

Northeast of Barnesville Road, the majority of land is zoned RE-2. This Plan extends the RE-2 zoning to Barnesville Road to create a definable edge for the RE-2 Zone and to create a more logical zoning transition from Clarksburg to Boyds.

This area will be re-examined when the Clarksburg Master Plan is revised.

Industrial Land Use

This Plan recommends 22 acres of light industrial (I-1) zoning at the northwest intersection of Bucklodge Road and the B&O Railroad. Uses permitted in this zone include warehousing, electronics assembly, lumber yards, printing plants, and the like.

Industrial zoning has existed in this area since the 1950's. By 1982, rezoning actions had reduced 89 acres of industrial zoning to 20 acres. This Plan confirms 22 acres of light-industrial zoning but shifts the I-1 designation to a site adjoining the railroad tracks. Rural zoning is continued along Bucklodge Road to a depth of several hundred feet to help buffer industrial uses from existing residences. Rural Density Transfer (RDT) zoning is confirmed to the north and west.

Although the Master Plan recommends I-1 zoning, this property is not suitable as a major employment center. Low intensity uses, such as warehousing, are envisioned.

A stormwater management facility is recommended at the location shown in the Land Use Plan map.

Due to the poor soil condition in this general area of the County, the Health Department generally requires ten-acre minimum lots for development on well and septic systems. These restrictions will remain since this Plan does not recommend extension of public sewer and water to this site.

Commercial Land Use

The commercial area of Boyds provides very few services, a characteristic of many rural communities. These services, however limited, are located in the center of the community on Barnesville Road (MD 117) between the intersection of Clarksburg Road and the B&O Railroad underpass. The few commercial facilities in this area consist of a general store, a farm implement and supply store, and a paint store, with a concrete company and a lumber operation located nearby. Citizens of the Boyds area have indicated that some additional facilities which would provide convenience goods and services at the local scale would be

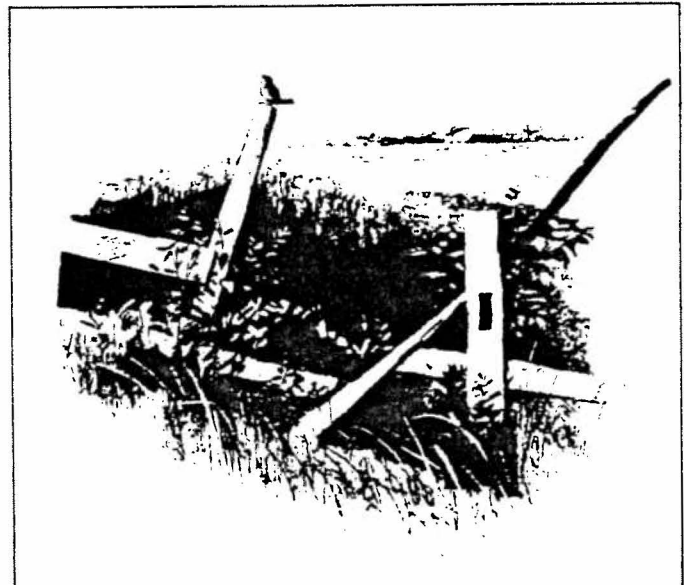
Locating future commercial expansion on the north side of Barnesville Road across the street from the existing commercial development will allow the proposed commuter rail parking lot to be used jointly with the commercial center. Grouping all of the commercial facilities in close proximity will tend to strengthen and revitalize the whole commercial center of Boyds. Finally, this location provides the opportunity to integrate the rail stop and commercial center with the recreational facilities that will be provided in conjunction with the development of Black Hill Regional Park. This site has been supported by the Boyds Civic Association.

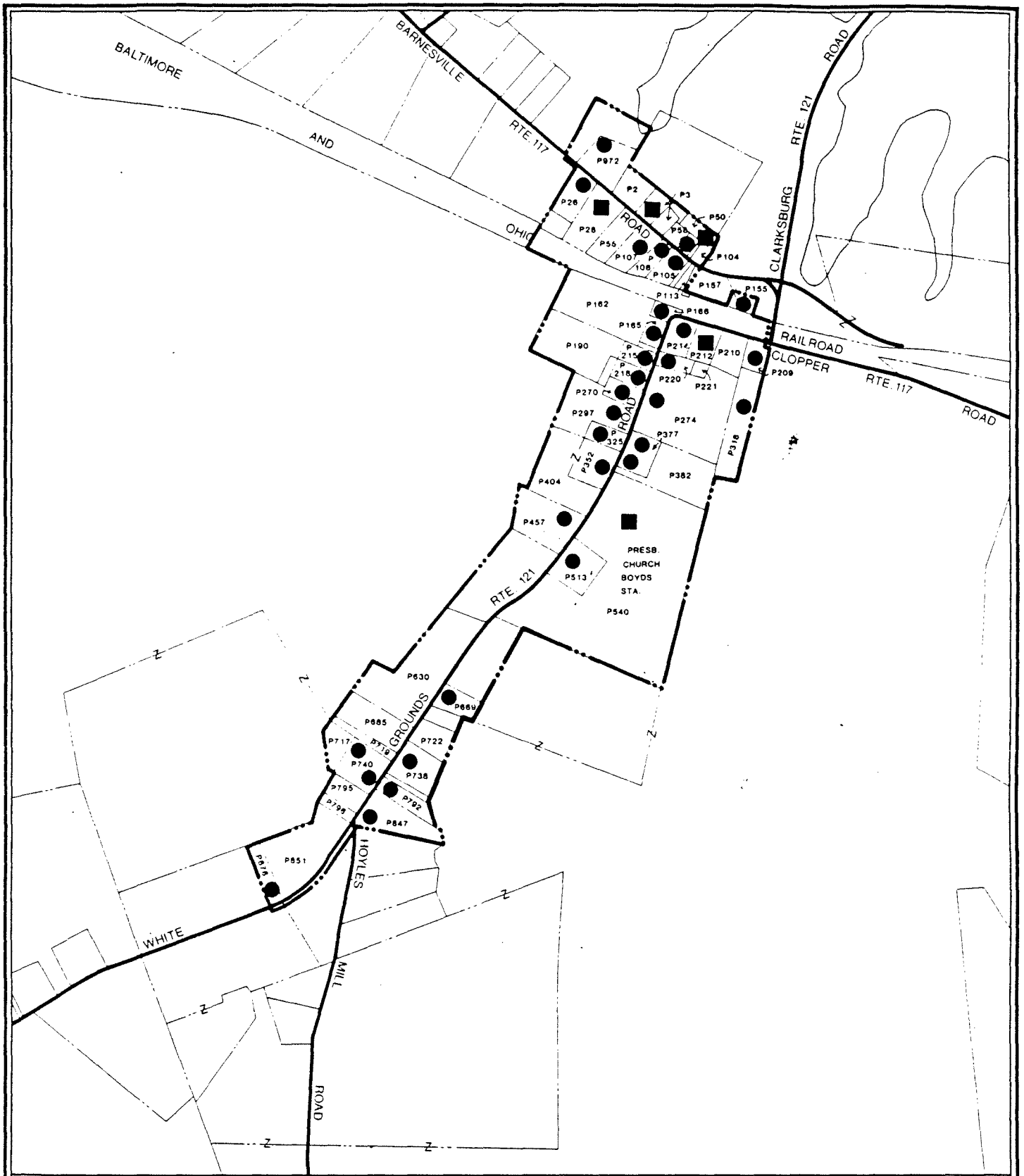
Two 5-acre parcels are located on the western edge of the commercial area. To the east is the post office and to the west the zoning is Rural. This Plan designates the two parcels as RE-1 (one-acre residential lots) to provide a more gradual transition from the commercial area to the rural open-space land beyond.

Zoning changes recommended by this Plan will be implemented by a Sectional Map Amendment (see Implementation chapter) which will generally confirm existing zoning in the area.

Historic Preservation

This Plan delineates an historic district in Boyds. (See figure 3). The Boyds Historic District is significant as a cohesive grouping of residential, religious, and commercial structures characteristic of a turn of the century agricultural village and reflective of the rail-oriented heritage of the County. The proposed District still conveys through its remaining resources such as the mill, the churches and the railroad, a sense of time --





- HISTORIC DISTRICT BOUNDARY
- PRIMARY RESOURCES 1850-1935
- SECONDARY RESOURCES 1936-



Approved and Adopted

Feb. 1985

BOYDS MASTER PLAN
Montgomery County, Maryland

Master Plan Historic District

3
FIGURE

circa 1900, and place -- a rural Maryland village.

Boyd's was originally settled in 1753 on a tract of land named by Thomas Howard "Resurvey of Gum Spring." The area was primarily farmed as a tobacco plantation and the first residents were brought as slaves in the mid 1800's. Following the abolition of slavery in 1864, some of the freedmen purchased property adjacent to the plantation and built many of the houses that stand in the community today.

The community remained small until approximately 1873, when Col. James Alexander Boyd, a Scottish contractor for the Metropolitan Branch of the B&O Railroad, completed the section of rail that ran through the area. In addition to the construction of the railroad, he purchased 1100 acres of land for his own use, on both sides of the track, and proceeded to design and construct a model village.

The town continued to grow as the railroad and access to nearby urban markets allowed dairy farming to prosper and made the Ten Mile Creek area an attractive summer resort for Washington residents. The design, setting, and materials of the structures have not changed significantly since the time of Colonel Boyd.

Historic Resources in the Boyds Planning Area

Two documents identify historic resources in Boyds: the Locational Atlas and Index of Historic Sites in Montgomery County (M-NCPPC, October 1976) and Black Historical Resources in Upper Western Montgomery County, Maryland (Sugarloaf Regional Trails, July 1979).

The County's official historic inventory, Locational Atlas, identifies a historic district, as shown in figure 4, and two separate sites listed together as index number 18/11, St. Mark's Church and the Boyds Negro School.

The Black Historical Resources of Upper Western Montgomery County, Maryland lists 17 resources, both standing structures and sites only, along White Grounds Road. Seven sites, shown in figure 4, were recommended for special recognition due to their historic significance: (1) Duffin family house; (2) Duffin-Hebron family house; (3) Carter log house; (4) Odd Fellows Lodge--demolished; (5) St. Mark's Church and cemetery; (6) Boyds Negro School; and (7) St. Mark's Parsonage (no longer standing).

The Boyds/Clarksburg/Germantown Historical Society has nominated to the Na-

tional Register of Historic Places a district which is a compilation of historic resources listed in both of these documents. The district, which has been accepted in concept by the Governor's Consulting Committee (the State's National Register reviewing body) as eligible for the National Register, is shown in figure 4.

The Montgomery County Historic Preservation Commission has endorsed the boundaries accepted by the Governor's Consulting Committee as eligible for the National Register of Historic Places with two minor exceptions and exclusions:

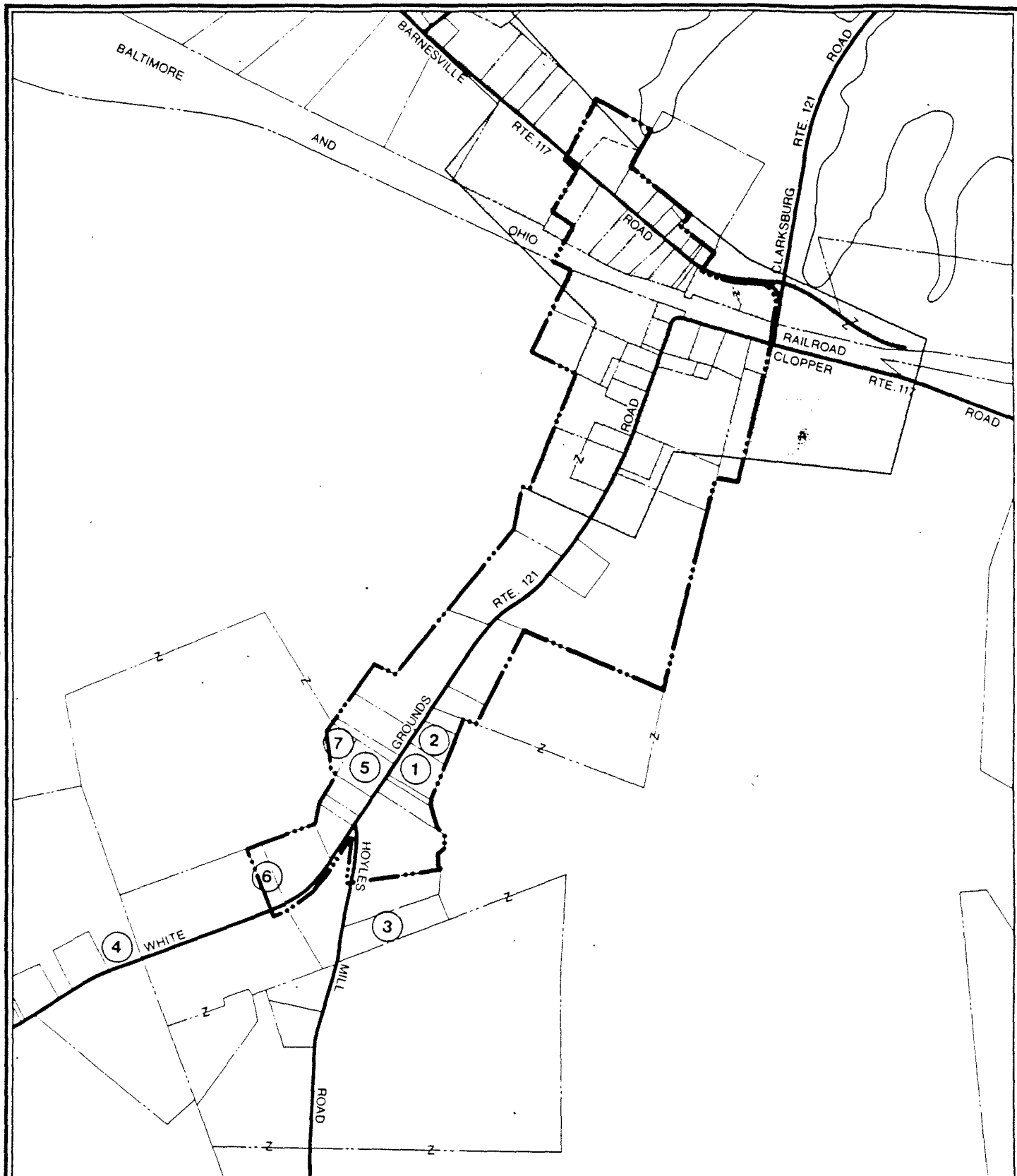
- 1) Parcels 157 and 155 north of the B&O Railroad tracks includes only the Mill Building with an area of 5 feet from the building line on each of the three sides, with the rest of the land and three other buildings excluded from the District, and
- 2) The southern end of the District excludes the lower portion of Parcel 847 beginning at a distance of 10 feet to the south of the main historic structure, the William Gibbs House, continuing across the width of the property and extending to the southernmost boundary of the parcel.



This Plan endorses the historic district delineated by the Historic Preservation Commission.

Historic Area Work Permit Process

Since Boyds is a designated Master Plan Historic District, any significant changes to the exterior or environmental setting of properties within the district must be reviewed by the Montgomery County Historic Preservation Commission (HPC) and a Historic Area Work Permit (HAWP) issued under Sections 24A6, 7, and 8 of the Historic Preservation Ordinance.

The Historic Preservation Commission has developed Guidelines to assist individual property owners within designated Districts. The general philosophy of these Guidelines is that Historic Districts are living and working areas where special attention is paid to protecting those qualities which make them significant resources for the County. They must not become areas where protective concerns override all other activities. For example, in rural districts not only can vernacular architecture and important settings be protected, but working farms can be sustained to provide close to market produce, and rural villages retained to provide local small-



 BOYDS HISTORIC DISTRICT
 (AS SHOWN IN LOCATIONAL ATLAS & INDEX
 OF HISTORIC SITES IN MONTGOMERY COUNTY)
 NATIONAL REGISTER ELIGIBLE
 HISTORIC DISTRICT

**HISTORIC RESOURCES
 (WHITE GROUNDS COMMUNITY)**

- | | |
|-----------------------|------------------------|
| ① DUFFIN FAMILY HOUSE | ④ ODD FELLOWS LODGE |
| ② DUFFIN-HEBRON HOUSE | ⑤ ST. MARKS CH. & CEM. |
| ③ CARTER LOG HOUSE | ⑥ BOYDS NEGRO SCH. |
| | ⑦ ST. MARKS PARSONAGE |

SOURCE: MARYLAND HISTORICAL TRUST; BLACK HISTORICAL RESOURCES/UPPER WESTERN MONT. CO.



Approved and Adopted

Feb. 1985

BOYDS MASTER PLAN

Montgomery County, Maryland

Historic Resources within the Planning Area

4
 FIGURE

scale goods and services.

According to the Guidelines, a Historic District as identified and if approved for inclusion in the County's Master Plan for Historic Preservation, shall consist of the entire area represented by all of the historic resources with their appurtenances and environmental setting. Non-historic properties within the boundaries of the Historic District are also subject to regulation, as they are considered appurtenances and part of the environmental setting of the historic resources of the District. The ordinance does require the Preservation Commission be lenient in its judgement of plans for structures of little historic or design significance or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the District.

The ordinance also states that a Historic Area Work Permit must be granted if the proposal is necessary so that the owner of the property will not be deprived of reasonable use or suffer undue hardship, or if the alternate proposal is in the greater public interest.

Any incompatible, intruding use would still require a HAWP and would be reviewed by the HPC to minimize its impact on the Historic District.

A list of all resources in the District and a description of their contribution to the Victorian rural village is provided in Appendix A.

Preservation Incentives

The Approved and Adopted Master Plan for Historic Preservation outlines a number of federal and state incentives for designated historic properties including tax credits, tax benefits possible through the granting of easements on historic properties, and outright grant or low interest loan programs.

In addition to these federal and state incentives, the County has enacted its own tax credit for properties designated in the Master Plan. The County is also studying other possible ways to support locally significant properties including the transfer of development rights for designated sites and property assessment reduction.

Community Facilities

Development of a Local Park

The development of a local park in Boyds is recommended by this Plan. The park will be

imately 2,000 people in the Lower Seneca Basin Planning Area. The Land Use Plan map shows the proposed location of the park.

The Boyds Master Plan recommends that the park be located near the center of town at the intersection of Barnesville Road, Clopper Road, and White Grounds Road. The park will require an access road and parking. A realignment in the roadway system at Clopper Road near the B&O Railroad underpass would provide better access to the new park as well as the needed recreation resources within the park itself. (See Land Use Plan map.)

Park construction will provide a community-oriented park and encourage implementation of the first stage of the new proposed circulation plan for the community.

Black Hill Regional Park

A regional park consisting of a 550-acre lake and water-oriented recreational facilities is being developed north of Boyds. (See Land Use Plan map.)

The lake, which is formed by a dam on Little Seneca Creek below the junction of Ten Mile Creek and Cabin Branch, will provide an emergency source of drinking water for the region and will help prevent flooding. The Washington Suburban Sanitary Commission (WSSC) will be responsible for the dam construction and Maryland-National Capital Park and Planning Commission (M-NCPPC) will develop the lake-oriented regional park facility. The dam, lake, and other facilities necessary for this project are presently under construction.

The community of Boyds and the Ten Mile Creek Watershed Association have endorsed the development of the lake and regional park.

The park plan proposes that most of the development will take place on the eastern peninsula between the Cabin Branch and Little Seneca Creek arms of the lake. This area will be accessible by automobile by a park road constructed from Old Baltimore Road. This road will loop around the southern end of the peninsula. The park manager's office, control point, and nature center will be located on this road. Several parking lots, three large group picnic areas, and eight family picnic areas will be provided off the loop. Each picnic area will have restrooms, shelters, tables, trash receptacles, and game areas. A series of hiking trails will connect the picnic areas and the lake. There will be a

APPENDIX A

RESOURCES WITHIN THE BOYDS HISTORIC DISTRICT

This amendment recommends the designation of the area identified in Figure as a Master Plan Historic District. All properties within the District will be subject to the provisions of the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, which governs exterior changes to the District's resources and their environmental settings.

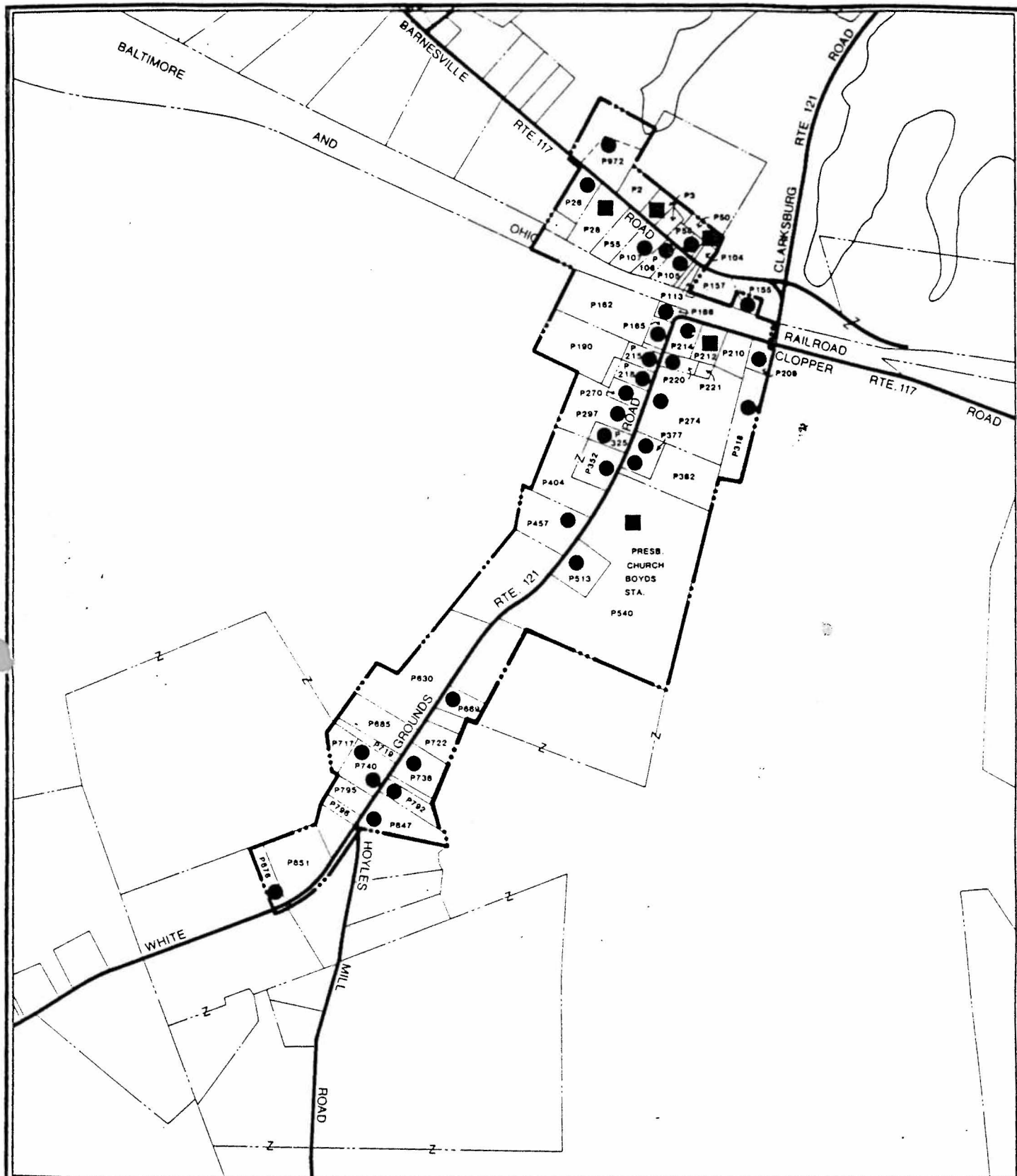
(Note: For future reference and administration of the Ordinance, the Atlas identification number 18/8 has been assigned to District properties as indicated.)

18/8 Boyds Agricultural Village

- A cohesive grouping of residential, religious and commercial structures characteristic of a turn-of-the-century agricultural village and reflective of the rail-oriented heritage of the County.

The following properties are recognized as primary resources to the Boyds Historic District:

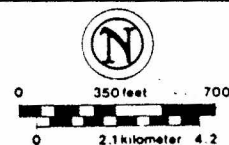
<u>Atlas #</u>	<u>Site</u>	<u>Parcel #</u>
18/8-1	David Mauglin House - 15215 Barnesville Road	P972
	<ul style="list-style-type: none">- Circa 1890--Gothic Revival residence with decorative fan-like porch brackets and carved balusters.- The only surviving structure built by Col. James A. Boyd, contractor with the B & O Railroad and co-developer of Boyds.	
18/8-2	15200 Barnesville Road	P26
	<ul style="list-style-type: none">- Constructed between 1880-1890.- Example of the Gothic Revival style includes wraparound porch with turned columns and fan brackets and an entrance treatment with transom and sidelights.	
18/8-3	15130 Barnesville Road	P107
	<ul style="list-style-type: none">- Turn-of-the-century revival style with wraparound porch with neo-classical columns, bay window, and ornate eave brackets.	
18/8-4	15121 Barnesville Road	P58
	<ul style="list-style-type: none">- Circa 1880--Gothic Revival dwelling with double-hung sash and wheel window in the center gable.	



--- HISTORIC DISTRICT BOUNDARY

● PRIMARY RESOURCES 1850-1935

■ SECONDARY RESOURCES 1936-



Approved and Adopted

Feb. 1985

BOYDS MASTER PLAN

Montgomery County, Maryland

**Master Plan Historic
District**

<u>Atlas #</u>	<u>Site</u>	<u>Parcel #</u>
18/8-5	Antique Shop - 15120 Barnesville Road	Part of P105
	<ul style="list-style-type: none"> - Constructed ca. 1890. - Freestanding retail shop with tin gable roof typical of late 19th/early 20th century rural commercial structures. 	
18/8-6	National Solvents - 15114 Barnesville Road	Part of P105
	<ul style="list-style-type: none"> - Constructed circa 1890-1900. - Deep, narrow commercial building with lap siding and tin gable roof with simple hipped-roof porch. 	
18/8-7	Boyds Market - 15110 Barnesville Road	Part of P105
	<ul style="list-style-type: none"> - Original frame section circa 1920, front formstone section with mission revival facade added in the 1940's. - Typical in both design and building materials of early 20th century commercial structure. 	
18/8-8	Hoyles Mill - 15100 Barnesville Road	Part of P157/155
	<ul style="list-style-type: none"> - Two-story frame grist mill with pressed tin siding constructed ca. 1915. - One of only a handful of grist mills surviving in Montgomery County. 	
18/8-9	Boyds Passenger Platform and Station Site	B&O RR Right-of-Way
	<ul style="list-style-type: none"> - Site of the original B&O station in operation from 1880's to the track widening in the 1920's. Second station operated from the 1920's to 1968. - Historically significant as the transportation improvement which brought new development to the area giving rise to the town of Boyds. 	
18/8-10	15004 Clopper Road	P209
	<ul style="list-style-type: none"> - Circa 1880--two-story frame, simple early Gothic Revival residence. 	
18/8-11	15010 Clopper Road	P318
	<ul style="list-style-type: none"> - Circa 1880--two-story frame, Gothic Revival, residence featuring window wheel side gables and decorative porch treatment across the front of the house. - Setting includes a two-story outbuilding of the same period with German siding connected to the main house by a modern breezeway. 	

2/12/02

<u>Atlas #</u>	<u>Site</u>	<u>Parcel #</u>
18/8-12	15030 Clopper Road	P214
	- Circa 1880's--two-story frame, Gothic Revival residence featuring wheel window in center gable of main (north) facade, and two-story turrillate bay on west (White Grounds Road) facade.	
18/8-13	19940 White Grounds Road	P166
	- Circa 1905--two-story frame, vernacular farmhouse fronting the B&O tracks.	
18/8-14	19934 White Grounds Road	P165
	- Circa 1890's--two-story frame vernacular farmhouse.	
18/8-15	19925 White Grounds Road	P220
	- Circa 1900's--two story frame, simple Gothic Revival residence, featuring wheel window in center gable of main facade.	
18/8-16	19924 White Grounds Road	P215
	- Circa 1880's--two-story frame, Gothic Revival residence featuring lancet arch window in center gable of main facade; center gable is repeated in roof line of decorative porch.	
18/8-17	19920 White Grounds Road	P218
	- Circa 1890's--two-story frame, Queen Anne residence featuring protruded second story center bay surmounted by center gable covered in fish-scale shingles.	
18/8-18	19921 White Grounds Road	P274
	- Circa 1880's--Queen Anne style residence featuring German siding, two-story extended bay with gable on front facade with carved sunrise design on the eaves.	
18/8-19	19916 White Grounds Road	P270
	- Circa 1900's--two-story frame Gothic Revival residence featuring cross gable roof with decorative brackets, Palladian window in center gable of main facade; center gable repeated in porch roof line.	
18/8-20	19910 White Grounds Road	P297
	- Circa 1910's--two-story frame, Colonial Revival style residence with hipped roof and dormers and featuring projected bay entranceway.	

<u>Atlas #</u>	<u>Site</u>	<u>Parcel #</u>
	- Setting includes a carriage house with German siding, gable front, seamed tin roof and cupola.	
18/8-21	19904 White Grounds Road	P325
	- Circa 1920's--two-story frame, Colonial Revival residence, apparently covered later with brick veneer.	
18/8-22	Boyd's Presbyterian Church	P377
	- 1876--Gothic Revival rural church.	
	- Setting includes a cemetery to the rear of the church yard.	
18/8-23	Presbyterian School	P377
	- Circa 1870's--one-story and loft frame schoolhouse featuring cupola with louvered windows.	
18/8-24	19900 White Grounds Road	P352
	- Circa 1880's--two-story frame, Gothic Revival residence, hipped roof with center gable on main facade featuring decorative brackets.	
18/8-25	19810 White Grounds Road	P457
	- Circa 1880's--two-story frame rural vernacular farmhouse.	
18/8-26	19801 White Grounds Road	P513
	- Circa 1880's--two-story frame Gothic Revival residence.	
18/8-27	Diggins House - 19701 White Grounds Road	P669
	- Constructed between 1870's-1890's.	
	- Important as an example of a typical two-story, two room up, two room down, post emancipation black dwelling.	
18/8-28	Duffin Family House - 19635 White Grounds Road	P722
	- Circa 1980--significant to the County as an unusual example of an extended dwelling.	
	- Similar in floor plan to typical post emancipation dwelling but more elaborate in decorative detailing with bracketed porch supports and a porch gable directly aligned with the center gable of the original portion of the house.	

- 11-1-1-1

- 18/8-29 Duffin-Hebron House - 19625 White Grounds Road P738
 - Constructed 1870-1890's.
 - Typical two room up, two room down, post emancipation dwelling.
- 18/8-30 St. Marks Methodist Church - 19620 White Grounds Rd. P740
 - Constructed in 1893--typical vernacular rural church with interesting decorative verge board along front gable.
 - Setting includes a small cemetery to the side and rear of the church yard.
 - Ancilliary parish hall dating from the 1930's is not architecturally significant and need not be preserved as part of the environmental setting.
- 18/8-31 William Gibbs House - 15465 Hoyles Mill Road P847
 - Circa 1870's--Typical post emancipation dwelling.
- 18/8-32 Boyds Negro School - 19510 White Grounds Road P876

(Note: Previously designated as individual Historic Site #18/11 as part of the September 1979 Master Plan for Historic Preservation).

 - 1895--frame, 1½-story rectangular structure.
 - A one-room school for black children on this lot in 1879 was replaced by this structure, which was used until 1936.

The following properties are recognized as secondary resources to the Boyds Historic District:

<u>Atlas #</u>	<u>Site</u>	<u>Parcel #</u>
18/8-33	15140 Barnesville Road	P28
	- Constructed ca. 1950 in an imitation of the bungalow style.	
18/8-34	15131 Barnesville Road	P3
	- Constructed ca. 1930, modified bungalow style.	
18/8-35	15020 Clopper Road	P212
	- Non-historic structure constructed in the 1940's--one and half story stucco over cement block.	

<u>Atlas #</u>	<u>Site</u>	<u>Parcel #</u>
18/8-36	Boyds Day Care Center	P540

- Non-historic structure constructed in the 1950's.
- Two-story cinderblock, brick and frame building.

The following properties are recognized as spatial resources to the Boyds Historic District and are included in the environmental setting of the District:

<u>Atlas #</u>	<u>Parcel #</u>
18/8-37	P55
	- Vacant parcel--former site of Wheelwright's house, circa 1900 Gothic Revival structure.
18/8-38	P2
	- Vacant--open space.
18/8-39	P382
	- Open space associated with Boyds Presbyterian Church, portion in use as church cemetery.
18/8-40	P630
18/8-41	Part of 850
18/8-42	P685
18/8-43	Part of 440
18/8-44	P719
18/8-45	P722
18/8-46	Part of 747
18/8-47	P796
18/8-48	P851
	- Parcels 630-851 are vacant and predominantly covered by second growth and scrub vegetation.

<u>Atlas #</u>	<u>Site</u>	<u>Parcel #</u>
18/8-49	P717	
	- Open space associated with St. Mark's Church, portion in use as a cemetery.	
18/8-50	P795	
	- Vacant--former site of St. Mark's rectory circa 1900 Gothic Revival cottage.	
18/8-51	P210	
18/8-52	Part of 274	
18/8-53	P162	
18/8-54	P190	
18/8-55	Part of P297	
18/8-56	Part of P404	
	- Parcels 210- part of 404 are associated with primary resources and are currently either in open space, under cultivation or in use as pasture.	
18/8-57	Part of 540	
	- Property associated with the Boyds Day Care Center functioning partially as parking and play areas for the Center with a portion under cultivation.	

Introduced: January 22, 1985

Adopted: January 22, 1985

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS A DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

SUBJECT: Final Draft Amendment to the May 1978 Approved and Adopted Boyds Master Plan re Historic District

WHEREAS, on March 27, 1984, the Montgomery County Planning Board transmitted to the Montgomery County Council a Final Draft Amendment to the Approved and Adopted Boyds Master Plan; and

WHEREAS, the Final Draft Amendment is also an amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District, to the Master Plan of Highways within Montgomery County, Maryland, and to the Master Plan for Historic Preservation; and

WHEREAS, the Final Draft Amendment proposes Historic District designation of a portion of the Boyds area and identification of several individual sites for historic preservation; and

WHEREAS, on June 19, 1984, the Montgomery County Council held a public hearing wherein oral and written testimony was received concerning the Final Draft Amendment to the Boyds Master Plan; and

WHEREAS, the Montgomery County Historic Preservation Commission endorsed incorporating the area of the greatest concentration of historic resources within a unified Boyds Historic District; and

WHEREAS, on September 18, 1984, the Council's Planning, Housing and Economic Development Committee reviewed the Final Draft Amendment to the Boyds Master Plan and requested that staff conduct a survey to ascertain whether or not property owners in the southern section of White Ground Road prefer individual historic site designation or designation of the entire neighborhood as an Historic District; and

WHEREAS, on December 7, 1984, the Council's Planning, Housing and Economic Development Committee met to review the results of the survey, as well as issues raised in connection with the Final Draft Master Plan Amendment; and

WHEREAS, residents and property owners of the Boyds area attending the Planning, Housing and Economic Development Committee meeting expressed strong support for a single Boyds Historic District designation as recommended by the Historic Preservation Commission; and

WHEREAS, the Montgomery County Council reviewed the recommendations of the Planning, Housing and Economic Development Committee at a worksession held on January 8, 1985.

WHEREAS, the Final Draft Amendment to the Boyds Master Plan and Master Plan for Historic Preservation dated March 1984, is hereby approved with the following revisions:

NOW, THEREFORE, BE IT RESOLVED by the County Council, sitting as a District Council for that portion of the Maryland-Washington Regional District within Montgomery County, that -

The May 1978 Boyds Master Plan and September 1979 Master Plan for Historic Preservation are hereby amended to designate the Boyds Historic District as recommended by the Montgomery County Historic Preservation Commission, as shown on the attached map, titled Boyds Historic District.

BE IT FURTHER RESOLVED that -

The following Historic Resources are included within the Boyds Historic District:

Primary Resources

15215 Barnesville Road	part of parcel P972
15200 Barnesville Road	Parcel 26
15130 Barnesville Road	Parcel 107
15121 Barnesville Road	Parcel 58
15120 Barnesville Road	Parcel 105
15114 Barnesville Road	Parcel 105
15110 Barnesville Road	Parcel 105
15100 Barnesville Road	Parcel 157/155
15010 Clopper Road	Parcel 318
15004 Clopper Road	Parcel 209
15030 Clopper Road	Parcel 214
19940 White Grounds Road	Parcel 166
19934 White Grounds Road	Parcel 165
19925 White Grounds Road	Parcel 220
19924 White Grounds Road	Parcel 215
19920 White Grounds Road	Parcel 218
19921 White Grounds Road	Parcel 274
19910 White Grounds Road	Parcel 297
19904 White Grounds Road	Parcel 325
Old Boyds Presbyterian Church	Parcel 377
19900 White Grounds Road	Parcel 352
19800 White Grounds Road	Parcel 513
19810 White Grounds Road	Parcel 457
19701 White Grounds Road	Parcel 669
19620 White Grounds Road	Parcel 740
19635 White Grounds Road	Parcel 722
19625 White Grounds Road	Parcel 738
19510 White Grounds Road	Parcel 876
15465 Hoyles Mill Road	Parcel 847

Secondary Resources

15140 Barnesville Road	Parcel 28
15131 Barnesville Road	Parcel 3
15020 Clopper Road	Parcel 212
New Boyds Presbyterian Church	Parcel 540

Spacial Resources - included in the environmental setting of the district:

Parcel 55

Parcel 2

Parcel 382

Parcel 630

Parcel 685

Parcel 719

Parcel 722

Parcel 851

Parcel 717

Parcel 796

Parcel 404

Parcel 297

Parcel 190

Parcel 162

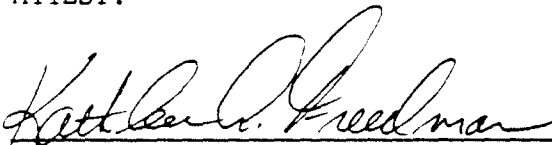
Parcel 210

BE IT FURTHER RESOLVED that -

The text of the Final Draft Boyds Master Plan and Master Plan for Historic Preservation, dated March 1984, is to be revised as necessary to achieve clarity and consistency, to update factual information, and to convey the actions of the County Council.

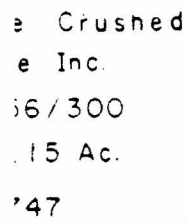
A True Copy.

ATTEST:



Kathleen A. Freedman, Acting Secretary
of the County Council for
Montgomery County, Maryland

Pt. of 835.19 Ac.



APPENDIX B

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20907

MNCPPC NO. 85-4

RESOLUTION

SUBJECT: Boyds Master Plan

WHEREAS, The Maryland National Capital Park and Planning Commission, by virtue of Article 28 of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend, and add to a General Plan for the Physical Development of the Maryland-Washington Regional District; and

WHEREAS, The Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission held public hearings on May 27 and June 2, 1982, June 27, and September 15, 1983, on preliminary draft amendments to the Boyds Master Plan, being also a proposed amendment to the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways; and

WHEREAS, the Montgomery County Planning Board, after said public hearings and due deliberation and consideration, approved the following final draft amendments and recommended that they be approved by the Montgomery County Council:

- Final Draft Amendment to Boyds Master Plan (March 31, 1983)
- Final Draft Amendment Horman Property (March 5, 1984)
- Final Draft Amendment Boyds Historic Resources (March 27, 1984); and

WHEREAS, the Montgomery County Council reviewed the material of record and discussed the Final Draft Master Plan Amendments with interested parties; and

• WHEREAS, the Montgomery County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District lying within Montgomery County, on July 24 1984; October 2, 1984, and January 22, 1985, approved the Final Draft Amendments of said plan by Resolutions No. 10-864, No. 10-

976, and No. 10-1125.

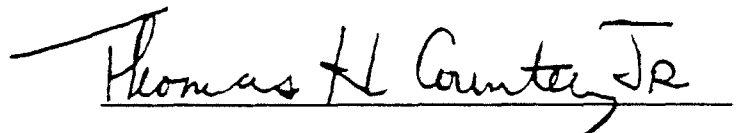
NOW, THEREFORE, BE IT RESOLVED, that the Montgomery County Planning Board and the Maryland-National Capital Park and Planning Commission do hereby adopt said amendments to the Boyds Master Plan, together with the General Plan for the Physical Development of the Maryland-Washington Regional District and the Master Plan of Highways as approved by the Montgomery County Council, in the attached Resolutions No. 10-864, No. 10-976, and No. 10-1125; and

BE IT FURTHER RESOLVED that as to Resolution NO. 10-864, this adoption be effective July 25, 1984 nunc pro tunc and that as to Resolution No. 10-976, this adoption be effective October 3, 1984 nunc pro tunc; and

BE IT FURTHER RESOLVED that this amendment be reflected on copies of the aforesaid plan and that copies of such amendment shall be certified by the Maryland-National Capital Park and Planning Commission and filed with the Clerks of the Circuit Court on Montgomery and Prince George's Counties, as required by law.

* * * * *

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Heimann, seconded by Commissioner Yewell, with Commissioners Heimann, Yewell, Brown, Christeller, Dabney, Dukes, Granke, Keller and Krahnke voting in favor of the motion, and with Commissioner Keeney being absent, at its regular meeting held on Wednesday, February 13, 1985 in Prince George's County, Maryland.



Thomas H. Countee, Jr.

Executive Director