

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4101 Manor Rd., Chevy Chase	Meeting Date:	10/11/2023
Resource:	Individually Listed Master Plan Site (Hayes Manor #35/10)	Report Date:	10/4/2023
Applicant:	Howard Hughes Medical Institute (HHMI) Susan Pommerer, Architect	Public Notice:	9/27/2023
Review:	HAWP	Staff:	Dan Bruechert
Permit No.:	1001591 REVISION	Tax Credit:	Partial
Proposal:	Revisions To Previously Approved HAWP for Tree Removal, Hardscape Alteration, Grading Alterations and updates to limits of disturbance, Updates on Archaeological Investigations		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the revisions to the HAWP and reminds the application of its responsibilities under condition #4 from the original HAWP approval in addition to other conditions of approval that remain in force and are not extinguished by the approval of this revision:

4. After consulting with staff, the applicant may proceed with any additional proposed archaeological fieldwork, if necessary. Once the fieldwork is complete, and prior to approval of the building permit, the applicant shall complete a technical report that documents the archaeological findings and submit the report to Staff.

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.¹

The HPC approved a revision to the approved HAWP on August 16, 2023 that included a new roof

¹ 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>.

walkway and entrance, revisions to the garage, and other minor alterations.² The August revisions were approved by consent.

PROPOSAL

The applicant proposes to revise the previously approved south drive, the site's stormwater management plan, and proposes to remove seven additional trees. The applicant has also provided updates on the required archaeological investigations at the site.

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
 - (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

² The Staff Report for the August 16, 2023 HAWP revisions are available here: <https://montgomeryplanning.org/wp-content/uploads/2023/08/I.J-4101-Manor-Road-Chevy-Chase-1001591-REVISION.pdf>.

- (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 proposed revisions include redesigning the south drive in front of the house, revising the stormwater management plan, and removing seven additional trees from the site that were not identified in the original HAWP. Staff finds the proposed revisions will not have a significant impact on the character of the site and recommends the HPC approve the plan with the condition that the applicant continues to consult with the HP Staff Archaeologist to satisfy the requirements of condition #4 from the original HAWP approval which states, "After consulting with staff, the applicant may proceed with any additional proposed archaeological fieldwork, if necessary. Once the fieldwork is complete, and prior to approval of the building permit, the applicant shall complete a technical report that documents the archaeological findings and submit the report to Staff."

Much of the archaeological investigation on the site has been completed and a draft report has been submitted to Staff. Based on Staff's review of this document, Staff will require that the final report include a discussion of the likely domestic structure to the southwest of the manor house and the history of enslavement at Hayes Manor.

The abstract for the draft archaeological investigation report includes the following findings, "In October 2022, Gray & Pape, Inc. conducted an archaeological survey of the limits of disturbance for the project. The results of this work led to additional investigations, specifically four areas where archaeologists believed there to be the potential for historic deposits related to the occupation and evolution of the property. These included the area adjacent to the southern porch, the southwestern portion of the limits of disturbance, the eastern portion of the limits of disturbance within the south yard, and an area in the north yard. Follow up investigations performed by Gray & Pape were conducted in December 2022 and consisted of the excavation of test units, additional shovel test pits, metal detection, and the sampling of two features. The four selected locations identified during the initial survey conducted in October 2022 were examined under this effort.

Of the four locations investigated as part of this work, the southwest yard provided the most information on the history of the property. A total of two features were identified in this area, one of which is being interpreted as a building pier. The artifact assemblage indicated this building served a domestic purpose and dates to the early nineteenth century. Due to the sensitivity of this area and the potential for additional discrete archaeological deposits not located during the archaeological testing, this area should be avoided during construction as well as being noted on property maps for potential future developments.

The remaining three locations failed to produce archaeological features related to the history of the property, due to twentieth-century modifications to the property or lack of additional data within the limits of disturbance. The northern location identified a 30 x 27-foot (9.1 x 8.2-meter) concrete drainage feature. While historic materials contemporaneous with the occupation for the property were recovered, all were from disturbed soils related to the construction of the drainage feature. No additional work is recommended for this area. The second location was along the eastern edge of the steps at the southern entrance. Excavations here revealed that extensive ground disturbance has taken place in the recent past for the installation of a waterproofing membrane and speed strip fasteners along the landing and the steps. No additional work is recommended for this area.

Lastly, the testing in the southeast yard consisted of the excavation of two test units to explore a potential concentration of nails found during metal detection efforts. While architectural debris and domestic artifacts were recovered from these two test units, no other evidence to support a building once stood in this location was recovered. Additionally, an intensive metal detector survey of the south yard recovered a high density of nails, indicating the yard was possibly used as workspace during renovations of the building. No additional work is recommended for this area.

In sum, while the property has been subjected to various levels of ground disturbance, there nonetheless remains the potential for additional deposits related to the occupation, use, and evolution of the property. These deposits and features could add significant data to our understanding of the early and evolved landscape of this property as well as those who lived and worked this land.”

South Drive Revision and Archaeological Investigations

The approved site plan at Hayes Manor included expanding the existing gravel turnaround to the southwest of the house. Archaeological investigations, required as a condition to the HAWP’s approval, in this area revealed evidence of a partial building foundation consistent with a building occupied by enslaved laborers. Staff provided two recommendations to the applicant, either conduct a full archaeological excavation of this area or modify the proposal to avoid any impacts in this area and preserve the archaeological feature in-place. The applicant chose to modify the proposed south drive and avoid any impacts, a treatment recommended in the draft archaeological investigation report.



Figure 2: Approved site plan showing the enlarged south drive (outlined in red).

The applicant proposes to revise the proposal by expanding the exposed aggregate concrete paving directly to the south of the house's south entrance (see below). The enlarged area will be large enough to accommodate a three-point turnaround and will be constructed in the same exposed aggregate concrete with a bluestone border that had been approved in the 2022 HAWP.

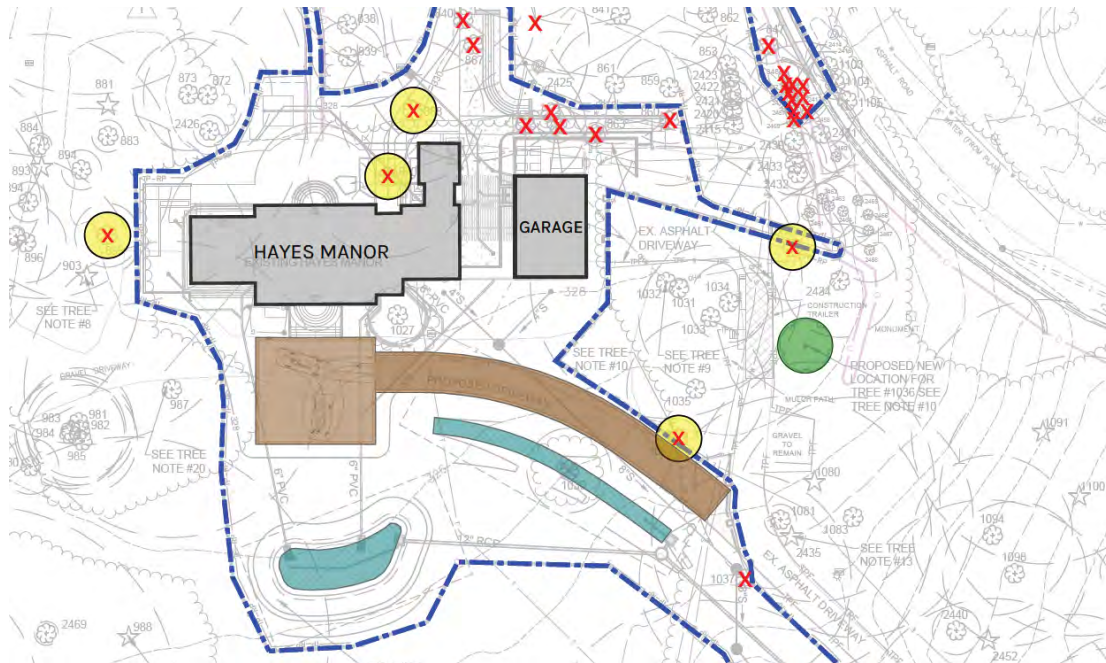


Figure 3: Revised site plan showing the new turnaround and bioretention area.

Staff finds the proposed revision will not have a substantial impact on the character of the site and will result in a net reduction in paving on site. Staff additionally finds that the proposed material is consistent

with the character of the site and the HPC's finding in the approved HAWP. Details regarding the archaeological feature will be incorporated into the final archaeological report and submitted to the historic preservation office. Staff recommends the HPC approve the HAWP under 24A-(b)(2) and Standards 2, 9, and 10.

Stormwater Management Infrastructure

The second revision proposed is a modification to a bioretention area that is part of the site's stormwater management plan. Currently, there is no stormwater management infrastructure on site. The original HAWP approval included a bioswale to the south of the approved turnaround (see *Fig. 2*). Because that feature is being removed from the scope of work, the applicant proposes to install a new bioswale to the south of the revised south drive, discussed above. The proposed bioswale will be located down the hill from the manor house.

As with the previous HAWP, Staff finds the proposed bioretention area is in keeping with the character of the site and will be constructed in an area of the site that has already been heavily disturbed. As with the previous HAWP, Staff recommends the HPC approve the revision under 24A-8(b)(6).

Tree Removal

When Staff reviewed the Natural Resource Inventory/Forest Stand Delineation (NRI/FSD), Historic Preservation Staff identified a number of tree removals that were not part of the original HAWP landscape/tree removal plan. Seven additional trees are identified for removal as part of this HAWP revision. The trees include:

1. An 8" (eight-inch) d.b.h. Redbud tree to the west of the sunroom, identified as in 'poor' condition in the tree survey;
2. A 5" (five-inch) d.b.h. Dogwood to the southeast of the garage;
3. A 42" (forty-two inch) d.b.h. American Beech southeast of the house near the intersection of the driveway to the house and the HHMI campus;
4. 44" (forty-four inch) d.b.h. Paulowian is also to the southeast of the house near the intersection of the driveway to the house and the HHMI campus
5. A multi-stem Honeysuckle located to the east of the garage;
6. An 18" (eighteen inch) d.b.h. Witchhazel, located immediately to the north of the house; and
7. A multi-trunk Yew located to the immediate north of the house.

The revision of the south drive, discussed above, will result in the retention of three trees previously approved for removal. Staff notes the applicant proposes planting approximately 43 (forty-three) trees not less than 4" (four inches) d.b.h. on site.

Staff finds the most significant of the trees (the Beech, Yew, and Witchhazel) are all in locations where substantial work has already been approved. In the case of the Witchhazel and Yew, the ADA access to the site is approved along the north side of the mansion, and requiring the retention of these trees would require a wholesale revision of the hardscaping plan. Additionally, the Beech tree is located immediately adjacent to the driveway that connects the Hayes Manor site to the HHMI campus and will be impacted by both the driveway and stormwater management construction.

Staff finds the other trees proposed for removal are either in poor health, are less than the 6" (six-inch) threshold the HPC requires for tree removals, or are identified as invasive (both the Paulowian and Honeysuckle). Staff finds the overall impact of these additional tree removals will not significantly alter the character of the site and the additional plantings are an appropriate mitigating measure. Staff recommends the HPC approve the revised tree plan under 24A-8(b)(2) and Standard 2.

STAFF RECOMMENDATION

Staff recommends the HPC **approve the HAWP** revisions and reminds the applicant of its responsibilities under condition #4 from the original HAWP approval in addition to other conditions of approval that remain in force and are not extinguished by the approval of this revision;

4. After consulting with staff, the applicant may proceed with any additional proposed archaeological fieldwork, if necessary. Once the fieldwork is complete, and prior to approval of the building permit, the applicant shall complete a technical report that documents the archaeological findings and submit the report to Staff;

under the Criteria for Issuance in Chapter 24A-8(b)(2) and (6) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible with 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 to schedule a follow-up site visit.



HOWARD HUGHES MEDICAL INSTITUTE (HHMI)
HAYES MANOR REHABILITATION

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
REVISED HISTORIC AREA WORK PERMIT (HAWP)
APPLICATION #1001591
REVISION 02

September 20, 2023



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Howard Hughes Medical Institute
c/o Robert "OB" Obrist E-mail: obrist@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: 35/10 Street: 4101 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

September 20, 2023

Signature of owner or authorized agent

Date

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

Owner's Mailing Address: Howard Hughes Medical Institute c/o Mr. Robert "OB" Obrist 4000 Jones Bridge Road Chevy Chase, MD 20815	Owner's Agent Mailing Address: SmithGroup c/o Susan Pommerer 1700 New York Avenue NW, Suite 100 Washington, DC 20006
Adjacent and Confronting Property Owners Mailing Addresses:	
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 could 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 will include improvements to accessibility, life-safety, building infrastructure, and deferred maintenance necessary to make this a serviceable and code-compliant structure.

The proposed plan repurposes the house with meeting and entertainment spaces on the first floor with the President's residence on the second floor. The first floor of the main house and the west sunroom will be converted to flexible reception space. The east wing of the first floor will include a meeting/dining room and a residential kitchen which will be served and supported by the main kitchen in the headquarters building. New accessible entrances will be provided into the house and onto a rehabilitated east patio located between the House and the Garage.

The second floor of the House will become the President's private residence. The plan will feature two bedrooms with ensuite bathrooms, a large living and dining room, a modern eat-in kitchen, two offices, and a laundry/ guest bathroom. The second floor is approximately 3,000 gross square feet offering modern living in a historic structure.

In addition to the building renovations, the Owner intends to make improvements to the on-campus circulation system directly related to access to the Hayes Manor to improve accessibility and stormwater management per county regulations. The scope of the renovation extends to patios, gardens, and landscape areas around the residence. New retaining walls are proposed to extend the outdoor lawn area and address the grade change between the area north of the residence and the loop road.

The project scope includes providing an ADA accessible route from existing HHMI headquarters campus buildings to Hayes Manor; both to the interior of the residence as well as exterior amenity areas. The ADA route begins from an exterior plaza on the east side of the loop road. The elevation of this plaza is lower than the loop roadway so a series of ramps with handrails and landings are proposed. After crossing the loop road, the ADA route will continue west to connect to the new east patio and the residence. The material of the ADA route will be concrete. All ramps will be designed to meet Americans with Disabilities Act (ADA) requirements and are not-to-exceed 12:1 slope. All areas with slopes exceeding 5% shall have metal handrails.

Stormwater management (SWM) for the development area must be provided in accordance with State and County requirements. SWM requirements for development within the County are defined by Chapter 19 of the Montgomery County code. Environmental Site Design (ESD) practices will be used to treat runoff from the proposed development. The Code defines ESD as using small scale SWM practices, nonstructural techniques, and better site planning to mimic natural hydrologic runoff characteristics to minimize the impact of land development on water resources.

The design of the site and landscape surrounding Hayes Manor seeks to create a landscape that complements the historic character of the building and grounds as well as the Institute's contemporary campus. The landscape shall address several important missions at once: to provide a useful and relaxing residential environment for the President and family; a direct and accessible pedestrian connection between the headquarters building and the residence typified by intuitive and comfortable wayfinding; and a welcoming environment for invited visitors that can support private, catered events. Open spaces will be designed and assessed for their fit into, and enhancement of, the historic landscape quality and the overall campus landscape framework.

Site plantings will include deciduous shade trees, evergreen trees, flowering understory trees, mixed shrubs, ornamental grasses, perennials and annuals, ground covers and lawn. Exposed areas within plant beds are to be mulched, and all planted areas will be irrigated. Large deciduous shade trees will typically be specified at 5" caliper, depending on species and availability. All plantings will be specified for American Nursery Stock Standards.

Pedestrian walkways will typically be cast-in-place concrete with finishes and coloring consistent with sidewalks elsewhere on the campus. Vehicular areas will typically be asphalt or seeded aggregate concrete closer to the historic entries. Select areas will have enhanced paving materials: bluestone pavers, mortar set, for all patio spaces around the house and garage, and

select walkways as noted in the plan. At the driveway entry court, bluestone pavers will be set on a concrete base and seeded cast-in-place concrete for select walkways and the driveway sections closest to the house. Driveway edges and bands are to be stone cobbles (aka Belgian block) and mortar set.

Site retaining walls shall be constructed to be seamless continuations of the existing walls and be constructed of matching stone. Stairs shall match the materials and general design of existing site stairs on campus, with bluestone treads and fieldstone risers.

Organization of Revised Application:

This revision to the previously approved Historic Area Work Permit (HAWP) is organized in parts align with the original application.

REVISIONS TO SITE IMPROVEMENTS

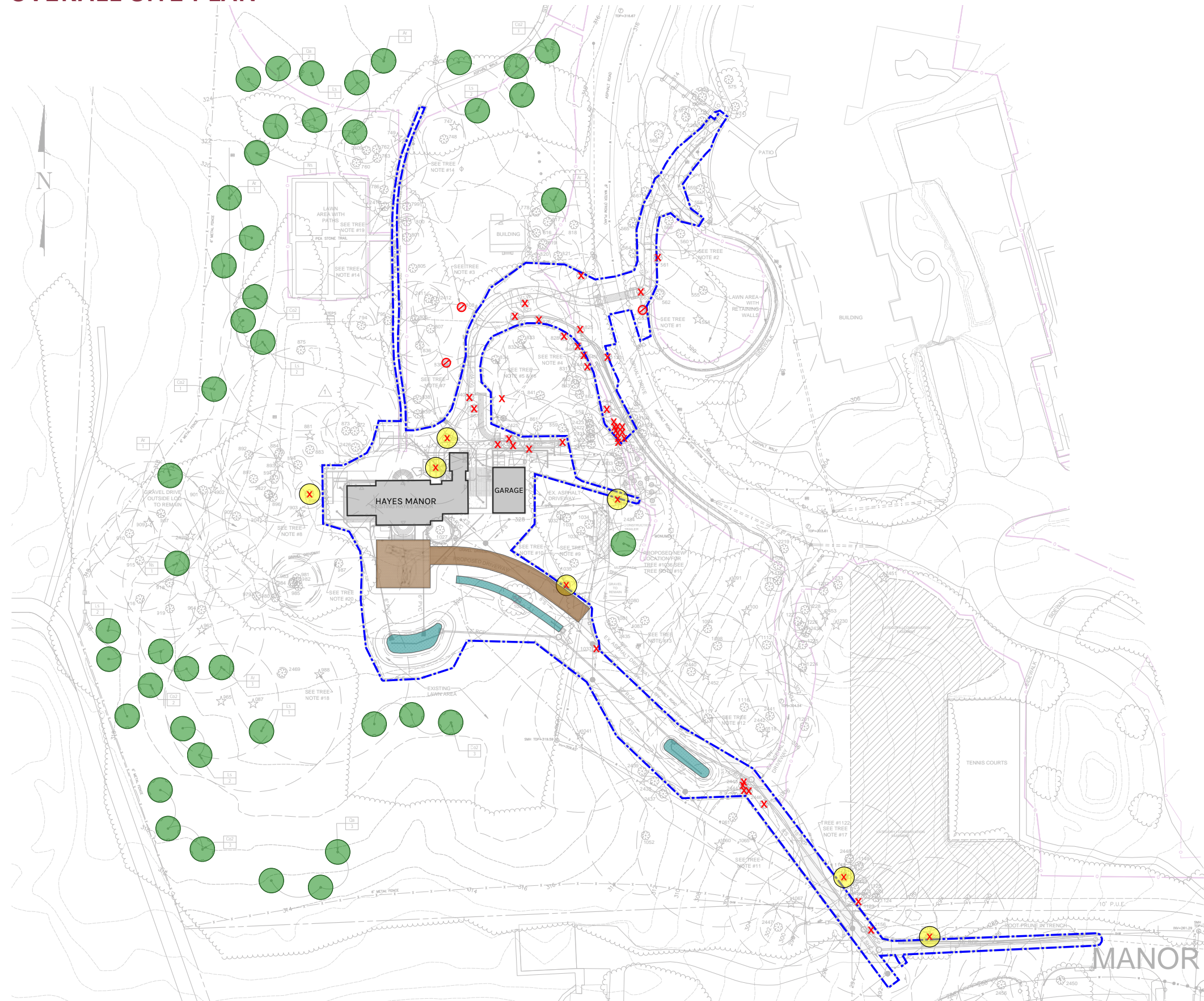
Work Item #1: South Drive

Work Item #7: Stormwater Management Infrastructure

Work Item #9: Tree Conservation Plan

SITE IMPROVEMENTS

OVERALL SITE PLAN



PLANT SCHEDULE					
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	MITIGATION INCHES
	Ar	9	ACER RUBRUM / RED MAPLE	4" CAL.	36"
	Co2	15	CELTIS OCCIDENTALIS / COMMON HACKBERRY	4" CAL.	60"
	Ls	10	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	4" CAL.	40"
	Ns	4	NYSSA SYLVATICA / TUPELO	4" CAL.	16"
	Qa	5	QUERCUS ALBA / WHITE OAK	4" CAL.	20"

TOTAL: 43 trees 172"

- LEGEND**
- TREE TO BE REMOVED (INCLUDED IN ORIGINAL HAWP APPLICATION)
 - TREE TO BE REMOVED (INCLUDED AS PART OF HAWP REV 02)
 - TREE TO BE REMOVED WITH INTENT TO SAVE
 - PROPOSED TREE (PER PLANT SCHEDULE ABOVE)
 - REVISED SOUTH DRIVE WITH PAVED AREA FOR VEHICULAR TURN-AROUND
 - REVISED BIORETENTION LOCATION
 - REVISED LIMITS OF DISTURBANCE

SITE IMPROVEMENTS

WORK ITEM #1:

SOUTH DRIVE

Description of Current Condition: An existing gravel drive is located along the south facade of Hayes Manor leading to a gravel turnaround located southwest of the Sunroom.

Revision to Proposed Work: The existing gravel drive will be replaced by a seeded aggregate concrete drive with mortar set bluestone cobble edge. To avoid impacts to previously documented archaeological resources and further removal of existing trees, the design for the vehicular turn around at the west end of the new south drive is being revised. To allow vehicles to turn around in front of the Manor House, the paved area adjacent to the proposed South Porch is enlarged to accommodate 3-point turning. The larger paved area will be finished as originally design bluestone paving with a cobble edge.

WORK ITEM #7:

STORMWATER MANAGEMENT INFRASTRUCTURE

Description of Current Condition: There is no stormwater management infrastructure present at the site immediately surrounding Hayes Manor. The HHMI Headquarters campus includes the required infrastructure related to the headquarters building(s) located elsewhere on site, but it is not serving this area.

Revision to Proposed Work: To avoid impacts to previously documented archaeological resources the redesign includes relocation of the proposed bioretention area located southwest of the Manor House. A similar bioretention area has been located south of the proposed South Drive.

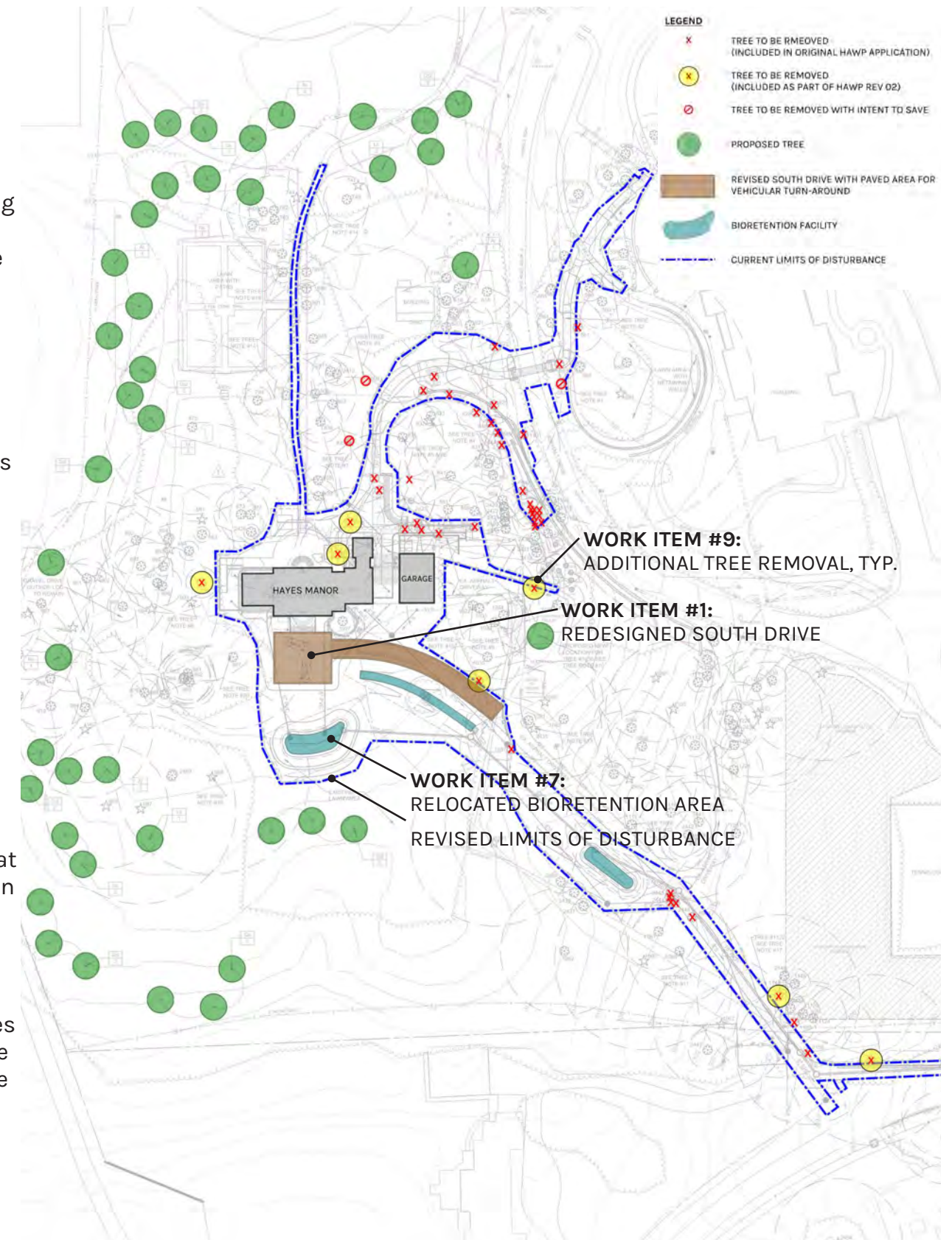
WORK ITEM #9:

TREE CONSERVATION PLAN

Description of Current Condition: The proposed site improvements discussed in this application will impact trees on the site. The trees which will be removed and others which will be impacted are identified in the map to the right and listed in the inventory below.

Revision to Proposed Work: The proposed site improvements will result in the loss of trees. The sum total of the diameter at breast height (d.b.h.) of the trees removed that require mitigation by the county equals 648.50 inches. The County mitigation requirement to address this loss in trees includes a total of 168.125 inches of tree d.b.h. replacement by planting new trees throughout the site. The replacement trees will be not less than 4" d.b.h. and of the species listed on the next page. This will result in approximately forty-three (43) new trees planted on the site.

The inventory of trees to be removed, or otherwise impacted, has been revised. The inventory includes notes identifying trees which will be maintained as a result of the redesign of the South Drive. In addition, the inventory is accompanied by the site plan locating additional trees to be removed. This work has been coordinated with the Forest Conservation Plans. Please see the **Inventory of Planned Tree Removals and Impacts** on following pages.



WORK ITEM #9:

TREE CONSERVATION PLAN (CONTINUED)

INVENTORY OF PLANNED TREE REMOVAL AND IMPACTS

TREE ID#	DBH	SPECIES	GRANDFATHERED	IMPACT/REMOVE	NOTES	% PROPOSED IMPACT	% APPROVED IMPACT PER #120020960	CONDITION	MITIGATION
87	49	Black walnut		None	Included in original HAWP	0%		Good	0
553	3	White Fringetree	X	Remove with intent to save	Included in original HAWP as "Impact"; changed to "REMOVE" for HAWP Rev 02	100%	100%	Fair	0
554	69	Silver Maple	X	Impact	Included in original HAWP	23%	75%	Good	0
555	4,9	Flowering Dogwood		None		0%		Fair	0
558	6	Red Maple	X	Impact	Included in original HAWP	43%	100%	Good	0
559	8	Eastern Redbud		None	Included in original HAWP as "Impact"; changed to "NONE" for HAWP Rev 02	0%	100%	Good	0
560	14	Sugar Maple	X	Impact	Included in original HAWP	17%	62%	Good	0
561	13	Willow Oak	X	Remove	Included in original HAWP and listed on "grandfathered" removal list	100%	100%	Good	5
562	3	Flowering Dogwood		None		0%		Good	0
563	9	Willow Oak	X	Remove	Included in original HAWP and listed on "grandfathered" removal list	100%	100%	Good	3.5
564	7	Red Maple	X	Impact	Included in original HAWP as "REMOVE"; changed to "IMPACT" for HAWP Rev 02	30%	100%	Good	0
565	3	Flowering Dogwood	X	Impact	Included in original HAWP	32%	100%	Fair	0
566	7	Sugar Maple	X	Impact	Included in original HAWP	23%	80%	Good	0
567	8	Red Maple	X	Impact	Included in original HAWP	30%	100%	Good	0
568	7	Red Maple		None		0%		Good	0
572	6	Red Maple		None		0%	100%	Good	0
574	1,3,2,2,1,3,3	Star Magnolia		None		0%	100%	Good	0
575	11	American Beech		None		0%	100%	Good	0
576	3,4,2,2,1	Serviceberry		None		0%	100%	Good	0
747	36	Black Walnut	X	Impact	Included in original HAWP	10%	37%	Good	0
748	12	Norway Spruce		None		0%		Good	0
749	37, 27	Sweet Cherry	X	Impact	Included in original HAWP	38%	62%	Good	0
760	3,4	Flowering Dogwood		None		0%		Fair	0
762	18	White Pine	X	Impact	Included in original HAWP	5%	10%	Fair	0
763	28	White Pine	X	Impact	Included in original HAWP	21%	23%	Good	0
778	11	Japanese Cedar		None		0%		Good	0
786	5,4,6,6,5,4	Crape Myrtle		Impact	Included in original HAWP	7%		Good	0
794	7	Flowering Dogwood		None		0%		Good	0
795	21	Norway Spruce		Impact	Included in original HAWP	41%	32%	Good	0
799	5,5,5,5,3,3	Crape Myrtle	X	Impact	Included in original HAWP	12%	50%	Good	0
800	3,3,3,2,2,2,2	Crape Myrtle		None		0%	50%	Good	0
801	7,7,5,3,3,2,3,4	Crape Myrtle	X	Impact	Included in original HAWP	15%	50%	Good	0
805	29	Norway Spruce	X	Impact	Included in original HAWP	32%	42%	Good	0
806	21	Norway Spruce	X	Impact	Included in list for HAWP Rev 02	23%	36%	Good	0
807	26	Black Walnut	X	Impact	Included in list for HAWP Rev 02	17%	19%	Good	0
808	28	Red Oak		Remove with intent to save	Included in original HAWP	27%		Good	28
816	3,5	Canadian Hemlock		None		0%		Fair	0
817	10	Japanese Cedar		None		0%	9%	Good	0
818	11	Sugar Maple		None		0%	86%	Good	0
819	3	Virginia Pine		None		0%		Poor	0
820	8	Virginia Pine	X	Impact	Included in list for HAWP Rev 02	24%	32%	Poor	0
821	12	Japanese Cedar	X	Impact	Included in list for HAWP Rev 02	24%	90%	Good	0
822	12	Sugar Maple	X	Remove	Included in original HAWP and listed on "grandfathered" removal list	100%	100%	Good	5
823	5	Flowering Dogwood		Remove	Included in original HAWP	100%		Good	5
825	10	Red Maple	X	Remove	Included in original HAWP and listed on "grandfathered" removal list	100%	100%	Good	3.5
826	58	Tulip Poplar		Remove	Included in original HAWP	100%	30%	Good	58
827	5	Flowering Dogwood		Remove	Included in original HAWP	100%		Good	5
828	10	Black Cherry		Remove	Included in original HAWP	37%	11%	Good	10
831	40	Tulip Poplar		Impact	Included in original HAWP as "REMOVE"; included in list for HAWP Rev 02 as "Impact"	39%	30%	Good	0
832	31	Chinese Chestnut		Impact	Included in list for HAWP Rev 02	41%		Good	0
833	5	Flowering Dogwood		None		0%		Good	0
834	21	White Oak		Impact	Included in original HAWP as "REMOVE"; included in list for HAWP Rev 02 as "Impact"	37%		Good	0
835	33	White Oak		Remove with intent to save	Included in original HAWP	33%		Good	33
836	3,9,11,8	American Holly		None		0%		Poor	0
838	2,2,3,3,5,5,5,3,4	Kousa Dogwood	X	Impact	Included in list for HAWP Rev 02	1%	6%	Good	0
839	9	Flowering Dogwood	X	Impact	Included in list for HAWP Rev 02	7%	10%	Fair	0
840	18	Black Walnut		Remove	Included in original HAWP	100%		Good	18
841	27	Sweet Gum		Impact	Included in list for HAWP Rev 02	4%		Good	0
842	6	Black Locust		None		0%		Good	0
843	6	Black Locust		None		0%		Good	0
844	7	Sugar Maple		Remove	Included in original HAWP	35%	24%	Good	7
845	9	Eastern Redbud		Remove	Included in original HAWP	47%	32%	Fair	9
846	6	Eastern Redbud		Remove	Included in original HAWP	43%	35%	Good	6
847	4,3,4,2	Serviceberry		Remove	Included in original HAWP	100%	33%	Fair	13
848	4,3,2,2,1	Serviceberry		Remove	Included in original HAWP	100%	54%	Good	12
849	3	Dead tree		None		0%		Dead	0
853	10	Black Locust		Impact	Included in list for HAWP Rev 02	5%		Fair	0
859	14	Norway Spruce		Impact	Included in list for HAWP Rev 02	20%		Good	0
860	16	Wild Cherry		Remove	Included in original HAWP	100%		Good	16
861	15	Norway Spruce		Impact	Included in list for HAWP Rev 02	27%		Good	0
862	6	Black Locust		None		0%		Fair	0
863	3	Crape Myrtle		Remove	Included in original HAWP	100%		Poor	3
864	15	Black Locust		Remove	Included in original HAWP	100%		Fair	15
867	29	Black Locust		Remove	Included in original HAWP	100%		Poor	29
868	18	Witchhazel		Remove	Additional tree removal included in list for HAWP Rev 02	100%		Poor - measured at base	18
870	19,15,9	Yew		Remove	Additional tree removal included in list for HAWP Rev 02	100%		Good	43

TREE ID#	DBH	SPECIES	GRANDFATHERED	IMPACT/REMOVE	NOTES	% PROPOSED IMPACT	% APPROVED IMPACT PER #120020960	CONDITION	MITIGATION
872	8,14,18	American Holly		Impact	Included in list for HAWP Rev 02	12%		Fair	0
873	14	American Holly		None		0%		Good	0
875	45	Pecan		None		0%		Good	0
881	50	Shagbark Hickory		Impact	Included in list for HAWP Rev 02	17%	0.01%	Good	0
883	4	Flowering Dogwood		None		0%		Fair	0
884	3	Flowering Dogwood		None		0%		Good	0
882	18	Golden Raintree		None		0%		Good	0
883	33	Red Oak		Impact	Included in list for HAWP Rev 02	4%		Good	0
894	5	Flowering Dogwood		None		0%		Fair	0
895	8	Eastern Redbud		Remove	Additional tree removal included in list for HAWP Rev 02	2%		Poor - fall hazard	8
896	10	Black Cherry		None		0%		Good	0
897	14,5	White Oak		None		0%		Good	0
901	10	Black Cherry		None		0%		Fair	0
902	39	Northern Red Oak		None	Included in list for HAWP Rev 02	0%		Good	0
903	42	Red Oak		Impact	Included in list for HAWP Rev 02	20%		Good	0
904	34	White Oak		Impact	Included in list for HAWP Rev 02	0.20%		Good	0
905	8	Southern Redcedar		None		0%		Poor	0
907	25	White Ash		None		0%		Good	0
909	34	Black Walnut		None		0%		Good	0
910	14	Norway Spruce		None		0%		Good	0
915	28	Chestnut Oak		None		0%		Good	0
916	31	Tulip Poplar		None		0%		Good	0
918	26	Kentucky Coffeetree		None		0%		Good	0
919	16	Kentucky Coffeetree		None		0%		Good	0
962	35	Mossycup Oak		None	Included in list for HAWP Rev 02	0%		Good	0
964	5	Bush Honeysuckle		None		0%		Poor	0
965	32	American Linden		None	Included in list for HAWP Rev 02	0%		Good	0
979	6,3,2,3,1,4,1,1,4	Bush Honeysuckle		None	Removed from "REMOVE" list for HAWP Rev 02	0%		Poor	0
980	7	Flowering Dogwood		None	Removed from "REMOVE" list for HAWP Rev 02	0%		Fair - leans	0
981	9	Black Cherry		None	Removed from "REMOVE" list for HAWP Rev 02	0%		Fair - 981, 982, 983, 984 are one tree	0
982	10	Black Cherry		None	Removed from "REMOVE" list for HAWP Rev 02	0%		Fair - 981, 982, 983, 984 are one tree	0
983	11	Black Cherry		None	Removed from "REMOVE" list for HAWP Rev 02	0%		Fair - 981, 982, 983, 984 are one tree	0
984	11	Black Cherry		None	Removed from "REMOVE" list for HAWP Rev 02	0%		Fair - 981, 982, 983, 984 are one tree	0
985	15	Black Cherry		None	Removed from "REMOVE" list for HAWP Rev 02	0%		Good	0
987	37	White Oak		Impact	Removed from "REMOVE" list for HAWP Rev 02	38%		Good	0
988	50	Mossycup Oak		Impact	Included in list for HAWP Rev 02	10%		Good	0
1027	8,6,4,2	Crape Myrtle		Impact	Included in list for HAWP Rev 02	12%		Good	0
1030	9,13	Flowering Cherry		Remove	Included in original HAWP	100%		Poor	22
1031	2,3	Flowering Dogwood		None		0%		Poor	0
1032	34	Pecan		Impact	Included in list for HAWP Rev 02	37%		Good	0
1033	18	White Pine		None		0%		Good	0
1034	10	Weeping Cherry		None		0%		Good	0
1035	7,25	American Holly		Impact	Included in list for HAWP Rev 02	5%		Poor	0
1036	5	Flowering Dogwood		Remove with intent to save	Additional tree removal included in list for HAWP Rev 02	37%		Good - Potential transplant if needed and feasible	5
1037	26,5	Shagbark Hickory		Remove	Included in original HAWP	100%		Good	26.5
1041	43	Pecan		Impact	Included in list for HAWP Rev 02	26%		Good	0
1052	33	White Oak		Impact	Included in list for HAWP Rev 02	3%		Good	0
1060	46	Willow Oak		Impact	Included in list for HAWP Rev 02	26%		Good	0
1061	20	Tupelo		Impact	Included in list for HAWP Rev 02	33%		Good	0
1064	4,4	Flowering Dogwood		Remove	Included in original HAWP	100%		Dead	0
1065	27	White Oak		Impact	Included in list for HAWP Rev 02	33%		Good	0
1067	35	Slippery Elm		Impact	Included in list for HAWP Rev 02	25%		Good	0
1068	3,4,3,3,2,3,3,2,3,3,3,3,4	Bush Honeysuckle		Remove	Additional tree removal included in list for HAWP Rev 02	100%	11%	Fair	42
1080	30	White Oak		Impact	Included in list for HAWP Rev 02	8%	0.01%	Good	0
1081	4	Flowering Dogwood		None		0%		Poor	0
1083	30	White Oak		Impact	Included in list for HAWP Rev 02	1%		Good	0
1091	33	Black Walnut		None		0%		Good	0
1094	20	Northern Red oak		None		0%		Good	0
1098	18	White Oak		None		0%		Good	0

LEGEND

TREES TO BE REMOVED

WORK ITEM #9:

TREE CONSERVATION PLAN (CONTINUED)

INVENTORY OF PLANNED TREE REMOVAL AND IMPACTS (CONTINUED)

TREE ID#	DBH	SPECIES	GRANDFATHERED	IMPACT/REMOVE	NOTES	% PROPOSED IMPACT	% APPROVED IMPACT PER #120020960	CONDITION	MITIGATION
1105	3,3,5	Flowering Dogwood		None		0%	100%	Good	0
1109	5	Eastern Redbud		None		0%		Fair	0
1110	6	Eastern Redbud		None		0%		Fair	0
1111	5	Eastern Redbud		None		0%		Fair	0
1112	6	American Beech		None		0%		Good	0
1116	24	White Oak		None		0%		Good	0
1117	34	Black Walnut		Impact	Included in list for HAWP Rev 02	30%		Good	0
1118	30	Black Walnut	X	Impact	Included in list for HAWP Rev 02	8%	35%	Good	0
1122	42	American Beech		Remove with intent to save	Additional tree removal included in list for HAWP Rev 02	100%		Good	42
1123	11	Virginia Pine		Remove	Included in original HAWP	100%		Good	11
1124	17	Tupelo		Impact	Included in list for HAWP Rev 02	10%		Good	0
1125	9	Virginia Pine		None		0%		Good	0
1148	4	Hemlock		None	Included in original HAWP as "REMOVE"; Included in list for HAWP Rev 02 "NONE"	0%		Good	0
1149	8	Hemlock		None		0%		Good	0
1201	6	American Hornbeam		None		0%		Good	0
1224	15	American Hornbeam		None		0%		Fair	0
1225	7	Sweetgum		None		0%		Good	0
1226	13	Boxelder		None		0%		Good	0
1227	5	Sweetgum		None		0%		Good	0
1228	13,15	Boxelder		None		0%		Good	0
1230	32	Black Walnut		None		0%		Good	0
1232	7	Red Maple		None		0%		Good	0
1233	8	Sweetgum		None		0%		Good	0
2156	37	Red Oak		Remove	Included in original HAWP	100%		Fair - leans, deadwood	37
2176	44	Paulownia		Remove	Additional tree removal included in list for HAWP Rev 02	45%		Fair - leans, deadwood, wound closure, decay, highly invasive; also has supplemental aluminum tag #190	44
2219	13	Elm		None		0%		Poor	0
2260	4	Japanese Maple		Impact	Included in list for HAWP Rev 02	19%		Good	0
2409	4,5,5,4,5,3	Black Cherry		None		0%		Poor	0
2410	2,8	Smoketree		Impact	Included in list for HAWP Rev 02	5%		Poor - 2" dead trunk to be removed	0
2411	6	Tree of Heaven		None		0%		Good	0
2412	6	Tree of Heaven		None		0%		Good	0
2413	14	Black Locust	X	Remove	Included in original HAWP	100%	100%	Good	0
2414	10	Black Locust	X	Remove	Included in original HAWP	100%	100%	Fair	0
2415	7	Black Locust		None		0%		Good	0
2416	1	Slippery Elm	X	Remove	Included in original HAWP	100%	100%	Good	0
2417	1	Slippery Elm	X	Remove	Included in original HAWP	100%	100%	Good	0
2418	1	Slippery Elm	X	Remove	Included in original HAWP	100%	100%	Good	0
2419	1	Slippery Elm	X	Remove	Included in original HAWP	100%	100%	Good	0

TREE ID#	DBH	SPECIES	GRANDFATHERED	IMPACT/REMOVE	NOTES	% PROPOSED IMPACT	% APPROVED IMPACT PER #120020960	CONDITION	MITIGATION
2424	6,41	Black Locust		Remove	Included in original HAWP	100%		Good	11
2425	5	Black Locust		Remove	Included in original HAWP	100%		Good	5
2426	4	Southern Redcedar		None		0%		Good	0
2427	2	Flowering Dogwood		None		0%		Good	0
2428	37	White Oak		None	Included in original HAWP as "REMOVE"; Included in list for HAWP Rev 02 "NONE"				
2429	33	White Oak		None	Included in list for HAWP Rev 02	0%		Good	0
2430	4	Slippery Elm		None		0%		Good	0
2431	10	Black Locust	X	Impact	Included in list for HAWP Rev 02	10%	82%	Good	0
2432	4	Slippery Elm		None		0%		Poor	0
2433	8	American Sycamore		None		0%		Good	0
2434	14,16	Norway Spruce	X	Impact	Included in list for HAWP Rev 02	10%	40%	Good	0
2435	35	White Oak		Impact	Included in list for HAWP Rev 02	32%		Good	0
2436	2,4	Boxelder		None		0%		Good	0
2437	4	White Mulberry		None		0%		Good	0
2438	6	Flowering Dogwood		Impact	Included in list for HAWP Rev 02	7%		Good	0
2439	6	Flowering Dogwood		None		0%		Good	0
2440	6	Northern Red Oak		None		0%		Good	0
2441	24	Black Walnut		None		0%		Good	0
2442	12	Weeping Cherry		None		0%		Fair	0
2443	4	Black Locust		Remove	Included in original HAWP	100%		Good	4
2444	6	Black Locust		Remove	Included in original HAWP	100%		Good	6
2445	4	Black Cherry		Remove	Included in original HAWP	100%		Good	4
2446	5	Black Cherry		Remove	Included in original HAWP	100%		Good	5
2447	10	American Beech		None		0%		Fair	0
2448	2,3	Black Cherry		None		0%		Good	0
2449	8	Virginia Pine		Impact	Included in list for HAWP Rev 02	11%		Fair	0
2450	28	Red Oak		None		0%		Good - slight lean	0
2451	45	American Beech		None		0%		Good	0
2452	35	Tulip Poplar		Impact	Included in list for HAWP Rev 02	3%		Good	0
2453	33	Black Walnut		None		0%		Good	0
2454	33	White Oak		None		0%		Fair - deadwood, cavities	0
2455	24	Red Oak		None		0%		Fair/Good - swollen at base, deadwood	0
2456	24	Sugar Maple		None		0%		Fair/good - sapsucker holes, ohw, deadwood	0
2457	2	Slippery Elm		Remove	Included in original HAWP	100%	32%	Good	2
2458	2	Slippery Elm	X	Remove	Included in original HAWP	100%	100%	Good	0
2459	2	Slippery Elm		Remove	Included in original HAWP	100%	21%	Good	2
2460	4	White Mulberry		None		0%	24%	Good	0
2461	2	Flowering Dogwood		None		0%		Good	0
2462	4,4	Flowering Dogwood		None		0%		Good	0
2463	8	Black Locust		None		0%		Good	0
2464	9	Black Locust	X	Impact	Included in list for HAWP Rev 02	1%	7%	Good	0
2465	9	Green Ash		None		0%		Fair - heavy vines, deadwood	0
2466	5	White Mulberry		None		0%		Good	0
2467	4	White Mulberry		None		0%		Poor - heavy deadwood	0
2468	8	Black Locust	X	Impact	Included in list for HAWP Rev 02	1%	22%	Poor - vines, dieback	0
2469	2	White Oak		None		0%		Good	0

LEGEND

TREES TO BE REMOVED

TREES WHICH WILL BE IMPACTED