

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19510 White Ground Rd., Boyds	Meeting Date:	10/8/2025
Resource:	Master Plan Site #18/11 (<i>Boyds Negro School</i>)	Report Date:	10/1/2025
Applicant:	Boyds Historical Society	Public Notice:	9/24/2025
Review:	HAWP	Tax Credit:	n/a
Permit Number:	1131838	Staff:	Dan Bruechert
Proposal:	Tree Removal, Hardscape Alterations, and ADA Accessibility Modifications		

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Master Plan Site #18/11, *Boyds Negro School*
STYLE: Vernacular
DATE: 1895



Figure 1: The Boyds Negro School is a Master Plan Site within the larger Boyds Historic District.

From Places from the Past:

“The Boyds Negro School is important as a surviving example of early education for rural black children in the county. Using material provided by the School Board, local residents built the 30’ × 40’ school that opened in 1895. Previously, local black children attended classes held at St. Mark’s Church. One teacher taught students in grades 108 in one large, well-lit room warmed by a wood stove. Since the

building had no plumbing, drinking water was hauled from Gum Spring, and restrooms were in two outdoor privies. High school classes were not available for black students until a high school opened in 1936. The same year the Boyds School closed and students transferred to the Clarksburg Negro School. The Boyds-Clarksburg Historical Society has restored the school and placed a preservation easement on the building and land.”

PROPOSAL

The applicant proposes to construct a driveway apron and paved parking spaces to improve accessibility on site. Minor grading and a tree removal are also proposed.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior’s Standards for Rehabilitation*.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Secretary of the Interior’s Standards for Rehabilitation:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

building and will be graded to provide a positive slope to avoid puddling in the paved areas.

The applicants additionally propose to remove a Callery pear (an East Asian flowering tree closely related to Bradford Pears) and remove a section of the existing privet hedges. The size of the pear tree was not provided; however, Staff notes the pear is not shown in the photograph from the 1981 Maryland Inventory of Historical Places form, nor is it shown on the photos in the staff slide collection (see *Figure 3*, below).



Figure 3: Undated file photograph of the Boyds Negro School. Note the Callery pear is not present.



Figure 4: Existing street view identifying the Callery pear tree.

Staff finds the existing site is challenging to access and that it is not currently ADA accessible. While Staff finds the proposed paving is generally out of character with the rural setting of the Boyds Negro

School and the Boyds Historic District, there is a substantial public benefit to increasing access to the site. Weighing the public benefit to the impact on the historic resource, Staff finds the general welfare is much better served by approving the work and increasing access to the site, per 24A-8(b)(6); and that providing additional parking will increase the utilization of the site as supported under 24A-8(b)(3). Additionally, because the parking is 60' (sixty feet) from the entrance to the school, Staff finds the separation will reduce the visual impact and preserve the overall setting of the site. Finally, Staff finds the paving will not be seen as a historic feature and it could be removed in the future without impacting the site's historic fabric or historic character, per *Standards #9 and 10*.

Staff further finds removing the tree and the privet hedge is necessary to accommodate the paving. However, Staff finds that neither the tree nor the hedge are historic features on the site, and their removal will not have a substantial impact on the character of the site per 24A-8(b)(1) and (2); and *Standard #2*.

The Maryland Historical Trust (MHT) Easement Committee reviewed the proposed work and found it satisfied the requirements of *Standards #5, 6, 9, and 10*. Staff notes that the approval letter states the approval was valid for six months from the date of issuance, January 2, 2025, which means the applicant must contact MHT before beginning work.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (3), and (6), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

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

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ No/Individual Site Name _____

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

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

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

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

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

Signature of owner or authorized agent

Date

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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

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

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

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

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

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Wes Moore, Governor
Aruna Miller, Lt. Governor



Rebecca L. Flora, AICP, LEED ND / BD+C, Secretary
Elizabeth Hughes, MHT Director and
State Historic Preservation Officer

Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

January 2, 2025

Miriam Schoenbaum
Boys Historical Society
15004 Clopper Road
Boys, Maryland 20841

Re: Boys Negro School, Montgomery County - Change/Alteration
Maryland Historical Trust Preservation Easement
FY2023 AAHPP Grant

Dear Ms. Schoenbaum:

The Maryland Historical Trust (MHT) is in receipt of your application, received on November 27, 2024, submitted in conjunction with your FY2023 African American Heritage Preservation Program grant funds, requesting approval for the final driveway location at the Boys Negro School. MHT's Easement Committee (Committee) reviewed the information on December 3, 2024.

Based on the review and recommendation of the Committee, I grant approval for the final driveway location, option 2. The approval does not include the ADA accessible ramp. When the applicant is ready to do so, information on the ramp and railing shall be submitted to MHT for review and approval. The railing design must be included in the submittal and the ramp must be designed in a way to minimize the impact/effect on the front of the building.

This work is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, specifically *General Rehabilitation Standards 5, 6, 9, and 10*.

This approval is valid for a period of six months from the date of this letter. Should you need additional time to complete the project, have any changes to the scope of work, or have any questions regarding this letter, please contact MHT Easement Staff via email at mht.easements@maryland.gov

Sincerely,

Elizabeth Hughes
Director
Maryland Historical Trust

EH/CN

cc: Stacy Montgomery, MHT



Photo 1 The current driveway on the east side, mostly on property owned by the Board of Education. Note property corner marked with a stake and a pole with reflective tape.



Photo 2 The west side of the property, looking towards the school. This is the intended location of the new driveway. Note property corner marked with a stake and a pole with reflective tape.



Photo 3 Front of school building, with the concrete walkway, front steps, porch, and detachable ramp.



Photo 4 Concrete walkway, front steps, porch, and detachable ramp, looking west from the current driveway



Photo 5 Concrete walkway, front steps, and porch, looking east towards the current driveway that's mostly on property owned by the Board of Education.



Photo 6 West side of property (intended location of new driveway), looking towards the street. The west end of the concrete walkway in front of the school is just visible on the left.

19510 WHITE GROUND RD

HISTORIC BOYDS NEGRO SCHOOL



CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

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Montgomery Village, MD 20886
Phone: 301.670.0840
www.mhga.com

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Professional Certification
I hereby certify that these documents were
prepared or approved by me, and that I am a
duly licensed Professional Engineer under
the Laws of the State of Maryland.
License No. 16905 Exp. Date: 04.21.2026

BOYDS-CLARKSBURG HIST SOC
INC
PO BOX 161 BOYDS, MD 20841
MWSCHOENBAUM@YAHOO.COM /
TWNINETANGO@GMAIL.COM

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP DUS2 WSSC 227NW15

PARCEL P876

11TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

SCHOOL HOUSE / WHITE
GROUNDS AT BOYDS

PROJ. MGR	KGD
DRAWN BY	KGD
SCALE	1"= 30'
DATE	09.04.2025

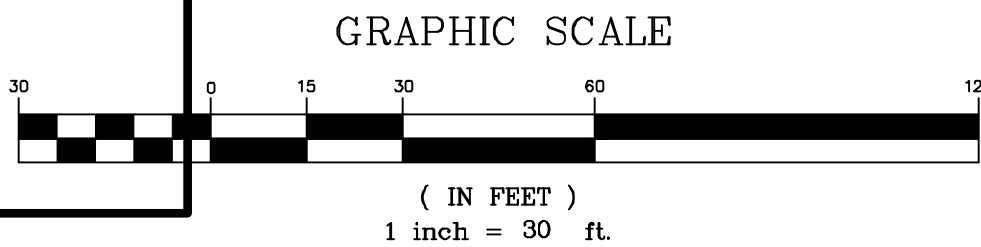
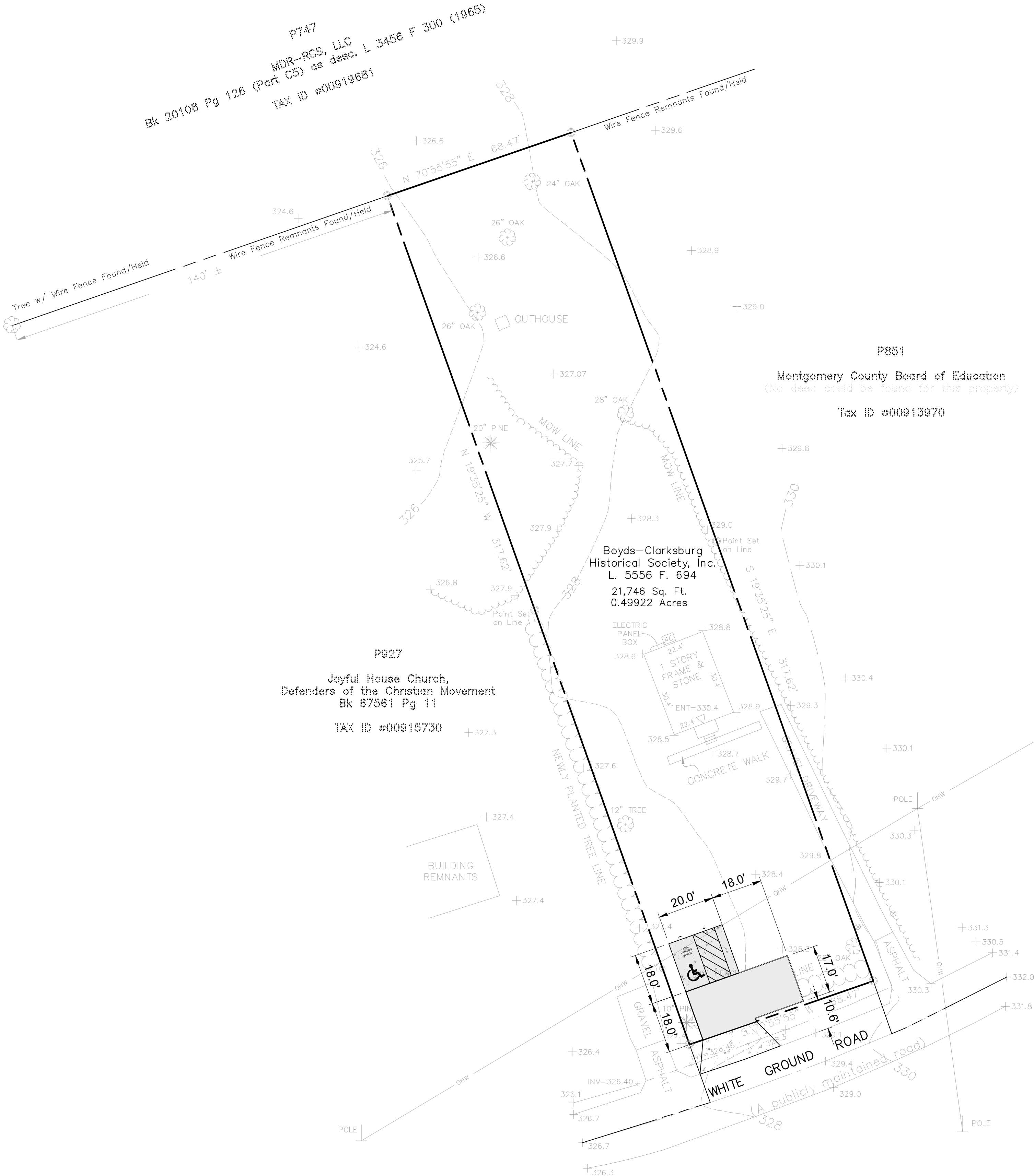
SITE PLAN - HISTORIC
WORK AREA PERMIT

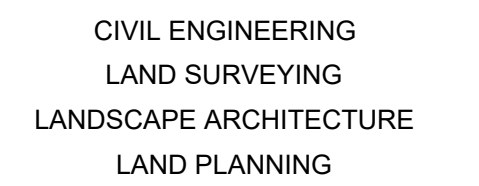
C2.01

PROJECT NO. 23.234.12
SHEET NO. 1 OF 2

SHEET INDEX

C0.01	COVER SHEET
C2.01	SITE PLAN
C3.01	DETAILS





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BOYDS-CLARKSBURG HIST SOC
NC
PO BOX 161 BOYDS, MD 20841
MWSCHOENBAUM@YAHOO.COM /
TWONINETANGO@GMAIL.COM

TAX MAP DU52 WSSC 227NW15

PARCEL P876

11TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

**SCHOOL HOUSE / WHITE
GROUNDS AT BOYDS**

PROJ. MGR	KGD
DRAWN BY	KGD
SCALE	1"= 30'
DATE	09.04.2025

SITE PLAN - HISTORIC WORK AREA PERMIT

C2.02

PROJECT NO.	23.234.12
SHEET NO.	1 OF 2



EXISTING		PROPOSED
	CONTOUR (10')	
	CONTOUR (2')	
	SPOT ELEVATION	
	CURB & GUTTER	
	CONCRETE	
	ASPHALT	
	2" MILL & OVERLAY	
	BUILDING WALL	
	RETAINING WALL	
	LIMITS OF DISTURBANCE	
	WATER LINE (DOMESTIC)	
	WATER LINE (FIRE)	
	FIRE HYDRANT	
	SEWER LINE	
	STORM DRAIN LINE	
	OVERHEAD UTILITY WIRES	
	GAS LINE	
	UNDERGROUND ELECTRIC	
	UNDERGROUND COMMUNICATIONS	
	FENCING	
	EASEMENT	
	PROPERTY BOUNDARY	
	LIGHT POLE	
	TREE	
	SIGN	
	CROSS-WALK STRIPING	

