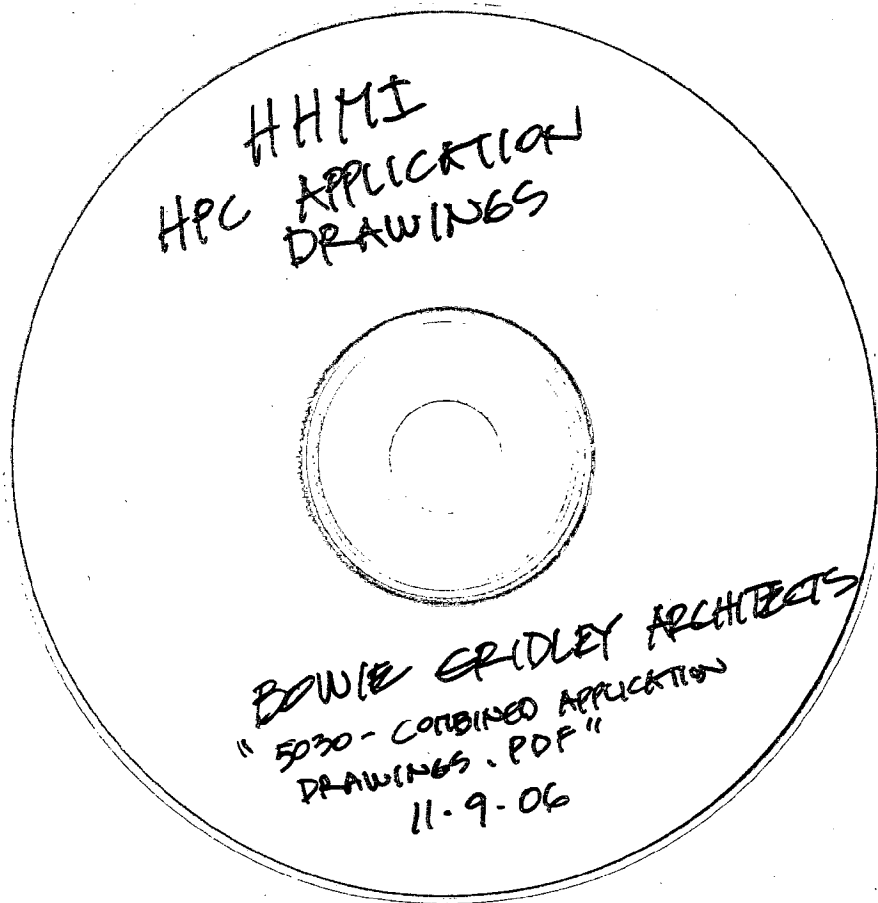


35/10-06A 4101 MANOR RD  
Hayes Manor, 35/010





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Robert Obrist

Daytime Phone No.: 301-215-8608

Tax Account No.: 00425422

Name of Property Owner: Howard Hughes Medical Inst. Daytime Phone No.: 301-215-8500

Address: 4000 Jones Bridge Road Chevy Chase, MD 20815
Street Number City State Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 4101 Street: Manor Road

Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue

Lot: 8 Block: 212 Subdivision: Hayes Manor

Liber: 14574 Folio: 466 Parcel: C 18

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Revovate
Move Install Wreck/Raze
Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
Solar Fireplace Woodburning Stove Single Family
Fence/Wall (complete Section 4) Other: HAWP # 35/10-03K

1B. Construction cost estimate: \$ Not Available

1C. If this is a revision of a previously approved active permit, see Permit # HAWP #35/10-03K Conditions 3&4

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date 11/14/06

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 438 714 Date Filed: 11/14/06 Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Hayes Manor, Circa 1762, a two-and-a-half story, five bay by two bay structure, is considered one of the finest Georgian style manor houses in Maryland, with exceptionally fine brick work outside and  
woodwork fashioned with great craftsmanship inside. Situated on 9.44 acres, Hayes Manor is surrounded by stately, mature walnut,  
hickory and oak trees, boxwood garden, and bowling green.  
(Master Plan Site 35/10)  
See Attachment.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Applicant wishes to return to HPC to meet condition numbers 3&4 (attached) to Historic area Work Permit # 35/10-03K.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

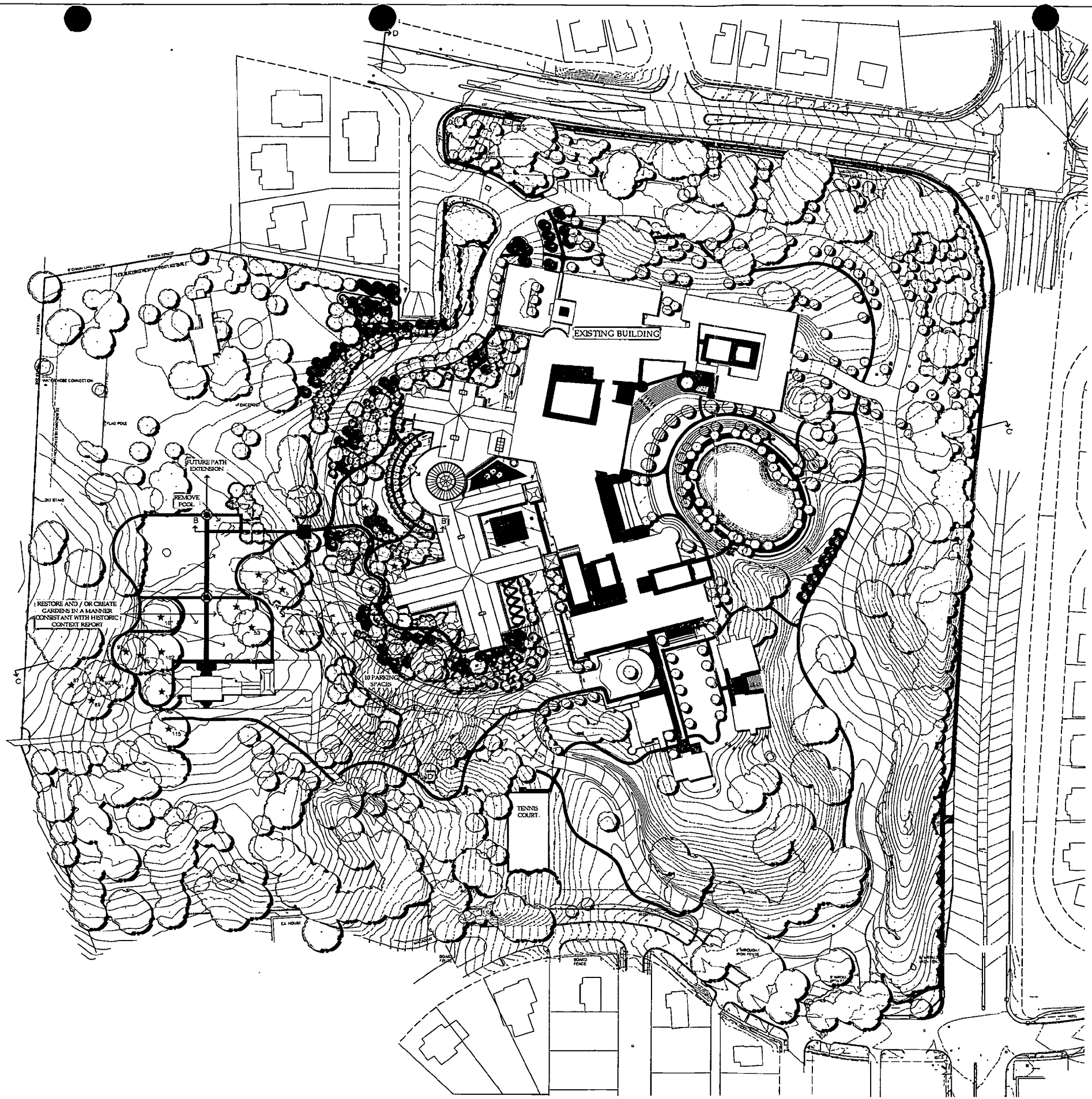
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).












PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

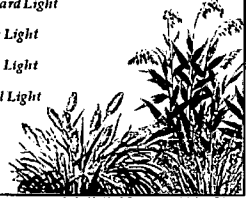
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Howard Hughes Medical Institute 4000 Jones Bridge Road Chevy Chase, MD 20815	Robert Obrist Howard Hughes Medical Institute 4000 Jones Bridge Road Chevy Chase, MD 20815
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Columbia Country Club 7900 Connecticut Avenue Chevy Chase, MD 20815-5938	John J. & K.C. Barry 4004 Manor Road Chevy Chase, MD. 20815
Edward M. & S.M. Prince 8519 Longfellow Place Chevy Chase, MD 20815	Columbia Foundation 7900 Connecticut Avenue Chevy Chase, MD 20815-5938
Sara G. & M.H. Dent 4112 Manor Road Chevy Chase, MD 20815	Sara G. & M.H. Dent C/O Fiduciary Counselling Inc. 332 Minnesota St. Suite 2100 Saint Paul, MN 55101

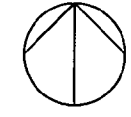


**LEGEND**

-  Proposed Paved Paths
-  Proposed Mulch Path
-  Proposed Stone Retaining Wall
-  Mixed Deciduous Forest
-  Trees Identified in Natural Resource Inventory 01/16/02 and Other Existing Trees
-  Road
-  Lawn
-  Bollard Light
-  Pole Light
-  Step Light
-  Wall Light



Scale: 1"=60'



Architect: Bowie Gridley Architects  
 Civil Engineer: PHR+A  
 Landscape Architect: Louise Schiller Associates  
 Traffic Engineer: Kimley-Horn and Associates  
 Development Management: The Mark Winkler Company

# Landscape Plan

Headquarters Expansion  
**Howard Hughes Medical Institute**  
 4000 Jones Bridge Road, Chevy Chase, MD

MARCH , 2003

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	4101 Manor Road, Cheyy Chase	<b>Meeting Date:</b>	12/6/2006
<b>Resource:</b>	Master Plan Site #35/010 <b>Hayes Manor</b>	<b>Report Date:</b>	11/29/2006
<b>Applicant:</b>	Howard Hughes Medical Institute (Robert Oberist, Agent)	<b>Public Notice:</b>	11/22/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/10-06A REVISION	<b>Staff:</b>	Michele Oaks

**PROPOSAL:** Addition, path system, sunken garden installation

**RECOMMENDATION:** Approve

**STAFF RECOMMENDATION:**

Staff is recommending the Historic Preservation Commission approve this HAWP application with the following conditions:

- A tree protection plan will be prepared by a certified arborist, submitted to HPC staff and implemented prior to any work beginning on the property.
- The revised footprint and design for the construction of a three-story addition to the main block of the HHMI complex is approved in concept. The final design will be reviewed and approved by staff. If staff has concerns about the final design, the project will be brought back to the HPC for review and action.
- The permit sets of drawings will show the true finish grades on the elevations.

**BACKGROUND**

The Commission approved a HAWP application in April of 2003 for:

1. The relocation of the c. 1923 Bungalow
2. The construction of a three-story addition to the main block of the HHMI complex
3. The demolition of the non-contributing carport, dog grooming addition, pool and barn foundation
4. The conceptual approval for the installation of new roads and pathway system.

The conditions of approval were:

*Aug 04  
Yordman  
& Assoc.*

1. A phase I archaeological survey shall be conducted in conjunction with removal of the bank barn foundation. A qualified archaeologist shall be contracted to undertake the survey, and all reports produced by the archaeologist shall be reviewed by staff.
2. Construction of the loop road is approved in concept. However, the applicant must work with staff to relocate the existing bungalow or return to the HPC with additional information to make a compelling case for demolition of the bungalow.
3. Construction of a paved pathway system is approved in concept. However, the applicant

- must return to the HPC with a detailed plan for pathway locations and materials, as well as a historically appropriate landscaping plan.
4. Construction of a three-story addition to the main block of the HHMI complex that will be partially located in the Hayes Manor environmental setting is approved in concept. However, the applicant must return to the HPC for review and approval of the final building design.
  5. A tree protection plan will be reviewed and approved by staff. If staff has concerns about the number of trees to be removed, then this issue will be brought back to the HPC for review and action.

### **ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Individually Designated *Master Plan* Site #35/010  
STYLE: Georgian  
DATE: c1762-67

Constructed between 1762-67, Hayes Manor is one of the oldest, best-preserved Georgian manors in the region. It is situated on a 9.44-acre tract, that is the remnant of a farm, which was originally 700 acres in size. Reverend Alexander Williamson built the main house. The name "Hayes Manor" is believed to be derived from the name of the English home of the Earl of Chatham, William Pitt, whom Williamson admired during his earlier schooling in England. The house was purchased by James Dunlop in 1792. Members of the Dunlop family continued to occupy the house until 1961.

The east wing was added circa 1894 and the west wing in 1908. A greenhouse and a garage, which was later enlarged, were also added in 1908. A carport and dog grooming addition (circa 1985) were recent additions. In 1961, Historic American Building Survey (HABS) documentation was completed on the manor house.

In addition to the manor house, there were at least two outbuildings: an early barn, which was significantly altered in the mid-20<sup>th</sup> century, demolished in the early 1990s, and the remaining foundation walls are approved to be demolished as part of the previous HAWP application. There is also a 1-1/2 story c. 1923 Craftsman bungalow constructed adjacent to the manor and was used as a servants' house for the Dunlops. This building was moved approximately 120 feet northwest from its current location in 2005, in preparation for the expansion of the adjacent medical institute building.

The surrounding property is a significant part of the manor house's historicity. Important landscape features include two sets of brick entrance pillars with iron gates, a monument to the Dunlop family located to the east of the main house, terraced boxwood gardens to the north of the house, and a bowling green to the north of the house, which may date from the time of Williamson's ownership.

The property was approved as a Montgomery County *Master Plan* Site in 1984 and is presently owned by the Howard Hughes Medical Institute (HHMI).

**PROPOSAL:** The applicant is:

1. Requesting a modification to the approved conceptual HAWP application for the construction of a three-story addition onto the existing HHMI complex.
2. Submitting a modification to the approved path plan for the Commission's review and approval.
3. Proposing to recreate a formal boxwood garden in the location of the original garden.



**APPLICABLE GUIDELINES:**

Proposed alterations to Master Plan individually designated sites are reviewed by the Commission with the guidance from the *Secretary of Interior's Standards for Rehabilitation (Standards)* and the *Montgomery County Code Chapter 24A (Chapter 24A)*. The pertinent information in these documents is outlined below.

*Montgomery County Code; Chapter 24A-8(b)*

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

*Secretary of Interior's Standards for Rehabilitation*

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- #5 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The applicant is requesting a revision to the approved 2003 historic area work permit. As the design team developed the addition over the last couple of years, the result has been significant changes to its overall footprint. These changes push the new addition farther away from the historic resource, than the original conceptual approval. The original plan provided for 207 feet at the closest points between the manor house and the proposed addition. The new design pushes the addition back, which enables the distance between the house and the addition to be 261 feet- a 54 feet increase. The manor house continues to be at a higher elevation than the new construction, as shown on circle //

Additionally, the applicant has modified their proposed paved path layout to a more simplified design. The changes can be seen by reviewing the attached 2003 and the current landscape plans on circles 8+9.

Finally, the applicants are proposing to re-create a formal boxwood garden in its original location. The garden will be a great addition to the site and will assist in its interpretation, whereby returning a prominent feature back into its landscape.

Staff supports the revisions to the previously approved HAWP application as the new construction will be a greater distance from the historic resource than in the previous design, the proposed path layout is simplified and requires less impermeable surface, and the new garden will provide an opportunity to recreate a landscape feature that was previously lost.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Robert Obrist
Daytime Phone No.: 301-215-8608

Tax Account No.: 00425422
Name of Property Owner: Howard Hughes Medical Inst. Daytime Phone No.: 301-215-8500
Address: 4000 Jones Bridge Road Chevy Chase, MD 20815
Contractor: N/A Phone No.: N/A
Contractor Registration No.: N/A
Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 4101 Street: Manor Road
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: 8 Block: 212 Subdivision: Hayes Manor
Liber: 14574 Folio: 466 Parcel: C 18

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[checked] Construct [ ] Extend [ ] Alter/Renovate [ ] A/C [ ] Slab [ ] Room Addition [ ] Porch [ ] Deck [ ] Shed
[ ] Move [ ] Install [ ] Wreck/Raze [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family
[ ] Revision [ ] Repair [ ] Revocable [ ] Fence/Wall (complete Section 4) [checked] Other: HAWP # 35/10-03K

1B. Construction cost estimate: \$ Not Available

1C. If this is a revision of a previously approved active permit, see Permit # HAWP #35/10-03K Conditions 3&4

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [ ] WSSC 02 [ ] Septic 03 [ ] Other:
2B. Type of water supply: 01 [ ] WSSC 02 [ ] Well 03 [ ] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[ ] On party line/property line [ ] Entirely on land of owner [ ] On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: [Signature] Date: 11/14/06

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_
Application/Permit No.: 438 714 Date Filed: 11/14/06 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Hayes Manor, Circa 1762, a two-and-a-half story, five bay by two bay structure, is considered one of the finest Georgian style manor houses in Maryland, with exceptionally fine brick work outside and woodwork fashioned with great craftsmanship inside. Situated on 9.44 acres, Hayes Manor is surrounded by stately, mature walnut, hickory and oak trees, boxwood garden, and howling green.  
(Master Plan Site 35/10)  
See Attachment.

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Applicant wishes to return to HPC to meet condition numbers 3&4 (attached) to Historic area Work Permit # 35/10-03K.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
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- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

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- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

Howard Hughes Medical Inst.  
 4000 Jones Bridge Road  
 Chevy Chase, MD 20815

**Owner's Agent's mailing address**

✓ Stephen D. Parks  
 Howard Hughes Medical Institute  
 ✓ 4000 Jones Bridge Road  
 Chevy Chase, Md 20815

**Adjacent and confronting Property Owners mailing addresses**

✓ Columbia Country Club  
 ✓ 7900 Connecticut Avenue  
 Chevy Chase, MD 20815-5938

John J. & K.C. Barry  
 ✓ 4004 Manor Road  
 ✓ Chevy Chase, MD 20815

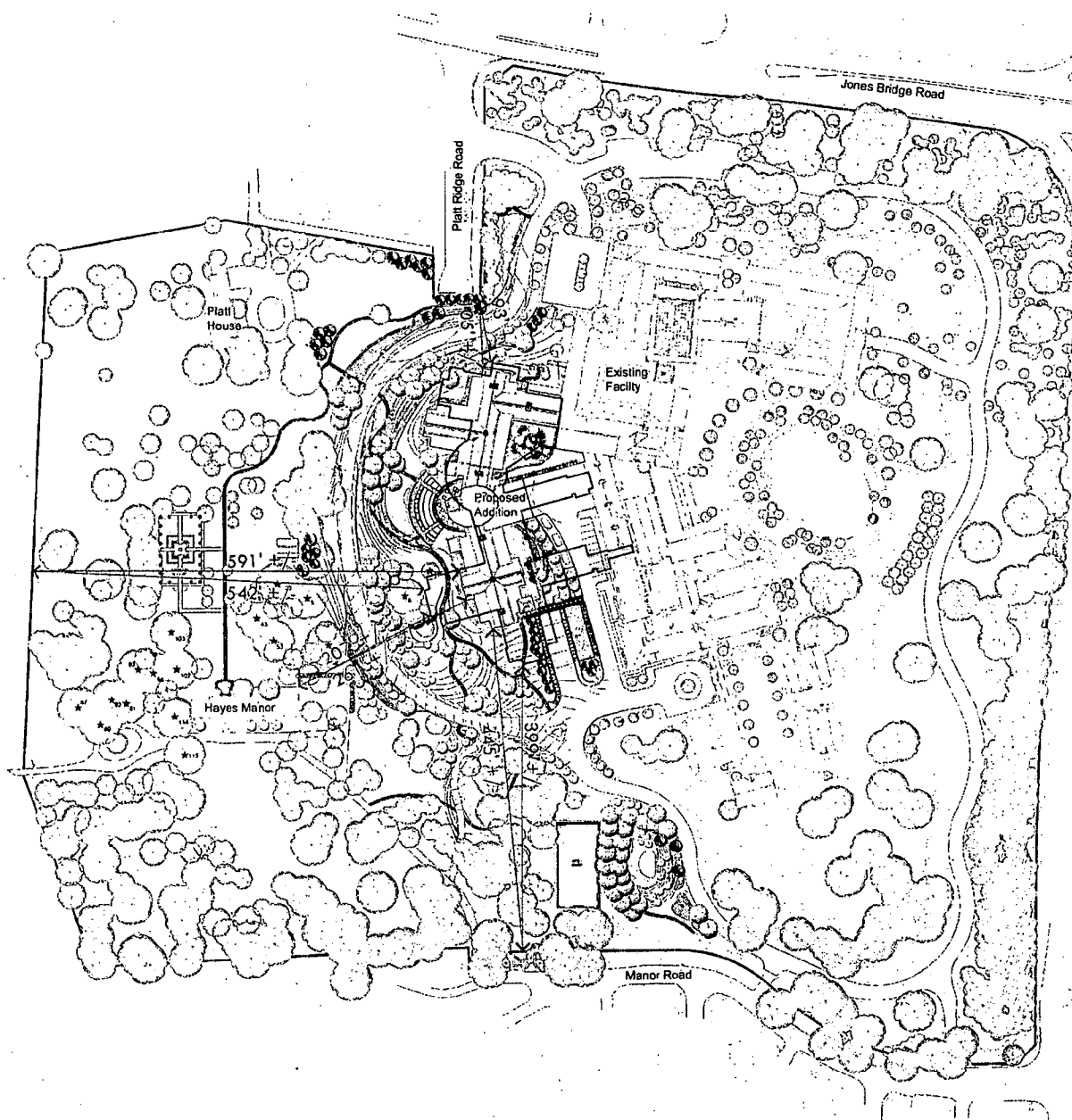
✓ Edward M. & S. M. Prince  
 ✓ 8519 Longfellow Place  
 Chevy Chase, MD. 20815

✓ Columbia Foundation  
 ✓ 7900 Connecticut Avenue  
 Chevy Chase, MD 20815 - 5938








✓ Sara G. & M.H. Dent  
 ✓ 4112 Manor Road  
 Chevy Chase, MD 20815

Sara G. + M.H. Dent  
 C/O Fiduciary Counselling Inc.  
 ✓ 332 Minnesota St.  
 Suite 2100  
 Saint Paul, MN 55101

BOB OBRIST  
 THE MARK WINKLER CO.  
 4900 SEMINARY RD  
 ALEXANDRIA, VA  
 22311

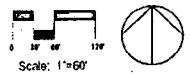


**LEGEND**

-  Existing Tree
-  Proposed Shade Tree
-  Proposed Flowering Tree
-  Proposed Evergreen Tree
-  Proposed Evergreen Shrub
-  Proposed Flowering Shrub
-  Proposed Groundcover



Approved Special  
Exception Footprint  
and Setback  
  
November 2006  
Footprint and Setback



**LOUISE SCHILLER  
ASSOCIATES**  
LANDSCAPE ARCHITECTS

2 Chesapeake Lane  
Bethesda, MD 20814  
Phone: (301) 634-9011  
Fax: (301) 634-1011  
Email: info@lsc-a.com

1 Overall Site Plan

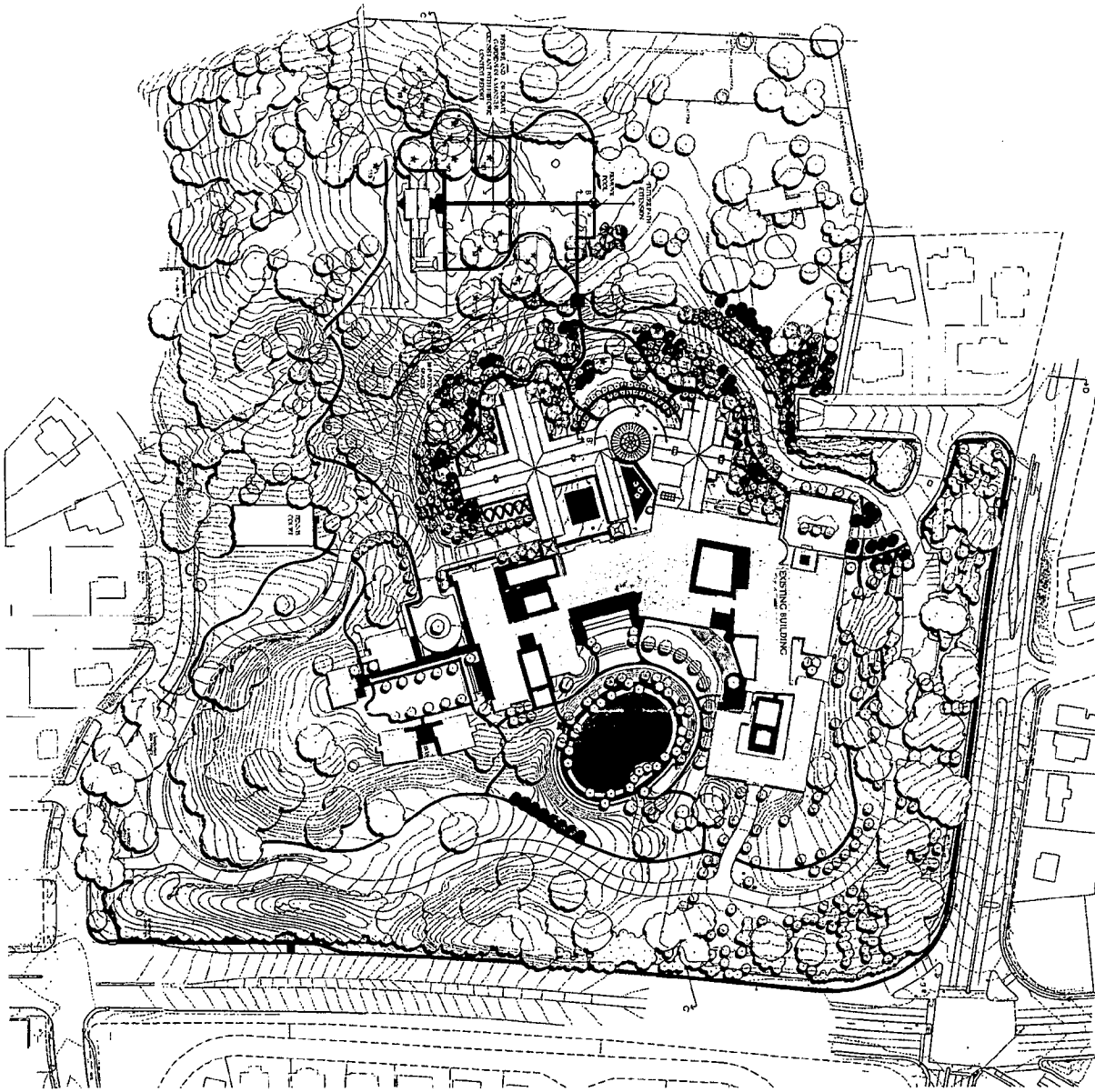
Headquarters Expansion

**Howard Hughes Medical Institute**

4000 Jones Bridge Road, Chevy Chase, MD  
November 2006



CURRENT



Scale: 1"=50'

**LEGEND**

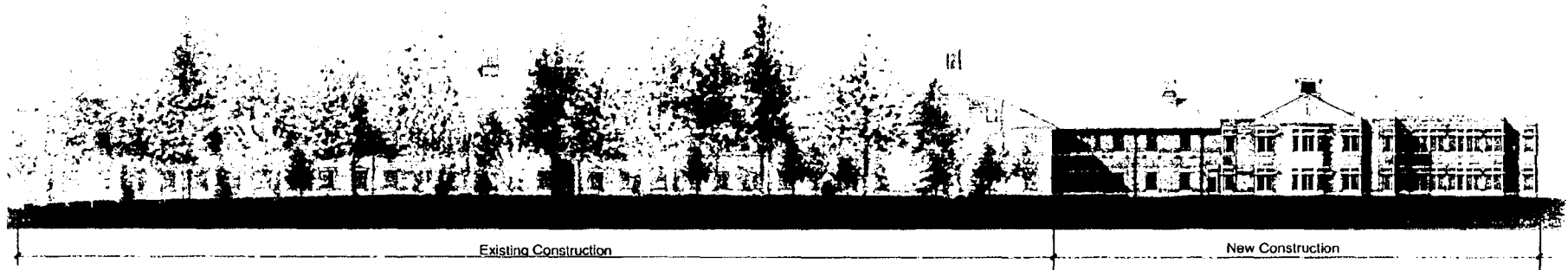
- Proposed Paved Paths
- Proposed Matted Paths
- Proposed Stone Retaining Walls
- Mixed Development Forest
- Pine, Spruce, Fir, and Other Coniferous Trees
- Road
- Lawn
- Retained Light
- Park Light
- Street Light
- Wall Light



Headquarters Expansion  
**Howard Hughes Medical Institute**  
 4000 Jones Bridge Road, Chevy Chase, MD

**2003**  
 Landscape Plan

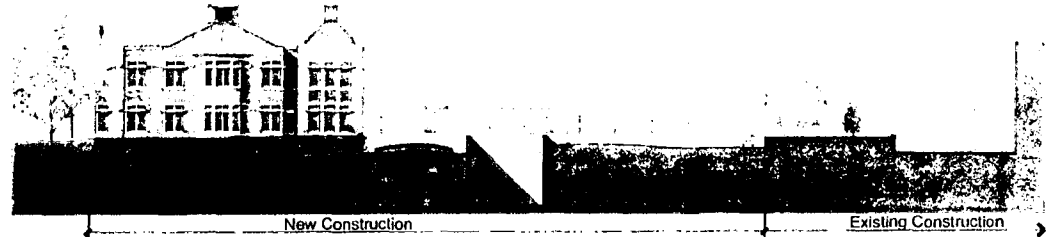
Architect: Bowie Gridley Architects  
 Civil Engineer: PHR+A  
 Landscape Architect: Louise Schiller Associates  
 Traffic Engineer: Kimley-Horn and Associates  
 Development Management: The Mark Winkler Company



North Elevation - Headquarters Expansion

Note:  
Building elevations depicted are conceptual in nature.  
They are intended to illustrate the overall building  
configuration and general architectural intent.

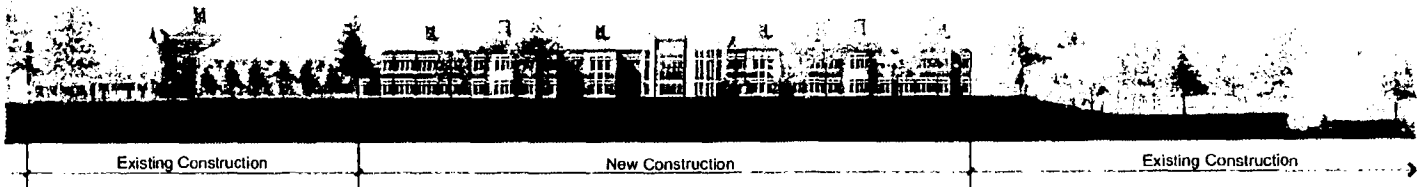
Note:  
Building Elevations do not indicate the degree of  
screening that actual landscaping provides.  
See Site Photographs.



South Elevation - Headquarters Expansion



West Elevation - Existing Headquarters



West Elevation - Headquarters Expansion

Architect: Bowie Gridley Architects  
Civil Engineer: PHRYA  
Landscape Architect: Louise Schiller Associates

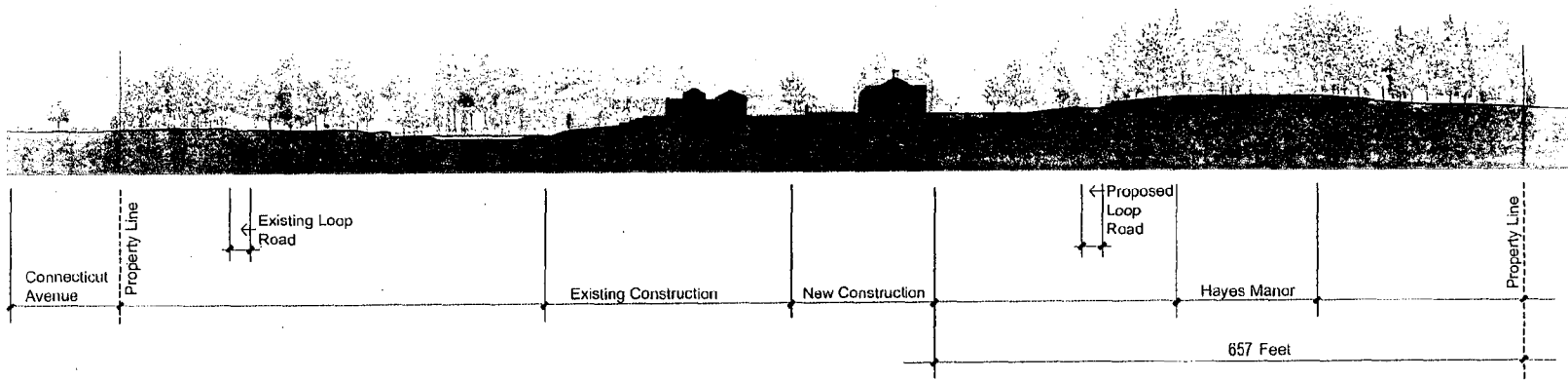
Historic Area Work Permit Application

Exterior Elevations  
Headquarters Expansion

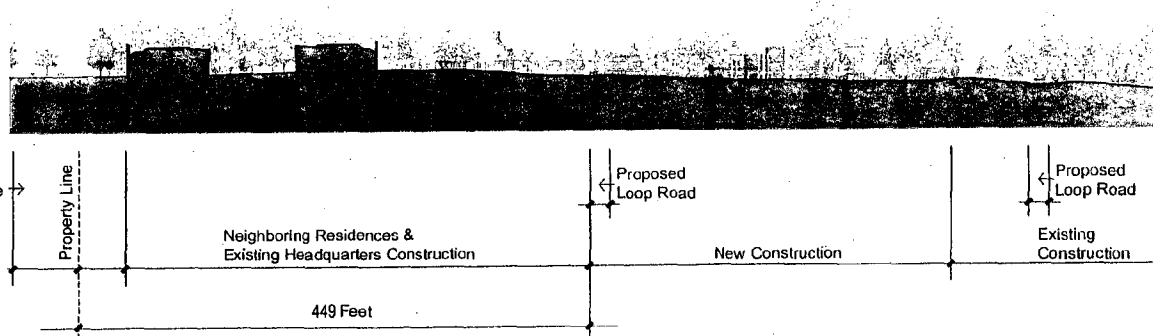
Headquarters Expansion  
**Howard Hughes Medical Institute**  
400C Jones Bridge Road Chevy Chase, MD

10

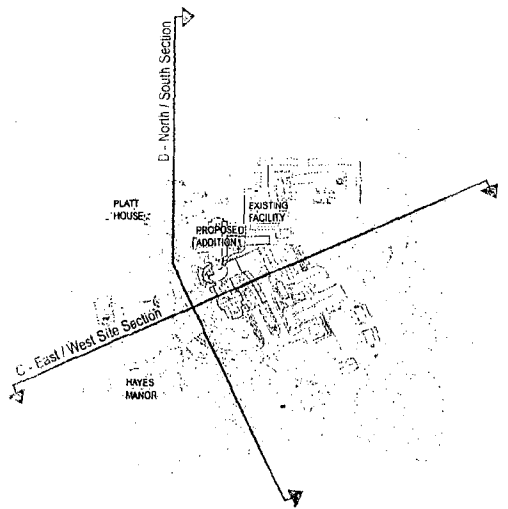




C - East / West Site Section



D - North / South Site Section



Architect: Bowie Gridley Architects  
 Civil Engineer: PHR-A  
 Landscape Architect: Louise Schiller Associates

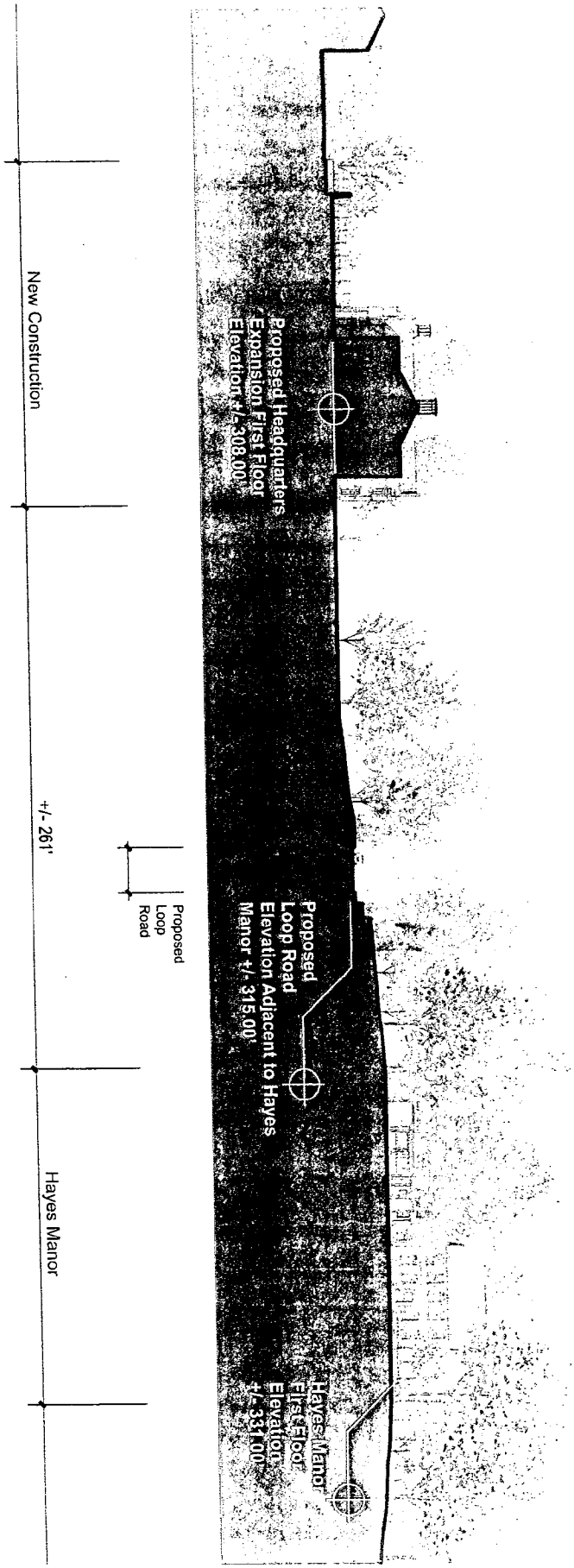
Historic Area Work Permit Application

Headquarters Expansion  
**Howard Hughes Medical Institute**  
 4000 Jones Bridge Road, Chevy Chase, MD

Site Sections

November 2006

(12)



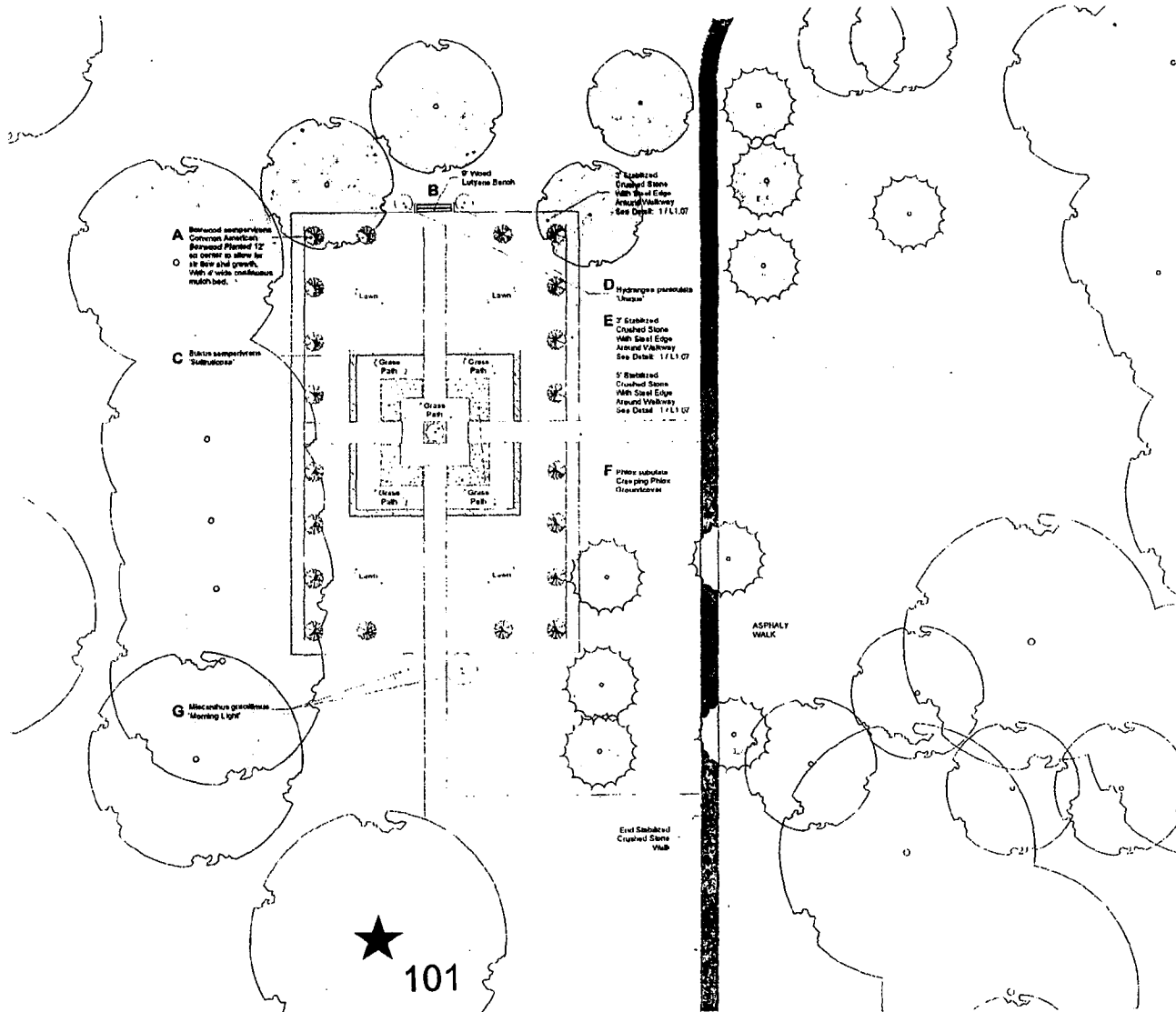
Enlarged Site Section at Hayes Manor

November 2006

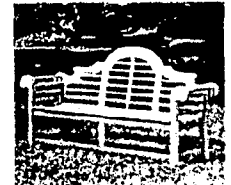
Headquarters Expansion  
**Howard Hughes Medical Institute**  
 4000 Jones Bridge Road, Chevy Chase, MD

Historic Area Work Permit Application  
**Enlarged Site Section**

Architect: Bowie Gridley Architects  
 Civil Engineer: PHR+A  
 Landscape Architect: Louise Schiller Associates



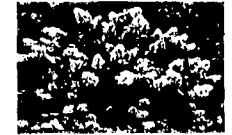
**A** *Boxwood sempervirens*  
Common American Boxwood



**B** 9' Wood Lulyens Bench



**C** *Boxwood sempervirens* 'Suffruticosa'



**D** *Hydrangea paniculata* 'Unique'



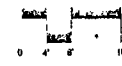
**E** Stabilized Crushed Stone Walkways



**F** *Phlox subulata*  
Creeping Phlox Groundcover



**G** *Miscanthus gracillimus*  
'Morning Light'



Scale: 1/8"=1'-0"

Handwritten initials 'LS' in a circle.



1 North Elevation of Hayes Manor



2 East Elevation of Hayes Manor



3 South elevation of Hayes Manor



4 West Elevation of Hayes Manor



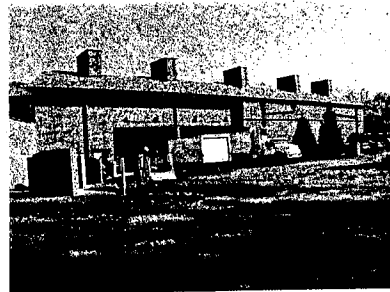
5 Looking North to Hayes Manor from 4112 Manor Road



6 Looking North to Hayes Manor from 8519 Longfellow Place



7 Looking North from Manor Road



8 Looking East at HHMI Loading Docks



9 Looking South from Platt Ridge Drive

Architect: Bowie Griley Architects  
Civil Engineer: PHR+A  
Landscape Architect: Louise Schiller Associates

Historic Area Work Permit Application

Site Photos

Headquarters Expansion  
**Howard Hughes Medical Institute**  
4000 Jones Bridge Road, Chevy Chase, MD

November 2006

PH



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 09, 2002

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit 35/10-03K

DPS# N/A

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved       Denied       **Approved with Conditions:**

1. A Phase I archeological survey shall be conducted in conjunction with removal of the bank barn foundation. A qualified archeologist shall be contracted to undertake the survey, and all reports produced by the archeologist shall be reviewed by staff.
2. Construction of the loop road is approved in concept. However, the applicant must work with staff to relocate the existing bungalow or return to the HPC with additional information to make a compelling case for demolition of the bungalow.
3. Construction of a paved pathway system is approved in concept. However the applicant must return to the HPC with a detailed plan for pathway locations and materials, as well as a historically-appropriate landscaping plan.
4. Construction of a three-story addition to the main block of the HHMI complex that will be partially located in the Hayes Manor environmental setting is approved in concept. However, the applicant must return to the HPC for review and approval of the final building design.
5. A tree protection plan will be reviewed and approved by staff. If staff has concerns about the number of trees to be removed, then this issue will be brought back to the HPC for review and action.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

**THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).**

Applicant: Howard Hughes Medical Institute  
4000 James Bridge Road  
Chevy Chase, MD 20815



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	4101 Manor Road, Chevy Chase	<b>Meeting Date:</b>	12/6/2006
<b>Resource:</b>	<i>Master Plan</i> Site #35/010 <b>Hayes Manor</b>	<b>Report Date:</b>	11/29/2006
<b>Applicant:</b>	Howard Hughes Medical Institute (Robert Oberist, Agent)	<b>Public Notice:</b>	11/22/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/10-06A REVISION	<b>Staff:</b>	Michele Oaks

**PROPOSAL:** Addition, path system, sunken garden installation

**RECOMMENDATION:** Approve

**STAFF RECOMMENDATION:**

Staff is recommending the Historic Preservation Commission approve this HAWP application with the following conditions:

- A tree protection plan will be prepared by a certified arborist, submitted to HPC staff and implemented prior to any work beginning on the property.
- The revised footprint and design for the construction of a three-story addition to the main block of the HHMI complex is approved in concept. The final design will be reviewed and approved by staff. If staff has concerns about the final design, the project will be brought back to the HPC for review and action.
- The permit sets of drawings will show the true finish grades on the elevations.

**BACKGROUND**

The Commission approved a HAWP application in April of 2003 for:

1. The relocation of the c. 1923 Bungalow
2. The construction of a three-story addition to the main block of the HHMI complex
3. The demolition of the non-contributing carport, dog grooming addition, pool and barn foundation
4. The conceptual approval for the installation of new roads and pathway system.

The conditions of approval were:

1. A phase I archaeological survey shall be conducted in conjunction with removal of the bank barn foundation. A qualified archaeologist shall be contracted to undertake the survey, and all reports produced by the archaeologist shall be reviewed by staff.
2. Construction of the loop road is approved in concept. However, the applicant must work with staff to relocate the existing bungalow or return to the HPC with additional information to make a compelling case for demolition of the bungalow.
3. Construction of a paved pathway system is approved in concept. However, the applicant

- must return to the HPC with a detailed plan for pathway locations and materials, as well as a historically appropriate landscaping plan.
4. Construction of a three-story addition to the main block of the HHMI complex that will be partially located in the Hayes Manor environmental setting is approved in concept. However, the applicant must return to the HPC for review and approval of the final building design.
  5. A tree protection plan will be reviewed and approved by staff. If staff has concerns about the number of trees to be removed, then this issue will be brought back to the HPC for review and action.

## **ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Designated *Master Plan* Site #35/010  
**STYLE:** Georgian  
**DATE:** c1762-67

Constructed between 1762-67, Hayes Manor is one of the oldest, best-preserved Georgian manors in the region. It is situated on a 9.44-acre tract, that is the remnant of a farm, which was originally 700 acres in size. Reverend Alexander Williamson built the main house. The name "Hayes Manor" is believed to be derived from the name of the English home of the Earl of Chatham, William Pitt, whom Williamson admired during his earlier schooling in England. The house was purchased by James Dunlop in 1792. Members of the Dunlop family continued to occupy the house until 1961.

The east wing was added circa 1894 and the west wing in 1908. A greenhouse and a garage, which was later enlarged, were also added in 1908. A carport and dog grooming addition (circa 1985) were recent additions. In 1961, Historic American Building Survey (HABS) documentation was completed on the manor house.

In addition to the manor house, there were at least two outbuildings: an early barn, which was significantly altered in the mid-20<sup>th</sup> century, demolished in the early 1990s, and the remaining foundation walls are approved to be demolished as part of the previous HAWP application. There is also a 1-1/2 story c. 1923 Craftsman bungalow constructed adjacent to the manor and was used as a servants' house for the Dunlops. This building was moved approximately 120 feet northwest from its current location in 2005, in preparation for the expansion of the adjacent medical institute building.

The surrounding property is a significant part of the manor house's historicity. Important landscape features include two sets of brick entrance pillars with iron gates, a monument to the Dunlop family located to the east of the main house, terraced boxwood gardens to the north of the house, and a bowling green to the north of the house, which may date from the time of Williamson's ownership.

The property was approved as a Montgomery County *Master Plan* Site in 1984 and is presently owned by the Howard Hughes Medical Institute (HHMI).

**PROPOSAL:** The applicant is:

1. Requesting a modification to the approved conceptual HAWP application for the construction of a three-story addition onto the existing HHMI complex.
2. Submitting a modification to the approved path plan for the Commission's review and approval.
3. Proposing to recreate a formal boxwood garden in the location of the original garden.

**APPLICABLE GUIDELINES:**

Proposed alterations to Master Plan individually designated sites are reviewed by the Commission with the guidance from the *Secretary of Interior's Standards for Rehabilitation (Standards)* and the *Montgomery County Code Chapter 24A (Chapter 24A)*. The pertinent information in these documents is outlined below.

*Montgomery County Code; Chapter 24A-8(b)*

A HAWP permit should be issued if the Commission finds that:

- 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
- 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

*Secretary of Interior's Standards for Rehabilitation*

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

#5 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**STAFF DISCUSSION**

The applicant is requesting a revision to the approved 2003 historic area work permit. As the design team developed the addition over the last couple of years, the result has been significant changes to its overall footprint. These changes push the new addition farther away from the historic resource, than the original conceptual approval. The original plan provided for 207 feet at the closest points between the manor house and the proposed addition. The new design pushes the addition back, which enables the distance between the house and the addition to be 261 feet- a 54 feet increase. The manor house continues to be at a higher elevation than the new construction, as shown on circle // .

Additionally, the applicant has modified their proposed paved path layout to a more simplified design. The changes can be seen by reviewing the attached 2003 and the current landscape plans on circles 8+9.



Finally, the applicants are proposing to re-create a formal boxwood garden in its original location. The garden will be a great addition to the site and will assist in its interpretation, whereby returning a prominent feature back into its landscape.

Staff supports the revisions to the previously approved HAWP application as the new construction will be a greater distance from the historic resource than in the previous design, the proposed path layout is simplified and requires less impermeable surface, and the new garden will provide an opportunity to recreate a landscape feature that was previously lost.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Robert Obrist

Daytime Phone No.: 301-215-8608

Tax Account No.: 00425422

Name of Property Owner: Howard Hughes Medical Inst. Daytime Phone No.: 301-215-8500

Address: 4000 Jones Bridge Road Chevy Chase, MD 20815  
Street Number City Street Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: N/A Daytime Phone No.: N/A

### LOCATION OF BUILDING/PREMISE

House Number: 4101 Street: Manor Road

Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue

Lot: 8 Block: 212 Subdivision: Hayes Manor

Liber: 14574 Folio: 466 Parcel: C 18

### PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
- Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed
- Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family
- Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: HAWP # 35/10-03K

1B. Construction cost estimate: \$ Not Available

1C. If this is a revision of a previously approved active permit, see Permit # HAWP #35/10-03K Conditions 3&4

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

### PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Robert Obrist  
Signature of owner or authorized agent

11/14/06  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 938 714 Date Filed: 11/14/06 Date Issued: \_\_\_\_\_



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Hayes Manor, Circa 1762, a two-and-a-half story, five bay by two bay structure, is considered one of the finest Georgian style manor houses in Maryland, with exceptionally fine brick work outside and woodwork fashioned with great craftsmanship inside. Situated on 9.44 acres, Hayes Manor is surrounded by stately, mature walnut, hickory and oak trees, boxwood garden, and howling green.  
(Master Plan Site 35/10)  
See Attachment.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Applicant wishes to return to HPC to meet condition numbers 3&4 (attached) to Historic area Work Permit # 35/10-03K.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

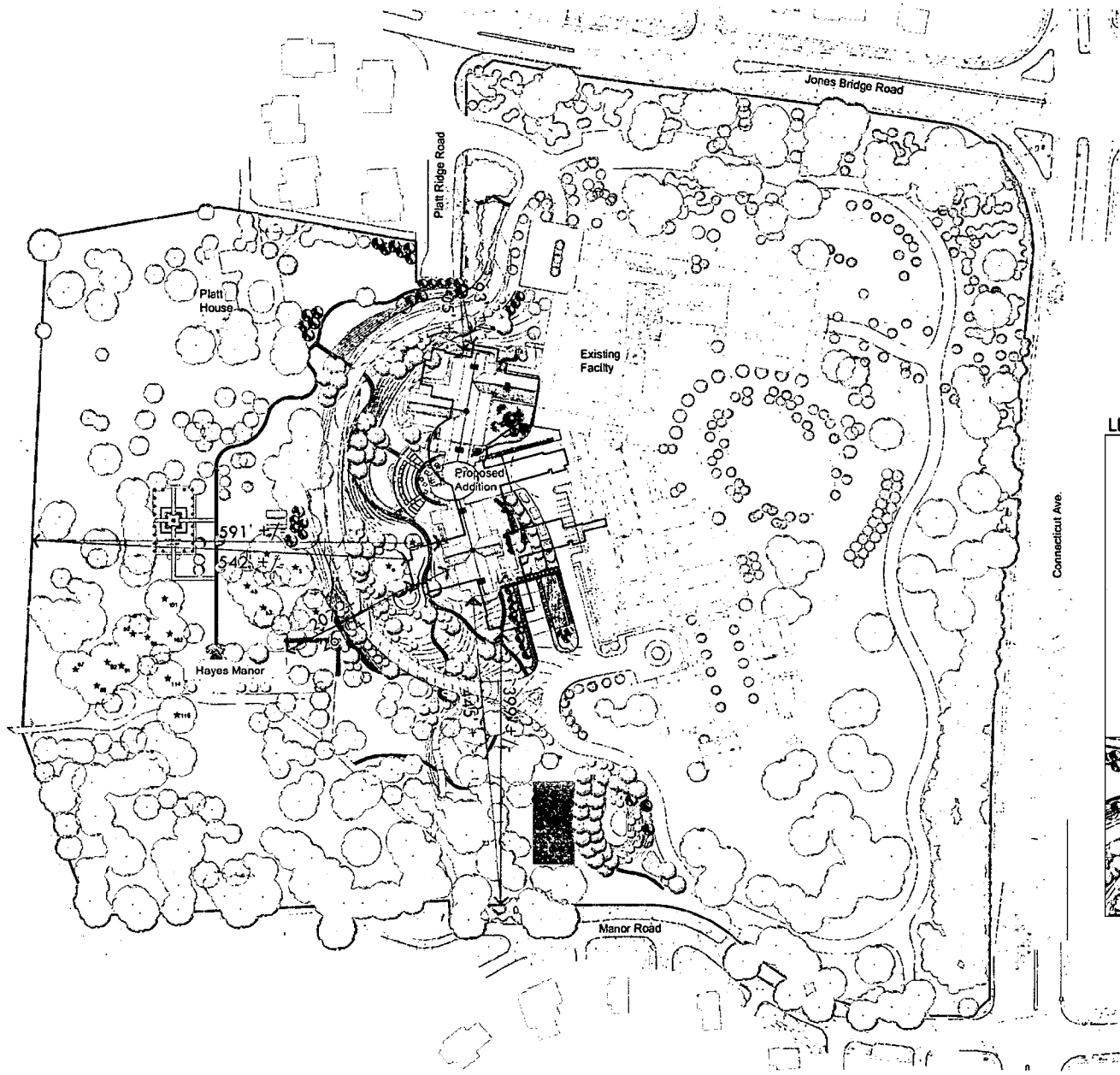
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6








**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

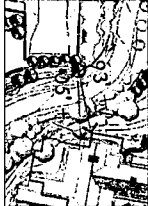
<p>Owner's mailing address</p> <p>Howard Hughes Medical Inst.                  4000 Jones Bridge Road                  Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address</p> <p>✓ Stephen D. Parks                  Howard Hughes Medical Institute                  4000 Jones Bridge Road                  Chevy Chase, Md 20815</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>✓ Columbia Country Club                  7900 Connecticut Avenue                  Chevy Chase, MD 20815-5938</p>	<p>John J. &amp; K.C. Barry                  ✓ 4004 Manor Road                  Chevy Chase, MD 20815</p>
<p>✓ Edward M. &amp; S. M. Prince                  8519 Longfellow Place                  Chevy Chase, MD. 20815</p>	<p>✓ Columbia Foundation                  7900 Connecticut Avenue                  Chevy Chase, MD 20815 - 5938</p>
<p>Sara G. &amp; M.H. Dent                  ✓ 4112 Manor Road                  Chevy Chase, MD 20815</p>	<p>Sara G. + M.H. Dent                  C/O Fiduciary Counselling Inc.                  ✓ 332 Minnesota St.                  Suite 2100                  Saint Paul, MN 55101</p>
<p>BOB OBRIST                  THE MARK WINKLER CO.                  4900 SEMINARY RD                  ALEXANDRIA, VA                  22311</p>	

g addresses: noticing table

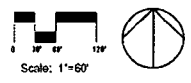


**LEGEND**

-  Existing Tree
-  Proposed Shade Tree
-  Proposed Flowering Tree
-  Proposed Evergreen Tree
-  Proposed Evergreen Shrub
-  Proposed Flowering Shrub
-  Proposed Groundcover

 Approved Special Exception Footprint and Setback

November 2006  
Footprint and Setback



**1 Overall Site Plan**

Headquarters Expansion  
**Howard Hughes Medical Institute**  
 4000 Jones Bridge Road, Chevy Chase, MD  
 November 2006

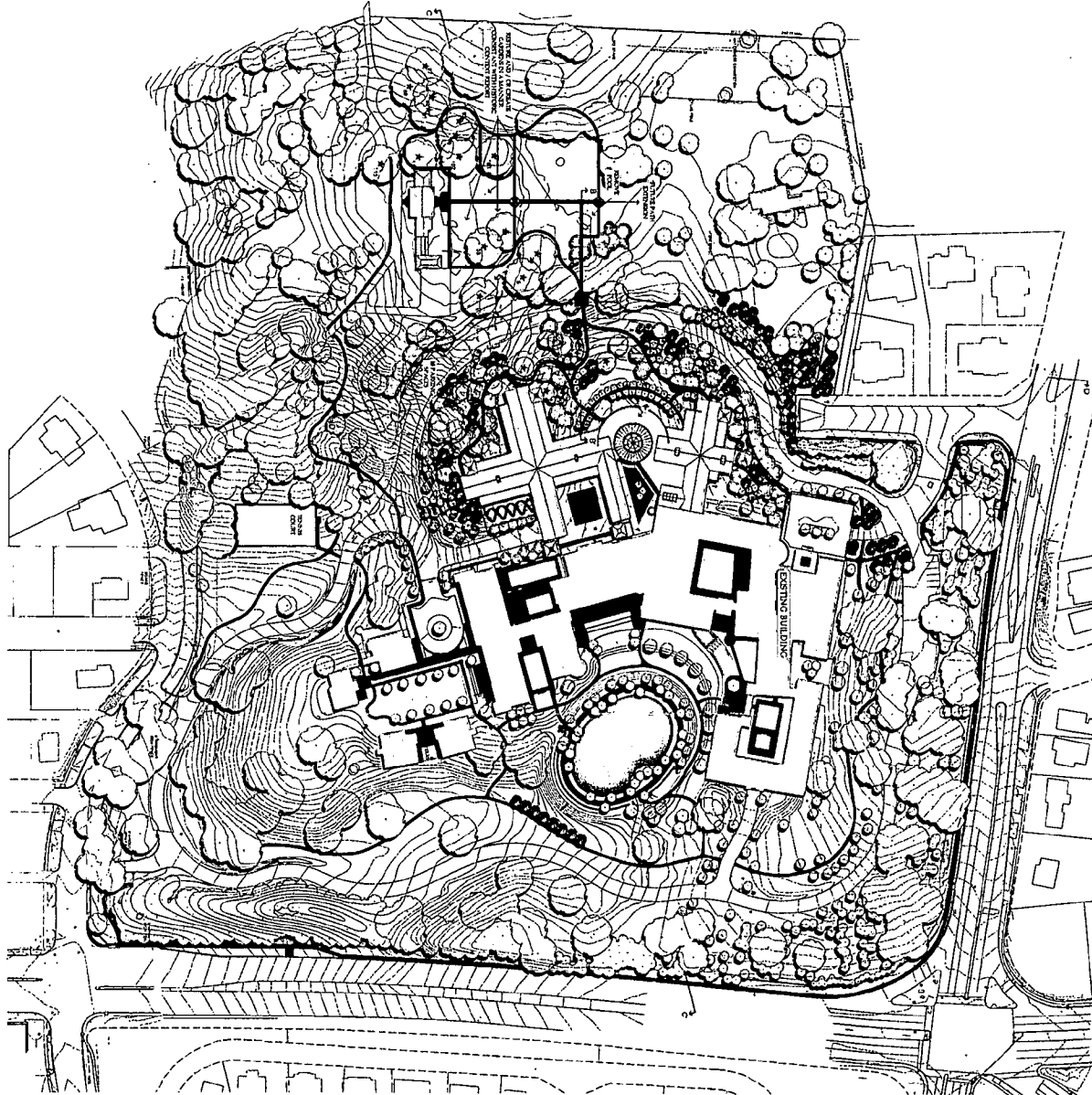
**LOUISE SCHILLER ASSOCIATES**  
 LANDSCAPE ARCHITECTS

3 Cambridge Circle  
 Silver Spring, MD 20910  
 Phone: (301) 582-1011  
 Fax: (301) 582-1088  
 Email: lsai@louiseda.com



**CURRENT**

6



Scale: 1"=50'

**LEGEND**

- Proposed Plantings
- Proposed Walk Paths
- Proposed Stone Retaining Wall
- Mixed Deciduous Forest
- Plantings to be Identified in Natural Area
- Road
- Lawn
- Retainer Light
- Post Light
- Spot Light
- Wall Light



Headquarters Expansion  
**Howard Hughes Medical Institute**  
 4000 Jones Bridge Road, Chevy Chase, MD

**2003**  
 Landscape Plan

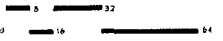
Architect: Bowie Gridley Architects  
 Civil Engineer: PHR+A  
 Landscape Architect: Louise Schiller Associates  
 Traffic Engineer: Kimley-Horn and Associates  
 Development Management: The Mark Winkler Company

MARCH 2003



Existing Construction

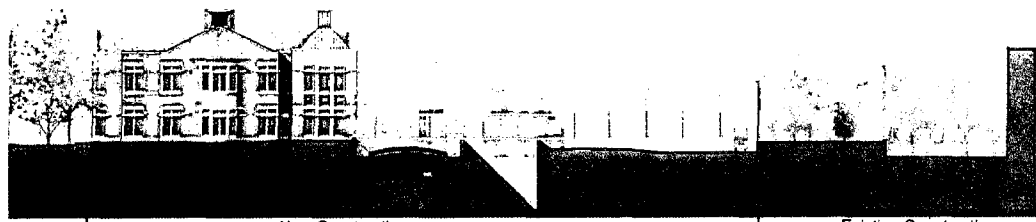
New Construction



North Elevation - Headquarters Expansion

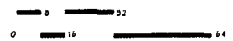
Note:  
Building elevations depicted are conceptual in nature.  
They are intended to illustrate the overall building  
configuration and general architectural intent.

Note:  
Building Elevations do not indicate the degree of  
screening that actual landscaping provides.  
See Site Photographs.



New Construction

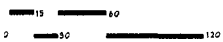
Existing Construction



South Elevation - Headquarters Expansion



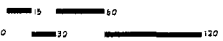
West Elevation - Existing Headquarters



Existing Construction

New Construction

Existing Construction



West Elevation - Headquarters Expansion

Architect: Bowie Gridley Architects  
Civil Engineer: PHRYA  
Landscape Architect: Louise Schiller Associates

Historic Area Work Permit Application

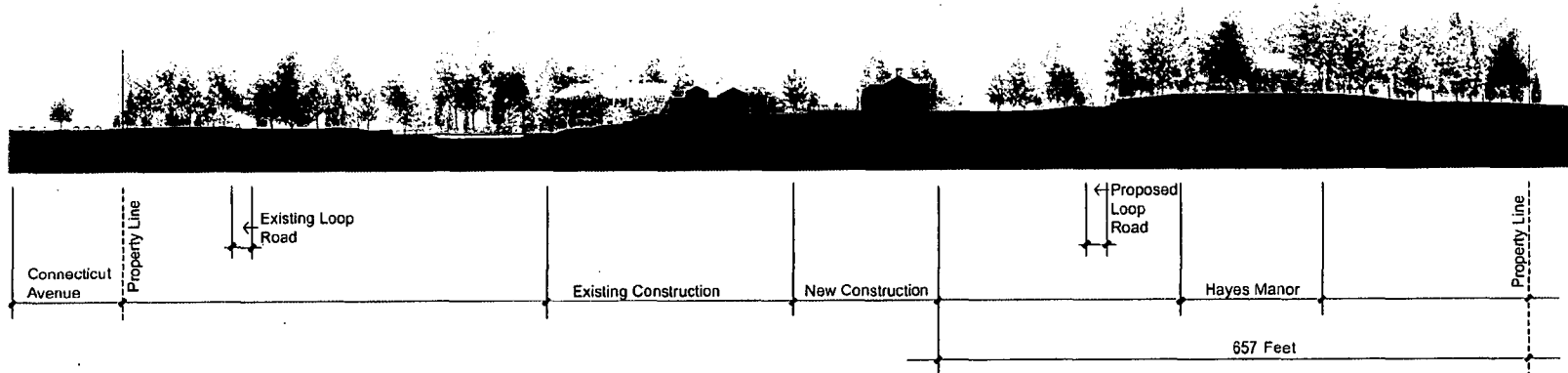
Exterior Elevations

Headquarters Expansion

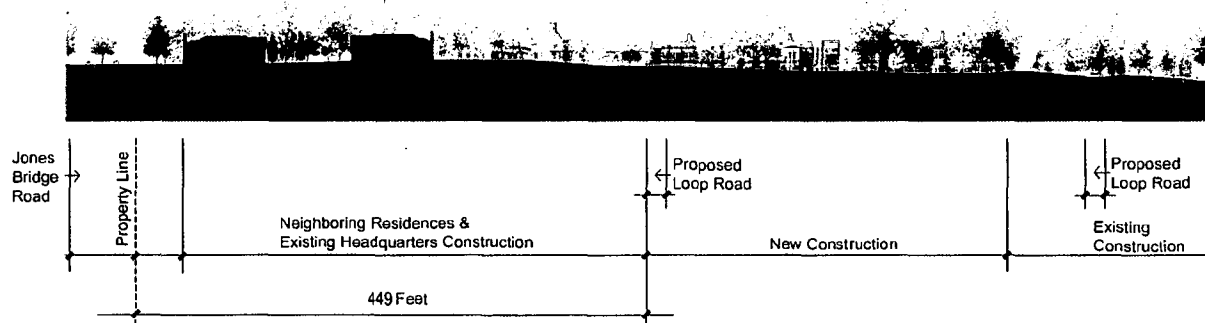
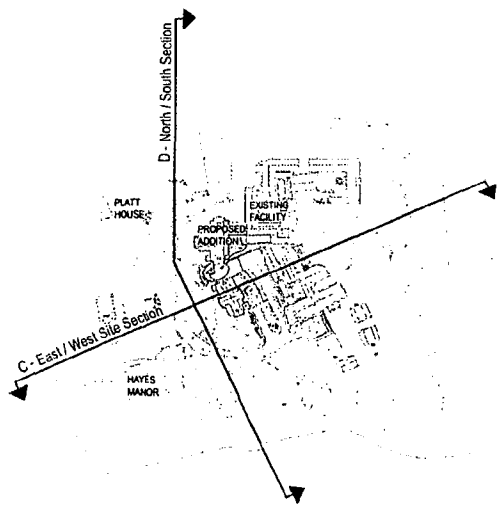
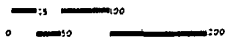
Headquarters Expansion

Howard Hughes Medical Institute

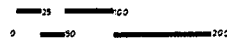
4000 Jones Bridge Road, Chevy Chase, MD



C - East / West Site Section



D - North / South Site Section



Architect: Bowie Gridley Architects  
 Civil Engineer: PHRYA  
 Landscape Architect: Louise Schiller Associates

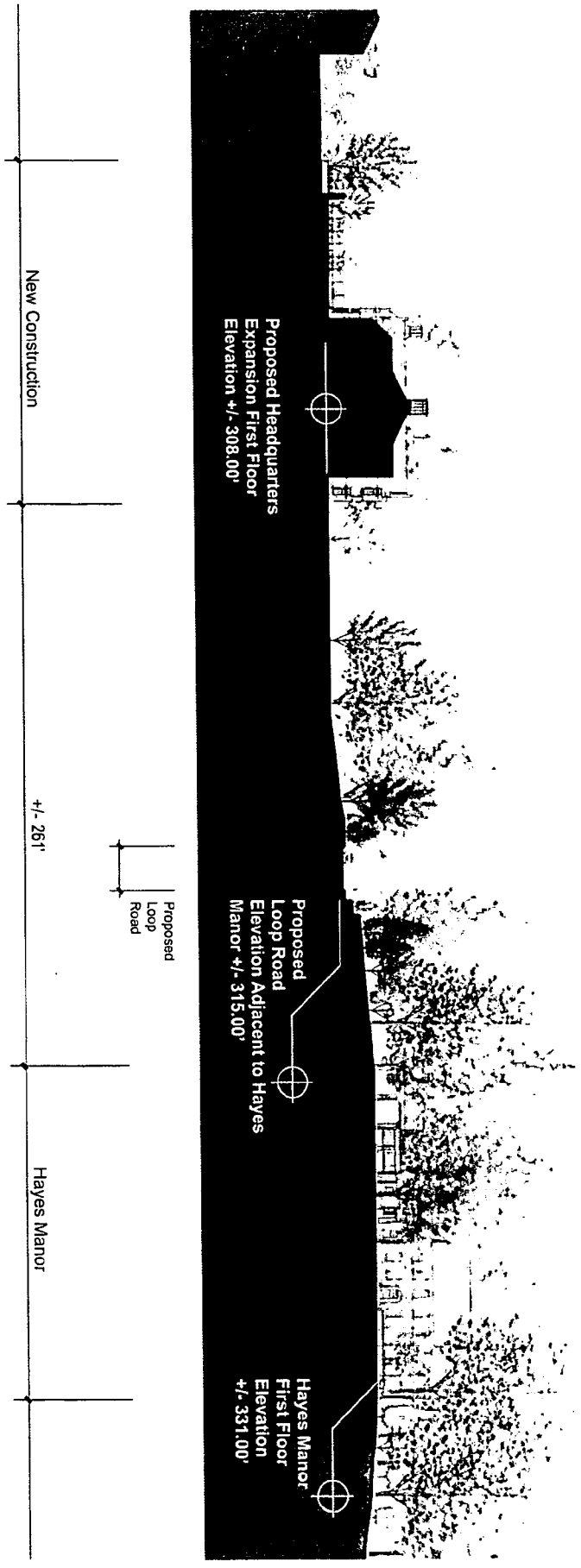
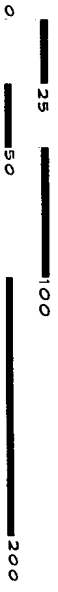
Historic Area Work Permit Application

Headquarters Expansion  
**Howard Hughes Medical Institute**  
 4000 Jones Bridge Road, Chevy Chase, MD

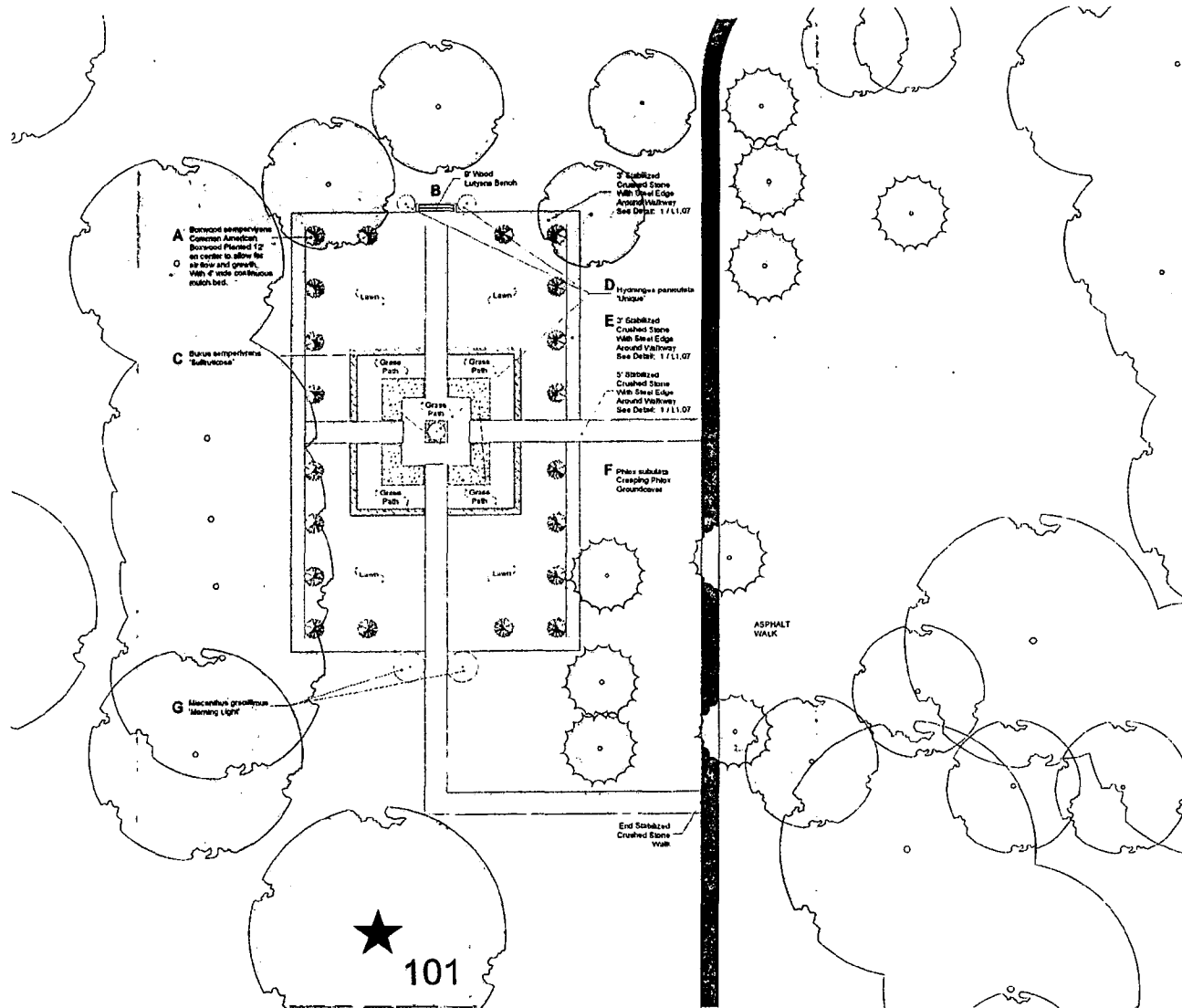
Site Sections

November 2006

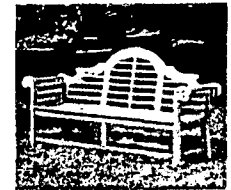




Enlarged Site Section at Hayes Manor



**A** *Boxwood sempervirens*  
Common American Boxwood



**B** 9' Wood Lulyens Bench



**C** *Staurus sempervirens* 'Suffuticosa'



**D** *Hydrangea paniculata* 'Unique'



**E** Stabilized Crushed Stone Walkways



**F** *Phlox subulata*  
Creeping Phlox Groundcover



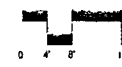
**G** *Miscanthus gracillimus*  
'Morning Light'

**2** Boxwood Garden

Headquarters Expansion

**Howard Hughes Medical Institute**

4000 Jones Bridge Road, Chevy Chase, MD  
November 2006



Scale: 1/8" = 1'-0"

**LOUISE SCHILLER ASSOCIATES**  
LANDSCAPE ARCHITECTS

2 Cambridge Circle  
Farmingdale, NY 11735-4000  
Phone: 516/354-1011  
Fax: 516/354-1011  
Email: info@louiseshiller.com

101



1 North Elevation of Hayes Manor



2 East Elevation of Hayes Manor



3 South elevation of Hayes Manor



4 West Elevation of Hayes Manor



5 Looking North to Hayes Manor from 4112 Manor Road



6 Looking North to Hayes Manor from 8519 Longfellow Place



7 Looking North from Manor Road



8 Looking East at HHMI Loading Docks



9 Looking South from Platt Ridge Drive

Architect: Bowie Gridley Architects  
Civil Engineer: P-R-A  
Landscape Architect: Louise Schiller Associates

Historic Area Work Permit Application

Site Photos

Headquarters Expansion  
**Howard Hughes Medical Institute**  
4000 Jones Bridge Road, Chevy Chase, MD

November 2006

4



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

April 09, 2002

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit 35/10-03K

DPS# N/A

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved       Denied       **Approved with Conditions:**

1. A Phase I archeological survey shall be conducted in conjunction with removal of the bank barn foundation. A qualified archeologist shall be contracted to undertake the survey, and all reports produced by the archeologist shall be reviewed by staff.
2. Construction of the loop road is approved in concept. However, the applicant must work with staff to relocate the existing bungalow or return to the HPC with additional information to make a compelling case for demolition of the bungalow.
3. Construction of a paved pathway system is approved in concept. However the applicant must return to the HPC with a detailed plan for pathway locations and materials, as well as a historically-appropriate landscaping plan.
4. Construction of a three-story addition to the main block of the HHMI complex that will be partially located in the Hayes Manor environmental setting is approved in concept. However, the applicant must return to the HPC for review and approval of the final building design.
5. A tree protection plan will be reviewed and approved by staff. If staff has concerns about the number of trees to be removed, then this issue will be brought back to the HPC for review and action.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

**THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).**

Applicant: Howard Hughes Medical Institute  
4000 James Bridge Road  
Chevy Chase, MD 20815

n

10/27/06

HOWARD HUGHES/HAYES MANOR

BUNGALOW - MOVED

- ELECTRICAL HOOKED-UP
- H2O NOT YET.

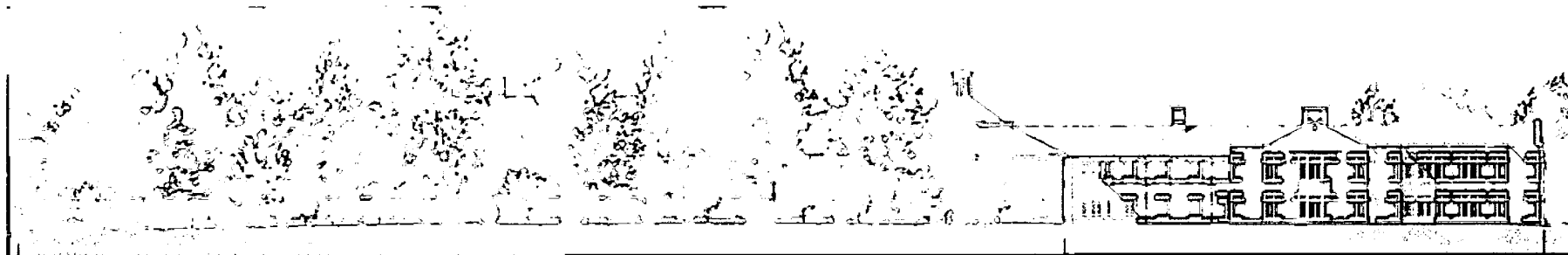
ALMOST CONSOLIDATED - RECORD PLAT. <sup>ABOUT TO BE</sup> RECORDED

• WHAT'S A'D

- FOXWOOD GARDEN - LARGER - SIMPLE
- SIMPLIFIED PATHS
- SMALLER BLDG WINGS - 201' AWAY FROM HAYES MANOR. - EXISTING, APPROVED WAS 207'

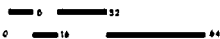
TO GIVE AN IDEA ABOUT WHAT WAS THERE HERE

DEC 6TH



Existing Construction

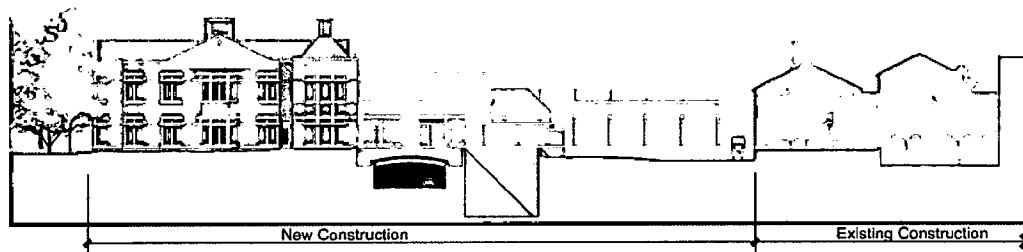
New Construction



North Elevation - Headquarters Expansion

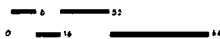
Note:  
Building elevations depicted are conceptual in nature. They are intended to illustrate the overall building configuration and general architectural intent.

Note:  
Building Elevations do not indicate the degree of screening that actual landscaping provides. See Site Photographs.

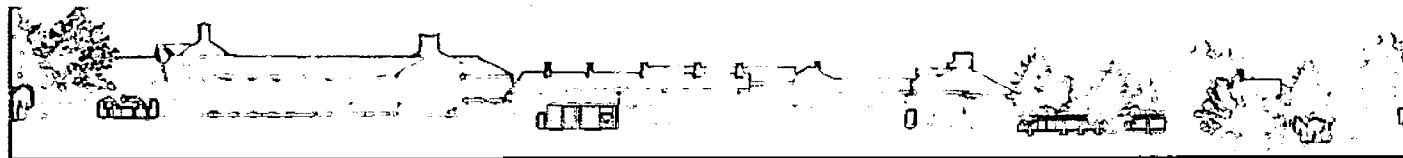


New Construction

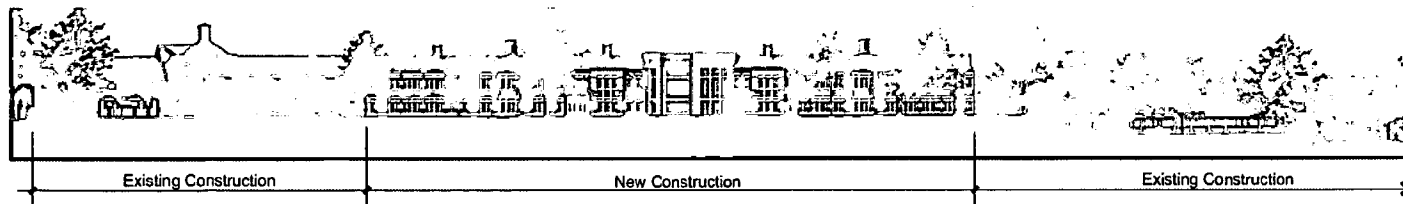
Existing Construction



South Elevation - Headquarters Expansion



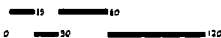
West Elevation - Existing Headquarters



Existing Construction

New Construction

Existing Construction



West Elevation - Headquarters Expansion

Architect: Bowie Ordley Architects  
Civil Engineer: PHR+A  
Landscape Architect: Louise Schiller Associates

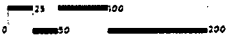
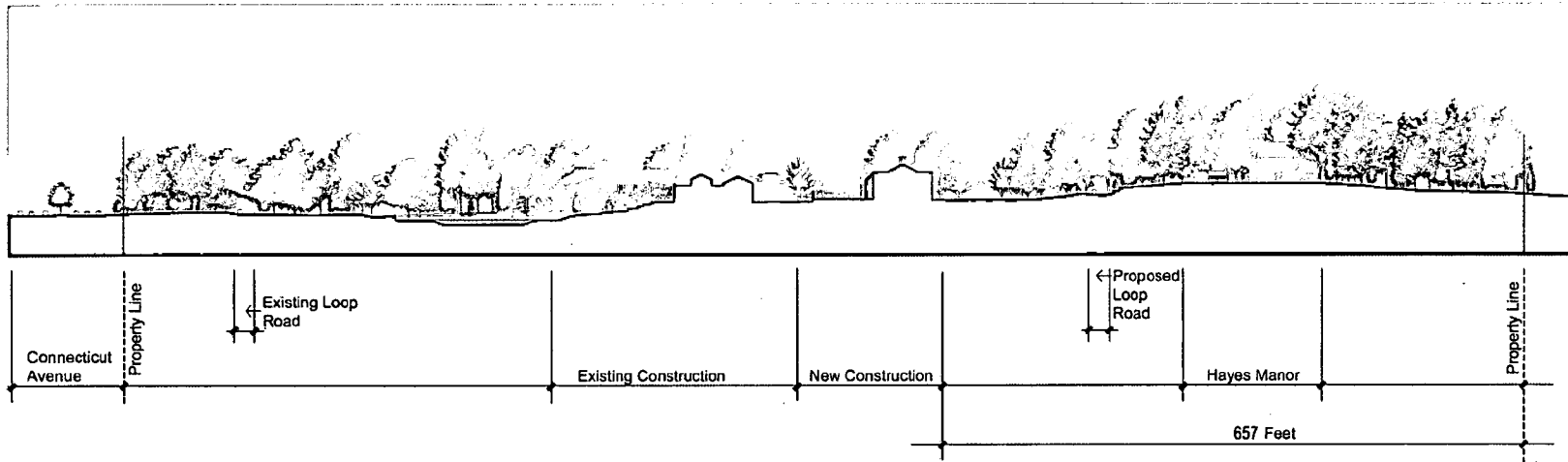
Historic Area Work Permit Application

Headquarters Expansion  
Howard Hughes Medical Institute

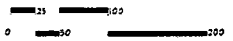
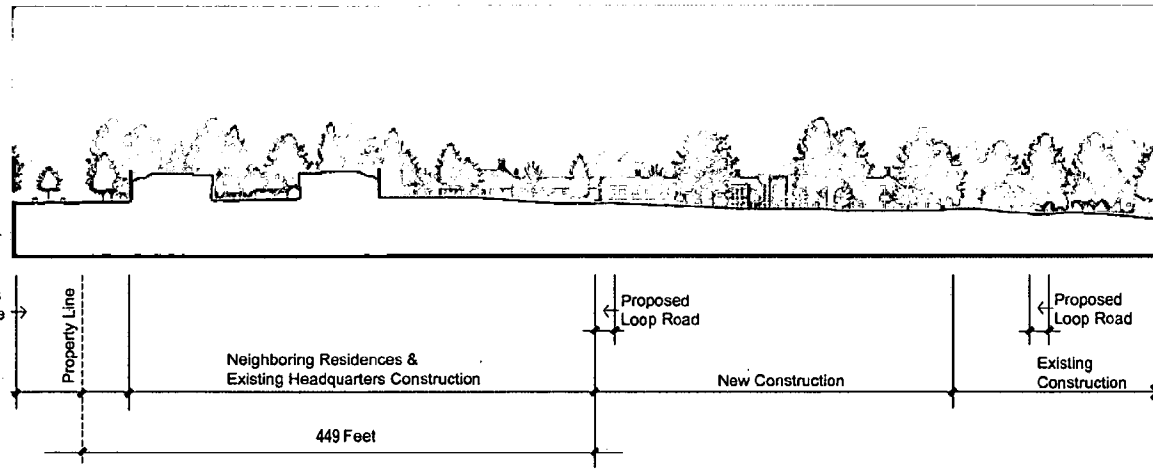
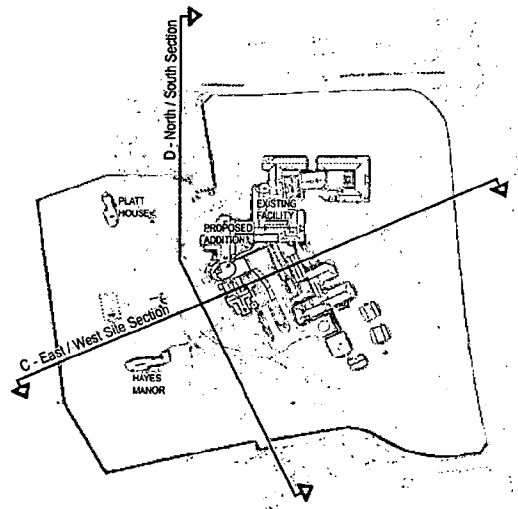
Exterior Elevations

Headquarters Expansion

4000 Jones Bridge Road, Chevy Chase, MD



**C - East / West Site Section**



**D - North / South Site Section**

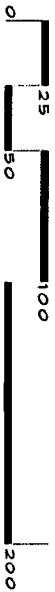
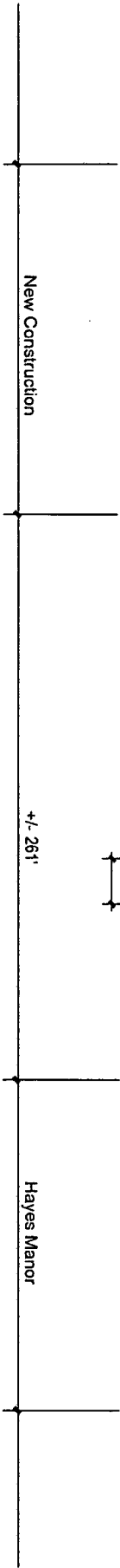
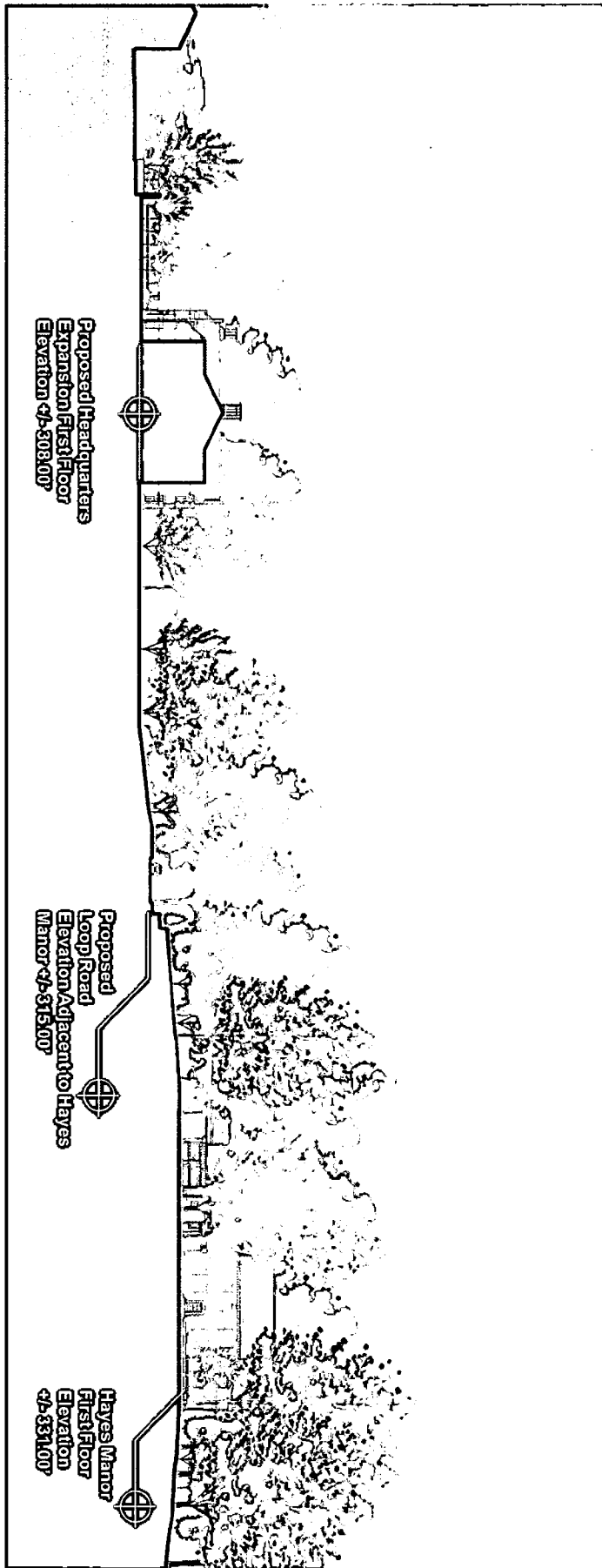
Architect: Bowie Grifley Architects  
 Civil Engineer: PHR+A  
 Landscape Architect: Louise Schiller Associates

Historic Area Work Permit Application

Site Sections

Headquarters Expansion  
**Howard Hughes Medical Institute**  
 4000 Jones Bridge Road, Chevy Chase, MD

November 2006



Enlarged Site Section at Hayes Manor

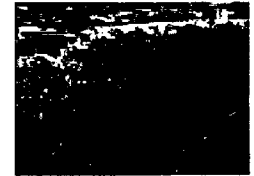
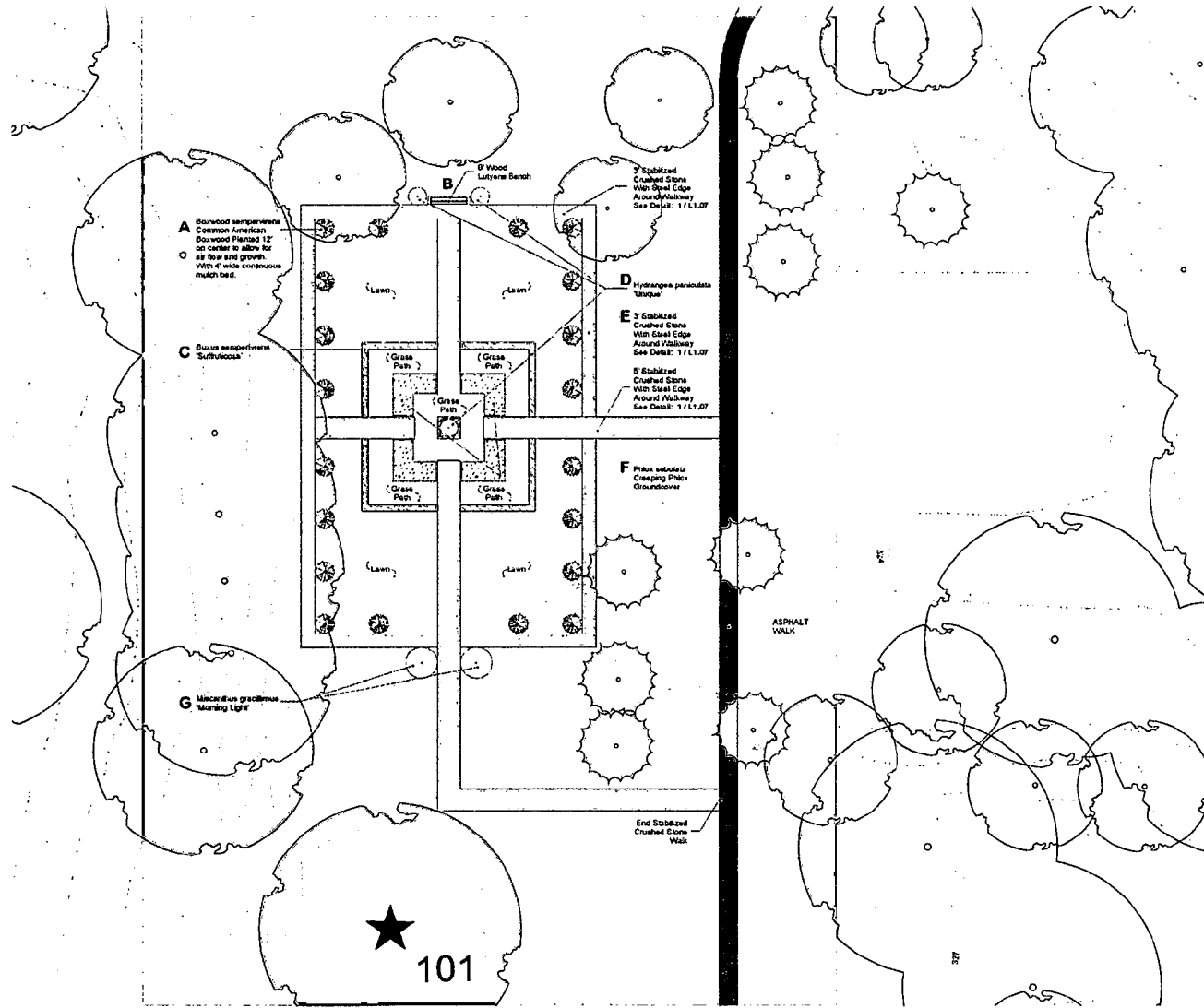
November 2006

Headquarters Expansion  
**Howard Hughes Medical Institute**  
 4000 Jones Bridge Road, Chevy Chase, MD

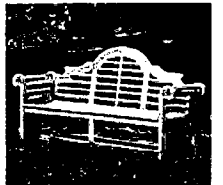
Historic Area Work Permit Application  
**Enlarged Site Section**

Architect: Bowie Gridley Architects  
 Civil Engineer: PHR+A  
 Landscape Architect: Louise Schiffer Associates





**A** *Boxwood sempervirens*  
Common American Boxwood



**B** 9' Wood Lutyens Bench



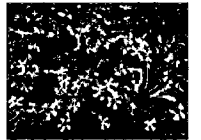
**C** *Boxwood sempervirens* 'Suffulcose'



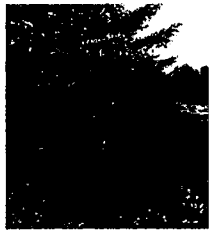
**D** *Hydrangea paniculata* 'Unique'



**E** Stabilized Crushed Stone Walkways



**F** *Phlox subulata*  
Creeping Phlox Groundcover



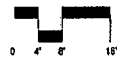
**G** *Miscanthus gracillimus*  
'Morning Light'

**2** Boxwood Garden

Headquarters Expansion

**Howard Hughes Medical Institute**

4000 Jones Bridge Road, Chevy Chase, MD  
November 2006



Scale: 1/8"=1'-0"

**LOUISE SCHILLER ASSOCIATES**  
LANDSCAPE ARCHITECTS

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Princeton, NJ 08540  
Phone: (609) 683-1211  
Fax: (609) 683-1044  
Email: lsa@louiseschiller.com



1 North Elevation of Hayes Manor



2 East Elevation of Hayes Manor



3 South elevation of Hayes Manor



4 West Elevation of Hayes Manor



5 Looking North to Hayes Manor from 4112 Manor Road



6 Looking North to Hayes Manor from 8519 Longfellow Place



7 Looking North from Manor Road



8 Looking East at HHMI Loading Docks



9 Looking South from Platt Ridge Drive

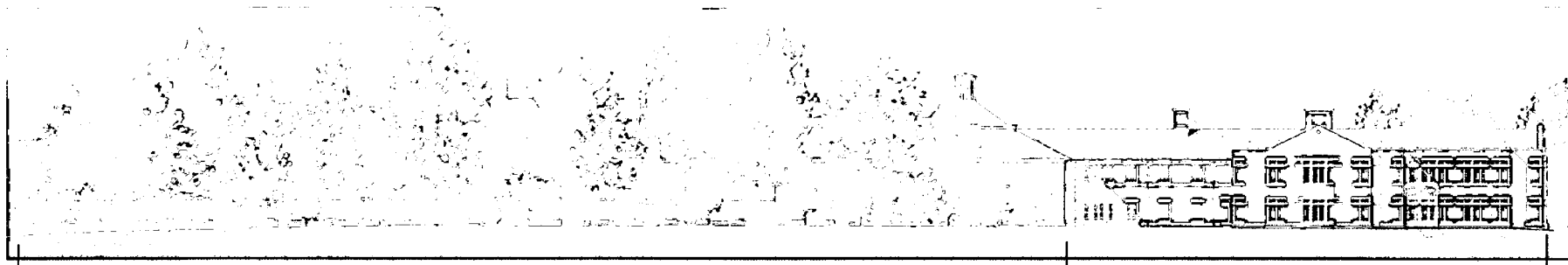
Architect: Bowie Gridley Architects  
Civil Engineer: PHR+A  
Landscape Architect: Louise Schiller Associates

Historic Area Work Permit Application

Site Photos

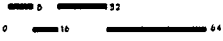
Headquarters Expansion  
**Howard Hughes Medical Institute**  
4000 Jones Bridge Road, Chevy Chase, MD

November 2006



Existing Construction

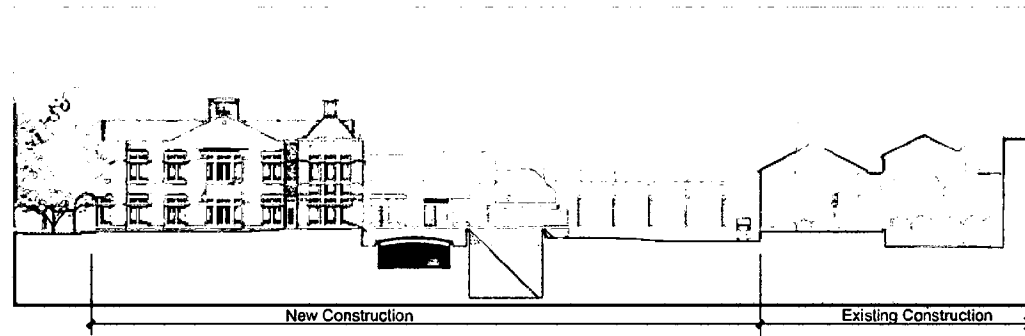
New Construction



North Elevation - Headquarters Expansion

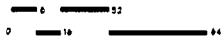
Note:  
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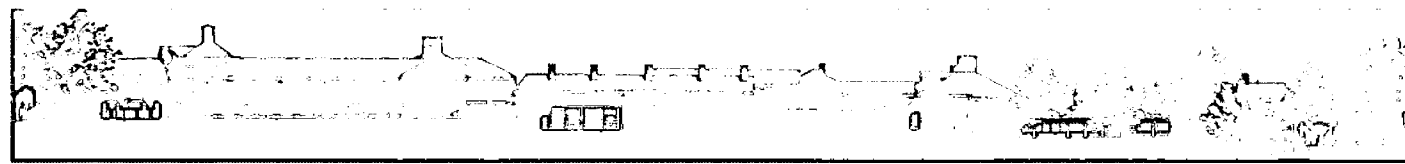


New Construction

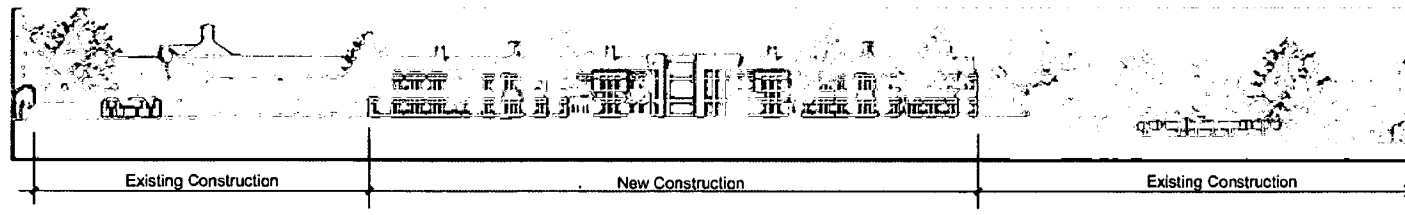
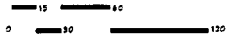
Existing Construction



South Elevation - Headquarters Expansion



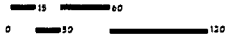
West Elevation - Existing Headquarters



Existing Construction

New Construction

Existing Construction



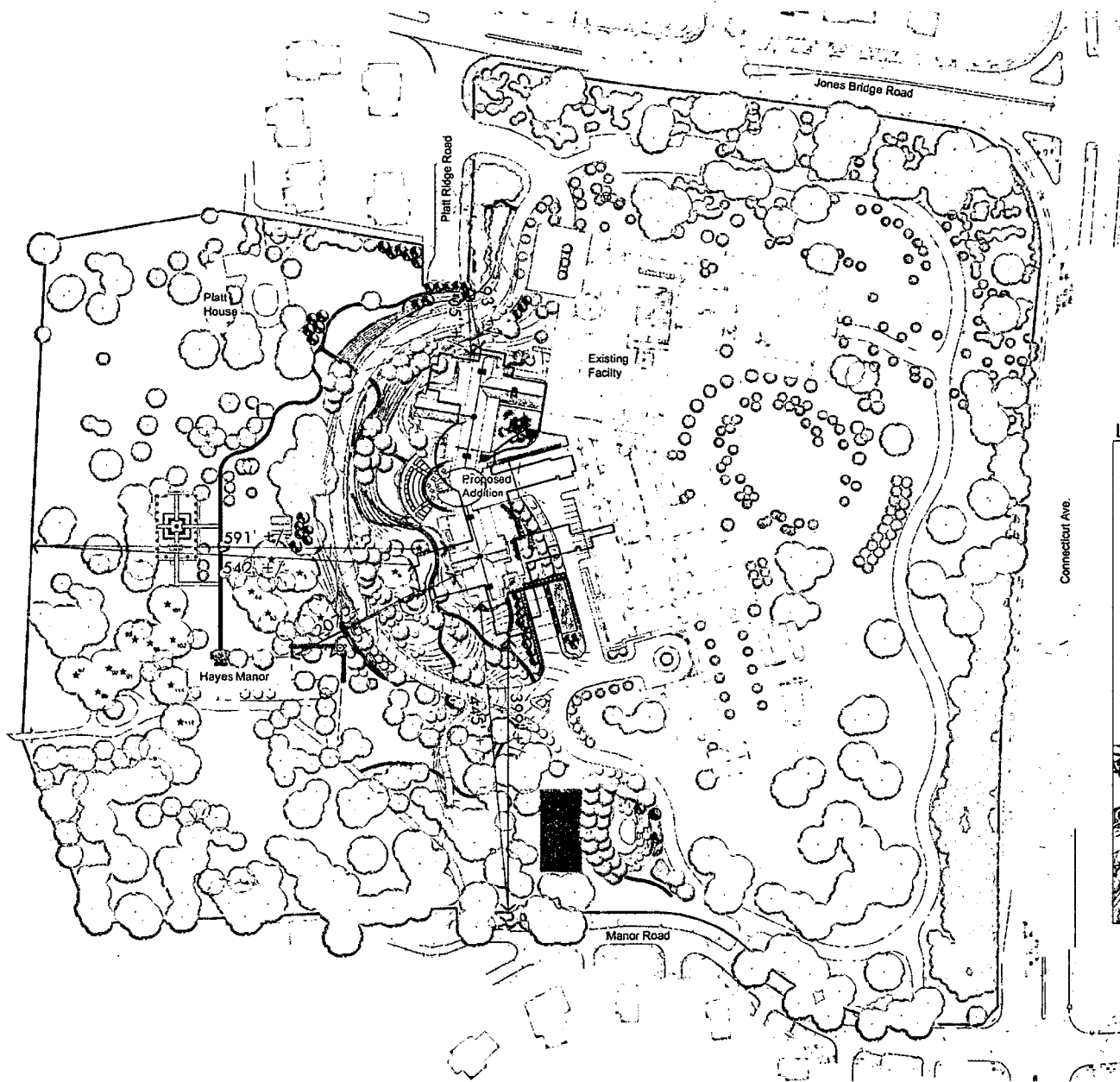
West Elevation - Headquarters Expansion

Architect: Bowie Gridley Architects  
Civil Engineer: PHR+A  
Landscape Architect: Louise Schiller Associates

Historic Area Work Permit Application

Headquarters Expansion  
Howard Hughes Medical Institute  
4000 Jones Bridge Road, Chevy Chase, MD

Exterior Elevations  
Headquarters Expansion



**LEGEND**

	Existing Tree
	Proposed Shade Tree
	Proposed Flowering Tree
	Proposed Evergreen Tree
	Proposed Evergreen Shrub
	Proposed Flowering Shrub
	Proposed Groundcover

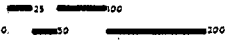
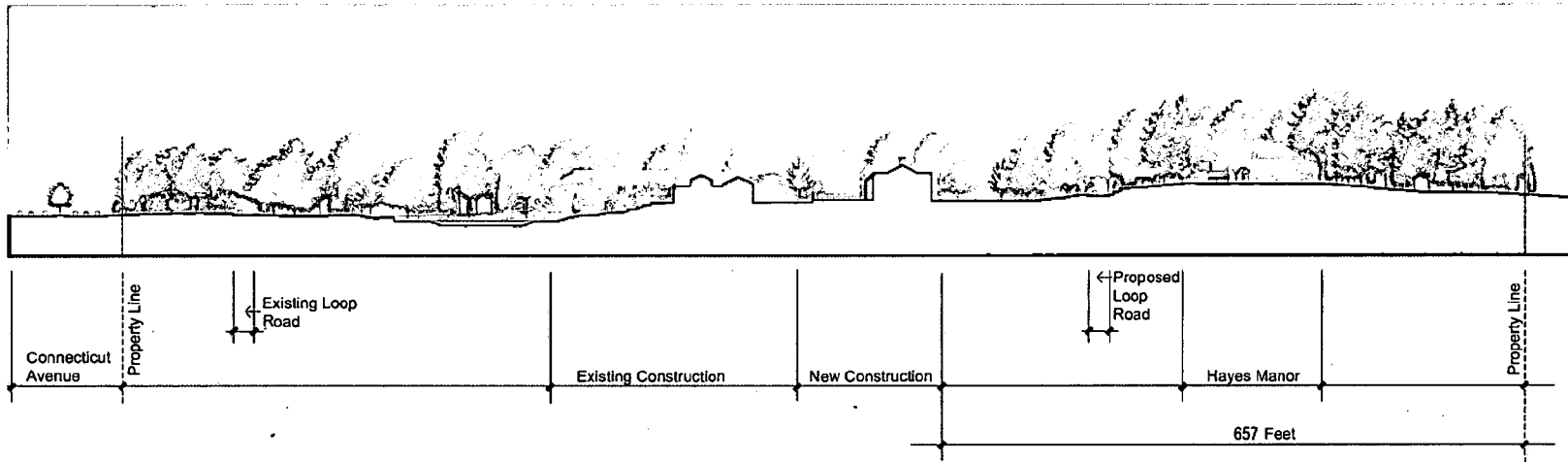
	Approved Special Exception Footprint and Setback
	November 2006 Footprint and Setback



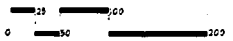
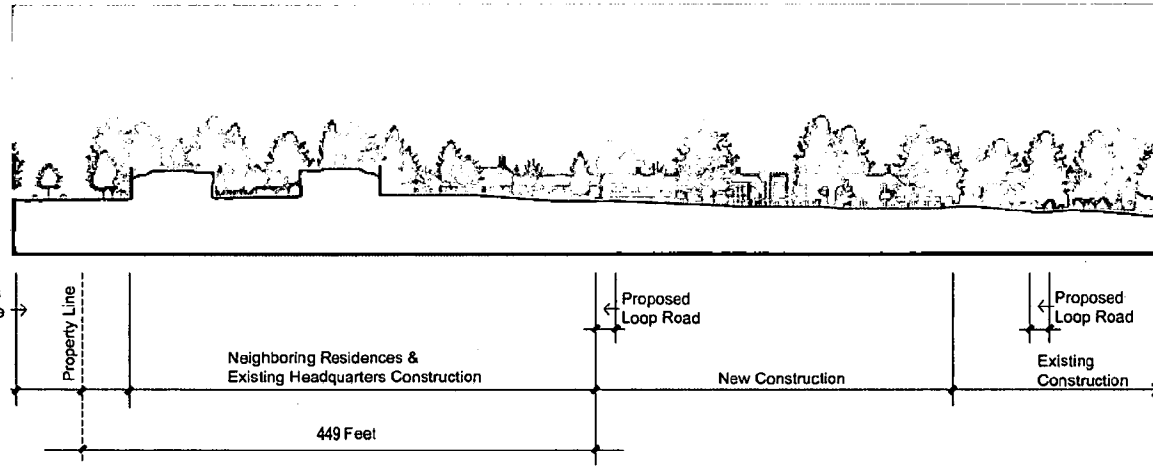
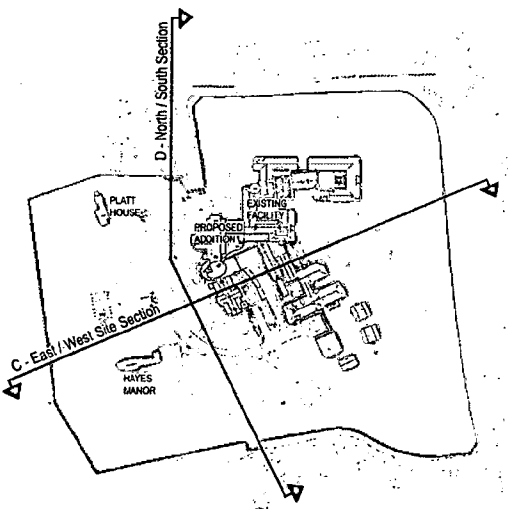
1 Overall Site Plan

Headquarters Expansion  
**Howard Hughes Medical Institute**  
 4000 Jones Bridge Road, Chevy Chase, MD  
 November 2006

**LOUISE SCHILLER ASSOCIATES**  
 LANDSCAPE ARCHITECTS  
 2 Claydon Circle  
 Bethesda, MD 20814  
 Phone: (301) 643-1811  
 Fax: (301) 643-1894  
 Email: lsai@louischiller.com



**C - East / West Site Section**



**D - North / South Site Section**

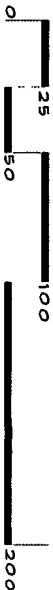
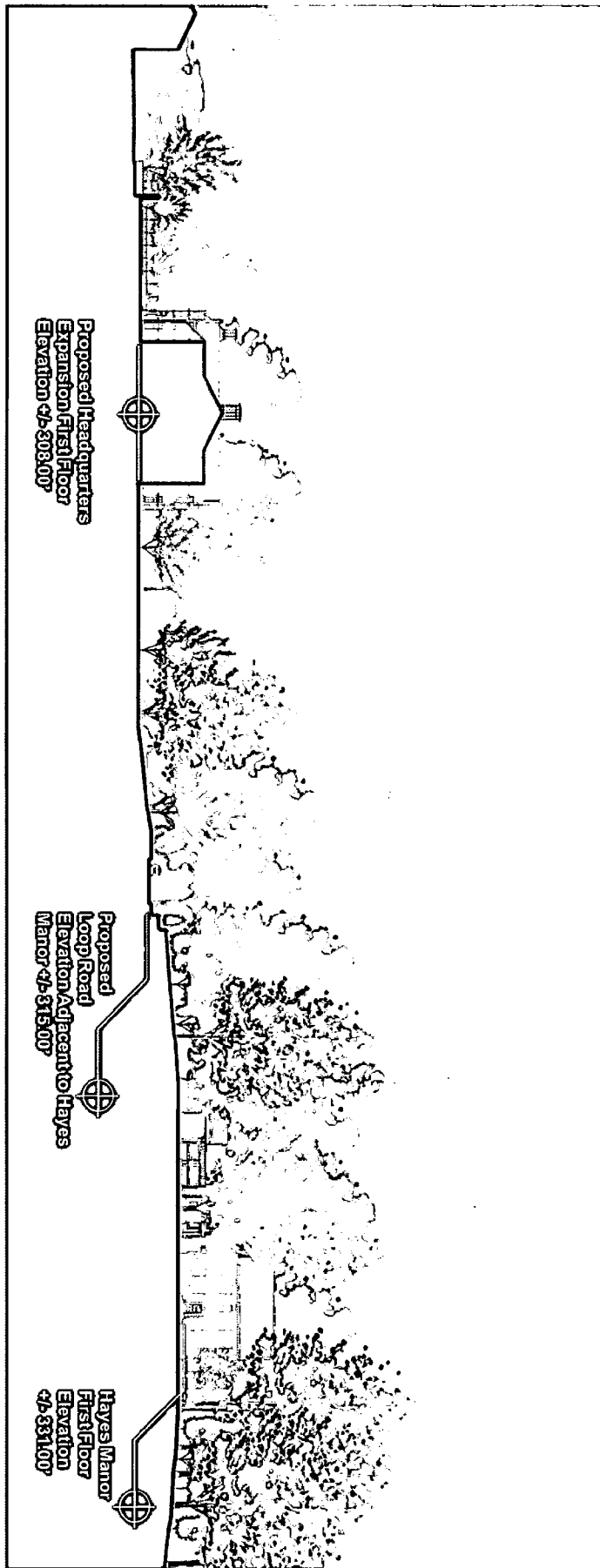
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Historic Area Work Permit Application

**Site Sections**

Headquarters Expansion  
**Howard Hughes Medical Institute**  
 4000 Jones Bridge Road, Chevy Chase, MD

November 2006



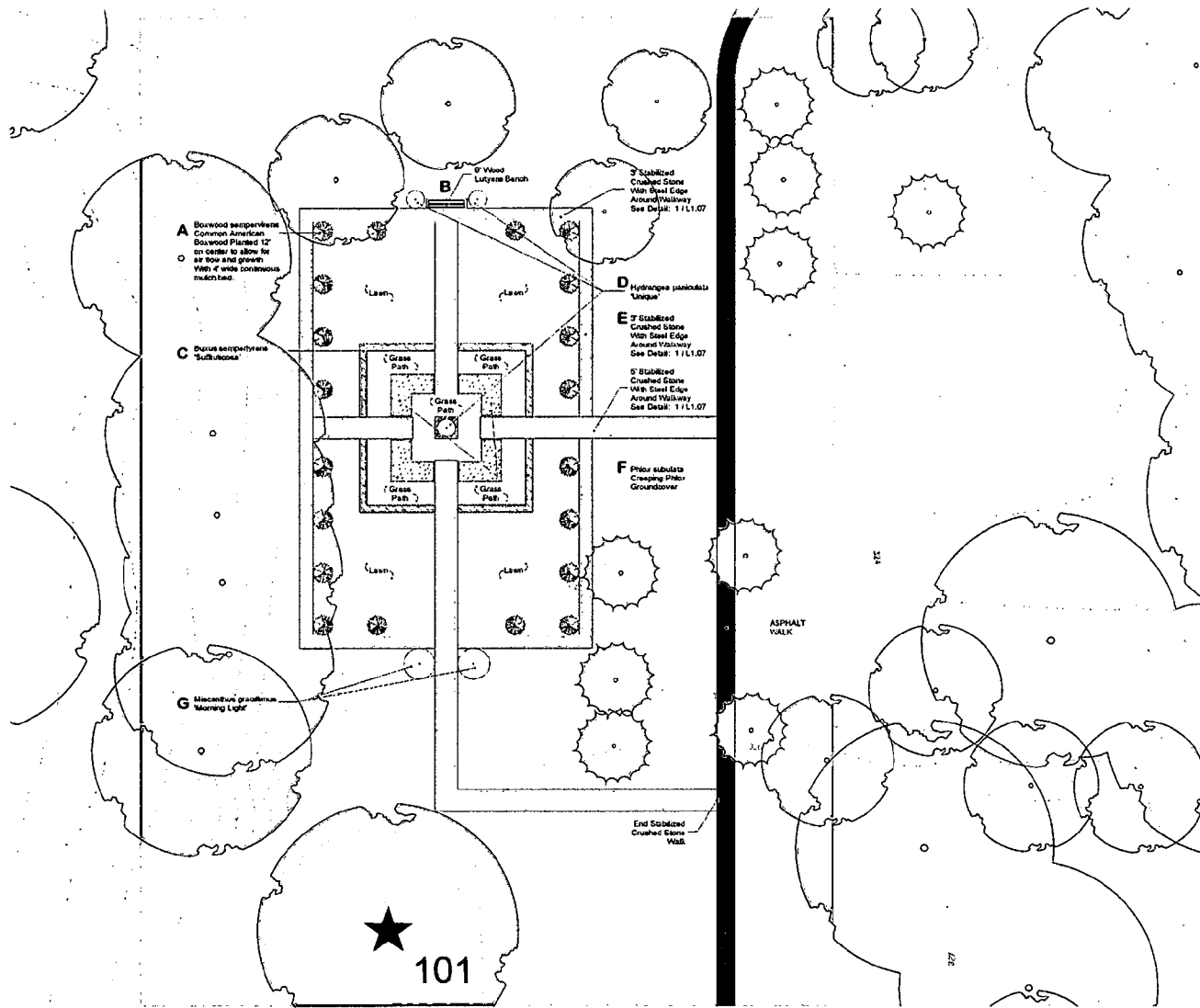
Enlarged Site Section at Hayes Manor

November 2006

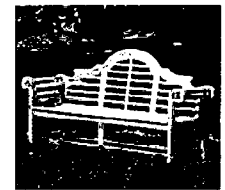
Headquarters Expansion  
**Howard Hughes Medical Institute**  
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Historic Area Work Permit Application  
**Enlarged Site Section**

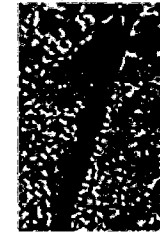
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**A** *Boxwood sempervirens*  
Common American Boxwood



**B** 8' Wood Lullyens Bench



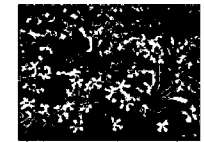
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**F** *Phlox subulata*  
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Headquarters Expansion

**Howard Hughes Medical Institute**

4000 Jones Bridge Road, Chevy Chase, MD  
November 2006



Scale: 1/8"=1'-0"

**LOUISE SCHILLER  
ASSOCIATES**  
LANDSCAPE ARCHITECTS

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Plymouth, NJ 08034  
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Fax: (609) 683-1014  
Email: ls@lshassoc.com



1 North Elevation of Hayes Manor



2 East Elevation of Hayes Manor



3 South elevation of Hayes Manor



4 West Elevation of Hayes Manor



5 Looking North to Hayes Manor from 4112 Manor Road



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Historic Area Work Permit Application

### Site Photos

Headquarters Expansion  
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