

**VISION OF BOYDS:
A LONG-RANGE PRESERVATION PLAN**

**PREPARED BY:

TRACERIES
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A VISION OF BOYDS HISTORIC DISTRICT

Boys is a small historic rural village located in the most northern outreaches of Montgomery County. Its architecture and physical organization reflect its 18th century plantation heritage and later transformation into a 19th century railroad community. A formal Historic District listed on the Montgomery County Master Plan, Boys is also a viable residential community set within the ever-growing metropolitan area of Washington, D.C. Threatened by massive public and private industrial development projects, the preservation and protection of Boys' architectural character and historic pattern is at the foundation of the retention of its significant contribution to the county's heritage.

The Boys Historic District is composed of 34 properties grouped in two historic areas. The residential area features groups of buildings clustered together at each end of the district and with generous expanses of green space between the buildings. The northern cluster includes nineteen historic sites and a cemetery. The southern cluster includes six historic sites, including the Boys Negro School building. The commercial area contains a cluster of nine historic sites fronting Barnesville Road. These clusters present the important pattern of sub-communities that formed the crossroads known today as Boys.

The character of these distinct areas and an understanding of their symbiotic relationship must be observed in future development. The establishment of a buffer area, immediately surrounding the district, will provide some mitigation of potential adverse effects of nearby development; however, the magnitude of the mitigation should be directly proportional to the potential adverse impact of the projects. An understanding of the past and the protection of the elements which create Boys' unique character will be pivotal to the preservation and enhancement of the historic district in the face of the future.

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I. INTRODUCTION

This report presents a long-range preservation plan for the Boyds Historic District. In 1992, the Maryland-National Capital Park and Planning Commission (M-NCPPC), on behalf of the Montgomery County Historic Preservation Commission (MCHPC), sought to study four historic districts in the County -- Kensington, Boyds, Clarksburg and Hyattstown -- to determine an appropriate "Vision" for the areas that might guide decision making for the future. Traceries, in conjunction with PMA and Karr Associates, served as the consultants to M-NCPPC for this project. The goal of the preservation plans was to establish a sound database of information from which to produce a document that would serve the MCHPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century. The final Long-Range Preservation Plans include a detailed level of architectural and survey work to provide a specific physical description of the districts as they are today; an analysis and description of the character-defining features of each district; a discussion of the challenges facing each district; and a discussion of proposed strategies for maintaining the character of the districts while allowing for appropriate growth and change.

The four Historic Districts were documented to comply with the needs of a long-range planning analysis. All identified resources -- buildings, structures, sites, and objects -- were included as part of this study, and previously unidentified resources were documented as appropriate. To provide an accurate resource listing, all of the information gathered from on-site and archival sources during the study was entered into the National Park Service's Integrated Preservation Software System (IPS), modified specifically to meet the particular needs of this study. This resulted in the gathering of a retrieval database and systemized analysis of data.

The project relied heavily on public participation throughout its course, including coordination with Montgomery County and local officials, members of the public, the preservation community, and residents of the historic districts. This coordination was implemented through a series of public meetings and workshops at which interested parties were asked to provide comments, to discuss the issues facing each district, and to make suggestions on the development of an appropriate methodology for evaluating changes to the districts.

Traceries, which served as the coordinating consultant, is a woman-owned consulting firm located in Washington, D.C. specializing in architectural history and historic preservation. Traceries' responsibilities included the on-site survey and documentation of the historic districts and environmental settings, as well as preparation of the written analysis of the character-defining features of each historic district. PMA, a community planning and architecture firm located in Newport News, Virginia, organized the workshop meetings and prepared the written discussion of the issues, challenges and strategies related to the preservation of each district, as well as developing a methodology for evaluating changes to the historic districts. Karr Associates, a consulting firm specializing in humanities-oriented computer programming, provided technical support to Traceries in its efforts to customize the application of the IPS program for Maryland-National Capital Parks and Planning Commission and the particular requirements of this study.

PROJECT METHODOLOGY

The project offered a challenging opportunity to determine a practical methodology for communities seeking to protect their historic districts for the future. The project was approached with a view that preservation does not have to create a static environment, but fully that it is necessary to recognize that changing needs can seriously threaten historic districts. This required the formation of a methodology that would allow appropriate change and growth by management of the historic district and by adherence to a "vision" or standard by which changes could be assessed. This methodology proposed begins with documentation, leading to a thorough analysis and appreciation of the character of the historic district and the specific reasons for its significance. Quantitative as well as qualitative analysis affords the possibility for documentation of an historic district that can stand up to attack, as well as be maintained and monitored on a regular basis. When this documentation is joined with sensible planning principles, a formal methodology for evaluating proposed change can be developed and applied. Threats to the preservation of an historic district can be minimized with the tools of documentation and a focus that permits a rational evaluation of the effects of change on the historic district. As a result, genuine preservation planning will occur, allowing the historic district to move into the future, meeting the needs of its citizens without endangering its integrity.

Using this philosophy as the guide, Traceries, with support from PMA and Karr Associates, developed the following methodology:

Organization and Staffing

This project team was comprised of architectural historians from Traceries, a planner and an historical architect from PMA Consulting Service, and a computer specialist from Karr Associates. The project was guided by Emily Eig, architectural historian and principal of Traceries. Architectural historian Laura Hughes served as Project Manager, handling day-to-day operations, review of findings, and production of the final reports. The architectural historians conducted the on-site study, photographing the historic districts (individual properties and general views), mapping, and completion of the survey forms. Architectural and historical analysis of the districts was their primary focus. Jack Stodghill, planner, and Jeff Stodghill, historical architect, worked with Traceries providing direction to the portions of the work directly associated with the identification of historic preservation threats, development of evaluation methodology, and identification of planning strategies for managing change. Lawrence Karr provided technical computer support to Traceries. Traceries developed the survey methodology and IPS-based survey form. PMA and Traceries worked together to conduct the public meetings and workshops.

On-Site Survey

The On-Site Survey was conducted by Traceries in the period from May 1992 to June 1992. The two-member team of Laura Harris Hughes and Laura Trieschmann worked together to map, survey and photograph the historic sites, with assistance from Traceries' staff. To

adequately collect data necessary to analyze the historic districts, computerized forms were developed for on-site inventory, archival review, and planning information. To optimize the value of the data collected during the course of this project, these forms were designed by Tracerics in consultation with M-NCPPC staff, and the planning consultants. The information collected has been re-organized into a single computerized report form which presents the most critical information on an individual property within the historic districts as well as summary information on each district as a whole. All buildings were surveyed at an intensive level, limiting study to exteriors. Color photographs were taken of all buildings in the district, and slides were taken of representative streetscapes and buildings.

Computer Data Entry

The survey findings were entered into M-NCPPC/IPS, a newly developed application of the National Park Service's Integrated Preservation Software (IPS) system. Tracerics worked with M-NCPPC to customize the IPS system to specifically meet the needs of Montgomery County and these Long-Range Plans. This new system is called M-NCPPC/IPS, and is a test version of the new software. In that IPS requires only a single entry of data, despite its re-use in other applications, it can create a highly specialized database system that has maximum efficiency. Information entered into the system was sorted and enumerated for accurate and consistent accounts of study findings. Computer reports were generated to produce frequency counts on appropriate fields -- chronological reports, architectural style, material, comparative design elements and the like. As a working copy of the IPS database becomes the property of M-NCPPC with the completion of this project, records may be augmented by M-NCPPC/MCHPC to reflect additional findings or changes or actions taken as they occur over the years.

Archival Research

Research into the history of each of the historic districts, and Montgomery County began during the on-site investigation and continued beyond its completion. This research involved the examination of primary and secondary resources including County documents and previously gathered survey information, published books and articles, as well as unpublished documents. Research was also conducted on preservation plans and guidelines for other historic districts across the country. Historic data previously gathered on the four historic districts was reviewed to provide a historic context within which to evaluate the historic districts, as well as to clarify the contribution of all built resources, open spaces, and their environmental settings.

Public Participation

Public participation was critical to the success of the project. Several workshops and meetings were conducted to provide a forum for district residents and interested individuals to discuss issues and challenges specific to each district. The development of a methodology for maintaining the character of the architecture and open space while allowing for appropriate growth and change was prepared based upon the issues and challenges presented at the public meetings.

Written Documentation

The on-site data, historic documentation, and information garnered from the workshops and meetings was compiled to form the basis for the discussion of the Character Defining Features, and the Issues and Strategies. This material was synthesized and compiled into a cohesive, illustrated document. The **Vision of a District: A Long-Range Preservation Plan** was designed for use primarily by the MCHPC with the requirements of the general public as well as a variety of governmental agencies in mind.

II. PRESERVATION IN MONTGOMERY COUNTY

CREATION AND OPERATION OF HISTORIC DISTRICTS IN MONTGOMERY COUNTY

General Evaluation Requirements

The Montgomery County Advisory Committee on Historic Sites was formed in 1977 by the Montgomery County Planning Board. The purpose of the Advisory Committee was to develop a **Master Plan of Historic Sites and Districts** in Montgomery County and an ordinance for the regulation and preservation of the historic resources placed on the **Master Plan**. The following evaluation criteria were developed and used by the Montgomery County Advisory Committee on Historic Sites, and are included in the **Ordinance** for use by the Historic Preservation Commission, the Montgomery County Planning Board, and the Montgomery County Council in their decisions (**Montgomery County Master Plan for Historic Preservation**).

1. Historical and cultural significance

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities.

2. Architectural and design significance

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

With regard to historic districts, the Preservation Commission's general philosophy is that 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 should be sustained to provide close to market produce, and rural villages retained to provide local, small-scale goods and services.

There are two major types of historic resources: 1. residential and commercial areas illustrating the history of suburban development in the County; and 2. rural areas where the vernacular

architecture and agricultural landscape reflect centuries of history. Most of the rural landscape is seen from the road, thus the protection of byways and scenic roads and their vistas is required.

A Historic District as identified, and if approved for inclusion in the County's **Master Plan for Historic Preservation**, consists 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 environmental setting of the historic resources of the District. The **Ordinance** does require the Preservation Commission to be lenient in its judgment 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 historic resource is reviewed in its total environment/community setting. The more these historic resources are seen as clusters, districts, or networks, the more systematically planning and protection of them can proceed. The **Master Plan** does not, in most cases, attempt to specifically delineate the appurtenances and environmental setting of each resource. As a general rule, the appurtenances and environmental setting of each resource include the original or existing property boundaries, or in the event of subdivision, at least the minimum size lot permitted by the zone in which the resource occurs, unless the Planning Board, after receiving advice of the Historic Preservation Commission, finds that a larger area is essential to preserve the integrity of the resource.

The Commission documents that each site has real merit which warrants its protection as a valuable community resource. The **Ordinance** criteria does not set a date restriction on resources to be considered, and it is anticipated that as the Commission's work proceeds, more 20th century resources will be reviewed. Age alone does not qualify a resource for the strong protection offered by the ordinance. In addition to the proven inherent historic, architectural and cultural value of the historic resources, priority is given to those offering other public benefits, such as enhancing neighborhoods and communities, meeting needs for housing, education, recreation, and being visible and accessible to the public.

THE HISTORIC PRESERVATION COMMISSION AND ITS PROCEDURES

Regulation by the Historic Preservation Ordinance

Once designated on the **Master Plan**, any significant change to the exterior of an individual Historic Site or to any properties within the Historic District must be reviewed by the Montgomery County Historic Preservation Commission and a historic area work permit issued under Sections 24A6, 7, and 8 of the **Historic Preservation Ordinance**.

When the Commission finds that the exterior architectural features of an historic resource listed on the **Master Plan** become deteriorated to a point which imperils their preservation as the result of "willful neglect, purpose or design," the ordinance proposes that the Director of Environmental Protection may be directed to issue a written notice to the property owner about the condition of deterioration.

Montgomery County Historic Preservation Commission

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises of 1,001 square miles, while the Metropolitan District (parks) comprises of 919 square miles, in the two Counties.

The Commission has three major functions:

1. the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
2. the acquisition, development, operation, and maintenance of a public park system; and
3. in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulation, and general administration of parks are the responsibilities of the Planning Board.

The purpose of the **Master Plan for Historic Preservation** is to propose a system for protecting and enhancing Montgomery County's heritage for the benefit of present and future County residents, by dealing with the architecture and history resources of the County in a systematic and comprehensive manner.

GOALS FOR PRESERVATION IN MONTGOMERY COUNTY

Montgomery County's historic resources range from those in Rockville, Takoma Park, and Poolesville, to early garden apartments, the C&O Canal, and an agricultural heritage recognized as a landscape of regional character and national historical significance. A diverse array of vernacular architectural and historical resources is scattered throughout the County. Some of these resources are significant by themselves; some significant for their benefits as a group; and others significant for their larger environmental context, whether in suburban communities or in rural settings. These resources include buildings and districts containing homes, industries, or commerce. They provide economic and social benefits to the owners and to the County at large.

The challenge is to combine protection of these scattered historical resources into the County planning system so as to maximize general public support for preservation of the County's heritage and minimize infringement on private property rights. Cooperation and participation by all sectors of the economy must be fostered in the interest of historic preservation for the benefit of all.

III. THE ESTABLISHMENT OF THE BOYDS HISTORIC DISTRICT

The Amendment to the **Montgomery County Master Plan for Historic Preservation** for the Boyds Historic District (Atlas #18/8) was approved and amended in March, 1984.

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, Boyds meets the following **Ordinance** criteria for designation:

1. Historical and Cultural Significance:
The historic resource:
 - a. has character, interest or value as part of the development, heritage or cultural characteristics of the County, State or Nation;
 - d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities;
2. Architectural and design significance:
The historic resource:
 - a. embodies the distinctive characteristics of a type, period or method of construction;
 - d. represents a significant and distinguishable entity whose components may lack individual distinction

Findings of Historic and Architectural Significance

The Preservation Commission stated the significance of the Boyds Historic District as follows:

Boyds 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-1800s. 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 Colonel 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. The Boyds Historic District conveys through its remaining resources such as the mill, the churches, and the railroad, a sense of time -- circa 1900, and place -- a rural Maryland village.¹

¹ M-NCPPC, Amendment to the Approved and Adopted Boyds Master Plan for Historic Preservation, March, 1984.

IV. CHARACTER-DEFINING FEATURES

HISTORICAL OVERVIEW

The Development of the Town of Boyds

Boyds was originally settled in 1753 on a tract of land named by Thomas Howard "Resurvey of Gum Spring." The area was primarily farmed as tobacco plantations and the first residents were brought as slaves in the mid 1800s. Following the abolition of slavery in 1864, some of the freedmen purchased property adjacent to the plantations and built houses. Several of these including the Duffin House and the Duffin-Hebron House remain standing today. Located at the southern end of the district the houses in the black community are generally set farther apart and are constructed on a smaller scale, than the dwellings at the norther end of White Grounds Road. Neighboring the dwellings are the mainstays of the community, St. Mark's United Methodist Church and the Boyd's Negro School.

Boyds struggled as an agricultural community because the soil was thin and rocky and was superseded by a diabase deposit. Consequently, Boyds remained small until the 1870s, when Colonel James Alexander Boyd, a Scottish contractor for the Metropolitan Branch of the B&O Railroad, completed the section of rail that ran through Boyds. The influx of railroad workers prompted the construction of some of the earliest structures in the village to house the railroad labor crews. In addition to the construction of the railroad, Boyd purchased 1100 acres of land for his own use, on both sides of the track, and proceeded to design and construct a model railroad village. Colonel Boyd promoted farming methods that were instrumental in introducing modern dairy techniques to northwestern Montgomery County. The proximity of the railroad to the dairy farms provided for the uncomplicated transportation of dairy products to the metropolitan area on a daily basis.



Figure 2: Illustration from Boyds Master Plan, M-NCPPC. 1985.

Development of Boyds

James E. Williams and Mahlon T. Lewis relocated from Clarksburg to Boyds in 1878, and opened a store next to the railroad depot. Together with Colonel Boyd, these men revitalized the local economy and established the town of Boyds. The village prospered, and constructed two schools, two general stores, and a mill providing essentials to a growing village.

The two 19th century churches anchor the buildings along White Grounds Road and serve as the centerpieces of the town's residential community. St. Mark's Church located at the southern end of the historic district is surrounded by the residences of Boyds black community. Boyds Presbyterian Church built in 1876 is located at the heart of the white residential community further north along White Grounds Road. Both churches are designed in the Gothic Revival style with lancet windows and steeply pitched gable roofs.

In the late 19th century, the idyllic setting of the village, the narrow and winding passage of its streets, attracted new residents to the area. A wealthy heiress, Mary Howe Totten, rode through town in her railroad compartment, and decided to build a home at Boyds. Captain F.P. Meigs purchased a lot directly across the tract from Boyd's home, and built a fine structure in 1879. The David Maughlin House on Barnesville Road at the edge of the historic district survives as the only house built by Colonel Boyd. This fine Gothic Revival farmhouse was built in 1890, and has decorative fan-like porch brackets and carved balusters. Mahlon T. Lewis also built a home in Boyds in the 1880s. The Lewis house is prominently located at 15010 Clopper Road, directly across the street from the railroad tracks and his commercial property. Today the house maintains its fine Gothic Revival features and anchors the residential district as Clopper Road winds around to White Grounds Road.

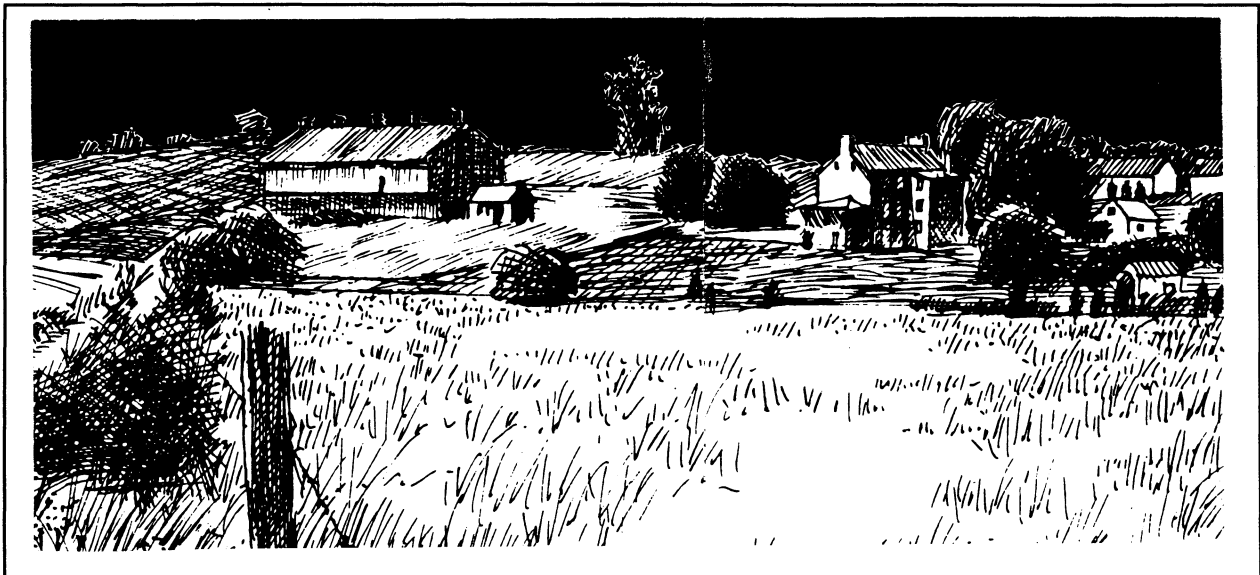


Figure 3: Illustration from Boyds Master Plan, M-NCPPC. 1985.

The commercial district was located on higher ground across the tracks from the residential community, and it thrived as a commercial center in the late 19th century. Situated adjacent to the railroad depot, the commercial district was easily assessable to the commuter traffic and tourists embarking on a journey. The railroad depot quickly became the focal point of local commercial activity. A map from 1879 shows a railroad depot in Boyds, although no descriptions remain of the structure. A grand brick train station was constructed in 1886, by the important Baltimore architect E.F. Baldwin. The structure was demolished, and a frame station constructed in 1928. This frame railroad station was closed in the 1950s and demolished in 1968.² The present mill was constructed in 1915, although the Hoyle family owned and operated a mill on that site for over 100 years. Other early 20th-century commercial structures remain intact continuing to operate in Boyds including 15110, 15114, and 15120 Barnesville Road.

Just as the railroad made possible a modern agricultural economy for the area, it also provided ready passenger service to Washington, D.C., and by the late 1800s, daily commuting to the city had begun. The easy assess by train, the appeal and beauty of the Ten Mile Creek Valley, and the need for fresh air and relief from the city's pressures attracted tourists to Boyd's and prompted a tourist industry. As a prosperous community Boyds was also progressive with its own Telephone Exchange established as early as 1895.

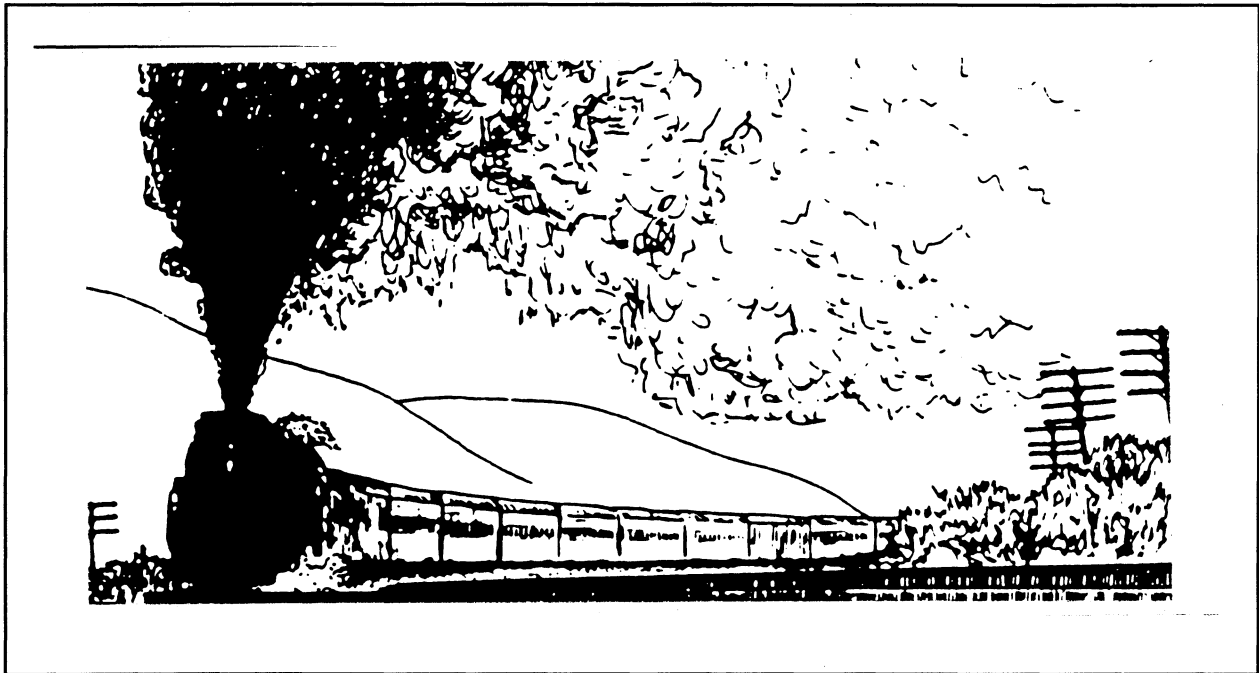
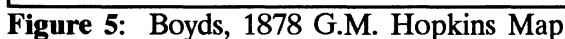


Figure 4: Illustration from Boyds Master Plan, M-NCPPC. 1985.

² Avery, Carlos. Victorian Stations on the B&O's Metropolitan Branch. Rockville, 1978.

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CHARACTER-DEFINING FEATURES

Comparative Analysis of Character-Defining Features

In order to better understand the historic character of the Boyds Historic District, particularly in regard to new construction and open spaces, comparative design elements and conditions were analyzed for the 32 structures in Boyds. The comparative design elements established included the following elements which were analyzed for each building as part of the on-site survey:

- **Building Setbacks: Residential and Commercial Patterns**
- **Rhythm of Spacing Between Buildings**
- **Geographic and Landscape Features**
- **Scale and Building Height**
- **Directional Expression of Buildings**
- **Roof Forms and Material**
- **Porches**
- **Dominant Building Material**
- **Outbuildings**
- **Integrity of Form, Building Condition and Threats**
- **Architectural Style**

The study of Boyds Historic District was facilitated through the use of M-NCPPC\IPS, a local application of the National Park Service's preservation-oriented software Integrated Preservation System. A copy of the survey form used to collect data follows here. Computer-generated reports, used to provide statistical data on the physical appearance of the district, are included in this document following each summary description. Completed surveys of each building, describing the resources, are available through the Montgomery County Historic Preservation Commission and should be referenced when dealing with issues concerning specific sites.

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PROPERTY SURVEY FORM
INTENSIVE LEVEL**

IDENTIFICATION INFORMATION

ATLAS #

=====

Property Name(s):

NR Resource Category:

Resource Sub-Type:

Tax Code: Map Parcel

Planning Area:

Historic District Containing Property:

ADDRESS/LOCATION INFORMATION

=====

Address:

Explanation

Vicinity of:

Town/City:

Location:

ZIP:

PROPERTY CLASSIFICATION INFORMATION

=====

Ownership:

NRHP Resources/Sub-Type Count:

#	Resource Categories	Contributing?
---	---------------------	---------------

TOTAL:

Contrib:

Non-Con:

#	Sub-Type Categories	Contributing?
---	---------------------	---------------

TOTAL:

Contrib:

Non-Con:

SETTING INFORMATION

=====

Zoning:

Physical Character of General Surroundings:

Physical Character of General Setting:

Physical Character of Immediate Setting:

Acreage of Setting:

Square Footage of Immediate Setting:

Setbacks: Front- Side 1- Side 2- Rear-

Percentage of Setting Coverage:

Orientation of Primary Resource:

Orientation of Setting to Street:

Setting Boundaries and Justification:

Notable Landscape Features:

Notable Geographic Features:

Walls of Continuity:

Description of Immediate Setting: _____

EXTERIOR DESCRIPTION

=====

of Stories: With:
of Bays Wide: # of Bays Deep:

Footprint:

3-D Configuration:

Dimensions: Height= Length= Width= Sq Ft= .

Exterior Character-Defining Features: _____

Component	#	Form of Comp	Material	Treatment of Material
=====				

Materials Notes: _____

Arch Style/Derivative: _____

Description of Additions and Alterations: _____

Description of Secondary Resources: _____

COMPARATIVE DESIGN ELEMENTS
=====

- Ratio of Height to Width:
- Scale:
- Rhythm of Solid to Void:
- Ratio of Height to Width of Openings:
- Location of Entrance and/or Porch Projections:
- Directional Expression of Front Elevation:
- Symmetrical Expression:
- Roof Shapes:
- Analysis of Materials Ratio:
- Analysis of Architectural Details:
- Analysis of Color:
- Analysis of Textures:
- Rhythm of Building Spacing to Other Buildings/Street:
- Ground Covering:
- Analysis of Landscaping:
- Relationship of Yard to Primary Resource:

Existing Architectural Character

The Boyds Historic District contains historic resources that can be organized into three groups:

1. Area 1 - Commercial

Mixture of historic and modern residential and commercial structures situated along the village's main thoroughfare, Barnesville Road. These include 15114 and 15110 Barnesville Road.

2. Area 2 - Residential

Largest concentration of late 19th century and early 20th century, architecturally significant, residential and religious structures situated along the village lane, White Grounds Road. Area extends south from the B&O tracks to approximately 19801 White Grounds Road. These include 19900, 19916, and 19921 White Grounds Road.

3. Area 3 - Residential

Smaller grouping of historically significant structures beginning at 19701 White Grounds Road and extending south toward the Boyds Negro School. These include 19635 and 19625 White Grounds Road.

The Boyds Historic District is architecturally significant as a collection of 19th and early 20th century buildings exhibiting a variety of architectural styles. The Gothic Revival dominates in the district with 13 buildings displaying the style. Other styles seen include the Queen Anne, the Colonial Revival, and the Bungalow. Single-family dwellings form the major group of buildings, numbering 27. A variety of building types common to a village setting comprise the remainder of the building stock.

There are 42 properties within the Boyds Historic District: three are vacant lots, three are cemeteries, one is a train platform site, 34 contain a primary building and one property contains a secondary resource. Of the 34 primary buildings, 27 are dwellings, three are churches, one is a gristmill, and three are stores. This clearly presents the dominant residential character of this 19th century village. The reported uses are consistent with the purpose-built character of the buildings.



Figure 6: Building Types in Boyds

BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Resource Hierarchy [MAIN->RESLEVEL]

#	Uses	Text
---	------	------

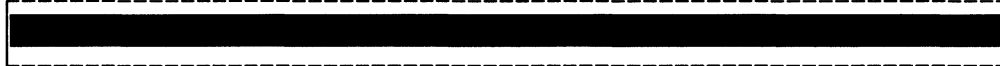
=====	=====	=====
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	34	Primary
--	----	---------

=====	=====	=====
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1 DIFFERENT CODES ARE USED 34 TIMES
FOR 42 MARKED RECORDS

Primary 34



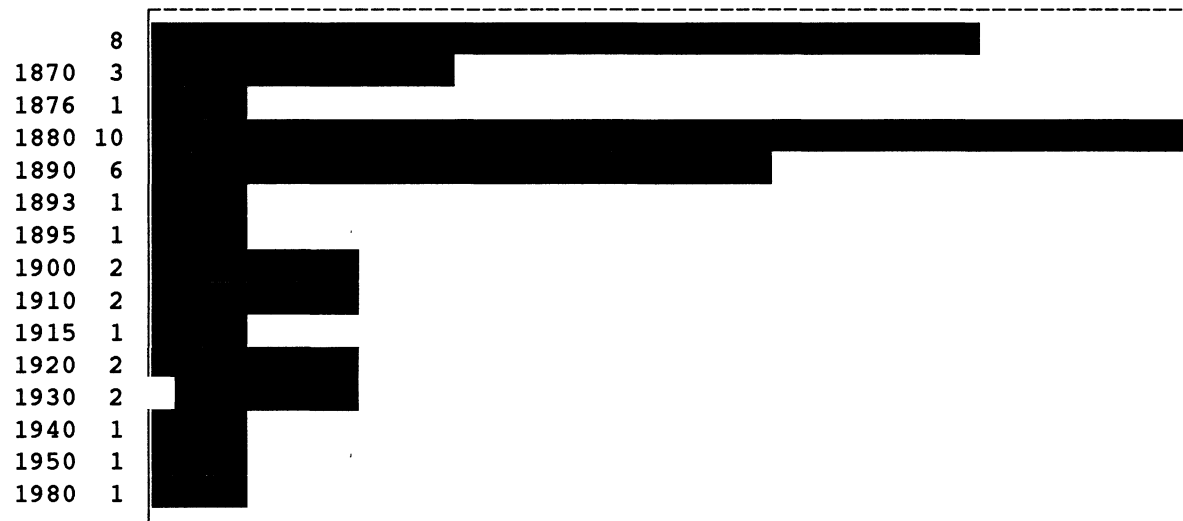
BOYDS HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD YEAR BUILT

# Uses	Date
8	
3	1870
1	1876
10	1880
6	1890
1	1893
1	1895
2	1900
2	1910
1	1915
2	1920
2	1930
1	1940
1	1950
1	1980

=====

15 DIFFERENT DATES ARE USED FOR 42 RECORDS



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

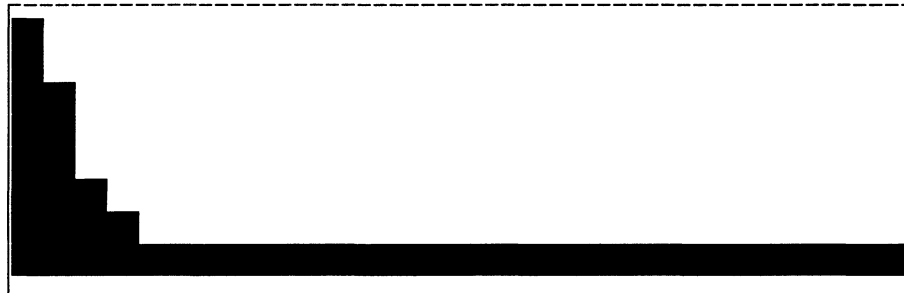
FOR THE FIELD Resource Sub-Type (Wuzit) Descriptive Name [MAIN->WUZIT]

Uses Text

```
=====
      1 Gristmill
      1 Train Station
      2 Cemetery
      2 Church
      2 School
      3 Store
      4 Vacant Lot
     27 Dwelling
=====
```

8 DIFFERENT CODES ARE USED 42 TIMES
FOR 42 MARKED RECORDS

Gristmill	1
Train Station	1
Cemetery	2
Church	2
School	2
Store	3
Vacant Lot	4
Dwelling	27

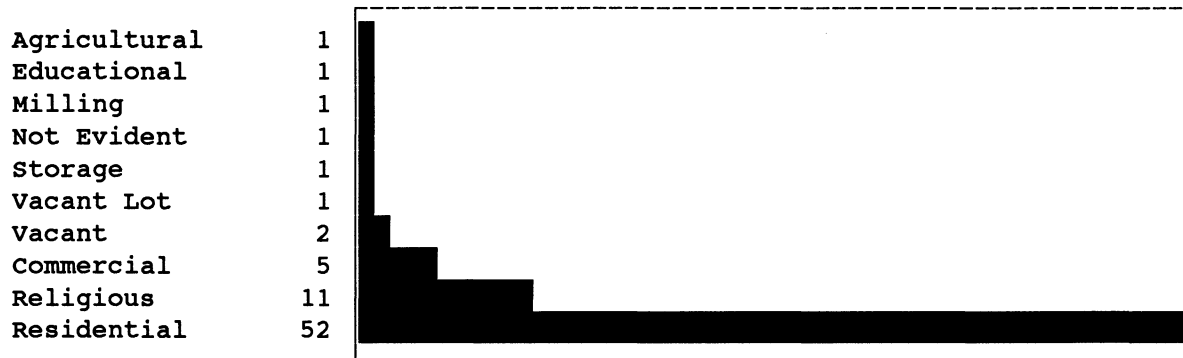


BOYDS HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Usage [USES->USAGE]

# Uses	Code	Text
1	AG	Agricultural
1	EDUC	Educational
1	MILL	Milling
1	NOT	Not Evident
1	STOR	Storage
1	VCLT	Vacant Lot
2	VAC	Vacant
5	COMM	Commercial
11	REL	Religious
52	RES	Residential

10 DIFFERENT CODES ARE USED 76 TIMES
FOR 42 MARKED RECORDS



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

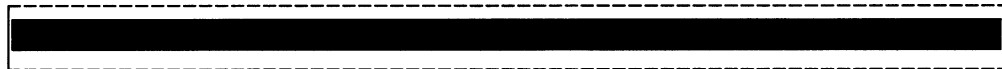
FOR THE FIELD General Area Surroundings [MAIN->SETTING]

# Uses	Code	Text
--------	------	------

41	R	Rural
----	---	-------

1 DIFFERENT CODES ARE USED 41 TIMES
FOR 42 MARKED RECORDS

Rural	41
-------	----



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

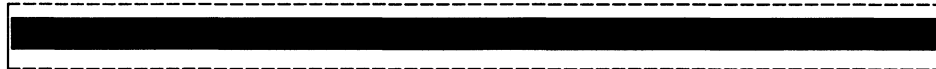
FOR THE FIELD Setting-Neighborhood/Street [MAIN->SETTINGGEN]

# Uses	Code	Text
--------	------	------

41	VIL	Village
----	-----	---------

1 DIFFERENT CODES ARE USED 41 TIMES
FOR 42 MARKED RECORDS

Village	41
---------	----



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Zoning Classification [MAIN->ZONING]

#	Uses	Code	Text
---	------	------	------

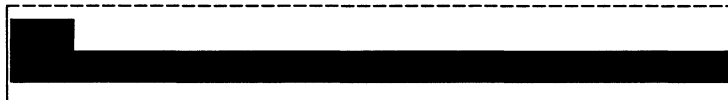
	4	C-1	Local Commercial
	37	R200	1 Family Detached

2 DIFFERENT CODES ARE USED 41 TIMES

FOR 42 MARKED RECORDS

Local Commercial
1 Family Detached

4
37



BUILDING SETBACKS

Boyd's is a cohesive group of residential and commercial structures characteristic of a turn-of-the-century agricultural village and reflective of the rail-oriented heritage of Montgomery County. The village is rural in character with clearly defined residential and commercial components.

Dwellings for the most part are set back from the main street, and occupy a small percentage of the lot. The distance between the house and the street is remarkably similar in the Boyd's residential sections ranging from 20 feet to 50 feet. This characteristic is one of the most important elements that unifies a residential block.

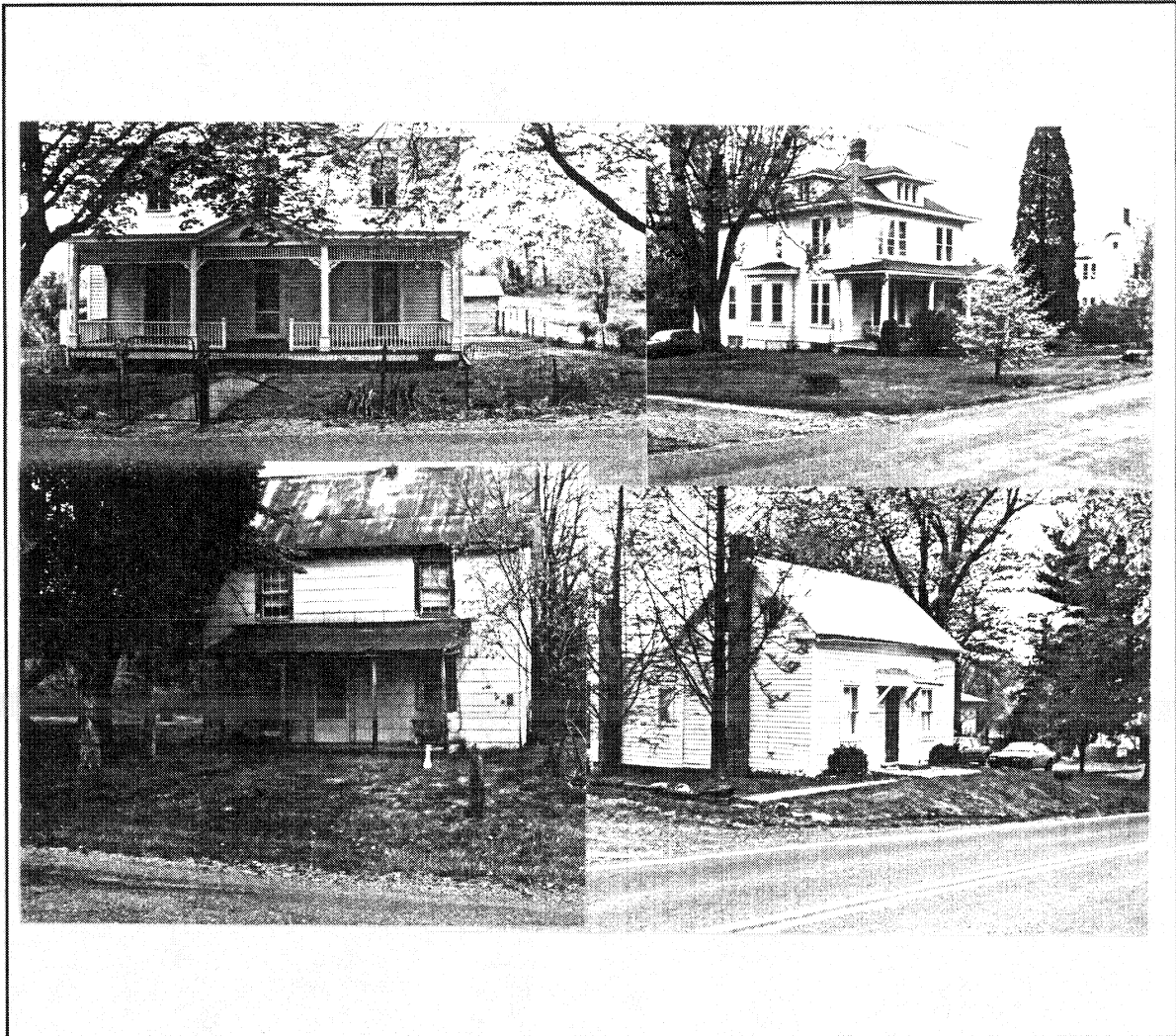


Figure 7: Building Setbacks in Boyd's

BOYDS HISTORIC DISTRICT: RESIDENTIAL AND COMMERCIAL SETBACKS

Atlas No.	Address	Front	Side 1	Side 2	Rear
018-0008-001	15215 Barnesville Rd	150'	240'	80'	100'
018-0008-002	15200 Barnesville Rd	100'	80'	30'	90'
018-0008-003	15130 Barnesville Rd	20'	30'	70'	170'
018-0008-004	15121 Barnesville Rd	20'	25'	120'	60'
018-0008-005	15120 Barnesville Rd	16'	32'	48'	120'
018-0008-006	15114 Barnesville Rd	24'	2'	2'	2'
018-0008-007	15110 Barnesville Rd	32'	496'	2'	48'
018-0008-008	15100 Barnesville Rd	104'	48'	2'	344'
018-0008-009	B & O RR Right-of-Way	-	-	-	-
018-0008-010	15004 Clopper Road	112'	72'	32'	8'
018-0008-011	15010 Clopper Road	16'	48'	48'	80'
018-0008-012	15030 Clopper Road	25'	25'	40'	35'
018-0008-013	19940 White Grounds Rd	30'	40'	50'	75'
018-0008-014	19934 White Grounds Rd	40'	40'	160'	50'
018-0008-015	19925 White Grounds Rd	25'	50'	0'	100'
018-0008-016	19924 White Grounds Rd	25'	25'	35'	100'
018-0008-017	19920 White Grounds Rd	25'	25'	35'	100'
018-0008-018	19921 White Grounds Rd	24'	48'	48'	272'
018-0008-019	19916 White Grounds Rd	24'	48'	32'	248'
018-0008-020	19910 White Grounds Rd	25'	50'	50'	270'
018-0008-021	19904 White Grounds Rd	30'	30'	20'	100'
018-0008-022	19901 White Grounds Rd	15'	0'	20'	80'
018-0008-023	19901 White Grounds Rd	15'	0'	20'	80'
018-0008-024	19900 White Grounds Rd	30'	60'	100'	110'
018-0008-025	19810 White Grounds Rd	90'	150'	30'	180'
018-0008-026	19735 White Grounds Rd	50'	30'	160'	100'
018-0008-027	19701 White Grounds Rd	80'	60'	60'	60'
018-0008-028	19635 White Grounds Rd	24'	72'	80'	128'
018-0008-029	19625 White Grounds Rd	35'	40'	100'	150'
018-0008-030	19620 White Grounds Rd	30'	10'	110'	100'
018-0008-031	15465 Hoyles Mill Rd	70'	500'	250'	500'
018-0008-032	19510 White Grounds Rd	100'	45'	0'	180'
018-0008-033	15140 Barnesville Rd	85'	60'	60'	150'
018-0008-034	15131 Barnesville Rd	30'	120'	20'	80'
018-0008-035	15020 Clopper Road	32'	2'	96'	120'
018-0008-058	15115 Barnesville Road	10'	15'	100'	15'
018-0008-036					
018-0008-037					
018-0008-038					
018-0008-039					
018-0008-049					
018-0008-050					
018-0008-051					
018-0008-056					

42 RECORDS IN THIS REPORT

RHYTHM AND SPACING BETWEEN BUILDINGS

The buildings in Boyds Historic District have three distinct patterns that reflect the historic development of the village. In the commercial district lots are small and the buildings tend to be clustered together, facing the railroad or Barnesville Road. In the residential district around the Boyds Presbyterian Church, a major component of the streetscape, the houses are constructed on regular parcels of land with similar setbacks from White Grounds Road. These buildings are spaced evenly from each other, with similar setbacks creating the strongest sense of continuity along the streetscape in the district. These buildings have small front yards and larger rear yards, many with barns or outbuildings. The dwellings constructed further south along White Grounds Road and neighboring St. Marks Church reflect more rural, farm-like developments. These structures tend to stand on their own with larger setbacks from the street. Residential yards surround these properties on the front and sides, opening onto agricultural fields in the rear.

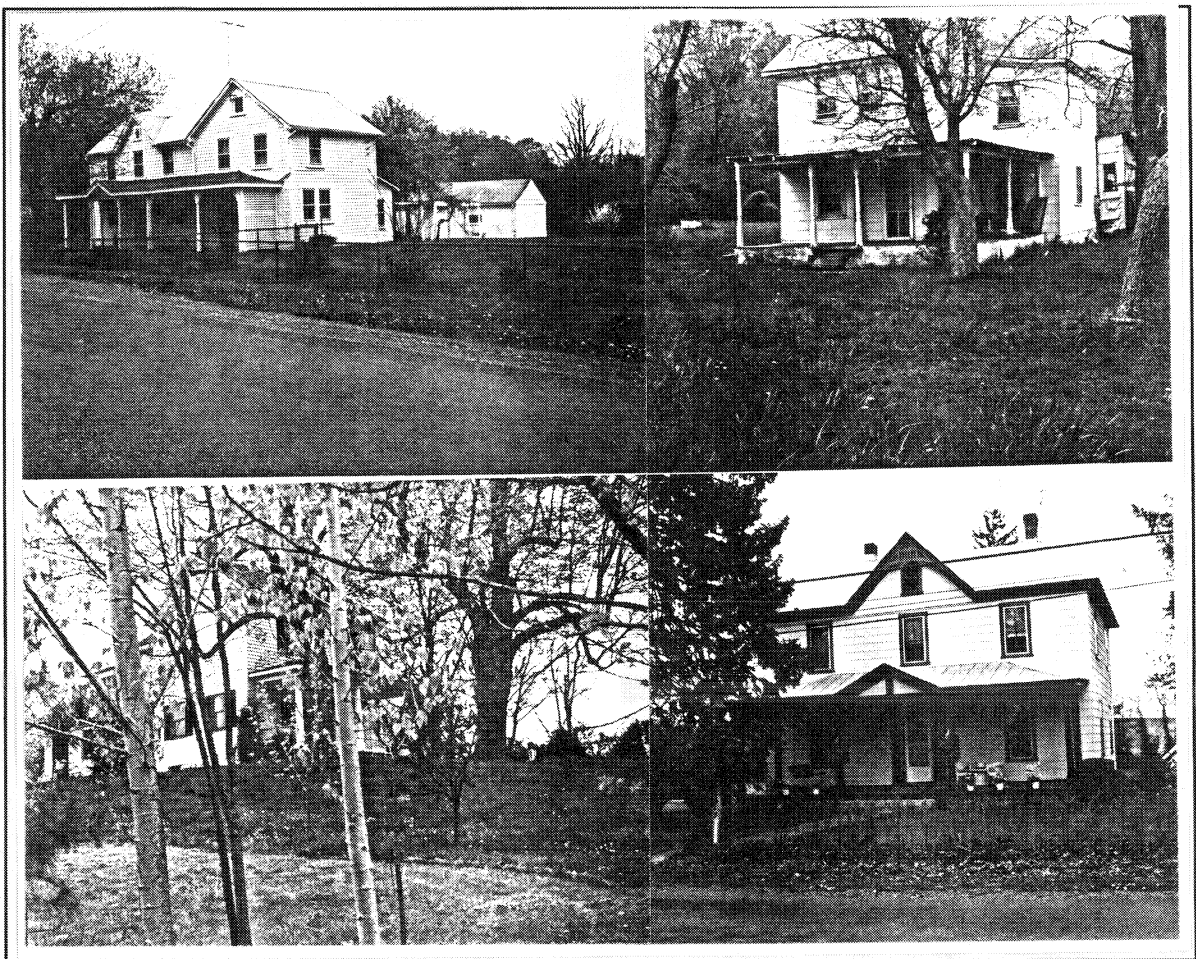


Figure 8: Spacing Between Buildings and Building Patterns in Boyds

BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

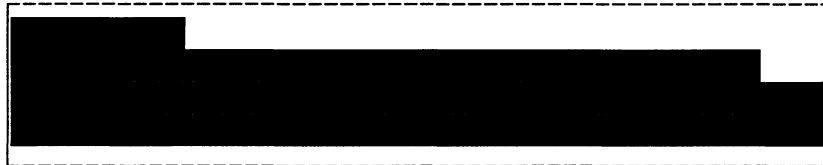
FOR THE FIELD Rhythm of Spacing [MAIN->RHYTHMSPAC]

Uses Text

```
=====
      3 Commercial Strip
     12 Residential Street
     13 Rural Lots
     13 Stands Alone
=====
```

4 DIFFERENT CODES ARE USED 41 TIMES
FOR 42 MARKED RECORDS

Commercial Strip	3
Residential Street	12
Rural Lots	13
Stands Alone	13



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Yard to Primary Resource [MAIN->RELATEYARD]

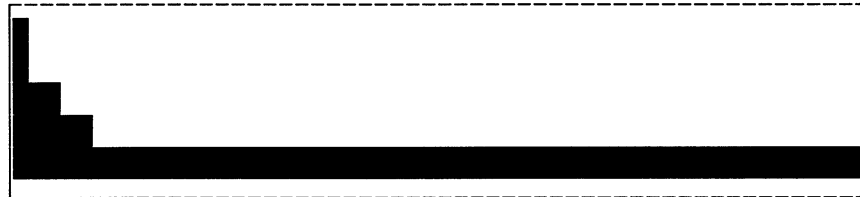
Uses Text

```
=====
      1 Front Yard
      1 Side & Rear Yard
      2 Rear Yard
      3 Side Yard
     27 Surrounding Yard
=====
```

5 DIFFERENT CODES ARE USED 34 TIMES

FOR 42 MARKED RECORDS

```
Front Yard      1
Side & Rear Yard 1
Rear Yard       2
Side Yard       3
Surrounding Yard 27
```



GEOGRAPHIC AND LANDSCAPE FEATURES

The railroad tracks define the geographic character of Boyds. Historically the center of commercial and industrial activity in the district, the railroad promoted construction of commercial buildings at the center of the village and adjacent to the tracks and prompted the residential growth of the village in all directions.

Boyds is dominated by large, impressive trees that line White Grounds Road. In the summer, these trees create an alley of shade along the winding course of the road. Dwellings are primarily located in the middle of the parcel of land, with fences or landscaping defining the setting of the house. Many of the houses are framed by two large trees with smaller more manicured plantings and flowers in front, and immediately surrounding the dwelling. Grass is the primary ground cover. Large expanses of grass or cultivated gardens are located behind the primary resources. Typically these rear yard setbacks are more than double those found on the front.



Figure 9: Large, Mature Trees in Boyds

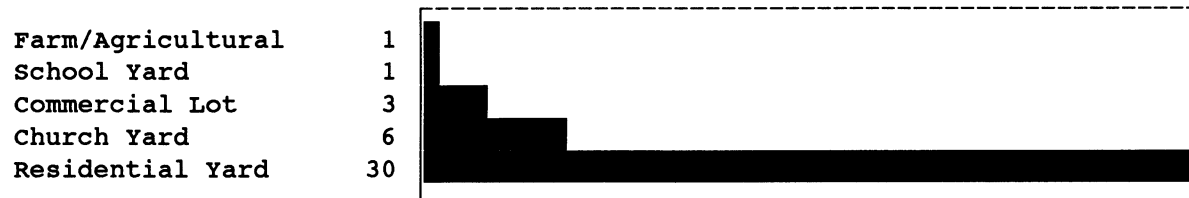
BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Setting-Immediate [MAIN->SETTINGI]

# Uses	Code	Text
1		Farm/Agricultural
1		School Yard
3		Commercial Lot
6		Church Yard
30		Residential Yard

5 DIFFERENT CODES ARE USED 41 TIMES
FOR 42 MARKED RECORDS



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

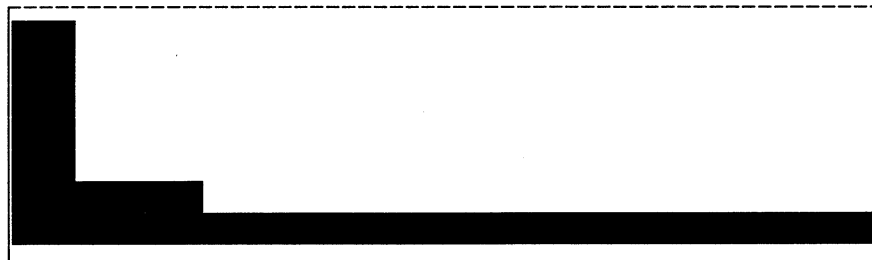
FOR THE FIELD Relationship of Landscaping [MAIN->RELATELNDS]

Uses Text

```
=====
      2 Cemetery
      2 Mature Trees
      2 Open Field
      2 Overgrown
      2 Parking Lot
      6 Landscaped Yard
     25 Open Yard
=====
```

7 DIFFERENT CODES ARE USED 41 TIMES
FOR 42 MARKED RECORDS

Cemetery	2
Mature Trees	2
Open Field	2
Overgrown	2
Parking Lot	2
Landscaped Yard	6
Open Yard	25



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Ground Cover [MAIN->GROUNDCOVER]

Uses Text

```
=====
      1 Grass/Asphalt
      1 Overgrown
      1 Wheat Field
      4 Grass/Gravel
     34 Grass/Plantings
=====
```

5 DIFFERENT CODES ARE USED 41 TIMES

FOR 42 MARKED RECORDS

```
Grass/Asphalt      1
Overgrown          1
Wheat Field        1
Grass/Gravel       4
Grass/Plantings    34
```



SCALE AND BUILDING HEIGHT

The historic houses in Boyds are very similar in height, ranging only from two stories to two-and-a-half stories. Of the 27 historic houses in Boyds, 76% are two-and-one-half stories in height. Twenty-three percent of the dwellings are two stories high. This uniform scale contributes and is critical to the reading of the village streetscape, particularly as it winds along White Grounds Road. A late 20th century house on Clopper Road breaks this unity, as it is set back further from the road and is only one-story in height.



Figure 10: Heights in Boyds.

BOYDS HISTORIC DISTRICT

FREQUENCY REPORT FOR THE FIELD Scale [MAIN->SCALE]

#	Uses	Text
---	------	------

2	1.0
---	-----

3	2.0
---	-----

9	1.5
---	-----

20	2.5
----	-----

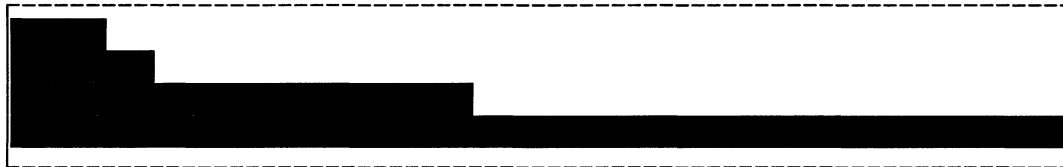
4 DIFFERENT CODES ARE USED 34 TIMES
FOR 42 MARKED RECORDS

1.0	2
-----	---

2.0	3
-----	---

1.5	9
-----	---

2.5	20
-----	----



DIRECTIONAL EXPRESSION OF BUILDING

The historic houses in Boyds show a balance between horizontal and vertically emphasized facade composition. This variety reflects the changing styles of the 19th and early 20th century that generally tended to be more horizontal than the vertically-oriented houses of the Victorian era in the late 19th century.



Figure 11: Horizontal and Vertical Expressions in Boyds.

BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Directional Expression [MAIN->DIREXPRESS]

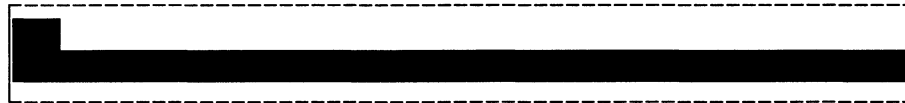
# Uses	Code	Text
--------	------	------

2	V	Vertical
32	H	Horizontal

2 DIFFERENT CODES ARE USED 34 TIMES

FOR 42 MARKED RECORDS

Vertical	2
Horizontal	32



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Symmetrical Expression [MAIN->SYMMETRY]

# Uses	Code	Text
--------	------	------

12	A	Asymmetrical
22	S	Symmetrical

2 DIFFERENT CODES ARE USED 34 TIMES

FOR 42 MARKED RECORDS

Asymmetrical	12
Symmetrical	22



ROOF FORM AND MATERIALS

While the majority of Boyd's historic residences have gable roof forms, there are numerous variations including end gables, cross gables and elongated gables. Only one hipped roof is located in the district. Many replacement roofing materials are found throughout the historic district particularly asphalt shingles. Standing seam metal and metal shingles remain on several buildings in the district. Original roofing materials typical of this period and location are standing seam metal and metal shingles.

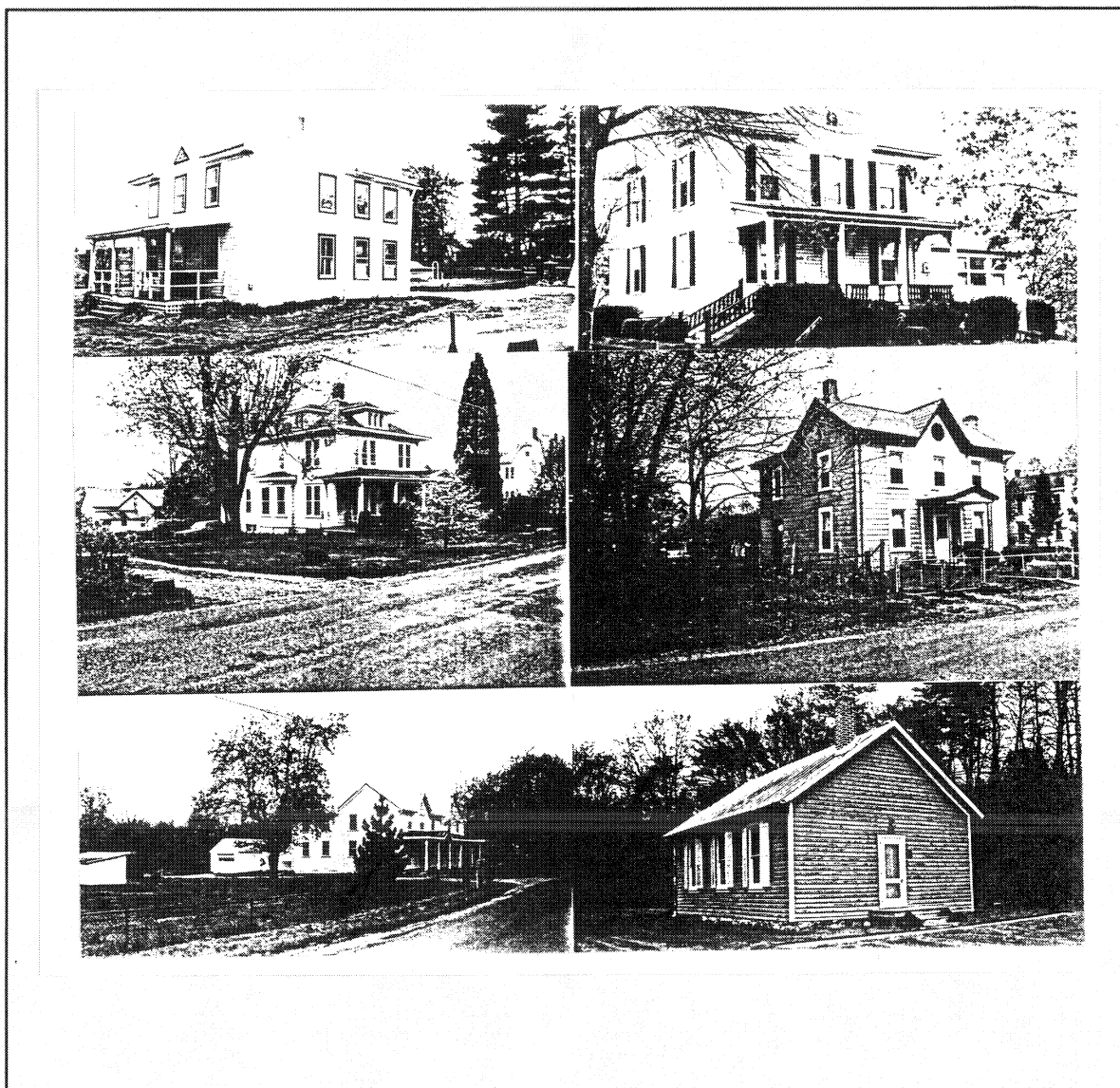


Figure 12: Roof Shapes and Materials in Boyd.

BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

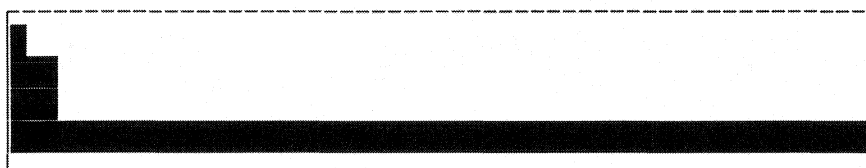
FOR THE FIELD Relationship of Roof Shapes [MAIN->RELATEROOF]

Uses Text

```
=====
      1 Cross Gable
      2 Hipped
      2 Hipped w/ Gable
     29 Gable
=====
```

4 DIFFERENT CODES ARE USED 34 TIMES
FOR 42 MARKED RECORDS

Cross Gable 1
Hipped 2
Hipped w/ Gable 2
Gable 29



PORCHES

A wide variety of porch types are located in Boyds reflecting all of Boyd's historic house styles. The dominate porch type is the one-story full width porch which characterizes the streetscape particularly along White Grounds Road. Seventy-six percent of the dwellings in Boyds have a full one-story front porches. A characteristic of the Queen Anne style is the wrap-around porch, 14% of the dwellings have wrap-around porches. Only two dwellings or 9% have a simple one-story entry porch. The influence of the Victorian aesthetic and the popularity of porches during this era is clearly demonstrated in the large percentage of dwellings with porches.

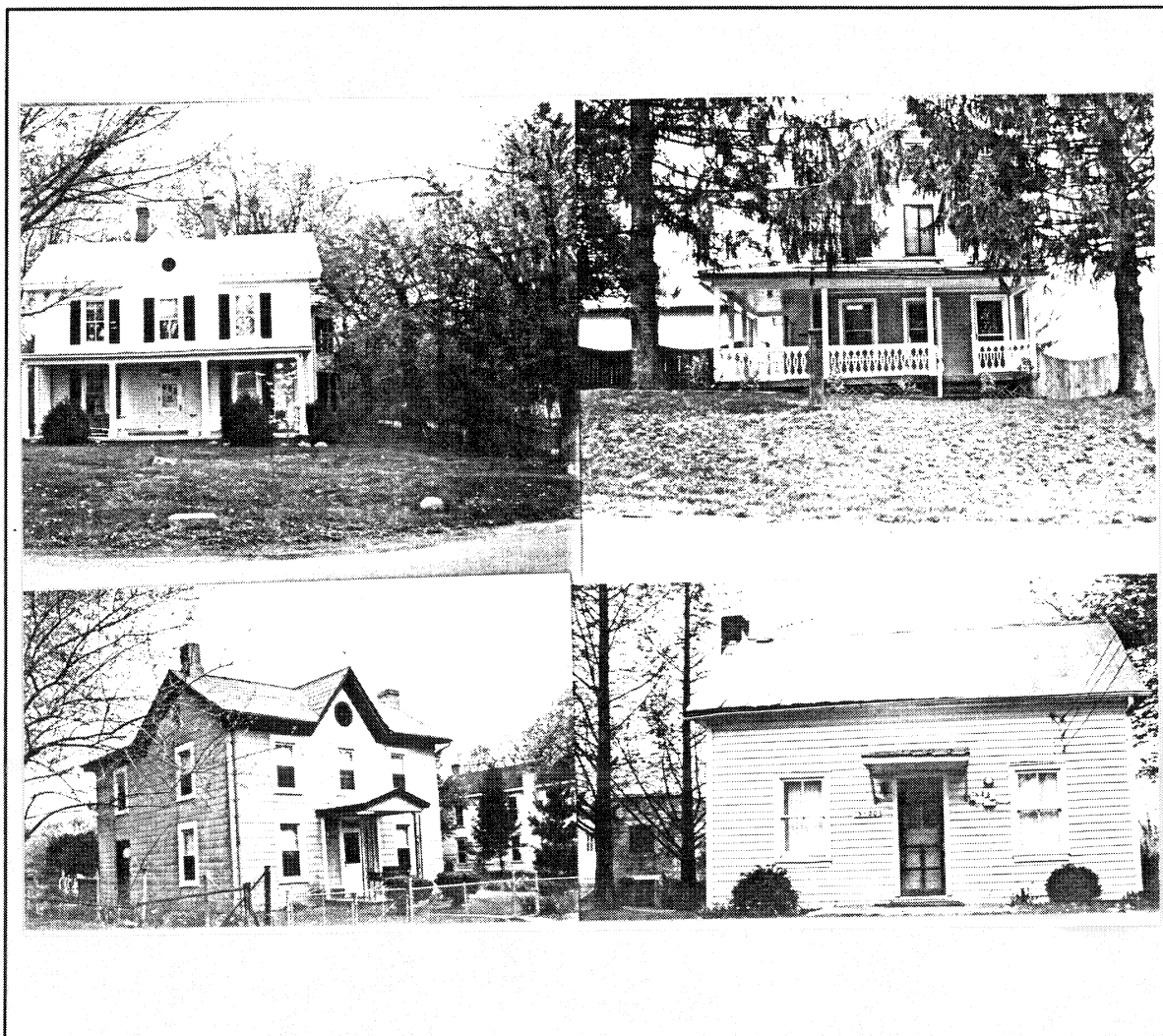


Figure 13: One-Story, Full-Width Porches and Entry Porches typical of porches in Boyds.

BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

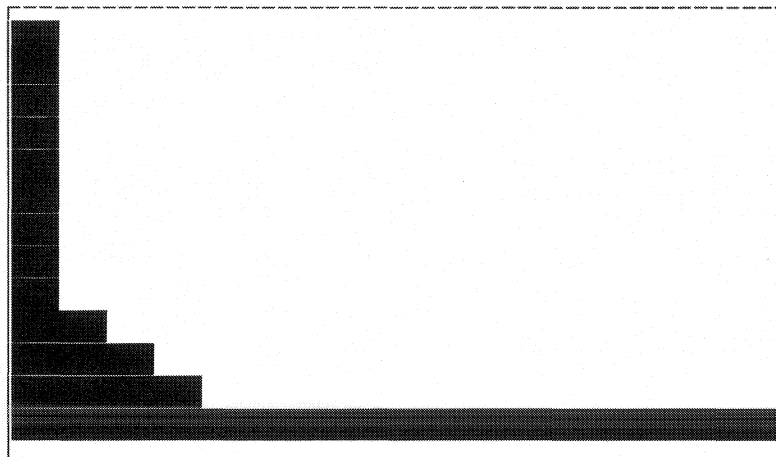
FOR THE FIELD Rhythm of Entrance and Porch Projections [MAIN->RHYTHMPROJ]

Uses Text

```
=====
1 2 & 4 bay/front porch
1 2nd bay & side entry
1 2nd bay/central/side
1 2nd bay/wrap-around
1 3rd bay/front porch
1 3rd bay/inset porch
1 3rd bay/portico
1 4th bay/no porch
1 Side entry/open deck
2 3rd bay/wrap-around
3 2nd bay/portico
4 2nd bay/no porch
16 2nd bay/front porch
=====
```

13 DIFFERENT CODES ARE USED 34 TIMES
FOR 42 MARKED RECORDS

2 & 4 bay/front porch	1
2nd bay & side entry	1
2nd bay/central/side	1
2nd bay/wrap-around	1
3rd bay/front porch	1
3rd bay/inset porch	1
3rd bay/portico	1
4th bay/no porch	1
Side entry/open deck	1
3rd bay/wrap-around	2
2nd bay/portico	3
2nd bay/no porch	4
2nd bay/front porch	16



DOMINANT BUILDING MATERIAL

The dominant building material in Boyds is wood, executed in clapboard and weatherboard. Fifty-seven percent of the houses are clad in wood, as well as the churches and the Boyds Negro School. The popularity or necessity of replacing clapboard with aluminum siding is evident in the district with 38% of the dwellings now clad in aluminum or asphalt siding or shingles. There is a single brick dwelling in Boyds or 4% of the dwellings are brick.



Figure 14: Residential, Commercial and Religious Buildings in Boyds clad with Clapboard.

BOYDS HISTORIC DISTRICT

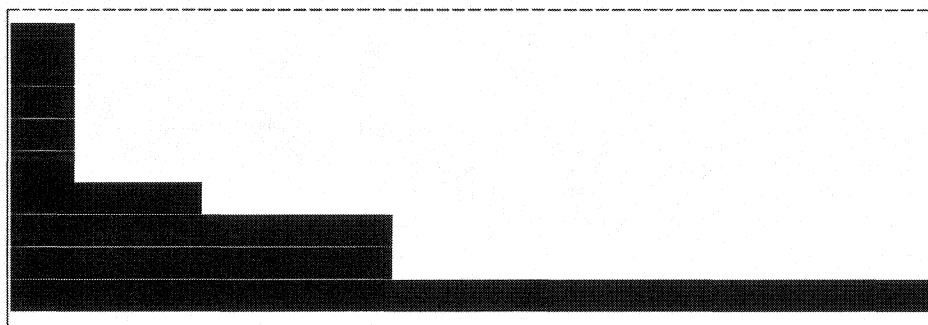
FREQUENCY REPORT

FOR THE FIELD Relationship of Materials [MAIN->RELATEMAT]

# Uses	Code	Text
2	AL	Aluminum
2	40	Stone
2	ST	Stucco
2	TI	Tin
2	VI	Vinyl
6	BR	Brick
12	AB	Asbestos
12	AS	Asphalt
28	WO	Wood

9 DIFFERENT CODES ARE USED 68 TIMES
FOR 42 MARKED RECORDS

Aluminum	2
Stone	2
Stucco	2
Tin	2
Vinyl	2
Brick	6
Asbestos	12
Asphalt	12
Wood	28



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

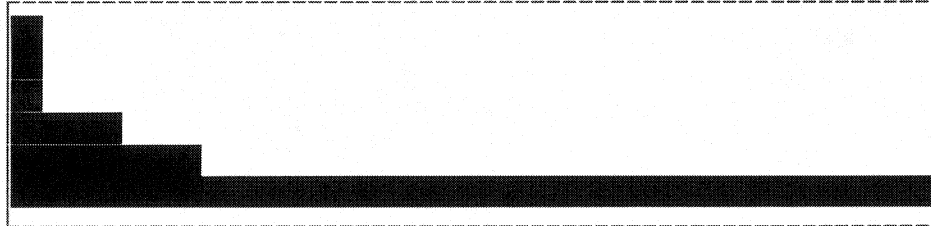
FOR THE FIELD Relationship of Textures [MAIN->RELATETEX]

Uses Text

```
=====
1 Pressed Tin
1 Stone
1 Stucco
3 Brick
5 Siding
23 Clapboard
=====
```

6 DIFFERENT CODES ARE USED 34 TIMES
FOR 42 MARKED RECORDS

```
Pressed Tin 1
Stone       1
Stucco      1
Brick       3
Siding      5
Clapboard   23
```



OUTBUILDINGS

Several outbuildings of the same vintage as the houses are located throughout the historic district. Sheds, small barns, and period carriage houses or garages play an important role in helping to define the rural village character of Boyds. These structures are primarily located to the rear of the main resources. This can be seen at 19910 White Grounds Road and 15010 Clopper Road.



Figure 15: Outbuildings in Boyds.

INTEGRITY OF FORM, BUILDING CONDITION AND THREATS

Overall, Boyds historic buildings retain much of their original fabric, and appear to be in good condition. Four were determined to be in fair condition, while four were determined to be in excellent condition. Three buildings including 19934 White Grounds Road are in deteriorated condition from neglect.

Threats to Boyds building stock include deterioration and private development. Few of the buildings are individually threatened.



Figure 16: Photograph of 19934 White Ground Road.

BOYDS HISTORIC DISTRICT

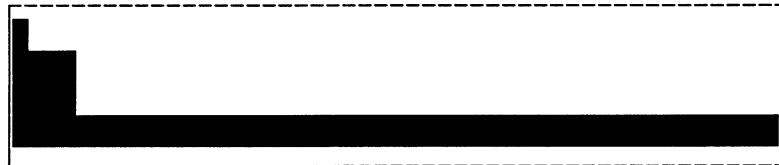
FREQUENCY REPORT

FOR THE FIELD Threats to Resource [MAIN->THREAT]

# Uses	Code	Text
1 3		Private Development
3 4		Deterioration
3 5		Other
34 1		None

4 DIFFERENT CODES ARE USED 41 TIMES
FOR 42 MARKED RECORDS

Private Development	1
Deterioration	3
Other	3
None	34



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Condition of a Resource [MAIN->CONDITION]

# Uses	Code	Text
3	D	Deteriorated
4	E	Excellent
4	F	Fair
4	P	Recently Plowed
26	G	Good

5 DIFFERENT CODES ARE USED 41 TIMES

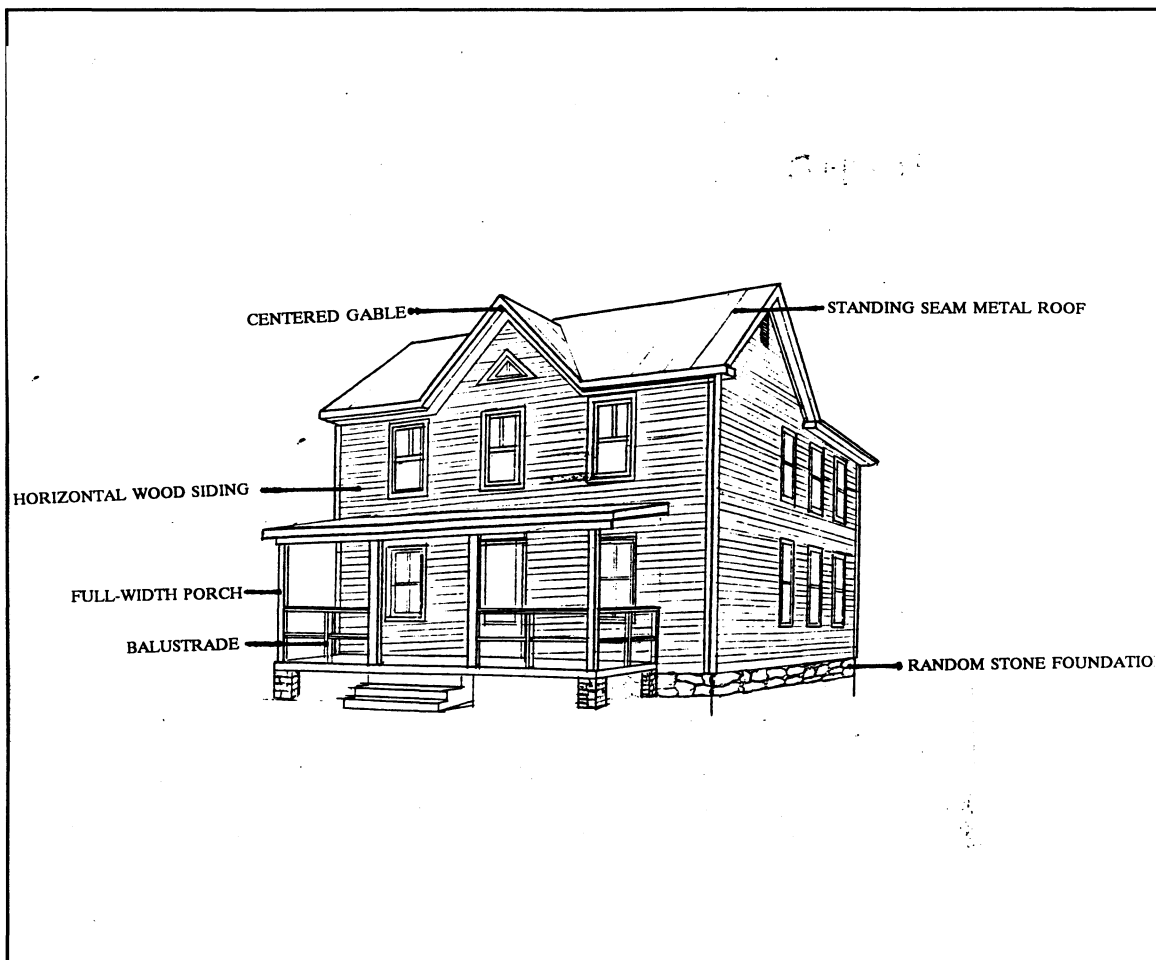
FOR 42 MARKED RECORDS



ARCHITECTURAL STYLE

The construction and building of the houses in Boyds began at the height of the Victorian era, and consequently the buildings reflect the stylistic inspiration of the late 19th century. Gothic Revival is the most prevalent architectural style found in Boyds. Examples of Colonial Revival, Queen Anne, and Bungalow are also found. There are numerous illustrations of vernacular forms including the two-bay farmhouses and bungalows.

The historic houses in Boyds display a similarity of scale and mass echoing the common stylistic inspiration, choice of materials and details. Many of the architectural elements and details such as porches, entry platforms, brackets and balusters are made of wood and have simple turned decorative elements. These designs while functional are essential to the visual charm and character of the buildings in Boyds.



BOYDS HISTORIC DISTRICT

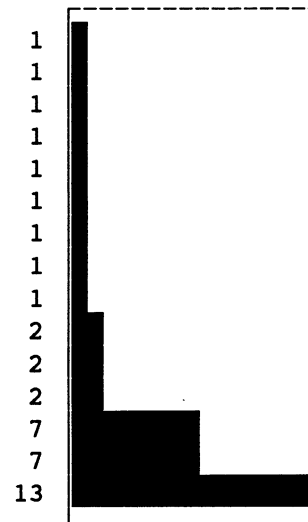
FREQUENCY REPORT

FOR THE FIELD Architectural Style/Derivation [MAIN->ARSTYLCD]

# Uses	Code	Text
1	20V	20th-Century Vernacular
1	65	Bungalow/Craftsman
1	62	Early Commercial
1	GOTC	Gothic Cottage Revival
1	50	Late 19th and 20th Century Revivals
1	90	Mixed (more than 2 styles from different periods)
1	529	Ranch
1	VERN	Vernacular Craftsman
1	VQNA	Vernacular Queen Anne
2	51	Colonial Revival
2	MOD	Modified Bungalow Style
2	45	Queen Anne
7	82	Not Applicable
7	VER	Vernacular
13	32	Gothic Revival

15 DIFFERENT CODES ARE USED 42 TIMES
FOR 42 MARKED RECORDS

20th-Century Vernacular
Bungalow/Craftsman
Early Commercial
Gothic Cottage Revival
Late 19th and 20th Century Revivals
Mixed (more than 2 styles from different periods)
Ranch
Vernacular Craftsman
Vernacular Queen Anne
Colonial Revival
Modified Bungalow Style
Queen Anne
Not Applicable
Vernacular
Gothic Revival



BOYDS HISTORIC DISTRICT

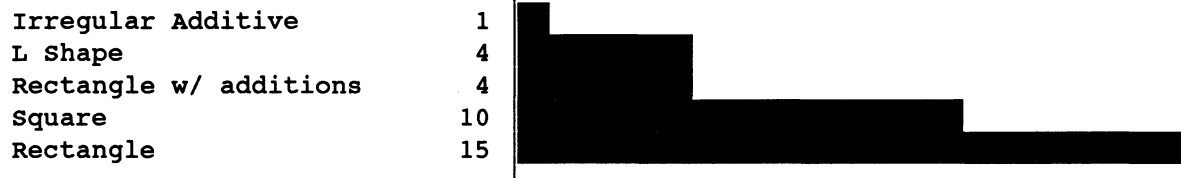
FREQUENCY REPORT

FOR THE FIELD Footprint [MAIN->FOOTPRINT]

# Uses	Code	Text
1	IA	Irregular Additive
4	L	L Shape
4	RECA	Rectangle w/ additions
10	SQ	Square
15	R	Rectangle

5 DIFFERENT CODES ARE USED 34 TIMES

FOR 42 MARKED RECORDS



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Features - Exterior Character Defining [MAIN->FEATURES]

Uses Text

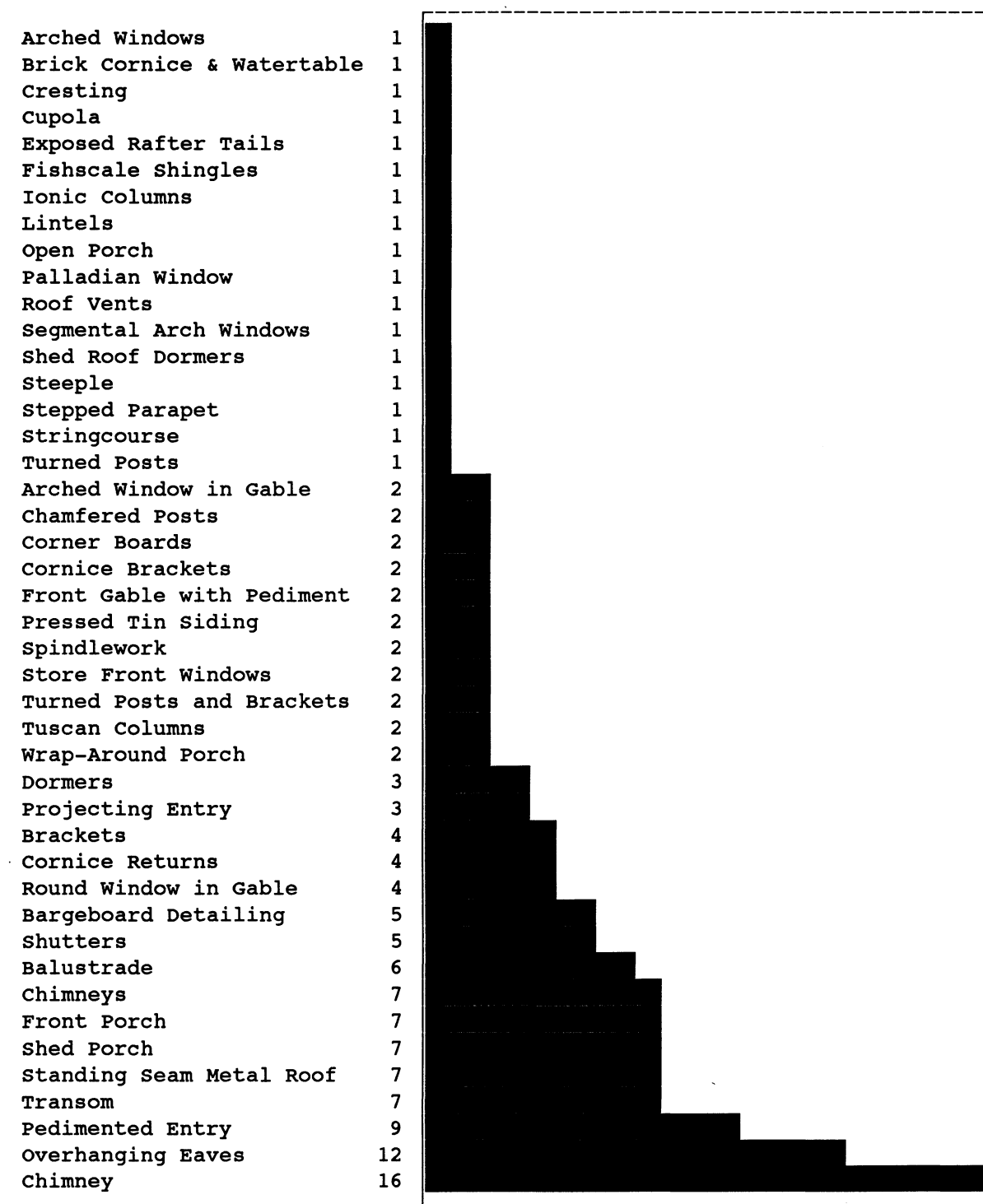
	=====
1	Arched Windows
1	Brick Cornice & Watertable
1	Cresting
1	Cupola
1	Exposed Rafter Tails
1	Fishscale Shingles
1	Ionic Columns
1	Lintels
1	Open Porch
1	Palladian Window
1	Roof Vents
1	Segmental Arch Windows
1	Shed Roof Dormers
1	Steeple
1	Stepped Parapet
1	Stringcourse
1	Turned Posts
2	Arched Window in Gable
2	Chamfered Posts
2	Corner Boards
2	Cornice Brackets
2	Front Gable with Pediment
2	Pressed Tin Siding
2	Spindlework
2	Store Front Windows
2	Turned Posts and Brackets
2	Tuscan Columns
2	Wrap-Around Porch
3	Dormers
3	Projecting Entry
4	Brackets
4	Cornice Returns
4	Round Window in Gable
5	Bargeboard Detailing
5	Shutters
6	Balustrade
7	Chimneys
7	Front Porch
7	Shed Porch
7	Standing Seam Metal Roof
7	Transom
9	Pedimented Entry
12	Overhanging Eaves
16	Chimney

=====

44 DIFFERENT CODES ARE USED 145 TIMES
FOR 42 MARKED RECORDS

FREQUENCY GRAPH

FOR THE FIELD Features - Exterior Character Defining [MAIN->FEATURES]



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT
FOR THE FIELD Configuration [MAIN->CONFIGARCH]

Uses Text

```
=====
      1 Cottage
      1 Open Nave
      3 Ell
      4 Block
      6 I-house
      8 Horizontal Block
     11 Vertical Block
=====
```

7 DIFFERENT CODES ARE USED 34 TIMES
FOR 42 MARKED RECORDS

```
Cottage      1
Open Nave    1
Ell          3
Block        4
I-house      6
Horizontal Block 8
Vertical Block 11
```



BOYDS HISTORIC DISTRICT

FREQUENCY REPORT
FOR THE FIELD Relationship of Architectural Details [MAIN->RELATEDETL]

# Uses	Code	Text
2	NO	None
32	O	Ornamented

2 DIFFERENT CODES ARE USED 34 TIMES

FOR 42 MARKED RECORDS

None	2	
Ornamented	32	

BOYDS HISTORIC DISTRICT

FREQUENCY REPORT

FOR THE FIELD Relationship of Color [MAIN->RELATECOLR]

# Uses	Text
--------	------

1	Grey
2	Blue
2	Green
2	Red
2	Yellow
25	White

6 DIFFERENT CODES ARE USED 34 TIMES
FOR 42 MARKED RECORDS

Grey	1
Blue	2
Green	2
Red	2
Yellow	2
White	25



GOTHIC REVIVAL

The Gothic Revival style emerged in America in the early 1840s as a reaction to the symmetry, balance, and regularity associated with the classical styles of architecture so popular in this country at that time. The Gothic Revival actually emerged in England in 1879, with Sir Horace Walpole's remodeling of his house, Strawberry Hill in a Medieval style. Over the next century architects and landscape architects promoted the picturesque style of architecture in manuals, books and other treatises. In America, the Picturesque style was promulgated by architect Alexander Jackson Davis, and landscape architect, Andrew Jackson Downing. The first documented example of the Gothic Revival in domestic architecture in America was designed by A.J. Davis in 1832. Rural Residences by Davis, and The Architecture of Country Houses by Downing were illustrated publications replete with country Gothic houses referred by the authors as Gothic cottages.



Figure 18: Photograph of 15215 Barnesville Road.

The Gothic Revival style as executed in Boyds is characterized by its symmetrical facade with side gables and a prominent cross gable, oftentimes decorated with bargeboards. Typically the houses have a one-story entry or full-width porch with decorative brackets, spindles or posts.

Windows extending into the gables are common details, with Gothic shapes such as arched, lancet or round windows. The Gothic Revival style is the most prominent style found throughout the Boyds Historic District. The two church buildings in Boyds are designed in the Gothic Revival style, in which the distinctly medieval aspects of the style are applied to church architecture.

The David Maughlin House at 15215 Barnesville Road is perhaps the most ornate example of the Gothic Revival in the Boyds Historic District. Built by Colonel Boyd in the 1890s, this house has steeply pitched cross gable roofs and decoratively carved fan brackets and balusters.

The majority of dwellings located in the Boyds Historic District are designed in a vernacular interpretation of the Gothic Revival style. Less exuberant in detail, more regular in plan these dwellings reflect the skills and interpretations of local craftsman and builders. Good examples of this vernacular Gothic Revival are found throughout the district including: 15200 Barnesville Road is a large two-and-one-half story dwelling with a wrap-around porch and decorative fan brackets and turned spindles. The Caroline Rine house is located at 19925 White Grounds Road adjacent to 19921, and is sited on land sold to the Presbyterian Church by James E. Williams, co-developer of Boyds. 19924 and 19801 White Grounds Road and 15030 Clopper Road are also designed in the Gothic Revival style.



Figure 19: Photograph of 19925 White Grounds Road



Figure 20: Photograph of St. Mark's United Methodist Church.



Figure 21: Photograph of Boyds Presbyterian Church

QUEEN ANNE

The Queen Anne style was the dominant style of American domestic architecture from the period of 1880 to 1910. The style continued through the beginning of the 20th century with decreasing popularity. The expanding railroad network of the period helped to spread the style by conveniently transporting the pre-cut architectural details typical of the style, such as corner brackets, gable ornament, towers, intricate wood shingle designs and gabled dormers.

A composite style, the Queen Anne merged architectural motifs and organization associated with other Victorian styles such as the Romanesque Revival, the Italianate and the Second Empire styles, thereby creating a new and distinct style. The Queen Anne style is often perceived as a more-or-less generic expression of the Victorian aesthetic. It was a style well-suited to the rural settings in which the large free-standing dwellings in Boyds were constructed. Constructed primarily in the last decades of the 19th century Queen Anne structures in Boyds are characterized by asymmetric massing, roof finials, scalloped brackets, scroll-saw detailing and wrap-around porches.

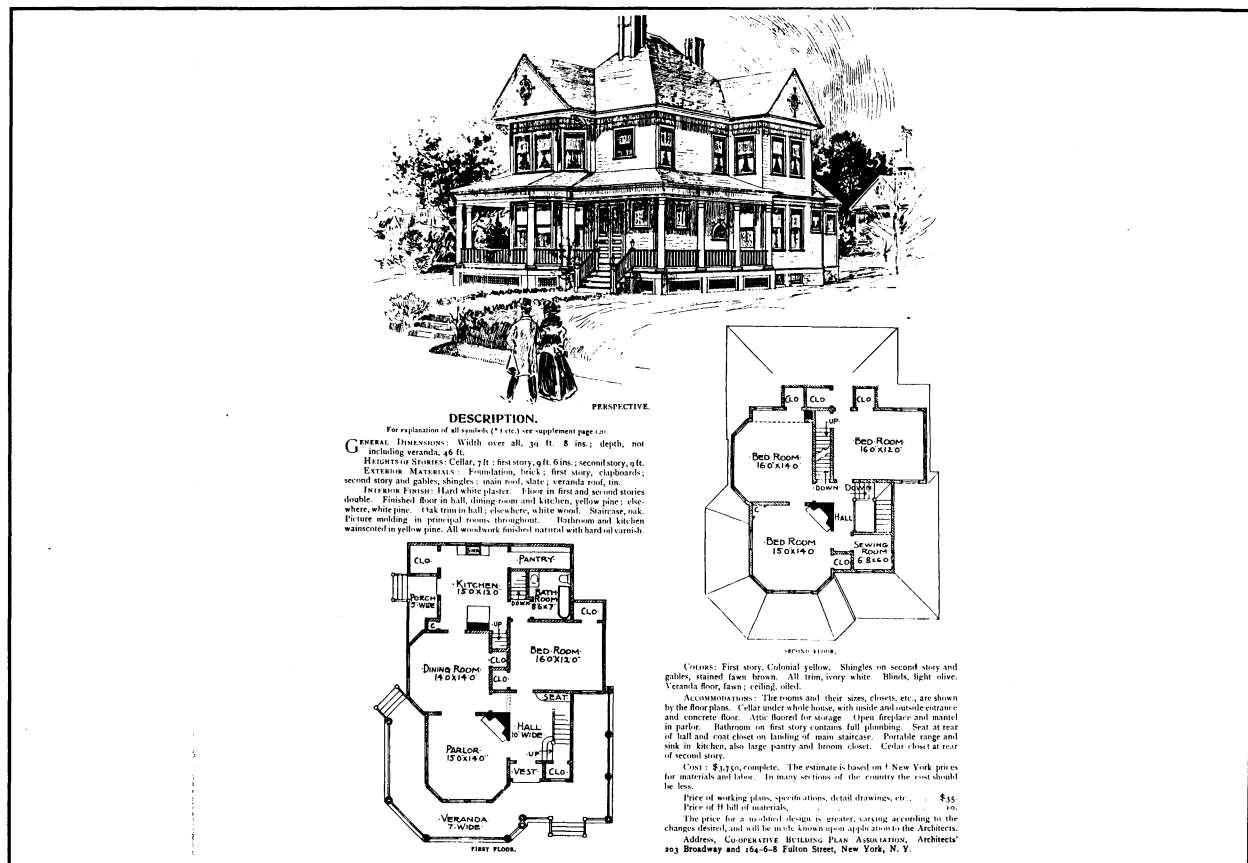


Figure 22: Illustration from Shoppell's Modern Houses, Design No 1975.

Two residences typical of the Queen Anne were identified in Boyds. These structures are large, free-standing dwellings with projections and recessions of bays and porches articulating the various elevations. The Queen Anne style residence located at 19921 White Grounds Road has an irregular shape with a prominent two-story octagonal bay and a one-story decorative porch with fan brackets and turned spindles. The lively roof line with two front gables and a gable dormer window have sunburst cut-out motifs set within the eaves. 19920 White Grounds Road features a second story center bay surmounted by a central gable covered with fish-scale shingles.



Figure 23: Photograph of 19921 White Grounds Road.

VERNACULAR

Several vernacular forms associated with 19th and 20th century architecture are evident in Boyds. Representative of the late 19th century domestic architecture in Montgomery County is the two-story, two-bay farmhouse. This house type is generally a two-story frame building with a side entry and an inside end chimney as seen in the Diggins house at 19701 White Grounds Road. The small scale of these dwellings usually necessitated the construction of rear wings and additions. The Diggins house has a large rear extension that projects beyond the original width of the house. A wrap-around porch with turned posts runs the full width of the house and wraps around to meet the exterior wall of the rear addition.



Figure 24: Photograph of 19701 White Grounds Road.

The I-house characteristics evolved from the traditional British folk house, but grew to include additions and local stylistic details. In Boyds, the earliest I-house appears to be the house at 19810 White Grounds Road constructed in the 1880s. The I-house can be characterized as a two-story, two-room wide, one-room deep house. Typically, the rectangular structure has the primary entrance located centrally on the longer-axis and end chimneys located on each of the shorter sides. The elevations of I-houses are symmetrically organized into three bays with either a one or two-story porch articulating the primary facade. Generally I-houses dating from the mid- to late 19th century have boxed cornices with molded corner profile elements. By the turn of the century, the molded profile element is no longer prevalent, while the box cornice remained in a more simplified form. During the late 19th to early 20th century houses often included cornice returns in the gable ends, an element used to give the vernacular form a more formal appearance.



Figure 25: Photograph of 19810 Whites Ground Road.

COLONIAL REVIVAL

Generally, the Colonial Revival style has a formal vocabulary based on the architectural elements associated with the Georgian and Federal periods, used with a syntax of symmetry, order, and classical detailing. The architectural style, unlike the similar English Georgian style, is based directly on American precedents. As many architects were influenced directly by English architecture, often there is a fine line between the American Colonial and English Georgian. The style often exhibits an imaginative combination of 18th and 19th century American Colonial detailing, using rectangular forms, with gambrel hipped or gabled roofs, with its principal floor at ground or the first level. Red brick in common bond or in Flemish bond with glazed headers is the predominant exterior material; however beveled wood siding can be found in several cases, as can a variety of other materials. Its massing is solid and balanced, in direct contrast to the verticality and intricate volumetric play intrinsic to the Victorian age. The composition of the fully-developed Colonial Revival stresses balance and regularity. The fenestration is ordered, with large multi-light, double-hung windows, as well as myriad variations of the Palladian window, and a centrally located doorway complete with a prominent portico or architrave.

19904 White Grounds Road is the single brick structure in Boyds, and a good example of the Colonial revival style. Constructed in the 1920s, the dwelling has classically proportioned details with a 1-story full-width porch supported by Tuscan columns.



Figure 26: Photograph of 19904 White Grounds Road.

BUNGALOW

Although, the I-house continued to be used as a building form into the 20th century in the rural areas of Maryland, other forms of vernacular domestic architecture began to emerge and replace this particular form. One of the most prevalent forms of 20th-century vernacular architecture is the bungalow, or the Craftsman Cottage. As the 20th century emerged, America became a predominantly urban nation and the number of operating farms began to decline. Transportation corridors which shifted from the railroad to interstate highway systems directly affected the built environment. Small bungalow type dwellings, as well as mail order houses can be found along the major transportation routes and rural roads in both isolated locations of towns and villages in Montgomery County. This type of housing offered inexpensive, well-built houses that appealed to popular, 20th-century American tastes.



Figure 27: Photograph of 15140 Barnesville Road.

COMMERCIAL VERNACULAR

Supplying local produce as well as imported goods, the small village store served the needs of the local residents. Because of the rural nature of many villages in the county such as Boyds, small commercial ventures such as stores, taverns, and ordinaries grew up at cross-roads and along the major corridors running through Montgomery County. These retail businesses served the needs of the immediate surroundings, and offered food and lodging to the traveler passing through.

In general, these small retail establishments are one-story frame structures with gable roofs and front porches used for displaying produce and other goods. The front elevations generally have a central entry flanked by large rectangular window openings. Windows found on the stores dating from the 19th century have multi-paned, double-hung units, while early to mid-20th century windows tended to be large, plate glass show windows.



Figure 29: Photograph of 15114 Barnesville Road.

The present antique store at 15114 Barnesville Road and the Boyds Market are typical of early 20th century commercial structures in Boyds. Rectangular in plan, the deep, narrow commercial buildings have gable roofs with hipped roof porches. Both buildings have large plate glass show windows. The stepped parapet on the Boyds Market dates to the 1940s.

Although the exterior materials are different, than those that appear in the catalogue the bungalow house at 15131 Barnesville Road appears to be a Sears mail-order house. The "Mitchell" appeared in the 1928, 1929, 1932, 1933, 1937 and 1939 catalogues and was described as "the latest in English architecture with a touch of the popular California studio type."³

Characteristics typical of other bungalow's in Boyds including 15140 Barnesville Road and 15020 Clopper Road include low roof lines with over-hanging eaves, stuccoed siding, horizontal emphasis, double-hung windows with multi-light upper sash and single pane lower sash, and dormer windows often oversized.

THE MITCHELL



FIVE ROOMS AND BATH

The Mitchell follows the latest idea in English architecture with a touch of the popular California studio type. Two gables, one higher than the other, bring out the beauty of the shingled sidewall and high roof. The higher gable is right over the French doors, and it has a louver near the peak. A picturesque stone and brick chimney rises at the left of the door between the gables. At its base, on the terrace, is a decorative colonial bench. Strap iron hinges on the sturdy arched front door and a quaint English lamp hanging above bespeak the hospitality and happiness that dwell within.

.....

Details and features: Five rooms and one bath. Shingled exterior; steeply pitched roof; brick and stone chimney; arched front door with strap hinges. Fireplace and built-in bookcases in living room; telephone nook in hall.

.....

Years and catalog numbers: 1928 (P3263); 1929 (P3263); 1932 (3263); 1933 (3263); 1937 (3263); 1939 (3263)

Price: \$1,493 to \$2,143

.....

Similar to: The Stratford

Difference: Brick exterior

Years and catalog numbers: 1932 (3290); 1933 (3290)

Price: \$2,122



Figure 28: Illustration from Houses by Mail, page 212.

³ Stevenson, Katherine Cole. Houses By Mail. Washington, D.C.: The Preservation Press, 1986, p.212.

REVIEW OF PHYSICAL CHARACTERISTICS

Historic districts, generally, recognize geographic areas where historic buildings, structures, patterns of development, and/or remains occur that are related to one another through their common history, significant events, or aesthetic qualities. Historic districts may also derive significance from a combination of the interplay of buildings and their relationship to streets, their rhythm of spacing, their plan of streets, and other aspects of the historic setting of the community. The Boyds Historic District has elements beyond individual historic buildings which contribute to and help define the historic setting of the districts. It is important to recognize that the significance of an historic district may encompass characteristics beyond specific architectural, cultural, or archaeological resources, and that the less visible relationships of land use, building siting, vegetation, and other elements are important contributors to the historic character.

The intent of this section is to examine the land use characteristics within the Boyds Historic District in order to identify the important patterns of historical development which contribute to the character of the district. These patterns include relationships between lot sizes, lot coverage (lot occupancy), the distance between building fronts and the street (front yard setback), the open space between buildings and the variation of these characteristics from one building type to another to recognize a hierarchy of uses. The following analysis examines these relationships based on tax map records and building locations identified from topographic maps of the County. Dimensions for setbacks and area takeoffs were scaled at 1"= 200' and are approximate.

Lot Area and Ownership

Lots in Boyds relate to Barnesville Road or White Grounds Road and usually front directly onto the street as shown in Figure 30: Lot Structure in Boyds. There seem to be three patterns of lot subdivision in Boyds: (1) Older historic properties which are typically located on small lots identified with the primary building. This can be seen in the north end of the district where the commercial area is located, also in the historic residential area around the intersection of Clopper and White Ground Roads, as well as the southern part of the district, (2) Larger lots which occur between and behind these areas typically within the district, and (3) Lot sizes outside of the district which are much larger and relate to the rural land use of the surrounding area. Lot Structure in Boyds presents the average size characteristics for properties under single ownership within the historic district. Ownership was determined by notations on the tax maps which generally seemed to coordinate with lot use in the district. The average lot sizes for the district are given as well as the smallest and largest lots within the range.

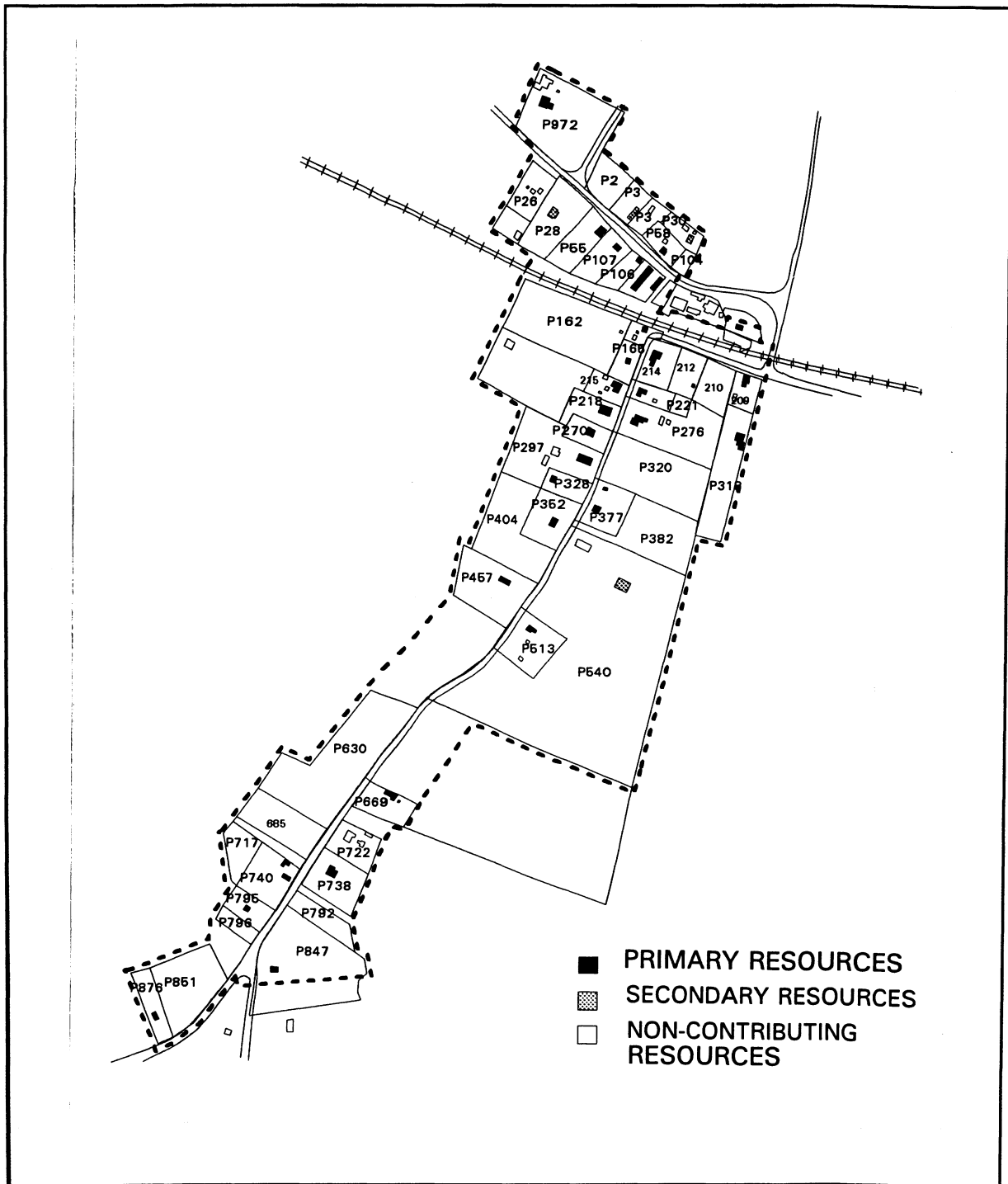


Figure 30: Lot Structure of Boyds

Lot Coverage Patterns

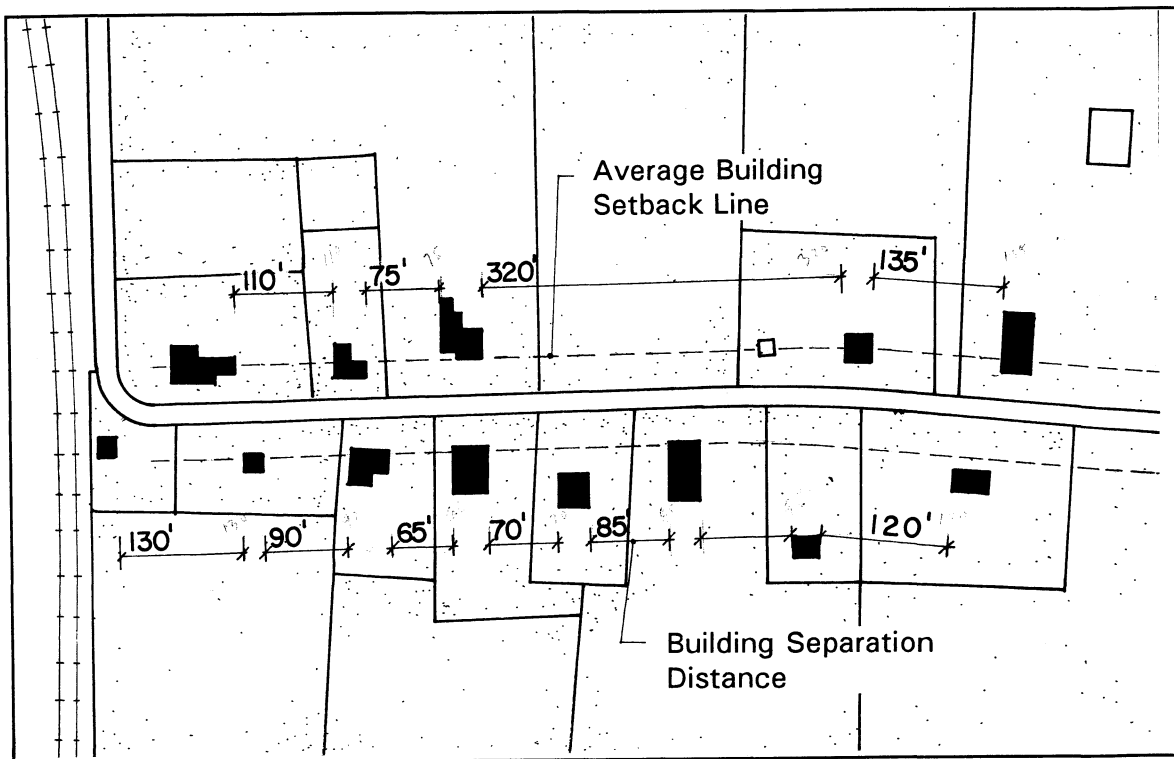
Lot coverage is the ratio of the building footprint area to the overall lot area, and it reflects the density of development on a given parcel of land. Lot coverage was identified using planimeter take-offs of the building footprint area from the County's topography maps and was compared with lot areas to determine per cent of coverage as given in Boyds Historic District Lot Characteristics.

Boyds Historic District Lot Characteristics				
Category		Overall District		
Lot Area	Maximum	12.9 acres		
	Average	1.21 acres		
	Minimum	0.1 acres		
Lot Coverage	Maximum	30%		
	Average	7%		
	Minimum	1%		
Front Yard Setback		Overall Dist.	Primary Res.	Secondary Res.
	Maximum	320 ft	100 ft	320 ft
	Average	65 ft	42 ft	65 ft
	Minimum	10 ft	0 ft	10 ft
Building Separation Distance	Maximum	220 ft		
	Average	140 ft		
	Minimum	100 ft		

Relationships of Front Yard Setback and Building Separation

The front yard setback is the distance a building is set away or back from the property line on the street or road which it fronts. The front yard setback determines how prominent a building is in the streetscape of the district. When groups of buildings are involved, as is the case in the northern and southern sections of the district, a pattern can be established which helps to define the character of the streetscape the amount of green space (lawn or vegetation area) between street and building, the apparent scale of the buildings in relation to open space, and other subtle qualities. In combination with setbacks, building separation distances establish the openness or visual porosity of the streetscape. Buildings which are separated allow for view and landscape elements in the interstitial space. The patterns of front yard setbacks and building spacing for a grouping of primary resources along White Grounds Road are illustrated in Pattern of Building Setbacks and Building Spacing. This grouping of the building separation distance is given for the (1) overall district, (2) primary resources, and (3) for secondary resources.

Boyd's Historic District Lot Characteristics summarizes the lot area, lot coverage, front yard setback, and typical building spacing characteristics for properties within the Historic District of Boyd's. Ownership was determined by notations on the tax maps.



Pattern of Setbacks and Building Spacing for the Residential Area

Characteristics of Streets and Vegetation

The streetscape characteristics of the Boyds district include relatively narrow two-lane roads, building setbacks which are relatively close to the street, and an intimate village quality within each of the clusters of historic buildings. Trees and rural vegetation play an important role in the setting of the district. Mature trees which line the northern section of White Grounds Road are a distinctive element of the district, forming a canopy over the road and a separation between the road and the front yard of residences.

Identification of Open Space and Vacant Land

The district was examined to identify vacant land and open space which contributes to its historic character and land area which may be suitable for a limited amount of carefully designed infill development. The vacant parcels of land are identified in Figure 33. In general, the district consists of clusters of historic buildings which are relatively closely spaced, with few areas suitable for infill development with-in these clusters. An area of vacant land separates the north and south clusters of residences along White Grounds Road. This area could easily accommodate additional single family dwellings using the pattern of building spacing which is typical for the historic cluster areas.

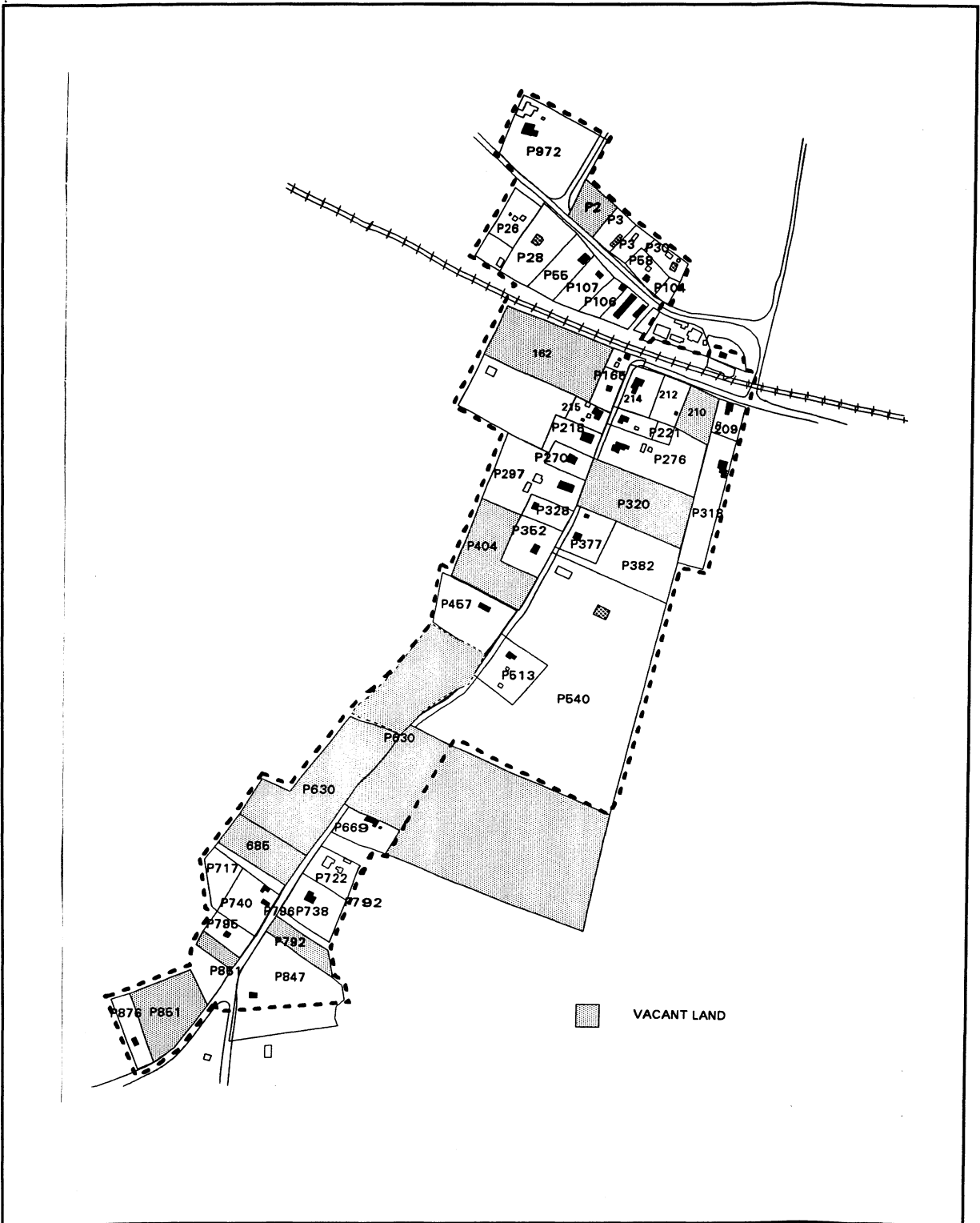


Figure 31: Boyds Historic District Vacant Land and Open Space

IV. DEVELOPING A LONG-RANGE PRESERVATION PLAN FOR BOYDS HISTORIC DISTRICT

INTERESTS AND CONCERNS

Identification of Issues, Challenges and Community Ideas

The framework for developing a long-range plan for the historic district of Boyds was established around the specific preservation issues and concerns of the community. An initial workshop was held with residents of the district to identify and determine priorities of the issues, concerns, and problems which citizens face in the preservation of the districts. Following this session, the historic district was analyzed from an historical and planning perspective to identify its character defining features, historical land use patterns, and relationship to the Master Plan. Based on the issues identified in the workshop and the analysis of the characteristics of each district, statements were developed summarizing the preservation challenges to be addressed in long-range preservation planning. A follow-up meeting was conducted with citizens to review these statements and discuss potential ideas for dealing with the preservation challenges. The citizen contribution through this series of meetings helped to establish a framework for developing a preservation plan for the district which is relevant to the interests and concerns of Boyds residents.

Workshops on Preservation Issues

An initial workshop was held the evening of June 2, 1992 for those concerned about the preservation in the historic districts of Clarksburg, Hyattstown, and Boyds. The session provided a forum for residents and property owners to identify the concerns and issues relating to the preservation of the district. Residents from Hyattstown and Boyds formed their own group to identify a list of preservation issues and concerns. At the conclusion of this exercise, the lists posted for everyone to review and identify the higher priority issues. These responses were used to assign priorities to the issues from each group. These issues are listed for in order of descending priority for each of the workshop groups as given in Figure 32: Boyds Issues and Concerns.

Many of the issues identified in the workshops represent conditions or problems which are impeding preservation in the community and require attention and improvement. Some issues are specific in nature and can be addressed by singular actions. Other issues require activity over a long period of time to correct and improve the underlying conditions. Many of the issues relate to the policies and authority of the County government and the Historic Preservation Commission in administering the historic preservation in the districts.

Following the workshops, the consultants worked with these issues to identify the primary areas of concern in each community and to translate the issues into "Challenge Statements" which express the broader preservation objectives to be reached. The issues raised in each workshop were analyzed and grouped according to common themes or topics in order to identify the primary areas of concern in the district. Based on these areas of concern and the specific issues

raised, a statement of the general objective, goal, or challenge was formulated which attempts to encompass the range of related concerns and issues. These statements are meant to more clearly define the core issue and as such are general in nature. A second meeting was held for the purpose of reviewing the "Challenge Statements" and discussing ideas and strategies for dealing with specific issues or meeting the broader challenges. Citizen participation in this event was intensive and very productive in producing ideas and strategies relevant to the issues which they had identified previously.

HYATTSTOWN & BOYDS ISSUES

- *Local representation governing historic districts.*
- *Specific criteria about what is historic instead of arbitrary whims by HPC.*
- *Personal cost vs. preservation.*
- *Upgrading the standard of living/function/comfort vs. preservation.*
- *Repair Boyds' Negro School and find ways to use it.*
- *Develop specific architectural guidelines for appropriate in-fill and adjacent areas.*
- *Vacant buildings should become used and occupied.*
- *Infringement on historic district (i.e., traffic and development).*
- *Upgrade street/road safety while maintaining character of historic district.*
- *Maintain and reinforce unique characteristics.*
- *Keeping the integrity of the neighborhood (i.e., bringing viable commercial [uses] into the district.*
- *Prepare and communicate an accurate history of each historic [area].*
- *County codes vs. preservation.*
- *Restore and reconstruct railroad station in Boyds.*
- *Maintain environmental surroundings adjacent to the district.*
- *Identify and preserve critical open space.*
- *Identify characteristics of structures including setbacks.*

Figure 32: Boyds Issues and Concerns

Workshop Results for the Boyds Historic District

Figure 32: Boyds Issues and Concerns, Figure 33: Issues, Challenges and Strategies Common to Clarksburg, Boyds, and Hyattstown, and Figure 34: Additional Issues, Challenges and Strategies in the Historic Districts of Boyds and Hyattstown present the framework for placing issues into broader planning objectives or challenges, and the ideas and strategies which the community identified. As explained, the issues have been regrouped into thematically related areas of concern. The challenge statements have been developed to address the general long range objective or challenge facing the district. The idea or strategies listed have been stated in somewhat general terms. Specific strategies which are based on these general statements appear in the later discussion of long-range plans for each community.

Issues, Challenges, and Strategies Common to All Rural Districts

Issues	Challenges	Strategies
1. The need for local representation on the Historic Preservation Commission.	A. Establish a method for incorporating local representation into the activities of the Historic Preservation Commission (HPC) and administration of the Historic Preservation Ordinance.	<ul style="list-style-type: none"> Add local representatives to the HPC for each district.
2. Use of LAP's for preliminary reviews has not worked well due to local subjectivity and lack of criteria to make evaluations.		<ul style="list-style-type: none"> Establish HPC subcommittees for each district or region.
3. The lack of specific criteria about what is historic in each district for use by property owners and HPC in making decisions.	B. Document the historic characteristics of each district and establish criteria and specific characteristics to be preserved in each community.	<ul style="list-style-type: none"> Designate primary, secondary, and contributing resources in each community based on clearly established criteria of historical or cultural significance.
		<ul style="list-style-type: none"> Develop specific architectural design guidelines which are tailored to the specific conditions of each district
4. Historic structures in each district are being lost to abandonment and neglect.	C. To ensure the continued maintenance and use of historic buildings and properties to avoid their loss.	<ul style="list-style-type: none"> Establish less demanding water, sewer, building code, and fire requirements for historic structures which can allow for their reuse without endangering public health and safety.
5. The difficulty of meeting current water and sewer requirements is preventing reuse of some significant historic buildings.		<ul style="list-style-type: none"> Establish a county assistance program to provide building materials to owners of historic properties at wholesale cost, and a revolving tool share program for approved maintenance and improvements.
6. The high cost of rehabilitation and maintenance of historic structures discourages preservation.		<ul style="list-style-type: none"> Enhance existing incentives, such as local property tax credits for rehabilitation to further encourage rehabilitation.
7. Increase awareness of historic preservation in the community.	D. To establish a better understanding among residents, property owners, and the public of the significance of the historic district and actions affecting it through:	<ul style="list-style-type: none"> Document and identify the significant characteristics of the historic district.
8. Lack of information on the historic district and its regulation		<ul style="list-style-type: none"> Educate the public on the significance of the individual historic resources in the district, the relationships which create the open character of the district, and the overall significance of the district.
	<ul style="list-style-type: none"> + Establishing specific criteria of significance + Establishing an education/awareness program for property owners and real estate. + Notification of property owners about activities and actions affecting the historic district. 	

Issues, Challenges, and Strategies Common to All Rural Districts

Issues	Challenges	Strategies
9. Notification of property owners, historical society, and other interested parties of activities, actions, and surveys affecting the community		<ul style="list-style-type: none"> • Notify and include local citizens in action affecting the district
10. Maintain and reinforce the unique identity of each district.	E. To ensure that the identity of each Historic District is maintained and reinforced as the surrounding areas continue to grow:	<ul style="list-style-type: none"> • Protect and distinguish the special characteristics of each district including but not limited to the following qualities: <ul style="list-style-type: none"> + Characteristics of open space + Rural village character + Architectural character + Special historic landmarks + Streetscape and trees + Signage controls • Buffer each historic district adequately to prevent surrounding development from overwhelming the historic district. • Establish criteria for compatible uses within rural historic districts.

Additional Issues, Challenges, and Strategies for the Historic District of Boyds

Issues	Challenges	Strategies
1. Preservation of the rural character of the Boyds Historic District	A. To continue to preserve and protect the rural character of Boyds as defined by the character of its historic homes, churches, and open space between buildings	<ul style="list-style-type: none"> • Adopt architectural design guidelines to ensure that alterations, additions, and new construction within the district is compatible with the character of the existing historic buildings. • Apply the siting characteristics of existing historic development to control new construction including the following relationships: <ul style="list-style-type: none"> + Typical pattern of front yard setbacks + Typical rhythm of building spacing + Typical patterns for different uses

Additional Issues, Challenges, and Strategies for the Historic District of Boyds

Issues	Challenges	Strategies
<p>2. To further strengthen the identity of the Boyds Historic District.</p>	<p>B. To strengthen and revitalize the identity of the historic district to ensure its long term viability and preservation as a rural community.</p>	<ul style="list-style-type: none"> ● Special attention should be given to preservation and continued use of the significant landmark buildings and characteristic groupings of vernacular buildings in the district. ● Reuse of the Train station, Boyds Negro School, and other abandoned buildings should be a top priority to avoid deterioration and permanent loss. ● The historic identity of commercial area should be strengthened through application of: <ul style="list-style-type: none"> + Architectural guidelines + Signage guidelines + Additional compatible commercial uses as appropriate
<p>3. Repair and reuse of local landmarks including the Boyds Negro School and Railroad Station.</p>		
<p>4. Concern over the adverse impacts of noise and pollution from quarrying of the diabase deposit west of the historic district.</p>	<ul style="list-style-type: none"> ● To adequately buffer the historic district to prevent a negative impact from the quarrying operation 	<ul style="list-style-type: none"> ● Maintenance of an adequate buffer to prevent unacceptable levels of noise for residential areas.

REACHING TOWARD LONG RANGE PRESERVATION OF BOYDS

Boyds is a small historic rural village reflecting its 18th century plantation heritage and its development as a 19th century railroad community. It is important to recognize that Boyds is and can continue to be a viable historic residential village if the pattern of development and architectural character is preserved and protected.

Two patterns of existing development are identifiable within the historic district. The residential area consists of properties located along Clopper and White Ground Roads within the district and the commercial area consisting of properties located along Barnesville Road at the north end of the district. The residential area features groups of buildings clustered at each end of the district and an expanse of open space between the clusters. The northern cluster includes 19 historic sites and a cemetery. The southern cluster includes six historic sites, including the Boyds Negro School building. The commercial area contains a cluster of nine historic sites fronting Barnesville Road. These clusters represent a pattern of sub-communities within the district. A buffer area can be determined for areas immediately adjacent to the district for use in mitigating the impact of some public or private incompatible land uses, but the magnitude of these operations and services may require further mitigation if they are not to diminish the integrity of the historic district.

STRATEGIES FOR MAINTAINING HISTORIC CHARACTER

Two distinct areas have been identified within Boyds Historic District. Strategies for preserving each area are presented below.

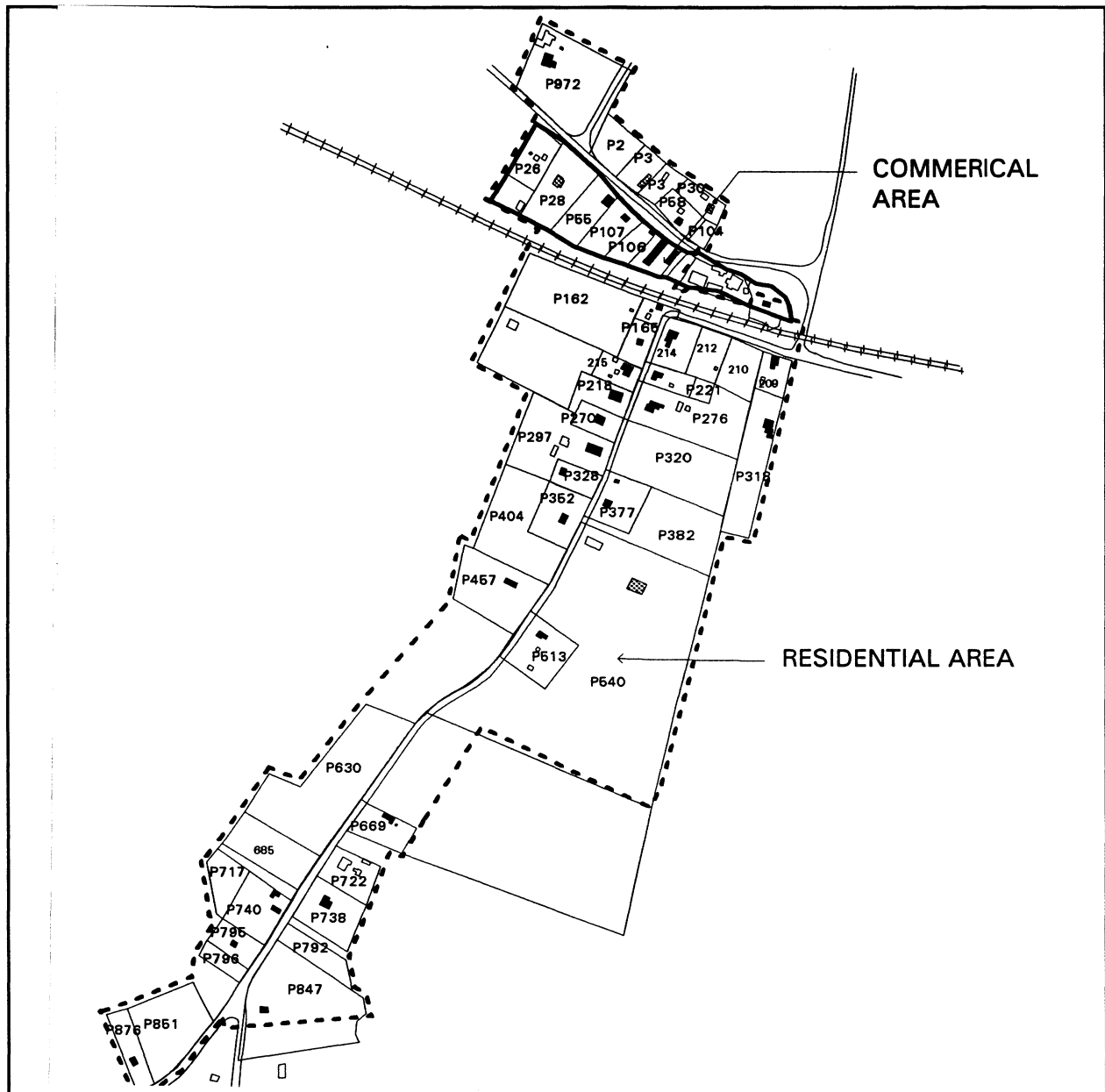


Figure 33: Preservation Areas for the Boyds Historic District

The Residential Area

The Residential Area

The residential area features groups of buildings clustered at each end of the district and an expanse of open space between the clusters.

Strategy 1.1: Satisfy the minimum conditions for water and sewer to ensure the future viability of the community. The long-range goal should be to supply the district with the level of utility service needed to meet necessary health and safety standards. A short-term solution should be found to enable vacant historic resources to be reused to prevent their deterioration. However, since the extension of sewer and water will make it possible for much greater density of development than currently exists within the district, development controls should be secure prior to the availability of services.

Strategy 1.2: Preserve the cluster type pattern of development in the district by (1) encouraging open spaces between the historic building clusters and new construction, (2) encouraging clustering of new development in similar patterns, (3) and maintaining the pattern of building separation and front yard setbacks typical for the district. Based on the analysis of lot characteristics of historic properties in this area the following criteria are suggested for new residential construction to the extent feasible:

+Lot sizes average about one acre in the district with an average lot occupancy of about 7%.

+ Front yard setbacks average 40 feet for primary historic resources and 65 feet for all buildings within the district. Building separation distances average about 140 feet within clusters.

Strategy 1.3: Develop a rehabilitation program to stabilize and improve deteriorating and substandard buildings in the area. The object of such a program should be to prevent the loss of important historic elements within the district. As envisioned, such a program could involve property owners and the County government to overcome the cost impediments to rehabilitation work.

+Explore the creation of a County assistance program to provide building materials to qualifying owners of historic properties at or near wholesale costs.

+Develop additional incentives to encourage rehabilitation of deteriorating structures considered important to the District.

Strategy 1.4: Develop architectural guidelines for the rural context which address the rural vernacular architecture of the area, issues of the rural quality of Boyds.

Strategy 1.5: A long-range tree preservation and maintenance plan should be developed to ensure that trees which contribute to the character of the historic district are: (1) considered in reviewing applications for work in the district, (2) maintained in good health, and (3) replaced with appropriate varieties when needed.

Strategy 1.6: Encourage the reuse of landmark buildings such as the Boyds Negro School and Train Station to further strengthen the identity of Boyds and prevent the loss of these special resources.

The Commercial Area

The commercial area is almost fully developed with commercial uses on the southern side of Barnesville Road. Properties to the north of Barnesville in residential use. The preservation of this area must recognize this dual quality to this cluster of buildings which are isolated from the southern portion of the district by the railroad. Preservation of this area should focus on strengthening the visual quality of this quaint collection of buildings and preventing future development from negatively impacting the residential area to the north. The following strategies are suggested:

Strategy 2.1: Develop specific architectural guidelines for the commercial area to deal with the different building types, siting relationships, and scales of development characteristic of commercial uses.

Strategy 2.2: Institute model signage guidelines for business identification and advertising signage to enhance the appearance of the district.

Strategy 2.3: Develop a streetscape plan for the commercial area to provide a pedestrian environment through the use of trees, vegetation, sidewalks, and period lighting.

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