

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15100 Barnesville Road, Boyds	Meeting Date:	1/21/2026
Resource:	Primary (1850-1935) Resource Boyds Historic District	Report Date:	1/14/2026
Applicant:	Montgomery County Department of Transportation (Rebecca Park, Transportation Unit Manager)	Public Notice:	1/7/2026
Review:	HAWP	Tax Credit:	No
Permit Number:	1144508	Staff:	Dan Bruechert
Proposal:	Tree Removal		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource within the Boyds Historic District
STYLE: Grist Mill
DATE: 1915



Figure 1: The boundaries of the Boyds Historic District were drawn to include Hoyles Mill (shown with a star).

BACKGROUND

Hoyle's Mill has an extensive administrative history and its degraded condition has been well documented. The HPC held multiple Preliminary Consultations to discuss the redevelopment of the site and the rehabilitation of the mill.

The HCP approved a HAWP on August 14, 2024 for structural stabilization of the historic mill and fenestration alterations. There were three conditions added to the approval of the HAWP: that the applicant consult with the Staff Archaeologist, that the applicant provide details regarding the new exterior stairs on the left elevation, and that the language for the historic marker be reviewed and approved by HPC Staff historians. Staff notes the applicant also proposes to install a historic plaque on site after the foundation has been stabilized. The proposed language states:

BOYDS, MARYLAND, AND HOYLE'S MILL
 THE TOWN OF BOYDS ORIGINATED AS A CAMP FOR WORKERS BUILDING THE B&O
 RAILROAD METROPOLITAN BRANCH IN 1866-1873 UNDER RAILROAD CONTRACTOR
 JAMES A. BOYD. THE NEW RAILROAD STATION WAS NAMED FOR BOYD, WHO HAD
 SETTLED NEARBY ON A LARGE FARM. JUST DOWN THE ROAD WAS A COMMUNITY
 FOUNDED BY BLACK FAMILIES WHO HAD BEEN ENSLAVED ON FARMS IN THE AREA
 UNTIL 1864. THE HOYLE FAMILY HAD A WATER-POWERED GRAIN AND SAW MILL ON
 LITTLE SENECA CREEK FROM THE EARLY 1800S TO 1903. IN 1915, SMITH HOYLE OPENED
 A NEW GASOLINE-POWERED FLOUR MILL ACROSS FROM BOYD'S STATION, WHICH HE
 OPERATED UNTIL 1940.
 MARYLAND HISTORICAL TRUST
 MARYLAND TRANSIT ADMINISTRATION

The three conditions have been satisfied.

PROPOSAL

The applicant proposes to remove seven trees from the site.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Boyds Historic District. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and *MARC Rail Communities Sector Plan (2019)*. The pertinent information in these documents is outlined below.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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;
 - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation 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.” The applicable *Standards* are as follows:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

MARC Rail Communities Sector Plan

The *MARC Rail Communities Sector Plan* was approved on April 30, 2019 by the Montgomery County Council. The Plan looks to the future by offering recommendations that support and better utilize existing transit assets, improve transportation connections and traffic safety in both station areas. In addition, the Plan proposes ways to revitalize the built environment around the Boyds and Germantown stations in a manner that appropriately complements surrounding residential neighborhoods and historic resources. The plan lists the following as one of its priorities, “Create a commuter and community-serving facility at the historic Hoyle’s Mill site, integrating the mill as part of the facility.”¹

The *MARC Rail Communities Sector Plan* includes the following specific references to the Hoyle’s Mill site:

- Establish regular Ride On bus service to the Boyds MARC Station, including appropriate bus-related facilities at the station, to accommodate additional MARC riders (Page 38-39).
 - Provide a shelter for commuters and allow public access to the historic structures on the property by adapting the Hoyle’s Mill structure and any other retained buildings.
- Promote compatible infill development around the Boyds MARC Station, while protecting existing residential uses, historically significant structures and natural areas (Page 69-70).
 - Design the enhanced MARC station area, including the Anderson properties, to be sensitive to the historic Hoyle’s Mill and other structures.
 - Prior to any changes, additions and/or removals, assess all the structures on the site for National Register of Historic Places significance. This site falls within the National Register Historic District.
 - Review all potential changes to the mill with the County’s Historic Preservation Commission.
- Encourage the compatible reuse of structures that lend historic character to the Boyds and Germantown communities, and maintain the rail communities’ historic integrity while revitalizing and enhancing MARC station areas (Page 93).
 - Adaptively reuse the historic Hoyle’s Mill within the Boyds Historic District and explore reuse of the nearby barn building outside of the historic district to establish a focal point for the Boyds commercial area.
 - Commemorate historical uses on the parcel, including, among others, the location of the former station house, which is no longer standing.
 - Redesign the site to support the reuse of the mill building. Coordinate all changes to the mill with the Montgomery County Historic Preservation Commission
 - Design alterations to the repurposed mill and any other buildings—including landscaping, lighting and walkways—in a manner that is sensitive to the surrounding

¹ Montgomery County, *MARC Rail Communities Sector Plan* (2019), 16.

historic district. Design landscaping, lighting, signage, paths and structures that support and are sensitive to the character of the historic district.

STAFF DISCUSSION

Hoyle's Mill is a Primary Resource in the Boyds Master Plan Historic District. A recent Historic American Engineering Record (HAER) survey of the building states the following:

Located alongside the Baltimore and Ohio Railroad's Metropolitan Branch, Hoyle's Mill is the oldest industrial building in the rural railroad community of Boyds. It is representative of the mature milling industry that flourished in Montgomery County when the region was a major agricultural center. With its original structure, sheathing, and fenestration intact, Hoyle's Mill retains a high level of integrity as an example of an early twentieth century family-owned mill that was later adapted for use as a storage building for farming and automotive supply businesses.

Hoyle's Mill has two stories and a basement and is 26' wide x 48' long. It measures 20'-0" vertically from the top of the basement to the roof eave; and 10'-4" vertically between the first and second floor windowsills. It is sheathed with galvanized, pressed-metal siding in a pitch-faced stone pattern, dating to the original construction of the mill. The siding panels measure 5' wide x 2'-4" tall, representing five courses of 7" x 12" blocks. The texture matches a pattern produced by W. F. Norman Corporation, which has produced galvanized steel and copper ceilings and siding since 1898.

Both the front north and rear south elevations have a door and three double-hung windows across the first floor, and four windows across the second floor. The windows are six over six and have a frame opening of 2'-4" x 4'-0". Both the front and rear doors are wood, sized 3'-6" x 6'-8". The door on the rear, trackside wall and existence of extra nail holes in the siding on the course below the door sill both suggest that there may have once been a loading dock serving railroad deliveries. The basement has three window openings on the rear wall measuring 2'-4" x 2'-8", where the concrete foundation wall flares out an additional 13" on a 3/12 pitch. Asphalt shingles cover the roof...²

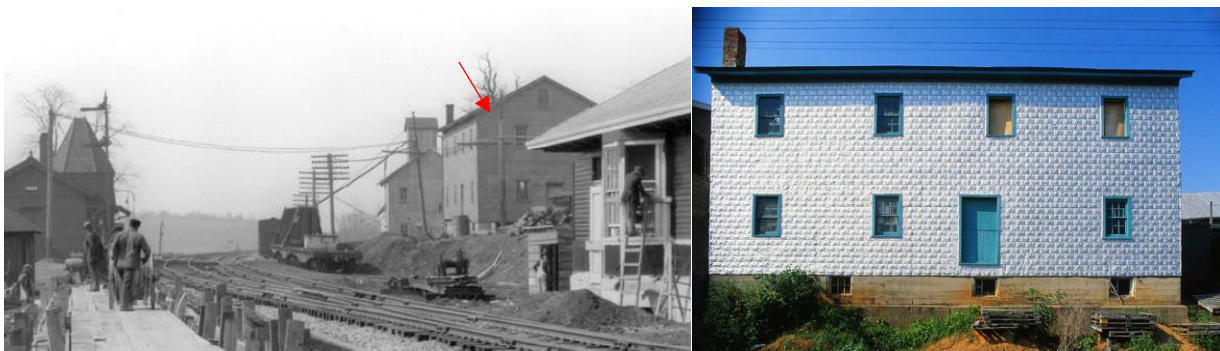


Figure 2: View of the Metropolitan Branch of the Baltimore & Ohio railroad at the newly constructed Boyds station, 1928 (left), and the rear (track facing) elevation, 1984. The red arrow points to Hoyle's Mill. Source: John R. King (left) and John S. Collier (right).

Previous HPC reviews included a review of the overall concept for the site and its adaptive reuse as a transportation hub, connecting bus travel to the MARC station. Much of the proposed development is outside the boundaries of the Boyds Historic District. In developing the final plans, the applicant

² For more information, <https://tile.loc.gov/storage-services/master/pnp/habshaer/md/md2200/md2207/data/md2207data.pdf>.

identified seven trees within the historic district that need to be removed. Only six of the tree removals require a HAWP, one tree is below the 6” d.b.h. (six-inch diameter at breast height) threshold. Staff finds the loss of these trees will not impact the historic character of the site or surrounding district and recommends the HPC approve the HAWP.

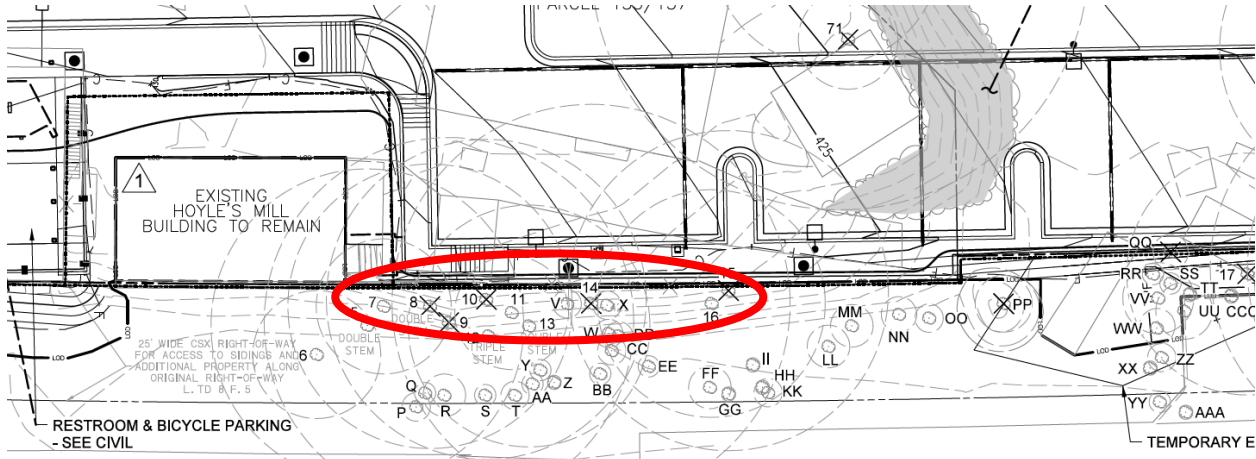


Figure 3: The six trees that require a HAWP for their removal are located in the red oval.

Tree #	Species	Size (d.b.h.)
8	Princess Tree	22"
9	Princess Tree	29"
10	Tree of Heaven	13"
14	Princess Tree	23"
15	Boxelder	22.5"
17	Black Locust	18"
PP	Black Locust	4"

Staff finds none of the identified trees are historically significant. Historic photos of the mill site show the loading areas and areas adjacent to the railroad tracks. These areas were kept clear to store both grain and milled flour in addition to preparation and loading for transportation. Additionally, Staff notes the Princess Trees and Tree of Heaven are invasive species native to Asia and their removal will reduce their spread and potentially allow native plantings. Staff does not find that additional tree plantings should be required to mitigate the loss of the trees within the Boyds Historic District.

Staff finds the tree removals are appropriate under 24A-8(b)(2) and (d), *Standard #2*, and is necessary to achieve the goals of the *MARC Rail Sector Plan*.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior’s Standards for Rehabilitation #2*;

and with the objectives of the *MARC Rail Communities Sector Plan*;

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.

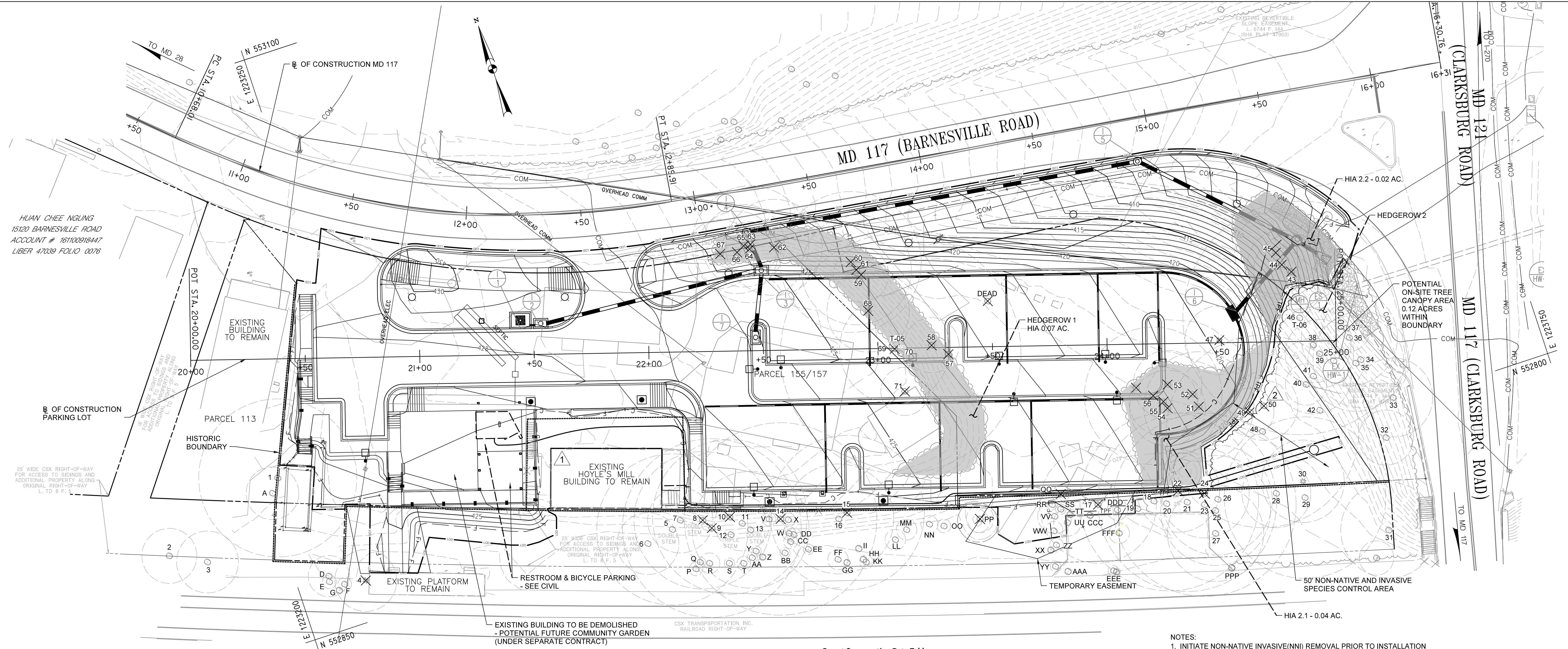
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

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:



HUAN CHEE NGUNG
15120 BARNESVILLE ROAD
ACCOUNT # 161100918447
LIBER 47039 FOLIO 0076

25' WIDE CSX RIGHT-OF-WAY FOR ACCESS TO SIDINGS AND ADDITIONAL PROPERTY ALONG ORIGINAL RIGHT-OF-WAY L TO 8 F 5

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. F20260050 including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Montgomery County Department of Transportation
Printed Company Name

Contact Person or Owner: Joseph Moges
Printed Name
100 Edison Park Drive, Fourth Floor
Gaithersburg, MD 20878

Address:

Phone and Email: (227) 251-1268, joseph.moges@montgomerycountymd.gov

Signature:

- LIST OF AMENDMENT ITEMS**
- 1 ADJUST LOD AROUND HOYLE'S MILL
 - 2 REMOVE TREE #50
 - 3 UPDATE FOREST CONSERVATION WORKSHEET
 - 4 ADD TURFGRASS SOD IN EXPANDED LOD AROUND HOYLE'S MILL
 - 5 UPDATE TREE TABLE WITH TREE #50 REMOVAL

Forest Conservation Data Table

	Number of Acres	
Tract	1.3	
Remaining in Agricultural Use	-	
Road & Utility ROWs ¹	-	
Total Existing Forest	-	
Forest Retention	-	
Forest Cleared	-	

Land Use & Thresholds ²		
Land Use Category	IDA	ARA, MDR, IDA, HDR, MDP, or CIA.
Conservation Threshold	20%	percent
Afforestation Threshold	15%	percent

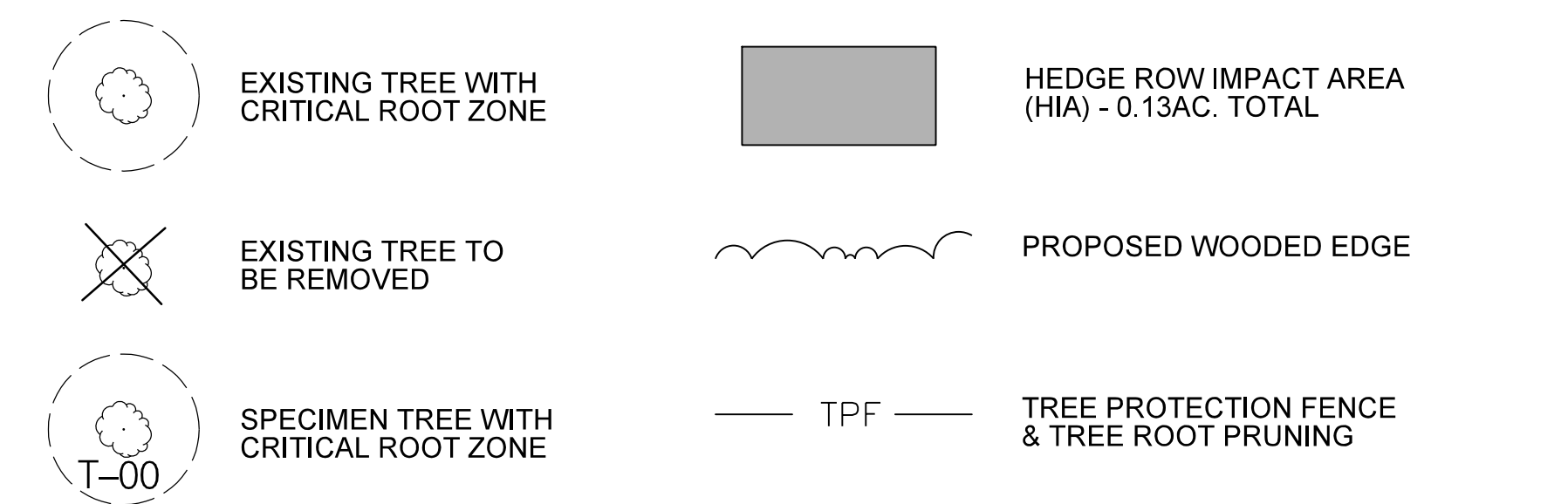
Stream(s)	Total Channel Length (ft.)		Average Buffer Width (ft.) ³	
	Retained	Cleared	Planted	
Wetlands	-	-	-	-
100-Year Floodplain	-	-	-	-
Stream Buffers	-	-	-	-
Priority Areas	-	-	-	-

- NOTES:**
1. INITIATE NON-NATIVE INVASIVE (NNI) REMOVAL PRIOR TO INSTALLATION OF PROPOSED PLANTS.
 2. INVASIVE REMOVAL SHALL FOLLOW THE STANDARDS OF M-NCPPC INVASIVE REMOVAL SPECS WITH THE EXCEPTION OF NO SOIL DISTURBANCE IS PERMITTED BEYOND THE LIMITS OF DISTURBANCE FOR THE PROJECT.
 3. A TWO-YEAR MAINTENANCE CONTRACT SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.
 4. STOCKPILE AREAS AND BORROW PITS WERE NOT KNOWN AT THE TIME OF THE CONCEPTUAL PLAN SUBMITTAL.
 5. SPECIFICATIONS SHALL FOLLOW MNCPPC STANDARD SPECIFICATIONS AND DETAILS.
 6. FCP REFLECTS THE FIELD INVESTIGATION 8-14-2020 OF SPECIMEN TREES AND TREES WITHIN THE HISTORIC DISTRICT ADJACENT TO THE PROPOSED DEVELOPMENT.
 7. SEE SHEET FCP-04 FOR A COMPREHENSIVE LIST OF TREES ON SITE.

SPECIMEN TREE SUMMARY TABLE (30" and above DBH)

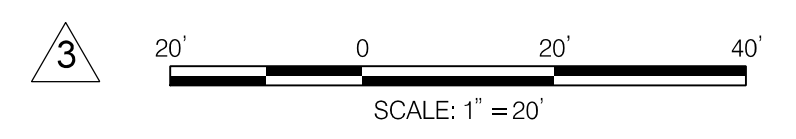
ID	DBH	BOTANICAL/COMMON	CONDITION	REMARKS	RECOMMENDATION
T-05	35"	PRINCESS TREE	POOR	ONE ATTACHED DEAD TRUNK. VINES	REMOVE
T-06	34"	PRINCESS TREE	POOR	IVY COVERED, DEAD LIMBS	RETAIN

LEGEND



PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1152 EXPIRATION DATE: 09/18/2026

MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING



NO.	REVISION	DATE	BY
1	LOD ADJUSTMENT	08-21-2025	R.E.W.

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
GAIHERSBURG, MARYLAND

RECOMMENDED FOR APPROVAL

Chief, Transportation Planning and Design Section _____ Date _____

APPROVED

Chief, Division of Transportation Engineering _____ Date _____

Designed by: R.E.W. Drawn by: N.R.M. Checked by: S.C.S.

FCP-02

TREE PROTECTION PLAN
02-FCP-F20260050-001

BOYDS TRANSIT IMPROVEMENTS

SCALE: 1" = 20'

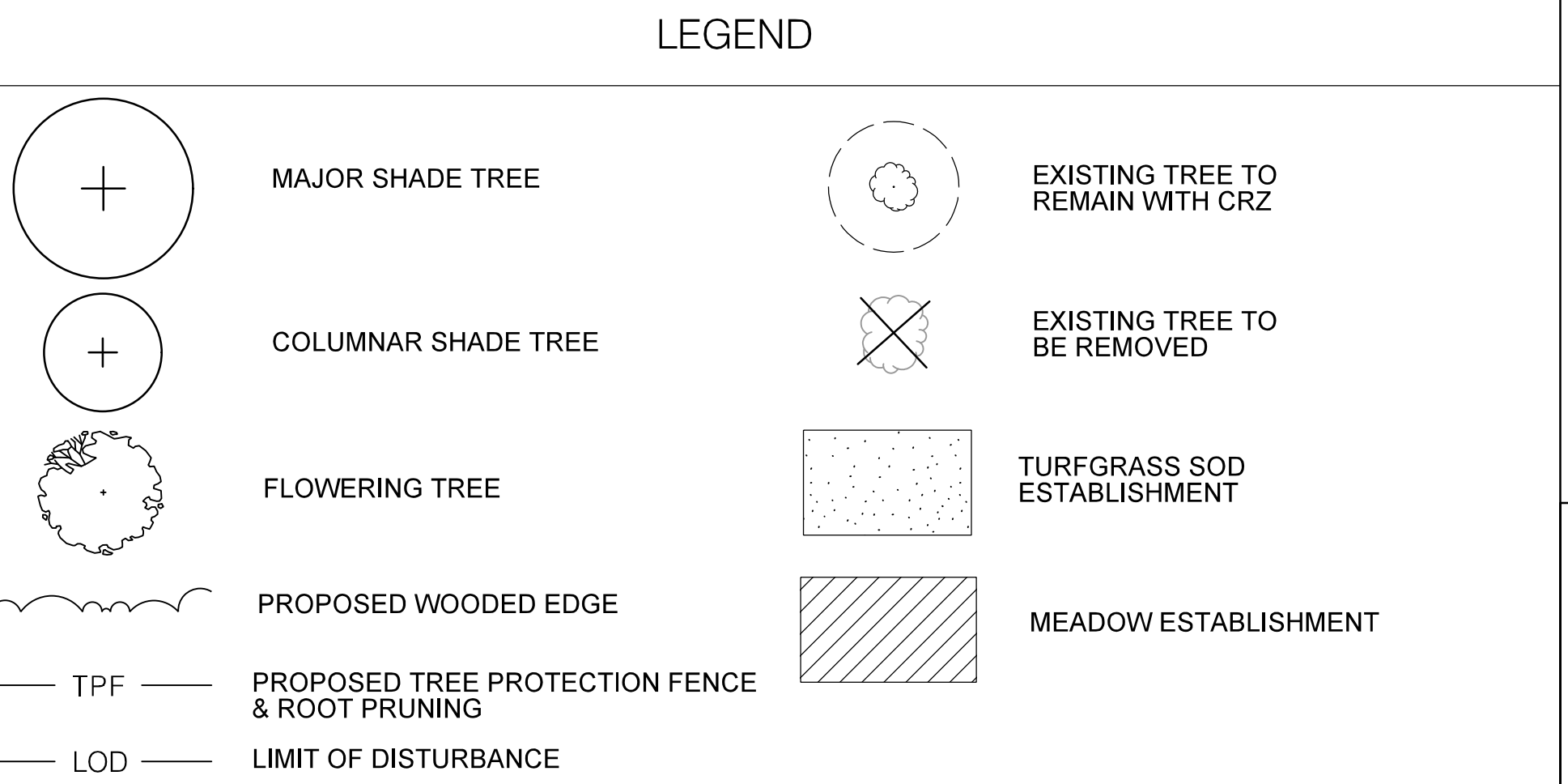
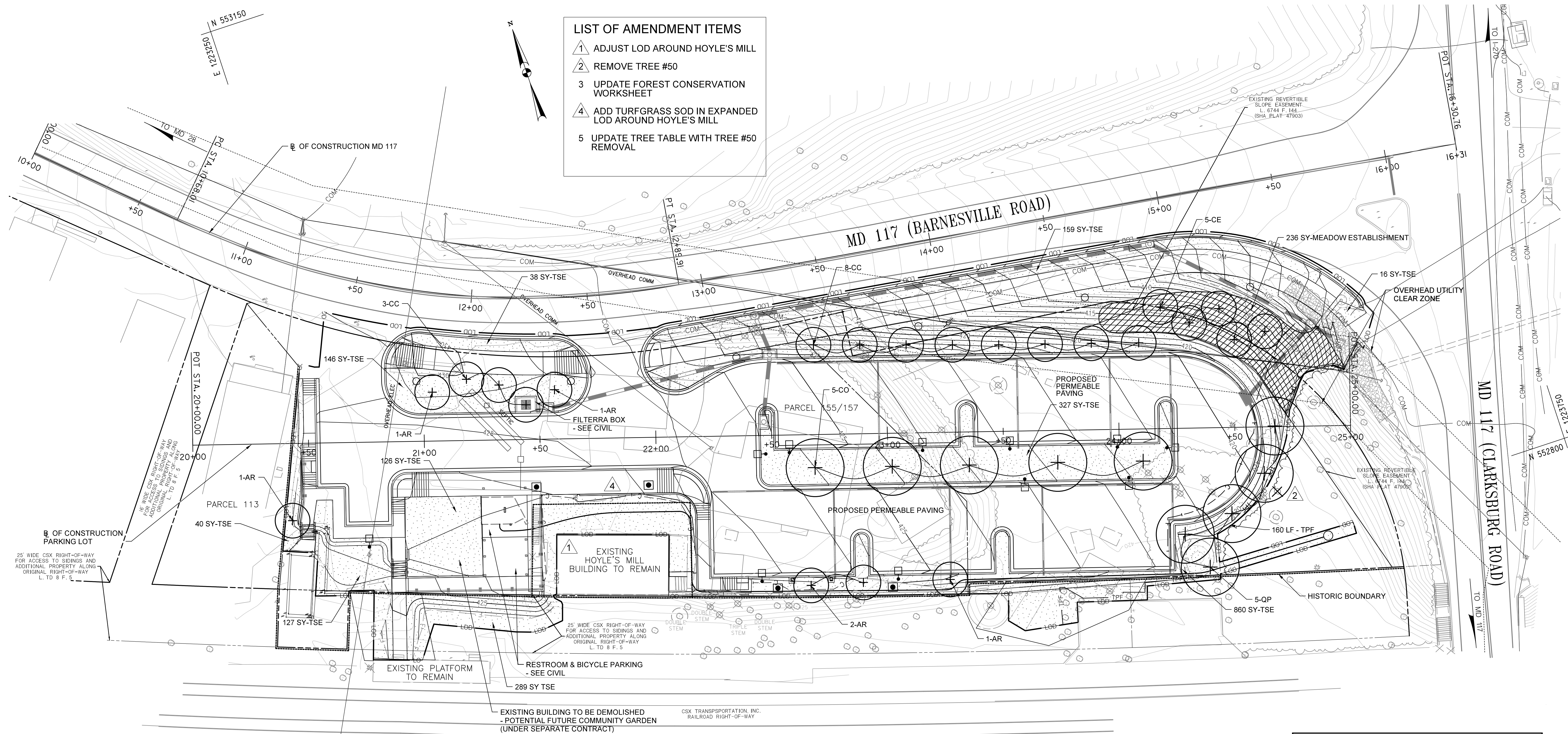
AUGUST 2025

Project No.: 509337 SHEET 2 of 4

\$\$\$\$\$DATE\$\$\$\$\$

LIST OF AMENDMENT ITEMS

- 1 ADJUST LOD AROUND HOYLE'S MILL
- 2 REMOVE TREE #50
- 3 UPDATE FOREST CONSERVATION WORKSHEET
- 4 ADD TURFGRASS SOD IN EXPANDED LOD AROUND HOYLE'S MILL
- 5 UPDATE TREE TABLE WITH TREE #50 REMOVAL



PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	ROOT
OVERSTORY TREES				
CO	5	Celtis occidentalis/Hackberry	3" Cal.	B&B
QP	5	Quercus phellos / Willow Oak	3" Cal.	B&B
COLUMNAR/COMPACT TREES				
AR	6	Acer rubrum 'Armstrong'/Armstrong Red Maple	3" Cal.	B&B
CC	11	Carpinus caroliniana/American hornbeam	3" Cal.	B&B
CE	5	Cercis canadensis/Eastern Redbud	3" Cal.	B&B
4	TSE	2,128 SY - TURFGRASS SOD ESTABLISHMENT		
		236 SY - MEADOW ESTABLISHMENT		
		160 LF TREE PROTECTION FENCE (TPF)		

MITIGATION NOTES

MITIGATION REQUIREMENTS PER HEARING WITH MONTGOMERY COUNTY PLANNING BOARD REGARDING FOREST CONSERVATION PLAN No. MR2020029, HELD ON 8 OCTOBER, 2020:

- PER THE APPROVED VARIANCE, 45 CALIPER INCHES, IN THE FORM OF FIFTEEN (15) NATIVE CANOPY TREES, WITH A MINIMUM SIZE OF THREE (3) CALIPER INCHES, IS REQUIRED.
- SIXTEEN 3 INCH CALIPER OVERSTORY TREES ARE PROPOSED, EXCEEDING THE REQUIREMENT.
- WITH NO FOREST CLEARING, AND BY MEETING THE AFFORESTATION THRESHOLD, THE 0.20-ACRE FOREST PLANTING REQUIREMENT WILL BE MET THROUGH PURCHASING CREDITS IN AN OFF-SITE FOREST CONSERVATION BANK.



PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1152 EXPIRATION DATE: 09/18/2026

MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING

NO.	REVISION	DATE	BY
1	LOD ADJUSTMENT	08-21-2025	R.E.W.

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
GAITHERSBURG, MARYLAND

RECOMMENDED FOR APPROVAL

Chief, Transportation Planning and Design Section _____ Date _____

APPROVED

Chief, Division of Transportation Engineering _____ Date _____

Designed by: R.E.W. Drawn by: N.R.M. Checked by: S.C.S.

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. F20260050, including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Montgomery County Department of Transportation
Printed Company Name _____

Contact Person or Owner: Joseph Moges
Printed Name _____

Address: 100 Edison Park Drive, Fourth Floor
Gaithersburg, MD 20878

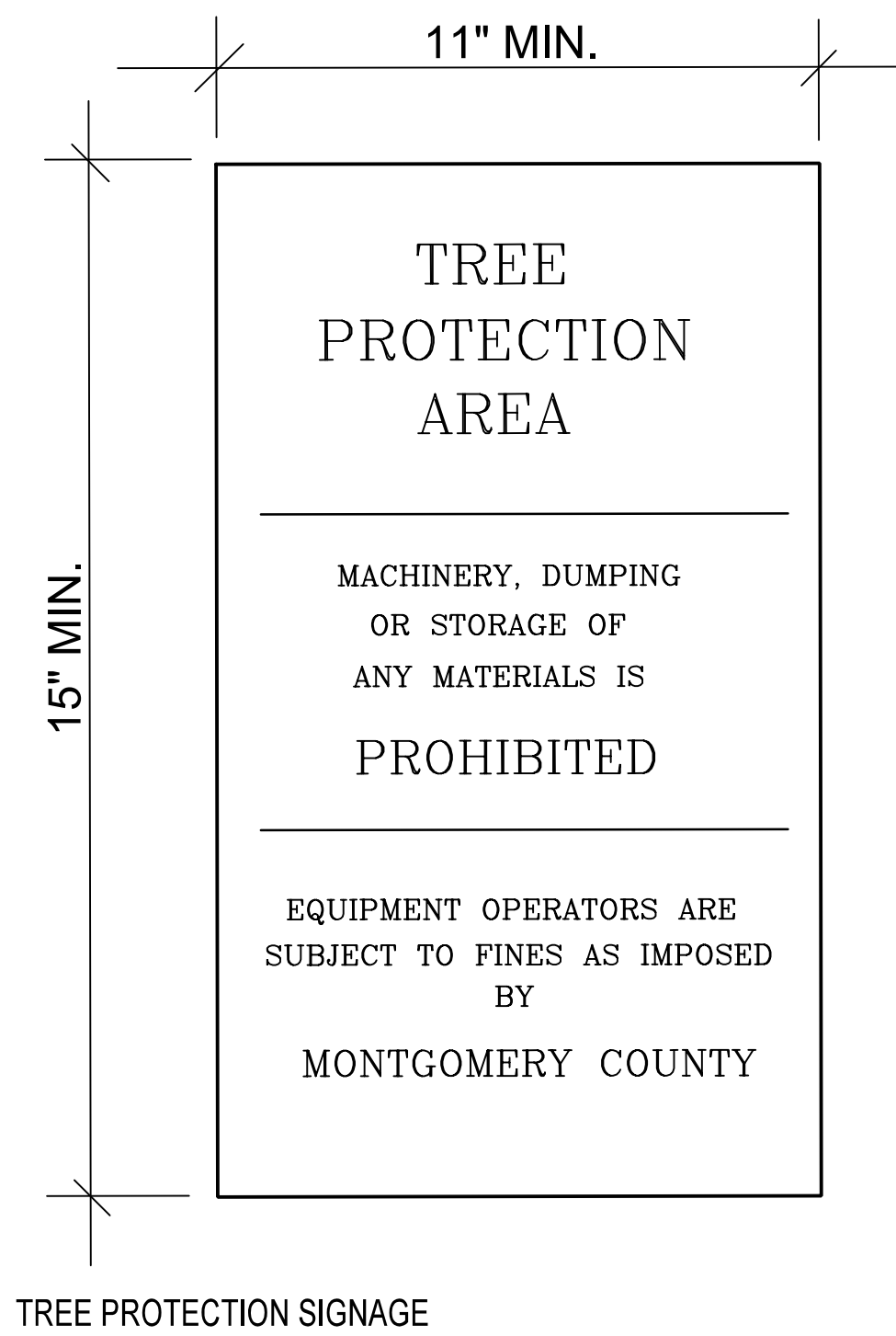
Phone and Email: (227) 251-1268, joseph.moges@montgomerycountymd.gov

Signature: _____

LANDSCAPE PLAN
03-FCP-F20260050-003

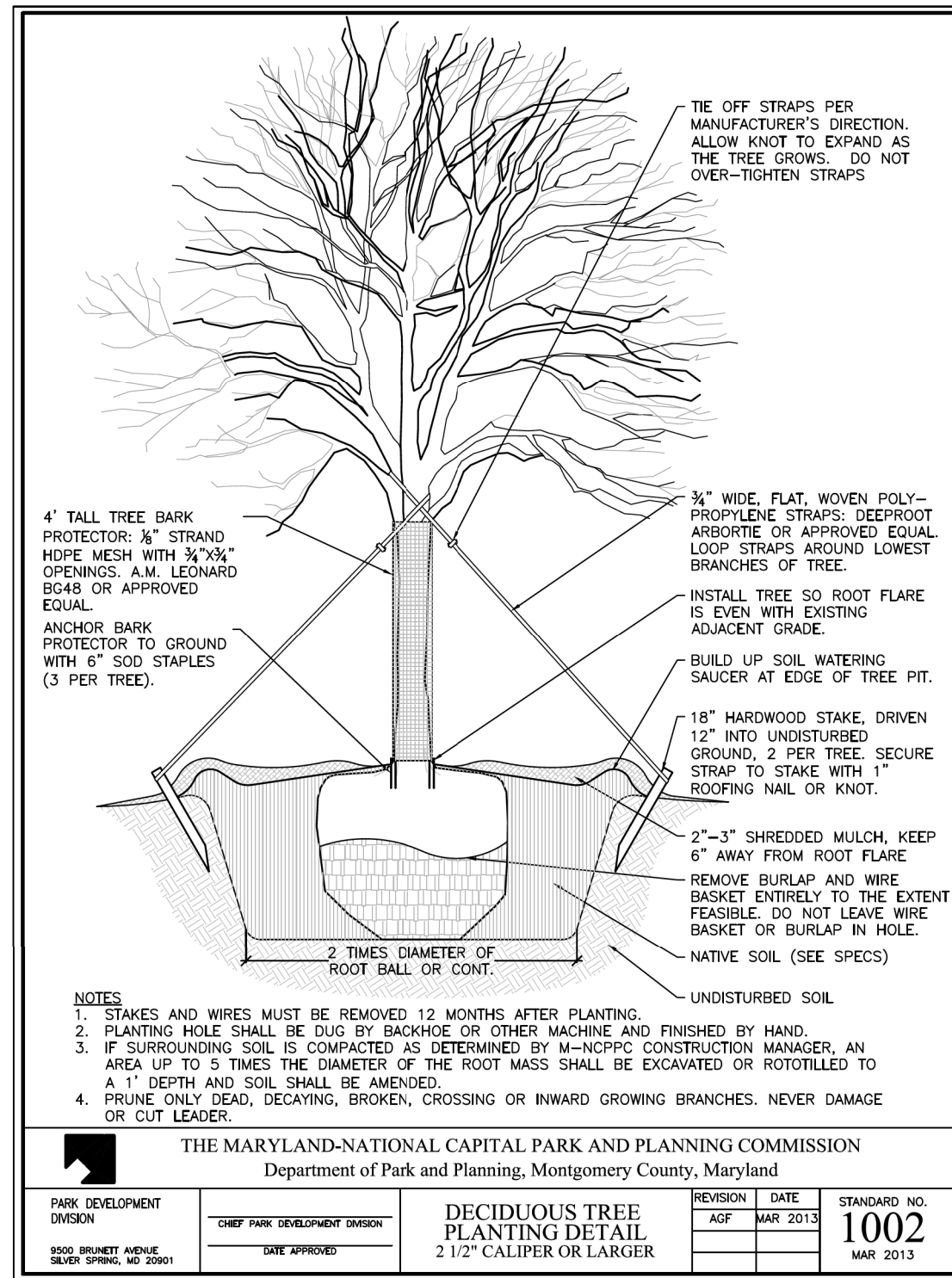
BOYDS TRANSIT IMPROVEMENTS

\$\$\$\$\$DOWNSPEC\$\$\$\$\$DATE\$\$\$\$\$



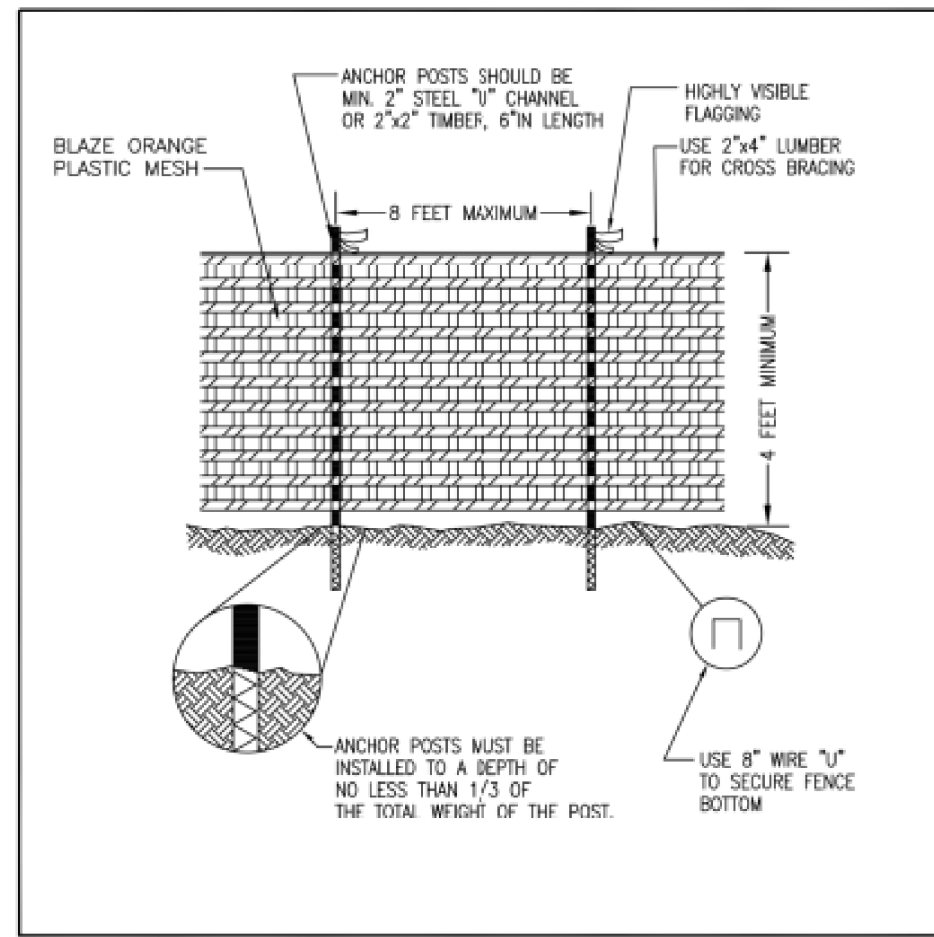
TREE PROTECTION SIGNAGE

NTS



DECIDUOUS TREE PLANTING DETAIL

1002

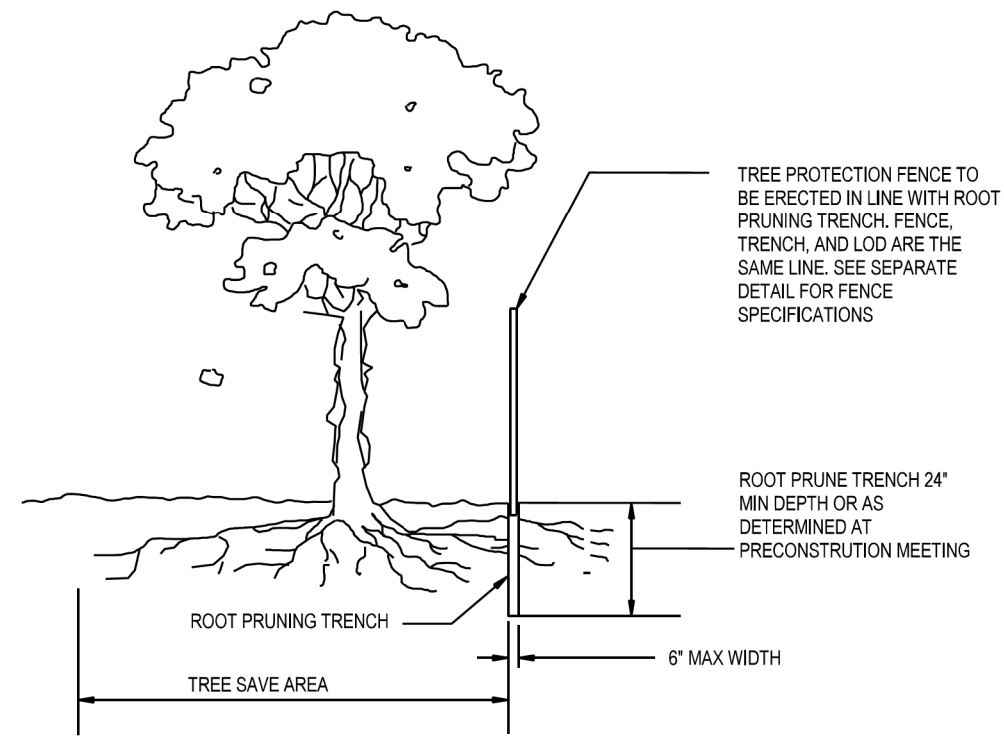


TEMPORARY PROTECTION FENCE

NTS

LIST OF AMENDMENT ITEMS

1. ADJUST LOD AROUND HOYLE'S MILL
2. REMOVE TREE #50
3. UPDATE FOREST CONSERVATION WORKSHEET
4. ADD TURFGRASS SOD IN EXPANDED LOD AROUND HOYLE'S MILL
5. UPDATE TREE TABLE WITH TREE #50 REMOVAL



ROOT PRUNING DETAIL

NTS

- NOTES:
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRECONSTRUCTION MEETING.
 2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRECONSTRUCTION MEETING AND FLAGGED PRIOR TO TRENCHING.
 3. EXACT LOCATION OF TRENCH SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FOREST CONSERVATION (FC) INSPECTOR.
 4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FC INSPECTOR.
 5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT.
 6. ALL PRUNINGS MUST BE EXECUTED WITH LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FC INSPECTOR.

INSPECTIONS

All field inspections must be requested by the applicant.
Field Inspections must be conducted as follows:

Plans without Planting Requirements

1. After the limits of disturbance have been staked and flagged, but before any clearing or grading begins.
2. After necessary stress reduction measures have been completed and protection measures have been installed, but before any clearing and grading begin and before release of the building permit.
3. After completion of all construction activities, but before removal of tree protection fencing, to determine the level of compliance with the provision of the forest conservation.

Additional Requirements for Plans with Planting Requirements

4. Before the start of any required reforestation and afforestation planting.
5. After the required reforestation and afforestation planting has been completed to verify that the planting is acceptable and prior to the start of the maintenance period.
6. At the end of the maintenance period to determine the level of compliance with the provisions of the planting plan, and if appropriate, release of the performance bond.

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1152
EXPIRATION DATE: 09/18/2026

MAHAN RYKIEL
LANDSCAPE ARCHITECTURE
URBAN DESIGN & PLANNING

Tree # for FCP documentation	Common Name	DBH(inches)	Condition	Comments	Recommendation
1	Black Locust	23.0	Fair	Some Dead Branches. Multi-stem White Mulberry growing at base	Retain, Root Pruning
2	Black Walnut	8.0	Fair	2x Trunk. Dead Branches. Leaning. Bag Worm	Retain
3	Black Walnut	9.0	Fair	2x Trunk. Dead Branches. Leaning. 6\"+ scar on trunk. Bag Worm	Retain
4	Virginia Red Cedar	9.0	Good	3x Trunk, 6, 8, 9. Trunk adjacent to wall.	Remove
5	Black Locust	22.0	Poor	Significant lean. Dead Branches	Retain, Root Pruning
6	White Mulberry	9.0	Poor	Significant lean. Dead Branches. Montgomery County Invasive Species (MCIS)	Retain
7	Black Cherry	11.0	Poor	Significant lean. Dead Branches	Retain, Root Pruning
8	Princess Tree	22.0	Poor	Significant lean. Dead Branches. MCIS	Remove to base
9	Princess Tree	28.0	Poor	Dead Branches	Remove to base
10	Tree of Heaven	13.0	Poor	3x Trunk, 12, 13, 10. Trunk adjacent to wall. MCIS	Remove to base
11	Tree of Heaven	8.0	Poor	Dead Branches. MCIS	Retain, Root Pruning
12	Tree of Heaven	10.0	Poor	2x Trunk, 10 and 6. Significant lean, Dead Branches. MCIS	Retain, Root Pruning
13	Tree of Heaven	12.0	Poor	3x Trunk, 12\", 7\", 8\". Covered with vines. Broken branches	Retain, Root Pruning
14	Princess Tree	23.0	Poor	Significant lean. Covered with vines. Dead Branches	Remove to base
15	Boxelder	22.5	Poor	2x Trunk, 16, 13. Significant lean, Dead Branches	Remove to base
16	Boxelder	16.0	Dead	Significant lean. Dead Branches	Retain, Root Pruning
17	Black Locust	18.0	Poor	Large canopy at base of trunk. Growing on corner of shed.	Remove to base
18	Princess Tree	17.0	Poor	Significant lean. Covered with vines. Cut top.	Retain, Root Pruning
19	Tree of Heaven	8.0	Poor	Covered with vines. Dead and cut branches. Top Cut.	Retain
20	Princess Tree	26.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain, Root Pruning
21	Tree of Heaven	14.0	Poor	Covered with vines. Dead Branches. MCIS	Retain
22	Tree of Heaven	9.0	Poor	Significant lean. Covered with vines.	Remove
23	Tree of Heaven	16.0	Poor	Multi-trunk. Covered with vines. Dead Branches. Large scar on trunk.	Retain
24	Tree of Heaven	13.0	Poor	Covered with Vines. Dead Branches. MCIS	Remove
25	Tree of Heaven	16.0	Poor	Multi-trunk. Covered with vines. Dead Branches.	Retain
26	Tree of Heaven	16.0	Poor	Covered with vines. Dead and cut branches.	Retain
27	Tree of Heaven	14.0	Poor	Covered with vines. Dead and cut branches.	Retain
28	Black Cherry	10.0	Poor	Covered with Vines. Dead Branches. Significant Lean.	Retain
29	Boxelder	23.5	Fair/Poor	3x Trunk, 14, 10, 7. Covered with vines. Dead Branches	Retain
30	Eastern Red Cedar	12.0	Poor	Covered with Vines. Dead Branches. Insect boring damage	Retain
31	Tree of Heaven	14.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain
32	Tree of Heaven	8.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain
33	Tree of Heaven	11.5	Poor	Covered with Vines. Dead Branches. MCIS	Retain
34	Tree of Heaven	14.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain
35	Tree of Heaven	10.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain
36	Tree of Heaven	10.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain
37	Tree of Heaven	7.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain
38	Tree of Heaven	11.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain
39	Tree of Heaven	10.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain
40	Tree of Heaven	6.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain
41	Tree of Heaven	11.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain
42	Tree of Heaven	14.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain
43	Tree of Heaven	11.0	Poor	Covered with Vines. Dead Branches. MCIS	Retain, Root Pruning
44	Tree of Heaven	10.0	Poor	Covered with Vines. Dead Branches. MCIS	Remove
45	Tree of Heaven	12.0	Poor	Covered with Vines. Dead Branches. MCIS	Remove
46	Tree of Heaven	34.0	Poor	T-06 Specimen. Covered with Vines. Dead Branches. MCIS	Retain, Root Pruning
47	Eastern Red Cedar	10.0	Fair	Covered with Vines.	Remove
48	Princess Tree	28.0	Fair/Poor	Covered with vines. Dead Branches. MCIS	Retain, Root Pruning
49	Boxelder	7.0	Poor	Covered with Vines. Dead Branches.	Retain
50	Boxelder	10.0	Poor	Covered with Vines. Dead Branches.	Remove
51	Boxelder	16.0	Fair	2x Trunk, 11 and 10	Remove
52	Boxelder	Dead	Dead	Dead	N/A
53	Boxelder	10.0	Poor	Covered with Vines. Dead Branches.	Remove
54	White Mulberry	11.0	Poor	2x Trunk, 8 and 6. Vine covered. MCIS	Remove
55	Boxelder	10.0	Poor	Covered with Vines. Dead Branches.	Remove
56	Boxelder	20.0	Poor	Covered with Vines. Dead Branches.	Remove
58	Sassafras	8.0	Poor	Vine covered. Dead Branches. 2 Trees adjacent to each other	Remove
59	Sassafras	8.0	Poor	Vine covered. Dead Branches.	Remove
60	Princess Tree	20.5	Poor	2x Trunk, 13 and 14. one dead trunk. MCIS	Remove
61	American Elm	16.0	Poor	Vine covered. Dead Branches.	Remove
62	American Elm	14.0	Poor	Vine covered. Dead Branches.	Remove
63	Black Gum	17.0	Poor	3x Trunk, 10, 6, 8. Covered with vines. Dead Branches	Remove
64	Black Gum	8.0	Fair	Some Vines	Remove
65	Black Gum	12.0	Fair	Some Vines	Remove
66	Black Gum	12.0	Fair	Some Vines	Remove
67	Black Gum	10.0	Fair	Some Vines	Remove
68	Black Cherry	12.0	Fair	Dead Branches.	Remove
69	American Elm	16.0	Poor	Vine covered. Dead Branches.	Remove
70	Princess Tree	35.0	Poor	TS Specimen. 2x Trunk, 35\"+ live and 30\"+ dead trunk. MCIS	Remove
71	Common Hackberry	7.0	Fair	Some dead branches.	Remove

1/23/2025

Tree # for FCP documentation	Tree-Common Name	DBH(inches)	Condition	Comments	Recommendation
A	White Mulberry	9.0	Fair	Trunk stem 7\", 8\", 9\" Branch die back. Growing at base of Black Locust	Retain
D	Black Locust	6.0	Good	Some vines around base.	Retain
E	Black Locust	2.0	Fair	Growing next to wall. Leaning. Main leader cut.	Retain
F	Silver Maple	1.5	Good	Growing next to wall. Under Overhead utility lines	Retain
G	Eastern Red Cedar	1.0	Good	Growing next to wall. Under Overhead utility lines	Retain
P	Hackberry	2.0	Poor	Significant lean. Covered with vines.	Retain
Q	Tree of Heaven	1.5	Poor	Significant lean. Covered with vines.	Retain
R	Tree of Heaven	3.0	Poor	Significant lean. Covered with vines.	Retain
S	Silver Maple	1.5	Fair	Significant lean. Covered with vines.	Retain
T	Silver Maple	2.0	Poor	2x Trunk. Top Cut-off. Vine covered.	Retain
V	Black Cherry	2.0	Poor	Significant lean. Covered with vines. Cut and dead branches.	Retain
W	Tree of Heaven	2.0	Poor	Growing out of fence. Cut top/branches. Covered with vines.	Retain
X	Staghorn Sumac	2.0	Poor	Significant lean. Covered with vines. Cut top.	Retain
Y	Black Walnut	1.5	Poor	Covered with vines. Cut branches.	Retain
Z	White Mulberry	1.0	Poor	Covered with vines. Cut branches.	Retain
AA	Boxelder	1.5	Poor	Covered with vines. Cut branches.	Retain
BB	White Mulberry	1.5	Poor	Covered with vines. Cut branches.	Retain
CC	Black Walnut	2.0	Poor	Covered with vines. Cut branches.	Retain
DD	Staghorn Sumac	2.0	Poor	Significant lean. Covered with vines.	Retain
EE	Black Walnut	1.5	Poor	Significant lean. Covered with vines.	Retain
FF	Black Walnut	3.0	Fair	Covered with vines.	Retain
GG	Tree of Heaven	1.0	Poor	Cut off top. Adjacent to RR tracks	Retain
HH	Black Walnut	1.0	Poor	Cut off top. Adjacent to RR tracks. Covered with vines.	Retain
II	White Mulberry	1.0	Poor	Covered with vines. Cut branches.	Retain
KK	Tree of Heaven	2.0	Fair	Some vines in canopy.	Retain
LL	Black Walnut	3.0	Fair	Some vines in canopy.	Retain
MM	Black Walnut	3.0	Poor	Girdling vines on trunk and canopy.	Retain
NN	Black Walnut	2.5	Poor	Girdling vines on trunk and canopy.	Retain
OO	Tree of Heaven	2.0	Fair	Long scar down trunk. Cut	Retain
PP	Black Locust	4.0	Fair	Some Dead Branches.	Remove
QQ	Tree of Heaven	2.5	Poor	Covered with vines. Dead branches.	Remove
RR	Tree of Heaven	1.5	Fair	Leaning. Some vines in canopy.	Retain
SS	Tree of Heaven	1.5	Poor	Covered with vines. Dead branches.	Retain
TT	Tree of Heaven	1.0	Poor	Significant lean. Covered with vines.	Retain
UU	Tree of Heaven	4.0	Fair	Some vines in canopy.	Retain
VV	Tree of Heaven	5.0	Poor	Covered with vines. Cut branches.	Retain
WW	Black Walnut	2.5	Fair	Some vines	Retain
XX	Black Walnut	1.0	Fair	Tree of Heaven growing at base	Retain
YY	Black Walnut	1.5	Fair	Some vines in canopy.	Retain
ZZ	Black Walnut	2.0	Fair	Some vines in canopy.	Retain
AAA	Tree of Heaven	1.0	Fair	Some vines in canopy.	Retain
CCC	Tree of Heaven	1.0	Poor	Girdling vines on trunk and canopy.	Retain
DDD	Tree of Heaven	3.0	Poor	Girdling vines on trunk and canopy.	Retain
EEE	Tree of Heaven	1.5 & 1.0	Poor	2 Trees directly next to each other. Topped. Covered w/vines.	Retain
FFF	Tree of Heaven	3.0	Poor	Covered with vines. Dead and cut branches.	Retain
PPP	Tree of Heaven	1.0	Poor	Cut top. Dead Branches.	Retain

DEVELOPER'S CERTIFICATE

The undersigned agrees to execute all the features of Approved Final Forest Conservation Plan No. F20260050 including financial bonding, forest planting, maintenance, and all other applicable agreements.

Developer's Name: Montgomery County Department of Transportation
 Contact Person or Owner: Joseph Moges
 Address: 100 Edison Park Drive, Fourth Floor Gaithersburg, MD 20878
 Phone and Email: (227) 251-1268, joseph.moges@montgomerycountymd.gov
 Signature: _____

MONTGOMERY COUNTY
DEPARTMENT OF TRANSPORTATION
GAITHERSBURG, MARYLAND

RECOMMENDED FOR APPROVAL

Chief, Transportation Planning and Design Section

Chief, Division of Transportation Engineering

Date

Date

Designed by: R.E.W.

Drawn by: N.R.M.

Checked by: S.C.S.

SCALE : NTS

Project No. : 509337

DETAILS AND NOTES
04-FCP-F20260050-004

BOYDS TRANSIT IMPROVEMENTS

AUGUST 2025

SHEET 4 of 4

FCP-04