

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

<b>Address:</b>	4000 Jones Bridge Rd., Chevy Chase	<b>Meeting Date:</b>	2/11/2026
<b>Resource:</b>	Individually Listed Master Plan Site <b>(Hayes Manor #35/10)</b>	<b>Report Date:</b>	2/4/2026
<b>Applicant:</b>	Howard Hughes Medical Institute (HHMI)	<b>Public Notice:</b>	1/28/2026
<b>Review:</b>	HAWP	<b>Staff:</b>	Dan Bruechert
<b>Permit No.:</b>	1146728	<b>Tax Credit:</b>	n/a
<b>Proposal:</b>	Fence Replacement		

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**STAFF RECOMMENDATION**

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

**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**

The HPC approved a comprehensive rehabilitation of Hayes Manor on December 7, 2022. The rehabilitation included exterior alterations to the historic building and several non-historic additions, site work, and tree removals.<sup>1</sup> Revisions to the original HAWP were approved on August 16, 2023 to add a second means of egress accessible from the garage.

## **PROPOSAL**

The applicant proposes to remove and replace an existing fence on the south and east side of the property, within the environmental setting of the Master Plan 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***

- (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

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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>.

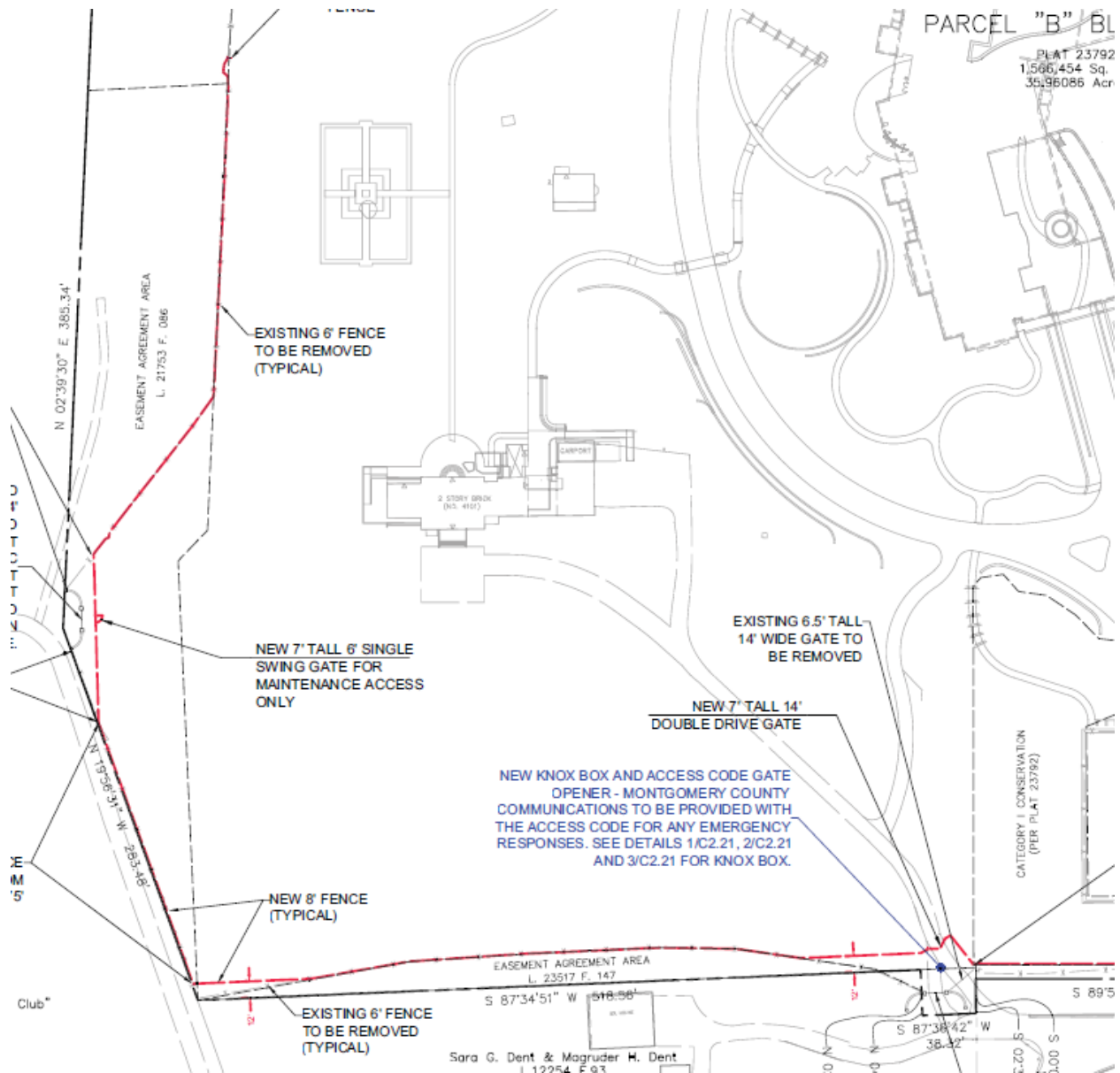
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic 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 Hayes Manor Master Plan Site is located in the southwest corner of the Howard Huges Medical Institute campus at the intersection of Jones Bridge Rd. and Connecticut Ave. West of Hayes Manor is the Columbia Country Club Golf Course, and a modern subdivision is located to the south. There is currently a 6' 6" (six foot, six inch) tall iron fence along the perimeter of the property. The applicant proposes to remove the existing fence and install a new 8' (eight foot) tall black steel fence in its place. One pedestrian gate and one vehicular gate will be constructed. Existing brick walls at the entrance gate will be retained.



**Figure 2: Site plan showing the area immediately surrounding Hayes Manor.**

Staff finds the existing fence is not a historic feature and its removal will not substantially impact the historic character of the Master Plan Site.

Staff finds the proposed fence is compatible with the character of the site. The black metal design has narrow pickets, a nearly see-through design when viewed from a distance. The proposed fence will be installed a substantial distance from the historic house, with the closest section nearly 180' (one hundred eighty feet) away, so it will not impact the historic house's setting. While Staff would find a fence of this height to be inappropriate in a suburban historic district, because of the large scale of the house and its surrounding gardens and landscape, Staff does not find this fence will overwhelm the character of the site and recommends the HPC approve the HAWP under 24A-8(b)(2) and *Standard #2* and *#10*.

### **STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP; under the Criteria for Issuance in Chapter 24A-8(b)(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 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.

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

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:









**11**



12



13



**14**



15



16



17

A photograph of a large, multi-trunked tree in a field. The tree has several thick, light-colored trunks and dense green foliage. In the background, there is a wire fence and more trees. The ground is covered with dry leaves and grass. The number 18 is overlaid on the image in a large, bold, black font.

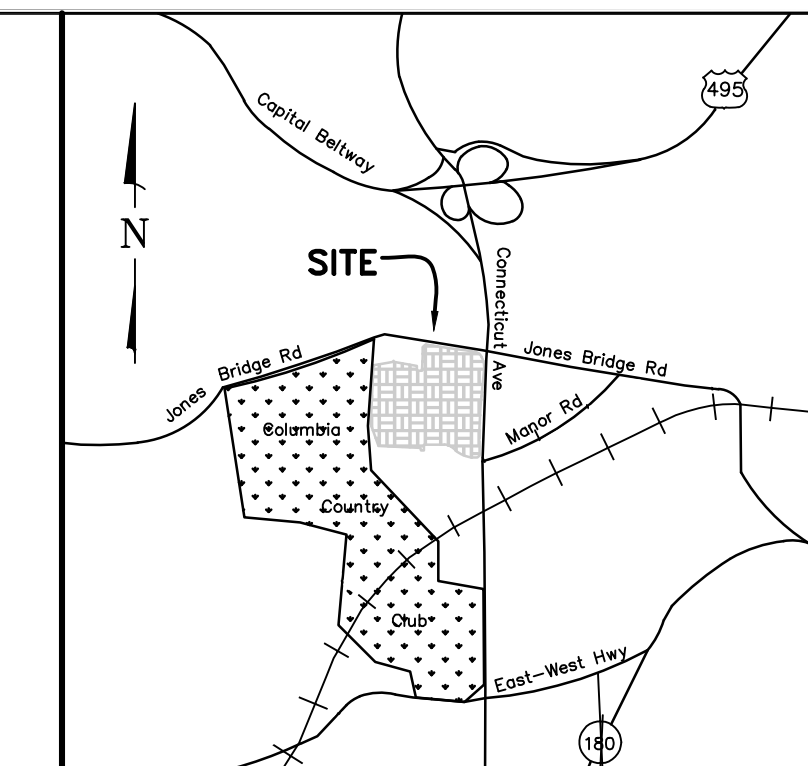
**18**



19



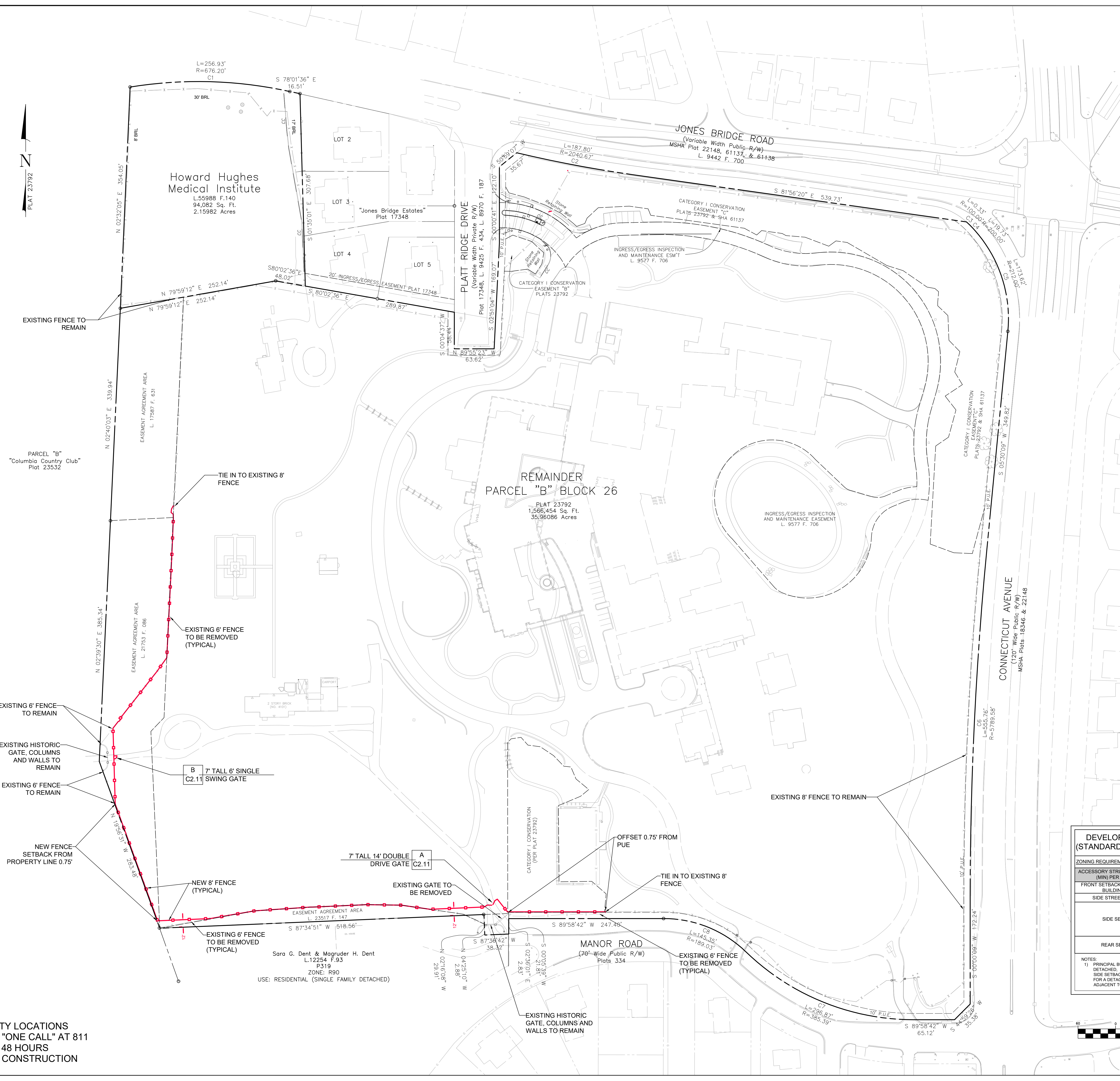




VICINITY MAP  
SCALE 1" = 2,000'

Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland, Lic. No. 16995 Exp. Date: 04.21.2025

Howard Hughes Medical Institute  
400 Jones Bridge Road  
Chevy Chase, MD 20815  
(301)215-8608  
obrist@hhmi.org



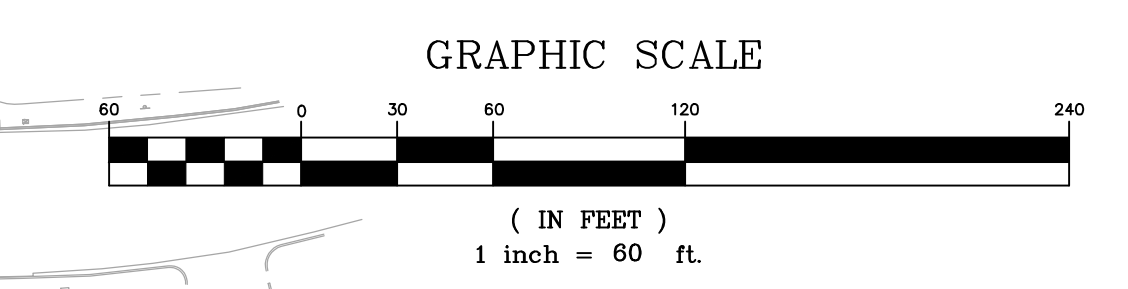
- Abbreviation:
- NA = NOT APPLICABLE
  - CC = Concrete Curb
  - IPC = Iron Pipe with Cap Found
  - OPF = Open Pipe Found
  - PUE = Public Utility Easement
  - R/C = Rebar with Cap Found
  - R/W = Right of Way

- LEGEND
- - - - - = Fence, Metal
  - - - - - = Fence, Wood
  - = Property Monument Found
  - - - - - = Property Line
  - - - - - = Building Restriction Line
  - = New 8' Fence

**DEVELOPMENT STANDARDS FOR LSC ZONE (STANDARD METHOD) - GENERAL BUILDING TYPE**

ZONING REQUIREMENT/DESCRIPTION	PERMITTED / REQUIRED	PROVIDED
ACCESSORY STRUCTURE SETBACK (MIN) PER 59-4.6.3.D.		
FRONT SETBACK, BEHIND FRONT BUILDING LINE:	0 SF	NA
SIDE STREET SETBACK:	0 SF	NA
SIDE SETBACK:	EQUAL TO PRINCIPAL BUILDING SETBACK, WHERE ABUTTING PARCEL P319 = 12 LF, 0 FOR ALL OTHERS SINCE 59.4.1.8.A IS NA	12 LF WHERE ABUTTING PARCEL P319, NA FOR ALL OTHER.
REAR SETBACK:	EQUAL TO PRINCIPAL BUILDING SETBACK = 0 SINCE 59.4.1.8.A IS NA	NA

NOTES:  
1) PRINCIPAL BUILDING SETBACK: SIDE SETBACK: ABUTTING RESIDENTIAL DETACHED. ZONES MUST FOLLOW 59-4.1.6.A WHICH NOTES THAT THE MINIMUM SIDE SETBACK IS EQUAL TO 1.5 TIMES THE MINIMUM SIDE SETBACK REQUIRED FOR A DETACHED HOUSE ON THE ABUTTING PROPERTY, THUS WHERE ADJACENT TO PARCEL P319, THE SIDE SETBACK IS 12 AND 0 FOR ALL OTHERS.



REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP HNS3  
PLAT 23792  
7TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

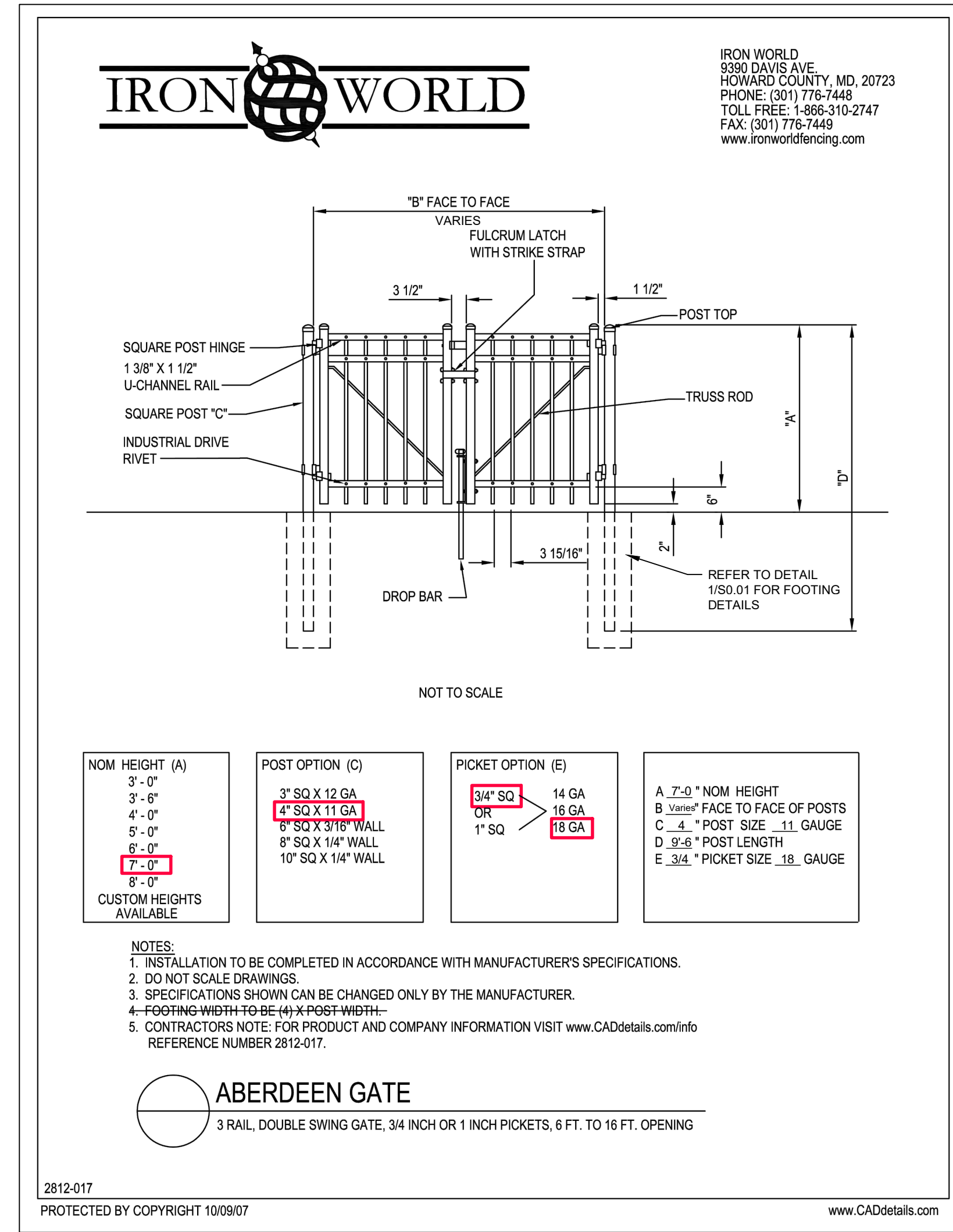
**REMAINDER PARCEL "B" BLOCK 26 CHEVY CHASE SECTION 4-A**

PROJ. MGR KH  
DRAWN BY CEB  
SCALE 1" = 60'  
DATE 01.15.2025

**8FT FENCE BUILDING PERMIT PLAN**

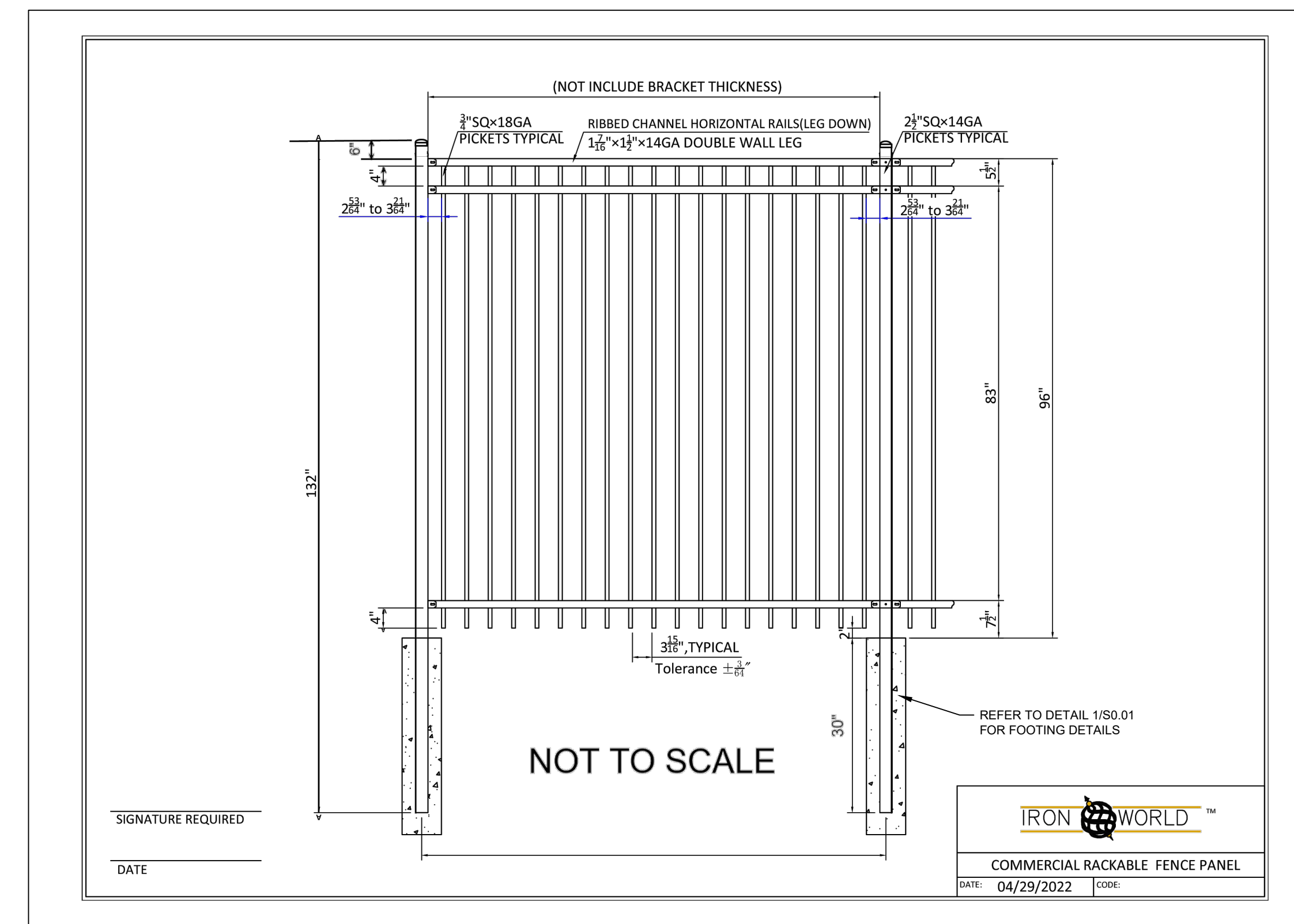
**C2.01**  
PROJECT NO. 2018.278.12

**811**  
FOR UTILITY LOCATIONS CONTACT "ONE CALL" AT 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION  
Know what's below. Call before you dig.

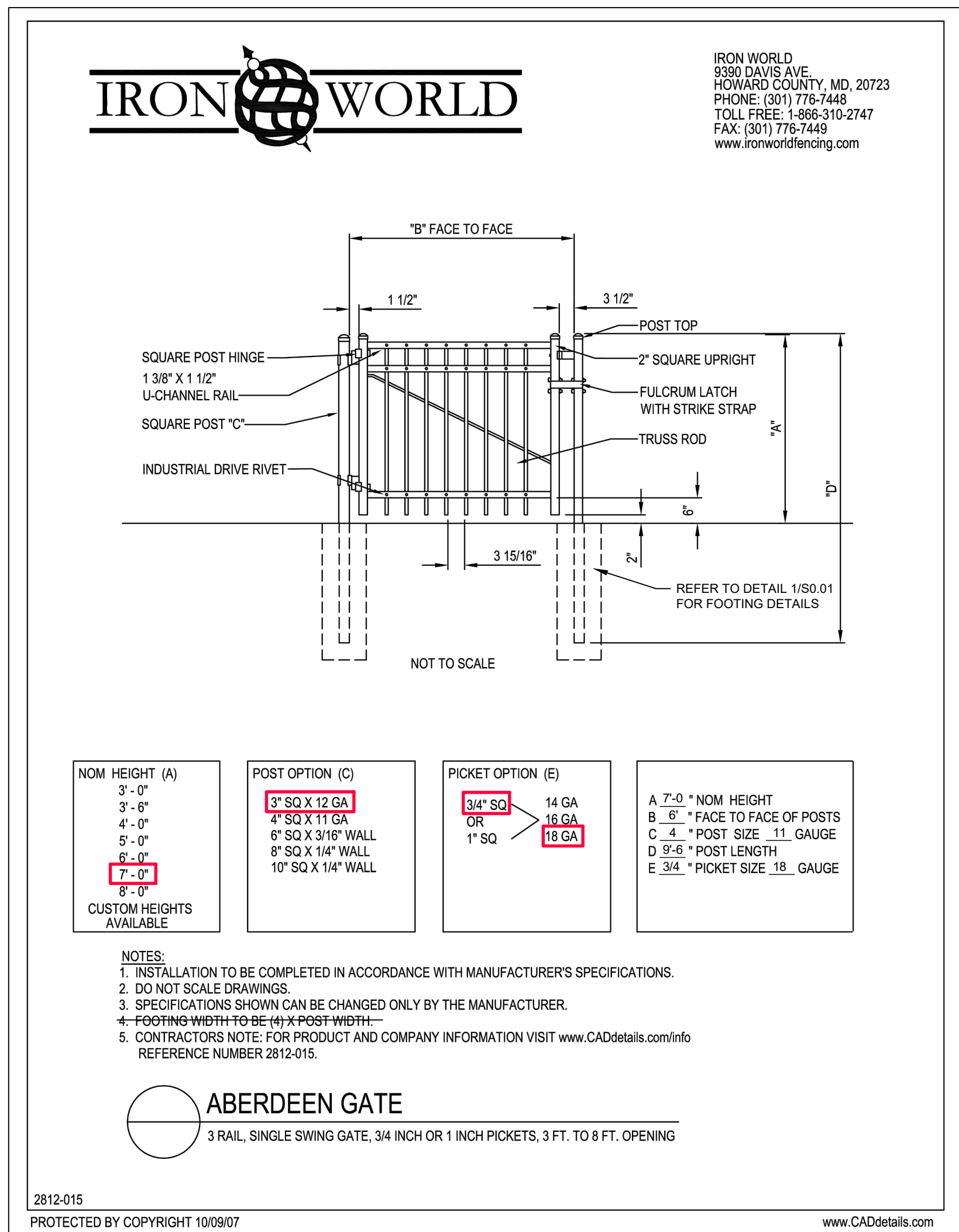


PRODUCT NAME: 6'-16" ABERDEEN 3 RAIL DOUBLE SWING GATE, 7' HEIGHT  
QUANTITY: 1  
NOTES: WIDTH VARIES, VERIFY IN FIELD. SEE PLAN VIEW FOR LOCATION AND SIZE OF INDIVIDUAL GATES.  
INSTALL PER MANUFACTURER'S INSTRUCTIONS. SEE SHEET 1/50.01 FOR GATE POST FOUNDATION DETAILS.

14' DOUBLE DRIVE GATE  
NOT TO SCALE



8' FENCE  
NOT TO SCALE  
MANUFACTURER: IRON WORLD MANUFACTURING, LLC  
WEBSITE: IRONWORLDFENCING.COM  
PRODUCT NAME: COMMERCIAL RACKABLE FENCE PANEL  
COLOR/MATERIAL: BLACK FINISH  
NOTES: INSTALL PER MANUFACTURER'S INSTRUCTIONS. SEE SHEET 1/50.01 FOR GATE POST FOUNDATION DETAILS.



PRODUCT NAME: 6' ABERDEEN 3 RAIL SINGLE SWING GATE, TRADITIONAL, 7' HEIGHT  
QUANTITY: 1  
NOTES: WIDTH VARIES, VERIFY IN FIELD. SEE PLAN VIEW FOR LOCATION AND SIZE OF INDIVIDUAL GATES.  
INSTALL PER MANUFACTURER'S INSTRUCTIONS. SEE SHEET 1/50.01 FOR GATE POST FOUNDATION DETAILS.

8' PEDESTRIAN GATE  
NOT TO SCALE

REVISIONS		
NO.	DESCRIPTION	DATE

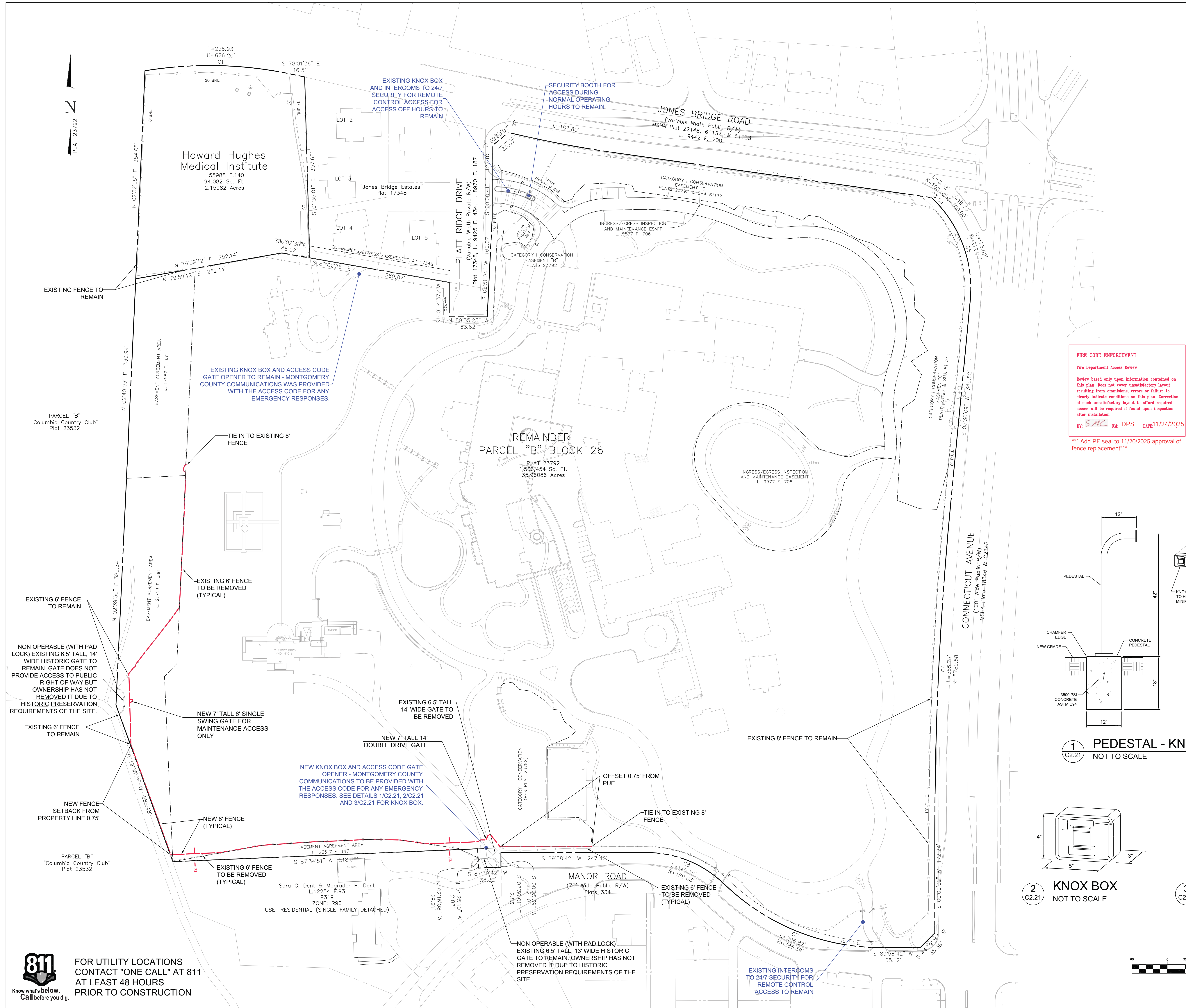
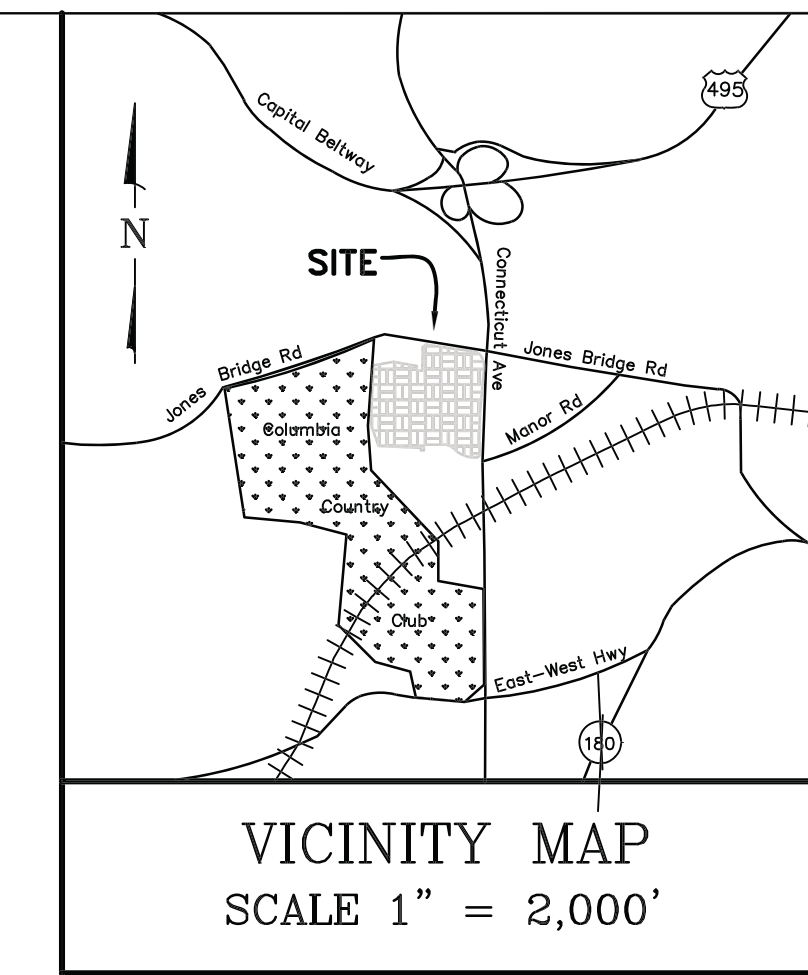
TAX MAP H43  
PLAT 23792  
7TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

REMAINDER PARCEL "B"  
BLOCK 26  
CHEVY CHASE  
SECTION 4-A

PROJ. MGR KH  
DRAWN BY CEB  
SCALE As Shown  
DATE 01.15.2025

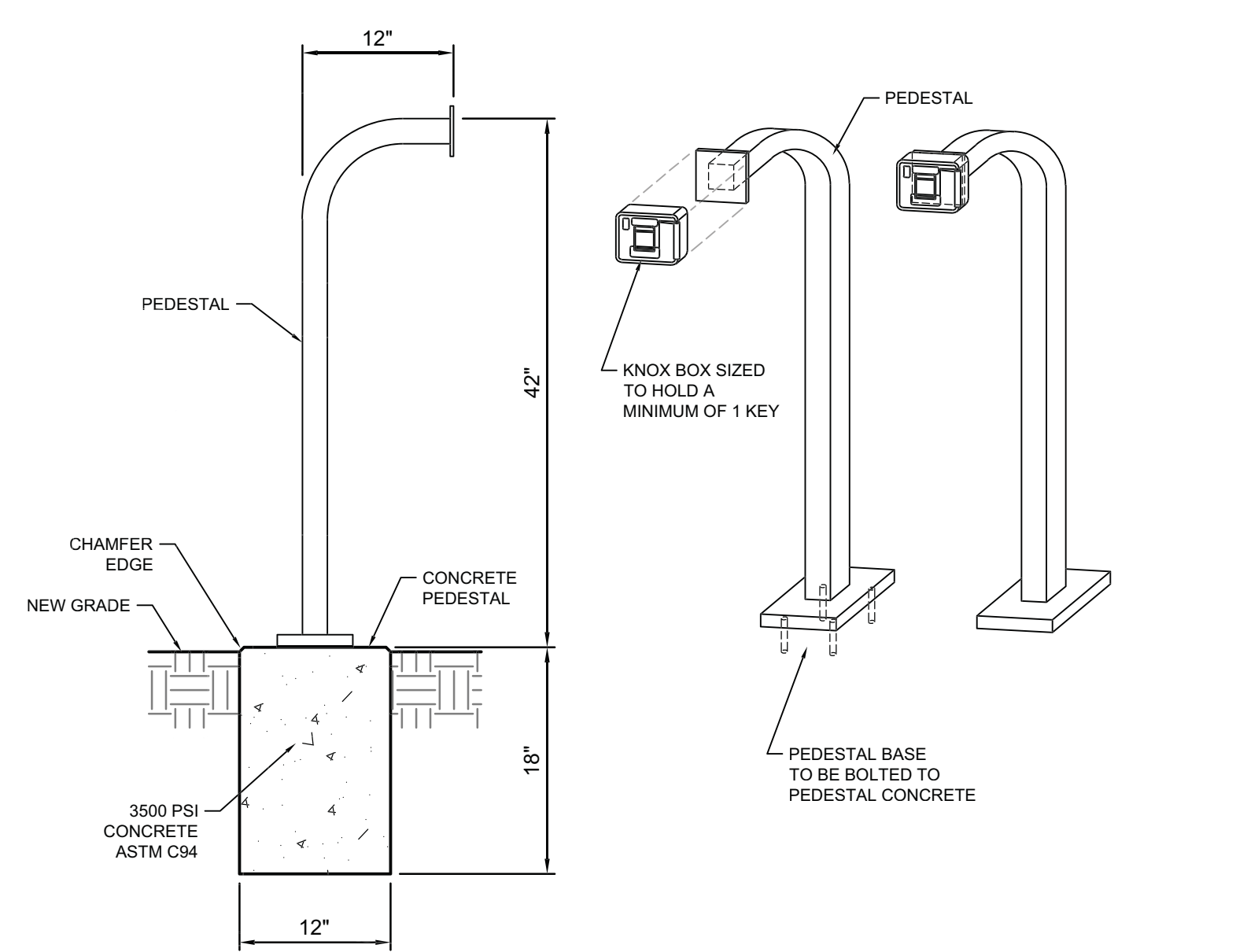
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PERMIT DETAILS

C2.11  
PROJECT NO. 2018.278.12

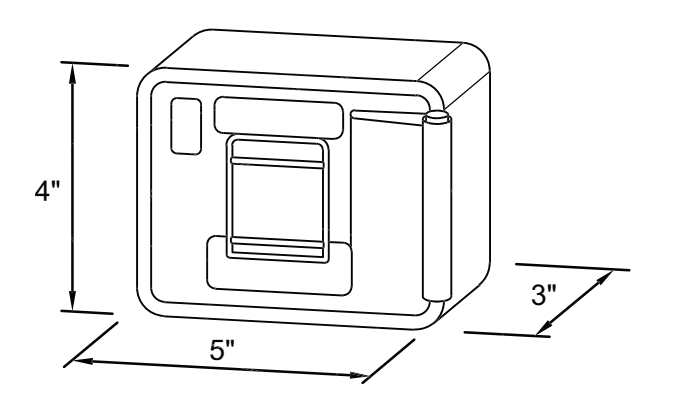


**FIRE CODE ENFORCEMENT**  
Fire Department Access Review  
Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.  
BY: *S.M.C.* PM: *D.P.S.* DATE: 11/24/2025  
\*\*\* Add PE seal to 11/20/2025 approval of fence replacement\*\*\*

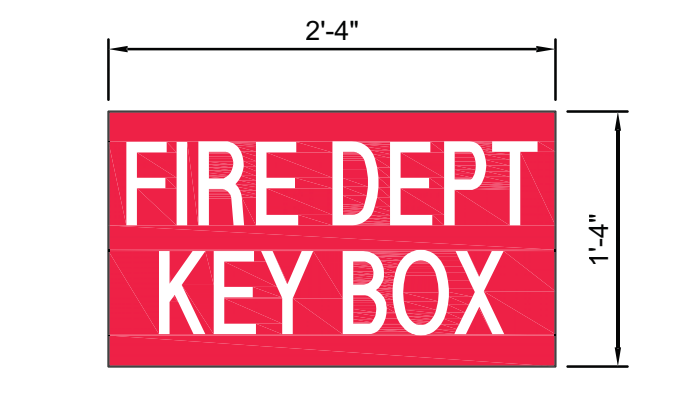
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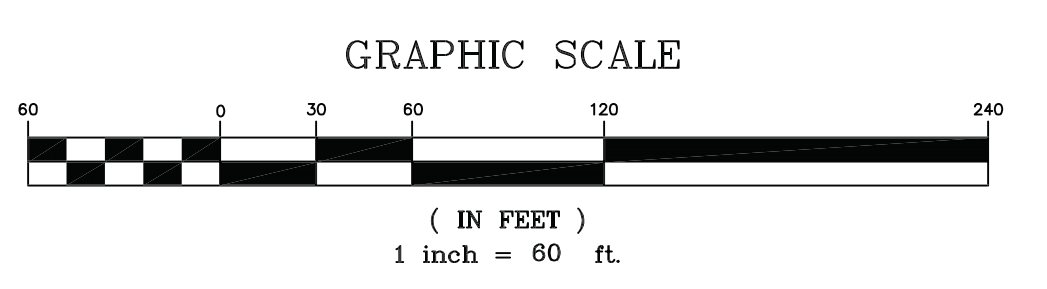
1 PEDESTAL - KNOX BOX DETAIL  
C2.21 NOT TO SCALE



2 KNOX BOX  
C2.21 NOT TO SCALE



3 KNOX BOX SIGN  
C2.21 NOT TO SCALE



NO.	DESCRIPTION	DATE

TAX MAP H43  
PLAT 23792  
7TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

**REMAINDER PARCEL "B" BLOCK 26 CHEVY CHASE SECTION 4-A**

PROJ. MGR KH  
DRAWN BY KJH  
SCALE 1" = 60'  
DATE 11.03.2025

8FT FENCE BUILDING PERMIT PLAN - FIRE ACCESS

C2.21  
PROJECT NO. 2018.278.12

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