MEMORANDUM

CITY OF MANASSAS

Department of Community Development
Phone: 703-257-8223 Fax: 703-257-5117

DATE: September 7, 2017

TO: Architectural Review Board

THRU: Jamie S. Collins, Development Services Manager

FROM: Gregory J. Bokan, AICP, Planner

COPIES: W. Patrick Pate, City Manager
Elizabeth S. Via-Gossman, AICP, Director, Community Development
Matthew D. Arcieri, AICP, Planning and Zoning Manager

SUBJECT: Technical Memo - Annaburg Manor

On March 23, 2017, the City Council's Land Use Committee directed the Architectural Review Board (ARB) to prepare and submit a report pursuant to Section 130-402 (b) of the City of Manassas Zoning Ordinance evaluating the creation of an additional historic overlay district (HOD) at Annaburg Manor (9201 Maple Street). Such report is required to:

- Define the proposed HOD boundaries;
- Set out the historic and/or architectural significance of the Historic Structures to be protected; and
- Evaluate whether the public interest favors creation or modification of an HOD.

Annaburg Manor is located just to the east of the Old Town Historic District, on a parcel bound by Portner Avenue, Maple Street, Mathis Avenue and Sudley Road (Attachment A). The western portion of the site contains Annaburg Manor, while the eastern portion of the site contains the Caton Merchant House nursing home. Built in 1892 by Robert Portner, "the home became the center of beauty and interest with 35 rooms, electricity, and reportedly, one of the first homes in the county equipped with mechanical air conditioning of his own invention."[1] "Portner created what would become the first practical artificial cooling and ice-making machines in July of 1880. Smaller-scale cooling and ice-making machines existed prior to Portner's, but his contributions worked on a large scale and were heralded as the first practical

[1]Manassas Museum, Annaburg Manor Historic Marker

designs by trade magazines. His designs would later contribute to modern day air-conditioning technology."[2] Annaburg Manor is currently owned by Novant/UVA Health and is vacant. The present owner has no immediate plans for the structure.

The following memo provides information related to the HOD creation process, ARB's role, and historic landmark criteria. Also, included is additional information from City policy documents related to land use, development and historic preservation. Attachments to the memo include a variety of background information regarding the property's current zoning and development, as well as, surveys and reports on the structure itself.

Historic Overlay District Creation Process:
The creation of an additional HOD is an amendment to the City's zoning map and both the Zoning Ordinance and Code of Virginia outline specific steps to be taken. The first step, as stated earlier, is for the ARB to evaluate the request and evaluate whether or not the public interest favors such an action. Therefore, in addition to the worksession on September 12th the Staff recommends a worksession to receive public comment in October and action on a draft report in November. At the end of the worksession in October the ARB should indicate to the Staff whether or not they favor the creation of an additional Historic Overlay District so that the report can be drafted accordingly.

Once the City Council Land Use Committee has received the report the City Council will indicate to Staff whether or not it wishes to initiate a rezoning to adopt an additional HOD over all or a portion of the Annaburg Manor site. If initiated, the process will follow State Code 15.2-2306.

For a single structure historic district, like the one requested for Annaburg Manor, it may be appropriate to also consider if the Manor should be designated as a City Historic Landmark.

Historic Landmark Criteria:
Pursuance to Section 130-403(b) of the City of Manassas Zoning Ordinance, following notice to the property owner, the ARB may propose to the Planning Commission and/or the City Council such amendments as deemed appropriate for revision to the historic landmarks list in accordance with the zoning map amendment requirements of this chapter.

These criteria can be found in Section 130-403(a). For inclusion in this list, Historic Landmarks shall be documented as being at least 50 years old and meet at least one of the following criteria:

1. The structure is on the National Register of Historic Places as called for by the United States Congress in the Historic Preservation Act of 1966;
2. The structure is on the state landmarks register pursuant to Code of Virginia, §10.1-2200 et seq.;
3. The structure exemplifies or reflects the architectural, cultural, political, economic, social, or military history of the nation, state, or community;

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[2] Mike Williams, "Robert Portner and Alexandria's Pre-Prohibition Brewing History," *Boundary Stones, WETA Local History Blog*, 1/27/2016 (Accessed March 9, 2017). http://blogs.weta.org/boundarystones/2016/01/27/robert-portner-and-alexandrias-pre-prohibition-brewing-history

4. The structure is associated with persons of national, state, or local historical significance;
5. The structure is a good example of local or regional architectural design or exemplifies the local craftsmanship, making it valuable for study of period, style, or method of construction;
6. The structure is a work of a nationally recognized architect;
7. The structure is attributed to an architect or builder of local prominence; or
8. The structure fosters civic pride in the City's past and enhances the City's attractiveness to visitors.

At the end of the worksession on September 12th the ARB should indicate to the Staff whether or not they may propose Annaburg Manor for Landmark status so that notice can be provided to the property owner.

Additional Information from Existing City Policy Documents:
In addition to the Zoning Ordinance and State Code requirements outlined above. The City's Comprehensive Plan provides policy guidance related to historic preservation. Specifically Strategy 9.3.8 which states:

> *"Continue to work with, support, and provide incentives for private sector investment in the preservation and restoration of landmark and historic structures."*

Additionally, the Mathis Avenue Sector Plan provides more specific recommendations related to the Annaburg Manor site:

> *"Annaburg Manor – The City should encourage expansion of the existing Annaburg Manor so that the goals of Prince William Hospital System are met while preserving the campus appearance such as specimen trees, historic manor house and lawn area."*

Further description of Annaburg Manor in the Sector Plan noting the history of the study area:

> *"...Both of these historic properties should be included as significant...Annaburg and Liberia...interpretive and structural anchors in any redevelopment plan..."*

While these documents do not represent codified requirements, they do provide policy guidance for the City when making decisions related to land use, development, and historic preservation.

Please don't hesitate to contact me with any questions at (703) 257-8247 or gbokan@manassas.va.gov

City of Manassas Proposed Annaburg HOD

Legend

- Manassas Historic District
- Proposed Annaburg HOD
- Parcels

0 100 200 Feet

N

Map Created by:
Department of Community Development
Map Updated on: 4/10/17

This map is intended for reference purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines, or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Attachment B - Property Information:

The site is currently zoned R-2S, Single Family Residential. This zoning would permit the subdivision of the site to develop with single family homes by right. As previously noted, the Caton Merchant House (SUP # 1984-02) is located on the eastern end of the site. This legally non-conforming use is located in a separate building from Annaburg Manor. Without the protection of HOD zoning, a building permit could be filed and approved administratively for the demolition of Annaburg Manor. With the HOD zoning, demolition could only occur via the issuance of a Certificate of Appropriateness by the Architectural Review Board, or other avenues as provided in the Zoning Ordinance.

Attachment C - Property Survey/Research:

Virginia Historic Landmarks Commission Survey, 1980.

Robert Portner, a native of Germany, lived both in Alexandria, where he owned a brewery, and in Manassas at Annaburg Manor. In addition to operating the Alexandria brewery, in 1904, Portner built the Prince William Hotel (burned in 1910). Portner also operated two different stone quarries in Manassas. Robert Portner also made several civic contributions to the community, including: financing the construction of the Manassas Masonic Lodge, donating money for the construction of Main Street, and establishing a fund to take care of the indigent children of Manassas.

The survey, from 1980, describes Annaburg Manor, as a "showplace of turn-of-the century Northern Virginia." At the time of the survey, the structure was described "in good condition," but notes that several alterations have been made, including: removal of porches, modification to the structure to accommodate (the since demolished) nursing home facility wings, painting of the exterior brick and stone, and removal of the fountain located in the flag circle. The grounds, which were described "in fair condition," have also been significantly altered with the demolition of several outbuildings, including the stone tower.

Reports from Property Owner

Since the writing of the Virginia Historic Landmarks Commission Survey in 1980, the property owner has undertaken several studies of the structures. Below is a summary of the two most recent reports from earlier this year.

A structure condition report, dated July 13, 2017 and prepared by BETEC Inc., provides a follow up to an earlier report from November 2012. The report includes observations, with supporting photographic documentations. In general, the report identifies, deterioration of the brownstone on the front elevation, but finds other elevations appearing to be in good shape with some minor exceptions. Water ponding was found on the terrace above the main entry, and appears to be the result of clogged drains. This ponding may be contributing to the deterioration of the brownstone on the front elevation. Further, the basement area shows extreme levels of moisture, including water dripping from overhead surfaces. This is cited as the worst condition affecting the building. The impact of water on the structure appears to be a significant factor affecting the structure.

A mold inspection report, dated June 22, 2017 and prepared by Brasfield & Gorrie, LLC provides a follow up to an earlier report from March 2013 by Artisan Environmental and Engineering, Inc. Findings of the report note several areas of water infiltration, with evidence of water and mildew stains. An IR camera was also used to identify wet areas. Several areas of visible mold growth were found on the basement walls, the mold type found is an indicator of persistently wet conditions. The report noted several steps that can be taken to improve the condition, including downspout discharge, improving water tightness/roof repairs, dehumidification and air conditioning.

Additional Property Research

In addition to the Virginia Historic Landmarks Commission Survey, and reports from the property owner noted above, additional research has been conducted to provide the synopsis below.

The Annaburg Manor site is located just to the east of the Old Town Historic District, on a parcel bound by Portner Avenue, Maple Street, Mathis Avenue and Sudley Road (Attachment A). The western portion of the site contains Annaburg Manor, while the eastern portion of the site contains the Caton Merchant House nursing home. Built in 1892 by Robert Portner, "the home became the center of beauty and interest with 35 rooms, electricity, and reportedly, one of the first homes in the county equipped with mechanical air conditioning of his own invention."[1] "Portner created what would become the first practical artificial cooling and ice-making machines in July of 1880. Smaller-scale cooling and ice-making machines existed prior to Portner's, but his contributions worked on a large scale and were heralded as the first practical designs by trade magazines. His designs would later contribute to modern day air-conditioning technology."[2]

The site was described as, "Twenty landscaped acres and a park of luxurious trees, some of which still stand, surrounded the home. The 2,000 acre estate included a deer park, fountains, a greenhouse, swimming pool, and the 1825 Liberia Plantation. The grounds were a year round retreat for residents of Manassas."[3] The deer park was "250 acres of woodland, enclosed by a woven wire fence." Annaburg Manor was host to the "town's Dairy Festival for many years, and invited guests might enjoy 4th of July fireworks, a peek inside its horse stables, or even church baptisms in the pond."[4] When frozen, the pond provided a place to skate.[5]

Additionally, it should be noted, "In the 1960's two wings flanked the house when it became a nursing home,"[6] but they have since been removed. Also, the original gatehouse, now a private residence, stands one block west of the home at the corner of Portner Avenue and Main Street.

Prussian-born Robert Portner, Alexandria brewer and businessman, built Annaburg in 1892 as his show place summer home and escape from the city. Mr. Portner was described as "civic minded" and he and his family were, "an asset to the Town of Manassas."[7] When Robert Portner died in 1906 he left behind a $1.9 million estate and contributions to the town, including $5,000 to the Manasseh Lodge of Masons to build a Masonic Hall, $5,000 to improve Manassas Streets, and $5,000 to a trust fund charged with caring for the poor with a provision that one-third of the money should go to "the poor colored citizens."[8]

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[1] Manassas Museum, Annaburg Manor Historic Marker

[2] Mike Williams, "Robert Portner and Alexandria's Pre-Prohibition Brewing History," *Boundary Stones, WETA Local History Blog*, 1/27/2016 (Accessed March 9, 2017). http://blogs.weta.org/boundarystones/2016/01/27/robert-portner-and-alexandrias-pre-prohibition-brewing-history

[3] Manassas Museum, Annaburg Manor Historic Marker

[4] Lisa Sievel-Otten. *Manassas, Postcard History Series* (Charleston: Arcadia Publishing, 2016).

[5] Ibid

[6] Ibid

[7] Manassas Museum, Ethel Byrd History

[8] Unknown, "Manassas is Remembered", Washington Post, June 8, 1906.

VIRGINIA
HISTORIC LANDMARKS COMMISSION

SURVEY FORM

File no. 155-21
Negative no(s). 4368, 4376, 4378

Historic name Annaburg
Common name Annaburg Manor, Portner House
County/Town/City Manassas
Street address or route number 9201 Maple St., Manassas, Va.

USGS Quad Manassas
Date or period 1892, 1964
Original owner Robert Portner
Architect/builder/craftsmen John Cannon, builder
Original use Residence
Oak(c)ar Vogt (architect?)
Present owner Prince William Hospital Corp.
Source of name "Anna" & burg.
Present owner address 8800 Sudley Rd.
Manassas, Va.
Source of date Architectural evidence, local histories
Stories 3 stories
Present use Nursing home
Foundation and wall const'n Stone foudation, brick and stone walls.
Acreage 7.4 acres.
Roof type Asphalt-shingle-covered hip roof with large dorme

State condition of structure and environs
Building is in good condition though it has lost some architectural integrity by the addition of incompatible flanking wings. Grounds in fair condition.
State potential threats to structure None
Note any archaeological interest

Should be investigated for possible register potential? yes X no ___

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

Porches removed, front, rear, and sides, and rebuilt, probably in 1964, at the time the nursing home facility wings were added to either side of the mansion. Former natural-color brick and stone exterior painted white. Fountain at front converted to flag circle.

Grounds altered by the demolition of several outbuildings and a stone tower; power house or gardener's shed behind mansion is the only remaining outbuilding besides the gate house, q.v., which is not located on the manor property.

Interior: Main stair replaced. Slight modification of floor plan recently, but much original wordwork present, including doors, windows, mantels. Woodwork & trim, including columns and cornices, painted d.blue except in former dining room and stair hall. Paladian windows in west lobby and former dining room converted to bookcases when flanking wings built. Marble tiles cover lobbies and great hall on 1st floor; carpeted oak floors, 2d & 3d stories, and in former dining room.

Waist-high oak wainscoting in former dining room (the only room having unpainted woodwork). Room also has a built-in oak sideboard.

Ceiling height. 1st floor: cl2½ feet.

Stair rail, newel, balusters & skirt are natural-finish maple and appear to be replacements. Treads & under-stair paneling are oak.

Plan, 2d floor, consists of three large bedrooms across the front, and three smaller rooms at the rear, front and back separated by a long wide transverse hall. Fireplace in

Interior inspected? Yes.

(continued)

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

Robert Portner, a native of Germany, owned 2,000 acre of land in the Manassas area. He and his wife Anna, whom he married in the mid-1870's, lived both in Alexandria, where he owned a brewery, and in Manassas at Annaburg. Annaburg, built in 1892, replaced an earlier house on the property, the residence of Christian Mathis. This house, known as the Pink House, with its two wings, was moved to its present location on East Street in about 1893, and is also known as the R.S. Hynson House, q.v.

An entrepreneur with varied interests, Portner erected the Prince William Hotel in Manassas in 1904. It burned in 1910. Portner also operated two stone quarries at Manassas, financed the construction of the Manassas Masonic Lodge, donated money to construct Main Street from Portner Ave. to Center Street, and established a fund to care for indigent children in Manassas.

Portner created a spectacular estate at Annaburg, a showplace of turn-of-the century Northern Virginia. The house contained 35 rooms total, was electrically lighted and had a mechanical air conditioning system which Portner had invented in 1878. Annaburg is said to have been the first residence in the U.S. with this kind of air conditioning. Elaborate grounds, including numerous outbuildings, surrounded the mansion. There was a 25-acre park containing many kinds of trees, a goldfish pond, swan pond, swimming pool, and various

(continued)

Sources and bibliography

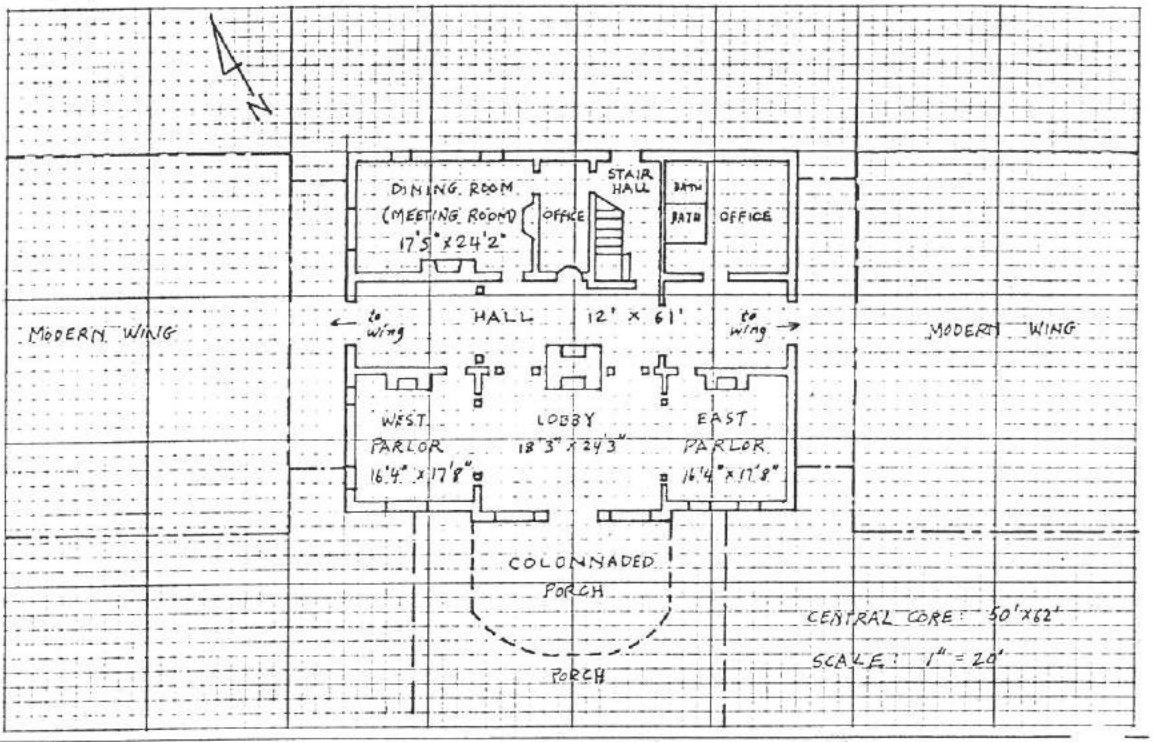
Published sources (Books, articles, etc., with bibliographic data.)

Ratcliffe, R.J., This Was Manassas (c1973), pp. 58-60.

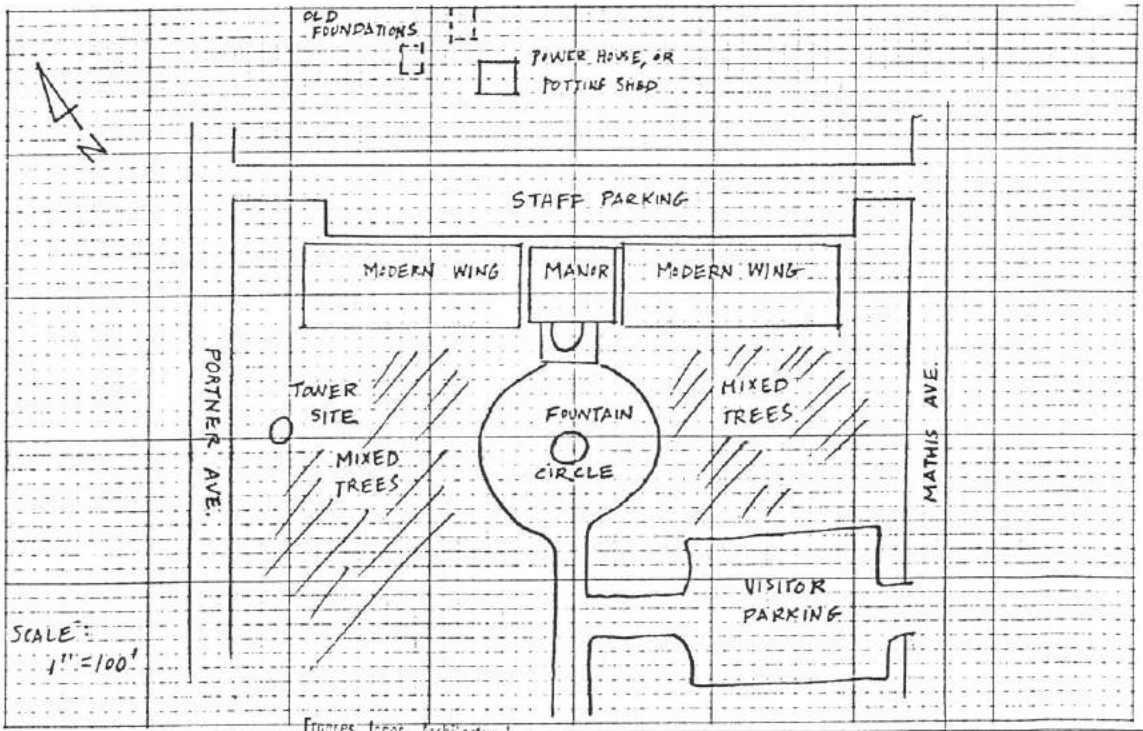
Primary sources (Manuscript documentary or graphic materials; give location.) Short history prepared by hospital staff with assistance of Robert Portner, resident of the nursing home. Postcards of Annaburg and grounds c1900 at Manassas Museum.

Names and addresses of persons interviewed Harley Tabac, Administrator, Annaburg Manor.

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)



Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



Name, address and title of recorder Frances Ivens, Architectural Historian - Surveyor, NVPDC

Date JAN 1980

center, front bedroom only; all other hearths blocked and mantels removed. Doors and stairs to flanking wings on either end of hall.

Plan, 3d floor: about 8 bedrooms, some with less than full height ceilings and dormer windows. Front and back banks of rooms divided by transverse hall. No passage to flanking units on 3d floor.

Some rooms on 2d and 3d floor redecorated, others renovated and converted into small living units with private bathrooms and kitchens. These rooms are presently unoccupied, but will eventually be used as administrative offices and as special living units for recuperating patients.

Historical significance (continued)

gardens. A stone tower which was still standing, though in ruins, until very recently, was built for sentimental and decorative reasons, but may also have housed Portner's wine made from grapes grown on the property.

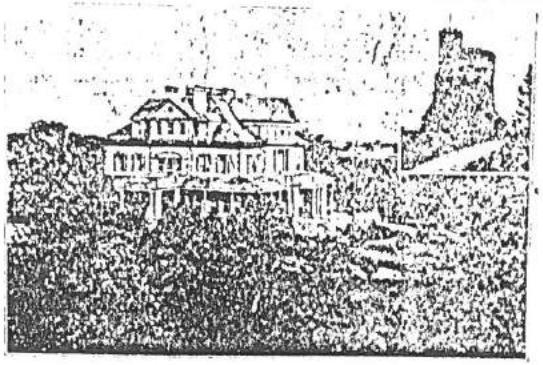
Of the seven known outbuildings on the Annaburg estate only one, referred to both as a gardeners shed and a power house, still exists. There is, in addition, a gate house separated many years ago from the manor parcel and located on the corner of Portner and Main Streets. The outbuildings that no longer exist included a stable, a 6-car garage, an ice house, and a play house.

About a mile away from the main house, Portner had a fenced deer park which contained a small hunting lodge and a fishing lake. The area is now part of Manassas Park, and the Deer Park Apartments were named for this park.

Robert Portner acquired the Mathis property on which Annaburg is located in the early 1870's for use primarily as a summer residence. He significantly enlarged the property (at one time Portner's holdings included Liberia) to about 2,000 acres and built Annaburg. Portner died in 1906. Between 1914 and 1918 his son Oscar lived at Annaburg with his wife Anna and their children year round. In 1919 the Portners moved to Washington and the house was reconverted for use as a summer residence. Oscar Portner died in 1924. Between 1924 and 1929 Annaburg fell into disuse and was eventually gutted by a public auction. The house was abandoned and subject to vandalism between 1929 and 1947. In 1947 the Portner family sold the estate to Mr. I.J. Breeden, who sold off some parcels and built on others. From the old Annaburg estate were formed the subdivisions Yorkshire, Yorksnire Acres, Deer Park, Liberia, Annaburg, Landmark Square and Musket Hills. Fort Beauregard, a Civil War fortification located near Liberia, was destroyed and on its site was constructed a bowling alley.

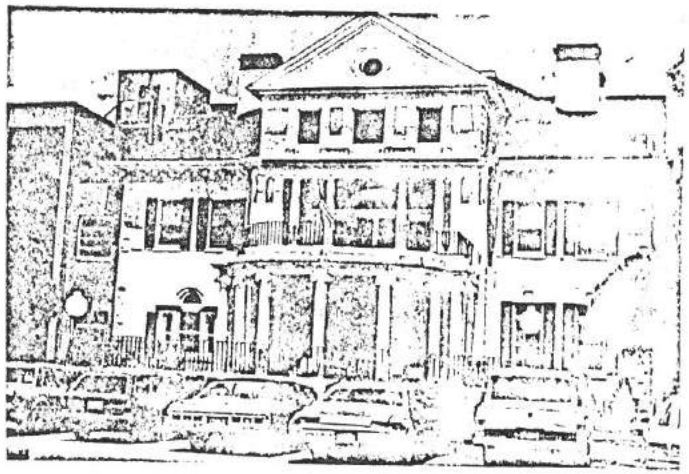
John Kennedy Sills owned Annaburg from 1964 to 1979, lived at Annaburg, and operated a nursing home. Sills had constructed the long 2-story flanking wings on either side of the mansion, comprising the nursing home facilities. In 1979, the Prince William Hospital Corp. took over Annaburg and continues to operate it as a nursing home.

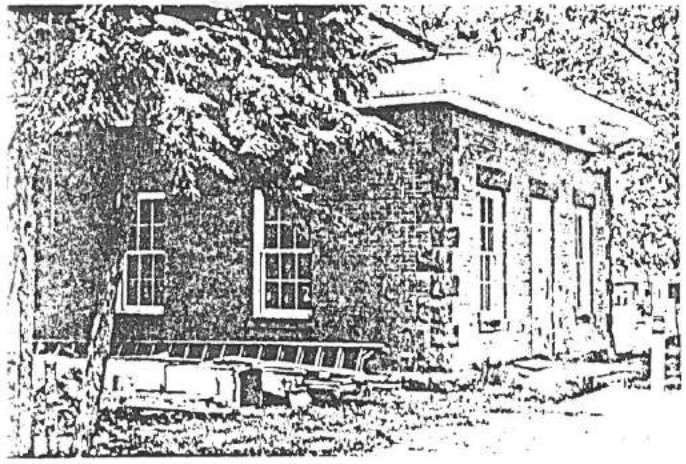
ONE OF THE MOST PALATIAL RESIDENCES IN THE STATE OF VIRGIAIA.

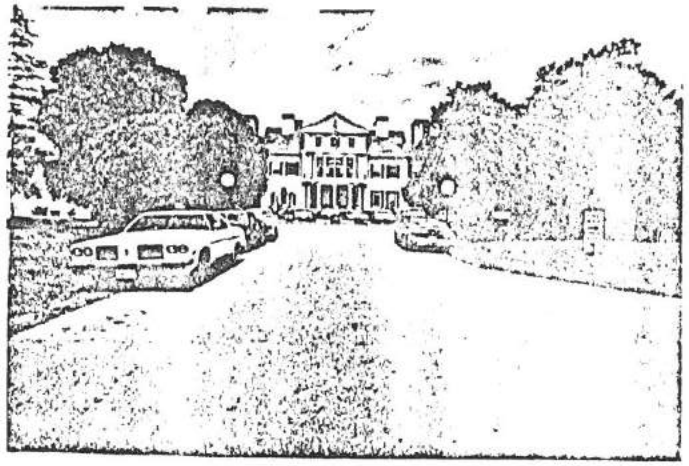


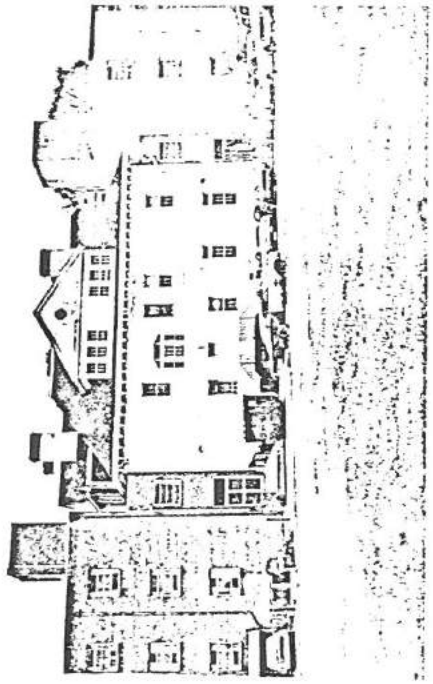
Annsburg, Home of the Late Robert Portner

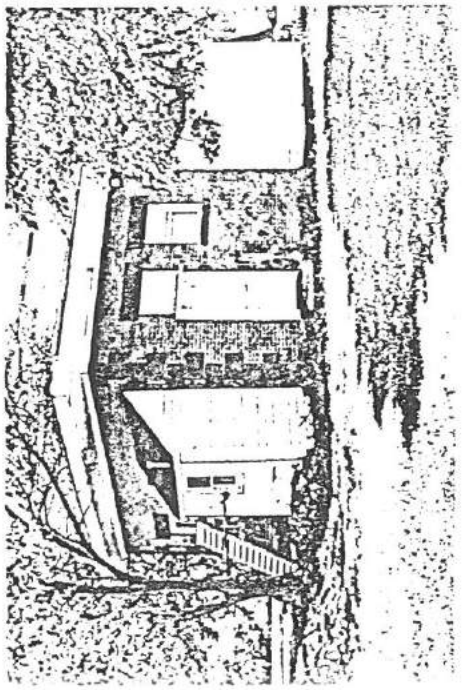
View of Annsburg Park, Manassas in the Distance

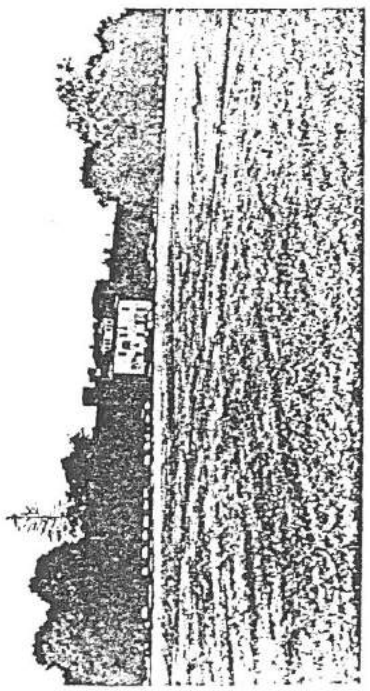


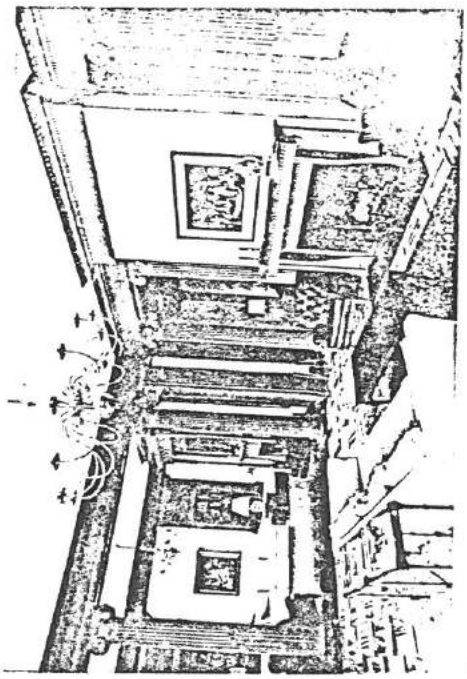


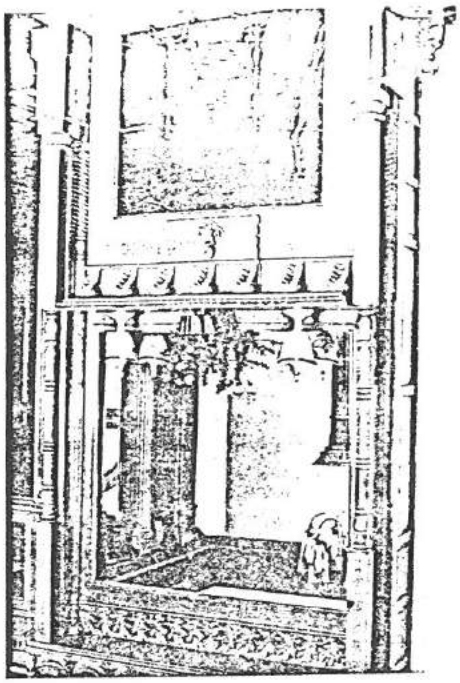


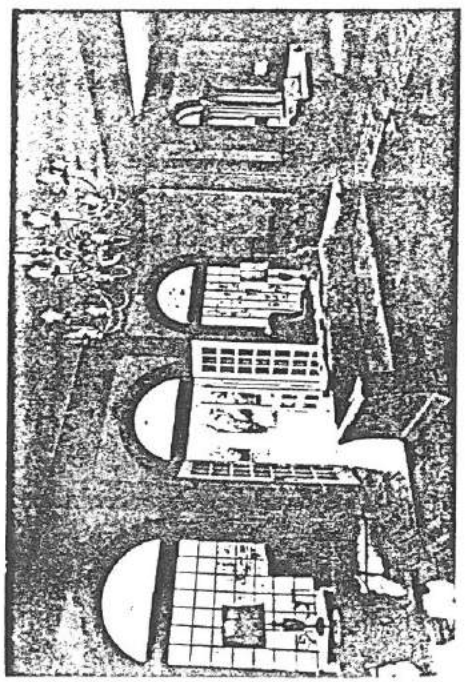


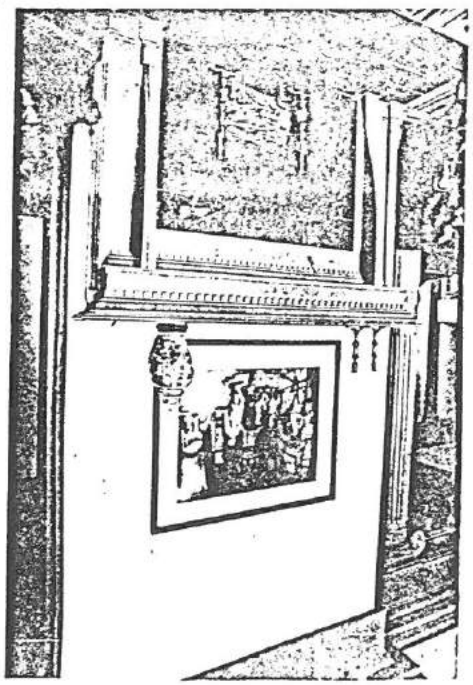


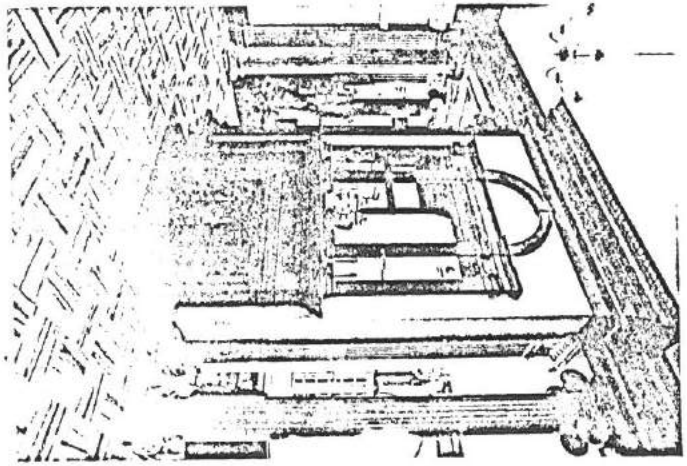


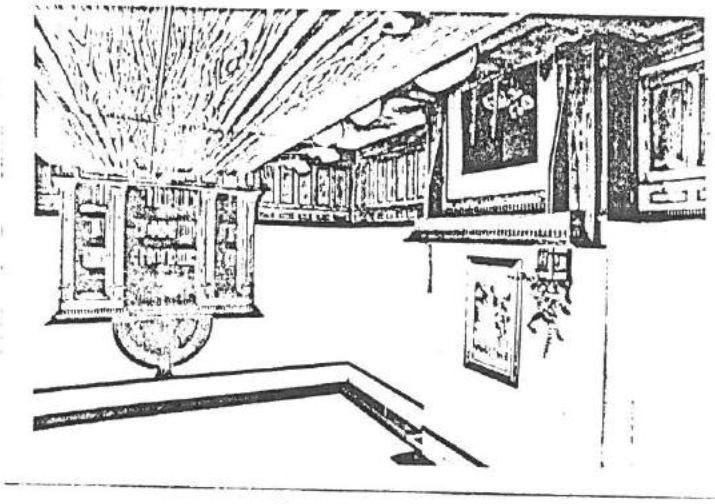


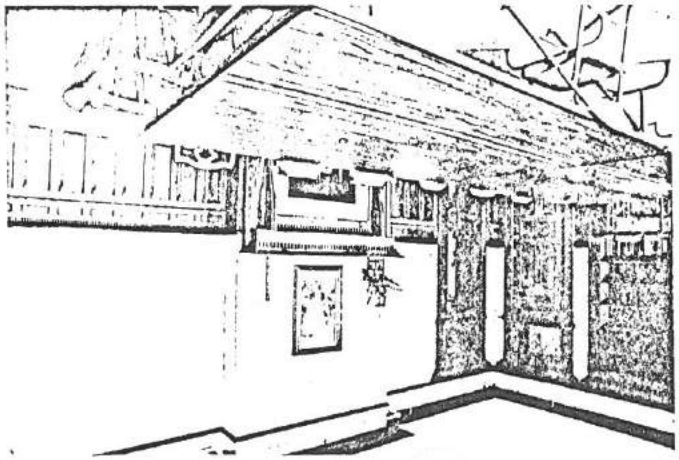


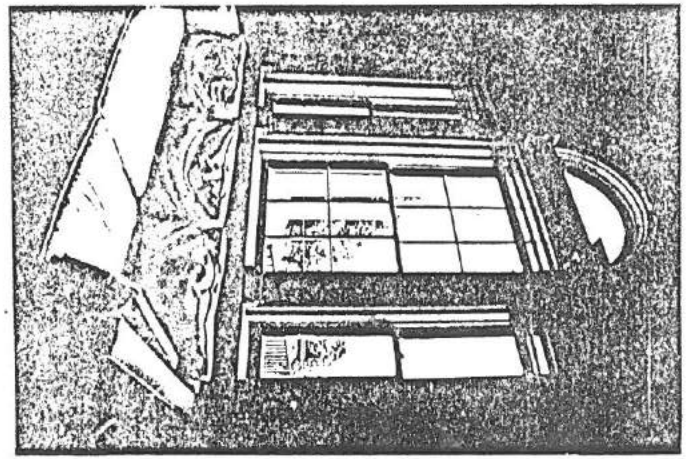


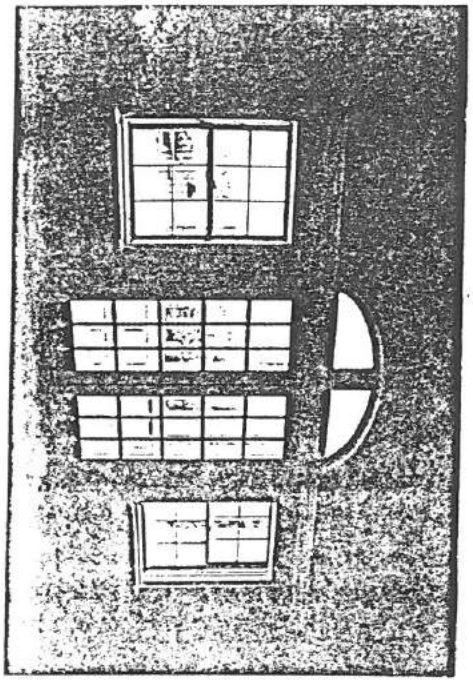


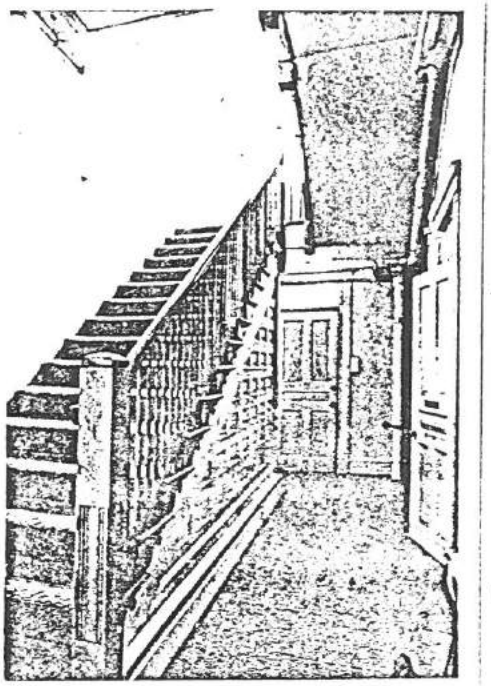


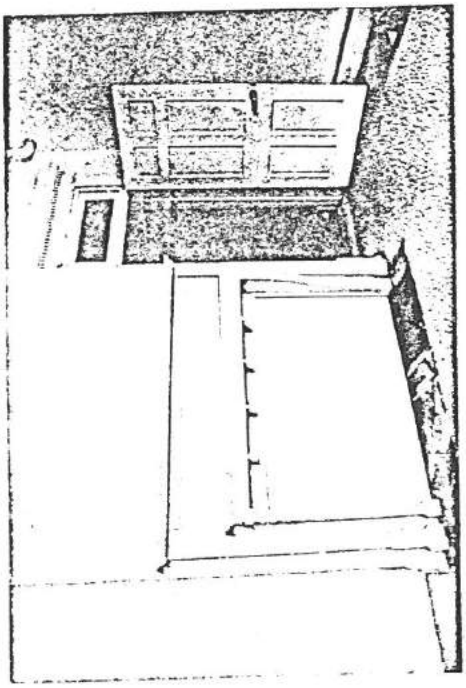


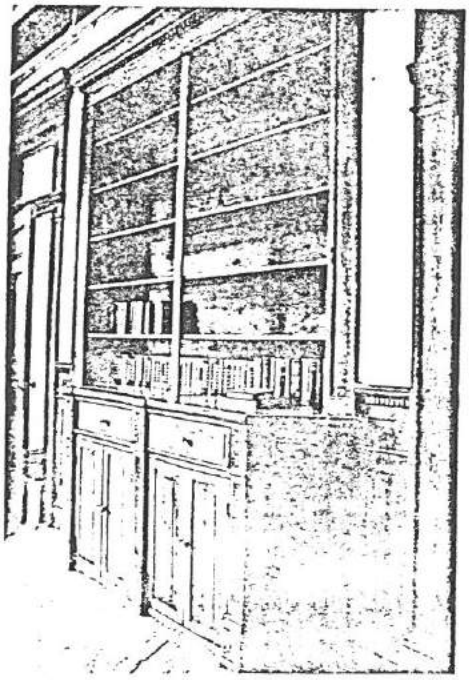


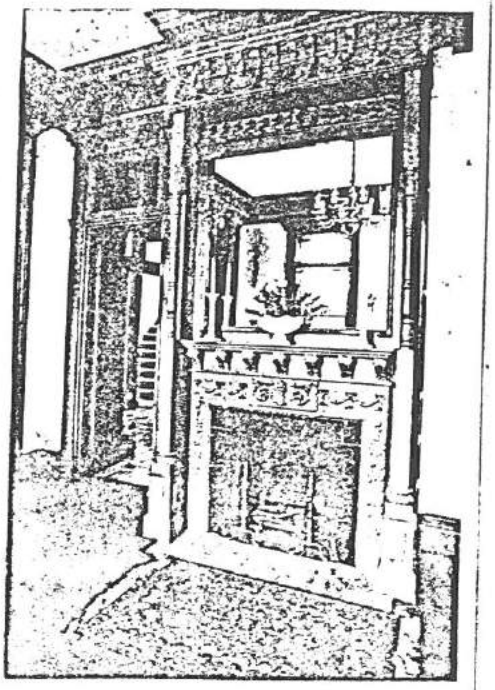


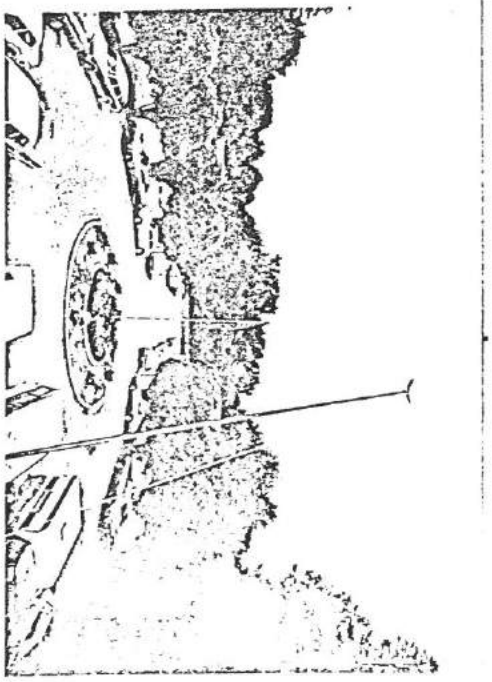


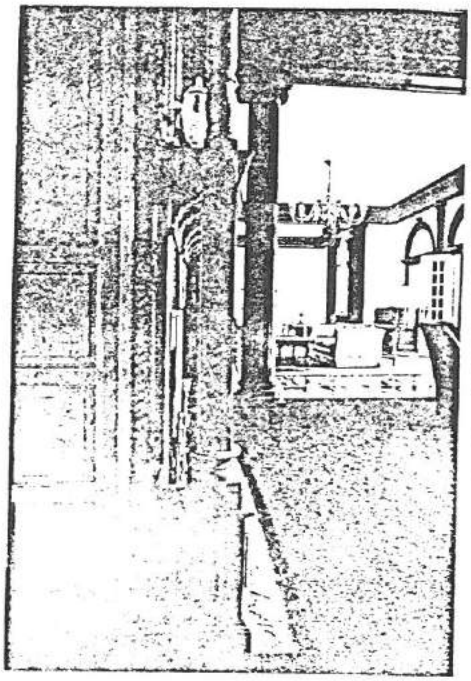


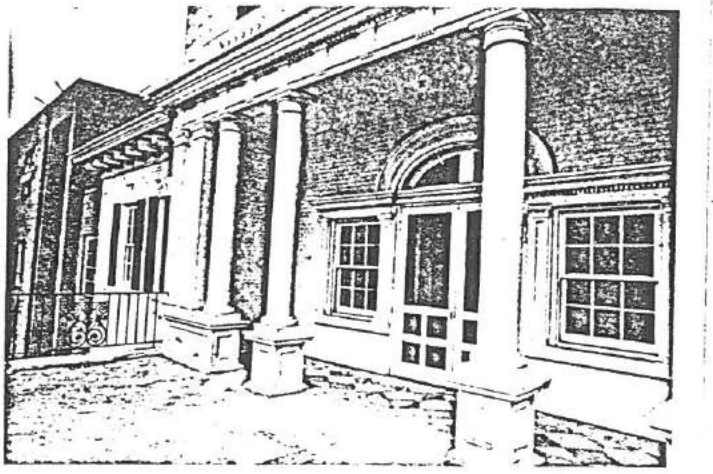


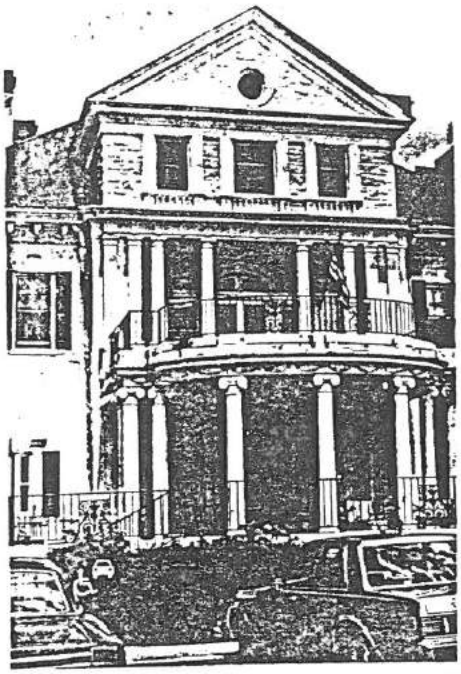




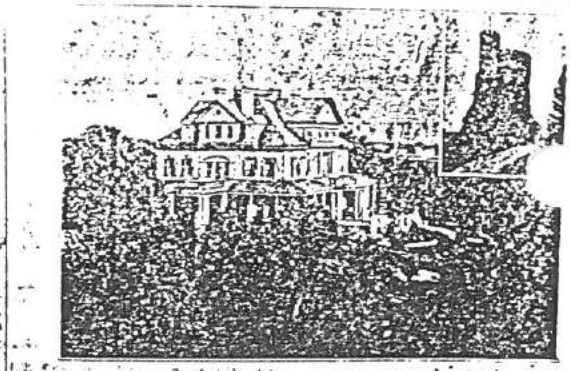




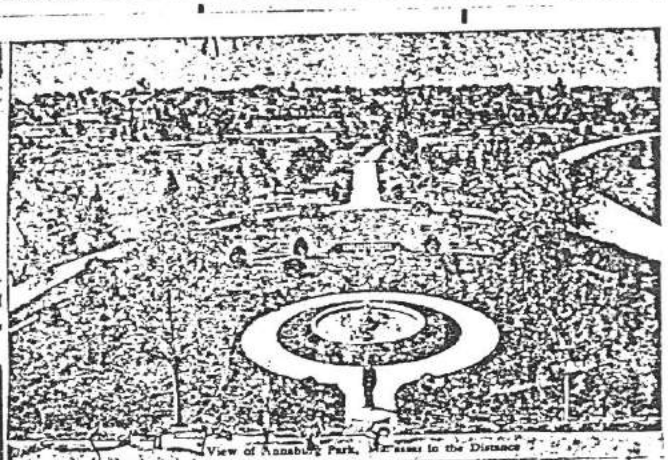




ONE OF THE MOST PALATIAL RESIDENCES IN THE STATE OF VIRGIN

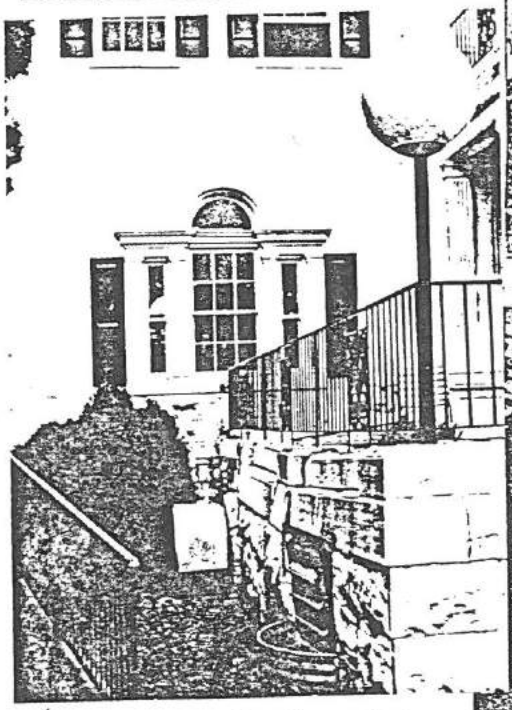


Annsburg, Home of the Late Robert Portner

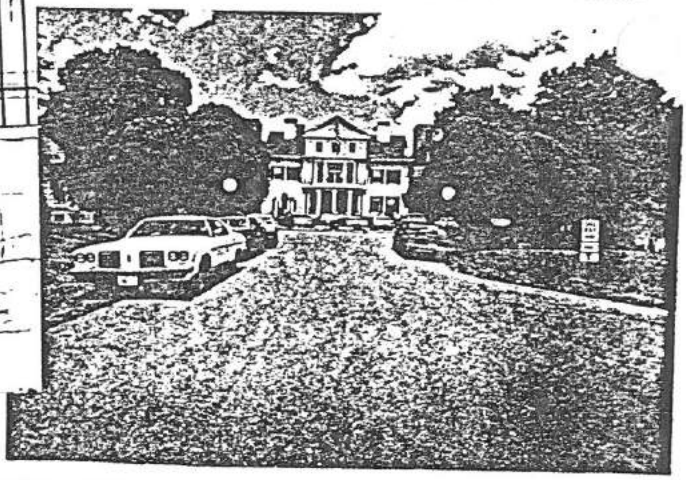


View of Annsburg Park, [illegible] in the Distance

the cen[illegible]population | the centre of a splendid farming | with an electric railroad to Wash[illegible]

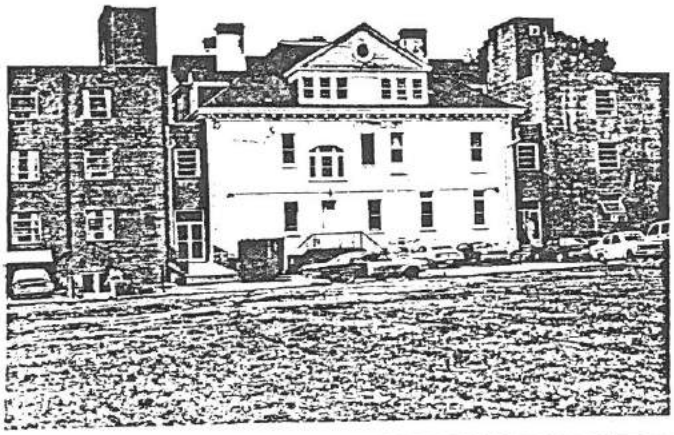


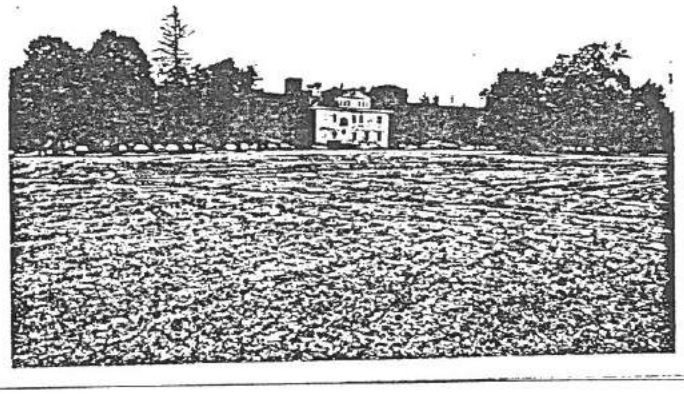
Front porch, left side

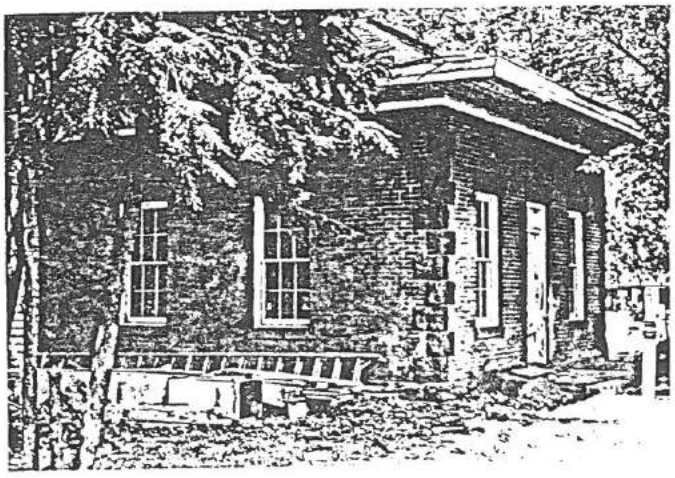


Annaburg Manor
150-21
8/79

[illegible] Surveyor, NPDC







~~Pumphouse~~
Power house
or
gardener's
shed.
behind
main
House

Frances Jones, Architectural
Historian - Surveyor, NVPDC

$\Rightarrow$

Annaburg Manor
Follow-up Site Observations
Manassas, Virginia

Prepared by: **BETEC, Inc.**
Building EnvelopeTesting, Evaluation & Consulting
4875 Olde Towne Parkway, Suite 150
Marietta, Georgia 30068

Report dated: July 13, 2017

July 13, 2017

Mr. Steve Mann
Brasfield and Gorrie, L.L.C.
3700 Glenwood Ave, Suite 300
Raleigh, North Carolina 27612

Sent Via Email: smann@brasfieldgorrie.com

RE: Annaburg Manor
Follow-up Site Visit
(BETEC #117026)

Dear Mr. Mann:

We have made a follow-up job site visit to Annaburg Manor to make a determination of the condition of the facility, in comparison to what it was on our previous site visits. I underatand that you have a copy of our initial report that was issued November 20, 2012, but we can provide you a copy of that if you do not in fact have one. Other documents that you may not have copies of, that we are including as attachments with this report are as follows:

1. A Document dated May 30, 2013, which is an expanded scope of work that was compiled for work to be executed based upon previous observations. Budgets were established and pricing was obtained, however some of the work was done and some was not done due to the cost associated with it. An example would be that the recommended work for rehabilitation of the below grade areas was never approved or done. Another example would be the removal of the existing coating on the building prior to installation of the new coating. We were directed to install the new coating over the old coating due to costs associated with the removal of the old coating, largely because of the abatement costs associated with the lead that was found to be present in some of the previous coats of paint.

2. A Photographic Log dated November 4, 2013 of an interim site visit while the work that was contracted was being executed. This provides some

documentation of the condition of the exterior at that time, even though some of it was not yet completed.

The following is a narrative of our observations on our recent site visit and is accompanied by a Photographic Log that correlates to the text of this report.

Photographs Numbered 1 through 4 identify the front elevation of the building. We were quite surprised to see the amount of deterioration on the cut stone portions of the façade as well as on the columns that support the terrace above. Photographs Numbered 5 through 12 show a closer view of some of this deterioration where it appears that water that is in the brownstone components is resulting in failure of the coatings, resulting in an extremely undesirable appearance of these areas.

Photographs Numbered 13 through 18 identify the brownstone cornerstones in which some of them exhibited severe staining on the surface of the coating. The cause of this staining appears to be dirt pick up from water cascading down the corners as opposed to water that is behind the cornerstones. As seen in photographs later in the report, it does not appear that the coating has been compromised relative to its ability to protect brownstone in these areas.

Photographs Numbered 19 through 26 identified the sides and rear of the building that largely appear to be in good shape with some minor exceptions. Photographs 25 and 26 of that group show infill panels that were installed where major leaking has previously occurred. Both the joinery and the coating appear to be good and functioning properly. There were a couple of areas as seen in Photographs 27 and 28 where the cornice at the roof level, as well as some of the brownstone eyebrows were exhibiting some deterioration. We were unable to access the areas to determine the cause.

Photographs Numbered 29 through 38 are of the Terrace that is above the main entry on the front of the building. The drains in this area had become obstructed which was resulting in significant amounts of water ponding on top of the terrace for prolonged periods of time, to the extent that it was damaging the coating that had been installed on this terrace as well as the perimeter conditions where it ties into vertical surface. We believe that water is getting through the perimeter conditions of the terrace and migrating down into the brownstone below exacerbating the deterioration that is seen on the front of the building, primarily isolated to the area underneath the terrace. The water that is giving underneath the Terrace has also started deteriorating the plywood portion of the Terrace between the columns and the entry door that will need to be re-built prior to recoating. The plywood portion is the raised area seen in Photograph Number 33. Photographs Numbered 34 through 36 show the perimeter conditions where water has gotten behind the deck coating because the water has gotten deep enough to saturate these areas.

Photographs number 39 through 42 show the asphalt shingle roof that we were unable to access from a vantage point to determine any damage. The overall appearance did appear to be good from where we could see it, however we found several shingles on the ground that we do not know if came from the roof or from somewhere else.

Photographs Numbered 43 through 56 show a closer review of some of the conditions that are contributing to the problems. Photographs numbered 43 and 44 show where cracking or checking the previously installed coatings are resulting in the newer coating, rupturing as well. Once water gets into these areas, it causes the coating in the surrounding areas to delaminate due to the moisture that gets trapped into the masonry and/or brownstone.

Photographs Numbered 45 and 46 shows staining on the brownstone cornerstones however where we sliced the coating at these locations, the underlying coating was still intact and bonded, and performing as intended.

Photographs Numbered 47 and 48 identify where sections of the previously installed coating have delaminated from the substrate, due to moisture behind it.

Photographs Numbered 49 and 50 show where a small breach in the coating results in moisture being trapped behind the coating and subsequently losing adhesion. We did not see where this was occurring on any locations other than where the previously installed coatings were left in place. That is due largely to the fact that the older coatings do not have the same moisture vapor transmission rate as the Newark coatings, and peels off.

Photographs Numbered 51 and 52 show the stone at the base of the window where once water gets in and becomes trapped, it continues to delaminate the existing coating as well as the newer coating that had been installed over it.

Photographs Numbered 53 and 54 identify where mortar is disintegrating behind where sealants have been installed, where again once this substrate becomes saturated causes the sealant and coating to lose adhesion.

Photographs Numbered 55 and 56 shows deterioration of the coating, as well as further deterioration of the brownstone columns where water is getting into the columns.

Photographs Numbered 57 through 59 show concealed areas on the interior that were known to have water leaks previously. In viewing these areas we did not find any of them with the apparent moisture, and believe the major leaking has still been stopped.

BETEC, Inc. **4875 Olde Towne Parkway, Suite 150, Marietta, GA 30068** **770-672-6942**

Photograph number 60 shows one of the interior conditions that were compared to previous photographs on reports done earlier and do not appear to be significantly different.

Photographs Numbered 61 through 74 show conditions on the sub grade portion of the building. There are extreme levels of moisture in this area as well as water that is running in around the perimeter of the basement. There is such a high level of humidity in this space that all of the overhead substrates and surfaces are dripping water. Water was dripping off of old light fixtures, steel beams, ceiling tile and other overhead surfaces. This is by far the worst condition that is affecting the building. Although no testing was done, we feel extremely confident that the mold present would not be conducive to having people in this area and would urge you to keep people out of here until such time as environmental test reports either confirm or refute this suspicion. The basement was one of the areas that was not addressed previously because of the significant cost associated with the remediation.

In reviewing previous budgets, which do not take into account damage that has occurred to the basement walls over the last couple of years, the hard costs exclusive of professional fees was in excess of $300,000.00. We think this number would be higher today and any efforts going forward to attempt to salvage the building would need to be done after this has been accomplished, or it would not be wisely spent in our opinion. Once you have a direction on where you think they are going with this building long term, we could get some upated costs should you desire. We are preparing some order of magnitude budgets relative to bringing the portions of the building above grade back to where it was a couple of years ago and will send that under separate cover. Currently with the pricing that we have gotten back from firms who worked on this building previously, we are already at just over $53,000.00 to correct the deficiencies from damage to the work that was completed a couple of years ago. This would need to have added to it, a budget for ongoing maintenance once this has been implemented, should they desire to have this done.

Once you have reviewed this, we remain available to discuss the findings or where we need to go from here. We appreciate the opportunity to be of service.

Sincerely:
BETEC, Inc.

Jim Marlin

BETEC, Inc. **4875 Olde Towne Parkway, Suite 150, Marietta, GA 30068** **770-672-6942**

PHOTOGRAPHIC LOG

Project #: 117026

Project: Annaburg Manor Update Evaluation
Site Visit # 1

Report Date: 07/13/2017

#1

#2

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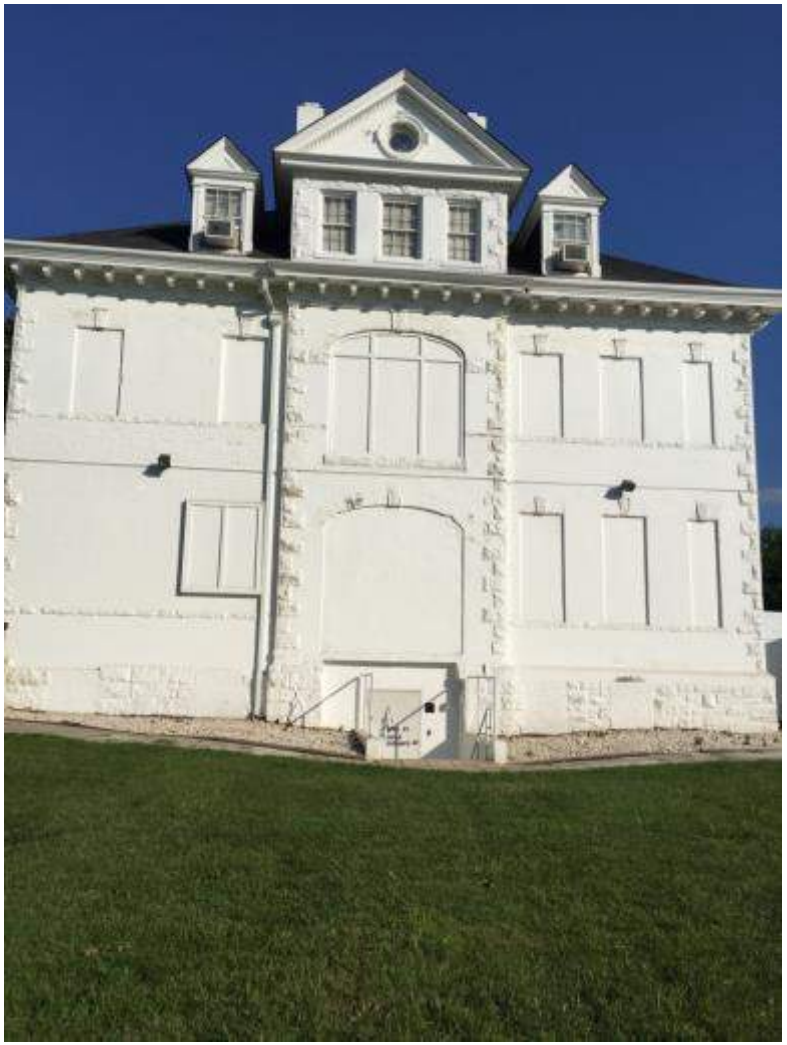

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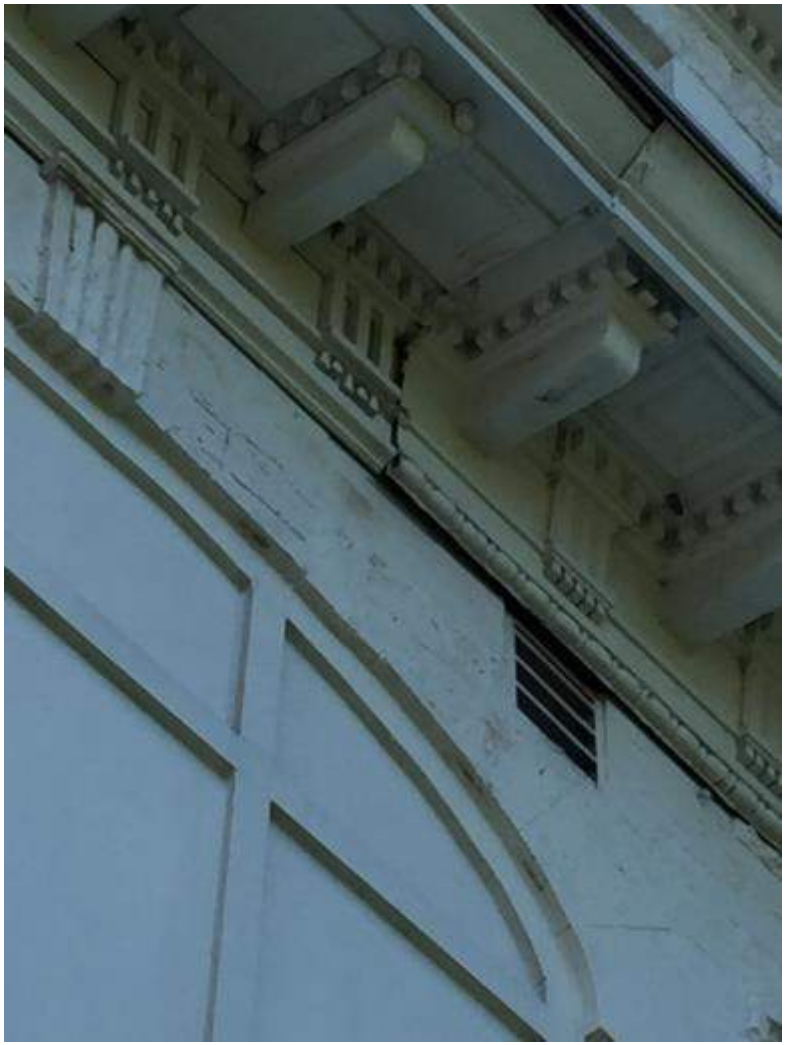

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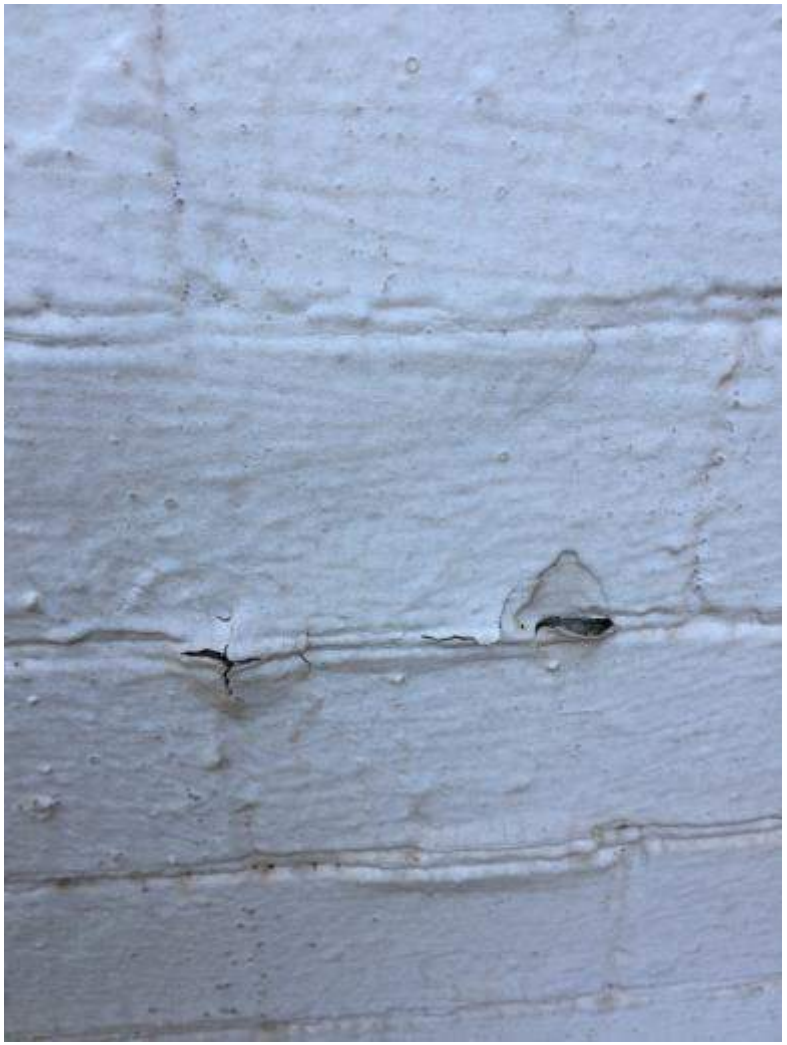

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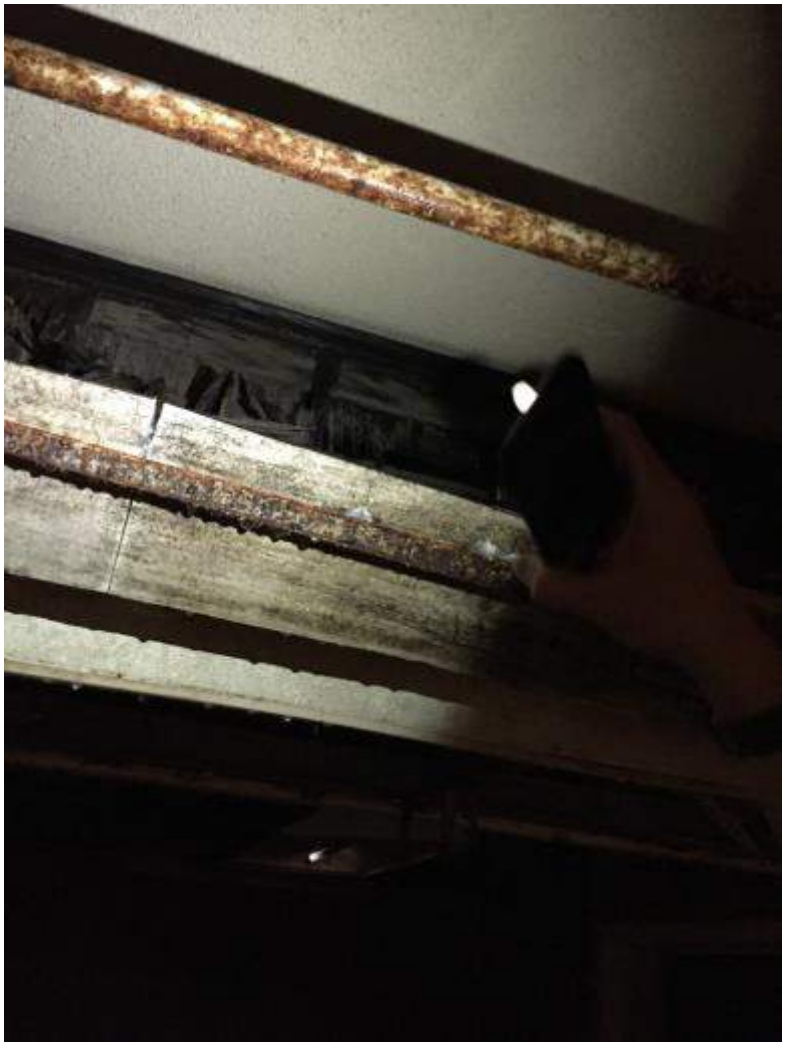

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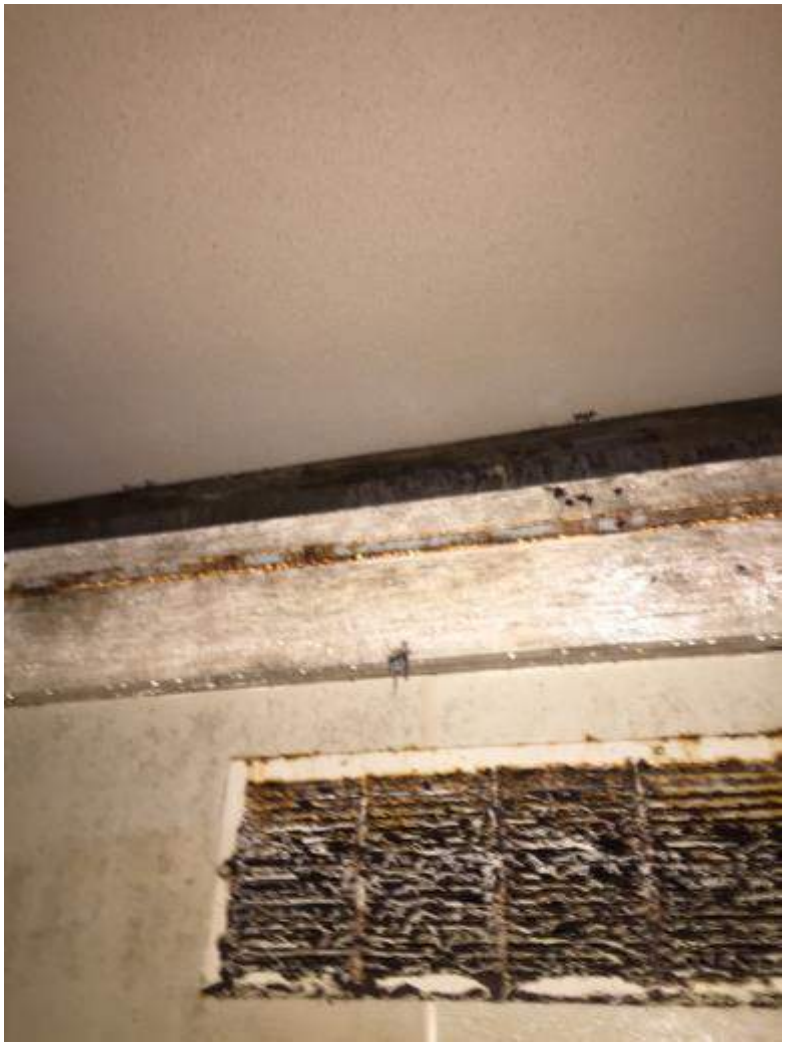

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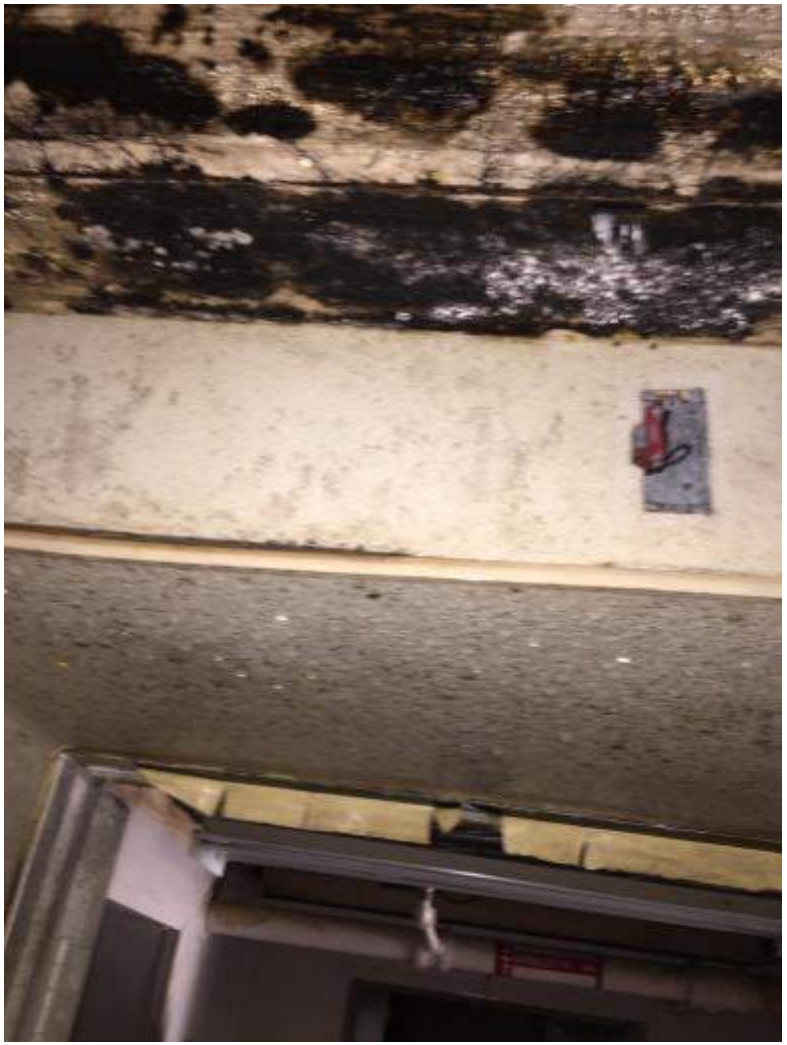

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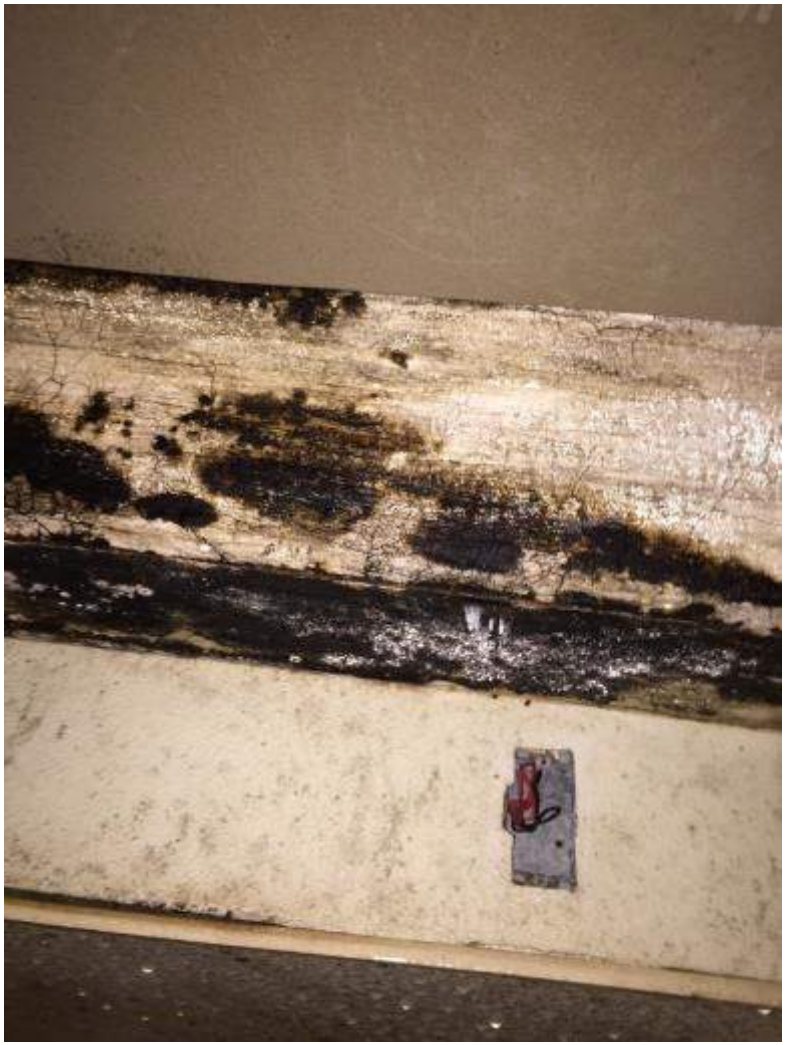

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MOLD INSPECTION

Annaburg Manor
9201 Maple Street
Manassas, Virginia

Brasfield & Gorrie, LLC
Prince William Hospital – Haymarket
15203 Heathcote Boulevard
Haymarket, VA 20169

Prepared By:

Kemal Eralp, CIH
Industrial Hygienist

Inspection Date:	June 6, 2017
Date of Report:	June 22, 2017
Project Number:	17-222

TABLE OF CONTENTS

SECTION I
SURVEY RESULTS

Results

All downspouts continue discharging directly adjacent to the building foundation contributing to basement water infiltration.

A window partially below grade in the southeast basement corner room and is still inadequately watertight.

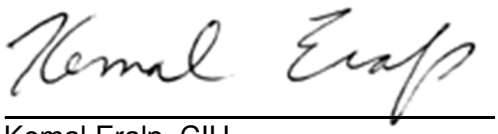
Evidence of water infiltration of the floors above the basement included observation of various areas of delaminating wall and ceiling plaster throughout the building primarily near the exterior walls. On the third floor, larger patches of ceiling plaster were delaminating and water stains were observed on carpeting indicating potential roof leaks. Water and mildew staining and was observed on the wood beams and ceiling of the attic. It is unclear if these conditions have worsened since the 2013 inspection.

Attic roof wood sheathing and wood beams at the highest point adjacent to the brick chimney were identified wet through the use of the IR camera. The affected area is several square feet in area and visibly appears water stained and discolored.

The indoor relative humidity readings ranged from 47% to 57%, with the highest level in the basement. The outside relative humidity reading was 41%. The higher indoor relative humidity readings indicate that dehumidification and air conditioning of the building could be improved.

Basement walls and floors throughout the basement were identified wet through the use of the infrared camera and moisture meter. The walls are primarily sheetrock and the floors are vinyl tile on concrete. The sheetrock is wettest on the exterior walls at the floor (specifically at the areas that were blocked in during the 2007 demolition) and the moisture levels substantially diminish above the exterior ground level. The floors are wettest adjacent to the exterior walls. Identified wet areas appeared water stained, discolored, or visibly wet. These conditions have significantly worsened since the 2013 inspection. The amount of visible mold growth has also significantly increased within the basement.

Results of the mold air samples and surface wipe samples indicate the presence of persistently wet building materials within the building. Several areas of visible mold growth were observed on the lower basement walls. The Stachybotrys mold type was identified in three air samples and two wipe samples. Stachybotrys is an indicator of persistently wet conditions.

Signed:  Date: June 22, 2017
Kemal Eralp, CIH

SECTION II
BACKGROUND / GENERAL SITE INFORMATION

The subject property located at 9201 Maple Street, Manassas, Virginia is a three story plus basement historic mansion built in 1894. In the 1960's various exterior features were removed to accommodate for the addition of a new nursing and rehabilitation complex that encompassed the North, East and West sides of the building. The nursing and rehabilitation complex were subsequently vacated and in 2007 the addition was demolished. All connections located on the North, East and West sides of the building were closed up with masonry block leaving the building a free standing structure. The building is currently vacant and in disrepair with several areas in which water/moisture has been infiltrating the building.

A previous mold inspection was performed by Artisan Environmental and Engineering, Inc. on March 1, 2013. The results of that inspection found the following:

- All downspouts discharge directly adjacent to the building foundation contributing to basement water infiltration.
- A window is partially below grade in the southeast basement corner room and is inadequately watertight.
- Standing water was observed in the grass on the exterior of the west side of the building.
- Results of the mold air samples and surface wipe samples do not indicate any significant mold growth in the building except as noted below. Generally, the mold spore types and quantities identified are typical of indoor environments.
- Carpeting is present directly outside a shower adjacent to the second floor southeast room where a significantly higher spore count was identified on the air sample collected at that location. However, no obvious water damage, staining, or mold growth was observed in this area. It is unclear what the source of mold is, but the carpeting in the bathroom adjacent to the shower may have contributed to mold growth due to the potential for ongoing wetting of the carpet through use of the shower.
- Several areas of visible mold growth were observed on the lower basement walls. The Stachybotrys mold type was identified in three out of five basement air samples and on the wipe samples of the basement walls. Stachybotrys is an indicator of persistently wet conditions. Stachybotrys was only identified in the basement.
- Moisture levels of wall substrates were elevated in the basement and at the first floor foyer west of the entry door on south wall. Musty/moldy odors were noticeable at these locations. No odors were detected elsewhere.
- Evidence of water infiltration of the floors above the basement included observation of various areas of delaminating wall and ceiling plaster throughout the building primarily near the exterior walls. On the third floor, larger patches of ceiling plaster were delaminating and water stains were observed on carpeting indicating potential roof leaks. Water and mildew staining and was observed on the wood beams and ceiling of the attic.
- No indication of wet building substrates were identified through the use of the infrared camera.
- The relative humidity readings did not indicate any elevated moisture levels.

SECTION III
SCOPE OF SERVICES AND LIMITATIONS

The scope of work consisted of the limited investigation of Mold located within the Annaburg Manor. During the inspection CEA conducted the following:

- Visual inspection of the building for suspected water damage and/or suspected mold growth.
- Performed infrared imaging of the building to identify wet areas within the building.
- Conducted moisture measurements of representative building materials with a Delmhorst moisture meter.
- Measured temperature and relative humidity inside the spaces at various locations and outdoors using a relative humidity meter and thermometer.
- Collected air samples for mold.
- Collect surface swab wipe samples for mold.
- Photographed representative conditions throughout the spaces including areas of suspected water damage and/or mold growth.

As is the case with any environmental assessment, the observations and findings only represent conditions at the time of the investigation.

SECTION IV
MOLD INSPECTION

Observations

The following conditions were observed during the mold inspection:

- Overall the condition of the building has continued to deteriorate since the 2013 inspection.
- The attic shows signs of historic roof leaks with visible water staining.
- The first, second and third floors continue to show signs of historic water damage in the form of delaminated plaster and water stained substrates.
- The basement continues to show evidence of wet conditions. Floors and walls are visibly wet. Large areas of suspected mold growth are present on the walls and floors. Metal components are rusting. Sources of water intrusion appear to be throughout the exterior walls and window openings at or below ground level. The former connections that were bricked/blocked up in 2007 as a result of the demolition of the nursing and rehabilitation complex and a window partially below grade in the southeast basement corner room are particular areas of concern.
- Standing water was identified on the portico roof which is not properly draining.
- All downspouts continue discharging directly adjacent to the building foundation contributing to basement water infiltration. Some of the downspouts have become disconnected.
- Significant musty/moldy odors were noticeable with the basement.

Infrared Imaging

Scanning of the building substrates was conducted utilizing a FLIR Systems, Inc. FLIR One thermal imaging infrared (IR) camera. The IR camera allows for the non-destructive inspection of heat signatures produces by damp or wet areas within walls, ceilings, floors, and other building components.

The following locations were identified to have wet building substrates through the use of the infrared camera.

- Attic roof wood sheathing and wood beams at the highest point adjacent to the brick chimney. The affected area is several square feet in area and visibly appears water stained and discolored.
- Basement walls and floors throughout the basement. The walls are primarily sheetrock and the floors are vinyl tile on concrete. The sheetrock is wettest on the exterior walls at the floor (specifically at the areas that were blocked in during the 2007 demolition) and the moisture levels substantially diminish above the exterior ground level. The floors are wettest adjacent to the exterior walls. Identified wet areas appeared water stained, discolored, or visibly wet.

Moisture Meter Measurements

Moisture levels of building substrates consisting of drywall and wood flooring were measured using a Delmhorst MoistureCheck electronic moisture meter. The meter measures the relative moisture level by determining the electrical conductivity between two small metal pins which are gently inserted into the building substrates. Higher electrical conductivity indicates higher moisture content due to water's natural electrical conductive properties. A relative scale was used to assess the moisture content of various building substrates (drywall, plaster, and wood), with completely dry substrates measuring 0% and saturated substrates measuring 100%. Measurements of between 0% and 10% generally indicate normal conditions.

Moisture levels of wall substrates were elevated throughout the basement and at the first floor foyer west of the entry door on the south wall. In addition, the areas identified by the IR camara were confirmed wet through the use of the moisture meter.

Temperature and Relative Humidity Measurements

Temperature and relative humidity levels measured using a electronic thermometer and hygrometer. Relative humidity levels should be kept between 30 and 60 percent. However, mold growth generally flourishes in warmer and more humid environments. Therefore, it is better to keep indoor environments cooler and drier to avoid mold growth.

The following table lists the locations and results of the temperature and relative humidity readings.

Location	Temperature (Fahrenheit)	Relative Humidity (%)
Outside	71 º	41%
Basement	70 º	57%
First Floor	72 º	51%
Second Floor	73 º	52%
Third Floor	73 º	47%
Attic	81 º	50%

The indoor temperature and relative humidity readings are within acceptable ranges for occupied buildings. The indoor relative humidity readings ranged from 47% to 57%, with the highest level in the basement. The outside relative humidity reading was 41%. The higher indoor relative humidity readings indicate that dehumidification and air conditioning of the building could be improved.

Indoor temperature and relative humidity are strongly affected by outdoor levels and the conditioning of the building. A poorly sealed and insulated building is subject to greater temperature and relative humidity variations due to fluctuating outdoor conditions. At the time of the inspection, the outdoor temperature and relative humidity were moderate and ideal for indoor conditions. It is unknown to what degree indoor conditions would change with more severe outdoor conditions.

Mold Air Sampling

CEA collected ten mold air samples. Nine samples were collected from within the building, and one sample was collected from outdoors. The purpose of the outside sample was to compare airborne mold levels from within the building with naturally occurring levels in the outdoor environment.

Each air sample was collected at a flow rate of 15 LPM for a total of five minutes. The flow rate for each sample was adjusted using a rotameter that was previously calibrated against a primary standard. Air sampling was performed by utilizing an electric pump to draw air through a 37 mm diameter "Air-o-Cell" sampling cassette, each containing a special glass slide which allows for the collection and analysis of a wide range of airborne aerosols, including fungal spores, pollen, insect parts, skin cell fragments, fibers, and inorganic particulates. All air samples were submitted to an American Industrial Hygiene Association (AIHA) accredited laboratory for identification of the most prevalent organisms present in each sample. Counts of viable (living) and non-viable mold spores were conducted, where possible, to quantify airborne mold spores concentrations. The results are reported in fungal spores per cubic meter of air (fungal spores/m^3). The following table lists sample numbers, sample locations and descriptions, and results for each air sample collected and analyzed:

Mold Air Sampling Results
Annaburg Manor, 9201 Maple Street, Manassas, Virginia

Sample #	Location	Fungal Type and Concentration (fungal spores/m^3)	
A1	Outside	100	Alternaria
		2,100	Ascospores
		7,390	Basidiospores
		2,100	Cladosporium
		10	Epicoccum
		40	Ganoderma
		40	Pithomyces
		10	Torula
		40	Cercospora
		10	Polythrincium
	Total Fungi	*11,840*	
A2	Attic - Center	1,200	Ascospores
		900	Aspergillus/Penicillium
		3,700	Basidiospores
		80	Chaetomium
		660	Cladosporium
		10	Myxomycetes++
	Total Fungi	*6,580*	

Mold Air Sampling Results
Annaburg Manor, 9201 Maple Street, Manassas, Virginia

Sample #	Location	Fungal Type and Concentration (fungal spores/m^3)	
A3	3rd Floor - Center	80	Alternaria
		1,200	Ascospores
		2,800	Aspergillus/Penicillium
		10,900	Basidiospores
		80	Bipolaris++
		2,000	Cladosporium
		10	Curvularia
		40	Epicoccum
		40	Fusarium
		200	Ganoderma
		490	Myxomycetes++
		30	Stachybotrys
		40	Torula
		10	Ulocladium
		10	Arthrinium
	Total Fungi	17,930	
A4	2nd Floor - SE Corner	570	Ascospores
		660	Aspergillus/Penicillium
		3,600	Basidiospores
		410	Cladosporium
		40	Epicoccum
		40	Ganoderma
		40	Myxomycetes++
		40	Zygomycetes
	Total Fungi	5,400	
A5	2nd Floor - NW Corner	620	Ascospores
		740	Aspergillus/Penicillium
		2,500	Basidiospores
		300	Cladosporium
		10	Epicoccum
		40	Myxomycetes++
		10	Torula
		40	Nigrospora
		40	Peronospora
		10	Pestalotia/Pestalotiopsis
	Total Fungi	*4,310*	
A6	1st Floor - SW Corner	1,200	Ascospores
		13,000	Aspergillus/Penicillium
		6,240	Basidiospores
		10	Bipolaris++
		450	Cladosporium
		10	Epicoccum
		40	Ganoderma
		100	Myxomycetes++
	Total Fungi	*21,050*	

Mold Air Sampling Results
Annaburg Manor, 9201 Maple Street, Manassas, Virginia

Sample #	Location	Fungal Type and Concentration (fungal spores/m^3)	
A7	1st Floor - NE Corner	40	Alternaria
		3,500	Ascospores
		3,700	Aspergillus/Penicillium
		6,160	Basidiospores
		3,800	Cladosporium
		10	Epicoccum
		40	Ganoderma
		30	Pithomyces
		40	Bispora
		80	Polythrincium
	Total Fungi	*17,400*	
A8	Basement - SE Corner	0	Alternaria
		740	Ascospores
		30,000	Aspergillus/Penicillium
		2,900	Basidiospores
		1,600	Cladosporium
		40	Myxomycetes++
		990	Dicyma
	Total Fungi	*36,270*	
A9	Basement - NW Corner	1,500	Ascospores
		4,760	Aspergillus/Penicillium
		4,000	Basidiospores
		10	Chaetomium
		990	Cladosporium
		40	Curvularia
		100	Myxomycetes++
		10	Stachybotrys
		10	Pestalotia/Pestalotiopsis
	Total Fungi	*11,420*	
A10	Basement - NE Corner	1,500	Ascospores
		14,500	Aspergillus/Penicillium
		5,790	Basidiospores
		80	Chaetomium
		2,500	Cladosporium
		40	Myxomycetes++
		40	Pithomyces
		40	Stachybotrys
		10	Torula
	Total Fungi	*24,500*	

Myxomycetes++ = Myxomycetes/Periconia/Smut
Bipolaris++ = Bipolaris/Dreschlera/Exserohilum

Stachybotrys was identified in three air samples. In addition, Aspergillus/Penicillium was identified each air sample. Neither of these species are identified in the outside sample, showing that these organisms were not naturally occurring levels in the outdoor environment the day of the inspection. The identification of both Stachybotrys and Aspergillus/Penicillium within the air samples is indicative of prolonged water damaged building materials throughout the building.

Surface Swab Sampling

CEA collected five mold surface swab samples. The swab samples were collected using a HealthLink TransPorter sterile swab. The swabs were rubbed over an area of approximately one square centimeter. All swab samples were submitted to an American Industrial Hygiene Association (AIHA) accredited laboratory for identification and qualitative enumeration by direct examination using optical microscopy. The results of each mold type identified are reported qualitatively in levels of mold spores ranging in order of increasing prevalence: rare, low, medium, and high. The following table lists sample numbers, sample locations and descriptions, and results for each swab sample collected and analyzed:

Mold Surface Swab Sampling Results
Annaburg Manor, 9201 Maple Street, Manassas, Virginia

Sample #	Location	Fungal Type and Relative Concentration	
Wipe-1	2nd Floor - SE Corner - Bookshelf	Ascospores Chaetomium Cladosporium Myxomycetes++ Nigrospora Pithomyces Fibrous	Rare Rare Rare Rare Rare Rare Particulate
Wipe-2	1st Floor - SW Corner - Bookshelf	Ascospores Aspergillus/Penicillium Basidiospores Chaetomium Cladosporium Curvularia Epicoccum Myxomycetes++ Rust Nigrospora Pithomyces	Low Medium Low Rare Rare Rare Rare Rare Rare Rare Rare
Wipe-3	Basement - SE Corner – Lower Wall	Chaetomium Dicyma	Rare *High*
Wipe-4	Basement - NW Corner – Lower Wall	Chaetomium Rust Stachybotrys Aspergillus	Low Rare *High* *High*
Wipe-5	Basement - NE Corner – Lower Wall	Aspergillus/Penicillium Chaetomium Stachybotrys Bispora	Low Rare Medium *High*

Bipolaris++ = Bipolaris/Dreschlera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

Stachybotrys was identified in two basement wipe samples. In addition, Aspergillus/Penicillium was identified in medium and high levels in two samples. The identification of both Stachybotrys and Aspergillus/Penicillium levels in surface wipe samples are indicative of prolonged water damaged building materials.

Background Mold Information

Some basic information on mold (or fungi) is useful to interpret the laboratory results. Molds are plant-like organisms which derive their energy from organic material in their surrounding environment and do not require sunlight, unlike plants. Therefore, they can flourish in dark environments. Mold is naturally present in almost all environments, both indoors and outdoors. Mold requires moist environments to grow. Indoors, moist building components can provide suitable conditions for mold growth. Cleaning and/or repairs can be performed to remove mold growth when it is found. But unless the underlying building conditions that create a favorable environment for mold growth are fixed, future introduction of moisture into the building environment can cause new mold growth. Therefore, ensuring that building components are maintained in a dry condition is the most important element in minimizing indoor mold growth.

Ongoing leaks can cause prolonged damp conditions and promote the growth of what are called "slimy molds." These are mold types that thrive in continually wet, damp environments. The Stachybotrys mold type is the most well known slimy mold. Its presence is generally considered to be an indicator that prolonged periods of dampness occur in the locations it is found. Due to its biology, Stachybotrys also happens to be more likely to produce adverse physiological symptoms to individuals who are exposed to it through inhalation of spores or through skin contact. In addition to being an irritant itself, Stachybotrys can also produce and excrete toxic chemicals as byproducts of its natural metabolism. Because of the slimy, wet nature of Stachybotrys it does not easily become airborne compared to other mold spore types. Therefore, when Stachybotrys is found in an air sample it tends to indicate the presence of relatively high levels of surface growth.

Some research has indicated that low levels of indoor airborne mold spores can contribute to adverse physiological symptoms to individuals who are sensitized to specific type of mold or cause allergenic reactions. Allergic reactions from inhaling mold spores typically consist of nasal congestion, sneezing, and a sore throat and/or headache associated with excess mucous production in the nasal cavity. Skin contact can cause irritation or rashes at the point of contact. It is also possible for mold to contribute to opportunistic infections in immune deficient individuals. Inhalation of airborne mold spores is the most common source of exposure.

SECTION V
FINDINGS AND CONCLUSIONS

All downspouts continue discharging directly adjacent to the building foundation contributing to basement water infiltration.

A window partially below grade in the southeast basement corner room and is still inadequately watertight.

Evidence of water infiltration of the floors above the basement included observation of various areas of delaminating wall and ceiling plaster throughout the building primarily near the exterior walls. On the third floor, larger patches of ceiling plaster were delaminating and water stains were observed on carpeting indicating potential roof leaks. Water and mildew staining and was observed on the wood beams and ceiling of the attic. It is unclear if these conditions have worsened since the 2013 inspection.

Attic roof wood sheathing and wood beams at the highest point adjacent to the brick chimney were identified wet through the use of the IR camera. The affected area is several square feet in area and visibly appears water stained and discolored.

The indoor relative humidity readings ranged from 47% to 57%, with the highest level in the basement. The outside relative humidity reading was 41%. The higher indoor relative humidity readings indicate that dehumidification and air conditioning of the building could be improved.

Basement walls and floors throughout the basement were identified wet through the use of the infrared camera and moisture meter. The walls are primarily sheetrock and the floors are vinyl tile on concrete. The sheetrock is wettest on the exterior walls at the floor (specifically at the areas that were blocked in during the 2007 demolition) and the moisture levels substantially diminish above the exterior ground level. The floors are wettest adjacent to the exterior walls. Identified wet areas appeared water stained, discolored, or visibly wet. These conditions have significantly worsened since the 2013 inspection. The amount of visible mold growth has also significantly increased within the basement.

Results of the mold air samples and surface wipe samples indicate the presence of persistently wet building materials within the building. Several areas of visible mold growth were observed on the lower basement walls. The Stachybotrys mold type was identified in three air samples and two wipe samples. Stachybotrys is an indicator of persistently wet conditions.

SECTION VI
RECOMMENDATIONS

Based upon the above findings, CEA recommends the following:

- Extend downspouts to drain further away from foundation and repair broken downspouts. Modify landscaping to ensure that water is directed away from the building.
- Remove or seal the below grade window in southeast corner of the basement.
- Assess the conditions of the roofs and repair any identified roof leaks.
- Repair any leaking masonry and/or windows in the exterior walls. Specific attention should be given to all areas below grade have been properly waterproofed including areas that were bricked/blocked in in the 2007 demolition.
- Remove all plaster, drywall, floor tiles, paneling, ceiling tiles and fiberglass insulation from the basement. Any remaining or newly installed all surfaces should be painted with an anti-microbial primer.
- Remove all carpeting and carpet backing materials from the building.
- Increase the use of air conditioning and dehumidification throughout the building.
- The removal of these materials should be performed using “mold-safe” work practices by a qualified contractor experienced in mold remediation. “Mold-safe” work practices are work practices performed in accordance with the New York City Department of Health “Guidelines on Assessment and Remediation of Fungi in Indoor Environments” or the U.S. Environmental Protection Agency guidance document “Mold Remediation in Schools and Commercial Buildings.”

Attached please find Appendices A through C which include copies of the mold air and mold swab sampling laboratory results and site photographs. If you have any questions regarding this report or need further assistance please call me at 703-698-8344.

SECTION VII
QUALIFICATIONS

STAFF RESUMES

COMPREHENSIVE ENVIRONMENTAL ASSESSMENTS
423 4th Street, First Floor
Annapolis, MD 21403

703-698-8344

KEMAL ERALP
Principal
Certified Industrial Hygienist

EDUCATION:

1995 - B.S. Civil Engineering, University of Maryland, College Park, MD
1998 -1999 – Law, Georgetown University Law Center, Washington, DC
2009 - Industrial Hygiene and Toxicology, University of MD University College, Adelphi, MD

PROFESSIONAL POSITIONS:

2013 - Present	Principal, Comprehensive Environmental Assessments, Inc., Annapolis, MD
2009 - 2013	Principal, Artisan Environmental and Engineering, Inc., Severna Park, MD
1995 - 2009	Project Manager/Industrial Hygienist, Custer Environmental, Inc., Silver Spring, MD
1994	Construction Inspector, Maryland State Highway Administration

PROFESSIONAL CERTIFICATIONS AND TRAINING:

- Board Certified Industrial Hygienist, No. 10055
- Certified AHERA Inspector
- Certified AHERA Management Planner
- State of Maryland Lead Risk Assessor
- Commonwealth of Virginia Asbestos Inspector
- Commonwealth of Virginia Asbestos Project Monitor
- Commonwealth of Virginia Lead Risk Assessor
- District of Columbia Lead Risk Assessor
- NIOSH 582 Equivalency for PCM Sample Analysis

DENNIS C. LYNCH
Principal

EDUCATION:

1997 – M. Arch. Architecture, The Savannah College of Art and Design
1994 – A.A. Architecture, Anne Arundel Community College

PROFESSIONAL POSITIONS:

2013 – Present	Principal, Comprehensive Environmental Assessments, Inc., Annapolis, MD
2009 - 2013	Principal, Artisan Environmental and Engineering, Inc., Severna Park, MD
1996-2009	Senior Project Manager/Industrial Hygienist, Custer Environmental, Silver Spring, MD
1994	Industrial Hygiene Technician, Briggs Associates, Inc., Columbia, MD
1992-1994	Industrial Hygiene Technician, OMC Environmental Inc., Lanham, MD

CURRENT AND PAST PROFESSIONAL CERTIFICATIONS AND TRAINING:

- Building Performance Institute, Certified Building Analyst Professional
- Certified AHERA Inspector
- Certified AHERA Project Designer
- Certified AHERA Supervisor
- State of Maryland Asbestos Inspector
- State of Maryland Asbestos Project Designer
- State of Maryland Asbestos Supervisor
- State of Maryland Lead Based Paint Inspector
- State of Maryland Lead Based Paint Visual Inspector
- Commonwealth of Virginia Asbestos Inspector
- Commonwealth of Virginia Project Designer
- Advances in Environmental Mold Issues in Maryland
- NIOSH 582 Equivalency for PCM Sample An

ATTACHMENTS

A. Results of Air and Wipe Sampling
B. Site Photographs (including IR camera pictures)
C. Comparison pictures (2013 vs 2017)

Attachment A
Results of Mold Air and Wipe Sampling

EMSL Analytical, Inc.
10768 Baltimore Avenue Beltsville, MD 20705
Phone/Fax: (301) 937-5700 / (301) 937-5701
http://www.EMSL.com / beltsvillelab@emsl.com

Order ID: 191706446
Customer ID: CEA50
Customer PO:
Project ID:

Attn: Dennis Lynch
Comprehensive Env Assmt.
PO Box 840
Burtonsville, MD 20866

Phone: (703) 698-8344
Fax: (703) 698-6824
Collected: 06/06/2017
Received: 06/09/2017
Analyzed: 06/12/2017

Proj: Annaburg Manor - Manassas, Virginia

Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Swab Samples (EMSL Method: M041)

Lab Sample Number:	191706446-0001	191706446-0002	191706446-0003	191706446-0004	191706446-0005
Client Sample ID:	Wipe-1	Wipe-2	Wipe-3	Wipe-4	Wipe-5
Sample Location:	2nd Fl - SE Corner	1st Fl - SW Corner	Bsmt - SE Corner	Bsmt - NW Corner	Bsmt - NE Corner
Spore Types	Category	Category	Category	Category	Category
Agrocybe/Coprinus	-	-	-	-	-
Alternaria	Rare	-	-	-	-
Ascospores	Rare	Low	-	-	-
Aspergillus/Penicillium	-	Medium	-	-	Low
Basidiospores	-	Low	-	-	-
Bipolaris++	-	-	-	-	-
Chaetomium	Rare	Rare	Rare	Low	Rare
Cladosporium	Rare	Rare	-	-	-
Curvularia	-	Rare	-	-	-
Epicoccum	-	Rare	-	-	-
Fusarium	-	-	-	-	-
Ganoderma	-	-	-	-	-
Myxomycetes++	Rare	Rare	-	-	-
Paecilomyces	-	-	-	-	-
Rust	-	Rare	-	Rare	-
Scopulariopsis	-	-	-	-	-
Stachybotrys	-	-	-	*High*	Medium
Torula	-	-	-	-	-
Ulocladium	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-
Zygomycetes	-	-	-	-	-
Aspergillus	-	-	-	*High*	-
Bispora	-	-	-	-	Rare
Dicyma	-	-	*High*	-	-
Nigrospora	Rare	Rare	-	-	-
Pithomyces	Rare	Rare	-	-	-
Fibrous Particulate	Low	Low	Rare	Rare	Rare
Hyphal Fragment	Low	Rare	High	Medium	Rare
Insect Fragment	Rare	Low	Rare	Medium	Low
Pollen	Low	Low	-	-	Rare

Category: Count/per area analyzed
Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

Bipolaris++ = Bipolaris/Dreschlera/Exserohilum Myxomycetes++ = Myxomycetes/Periconia/Smut
* = Sample contains fruiting structures and/or hyphae associated with the spores.

No discernable field blank was submitted with this group of samples.

Stefanie Schneider, Microbiology Lab Manager
or Other Approved Signatory

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD AIHA-LAP, LLC--EMLAP Accredited #102891

Initial report from: 06/13/2017 09:28:47

For Information on the fungi listed in this report please visit the Resources section at www.emsl.com

OrderID: 191706446

191706446

EMSL ANALYTICAL, INC.

Microbiology Chain of Custody

EMSL Order Number *(Lab Use Only)*:

EMSL ANALYTICAL, INC.
10768 BALTIMORE AVE
BELTSVILLE, MD 20705
PHONE: (301) 937-5700
FAX: (301) 937-5701

Company : Comprehensive Environmental Assessments, Inc.		**EMSL-Bill to:** ☒ Same ☐ Different **If Bill to is Different please note in Comments"**	
Street: 423 4th Street, First Floor		*Third Party Billing requires written authorization from third party*	
City: Annapolis	**State/Province: MD**	**Zip/Postal Code: 21403**	**Country: USA**
Report To (Name): Dennis C. Lynch		**Fax #:**	
Telephone #: 703-698-8344		**E-mail Address: Dennis@ceainc.com**	
Project Name/ Number: Annaburg Manor - Manassas, Virginia			
Please Provide Results: ☐ **Fax** ☒ **E-mail**	**PO#**	**State Samples Taken: Maryland**	

Turnaround Time (TAT) Options* - Please Check

☐ **3 Hours** ☐ **6 Hours** ☐ **24 Hours** ☐ **48 Hours** ☐ **3 Days** ☒ **4 Days** ☐ **5 Days** ☐ **10 Days** ☐ **2 Weeks**

**Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide. TATs are subject to methodology requirements*

Non Culturable Air Samples (Spore Traps)

• **M001** Air-O-Cell	• **M173** Allegro M2	• **M004** Allergenco	• **M032** Allergenco-D	• **M172** Versa Trap
• **M049** BioSIS	• **M003** Burkard	• **M043** Cyclex	• **M002** Cyclex-d	
• **M030** Micro 5	• **M174** MoldSnap	• **M176** Relle Smart	• **M130** Via-Cell	

Other Microbiology Test Codes

• **M041** Fungal Direct Examination	• **M014** Endotoxin Analysis	• **M029** *Enterococci*
• **M005** Viable Fungi ID and Count	• **M015** Heterotrophic Plate Count	• **M019** Fecal Coliform
• **M006** Viable Fungi ID and Count (Speciation)	• **M180** Real Time Q-PCR-ERMI 36	• **M133** MRSA Analysis
• **M007** Culturable Fungi	• Panel	• **M028** *Cryptococcus neoformans*
• **M008** Culturable Fungi (Speciation)	• **M018** Total Coliform	Detection
• **M009** Gram Stain Culturable Bacteria	(Membrane Filtration)	• **M120** *Histoplasma capsulatum*
• **M010** Bacterial Count and ID – 3 Most	• **M020** Fecal *Streptococcus*	Detection
Prominent	(Membrane Filtration)	• **M033-39** Allergen Testing
• **M011** Bacterial Count and ID – 5 Most	• **M210-215** *Legionella* Detection	• **M044** Group Allergen
Prominent	• **M026** Recreational Water Screen	(Cat, Dog, Cockroach, Dustmites)
• **M013** Sewage Contamination in Buildings	• **M027** Mycotoxin Analysis	• **Other** See Analytical Price Guide

Preservation Method (Water):

Name of Sampler: Dennis C. Lynch | **Signature of Sampler:**

Sample #	Sample Location	Sample Type	Test Code	Volume/Area	Date/Time Collected
Wipe-1	Second Floor - SE Corner	Wipe	M041		6/6/17 1330hrs
Wipe-2	First Floor - SW Corner	Wipe	M041		6/6/17 1330hrs
Wipe-3	Basement - SE Corner	Wipe	M041		6/6/17 1330hrs
Wipe-4	Basement - NW Corner	Wipe	M041		6/6/17 1330hrs
Wipe-5	Basement - NE Corner	Wipe	M041		6/6/17 1330hrs

Client Sample # (s):	**Wipe-1 - - Wipe-5**	**Total # of Samples:**	**5**
Relinquished (Client): Dennis Lynch	**Date: 6/6/17**	**Time: 1455**	
Received (Client):	**Date: 6/9/17**	**Time: 11:45**	
Comments:		walk in	

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EMSL Order: 191706447
Customer ID: CEA50
Customer PO:
Project ID:

Attn: Dennis Lynch
Comprehensive Env Assmt.
PO Box 840
Burtonsville, MD 20866

Phone: (703) 698-8344
Fax: (703) 698-6824
Collected: 06/06/2017
Received: 06/09/2017
Analyzed: 06/12/2017

Project: Annaburg Manor - Manassas, Virginia

Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods EMSL 05-TP-003, ASTM D7391)

Lab Sample Number:	191706447-0001			191706447-0002			191706447-0003		
Client Sample ID:	AS-1			AS-2			AS-3		
Volume (L):	75			75			75		
Sample Location	Outside Control - S of Bldg			Attic - Center			3rd Fl - Center		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Alternaria	3	100	0.8	-	-	-	2	80	0.4
Ascospores	52	2100	17.7	30	1200	18.2	29	1200	6.7
Aspergillus/Penicillium	-	-	-	22	900	13.7	68	2800	15.6
Basidiospores	180	7390	62.4	91	3700	56.2	266	10900	60.8
Bipolaris++	-	-	-	-	-	-	2	80	0.4
Chaetomium	-	-	-	2	80	1.2	-	-	-
Cladosporium	50	2100	17.7	16	660	10	49	2000	11.2
Curvularia	-	-	-	-	-	-	1*	10*	0.1
Epicoccum	1*	10*	0.1	-	-	-	1	40	0.2
Fusarium	-	-	-	-	-	-	1	40	0.2
Ganoderma	1	40	0.3	-	-	-	4	200	1.1
Myxomycetes++	-	-	-	1	40	0.6	12	490	2.7
Pithomyces	1	40	0.3	-	-	-	-	-	-
Stachybotrys	-	-	-	-	-	-	2*	30*	0.2
Torula	1*	10*	0.1	-	-	-	3*	40*	0.2
Ulocladium	-	-	-	-	-	-	1*	10*	0.1
Zygomycetes	-	-	-	-	-	-	-	-	-
Arthrinium	-	-	-	-	-	-	1*	10*	0.1
Bispora	-	-	-	-	-	-	-	-	-
Cercospora	1	40	0.3	-	-	-	-	-	-
Dicyma	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Peronospora	-	-	-	-	-	-	-	-	-
Pestalotia/Pestalotiopsis	-	-	-	-	-	-	-	-	-
Polythrincium	1*	10*	0.1	-	-	-	-	-	-
Total Fungi	**291**	**11840**	**100**	**162**	**6580**	**100**	**442**	**17930**	**100**
Hyphal Fragment	1	40	-	1	40	-	13	530	-
Insect Fragment	-	-	-	3	100	-	30	1200	-
Pollen	1	40	-	-	-	-	4	200	-
Conidiophores of Aspergillu	-	-	-	-	-	-	-	-	-

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.

Stefanie Schneider, Microbiology Laboratory Manager
or other approved signatory

Initial report from: 06/13/2017 09:25:28

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Lab Sample Number:	191706447-0001			191706447-0002			191706447-0003		
Client Sample ID:	AS-1			AS-2			AS-3		
Volume (L):	75			75			75		
Sample Location	Outside Control - S of Bldg			Attic - Center			3rd Fl - Center		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Analyt. Sensitivity 600x	-	41	-	-	41	-	-	41	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	3	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	1	-	-	2	-	-	3	-

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

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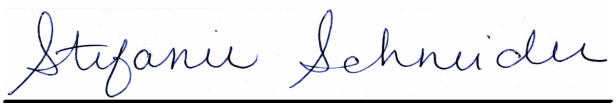

Stefanie Schneider, Microbiology Laboratory Manager
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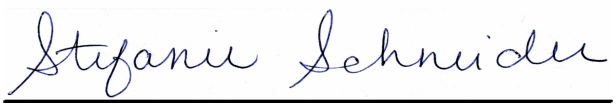
Project: Annaburg Manor - Manassas, Virginia

Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods EMSL 05-TP-003, ASTM D7391)

Lab Sample Number:	191706447-0004			191706447-0005			191706447-0006		
Client Sample ID:	AS-4			AS-5			AS-6		
Volume (L):	75			75			75		
Sample Location	2nd Fl - SE Corner			2nd Fl - NW Corner			1st Fl - SW Corner		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Alternaria	-	-	-	-	-	-	-	-	-
Ascospores	14	570	10.6	15	620	14.4	29	1200	5.7
Aspergillus/Penicillium	16	660	12.2	18	740	17.2	318	13000	61.8
Basidiospores	87	3600	66.7	60	2500	58	152	6240	29.6
Bipolaris++	-	-	-	-	-	-	1*	10*	0
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	10	410	7.6	7	300	7	11	450	2.1
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	1	40	0.7	1*	10*	0.2	1*	10*	0
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	1	40	0.7	-	-	-	1	40	0.2
Myxomycetes++	1	40	0.7	1	40	0.9	3	100	0.5
Pithomyces	-	-	-	-	-	-	-	-	-
Stachybotrys	-	-	-	-	-	-	-	-	-
Torula	-	-	-	1*	10*	0.2	-	-	-
Ulocladium	-	-	-	-	-	-	-	-	-
Zygomycetes	1	40	0.7	-	-	-	-	-	-
Arthrinium	-	-	-	-	-	-	-	-	-
Bispora	-	-	-	-	-	-	-	-	-
Cercospora	-	-	-	-	-	-	-	-	-
Dicyma	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	1	40	0.9	-	-	-
Peronospora	-	-	-	1	40	0.9	-	-	-
Pestalotia/Pestalotiopsis	-	-	-	1*	10*	0.2	-	-	-
Polythrincium	-	-	-	-	-	-	-	-	-
Total Fungi	**131**	**5400**	**100**	**106**	**4310**	**100**	**516**	**21050**	**100**
Hyphal Fragment	2	80	-	3	100	-	1	40	-
Insect Fragment	-	-	-	1	40	-	1	40	-
Pollen	2	80	-	2	80	-	4	200	-
Conidiophores of Aspergillu	-	-	-	-	-	-	1	40	-

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.



Stefanie Schneider, Microbiology Laboratory Manager
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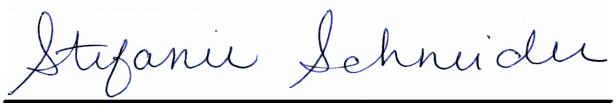
Lab Sample Number:	191706447-0004			191706447-0005			191706447-0006		
Client Sample ID:	AS-4			AS-5			AS-6		
Volume (L):	75			75			75		
Sample Location	2nd Fl - SE Corner			2nd Fl - NW Corner			1st Fl - SW Corner		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Analyt. Sensitivity 600x	-	41	-	-	41	-	-	41	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	2	-	-	3	-	-	3	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	2	-	-	2	-

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.



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Lab Sample Number:	191706447-0007			191706447-0008			191706447-0009		
Client Sample ID:	AS-7			AS-8			AS-9		
Volume (L):	75			75			75		
Sample Location	1st Fl - NE Corner			Bsmt - SE Corner			Bsmt - NW Corner		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Alternaria	1	40	0.2	-	-	-	-	-	-
Ascospores	86	3500	20.1	18	740	2	37	1500	13.1
Aspergillus/Penicillium	91	3700	21.3	732	30000	82.7	116	4760	41.7
Basidiospores	150	6160	35.4	71	2900	8	97	4000	35
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	1*	10*	0.1
Cladosporium	93	3800	21.8	40	1600	4.4	24	990	8.7
Curvularia	-	-	-	-	-	-	1	40	0.4
Epicoccum	1*	10*	0.1	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	1	40	0.2	-	-	-	-	-	-
Myxomycetes++	-	-	-	1	40	0.1	3	100	0.9
Pithomyces	2*	30*	0.2	-	-	-	-	-	-
Stachybotrys	-	-	-	-	-	-	1*	10*	0.1
Torula	-	-	-	-	-	-	-	-	-
Ulocladium	-	-	-	-	-	-	-	-	-
Zygomycetes	-	-	-	-	-	-	-	-	-
Arthrinium	-	-	-	-	-	-	-	-	-
Bispora	1	40	0.2	-	-	-	-	-	-
Cercospora	-	-	-	-	-	-	-	-	-
Dicyma	-	-	-	24	990	2.7	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Peronospora	-	-	-	-	-	-	-	-	-
Pestalotia/Pestalotiopsis	-	-	-	-	-	-	1*	10*	0.1
Polythrincium	2	80	0.5	-	-	-	-	-	-
Total Fungi	**428**	**17400**	**100**	**886**	**36270**	**100**	**281**	**11420**	**100**
Hyphal Fragment	2	80	-	4	200	-	1	40	-
Insect Fragment	3	100	-	1	40	-	2	80	-
Pollen	20	820	-	-	-	-	-	-	-
Conidiophores of Aspergillu	-	-	-	-	-	-	-	-	-

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

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Stefanie Schneider, Microbiology Laboratory Manager
or other approved signatory

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Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Analyt. Sensitivity 600x	-	41	-	-	41	-	-	41	-
Analyt. Sensitivity 300x	-	13*	-	-	13*	-	-	13*	-
Skin Fragments (1-4)	-	2	-	-	2	-	-	2	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	2	-	-	2	-

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Myxomycetes++ = Myxomycetes/Periconia/Smut

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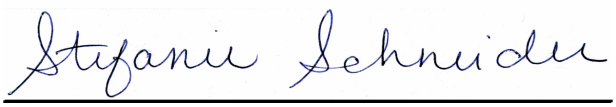

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EMSL Analytical, Inc.

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Tel/Fax: (301) 937-5700 / (301) 937-5701

http://www.EMSL.com / beltsvillelab@emsl.com

EMSL Order: 191706447
Customer ID: CEA50
Customer PO:
Project ID:

Attn: Dennis Lynch
Comprehensive Env Assmt.
PO Box 840
Burtonsville, MD 20866

Phone: (703) 698-8344
Fax: (703) 698-6824
Collected: 06/06/2017
Received: 06/09/2017
Analyzed: 06/12/2017

Project: Annaburg Manor - Manassas, Virginia

Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods EMSL 05-TP-003, ASTM D7391)

Lab Sample Number:	**191706447-0010**		
Client Sample ID:	**AS-10**		
Volume (L):	**75**		
Sample Location	**Bsmt - NE Corner**		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**
Alternaria	-	-	-
Ascospores	36	1500	6.1
Aspergillus/Penicillium	354	14500	59.2
Basidiospores	141	5790	23.6
Bipolaris++	-	-	-
Chaetomium	2	80	0.3
Cladosporium	62	2500	10.2
Curvularia	-	-	-
Epicoccum	-	-	-
Fusarium	-	-	-
Ganoderma	-	-	-
Myxomycetes++	1	40	0.2
Pithomyces	1	40	0.2
Stachybotrys	1	40	0.2
Torula	1*	10*	0
Ulocladium	-	-	-
Zygomycetes	-	-	-
Arthrinium	-	-	-
Bispora	-	-	-
Cercospora	-	-	-
Dicyma	-	-	-
Nigrospora	-	-	-
Peronospora	-	-	-
Pestalotia/Pestalotiopsis	-	-	-
Polythrincium	-	-	-
Total Fungi	**599**	**24500**	**100**
Hyphal Fragment	5	200	-
Insect Fragment	1	40	-
Pollen	2*	30*	-
Conidiophores of Aspergillu	-	-	-

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.

Stefanie Schneider, Microbiology Laboratory Manager
or other approved signatory

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD AIHA-LAP, LLC --EMLAP Accredted #102891

Initial report from: 06/13/2017 09:25:28

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

EMSL Analytical, Inc.

10768 Baltimore Avenue Beltsville, MD 20705

Tel/Fax: (301) 937-5700 / (301) 937-5701

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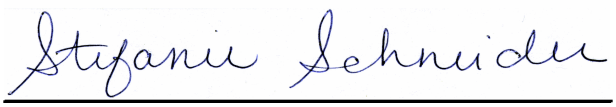
Lab Sample Number:	**191706447-0010**							
Client Sample ID:	**AS-10**							
Volume (L):	**75**							
Sample Location	**Bsmt - NE Corner**							
Spore Types	**Raw Count**	**Count/m³**	**% of Total**					
Analyt. Sensitivity 600x	-	41	-					
Analyt. Sensitivity 300x	-	13*	-					
Skin Fragments (1-4)	-	2	-					
Fibrous Particulate (1-4)	-	1	-					
Background (1-5)	-	3	-					

Bipolaris++ = Bipolaris/Drechslera/Exserohilum
Myxomycetes++ = Myxomycetes/Periconia/Smut

No discernable field blank was submitted with this group of samples.



Stefanie Schneider, Microbiology Laboratory Manager
or other approved signatory

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Initial report from: 06/13/2017 09:25:28

For information on the fungi listed in this report, please visit the Resources section at www.emsl.com

OrderID: 191706447

191706446

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Microbiology Chain of Custody

EMSL Order Number (*Lab Use Only*):

EMSL ANALYTICAL, INC.
10768 BALTIMORE AVE
BELTSVILLE, MD 20705
PHONE: (301) 937-5700
FAX: (301) 937-5701

Company : Comprehensive Environmental Assessments, Inc.	**EMSL-Bill to:** ☒ Same ☐ Different If Bill to is Different please note in Comments**
Street: 423 4th Street, First Floor	*Third Party Billing requires written authorization from third party*
City: Annapolis / **State/Province: MD**	**Zip/Postal Code: 21403** / **Country: USA**
Report To (Name): Dennis C. Lynch	**Fax #:**
Telephone #: 703-698-8344	**E-mail Address: Dennis@ceainc.com**
Project Name/ Number: Annaburg Manor - Manassas, Virginia	
Please Provide Results: ☐ Fax ☒ E-mail / **PO#**	**State Samples Taken: Maryland**

Turnaround Time (TAT) Options* - Please Check

☐ 3 Hours ☐ 6 Hours ☐ 24 Hours ☐ 48 Hours ☐ 3 Days ☒ 4 Days ☐ 5 Days ☐ 10 Days ☐ 2 Weeks

**Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide. TATs are subject to methodology requirements*

Non Culturable Air Samples (Spore Traps)

• **M001** Air-O-Cell	• **M173** Allegro M2	• **M004** Allergenco	• **M032** Allergenco-D	• **M172** Versa Trap
• **M049** BioSIS	• **M003** Burkard	• **M043** Cyclex	• **M002** Cyclex-d	
• **M030** Micro 5	• **M174** MoldSnap	• **M176** Relle Smart	• **M130** Via-Cell	

Other Microbiology Test Codes

• **M041** Fungal Direct Examination	• **M014** Endotoxin Analysis	• **M029** *Enterococci*
• **M005** Viable Fungi ID and Count	• **M015** Heterotrophic Plate Count	• **M019** Fecal Coliform
• **M006** Viable Fungi ID and Count (Speciation)	• **M180** Real Time Q-PCR-ERMI 36	• **M133** MRSA Analysis
• **M007** Culturable Fungi	• Panel	• **M028** *Cryptococcus neoformans* Detection
• **M008** Culturable Fungi (Speciation)	• **M018** Total Coliform (Membrane Filtration)	• **M120** *Histoplasma capsulatum* Detection
• **M009** Gram Stain Culturable Bacteria	• **M020** Fecal *Streptococcus* (Membrane Filtration)	• **M033-39** Allergen Testing
• **M010** Bacterial Count and ID – 3 Most Prominent	• **M210-215** *Legionella* Detection	• **M044** Group Allergen (Cat, Dog, Cockroach, Dustmites)
• **M011** Bacterial Count and ID – 5 Most Prominent	• **M026** Recreational Water Screen	• **Other** See Analytical Price Guide
• **M013** Sewage Contamination in Buildings	• **M027** Mycotoxin Analysis	

Preservation Method (Water):

Name of Sampler: Dennis C. Lynch / **Signature of Sampler:**

Sample #	Sample Location	Sample Type	Test Code	Volume/Area	Date/Time Collected
AS-1	Outside Control - Southside of Bldg	Air	M001	75 L	6/6/17 1215hrs
AS-2	Attic - Center	Air	M001	75 L	6/6/17 1215hrs
AS-3	Third Floor - Center	Air	M001	75 L	6/6/17 1215hrs
AS-4	Second Floor - SE Corner	Air	M001	75 L	6/6/17 1215hrs
AS-5	Second Floor - NW Corner	Air	M001	75 L	6/6/17 1215hrs
AS-6	First Floor - SW Corner	Air	M001	75 L	6/6/17 1215hrs
AS-7	First Floor - NE Corner	Air	M001	75 L	6/6/17 1215hrs
AS-8	Basement - SE Corner	Air	M001	75 L	6/6/17 1215hrs
AS-9	Basement - NW Corner	Air	M001	75 L	6/6/17 1215hrs
AS-10	Basement - NE Corner	Air	M001	75 L	6/6/17 1215hrs

Client Sample # (s): AS-1 - - AS-10 / **Total # of Samples:** 10

Relinquished (Client): Dennis Lynch / **Date: 6/6/17** / **Time: 1455**

Received (Client): [signature] / **Date:** 6/9/17 / **Time:** 11:25

Comments:

WJM

Attachment B
Site Photographs (including IR camera pictures)


Annaburg Manor Present Day

Annaburg Manor 1894

Annaburg Manor 1960s


Annaburg Manor 1990s


First Floor


First Floor


Second Floor


Second Floor


Third Floor


Third Floor


Third Floor


Attic


Attic


Attic


Exterior


Exterior


Exterior


Exterior


Exterior


Exterior


Exterior


Exterior


Basement


Basement


Basement


Basement


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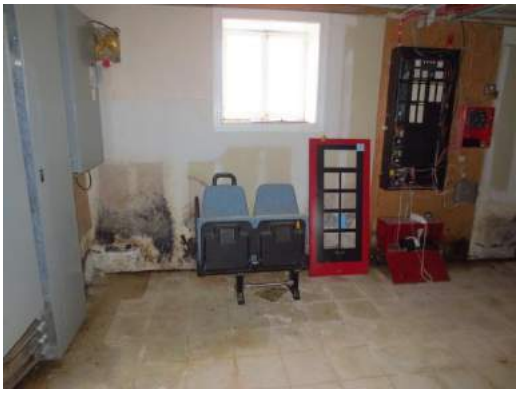
Basement


Basement


Basement

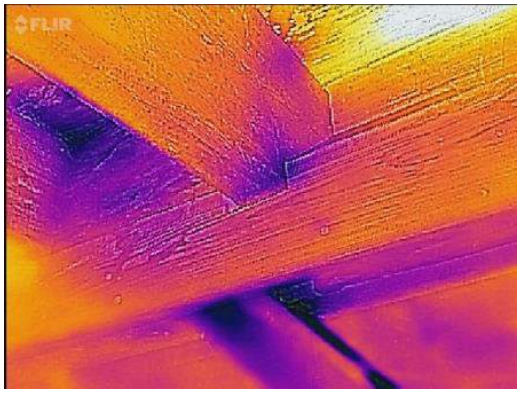

Basement


Basement

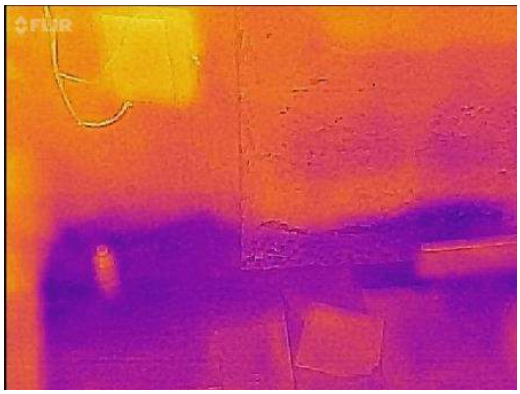

Basement


Basement

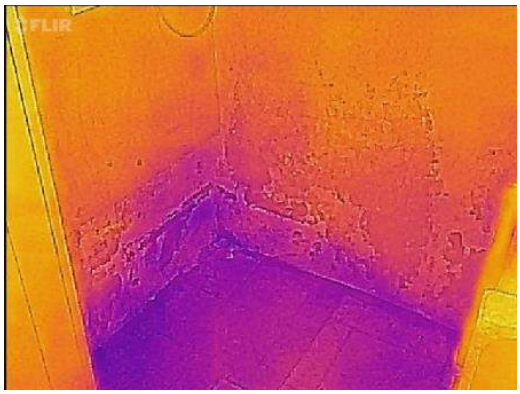

Exterior


Attic 1 IR

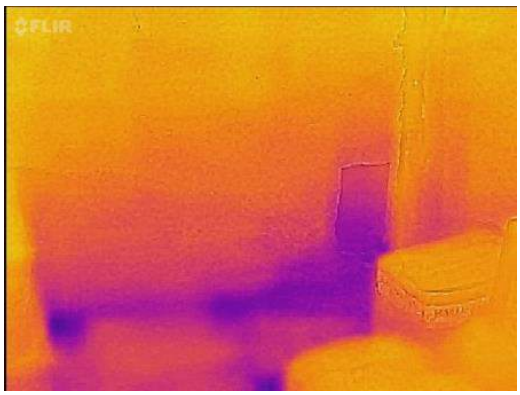

Attic 1 Visual


Basement 1 IR

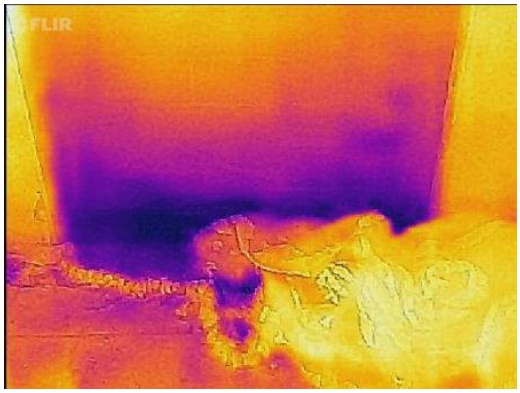

Basement 1 Visual


Basement 2 IR

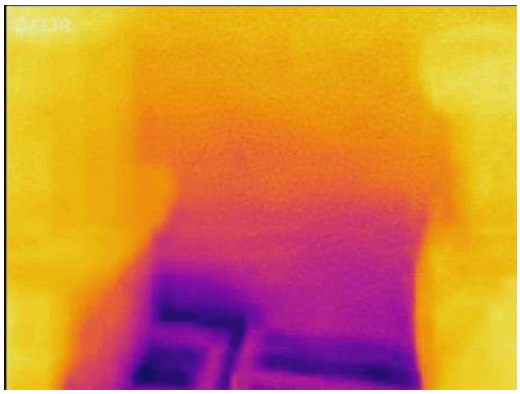

Basement 2 Visual


Basement 3 IR


Basement 3 Visual


Basement 4 IR

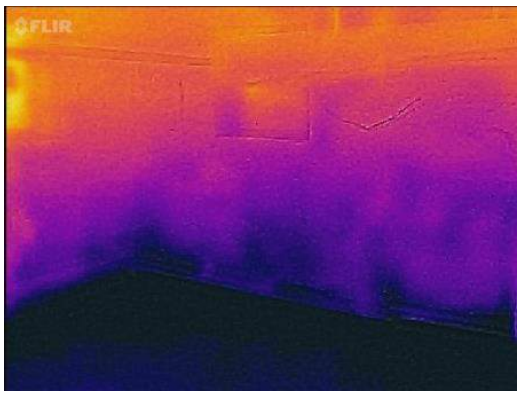

Basement 4 Visual


Basement 5 IR


Basement 5 Visual


Basement 6 IR


Basement 6 Visual


Basement 7 IR


Basement 7 Visual

Attachment C
Comparison pictures (2013 vs 2017)


2013


2017


2013


2017


2013


2017

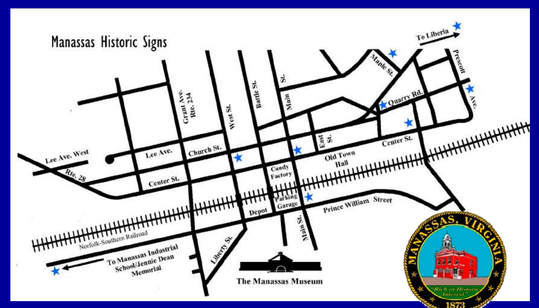

2013


2017

Manassas 1892

ANNABURG MANOR

Prussian-born Robert Portner, Alexandria brewer and businessman, built Annaburg in 1892 as his show place summer home and escape from the city. It became the center of beauty and interest with 35 rooms, electricity, and reportedly, one of the first homes in the country equipped with mechanical air conditioning, of his own invention.

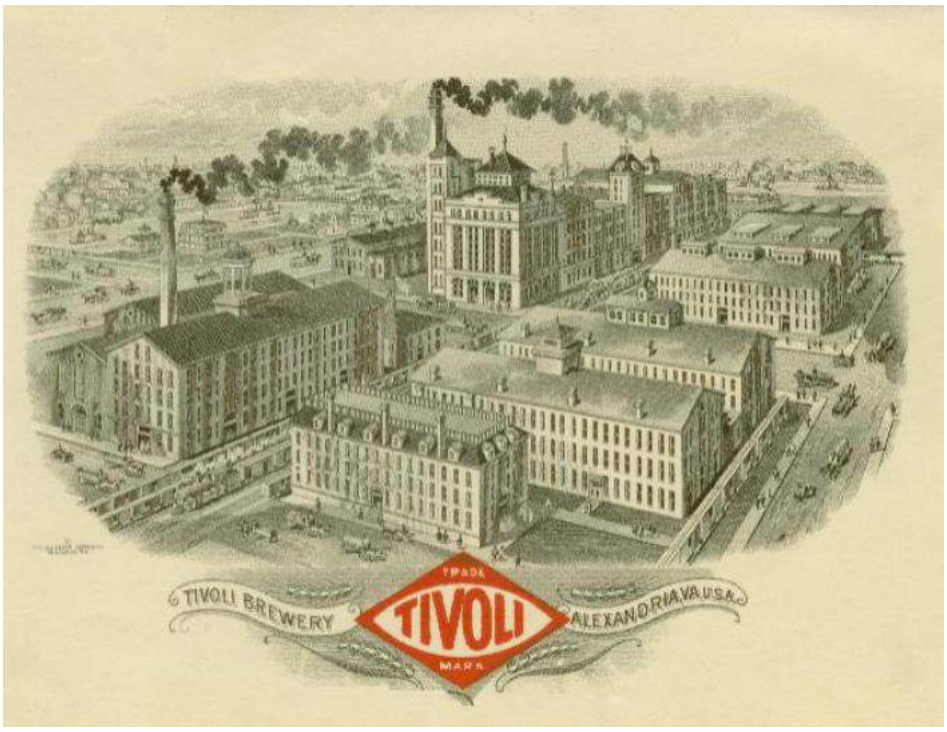


Twenty landscaped acres and a park of luxurious trees, some of which still stand, surrounded the house. The 2,000-acre estate included a deer park, fountains, a greenhouse, swimming pool and the 1825 Liberia Plantation. The grounds were a year round retreat for residents of Manassas. The original gatehouse (pictured at right), now a private residence, stands one block west of here at the corner of Portner Avenue and Main Street.

THE MANASSAS MUSEUM SYSTEM

Robert Portner and Alexandria's Pre-Prohibition Brewing History

1/27/2016 / in DC (/boundarystones/dc), Virginia (/boundarystones/virginia) / by Mike Williams (/boundarystones/users/mike-williams)



The Robert Portner Brewing Company's main brewery at St. Asaph & Pendelton Streets in Alexandria. Known as the "Tivoli" Brewery, it operated from 1869 until 1916. Photo courtesy of the Portner Brewhouse.

The history of brewing beer in the United States is a rich and storied one. Cities like St. Louis, Missouri and Milwaukee, Wisconsin resonate with most beer drinkers across the country as centers for American brewing. For Virginia residents, you might not realize how close Alexandria, Virginia came to being one of those brewing capitals. From the closing years of the Civil War until prohibition turned Virginia into a dry state, the Robert Portner Brewing Company was the leading brewery and distributor in the southeastern United States. Led by its visionary namesake, the Portner Brewing Company became the largest business in Alexandria and remains a fascinating tale of innovation.

In 1853, Robert Portner immigrated to America from Westphalia, Prussia. A natural businessman from the start, Portner spent eight years in business ventures before opening a small grocery store in 1861 with his friend and fellow immigrant Frederick Recker. Within a year, Portner & Recker's Grocery Store earned over $10,000 and became the largest grocery in Alexandria. At the time, Portner showed no signs of interest in starting a brewing company. Unfortunately, it would take the violence of the Civil War to bring him into his famous business. [1]

With the quartering of Union troops in Alexandria during the course of the war, demands for alcohol grew. Portner recognized this trend, gathering three other investors to design plans around their own small brewery. This business venture came at an advantageous time for Portner. In 1862, sales of alcohol were banned in Alexandria by the military governor of the city, mainly due to the public drunkenness and general sloppiness of the Union troops stationed there. Portner mentions some of the conditions in his memoirs:

> *"Soldiers who had consumed their quota of drink tumbled onto the streets and into the hands of guards, who marched them to the slave pen. On February 3, more than 125 men were arrested. The following night, 100 other rowdies sobered behind bars. Authorities policed the city as best they could by putting prostrated men in wheelbarrows and pushing them over rutted streets…"*[2]

Robert Portner. Photo courtesy of the Portner Brewhouse.

Though businesses who sold hard liquors suffered under these new regulations, the beer industry thrived, as beer was thought to be less intoxicating and generally harmless to consume.

Another factor that contributed to the rise of beer consumption was the growing popularity of lager beer. Lagers were native to Germany and Austria before being brought to the United States with the wave of German immigrants in the nineteenth-century. Lagers were lighter and more refreshing than American ales, making them a natural fit for the hot and humid summer months. Unfortunately, the yeast used to make lagers requires cooler temperatures, limiting the brewing of lagers to the cooler months of the year.[3]

As sales continued to grow, Portner sold his share in his grocery business and bought out the shares of his three brewing investors, becoming the sole owner of the newly named Robert Portner Brewing Company in 1865—it could not have been a worse time.[4]

By the summer of 1865, the Civil War was over and federal troops began evacuating Alexandria. Suddenly, demand for alcoholic beverages within the city plummeted. Portner's factory was now filled with barrels of unsold beer and thousands of dollars of raw materials waiting to be used. To make matters worse, Portner's brew master left the company to pursue his own business ventures. While Portner was a successful businessman, he knew very little about the brewing process in these early years. Determined to never be beholden to a brew master again, Portner taught himself as much as he could about the brewing process. He gained insight into brewing theory from Carl Wolters, who Portner would soon hire as his new brew master. The two men would spend ten to twelve hours a day for months testing and experimenting in order to produce the perfect lager beer.[5]

To aid in this process, Portner created what would become the first practical artificial cooling and ice-making machines in July of 1880. Prior to this, natural ice and cooling cellars were the only way to provide refrigeration on a large scale. Portner's cooling device worked by direct ammonia expansion, where a solution of liquefied ammonia and water ran through pipes along walls and ceilings. As this solution rapidly changed into gas it drew heat and moisture from the surrounding air, cooling it. Smaller-scale cooling and ice-making machines existed prior to Portner's, but his contributions worked on a large scale and were heralded as the first practical designs by trade magazines. His designs would later contribute to modern day air-conditioning technology. With Portner's innovation, the brewing and transport of lager beer no longer remained limited to the cooler months—it now became a year-long process. So while cooling off indoors during the hot and humid summers of the Washington area with a cool glass or bottle of lager, tip your hat to the memory of Robert Portner.[6]

A collection of bottles from the Robert Portner Brewing Company of Alexandria, VA. Photo courtesy of the Portner Brewhouse.

Together, Portner and Wolters would test and reformulate different brews for taste and consistency. Their experiments with lager beers paid off with two of Portner's most famous blends, the Tivoli Hofbrau and Tivoli Cabinet (Tivoli being "I Lov It" spelled backwards). Within ten years, Portner Brewing Company's sales tripled. With a majority of demand coming from southern states, Portner opened branch offices and bottling plants throughout Virginia, the Carolinas and Georgia. Beers shipped in refrigerated train cars with ice created from the Alexandria plant's thirty-ton capacity ice maker, reaching great distances without spoilage. Soon nearly every restaurant and hotel across the South and the Mid-Atlantic served Robert Portner beers in their establishments. In 1890, plans were underway to build a new brewery and distribution center in Washington, D.C., at the southeast corner of Thirteenth Street and Maryland Avenue southwest. The Robert Portner Brewing Company was on its way to becoming one of the nation's leading beer distributors.[7]

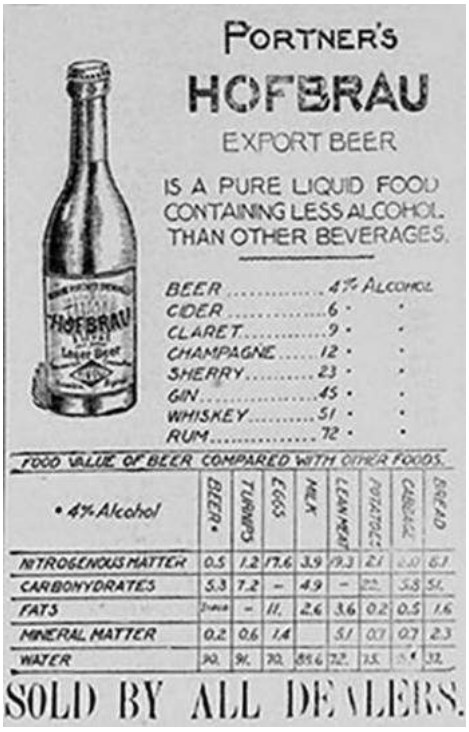
All good things eventually come to an end, and the Robert Portner Brewing Company faced two big challenges in the early twentieth-century that it couldn't recover from: the growing movement of prohibition in Virginia and the death of Robert Portner in 1906. Prohibition movements were strong in Virginia in the years following the Civil War, with local churches and numerous "temperance" conventions denouncing peddlers of alcohol. Early movements called for the enforcement of "Sunday laws" to prevent the sale of alcohol on the Sabbath. Statewide efforts to license and regulate saloons began springing up in the early twentieth century, causing high prices on alcohol and large licensing fees barring entry to prospective distributors and saloon owners.[8]

With the death of Robert Portner in 1906, the weight of external pressures began to mount on the company. To combat the negative campaigns against alcohol and alcohol distributors, Robert Portner Brewing, along with many other brewers, began extolling the good qualities of their beer. Portner beers were "the best of tonics" and recommended "by physicians to all sufferers from nervous and weakening ailments." It was claimed that the contents of one bottle of Tivoli Hofbrau would "frequently produce the most refreshing sleep, even in severe cases of insomnia." Portner Brewing also began experimenting with non-alcoholic beverages or "near beers" and opening soda-only distribution lines in Virginia.[9]

The movement towards prohibition couldn't be stopped, and a petition drive called for a statewide referendum on the banning of alcoholic beverages. Held on September 22nd, 1914, the referendum passed by nearly 35,000 votes. With this, Virginia would become a dry state on November 1st, 1916. With nowhere left to turn, the Robert Portner Brewing Company ended their production of alcoholic beverages and converted their warehouse space over to a wholesale feed business, handling stock for dairy and poultry feed. Though there was talk of a Robert Portner Brewing revival when the prohibition of alcohol sales ended in 1933, nothing came of it. The two main brewing houses in Alexandria and Washington were demolished and the Robert Portner Corporation dissolved in 1936.[10]

A century after its doors closed in 1916, the Portner beer legacy in Alexandria may yet return. Robert Portner's great-great grandchildren Catherine and Margaret Portner look to revive their namesake's vision when they open the Portner Brewhouse in the Van Dorn neighborhood of Alexandria (http://portnerbrewhouse.com/) in the summer of 2016. Not only serving as a brewery and restaurant, the Portner sisters look to create a testing kitchen for aspiring brewers, allowing them to "work on a recipe, see it sold and collect feedback and sales data on their own creation." Much like how Robert Portner and Carl Wolters labored over their creations, the Portner sisters are offering that same opportunity to hopeful brewers. With this revival, Alexandria and the surrounding area will be able to relive the legacy of Robert Portner and Alexandria's history as a pre-prohibition brewing capital.[11]

For more information about the history and current state of craft brewing in the Washington, D.C. area, watch this interview with Garrett Peck, author of the book *Capital Beer: A Heady History of Brewing in Washington, D.C.*



An advertisement for Hofbrau lager beer. In the early years of the prohibition movement, many brewers advertised the health benefits and purity of their beers. From the Alexandria Gazette, April 23rd, 1906 from the Library of Congress.

Footnotes

1. ^ Timothy J. Dennee, Robert Portner and his Brewing Company, Alexandria Archaeology, 2010. Accessed online at https://www.alexandriava.gov/uploadedFiles/historic/info/archaeology/ARS...

(https://www.alexandriava.gov/uploadedFiles/historic/info/archaeology/ARSiteReportHistoryPortnerBrewingCoAX196.pdf). "Robert Portner Dead," The Washington Post, May 29, 1906.

2. *^ Dennee, Robert Portner, pg. 32.*
3. *^ Bob Brewer, "Lager: The Most Popular Beer on the Planet," Anchor Brewing Blog, July 30, 2014. Accessed November 18, 2015 http://www.anchorbrewing.com/blog/lager-the-most-popular-beer-on-the-pla... (http://www.anchorbrewing.com/blog/lager-the-most-popular-beer-on-the-planet/)*
4. *^ Dennee, Robert Portner, pg. 32-41. "Alexandria Pushes Ahead," The Washington Post, June 21st, 1891.*
5. *^ Dennee, Robert Portner, pg. 46-52*
6. *^ Dennee, Robert Portner, pg. 92-93. "Beer Really Responsible for Comforts of Air Conditioning," The Washington Post, August 14, 1937.*
7. *^ "Alexandria Pushes Ahead," The Washington Post, June 21st, 1891. "An Immense Brewery," The Washington Post, September 27th, 1890.*
8. *^ Dennee, Robert Portner, pg. 251-264.*
9. *^ Robert Portner Brewing Company advertisement from The Richmond Times-Dispatch, March 25, 1910, pg. 4. Dennee, Robert Portner, pg. 264-268.*
10. *^ "Plan New Enterprise," The Washington Post, September 17, 1916. "New Use for Brewery," The Washington Post, October 13th, 1916.*
11. *^ "Staying Craft: Chatting with Portner Brewhouse," Quantive Business Valuations, October, 29, 2014, Accessed October 28, 2015, http://quantivevaluations.com/staying-craft-chatting-portner-brewhouse/ (http://quantivevaluations.com/staying-craft-chatting-portner-brewhouse/). "Portner Brewhouse Confirmed Coming to Alexandria's Van Dorn Neighborhood," Red Brick Town, August 18, 2015. Accessed October 28, 2015, http://redbricktown.com/2015/08/portner-brewhouse-confirmed-coming-to-al... (http://redbricktown.com/2015/08/portner-brewhouse-confirmed-coming-to-alexandrias-van-dorn-neighborhood/)*

Tags

brewing (/boundarystones/tags/brewing) beer (/boundarystones/tags/beer) ale (/boundarystones/tags/ale)
19th century (/boundarystones/tags/19th-century) Prohibition (/boundarystones/tags/prohibition)
Robert Portner (/boundarystones/tags/robert-portner)
Robert Portner Brewing Company (/boundarystones/tags/robert-portner-brewing-company) Alexandria (/boundarystones/tags/alexandria)
Virginia (/boundarystones/tags/virginia) Portner Brewhouse (/boundarystones/tags/portner-brewhouse) lager (/boundarystones/tags/lager)
refrigeration (/boundarystones/tags/refrigeration) Tivoli (/boundarystones/tags/tivoli) Hofbrau (/boundarystones/tags/hofbrau)
Mercy Street (/boundarystones/tags/mercy-street)

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About Boundary Stones

A blog about local history in Washington, D.C., suburban Maryland and northern Virginia.

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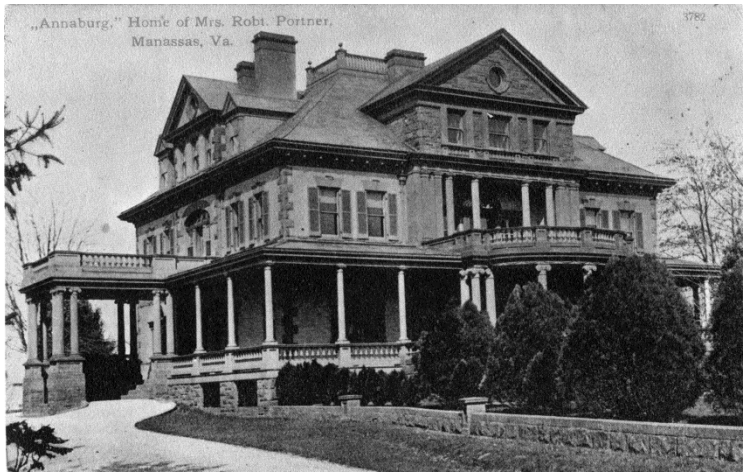
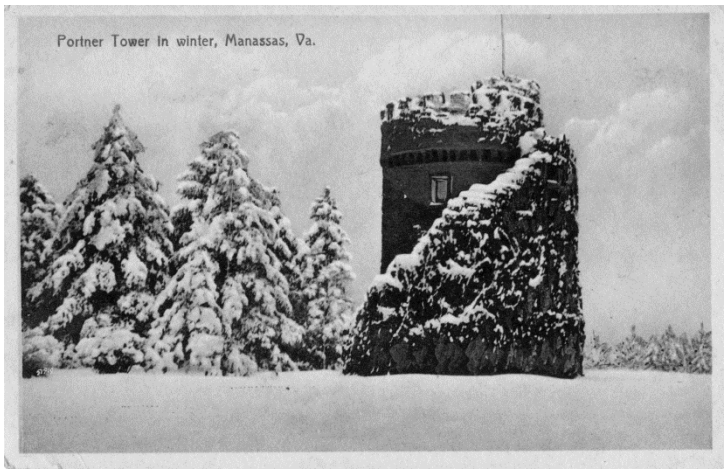
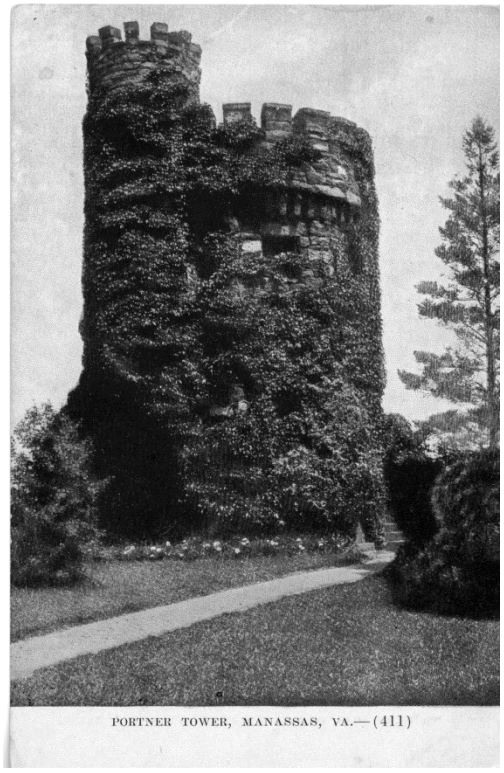
Lisa Sievel-Otten. *Manassas, Postcard History Series* (Charleston: Arcadia Publishing, 2016).



While visiting the Mathis family in Manassas, Robert Portner, the Prussian-born entrepreneur and founder of Alexandria brewery Tivoli, decided to purchase property and build Annaburg, a legendary summer retreat named for his wife Anna. He considered the 1892 house--with its 35 rooms, electricity, and mechanical air conditioning of his own invention--his escape from the city. Twenty-five landscaped acres and a park of luxurious trees, some of which still stand, surrounded the house on Maple Street. The 2,000 acre estate included a deer park, fountains, a greenhouse, a vineyard, a swimming pool and the 1825 Liberia Plantation, which he operated as a dairy farm. In the 1960s two wings flanked the house when it became a nursing home, but they have since been removed. The original gatehouse, now a private residence, stands one block away.

Lisa Sievel-Otten. *Manassas, Postcard History Series* (Charleston: Arcadia Publishing, 2016).

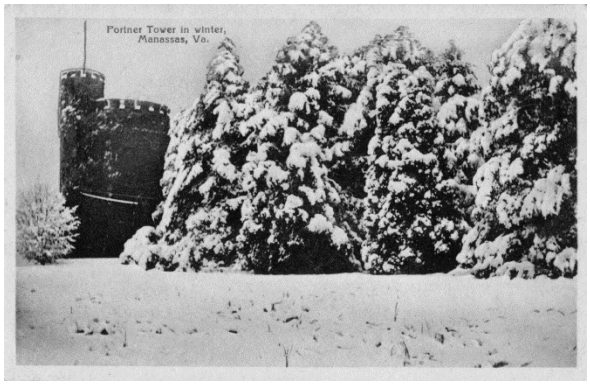



PORTNER TOWER, MANASSAS, VA.—(411)

The ivy-covered stone tower, resembling a medieval stone folly or ruin, was a landmark on the Annaburg estate. The *Washington Post* reported that it was a replica of an old tower Mrs. Portner admired on her many trips to Europe with her husband. Thirty feet tall and completed even before the mansion, It served “mostly as a museum,” housing “bits of cannons and cannon balls and other residue of the battlefield near-by which had been dug up by farm machinery,” but its top was “sought as an elevated beer garden” during the summer. Other accounts say the tower was used to store wine produced from the estate’s vineyards, mugs and curios. The tower was demolished in the late 1970s.

Lisa Sievel-Otten. *Manassas, Postcard History Series* (Charleston: Arcadia Publishing, 2016).

The caption on this image from about 1915, describes Annaburg as a park, rather than a private home. Although the Portner family had always welcomed friends and neighbors to their estate, its grounds were a popular destination after Robert and 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.



When Robert Porter died in 1906 he left behind a $1.9 million estate and generous contributions to the town, including $5,000 to the Manasseh Lodge of Masons to build a Masonic Hall, $5,000 to improve Manassas streets, and $5,000 to a trust fund charged with caring for the poor with a provision that one-third of the money should go to “the poor colored citizens.”

Lisa Sievel-Otten. *Manassas, Postcard History Series* (Charleston: Arcadia Publishing, 2016).

In the days when a skate on a frozen pond, or a stroll by the water were the ultimate in entertainment, Robert Portner's Annaburg estate was a frequent destination for townspeople. Annaburg hosted the town's Dairy Festival for many years, and invited guests might enjoy 4th of July fireworks, a peek inside its horse stables, or even church baptisms in the pond.

MANASSAS IS REMEMBERED

Robert Portner Bequeaths $15,000 to the City.

The Poor, the Masons, and the City Streets Are to Benefit Under the Will of the Brewer.

The city of Manassas, Va., is benefited to the extent of $15,000 by the provisions of the will of Robert Portner, the capitalist, dated December 10, 1901, and filed yesterday for probate. The income of $5,000 is to be applied through the directors of the National Bank of Manassas to the alleviation of the condition of the poor of that city, with the proviso that one-third of the money shall go to help the poor colored citizens.

Manasseh Lodge of Masons, of Manassas, is to have $5,000 toward the erection of a Masonic hall. A further sum of $5,000 is to be paid to the proper officers of the city of Manassas to be expended in the improvement of the city streets.

Mr. Portner directs that the household furniture in his home, No. 1104 Vermont avenue, this city, and of his country place at Manassas shall belong to his widow, Mrs. Anna Portner, during her life. After that it shall be held by the children until the estate is settled.

The stock in the Robert Portner Brewing Company is to be divided among the children, each to have his share when he becomes twenty-five years of age. The residue of the estate is left in trust for thirty years, or until the death of the widow.

The American Security and Trust Company is named as executor and trustee, and is authorized to pay annuities of $35 per month to Otto Portner, $100 a month to Felixine Wilkening, and $50 a month to Augusta Strangmann, of Rahden, Prussia. The annuitants are sisters and brother of the deceased. In addition to the monthly allowance Felixine Wilkening is to receive $5,000 in cash. The income from the remaining estate is to be paid one-half to the children and to the widow one-half during the term of the trust created by the will. After the term named has expired the estate is to be divided equally among the children.

15,000 Flock to Manassas For Piedmont Dairy Festival

Attendance Sets Record for Five Years of Pageant.

Schools, Business Houses Are Closed

Rebecca Rice Crowned Queen by Lieutenant Governor Price.

By a Staff Correspondent.

Manassas, Va., Oct. 11.—More than 15,000 persons, encouraged by bright skies, jammed this historic town in the heart of the dairy country of Virginia to witness the largest Piedmont Dairy Festival in the five-year history of the pageant.

Schools and business houses closed for the day and all flocked to the grounds of the Portner estate, Annaburg, to witness the opening scenes of the morning program. Preceded by a band concert by the Sixth Reserve Marine Band, conducted by Leon Brusiloff, Miss Rebecca Rice, of Oakton, Va., a student of Hollins College, was crowned Queen Regina V by Lieut. Gov. James H. Price of Virgina.

While almost 10,000 watched, Queen Regina and her court of 14 princesses, representing northern Virginia counties and Washington, left the coronation stand to review the pageant. Her maids of honor, Miss Jean Brady and Dorothy Dodge, sat on her right and left.

Dairy Festival.

The spectacle, "Around the Clock With the Milkman," was participated in by more than 1,000 Prince William County school children. From the opening episode of a score of girls, veiled in pink to depict dawn, the daily route of the milkman was traced through vivid tableaux and dances to nightfall. It was directed by Mrs. Mary Cabell Callaway, of Alexandria.

Following the pageant a squadron of Marine planes from Quantico flew in formation over the scene of the festival. Later in the day the queen and several officials toured the nearby Piedmont area in a dirigible.

At 3 p. m. floats, the Quantico Marine Band, a unit of the Fifth Marine Reserve Corps, and marching groups of school children and cadets formed at the northern edge of town to parade through the town.

Close to the leading unit was the float of the queen, attended by her maids of honor.

Officials View Parade.

Turning a shaded avenue the 2-mile procession passed the reviewing stand and judges' rostrum. Among the reviewers with Lieut. Gov. Price were Commissioners Dan I. Sultan and Melvin C. Hazen, of Washington; Representative Howard Smith, of the Eighth District of Virginia; Dr. T. B. Symmons, of the University of Maryland; J. C. McDowell, of the Bureau of Diary Industry, Washington, and Dr. J. F. Kendrick, of Washington.

Tonight officials entertained the queen and her princesses at Brierwood Manor prior to the queen's ball at the Manassas High School auditorium. A farewell breakfast will be held in the morning at the home of Mr. and Mrs. Robert Smith at Bristow, Va.

FIREWORKS AT MANASSAS.

A Brilliant Display Follows a Social Affair at Annaburg.

Special to The Post.

Manassas, Va., July 6.—Last evening Mr. Robert Portner, of the Portner Brewing Company, gave a reception at his palatial country seat, Annaburg, near this place. During the evening there was a brilliant display of fireworks under the direction of Mr. Portner's sons, who are expert pyrotechnists.

Among the distinguished guests present were Gen. Lomax, of Washington, D. C.; Congressman Bartholdt, of St. Louis, Mo.; Judge C. E. Nicol, of Manassas, Va., and ex-Congressman Meredith, of Manassas, Va.

Victorian facade of Porter mansion at Manassas, Va. Post Staff Photo.

'Annaburg' Once Was Rendezvous of D. C., Virginia Society.

By Robert Knight
(Staff Correspondent of The Post).

Manassas, Va., Feb. 6.—Annaburg, estate of the late Robert Portner, brewer, stands at the outskirts of this town today as a deserted monument to the mauve glories of the Victorian Age.

The crumbling remnants of a swimming pool, weed-covered bed of an artificial lake that once held swans and schools of bass, bronze fountains and a tract formerly stocked with deer; all have become mute and lifeless surroundings of the empty 30-room mansion.

And today only the highly imaginative and a few of the old-timers can picture Annaburg as it was in the opening years of the twentieth century when it was the rendezvous of Washington and Virginia society. Although the mansion was built of brick and wood seasoned on the premises four years prior to erection, little of the smart and groomed appearance remain. Peeking through windows crusted with dirt, an oil portrait of the entire Portner family can still be seen hanging in the living room. Almost 20 by 15 feet in size it was too large to be removed. The music room has a fading ceiling, embossed with angels, said to be the faces of the Portner children.

Had Famous Liquor Cellars.

Deep and extensive cellars tunnel beneath the house. It was here the Portners kept their famous supply of fine liquors and ales.

A hundred yards west of the house stands what was known as the beer tower. It is a replica of an old tower Mrs. Portner admired on her many trips to Europe with her husband. Covered with ivy and reaching 30 feet into the air, it gives the grounds somewhat a medieval atmosphere. Although it was filled with relics and curios, the fine collection of mugs and other beer-drinking facilities was considered the feature. During warm summer weather, gray-heads recall that the top of the turret was sought as an elevated beer garden.

The deer park, with the artificial lake along the course of historic Bull Run Creek, was well stocked for hunting. The ponds sported bass for fishing and a tremendous school of rare-colored tropicals for ornamental purposes. A yacht floated majestically on the comparatively confined waters.