

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4101 Manor Rd., Chevy Chase	<b>Meeting Date:</b>	8/16/2023
<b>Resource:</b>	Individually Listed Master Plan Site (Hayes Manor #35/10)	<b>Report Date:</b>	8/9/2023
<b>Applicant:</b>	Howard Hughes Medical Institute (HHMI) Susan Pommerer, Architect	<b>Public Notice:</b>	8/2/2023
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Permit No.:</b>	1001591 REVISION	<b>Tax Credit:</b>	Partial
<b>Proposal:</b>	Revisions To Previously Approved HAWP for Roof Walkway Alteration, Construction Of New Garage Dormer, Roof Revisions, and Other Alterations.		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve the HAWP.**

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Individually Listed Master Plan Site #35/10 Hayes Manor  
**STYLE:** Georgian  
**DATE:** 1767 w/ later alterations



*Figure 1: The Master Plan Site is located in the southwest corner of the Howard Hughes Medical Institute Campus.*

From *Places from the Past*:

“One of the earliest and best-preserved examples of Georgian style architecture in the region, Hayes Manor is characterized by refined detail and high-quality workmanship. The residence was built about 1767 for Reverend Alexander Williamson, rector of Prince George’s Parish of the Anglican Church, one of the richest parishes in the Maryland colony. Williamson named the property Hayes after the home of William Pitt, Prime Minister of Britain. With the separation of church and state after the revolution, the Anglican Church was no longer Maryland’s established church and Williamson’s tax-supported salary ceased. He retreated to Hayes Manor until his death in 1792.

The brick residence has two front facades, customary for high-style Georgian houses. Both facades have expensive all-header bond brick. The south entrance opens into a front stair hall in a double pile plan. East and west wings were built in 1899 and 1908, designed by architect Walter Peter in a compatible style. Notable landscape features include a formal boxwood garden, evidence of a bowling green, and the Dunlop family cemetery. For 173 years, the Dunlop family owned Hayes Manor, beginning with Scottish immigrant James Dunlop who owned the estate from 1792.”

## **BACKGROUND**

On December 7, 2022, the HPC approved a HAWP by consent for a comprehensive rehabilitation of the historic Hayes Manor that included alterations to the historic building and several non-historic additions, site work, and tree removals.<sup>1</sup>

## **PROPOSAL**

The applicant proposes to revise the approval to add a second means of ingress/egress to the historic mansion.

## **APPLICABLE GUIDELINES**

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior’s Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

### ***Montgomery County Code; Chapter 24A-8***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

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<sup>1</sup> The Staff Report for the 2022 HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/11/II.F-4101-Manor-Road-Chevy-Chase-1001591.pdf>.

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

***Secretary of the Interior's Standards for Rehabilitation***

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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 proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related 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**

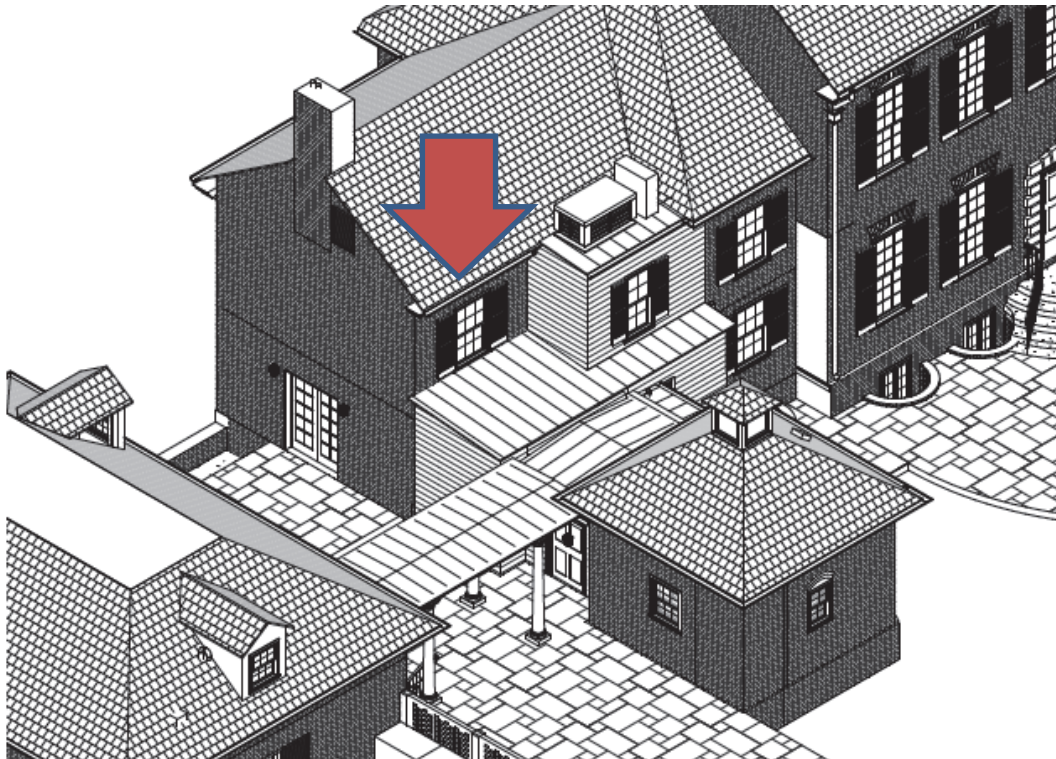
The proposed rehabilitation of Hayes Manor will convert the vacant mansion into a residence for the president of the Howard Hughes Medical Institute (HHMI), but will also be used to host social and business functions. The applicant proposes to install a private entrance with direct access to the residential areas of the house so as to avoid walking through the public areas of the house. The proposed changes are on 20th-century additions and outbuildings. Staff finds the new construction's impact will not detract from the character of the house and recommends the HPC approve the HAWP revision.

Currently, the garage is connected to the house through a late 20th-century greenhouse. Demolition of the greenhouse was approved as part of the December 2022 HAWP. The approved design included constructing a covered patio between the garage and a side entrance on the first floor (*Figure 2*). The proposed revision will alter three primary areas: the construction of a new garage dormer, changing the pergola to include a walkway and wood railing, and constructing a vestibule addition.





*Figure 2: Approved design between the garage and house.*



*Figure 3: Birdseye view of the area of the proposed walkway and vestibule (shown with a red arrow), discussed below.*

### **Garage Alterations**

The garage was constructed sometime after 1908 and was expanded to its current appearance in 1965. The brick structure has wood sash windows with three gable dormers, one facing south, one facing east, and one facing west. The applicant proposes to install a new dormer on the west roof slope that will



include an entry door. The dormer will be constructed to match the details of the three extant dormers (i.e. slate roofing with a wood door), but will necessarily be larger to accommodate a full-sized door. This dormer will be visible when viewed from the south. To match the garage's second-floor level, the proposed dormer will have to cut into the roof eave.

Staff finds the new dormer will not overwhelm the size or scale of the garage or the existing dormers and is separated enough from the c.1767 mansion house that it will not detract from the historic character of the resource. Staff additionally finds the proposed materials are compatible with the character of the garage and the historic house and its additions. Staff recommends the HPC approve the modifications to the garage under 24A-8(b)(2) and Standards 2, 9, and 10.

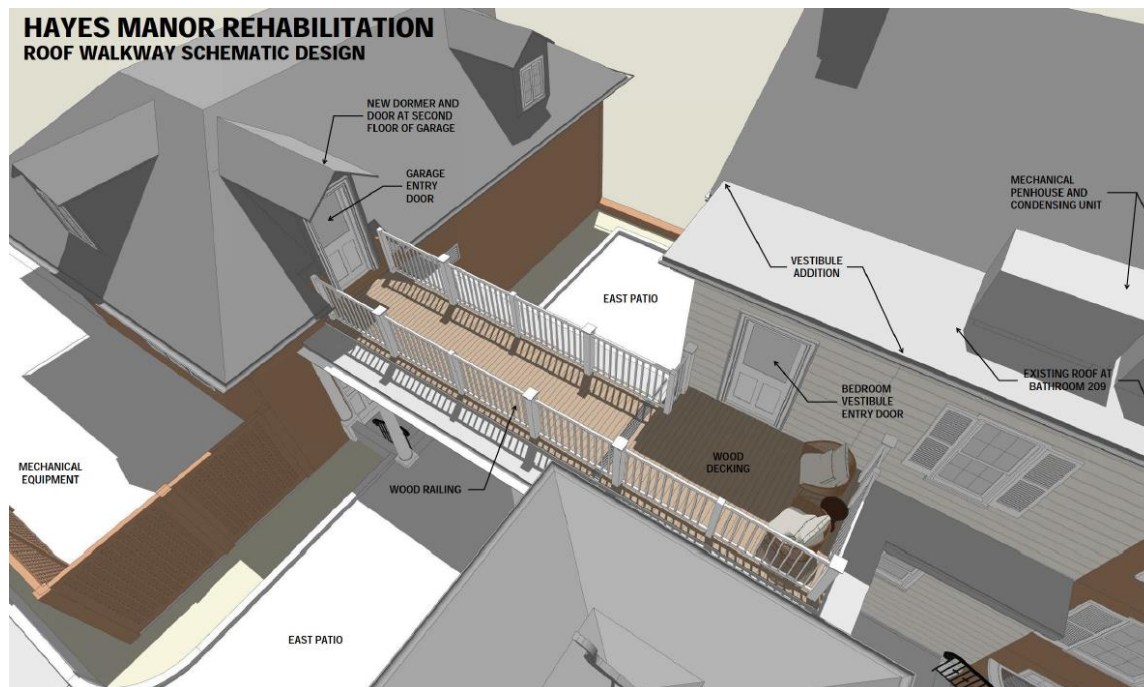
### **Pergola Modifications**

The approved pergola consisted of a wood-covered walkway supported by wood columns between the garage door and one of the house's side entrances. The applicant proposes to widen the pergola to create a walkway with a wood railing above. The interior of the columns will be converted to steel to support the added weight of the walkway, but the column exterior will remain wood. Replacing the pergola's metal roof, the applicant proposes to install wood decking with a simply detailed, code-compliant wood railing.

Staff finds the design of the enlarged pergola will not detract from the character of the house and is far enough from the 18th-century construction it will have little to no impact on the historic character of the mansion house. Staff finds the second-story walkway is analogous to the walkways constructed between the pavilions on "The Lawn" at the University of Virginia. Staff additionally finds the proposed materials are consistent with the previous approval and consistent with the character of the house. Staff recommends the HPC approve the revised pergola under 24A-8(b)(1) and (2) and Standards 2, 9, and 10.

### **Vestibule Construction**

Between the 1985 pavillion and the c.1908 kitchen wing, the applicant proposes to construct a new vestibule, inset from the existing wall plane by 12" (twelve inches) with an entry door. The vestibule addition will match the details of the bathroom addition (date unknown) immediately to the west, including clapboard siding and flat roof, and will be accessed through a half-light wood door. An existing window will be removed and the opening converted into an interior pocket door.



*Figure 4: Northwest aerial view of the proposed walkway and entrance.*

Staff finds the proposed vestibule is in keeping with the character of the non-historic bathroom addition, so that it blends in with the existing architecture, but the materials also help to differentiate the proposed construction from the historic. Staff finds the 12” (twelve inches) inset retains the outline of the c.1908 kitchen addition. Staff additionally finds the proposed materials are compatible with the historic house, primarily the non-historic additions. Finally, Staff finds the vestibule construction will retain the existing exterior wall so that the vestibule could be removed in the future and the house could be returned to its 1908 appearance. Staff recommends the HPC approve the vestibule under 24A-8(b)(2) and Standards 2, 9, and 10.

### **STAFF RECOMMENDATION**

Staff recommends the HPC **approve the HAWP**; under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior’s Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



# HOWARD HUGHES MEDICAL INSTITUTE HAYES MANOR REHABILITATION



**ROOF WALKWAY SCHEMATIC DESIGN**  
**Montgomery County Historic Preservation Commission (HPC)**  
**Revised Historic Area Work Permit (HAWP)**  
July 26, 2023

**SMITHGROUP**





**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# 1001591 REVISION  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Howard Hughes Medical Institute  
c/o Robert "OB" Obrist E-mail: obristr@hhmi.org

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

Daytime Phone: (301) 215-8608 Tax Account No.: 00425422

**AGENT/CONTACT (if applicable):**

Name: SmithGroup  
c/o Susan Pommerer, AIA - Principal E-mail: susan.pommerer@smithgroup.com

Address: 1700 New York Avenue NW, Suite 100 City: Washington, DC Zip: 20006

Daytime Phone: (202) 974-0847 Contractor Registration No.: TBD

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property 35/10

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
X No/Individual Site Name Hayes Manor

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

2016 Final Forest Conservation Plan and 1999 & 2002 Easement Agreements with Columbia Country Club  
Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information

Building Number: 4101 Street: Manor Road

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

Lot: ? Block: 26 Subdivision: Hayes Manor Parcel: B Plat No. 23792

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> New Construction              | <input type="checkbox"/> Deck/Porch                     | <input type="checkbox"/> Shed/Garage/Accessory Structure  |
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fence                          | <input type="checkbox"/> Solar                            |
| <input checked="" type="checkbox"/> Demolition         | <input checked="" type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input checked="" type="checkbox"/> Roof                | <input checked="" type="checkbox"/> Window/Door           |
|  |   | <input type="checkbox"/> Other: _____                     |

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

*Susan Pommerer*

November 16, 2022

Signature of owner or authorized agent

Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
<b>Owner's Mailing Address:</b> Howard Hughes Medical Institute c/o Mr. Robert "OB" Obrist 4000 Jones Bridge Road Chevy Chase, MD 20815	<b>Owner's Agent Mailing Address:</b> SmithGroup c/o Susan Pommerer 1700 New York Avenue NW, Suite 100 Washington, DC 20006
<b>Adjacent and Confronting Property Owners Mailing Addresses:</b>	
Allen M. Hutter 3905 Jones Bridge Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-00671492 Lot 5 Block 1	SUNA SEO TIMOTHY Y SEO 3909 Jones Bridge Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-00671388 Lot 7 Block 1
Jana L. Mason, Trustee The Jana L. Mason Trust P. O. Box 15126 Chevy Chase, MD 20825 Tax Acct. No. 07-02850862 Lot 8 Block 1	IAN LEE AMANDA LEE 8801 Spring Valley Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-00670910 Lot 9 Block 1
Nancy C. Wong 8800 Connecticut Ave. Chevy Chase, MD 20815 Tax Acct. No. 07-02645803 Lot P15 Block 1	MICHAEL LEO FLANAGAN JACQUELINE LANEZ FLANAGAN 8801 Kensington Pkwy Chevy Chase, MD 20815 Tax Acct. No. 07-00526446 Lot P3, Pt Lt 4 Block 1
Sakineh Zarakhtar et. al. 8800 Spring Valley Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-00671561 Lot 1 Block 7	Chevy Chase Land Co. 5471 WISCONSIN AVE # 320 Chevy Chase, MD 20815 Tax Acct. No. 07-00466741 Lot 1-6 Block 22
Chevy Chase Land Co. 5471 WISCONSIN AVE # 320 Chevy Chase, MD 20815 Tax Acct. No. 07-00466785 Lot 7-12 Block 22	MARY ELLEN MURPHY 8514 Lynwood Pl. Chevy Chase, MD 20815 Tax Acct. No. 07-00466923 Lot 13 Block 24
Kitty C. Barry Revocable Trust 4004 Manor Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-00467255 Lot 5 Block 24	JULIAN E GILLESPIE HEATHER A GILLESPIE 8519 Longfellow Place Chevy Chase, MD 20815 Tax Acct. No. 07-00467142 Lots P3 & 4 Block 24
JORGE F. CHAMOT ALLISON ARIAS 3904 Manor Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-00467290 Lot 9 Block 25	VINCENZO SALINA AMORINI BOLOGNINI 8515 Lynwood Pl. Chevy Chase, MD 20815 Tax Acct. No. 07-00466706 Lots P7 & 8 Block 25
Joan N. Pickett Tr. 3719 Village Park Dr. Chevy Chase, MD 20815 Tax Acct. No. 07-03028066 Lot 10 Block A	Daniel S. Goldberg & Marion K. Goldberg 8616 Village Park Pl. Chevy Chase, MD 20815 Tax Acct. No. 07-03028077 Lot 11 Block A
Steven I. & W.E. Silver LIVING TRUST 3713 Village Park Dr. Chevy Chase, MD 20815 Tax Acct. No. 07-03028033 Lot 7 Block A	Robert H. & A.N. Thompson 3715 Village Park Dr. Chevy Chase, MD 20815 Tax Acct. No. 07-03028044 Lot 8 Block A



JOHN J KEELING PATRICIA MONTILLA-KEELING 3717 Village Park Dr. Chevy Chase, MD 20815 Tax Acct. No. 07-03028055 Lot 9 Block A	ALEXANDER V ILYASOV MARY GRACE TABAKIN 3709 Village Park. Dr. Chevy Chase, MD 20815 Tax Acct. No. 07-03028000 Lot 5 Block A
Jacqueline R. Knepshield REVOCABLE TRUST 3711 Village Park Dr. Chevy Chase, MD 20815 Tax Acct. No. 07-03028011 Lot 6 Block A	CHARLES J FASELIS DOMINIQUE HOWARD 8617 Village Park Pl. Chevy Chase, MD 20815 Tax Acct. No. 07-03028215 Lot 1 Block B
Sukhjot S. Sidhu & Jagdisk K Sidhu 3803 Village Park Dr. Chevy Chase, MD 20815 Tax Acct. No. 07-03028226 Lot 2 Block B	NANCY A RYAN REVOC TR 3805 Village Park Dr. Chevy Chase, MD 20815 Tax Acct. No. 07-03028237 Lot 3 Block B
Aida T. Jarkas 3804 Village Park Dr. Chevy Chase, MD 20815 Tax Acct. No. 07-03028294 Lot 13 Block C	Chevy Chase Park Community Association c/o Management Group Associates 20440 Century Blvd., Suite 100 Germantown, MD 20874 Tax Acct. No. 07-03028022 Parcel C Block C
Chevy Chase Park Community Association c/o Management Group Associates 20440 Century Blvd., Suite 100 Germantown, MD 20874 Tax Acct. No. 07-03028088 Parcel E Block C	Chevy Chase Park Community Association c/o Management Group Associates 20440 Century Blvd., Suite 100 Germantown, MD 20874 Tax Acct. No. 07-03028306 Part of Parcel G Block C
Dennis W. Schraf, Sr. & H.M. Schraf 8812 Platt Ridge Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-02829488 Lot 1	David F. Hodge, Jr. & P.J. Hodge 8810 Platt Ridge Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-02829490 Lot 2
CHEVY CHASE HOUSE TR 8806 Platt Ridge Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-02829513 Lot 4	Jerome K. & A.R. Blask 8804 Platt Ridge Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-02829524 Lot 5
Mojdeh & Nazir A. Waroich 8808 Platt Ridge Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-02829502 Lot P3	Columbia County Club 7900 Connecticut Ave. Chevy Chase, MD 20815 Tax Acct. No. 07-03580358 N355, Parcel B
HOWARD HUGHES MEDICAL INSTITUTE 4000 Jones Bridge Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-03851725 Parcel N976, Lot 6	Sara G. & M. H. Dent 30 7th St E., Suite 2000 Saint Paul, MN 55101 Tax Acct. No. 07-00425661 Parcel P319
Maryland-National Capital Park & Planning Comm. 2425 Reddie Drive Wheaton, MD 20902 Tax Acct. No. 07-00428607 Parcel P806	VINCENT HORVILLE 4021 JONES BRIDGE ROAD Chevy Chase, MD 20815 Tax Acct. No. 07-00419272 Parcel P912
GREGORY BAYTLER TATYANA BAYTLER 15837 CRABBS BRANCH WAY #A ROCKVILLE, MD 20855 Tax Acct. No. 07-00419283 Parcel P913	BENJAMIN D CLARK SOSHANA L CLARK ET AL 4003 Jones Bridge Rd. Chevy Chase, MD 20815 Tax Acct. No. 07-00426756 Parcel P928
BA B2 RESIDENTIAL LLC 6406 IVY LANE SUITE 700 GREENBELT, MD 20770 Tax Acct. No. 07-03824436 UNIT B2 RES	CHEVY CHASE B2 REATIL LLC 6406 IVY LANE SUITE 700 GREENBELT, MD 20770 Tax Acct. No. 07-03824447 PUNIT B2 RETAIL

**Description of Property:**

Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The Hayes Manor was built ca. 1767 in the Georgian style, consisting of two and a half stories above grade with a below grade basement in a four square configuration. The east wing, consisting of two stories plus a basement, was added in 1899 and the west wing (sun porch addition) and garage were constructed in 1908. A greenhouse connecting the garage to the east wing is thought to have been built in the 1960's. Exterior walls are of solid brick construction and floors are primarily wood-framed. The property is located on the grounds of the Howard Hughes Medical Institute (HHMI) Campus at 4000 Jones Bridge Rd in Chevy Chase, Maryland. The historic structure is approximately 9,000 SF and was documented by the Historic American Building Survey (HABS) in 1962.

In 1984 Hayes Manor was included in the Montgomery County Master Plan for Historic Preservation and was deemed significant under Criteria 1.a, 1.d, and 2.a of the Montgomery County Preservation Ordinance as having significant cultural characteristics of the county/state/nation, exemplifying historic heritage of the community and representing architectural and design significance of a particular period. HHMI purchased the property in 2002 from the Columbia Foundation and the building has for the most part remained vacant since that time.

Hayes Manor is located on approximately 9.44 acres, a small portion of an original tract of land purchased by Alexander Williamson in 1762. The area north of the residence includes landscape gardens, pea gravel pathways, and a guest house. A loop road through the HHMI headquarters campus provides access to campus facilities. Access to Hayes Manor is provided by way of a driveway connecting to the southern end of the loop road. The driveway is asphalt but transitions to gravel near the residence.

Hayes Manor is surrounded by stately, mature walnut, hickory, and oak trees, boxwood garden, and a bowling green. Research has been completed to understand the developmental history of the house and surrounding landscape.

**Description of Work Proposed:**

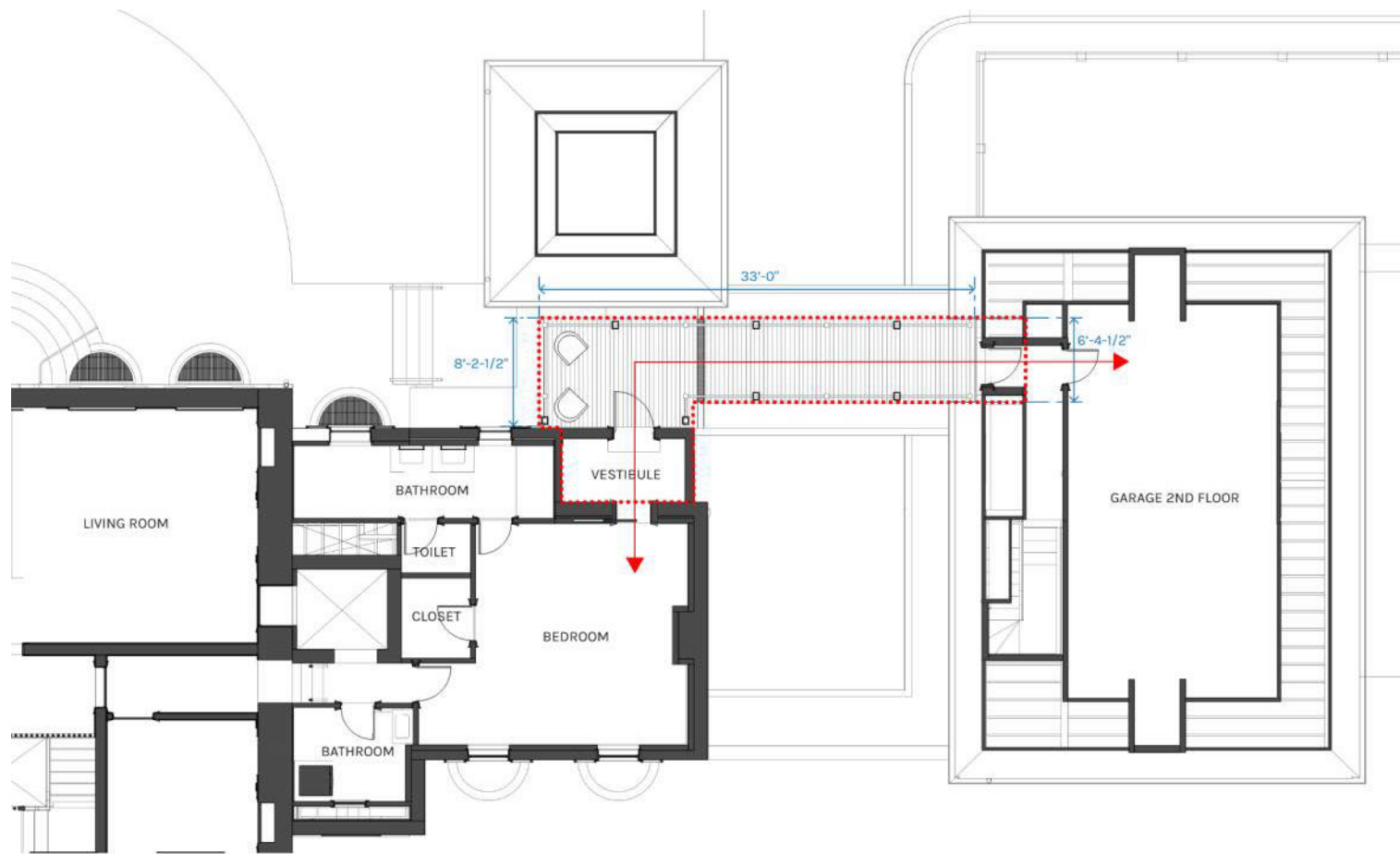
Please give an overview of the work to be undertaken:

In early 2021 SmithGroup was hired by HHMI to provide an updated Master Plan for the HHMI Campus that included an evaluation of the future use of Hayes Manor. As part of that process, it was determined that Hayes Manor should be utilized as a residence for the HHMI President and could also support events and receptions while retaining the historic character of the structure. In addition to meeting the functional programmatic needs, the rehabilitation scope includes improvements to accessibility, life-safety, building infrastructure, and deferred maintenance necessary to make this a serviceable and code-compliant structure. Approval for this base scope of work was approved under Historic Area Work Permit #1001591 which was approved at the HPC meeting held on December 7, 2022.

In June 2023, HHMI requested the A/E Design Team provide a roof walkway connection between the second floor of the garage to the second floor bedroom in the Manor House. The purpose of this design modification is to provide a private entry for the residence when there may be events hosted in the Manor House.

The design option proposed includes a new dormer in the roof of the garage to provide entry/exit at the second floor. A wood framed walkway with painted wood railing built over the previously approved pergola would provide a connection from the garage to a new vestibule addition at the second floor bedroom along the east end of the Manor House. This wood framed vestibule addition would be an extension of the c.1985 addition which connected the Manor House to the northeast kitchen. The exterior of this vestibule addition would be clad in painted clapboard siding to match this existing c. 1985 addition.

The previously approved pergola design would be slightly adjusted to allow the roof walkway to be centered above and provide the visual connection between the garage entry doors and the east accessible entry to the Manor House. The design of the pergola will include classic wood columns and pilasters to anchor the structure to the adjacent portions of the house. The roof walkway would be constructed from wood framing with a painted wood handrail. The roofing above the pergola and first floor entrance to the Manor House will be finished in thermoplastic polyolefin (TPO) roofing in a dark gray to match the slate roofing at the Manor House and garage. The use of TPO is recommended due to the low slope of the roof and the durability against the proposed live load and structure of the roof walkway. The East Patio as previously design will remain largely unchanged; however the flagstone steps down to the ground floor entry into the garage will be widened to align with the revised pergola design above. The existing window along the north wall of the bedroom will be modified to provide a pocket door into the bedroom. The masonry opening width and brick arch above will be maintained.



Second Floor Key Plan showing extent of proposed roof walkway and bedroom vestibule addition.

**Organization of Application:**

This revised application for a Historic Area Work Permit (HAWP) is presented as an addition to the work proposed and approved under Historic Area Work Permit #1001591 which was approved at the HPC meeting held on December 7, 2022.

The December 2022 approval included the following:

**SITE IMPROVEMENTS**

- Work Item #1:** South Drive
- Work Item #2:** East Patio with Pergola
- Work Item #3:** West Patio and Sunroom Steps
- Work Item #4:** Accessible Pathway
- Work Item #5:** North Walkway
- Work Item #6:** North Patio Repair
- Work Item #7:** Stormwater Management Infrastructure
- Work Item #8:** Mechanical Enclosure
- Work Item #9:** Tree Conservation Plan

**EXTERIOR BUILDING IMPROVEMENTS**

- Work Item #10:** Rooftop Mechanical Penthouse & Condenser
- Work Item #11:** Mechanical Louvers
- Work Item #12:** South Porch & Rusticated Surround at North and South Door
- Work Item #13:** Roofing Replacement
- Work Item #14:** Brick Masonry Restoration
- Work Item #15:** Window Sash Replacement

This revised application includes the following proposed work:

**EXTERIOR BUILDING IMPROVEMENTS**

- Work Item #16:** Roof Walkway Addition



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN



BIRDSEYE VIEW OF SOUTH FACADE WITH EXISTING GREENHOUSE AND GARAGE LOCATED EAST OF THE MANOR HOUSE



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN



SOUTHEAST VIEW OF SOUTH FACADE WITH EXISTING GREENHOUSE AND GARAGE LOCATED AT THE RIGHT, EAST OF THE MANOR HOUSE



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN



NORTHEAST VIEW OF EXISTING EAST PATIO



NORTH VIEW OF EXISTING EAST PATIO

### EXISTING CONDITIONS



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN



**NORTHEAST VIEW OF FIRST FLOOR KITCHEN ADDITION, FOURSQUARE IN BACKGROUND**



**NORTHWEST VIEW OF GARAGE, WINDOW TO BE MODIFIED TO PROVIDE ENTRY TO GARAGE**

### EXISTING CONDITIONS



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN



EAST VIEW OF EXISTING FIRST FLOOR KITCHEN ADDITION (BUILT C. 1985)

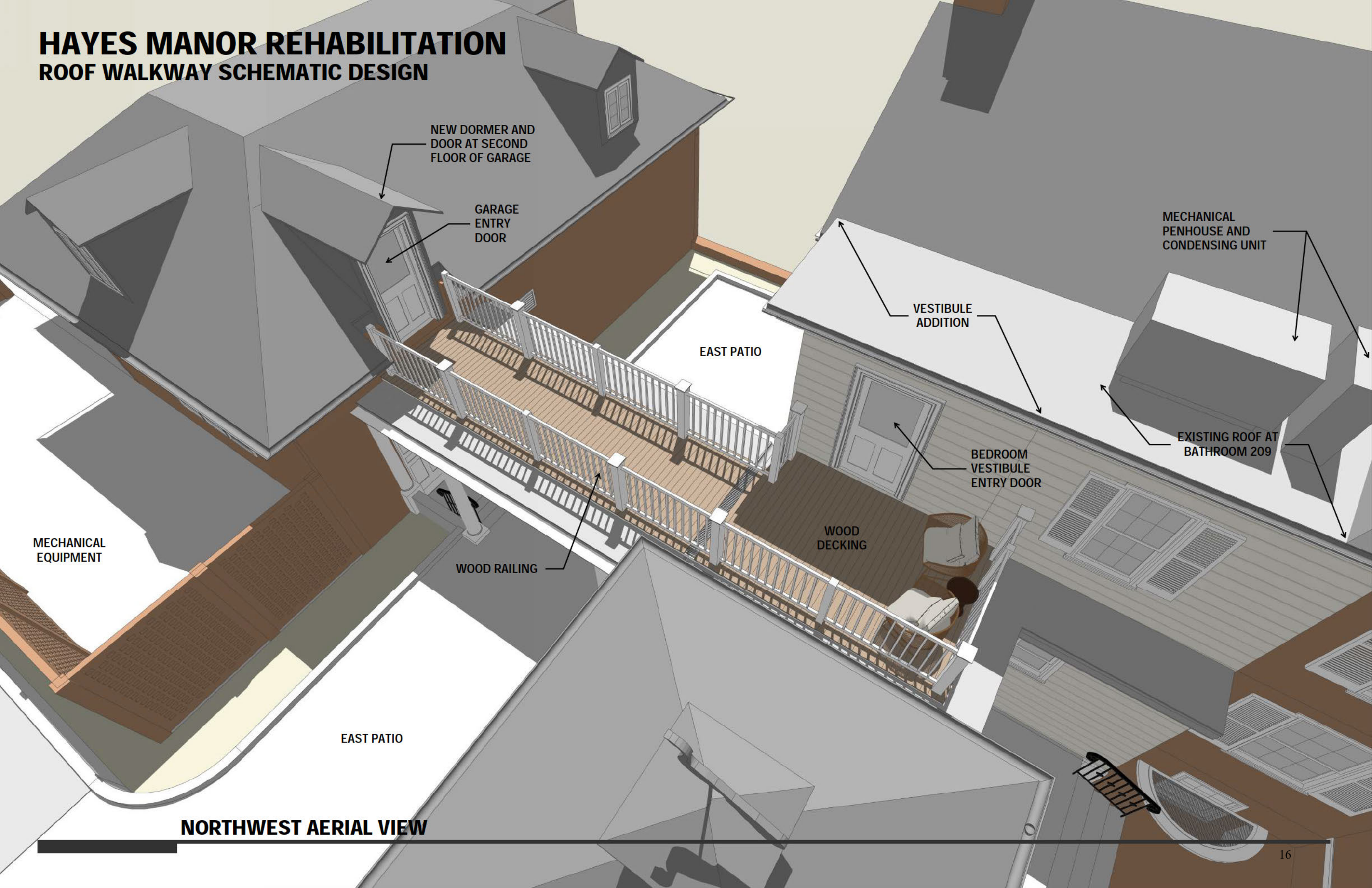


EXISTING ENTRY TO FIRST FLOOR KITCHEN ADDITION (BUILT C. 1985)



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN



NEW DORMER AND  
DOOR AT SECOND  
FLOOR OF GARAGE

GARAGE  
ENTRY  
DOOR

MECHANICAL  
PENHOUSE AND  
CONDENSING UNIT

VESTIBULE  
ADDITION

EAST PATIO

EXISTING ROOF AT  
BATHROOM 209

BEDROOM  
VESTIBULE  
ENTRY DOOR

MECHANICAL  
EQUIPMENT

WOOD  
DECKING

WOOD RAILING

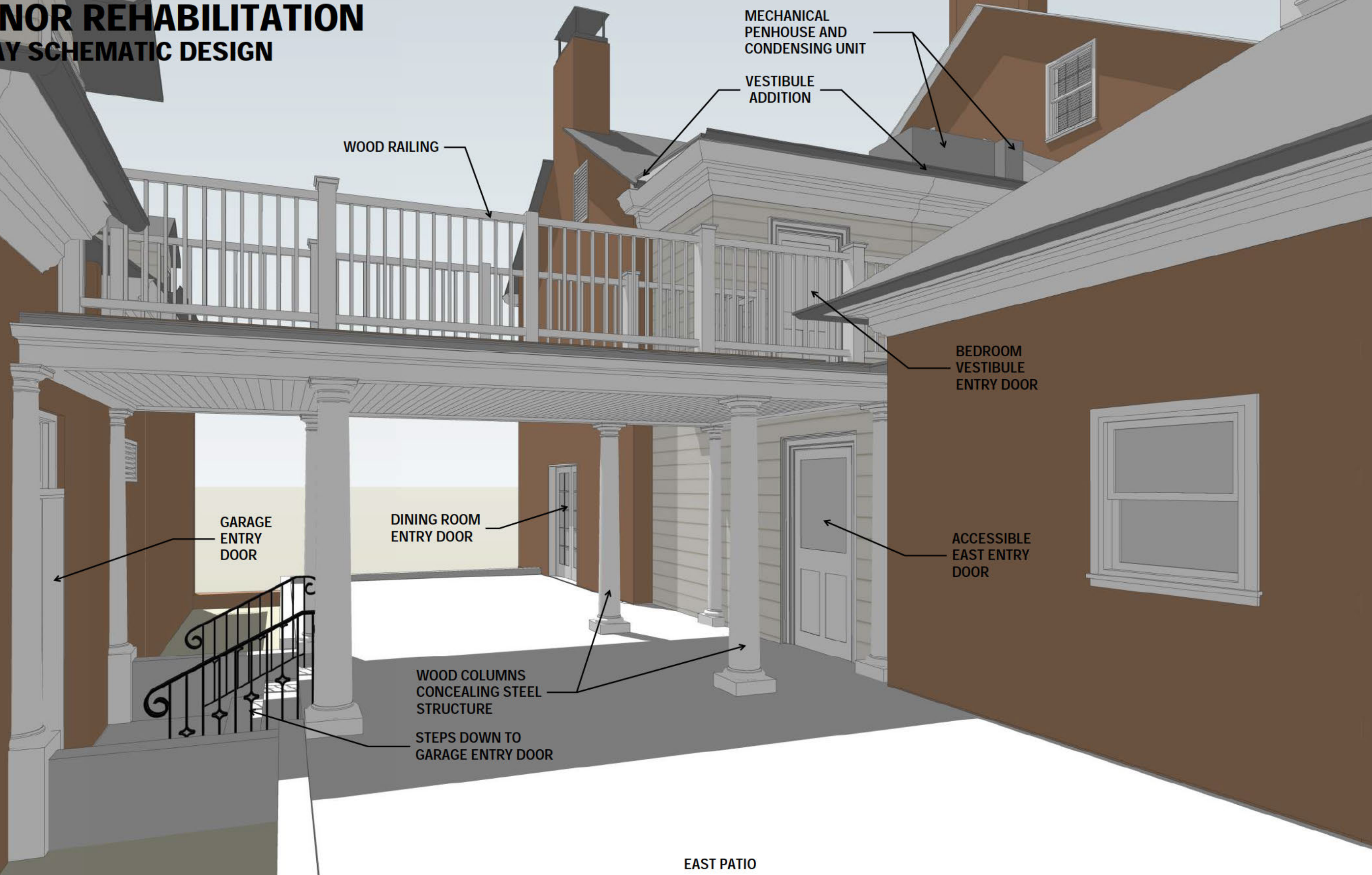
EAST PATIO

**NORTHWEST AERIAL VIEW**



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN



**NORTHEAST VIEW FROM ACCESSIBLE WALKWAY**



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN

EAST ELEVATION OF ENTRY, PANTRY, AND VESTIBULE ADDITION FINISHED IN PAINTED WOOD CLAPBOARD TO MATCH PRIOR 1980s ADDITION



REALIGNMENT OF EAST WALL AT ENTRY AND PANTRY TO PROVIDE UNIFORM EAST WALL

DINING ROOM ENTRY DOOR

VESTIBULE ADDITION

WOOD RAILING

ACCESSIBLE EAST ENTRY DOOR

WOOD PILASTER AT ENTRY VESTIBULE WALL

WOOD COLUMNS CONCEALING STEEL STRUCTURE

EAST PATIO

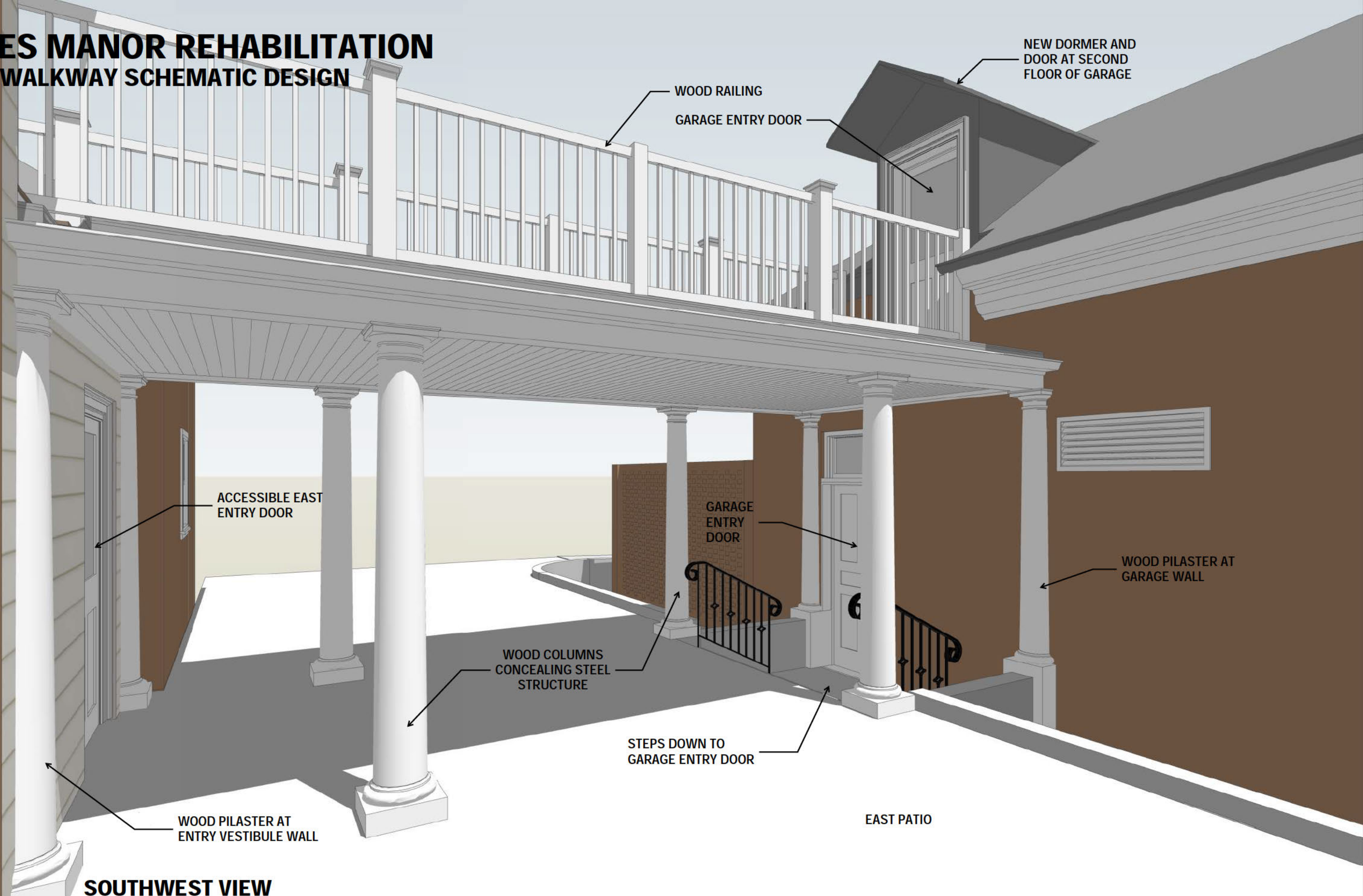
STEPS DOWN TO GARAGE ENTRY DOOR

**SOUTHEAST VIEW**



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN



NEW DORMER AND DOOR AT SECOND FLOOR OF GARAGE

WOOD RAILING

GARAGE ENTRY DOOR

ACCESSIBLE EAST ENTRY DOOR

GARAGE ENTRY DOOR

WOOD PILASTER AT GARAGE WALL

WOOD COLUMNS CONCEALING STEEL STRUCTURE

STEPS DOWN TO GARAGE ENTRY DOOR

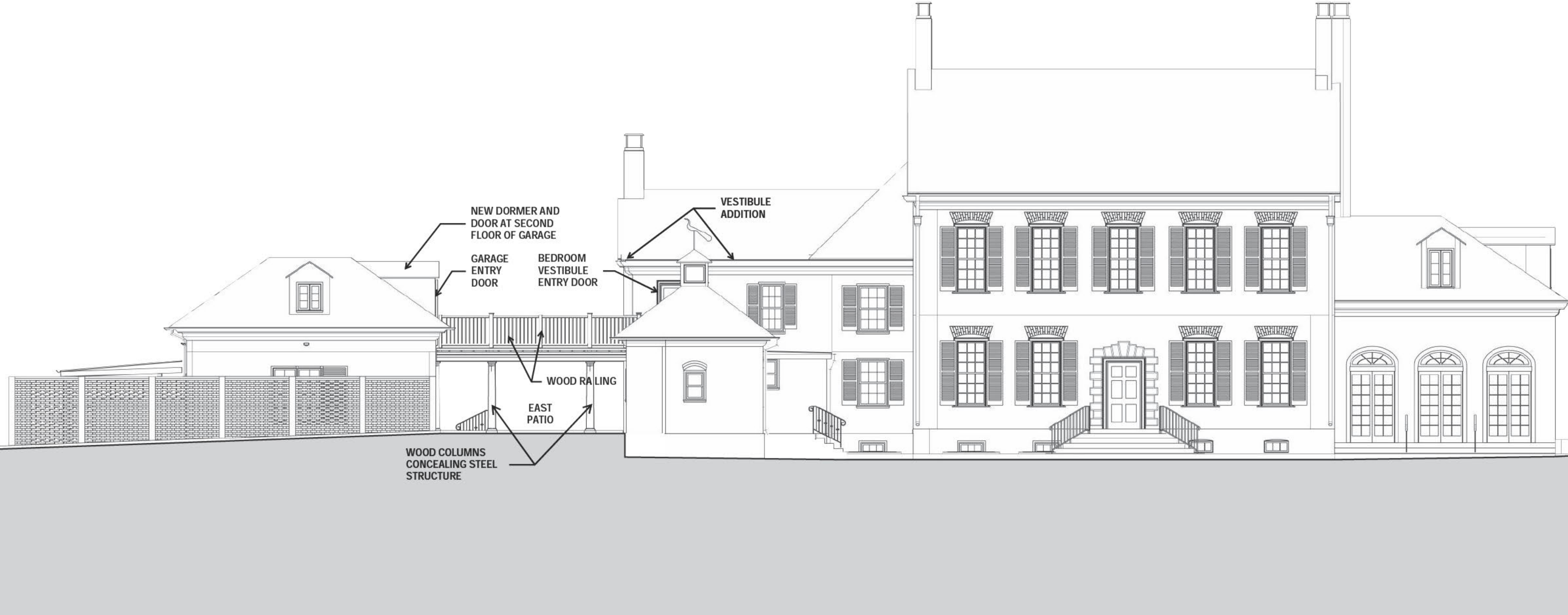
WOOD PILASTER AT ENTRY VESTIBULE WALL

EAST PATIO

**SOUTHWEST VIEW**

# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN

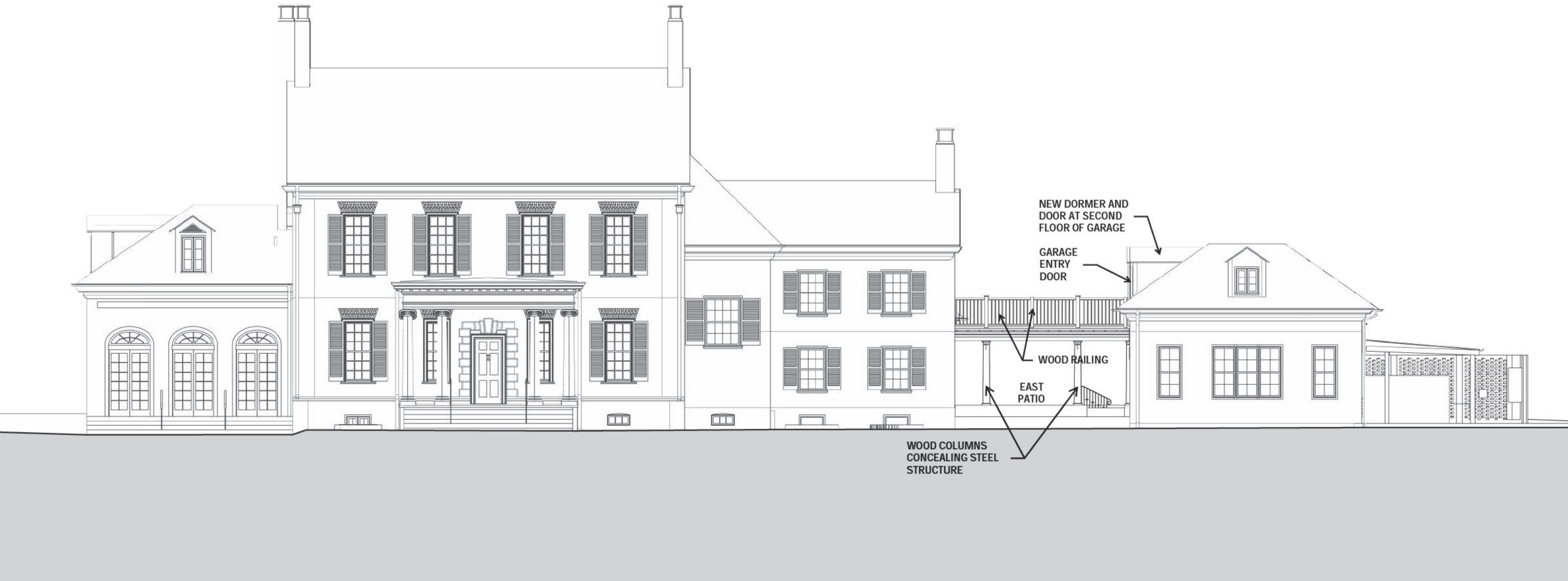


**NORTH ELEVATION**



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN

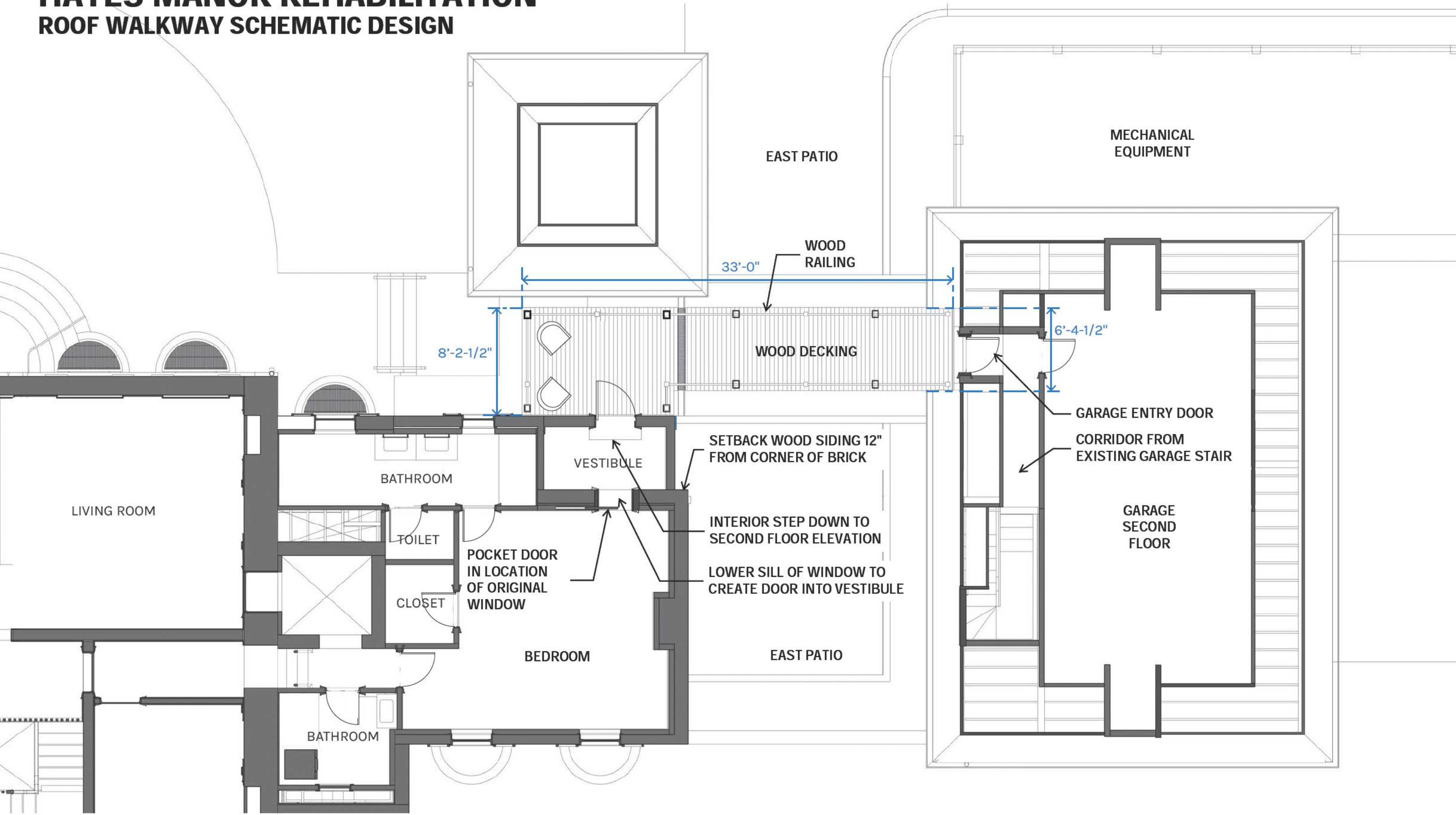


**SOUTH ELEVATION**



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN

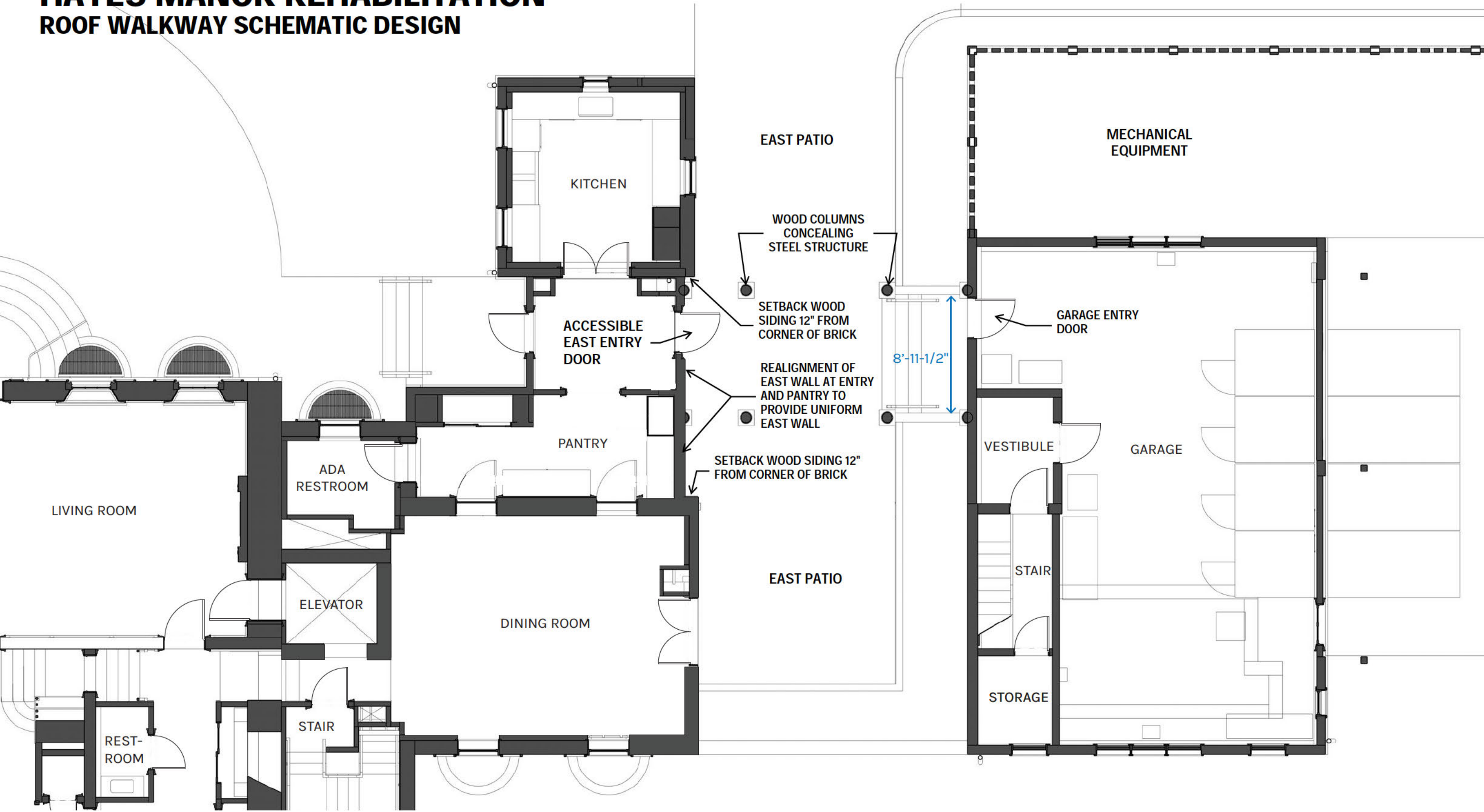


SECOND FLOOR PLAN



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN

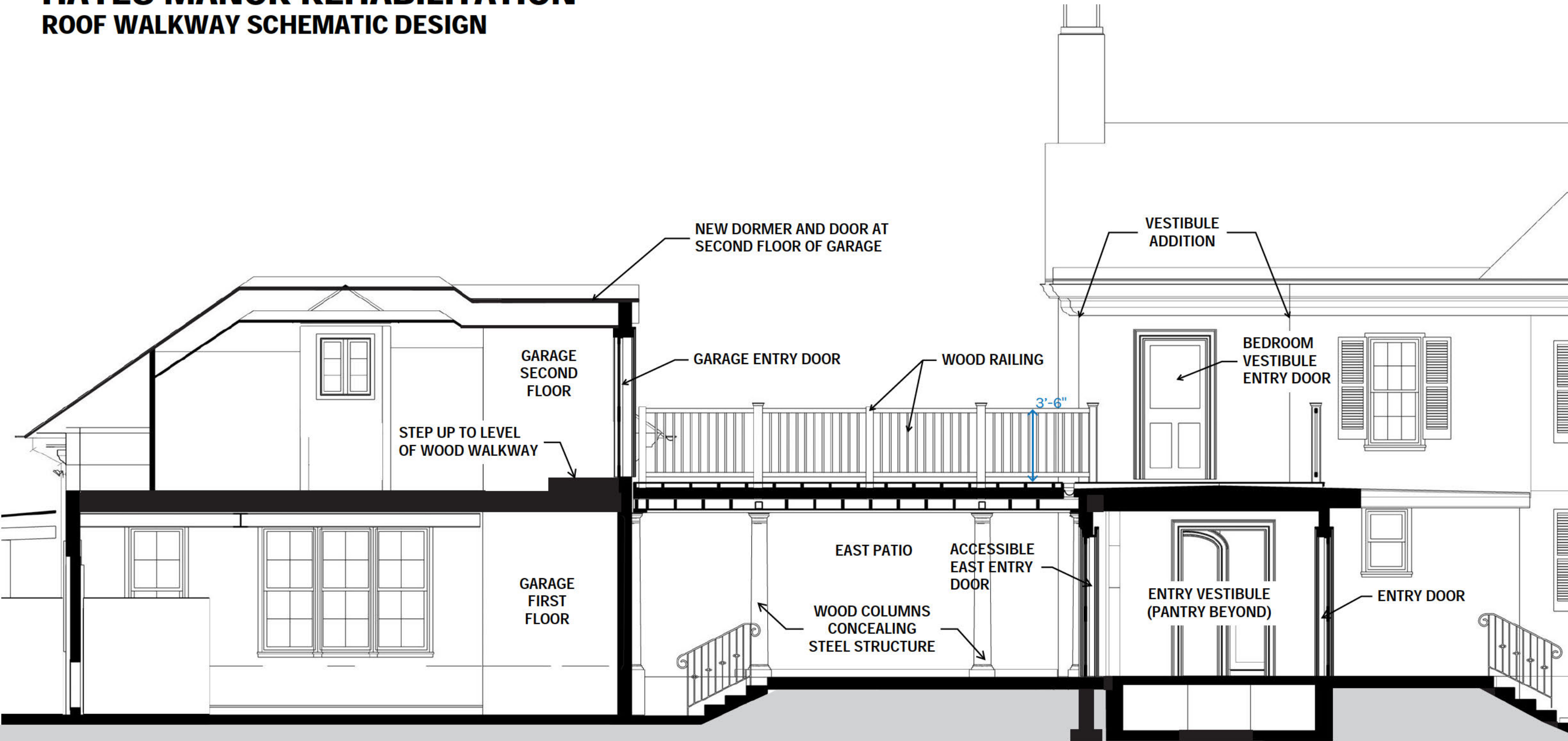


**FIRST FLOOR PLAN**



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN

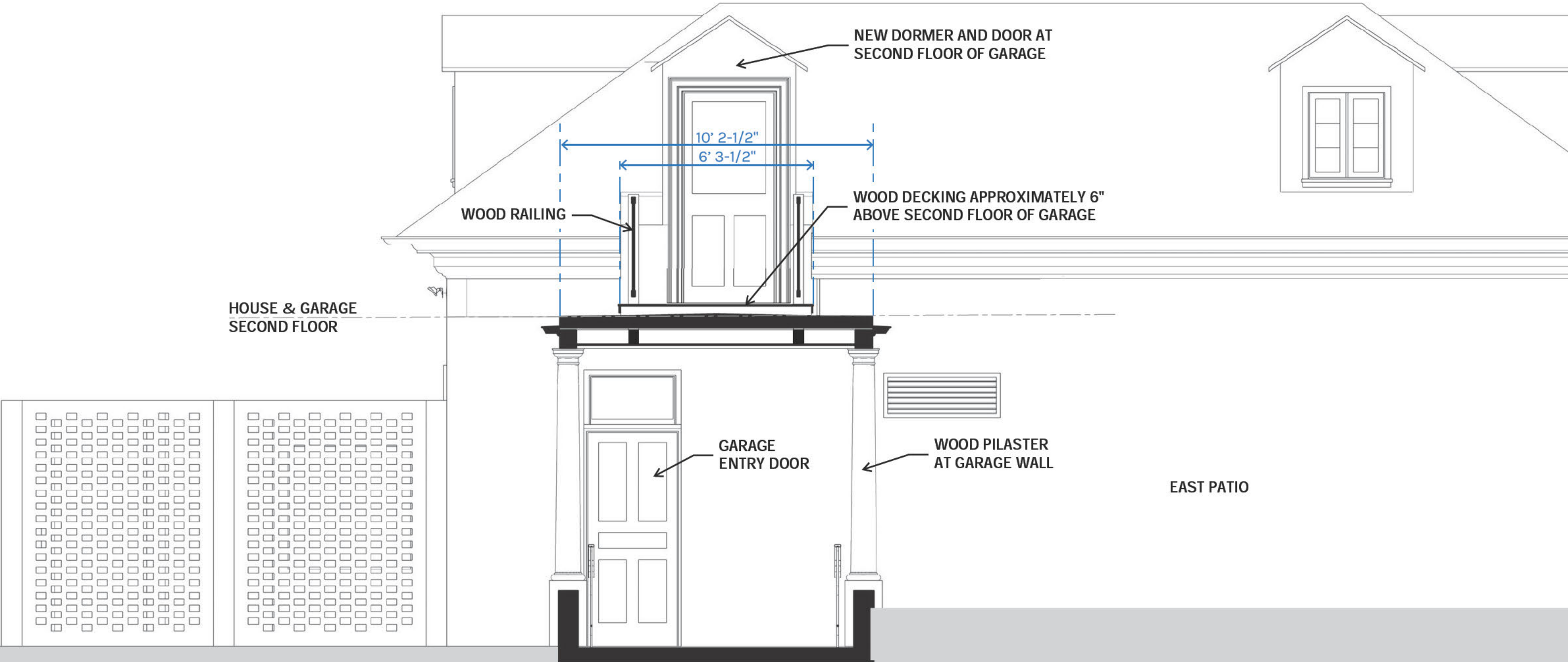


EAST/ WEST SECTION LOOKING SOUTH



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN

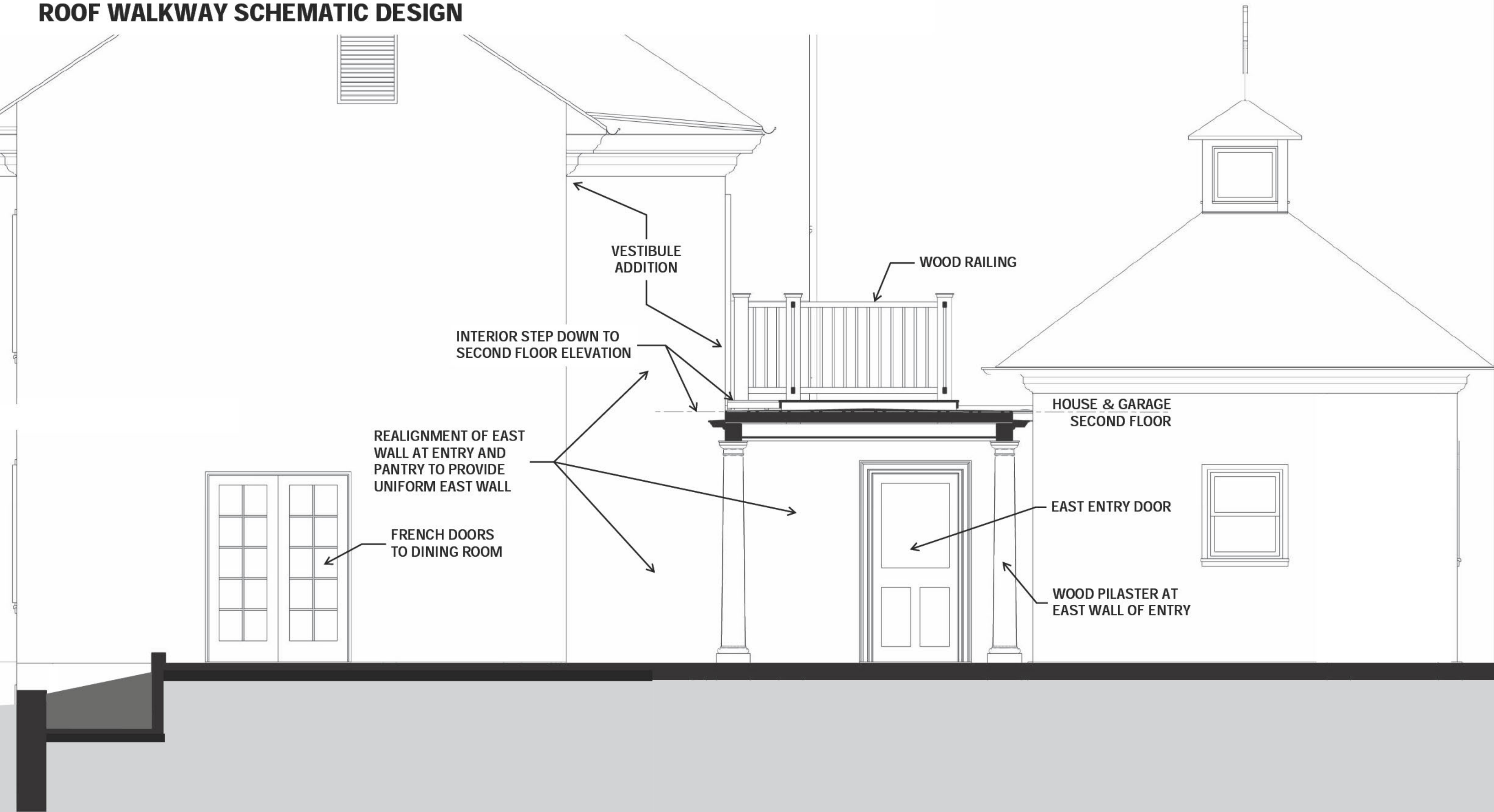


NORTH/ SOUTH SECTION LOOKING TOWARD GARAGE



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN

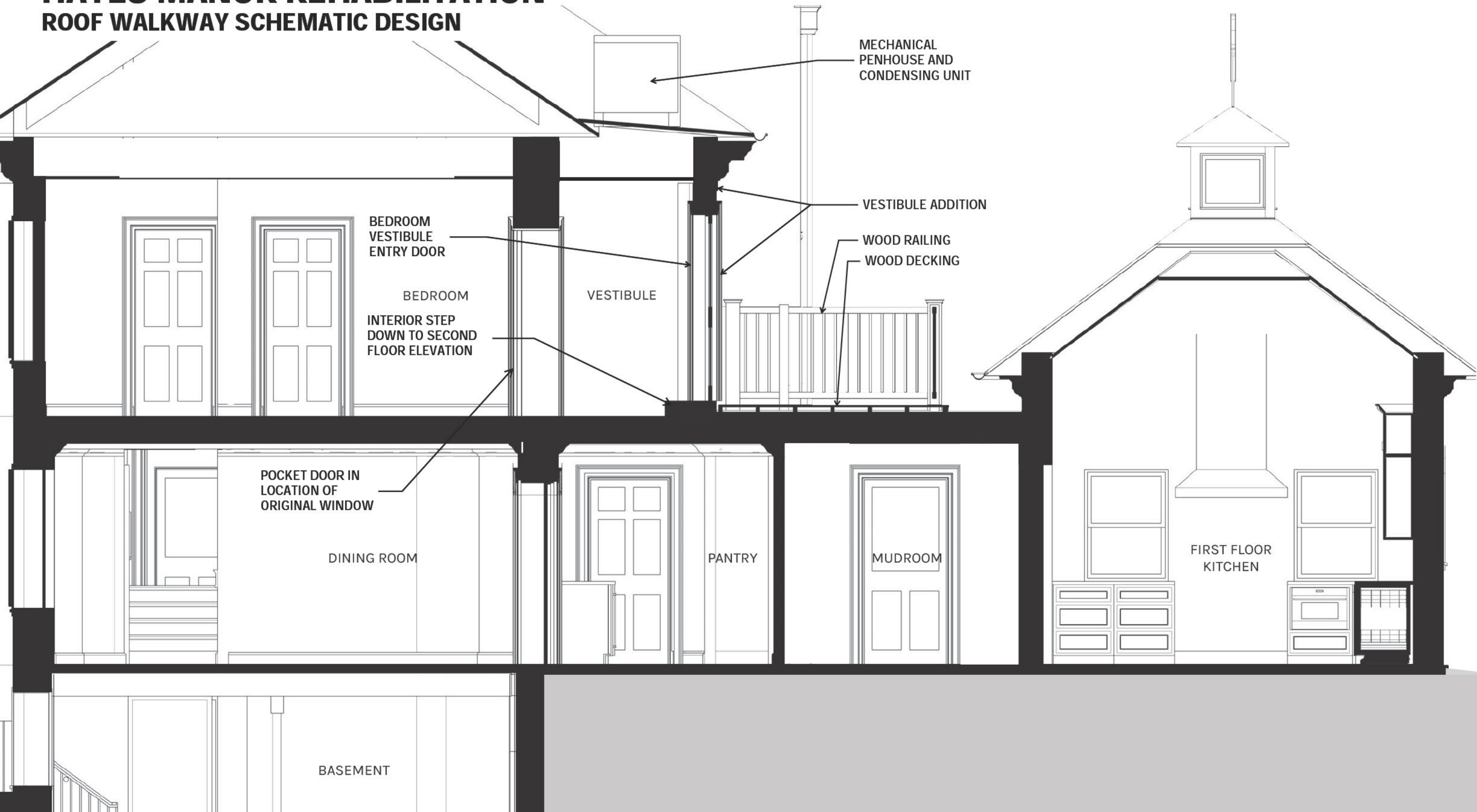


NORTH/ SOUTH SECTION LOOKING TOWARD HOUSE



# HAYES MANOR REHABILITATION

## ROOF WALKWAY SCHEMATIC DESIGN



SECTION THROUGH c.1985 ADDITION BETWEEN MANOR HOUSE AND KITCHEN