



2801 Kensington Avenue, Richmond, Virginia 23221; Telephone: (804) 367-2323; Fax: (804) 367-2391

PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

The Preliminary Information Form (PIF) constitutes an application for preliminary consideration of a property for eligibility for the Virginia Landmarks Register and the National Register of Historic Places. The PIF is **not** the same as a nomination to the Registers, but is a means for evaluating the **eligibility** of a property for listing. The PIF is evaluated by Department of Historic Resources (DHR) staff and the State Review Board and their recommendations regarding the property's eligibility will be provided to the property owner in writing.

Before Preparing a PIF

Contact DHR's Archivist for assistance in obtaining any information DHR may have on file about your property, such as a previous architectural survey record or eligibility evaluation. You are welcome to use this information in preparing your PIF. Contact DHR's Archivist by phone at (804) 482-6102, or by email at Quatro.Hubbard@dhr.virginia.gov.

Staff at one of DHR's three Regional offices are available to answer questions you may have as you begin preparing your PIF. Locations and contact information for each office is at http://dhr.virginia.gov/regional_offices/regional_offices.htm. (You also are welcome to ask DHR's Archivist for the contact information.)

Preparing a PIF

A PIF consists of three equally important parts:

1. **Form:** Complete the attached form to the best of your ability, using your own research about the property to be evaluated as well as any information that DHR has provided. Remember that DHR's Regional staff also are available to assist you. The form may be completed using Microsoft Word software, typed, or hand-written. If using MS Word, the PIF can be submitted via CD, email, ftp, or other file sharing means.

Your PIF will not be evaluated if it is missing any of the following information:

- Property owner's signature
 - Contact information for the person submitting the form (if different from the property owner)
 - Contact information for the City Manager or County Administrator where the property is located
2. **Photos:** Provide color photographs of your property's exterior and major interior spaces, with emphasis on architectural features instead of furnishings. Photos typically include views of the main building from all sides, as well as important ornamental and/or functional details; any outbuildings or secondary resources; and the property's general setting. Submit photo prints on 4" x 6" glossy photo paper and digital images on CD or other file sharing means approved by DHR's Regional staff.
 3. **Maps:** A minimum of two maps must accompany your PIF:
 - **Location map:** This map shows the exact location of your property. The map can be created using Google Maps, Google Earth, Bing, or other mapping websites. A copy of a road map also may be used as long as the property's exact location and physical address are shown on the map. DHR's Archivist can assist in providing an acceptable location map with boundaries.
 - **Sketch map:** This map shows the locations of all resources on your property, such as the main building; any secondary resources (often referred to as outbuildings); major landscape features such as a stream, formal gardens, driveways, and parking areas, and the road on which the property fronts. The sketch map can be drawn by hand, or an annotated aerial view, tax parcel map or survey map may be used.

Submitting a PIF

Once you have completed the PIF, submit it to the appropriate Regional office. The Regional staff member will inform you when DHR staff will review your PIF and answer any questions you may have about the evaluation process.

Note: All submitted materials become the property of DHR and will be retained in our permanent Archive. In addition, the materials will be posted on DHR's public website for a period of time during the evaluation process.

*Thank you for taking the time to submit this Preliminary Information Form.
Your interest in Virginia's historic resources is helping to provide better stewardship of our cultural past.*



PRELIMINARY INFORMATION FORM (PIF) for INDIVIDUAL PROPERTIES

DHR No. (to be completed by DHR staff) 134-5398

Purpose of Evaluation

Please use the following space to explain briefly why you are seeking an evaluation of this property. The Blue Marlin Inn and Suites was identified as a potentially eligible property under the Virginia Beach Oceanfront Resort Motels and Hotels (1955-1970) MPD. This PIF is submitted in order to obtain an official determination of eligibility.

Are you interested in applying for State and/or Federal Rehabilitation Tax Credits? Yes [X] No

Are you interested in receiving more information about DHR's easement program? Yes No [X]

1. General Property Information

Property name: Blue Marlin Inn and Suites

Property address: 2411 Pacific Avenue

City or Town: Virginia Beach

Zip code: 23451

Name of the Independent City or County where the property is located: Virginia Beach

Category of Property (choose only one of the following):

Building [X] Site Structure Object

2. Physical Aspects

Acreage: .5

Setting (choose only one of the following):

Urban [X] Suburban Town Village Hamlet Rural

Briefly describe the property's overall setting, including any notable landscape features:

The Blue Marlin Inn and Suites stands on the east side of Pacific Avenue between 24th and 25th streets in the oceanfront resort area of the City of Virginia Beach. The surrounding cityscape is densely developed with office buildings, restaurants, entertainment/recreational venues, and other motels and hotels. The Blue Marlin is one block from the oceanfront.

At present, the Blue Marlin property consists of two buildings. The historic L-shaped building (on the north end of the parcel) is set back from Pacific Avenue with a paved parking lot on the south side of the building. The entrance to the property from the street (west side of parcel) is marked by stucco-clad, concrete block walls and piers. Ornamental grasses and small palms are planted in the landscaping beds that extend along the front (west) edge of the property. The four-story, non-historic, motel building on the property stands on the south end of the current parcel. (The southern end of the property was a separate parcel that was combined with the historic parcel in 1984.) The lower level of the building is a drive-through garage that extends from the Blue Marlin parking lot south to 24th Street. The lot has no access to Pacific Avenue. The only other structure on the

property is the swimming pool, which is enclosed by a concrete block wall and is south of the motel office. The pool remains in its historic location.

The 1965 property card for the motel identifies the building as concrete block-on-slab construction. Interiors are noted as having plaster ceilings and painted concrete block walls. The floors were concrete with asphalt tiles and carpeting. The original two-story motel, as seen in a 1968 photograph postcard, contained ten efficiency units and three rooms plus a one-story motel office and connecting manager's apartment, all of which was adjacent to the dental office that fronted onto Pacific Avenue. The ca.1977 addition of a second floor on the former dental office and motel office added five units, for a total of 19 units, with two noted as "manager's suite." Today, the historic wing retains its 19 units and the South Motel Building holds 29 rooms. Efficiency/kitchenette units are located only in the historic wing.

3. Architectural Description

Architectural Style(s): Mid-century Commercial; Modern

If the property was designed by an architect, landscape architect, engineer, or other professional, please list here: William Burton Alderman, architect (1965); Sampson & Associates, Architects, P.C., (2012 renovations)

If the builder is known, please list here: C.S. Yoder (cement work and structural steel erection)

Date of construction (can be approximate): 1965

Narrative Description:

In the space below, briefly describe the general characteristics of the entire property, such as its current use (and historic use if different), as well as the primary building or structure on the property (such as a house, store, mill, factory, depot, bridge, etc.). Include the architectural style, materials and method(s) of construction, physical appearance and condition (exterior and interior), and any additions, remodelings, or other alterations.

Exterior

This two-story, concrete block motel is L-shaped in plan. The front projecting wing of the building is covered by stacked gable roofs, while the rear ell features sections covered by chevron (close-set gable) roofs. The exterior walls are painted concrete block with inset stucco-clad panels around the guest room units. Rooms on both floors of the motel open directly to the outside. Each consists of a flush metal door and a large metal-frame picture window. These elements are replacements of the original. The upper-level balcony is accessed by an open concrete stair on the west end and by a semi-enclosed stair on the east (behind the office). The exposed edge of the second-floor concrete walkway is detailed with raised rectangular concrete blocks; the metal railing along the walkway features a large X-shaped brace with spans of metal screen. The railing appears to be the same, or at least reflects the same pattern, as the one seen in historic postcard images of the motel. Additional vertical rails have been added to bring the railing up to current building code. Square metal pipe columns support the walkway and roof above the balcony. The motel office, located at the joint of the L, features full-height plate glass windows (storefront) on both levels and is covered by the original folded-plate roof. The south wall of the office wing is clad with honeycomb-patterned concrete tiles.

The historic efficiency units were renovated 2012, but no changes were made to the building envelope. One partition wall between the two units occupied by the manager was removed to create one large unit, but the individual units retain their exterior appearance (door/window arrangement). Entrances into the guest rooms were upgraded with in-kind replacement of metal-frame fixed windows and metal doors. The door and window openings were enlarged slightly but retain the general fenestration arrangement. Doors were widened to comply with the American with Disability Act requirements, and accessible hardware was installed on all doors. The

elevation of each unit is set in a recessed bay (10'8") with a full metal door, a metal-framed fixed window, and a through-wall HVAC sleeve. The 2012 work also involved removing one of the twin concrete stairs behind the office.

In the late 1970s, five rooms were added to the motel by constructing a second floor atop the one-story dentist office wing and converting the former office to a guest room. Currently, some of those rooms are used for mechanical equipment and housekeeping storage. Exterior walls are of concrete block either painted or clad with stucco (rear). The west end elevation recently was painted with a wave pattern executed in various shades of blue. Fish-shaped signs with letters spelling "Blue Marlin" are affixed to the gable end (west) and south wall of the elevation. The north and east walls are painted concrete block with only a single window opening on the east wall.

Interior

Each efficiency features a large bedroom/living area with a kitchenette on the back wall that consists of a stove/oven, cabinets, sink, and refrigerator. A small dinette set is provided. The bathroom is accessed from one side of the kitchenette. A recessed closet is set into the exterior wall of the bathroom. Finishes in the units include painted concrete block exterior walls, gypsum board interior walls and ceilings, and ceramic tile-clad floors.

Briefly describe any outbuildings or secondary resources (such as barns, sheds, dam and mill pond, storage tanks, scales, railroad spurs, etc.), including their condition and their estimated construction dates.

Swimming Pool (Contributing)

An in-ground kidney-shaped pool is located south of the office wing. The pool is in the original location but the adjacent children's wading pool has been filled and is now part of the parking lot. The pool is edged by terra cotta tile and is surrounded by a concrete apron and sun terrace. The pool area is enclosed by a wall created by stacked concrete blocks, which does not appear to be an original element.

South Motel Building (Non-contributing)

In 1984, a separate four-story motel building constructed south of the original motel building was added to the motel property through a merger of parcels. The rectangular-shaped building, which also was renovated in 2012, is of concrete block construction and is covered by a flat roof. The exterior walls are painted in a blue wave pattern similar to that on the historic building. The wall that encloses the stair on the south elevation, facing 24th Street, is partially clad with fluted concrete panels which provides visual texture and interest. A large blue marlin sculpture is affixed to the wall. In 2020, artist Sam Welty painted a large mural dedicated to health care and service workers on the west wall of the building. The lower level of the building is a drive-through garage that leads from the Blue Marlin parking lot south to 24th Street. The upper three levels contain 9-10 guest rooms per floor. The rooms are accessed from an open walkway/balcony that is edged by a metal railing. Each unit features a flush metal door and large picture window in a metal frame. Interiors are finished with concrete floors with tile coverings and gypsum board walls.

4. Property's History and Significance

In the space below, briefly describe the history of the property, such as significant events, persons, and/or families associated with the property. Please list all sources of information used to research the history of the property. (It is not necessary to attach lengthy articles or family genealogies to this form.)

If the property is important for its architecture, engineering, landscape architecture, or other aspects of design, please include a brief explanation of this aspect.

The Blue Marlin Inn and Suites, originally called the Blue Marlin Lodge, was built in 1965 as a motel that offered both efficiency and guest room units. In 1962, Dr. and Mrs. John R. Anderson purchased an undeveloped lot on Pacific Avenue; Dr. Anderson constructed his dentist office on the property and then, in 1964, the couple applied for a use permit to construct an eight-unit motel on the lot (Virginia Beach Deed Book 747:444). As the oceanfront was becoming built out and property prices increased, owners undertook construction on Pacific Avenue, just one block from the oceanfront. During summer months the Andersons resided on-site at the motel and during the winter months, they lived at their Cardinal Road home in Birdneck.

The Andersons selected William Burton Alderman as their architect. At the time, Alderman's office was located just a few blocks away from the motel site at 22nd Street and Mediterranean Avenue. He later moved his office to 2200 Pacific Avenue. Alderman is one of the first architects in Virginia Beach to begin designing in the modern motel style and was one of the most prolific motel designers in the resort area from the late 1950s to the 1970. His work displayed notable materials and elements of the Modernist style including masonry (concrete) construction, breeze block walls, metal grilles, articulated wall elevations, glass mosaic, and vaulted arched or folded gable roofs. His first motel design was the Plantation Motel, at 30th Street and Atlantic Avenue (1959/60, now demolished), which had 58 units including several efficiencies/kitchenettes. The Blue Marlin Lodge was Alderman's sixth motel design and is one of only three still extant in the area. No two of Alderman's designs were identical, and the Blue Marlin is the last extant example that reflects his dexterity with the new motel form and modern aesthetic. Although research completed to date has not determined the architect for the 1977 addition, it is possible that Alderman may have been involved in the designs since the architect was still in practice with his office located just south of the Blue Marlin at 22th Street and Pacific Avenue.

The Blue Marlin Lodge opened in late 1965, offering furnished studio apartments to bachelors or couples; the units were advertised as available "until July" and the beginning of the vacation season. Alderman's design for the motel included renovations to Dr. Anderson's office that brought the office up-to-date and made it compatible with the architecture of the motel. The complex included a two-story guest room wing that connected to the motel office and manager's apartment, all of which was adjacent to the east end of the dental office. Initially, the design was conceived to hold eight kitchenette units and the manager's unit; however, it appears that Alderman modified the plan to include both kitchenettes and regular guest rooms. The placement of the L-shaped building on the lot was intended to "conserve land for parking and recreation facilities," which included a kidney-shaped pool and a wading pool for children. Alderman's use of a folded-plate roof carried from the manager's office through to the dental office, as can be seen in early photographs and drawings of the building. The dental office also featured a plastic honeycomb wall partition; the honeycomb pattern is echoed in concrete tiles affixed to the south wall of the manager's office. A notable element of the design was the aluminum grille panels that shielded the exterior twin concrete stairways. The grilles were detailed with "delicate design motifs" from sidewalk level to roof. The grilles also surrounded a reflection pool that contained a water spray that created "an interesting sensation as one walks down the stairs within the grille surrounds." The original design elements of the aluminum grilles and reflecting pool near the office are no longer extant and although the loss is unfortunate, it does not overwhelmingly diminish the historical character of the building. The reason for the removal is not known; however, it is likely that the seaside environment took a toll on the grilles. The reflecting pool, likewise, may have required more maintenance than owners found practical.

C.S. Yoder was credited with the cement work and structural steel erection for the building, and the iconic sign located at the Pacific Avenue entrance was created by John Garven. The original signage does not survive; however, the present owners have recalled the image of the large blue marlin in the new signage on the building.

Dr. Anderson, a native of Ayden, NC, had attended Hampden-Sydney College and was a military veteran of World War II and Korea. Dr. Anderson, a plant lover, designed the landscape surrounding the lodge. Helen Anderson, a native of Norfolk, had attended the Corcoran School of Art (Washington, D.C.) and was an award-winning local artist; she also held a pilot's license. She made the final selections of the interior colors and materials. Mrs. Anderson, who managed the Blue Marlin, was an officer with the Innkeepers of Virginia Beach,

serving as treasurer, secretary, and a member of the Board of Directors for six years. She was very active in local civic and arts organizations including the Council of Garden Clubs of Virginia Beach and Princess Anne County, the Princess Anne Junior Women's Club, and the Atlantic Mental Health Clinic. She was the first chairman of the Boardwalk Art Show, which she held for three years, and taught art classes as a volunteer at Linkhorn Park Elementary School. She was a Professional Registered member of the National Association of Parliamentarians, served on the national board of directors of that organization, and taught parliamentary procedure at Tidewater Community College and Old Dominion University.

One newspaper article noted that the Andersons constructed the motel as an investment to help pay for their children's education. The motel was operated as a relatively upscale accommodation, offering turndown service to its clientele. Dr. Anderson died in 1968 at 45 years of age; Mrs. Anderson continued to operate the motel single-handedly through the early 1970s. In 1975, the hotel was managed by Arthur E. Wells, with Robert L. Winstead of Salem, VA, as president of the property-holding company (Beach Realty Corporation), which included Mrs. Anderson as a member. Mrs. Anderson died in 2010.

National Register of Historic Places Eligibility

The Blue Marlin Inn and Suites, originally known as the Blue Marlin Lodge, was one of 14 properties recommended as eligible or potentially eligible for listing in the National Register of Historic Places (NRHP) under the Multiple Property Documentation (MPD) "Virginia Beach Oceanfront Resort Motels and Hotels (1955-1970) (DHR #134-5721) (VLR approved 3/18/2011, NRHP approved 5/12/2021). Per the MPD, the Blue Marlin is identified as an example of the associated property subtype "Resort Motel" because it was purpose-built "to provide short-term accommodations (nightly or weekly rentals) to serve the tourist economy" and "also provided weekly or monthly rentals during the off-season but was primarily intended to meet the demands of the summer season." The motel was built in 1965 during the MPD's identified period of significance (1955-1970) and is located on Pacific Avenue in the oceanfront resort area identified as the MPD's geographical area.

The Blue Marlin Inn and Suites is recommended eligible at the local level under Criterion A in the area of Commerce as an example of a Resort Motel built in 1965 during a "transformative period of time in the hospitality industry along the Virginia Beach oceanfront which encapsulated a rapid shift from family-owned, independent cottages to modest-sized independently operated motels and hotels." The Blue Marlin reflects trends that occurred nationally in the hospitality industry during the 1960s. One trend was the emergence of the kitchenette or efficiency unit, which provided a convenience to travelers who wished to economize by fixing meals on their own rather than going to restaurants. The kitchenette also benefitted the owner, who could rent their accommodations as apartments during the off season. The motel also is recommended eligible under Criterion C in the area of Architecture as an example of an architect-designed, mid-century motel that reflects character-defining features of the type including its use of a concrete-based structural system, vertically stacked guest units, open balconies and stairs, on-site parking, and a swimming pool. The motel reflected the emergent, modern "Florida-style" motel that was more informal than the early-twentieth-century cottages that formerly lined the oceanfront. The new accommodation type gave guests more autonomy and featured open balconies, exterior room access, and on-site guest parking. In addition, the Blue Marlin is one of three surviving examples of local architect William B. Alderman, who was a prolific designer of Virginia Beach's modern motels in the 1950s and 1960s.

Integrity

Although alterations have been made to the Blue Marlin since its construction in 1965, most of the changes have not altered the historical appearance of the building to the extent that it no longer is recognizable as a mid-century Resort Motel. The following section addresses how the Blue Marlin meets the registration requirements defined in the MPD, and how the motel retains good overall integrity.

The Blue Marlin remains on its original site, thus retaining integrity of **Location**.

Although altered in some ways over the years, the Blue Marlin still retains good integrity of **Design** by meeting the stated registration requirements in the following ways:

- The footprint of the original Blue Marlin is easily distinguishable (an L-shaped footprint containing efficiencies, rooms, and manager's office and suite). In the late 1970s, the original one-story dentist office adjacent to the front of the motel was incorporated as a guest wing and a second floor was added. The renovation and 5-unit addition extended the motel's features of vertically stacked units fronted by open balconies with an open stair. The original footprint and rooms, however, remain intact.
- The motel's primary elevation is not obscured by the later addition.
- A section of the original roof form over the motel is intact; however, the 1970s addition resulted in the expansion of an existing side-gable roof and construction of another segment of the roof. The distinguishing original folded plate roof form over the original office area of the motel is generally intact. The folded plate over the dental office was replaced with a side-gable roof with a prowed end when the wing was expanded to two stories.
- The Blue Marlin is still identifiable as a motel with stacked, vertically aligned primary elevation(s) with visually differentiated units.
- The Blue Marlin retains its continuous, concrete balconies that form exterior corridors. The metal railing appears to be the original element, although additional vertical elements have been inserted to meet life safety codes. Likewise, the unit doorways were enlarged in 2012 to meet accessibility requirements. Per the MPD, these changes to meet code do not, in and of themselves, disqualify a property from listing.
- The Blue Marlin retains several distinctive architectural details of the original design, although these details are not as architecturally bold as on other examples. Examples of these details include raised rectangular concrete blocks along the exposed edge of the concrete balcony; the metal railing along the balcony, which features a large X-shaped brace with spans of metal screen, square metal pipe columns; honeycomb-patterned concrete tiles cladding the south end exterior wall; exterior, open concrete stairs; and a portion of the original folded-plate roof.

The Blue Marlin retains good integrity of **Setting** since it retains its original pool and sun terrace in the original location and retains on-site parking. Only the small wading pool for children that was located near the adult pool has been removed.

The Blue Marlin retains good integrity of **Materials** by retaining the plate glass windows associated with each guest unit and its concrete structural system. Original windows were replaced in 2012 with in-kind units, which is an acceptable alteration per the MPD.

The Blue Marlin also retains integrity of **Workmanship**, which is conveyed through the method of construction (masonry) and the individual structural components.

The Blue Marlin retains good integrity of **Association** since it was built during the identified period of significance (1955-1970), within the defined geographic resort area, and for the purpose of providing overnight accommodations. The Blue Marlin was constructed in 1965 on Pacific Avenue as a motel that primarily provided overnight accommodations to tourists to Virginia Beach. The motel included units equipped with efficiency kitchenettes, which was a popular industry trend among the oceanfront resort motels and hotels and allowed the motel to offer units for short-term rental during the off-season.

Sources

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“Helen Virginia Luhring Anderson,” Fina Grave, <https://www.findagrave.com/memorial/113280475/helen-virginia-anderson>.

Helen V.L. Anderson, Obituary. *The Virginian-Pilot*, February 5, 2010.

“Dr. John R. Anderson, 45, Dentist, of Va. Beach,” Obituary. *The Virginian-Pilot*. June 9, 1968.

Hampden-Sydney College. *Record of the Hampden-Sydney Alumni Association*, Vol. 42, No. 4 (Summer) 1968. <https://archive.org/details/recordofhampd4241968hamp/page/24/mode/2up?q=anderson>

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Sampson and Associates Architects, P.C. [Virginia Beach] “Alterations to the Blue Marlin Motel, 2411 Pacific Avenue, Virginia Beach, Virginia.” Architectural drawings, revised April 30, 2012. Courtesy of Daniel L. Sampson.

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Virginia Record. “The Blue Marlin Lodge.” February 1966. Accessed online

<https://usmodernist.org/AIAVA/AIAVA-1966-02.pdf>.

---. “New Virginia Beach Motel Completed.” [Plantation Motel] November 1961. Accessed online

<https://usmodernist.org/AIAVA/AIAVA-1961-11.pdf>.

Personal Communication

Mrs. Jimmie Koch, Owner and Operator of the Cutty Sark Motel and Efficiencies, June 2, 2021.

Anup Patel, Manager, Blue Marlin Inn and Suites, July 27, 2021.

Daniel L. Sampson, Architect, July 27, 2021.

Manan Shah, Owner, Blue Marlin Inn and Suites, July 20, 2021.

5. Property Ownership (Check as many categories as apply):

Private: X Public\Local _____ Public\State _____ Public\Federal _____

Current Legal Owner(s) of the Property (If the property has more than one owner, please list each below or on an additional sheet.)

name/title: Manan Shah/Principal

organization: Plaza Resort Management LLC

street & number: 3228 Braddock Landing Rd

city or town: Chesapeake state: VA zip code: 23321

e-mail: manan.shah@plazaresortmgmt.com telephone: (757) 305-7882

Legal Owner's Signature: _____ Date: _____

•• Signature required for processing all applications. ••

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: Same as above

Daytime Telephone: _____

Applicant Information (Individual completing form if other than legal owner of property)

name/title: Debra A. McClane/Architectural Historian

organization: Debra A. McClane/Architectural Historian

street & number: 4711 Devonshire Road

city or town: Richmond state: VA zip code: 23225

e-mail: dmcclane1@verizon.net telephone: 804/233-3890

6. Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator, City Manager, and/or Town Manager

name/title: Patrick A. Duhaney/City Manager

locality: City of Virginia Beach

street & number: 2401 Courthouse Drive, Room 234

city or town: Virginia Beach state: VA zip code: 23456

telephone: 757/385-4242