



CHAPTER 11: HISTORIC/CULTURAL RESOURCES

GOALS

As previously detailed in Chapter 2, Union Bridge has set forth the following goals:

- To work with property owners to preserve and/or restore as many historic structures and sites as possible
- To protect the historic character of the community through the use of historically consistent architectural styles in new and infill development
- To continue and broaden the process of community renewal begun by the Main Street Revitalization project through heritage tourism and related preservation or development efforts

CURRENT CONDITIONS

1 Historic Context

The following historical account of the Union Bridge area was compiled from information supplied by the Town of Union Bridge publications "Stories of Union Bridge Yesterday –Today," 1974; "Historical Sketch of Union Bridge, Maryland (Read on the Occasion of the Celebration of the Centennial Fourth of July, 1876)," 1890; Kenneth M. Short, "National Register of Historic Places Registration Form," Description of the Union Bridge Historic District, 1992; the Maryland Midland Railroad; Lehigh Portland Cement Company; and Amos White, a local historian.

Located in the heart of the fertile Piedmont Plateau, the Town of Union Bridge was first settled as a farming community prior to the Revolutionary War. The first land patent in what was to become Union Bridge was granted in 1731 to John Tredane. The 200-acre tract was called "Kilfadda" and included land that is now part of the southwestern section of town. The land north of Elgar Street, and to the west, was part of the patent called "Rockland" that was granted to a Pennsylvania resident named Allen Farquhar in 1734. That same year Tredane sold "Kilfadda" to Allen Farquhar. In 1735, Allen Farquhar granted to his son, William, 200 acres of land that was part of "Kilfadda" and part of "Rockland" with the stipulation that he move from Pennsylvania to Maryland. William and Ann Farquhar obliged, making their home where the Clemson farm is located just west of town. William Farquhar went on to purchase over 2,000 acres between 1742 and 1768. Within those 2,000 acres was included all the ground upon which the town now exists.

A daughter of William Farquhar, Susanna, was married to Solomon Shepherd on October 27, 1779. Since William wanted his children near him, the new couple settled on a part of the Farquhar Estate three quarters of a mile east of Union Bridge. Later, in 1790, Solomon built a fine brick house, which was considered very extravagant for the times. Today, the homestead is called "Hard Lodging." Solomon's neighbors called the



home "Solomon's Folly" because of its extravagance.

Constructed on land donated by William Farquhar, the first house of worship erected in the community was the Friends Meeting House. Built in 1772, The Religious Society of Friends (Quakers) has conducted monthly meetings for worship at the Meeting House since that time. The first wedding occurred there in 1773, and a school building was constructed near the Meeting House which students from across the country attended. Joel Wright served as schoolmaster until 1802. In 1934, a fire at the Meeting House gutted the structure but the exterior walls remained intact. A new floor was constructed in 1935 and remains there today. Recently, an expert in 18th century architecture declared the structure as authentic 18th century construction.

Around the end of the eighteenth or beginning of the nineteenth century, William Farquhar's grandson, Benjamin, built a sawmill and oil mill at a site along Main Street just north of the railroad tracks. At the same time, Joseph Elgar opened a general store at about 28 North Main Street and a wrought-nail manufactory located at about 32 North Main Street, on the southeast corner of Elgar Street. He is credited with building the first brick house in Union Bridge, which was approximately where 26 North Main currently is located.

In 1811, Jacob R. Thomas, a resident of Union Bridge at the time, designed and assembled the world's first reaping machine. The first reaping machine was utilized on a farm that originally belonged to Moses Farquhar. Later, the farm became the property of Sarah D. Clemson, and through various transactions within the family, the farm is now owned by Mary Clemson Wilson, great granddaughter to Sarah D. Clemson.

For a time, the Town of Union Bridge was known as 'Buttersburg.' This is explained by the practice of accepting butter, eggs, etc. for goods at the local store. The quantity and quality of the butter, subsequently sold by Huckster Wagon, was enough to earn the town the name of Buttersburg, which it retained for several years. The name Union Bridge was actually the name given to the bridge built across Little Pipe Creek to acknowledge the united personal labor efforts of those living on either side of the creek. The name Buttersburg was later replaced with Union Bridge in 1820, when postal service was established and a post office created.

During the Maryland General Assembly session in Annapolis between January 3, 1872 and April 1, 1872, two acts of significance to Union Bridge were passed. First, an Act was passed to create the Union Bridge Election District No. 12 from parts of the Uniontown, Middleburg, and New Windsor election districts. The first voting to occur in town was for the Presidential Election on November 5, 1872. The second Act passed during that session was to incorporate the Town of Union Bridge in Carroll County. After receiving municipal authority, the Mayor and Council passed a resolution naming the streets in the town on March 31, 1874.

The town took action to supply drinking water to its residents as well as fire protection on July 21, 1886. The first water was supplied on November 27, 1886, at a total cost to the town of \$15,000. After a few years the supply became inadequate and a plot of land in the western limits of town was purchased for well drilling. The well was drilled in 1913 and has adequately served the town's needs to this day. A large steel reservoir tank was constructed in 1927 at a cost of \$10,000.

One of the greatest events in the history of Union Bridge was the coming of the Western Maryland Railroad.



After years of anticipation, the railroad finally reached the town in May of 1862. The railroad’s importance in Union Bridge was realized with the construction of the Western Maryland Railroad depot in 1902.

An important shift took place in Union Bridge a decade later when the Tidewater Portland Cement Company moved into town and, as a result, the Maryland Collegiate Institute moved to New Windsor. The Portland Cement plant was constructed in 1910 by the Republic Finance Company and then sold to the Tidewater Portland Cement Company who began operations in August 1911. The railroad was obviously instrumental in drawing the cement company and securing Union Bridge’s industrial base. The opening of the plant was considered an economic boost to the town. In 1925, Lehigh Portland Cement Company purchased the plant. Several large plant modernizations were completed in 1939, 1957, 1970, and 2002.

Expansion continued as a result of the industry. There was a greater move toward national building trends such as bungalows and four-squares, yet many structures still retain local idiosyncrasies. This process continued through World War II. While most of the railroad structures have been demolished and college buildings did not survive, most everything else in the Town of Union Bridge remains, helping to create a good portrait of a piedmont Maryland village. The town is still surrounded by farms, wooded parcels, and Little Pipe Creek, as it has always been.

2 Inventory of Identified Historic Districts, Structures and Sites

The Town of Union Bridge and the surrounding community are rich in heritage sites and historic landmarks, as illustrated on the “Historic & Cultural Resources” map. In August 1994, a portion of the Town was designated as a Historic District (CARR-1317) and was listed on the National Register of Historic Places. The National Register lists properties acknowledged by the federal government as worthy of recognition and preservation for their significance in American history and culture. Additionally, this status can be a powerful economic development tool for the Town. The buildings that are contributing structures to the National Register District are eligible for state and federal investment tax credits as well as other incentive programs to support their preservation, rehabilitation and adaptive reuse. A number of additional sites are listed on the Maryland Inventory of Historic Properties (MIHP). All of these historic resources are listed in the table below.

MIHP ID Number	Site	MIHP ID Number	Site
CARR – 10	First Reaping Machine Test Site	CARR - 13	Union Bridge Station Western Maryland Railroad Company
CARR – 14	Pipe Creek Friends Meeting House	CARR – 15	William H. Reinhart Birthplace
CARR – 75	Samuel McKinstry’s Mill House	CARR – 90	Hard Lodging
CARR – 150	Sam’s Creek Farm (Hopewell)	CARR – 156	Warren Truss Bridge
CARR – 206	Emil White House (Wilson’s Inheritance)	CARR – 257	Forest House
CARR – 324	Carballo House	CARR – 846	Lantz Hyde Log House

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MIHP ID Number	Site	MIHP ID Number	Site
CARR – 853	Jonas Englar House	CARR – 854	Nathan Englar House
CARR – 855	Joseph Englar House	CARR – 856	D. F. Albaugh Store
CARR – 857	Binkley House	CARR – 858	Ice Cream Factory
CARR – 944	Marble Hall Site (early Rinehart Farm)	CARR – 945	Mount Pleasant (Clemson Family Farm)
CARR – 946	Messler Log House Site	CARR – 947	Ulrich Messler House Site
CARR - 948	Kilfadda	CARR – 949	Wolfe’s Cemetary
CARR – 950	Stoner Mill Site	CARR – 954	Priestland School House Site
CARR – 955	Shriner-Norris House Site	CARR – 956	William Poultney Farquhar Farm (Locust Grove Farm)
CARR – 1104	Union Bridge Methodist Protestant Church	CARR – 1317	Union Bridge Historic District
CARR – 1411	Hiltabridle-Stultz Farm	CARR – 1435	Stoner-Saum Farm

3 Description of Historic Preservation Resources

Many tools exist for the property owners of historic buildings or sites. Organizations and programs dedicated to providing technical and financial assistance for historic preservation exist at both the state and local level, in the both public and private sectors. Organizations and programs that can assist property owners in Carroll County are listed below.

Historic Preservation Resources		
Resource Type	Name	Description
Organizations	National Park Service	Chief administrator of the National Historic Preservation Act of 1966 in concert with the states. Keeper of the National Register of Historic Places and lead agency for Section 106 review. Oversees National Historic Landmark program. Provides some funding to state preservation offices for operating expenses, some of which is passed on to local governments through the Certified Local Government program.
	National Trust for Historic Preservation	National, private non-profit organization. Sponsors the National Main Street Center and a Heritage Tourism program, provides loan and grant programs for historic preservation efforts, and co-sponsors the Barn Again! program to encourage the preservation of barns.
	Advisory Council on Historic Preservation	Independent Federal agency that advises the President and Congress on historic preservation matters, particularly Federal or Federally-assisted projects that impact National Register properties.
	Maryland Historical Trust	The Division of Historical and Cultural Programs in the Maryland State Department of Planning acts as the State Historic Preservation Office by conducting historic and archaeological resource surveys and is the central repository for these records for all counties in the state; nominating properties to the National Register; carrying out Section 106 reviews administering Federal and State preservation grants; reviewing Federal and State tax incentive projects; and assisting with preservation planning statewide.
	Maryland Environmental Trust	Organization created by the Maryland General Assembly to conserve and protect the state’s open space and natural environment. Core program is the conservation easement program. Also administers the Local Land Trust Assistance Program, the “Keep Maryland Beautiful” program, and Rural Historic Village Protection Program.
	Preservation Maryland	Private, non-profit preservation organization that works statewide to preserve historic buildings, districts, and archaeological sites. Provides grants for preservation projects.



Historic Preservation Resources

Resource Type	Name	Description
	Maryland Historical Society	Private, non-profit organization dedicated to collecting, preserving, and interpreting the state's history. Houses a library and research center as well as permanent and rotating exhibits.
	Historical Society of Carroll County	Private, non-profit organization dedicated to preserving and interpreting the county's past. They maintain a variety of collections, as well as an extensive archive and research library
	Union Bridge Area Heritage Committee	Private, non-profit organization dedicated to preserving and interpreting Union Bridge's past. They maintain a collection of photographs, documents and other materials relevant to the area. They also can facilitate connections to private collections available for research.
Programs	National Register of Historic Places	A listing of properties and districts significant in American history and culture. Significance is determined by a set of eligibility criteria. Nominations are made through the completion of a standard form submitted to MHT then NPS. Listing is voluntary and non-regulatory, and enables property owners to apply for Federal and State tax benefits, loans and grants for certain preservation work.
	National Historic Landmarks	Program administered by the National Park Service that designates structures of national historical significance. Landmarks are subject to Section 106 Review and may be preserved through Congressional legislation if threatened. Landmarks are automatically entered on the National Register as well.
	Local Historic Districts	Three local historic districts exist in Carroll County: Uniontown, Sykesville and Westminster. The Carroll County Preservation Commission has been authorized by the County government to establish and enforce design guidelines for Uniontown and any future local historic districts in the County so that the historical and architectural qualities of the district are preserved. Municipal historic district commissions were created to monitor the Sykesville and Westminster districts. Standards apply to alterations or demolitions that affect the exterior of the property as well as the landscape and streetscape for each district.
	Section 106 Federal Review and Article 83B Section 5-617 & 5-618 Maryland Code Review	Section of the National Historic Preservation Act that requires Federal and State agencies to take into consideration the impact of Federally or State funded or permitted projects on historic properties and allows the Advisory Council on Historic Preservation the opportunity to review the projects as well. These tasks are carried out by Maryland Historical Trust, Office of Preservation Services
	Federal Rehabilitation Tax Credit	Allows owners of income-producing property to receive a Federal investment tax credit for income taxes equal to 20% of the costs of rehabilitation if it is certified as complying with the Secretary of the Interior's <i>Standards for Rehabilitation</i> . Administered by MHT and NPS.
	Maryland Rehabilitation Tax Credit	Provides investment tax credits for income taxes equal to 20% of capital costs for the rehabilitation of owner-occupied or income-producing properties. Work must conform to the Secretary of the Interior's <i>Standards for Rehabilitation</i> and must be certified by MHT, which administers the program.
	Easements	A mechanism by which limitations are placed on development potential or structural alterations through a legal document that remains with the property regardless of ownership. Easements can be held by Federal, state, and local government agencies and private organizations that are tax-exempt, charitable, educational non-profits. The value of the donated easement is tax deductible and some tax benefits also may be realized through a reduced property value due to development restrictions.
	Transfer of Development Rights	A mechanism by which the right to develop a property is separated from the sending historic site and exchanged at an agreed market value to allow the development to occur at another location. Legal agreements document the transfer of the right from the original historic location and permanently protect it from alterations, development or demolition.
	Rural Historic Village Protection Program	A program of the Maryland Environmental Trust. Seeks to protect the historic context of rural villages through the preservation of surrounding landscapes. Utilizes a combination of conservation easement, historic preservation easements, state agricultural easements, and county agricultural districts.
	Certified Local Government	Provides competitive grants for historic sites survey, preservation planning, and heritage education to local governments that have legislation in place to designate and protect historic properties. Certified Local Governments also must have a qualified historic preservation review commission, must create and update an inventory of historic properties, and must allow public participation in local preservation programs.
	Maryland Heritage Preservation and Tourism Areas Program	Provides matching grants and loans and tax credits to historic or contributing non-historic properties within a Certified Heritage Area. Certification is obtained through MHT and the Maryland Heritage Areas Authority. Maryland's "Heart of the Civil War Heritage Area" includes parts of Carroll County.



Historic Preservation Resources		
Resource Type	Name	Description
	Rural Legacy	Land preservation program administered by the Maryland Department of Natural Resources that seeks to preserve areas rich in agricultural, natural, and cultural resources that will promote resource-based economies, protect green belts and greenways, and maintain the fabric of rural life.
	Main Street Program	Downtown revitalization program administered by the Maryland Department of Housing and Community Development. Competitively selected communities receive assistance in improving the economy, appearance and image of their traditional downtown business districts. The program is based upon the National Trust for Historic Preservation's Main Street Approach, which applies a four-point approach to revitalization: organization, promotion, design, and economic restructuring.

4 Heritage Tourism

The term heritage tourism refers to tourist activity that is oriented around the visitation of historic and cultural attractions, natural resources, and local dining and lodging establishments that impart a unique, regional experience not duplicated anywhere else. Heritage tourists are in search of the “real” and “authentic” qualities of a place. The heritage tourism market is a lucrative one to pursue since studies have shown that tourists who fit the heritage tourist profile often are more highly educated, older, and wealthier and, as a result, tend to spend more per trip than the average tourist. However, to attract the heritage tourist, a locality must be able to offer them the type of unique and authentic experience they seek. Carroll County is fortunate to have many of the requisite qualities for heritage tourism – quaint and attractive downtowns

that have been preserved to a large extent, an array of unique local dining and shopping opportunities, a calendar of events that reflect the region, and beautiful rural scenery.

Union Bridge is fortunate to have active institutions, businesses and partner organizations to help draw heritage tourists and create a unique community identity. Sites such as the Western Maryland Railroad Museum have several relevant stories and offer a regularly available resource. Groups such as the Union Bridge Business Association, which hosts the annual “Depot Days,” or the Union Bridge Area Heritage Committee, which has recently produced an exemplary walking tour brochure listing nearly 50 area sites, provide opportunities appealing to a diverse range of cultural and historical interests. Through the efforts of the Main Street Revitalization Committee, in 2007 the Town of Union Bridge dedicated a casting of a 19th century statue by the Union Bridge native sculptor William Henry Rinehart. However, in order to more fully capitalize upon the potential that exists, a conscious effort must be put forth to retain and attract unique businesses and cultural facilities by building upon the State Highway-funded infrastructure improvements while preserving the historic fabric of the town, and protecting the rural countryside and way of life. Additionally, while individual projects can have notable effects, without coordinated efforts the potential economic benefit to the community will never be realized.

One major boost to local efforts is the recent designation of Maryland’s “Heart of the Civil War Heritage Area.” The “Heart of the Civil War Heritage Area” (HCWHA), along with its management plan, was certified by the Maryland Heritage Areas Authority in July 2006 as the eleventh heritage area in the state certified through Maryland's Heritage Preservation and Tourism Areas Program. The heritage area includes significant portions of Carroll, Frederick, and Washington counties that contain Civil War battlefields and other sites related to the conflict. In Carroll County, these sites primarily relate to supply efforts and troop movements through the area prior to and after the Battle of Gettysburg. In Union Bridge, the Western Maryland Railroad Museum is the destination point for visitors following the Civil War Trails tour. The County’s portion of the heritage area includes the corridors (defined as 500 feet from the centerline) of most



of the major roadways. All of the incorporated municipalities contain at least one of these routes and, therefore, lie partially within the heritage area.

Certification enables Carroll County businesses and organizations to use State grants, loans, and tax incentives to undertake projects that support the heritage area's goals and capitalize on the area's significant Civil War-related history. Additionally, Target Investment Zones (TIZs) have been identified as part of this process. TIZs are areas towards which substantial amounts of funding are to be directed as a result of their having concentrations of heritage resources and visitor services. In Carroll County, three activated and/or potential TIZs have been identified: Taneytown, Westminster, and Sykesville. Properties within activated TIZs are eligible for additional grants and loans for capital projects and economic development projects, as well as state income tax credits for the rehabilitation of certified heritage structures. Other jurisdictions may be deemed eligible if they choose to apply for TIZ certification.

Nearly all of the jurisdictions in the county have completed the needed documentation that will make them eligible to apply for funding or other program designations. On August 28, 2006, the Mayor and Council of Union Bridge passed a resolution (#07-06) amending the comprehensive plan to incorporate those portions of the Heart of the Civil War Heritage Area Management Plan that apply to the Town of Union Bridge. That plan is incorporated by reference into this update of the comprehensive plan as well.

A similar national effort, underway beginning in the fall of 2006, may designate portions of Carroll County as part of the "Journey Through Hallowed Ground National Heritage Area." In its initial proposal this effort will tie broader themes including historical, cultural, social and political events that are core to our national identity into a geographically connected corridor. While the effort is in its relatively early stages, it will undoubtedly offer similar and perhaps more significant benefits to areas included within its jurisdiction.

ANALYSIS OF COMMUNITY NEEDS

The Town's Main Street Revitalization Plan has preservation goals and preservation-oriented visions, but the plan's implementation focused primarily on the Main Street corridor. Within the community, historic homes, buildings, and areas have no protection or encouragement of preservation of the history and heritage they represent. Many of these structures will continue to deteriorate and disappear without preservation activities within the community. Additionally, not all members of the community are aware of the importance of preserving historic resources or the availability of funds and programs to assist with these efforts. The establishment of the Heart of the Civil War Heritage Area represents an opportunity to bring a greater awareness about local history to the Town and enhance its local economy through heritage tourism, community events and through continuing early efforts at developing a distinct community identity or brand.

1 Awareness of and active stewardship with community history, heritage and culture

The lifeblood of any community is the enthusiastic support and participation of its members. A number of local historians have identified past uses of properties and various historic structures. The general consensus from the community is to preserve these structures through appropriate reuse and preservation. The community also stated the need for a centralized location for the storage and display of historic artifacts relevant to the heritage of the Town and its surrounding areas. By engaging all portions of the community



as partners and stewards of this rich heritage to rehabilitate the historic structures and sites, not only will the physical presence of the town be improved but the sense of pride in place will be continually improved as well. Between 1995 and 2000 many of these issues were considered during the Main Street discussions held in the community. While many of the desired physical changes have been implemented, many community-based objectives detailed in those plans continue to present opportunities to the Town.

2 Tools to protect and promote the community character as it has developed over the past two centuries

Union Bridge is in the very fortunate position of having had a well documented and comprehensive survey of its historic resources that ultimately led to its inclusion on the National Register of Historic Places in 1994. With this vital tool in place, much of the town core as well as those areas that were part of the historic growth of the town spanning from the late 18th through the early 20th centuries, are eligible to apply for various funding programs to support the physical rehabilitation as well as the economic revitalization that the community wishes to see. Program resources may include tax credits, heritage area funding, community development grants, homeowner loan programs, and more.

3 Methods to capitalize on the unique community character and resources of Union Bridge to provide for a continually vital community

Quality of life and sense of place are communicated by all of the elements of a community. The impression created by not only residential development but by landscaping, signs, commercial and retail buildings as well as industrial development all combine to paint an ever-changing image of a community. The most effective way to protect and preserve community character is to develop a toolkit of many strategies that will ensure that the best elements of the community are understood and reinforced through the form and type of new growth.

The community desires to retain a small town feel by monitoring development design to ensure it fits into the existing character of the community. Town officials are interested in developing design guidelines and/or a pattern book. This pattern book would serve as a guide for town officials, policy makers, and developers to the shared and agreed upon feel and character of the community.

RECOMMENDED ACTIONS

1 Encourage Local Groups to Develop Programs and Activities to Promote Awareness of the Town's History, the Importance of Preservation, and Ways Residents Can Participate

The Union Bridge Area Heritage Committee has worked diligently to promote and preserve the heritage of the Town. The Heritage Committee, although not affiliated with the Town government, has successfully partnered with the Town on several initiatives. The committee is concerned with activities that promote the heritage and history of the town as well as engaging in efforts to preserve that history and the places which



demonstrate that history. Among their most recent activities has been the development of a self-guided walking tour brochure for residents and tourists to the area.

However, due to a variety of factors, active membership has dropped in recent years. The current members have maintained the group's important 501 C (3) non-profit status and are in the process of reinvigorating the Committee. In November of 2007, a new slate of officers and a new board of directors were elected. They are re-establishing regularly scheduled meetings to be held on the first Thursday of odd-numbered months beginning in January 2008. To more fully engage the community, an active membership outreach campaign should be considered. This perhaps will involve refocusing the efforts of the group to either specific project(s) or an education effort to help existing property owners and residents become more active as community heritage stewards. By revisiting results and recommendations of both the 1995 "Union Bridge Main Street Revitalization Plan" and the "2000 Union Bridge Main Street Plan" each developed with extensive community involvement, the committee may find several relevant, targeted projects that they can undertake to leverage support and funding. For example, a program to develop heritage markers for individual structures was suggested at one time. The Heritage Committee, in addition to other interested partners and stakeholders, should continue to identify and promote activities which encourage town residents to take an active role in preserving the history and historical character of the town.

- 2 Encourage the redevelopment of tax-credit eligible historic properties in Town to improve the overall condition of Union Bridge's income-producing and residential properties.*

With the listing of the town's historic district on the National Register of Historic Places in 1994, 251 buildings, sites and structures in the historic district became eligible through both state and federal programs to receive investment tax credits against income taxes. Other eligible properties, including the threatened Locust Grove Farm, exist outside of the central historic district. For income-producing properties, including residential rentals, professional offices, and commercial uses, the federal tax credit of 20% of the cost of renovations may be combined with the state tax credit of 20% to help promote better renovation and stewardship of the structure. The state program also enables the portion of the tax credit that exceeds income taxes due to be refunded directly to the applicant. Residential properties in the district are eligible to use the state tax credit program to offset costs involved with renovations. A recent addition to the Maryland Historical Trust grant and loan program permits homeowners applying for tax credits to apply for special low interest loans to support exterior rehabilitation work.

- 3 Consider developing a municipal Main Street effort*

With a track record of more than 20 years of successful community rebuilding, the National Main Street Center's four-part program (developed by the National Trust for Historic Preservation) provides a very workable model for jurisdictions to begin to model their community revitalization efforts. Experience from the program has shown that a gradual, incremental approach is the most sustainable. Further, Union Bridge has been the beneficiary of two detailed plans developed in 1995 and 2000 in advance of the State Highway Main Street revitalization and reconstruction work. As Union Bridge and its adjacent communities continue to grow, market opportunities for appropriately-scaled businesses and commercial redevelopment along Main Street as well as the adjacent portions of Town will grow as well. As the town begins to fulfill its residential density goals found in this and previous comprehensive plans, even further market opportunities



will be created.

Relevant recommendations remain to be implemented from both the 1995 and 2000 Main Street plan documents. Once the individual recommendations are matched up with the four-part Main Street strategy and ranked by priority, the Town can begin efforts to move forward on those recommendations as well recruit targeted businesses or commercial partners. The Town may also develop some additional benefits such as a façade improvement grant program, an assessment freeze or abatement of town property taxes for a specified period of time as an additional support to attract these Main Street partners. Funding to support such efforts may be found through Maryland Department of Housing and Community Development's Neighborhood Revitalization programs or through programs associated with heritage area grant funding.

4 Create Design Guidelines and/or a Pattern Book to Help Retain Small Town Character

Union Bridge has a rich architectural heritage that has created a community fabric that is remarkable for its uniqueness in character. The architectural style of the houses varies, especially in the traditional neighborhoods. In recent years, many other communities have been challenged to maintain the distinct quality of their traditional architectural styles by the mass production of houses that seem the same wherever they are located. Also, homeowners often have a difficult time finding builders, architects or materials and components that are in keeping with the period and detailing of their original house.

Developing design guidelines or a pattern book would assist the Town officials, developers/builders, and homeowners as they repair, rebuild and expand their houses and neighborhoods. In collaboration, the Town of Union Bridge and the County should publish a Pattern Book for the community that identifies the various styles found in different neighborhoods and then illustrates key components such as the shape of windows and doors, roof pitches, eave details and types of porches that are appropriate for the character of the community. To varying degrees, the 1995 and 2000 Main Street plans touched on these needs for the blocks fronting on Main Street within the boundaries of the study areas. Design guidelines and/or a pattern book would ensure that remaining developable areas within or adjacent to Town, as well as parcels that may see redevelopment or infill construction, are compatible with the desired traditional patterns and building types found in the Town. They will also help connect the supporting community and residential portions of Town to the Main Street corridor. Often these documents can be most effectively developed and implemented with professional assistance and support.

From remodeling a front door or redevelopment of existing structures, to building a new house or a whole new housing development, the pattern book will provide examples of the appropriate design and use of materials to ensure a result that is compatible with the character of the community.

5 Review Town codes for elements that may contradict efforts to preserve adapt and re-use existing historic structures in Town.

Zoning and other ordinances can have the unintended consequence of allowing or even encouraging changes to standing structures, landscapes, streetscapes or other features that contradict efforts to retain those elements of town that communicate its heritage, culture and history. From time to time, even with the most carefully considered regulations, it is only after actual implementation that these contradictions of purposes



become apparent. In an effort to continue to improve the town, pressure for change and redevelopment can cause a short term project to override long term policies, goals and visions. To prevent those circumstances, a system of regular review to ensure that the code is continuing to meet and anticipate the balance of needs for the community is advised. This process also can involve the community into a more active and regular dialogue about their vision and preferences for their community. Changing perspectives and preferences can also be incorporated into regular periodic reviews and may come to include larger aesthetic issues that support and further enhance the significant infrastructure investment that the Town received from the State Highway Main Street Rehabilitation Project.

- 6 Seek to ensure that development at the perimeter of the Union Bridge GA maintains consistency with community character and reinforces a distinct town edge or boundary.*

As growth occurs at the edges of Union Bridge and its community planning area, it becomes increasingly important to consider how these gateways to town create that all important first impression. While areas outside the town core are often appropriate for non-residential development, it is critical that this type of development maintains compatibility with and connected to the heart of Union Bridge. Landscape controls, design expectations or guidelines, and similar review processes and ordinances, can be used to manage not only where needed development happens but how it looks and how it blends with the existing community. Tandem to this effort is establishing and maintaining a definable edge to Town as it expands. A variety of tools including easements, annexation plans and limitations of infrastructure and geographic boundaries may all be utilized to determine the ultimate boundaries of the Town's growth and ensure its separation from adjoining communities.

FISCAL IMPLICATIONS & ANTICIPATED CIP PROJECTS

The recommendations contained in this plan may be policy-oriented or action-oriented, and their implementation may be the responsibility of the Town, the County, other public agencies, private landowners and developers, or a combination of these. This section is designed to identify the potential fiscal impacts to the Town and/or County of each of the recommendations. There could be "No Fiscal Impact," meaning the Town or County would not incur direct or predictable expenses as a result of implementing the recommendation, an "Undetermined Impact," meaning there likely would be a cost associated with implementing the recommendation but that cost can not be determined at this time for various reasons, or a "Fiscal Impact," which likely would be incurred by the Town or County if the recommendation were implemented. For recommendations that have an identified fiscal impact, the cost of implementing that recommendation is estimated to the best degree possible.

- 1 Encourage Local Groups to Develop Programs and Activities to Promote Awareness of the Town's History, the Importance of Preservation, and Ways Residents Can Participate*

Undetermined Impact: While there likely would be a cost associated with the implementation of this recommendation, the scope would need to be further developed before a reasonable cost estimate could be determined.



- 2 Encourage the redevelopment of tax-credit eligible historic properties in Town to improve the overall condition of Union Bridge's income-producing and residential properties*

No Fiscal Impact

- 3 Consider developing a municipal Main Street effort*

Undetermined Impact: The fiscal impacts of implementing this recommendation relate primarily to required salary for the Main Street Manager/ Economic Development Coordinator. Depending on duties, this position could range from a limited part-time position to a full-time position.

- 4 Create Design Guidelines and/or a Pattern Book to Help Retain Small Town Character*

Undetermined Impact: The Town could choose to undertake this project on their own or they could choose to hire an historic preservation consultant to develop the document for them. Depending on the extent of services requested, this project might cost between \$15,000 to \$30,000.

- 5 Review Town codes for elements that may contradict efforts to preserve adapt and re-use existing historic structures in Town.*

No Fiscal Impact

- 6 Seek to ensure that development at the perimeter of the Union Bridge GA maintains consistency with community character and reinforces a distinct town edge or boundary.*

No Fiscal Impact