

TIZ Questions

What is the rationale for the TIZ boundaries?

The boundaries for the City of Westminster's TIZ conform to the Main Street boundaries used by Downtown Westminster Main Street Program instead of what was originally proposed in the Management Plan. Map #1 delineates the Downtown Westminster Main Street Program boundaries while Map #2 presents the change from the original programmed TIZ map in the Management Plan to the preferred TIZ boundary. This area is the core of Downtown Westminster. It also encompasses the commercial portion and most of the residential portion of the City of Westminster National Register Historic District, along with a significant portion of the Old Town Westminster Revitalization Area. The Old Town Westminster Revitalization Area is the boundary used for the Maryland Department of Housing and Community Development's Community Legacy and Neighborhood Business Works Programs. By using the Main Street Program boundaries, there will be a consistency in boundaries; an existing reporting system available to record new business establishments, job creation and/or losses and public and private sector investment needed under the Heritage Area's TIZ Program; and the ability to leverage funds from other programs. Additionally, this area incorporates the geographic area involved in the actual Civil War Battle of Westminster, more commonly known as Corbit's Charge.

What planned or current development is taking place in the TIZ?

While many of these projects do not directly involve Civil War era sites, the projects do improve and maintain the visual and active experience of visitors to Westminster's Main Street and the proposed TIZ. These projects will add to the experience of visitors who may be seeking not only Civil War history, but also want a variety of optional activities to supplement their heritage destinations. Through the various layers of possible review, such the Downtown Westminster Façade Improvement Program, Historic District Commission review, Planning & Zoning Commission review and Mixed Use Infill Zoning District review, compatibility with the historic character of the district should be ensured.

1. 104 East Main Street – The owners of Bladerunner Salon recently acquired, renovated and expanded the existing structure at 104 East Main Street to relocate its full-service salon operation onto Main Street.
2. 202-204 East Main Street (Judge Bond House and Law Office) – The long-time, vacant main house of Judge Bond and his small outbuilding law office were recently renovated into office space for a law office, property appraisal firm, computer repair company and insurance appraisal firm.



202 East Main Street – The Judge Bond House



204 East Main Street – The Law Office



Westminster Square at 20 Liberty Street

3. 20 Liberty Street (Westminster Square) – On the site of the former Farmers Supply store, a 4-story, 26,000sf mixed-use building was constructed that contains 11 residential condominium units and 7,500sf of commercial office space occupied by an accounting firm. In addition, a 163-space parking deck was constructed to the rear of the structure to accommodate the parking requirements of the building and future parking demand in that area of Downtown Westminster.

4. Longwell Parking Deck and Locust Lane Mall – To maximize cost-savings through a single mobilization effort, the 315-space Longwell Parking Deck and the adjacent Locust Lane Mall projects were constructed at the same time. The Longwell Parking Deck was designed to accommodate current and future parking needs for the East Main Street area, as its foundation can support an additional level of parking that will provide for 100 more parking spaces. Locust Lane Mall, the primary link between East Main Street, the library and the Longwell and Sherwood parking areas to the rear of the Main Street buildings, was reconstructed to provide for handicap accessibility into each of the storefronts along Locust Lane, provide for an outdoor performance space and provide outdoor seating and dining opportunities in a pleasant park-like setting.



Longwell Parking Deck is capable of adding another level of parking



Locust Lane has a lovely outdoor performance with the City Mural as the backdrop to the stage

5. 172 East Main Street – The building is being completely renovated due to an electrical fire that occurred in early 2006. Upon completion, it will once again house a restaurant on the 1st floor and apartments on the 2nd and 3rd floors.

6. 37-41 East Main Street (Locust Lane Centre) – Covington Properties rehabilitated two existing Main Street buildings and built an additional 7,552sf of new office space in the rear of the structures on top of an existing single-story building after the City completed the Longwell Parking Deck and Locust Lane improvements. Covington is currently outfitting the new interior space for office tenants and renovating the 41 East Main Street storefront for a new jewelry store.



37 East Main Street is home to Lilly's Mexican Market



A view of Locust Lane Centre from City Hall with the Longwell Parking Deck in the foreground

7. 14 Liberty Street (O'Lordans Irish Pub) – After an extensive renovation and sympathetic addition to the structure, O'Lordans Irish Pub has been operating in the Old Stone Building at 14 Liberty Street since November 2005, thus adding a new eatery to the proposed TIZ. As the result of its success, O'Lordans is presently expanding its building to provide for a kitchen that can efficiently accommodate the demands of the business.



An exterior photograph of O'Lordans Irish Pub at 14 Liberty Street



An interior shot of O'Lordans Irish Pub

8. 216 East Main Street – Formerly Cockey's Tavern, the building is currently owned by the Historical Society of Carroll County. Plans to renovate the structure are underway, with construction bids currently out on the street. The building, when completed, will provide expanded exhibition area for the Historical Society, bookstore and tourist information space on the 1st floor, a lecture hall and break-out rooms on the 2nd floor and office space for the Historical Society on the 3rd floor. This will allow for additional 1st floor exhibition space in the Historical Society's Kimmey House next door at 210 East Main Street upon completion of the renovations.

9. 1 South Center Street – A long vacant 3,264sf structure, previously used as preparation facility for a catering firm, will have new life as an office building. The façade of the building will complement the renovation efforts at 172 East Main Street, which is an adjacent structure, to enhance the appearance of the East Main and Center area.

10. 27 East Main Street (Rear) – Previously a coffee shop, the structure is presently being renovated into a Mexican-American restaurant, thus adding an additional eatery into the proposed TIZ.

11. 61-65 East Main Street (The Times Building) – The Times Building was recently sold after many years of limited property maintenance. The new owner has begun interior renovations, which include making size adjustments to interior spaces to meet today’s current space demands for retail and office spaces, and plans to perform Main Street façade improvements with the assistance of Mr. Richard Wagner, the Main Street Program’s architect-on-call.

12. 59 East Main Street – Presently a vacant mid-block lot that occurred as the result of a fire years ago. The current property owner, Sanders Designs, an architectural firm from Baltimore County, is presently completing the design of a 3-story building for the site. The firm is proposing retail/restaurant space on the first floor, their satellite office for Carroll County on the second floor and additional office space on the third floor. Construction is expected to begin in July of 2007.

13. 29 West Main Street (Stocksdale’s Service Center) – The property owner is presently seeking a developer to construct a mixed-used building on his site. The project also may or may not include the City’s Gehr surface lot adjacent to it. Development of this site would greatly enhance the street wall of West Main Street, as this property is the presently largest development incompatible with downtown’s historic character in the core of downtown.



Development of the Stocksdale Property will greatly enhance the West Main Street street wall

14. Westminster Town Center Plan - This Plan completed in 2003 provides an urban design and physical planning strategy to guide new infill development projects in the core downtown area. The goal is to provide additional services, attractions, and living & working opportunities in the center of town in order to expand housing choice, strengthen the business district, maximize existing infrastructure, and reduce sprawl. The City of Westminster has moved the plan forward by developing a site vision for eight of its properties and an adjacent county-owned property in

Downtown Westminster. The site visions are intended to illustrate the City's general expectations for development on a site-by-site basis while encouraging creativity in site design on the part of the future developer. Map #3 provides locations of the potential project sites. A Request for Proposals for a Master Developer is presently being developed.

- a. Conaway Lot – Presently a municipal surface lot on the west side of Railroad Avenue, development planned for this lot includes a 3-4 story commercial building with a 7,500sf footprint fronting on Railroad Avenue adjacent to Brothers Home and Hearth and a multi-story, mixed-income rental housing development yielding at least 60 units on a 19,200sf footprint with structured parking adjacent to the Wheeler Automotive Dealership to the north.
- b. Sherwood Lot - Presently a municipal surface lot on the east side of Railroad Avenue between Winters Alley and Distillery Drive, development planned for this lot includes a 3-4 story commercial building with a 12,000sf footprint fronting on Railroad Avenue, a multi-story structure with a 15,000sf footprint that will have retail/restaurants on the first floor and the remaining floors being structured parking, and a central pedestrian walkway/service lane to be constructed between the buildings.
- c. Albion Lot – Presently a municipal surface lot on the east side of Railroad Avenue between Winters Alley and the Albion Building located on Main Street, development planned for this lot consists of a 2-story commercial building with a 4,050sf footprint facing Railroad Avenue.
- d. City Maintenance Garage – Presently the City's maintenance facility located on the east side of Railroad Avenue between Emerald Hill Lane and Tuc Road, development planned for this site includes a 3-story building with a 17,100sf footprint that will have retail/restaurant uses on the first floor and the remaining two floors being for workforce housing units, a 3-level parking structure with a 26,220sf footprint with a small retail store on the first floor to enhance the street wall along Tuc Road and a 4-story, market rate, residential building facing Locust Street with at least 10 units per floor.
- e. Key Lot - Presently a municipal surface lot between Locust Street and Longwell Avenue just to the north of City Hall, development planned for this lot consists of 12 luxury townhouses facing Leslie B. Leister Street.
- f. Skate Park – Presently a municipal skate park and community garden at the southeast corner of Tuc Road and Locust Street, development planned for this property consists of four levels of market-rate apartments/condos yielding between 60 to 75 units with 100 to 125 parking spaces provided beneath the living floors.
- g. Longwell Lot - Presently a municipal surface lot between Locust Street and Longwell Avenue just to the north of Distillery Drive and the south of City Hall, development

planned for this parcel consists of 24 market-rate townhouses with rear entry parking in the lower level of each unit in clusters of 6 units.

- h. Distillery Building – Presently county offices, development planned for this historic building is to convert it into a high quality, business class hotel with restaurant and meeting spaces.

What mix of uses exists in the TIZ?

Downtown Westminster has an excellent diversity of uses. East and West Main Street, Liberty Street and Railroad Avenue primarily contain the major restaurant, retail and commercial operations in downtown. The side streets off of Main Street and East and West Green Streets offer a mix of small offices and residential properties. Government and institutional facilities located within the TIZ include Westminster City Hall and Administrative Offices, Westminster Family Center, Westminster Police Department, Westminster Fire Department, Westminster City Park, Carroll County Court House, Carroll Arts Center, Carroll County Department of Citizen Services, Carroll County Public Library – Westminster Branch, Carroll County Tourist Information Center, Historic Society of Carroll County, State of Maryland Department of Assessments and Taxation, State of Maryland Department of Social Services and U.S. Social Security Administration. There are four churches located in the TIZ, including Ascension Episcopal Church where the body of Lt. William M. Murray of the 4th Virginia Cavalry still lies in its cemetery.



The first block of East Main Street is a major retail Destination



The Carroll Arts Center offers live music, drama, movies, art exhibits and classes in the restored Carroll Theater

How have local officials, businesses, property owners, and others exhibited support for the TIZ designation?

The City of Westminster has been historically supportive of the Heart of the Civil War Heritage Area. Beginning with Resolution No. R98-8, passed on December 14, 1998, the City has evidenced its support for this endeavor. On April 20, 2006, the Westminster Planning and Zoning Commission held an advertised public hearing on the Heritage Area’s Management Plan, which included the programmed TIZ for Downtown Westminster, and provided an opportunity for public comment on a proposed amendment to the City’s 2004 Comprehensive Plan to incorporate those portions of the Management Plan applicable to the City of Westminster. After

the public hearing, the Planning and Zoning Commission recommended that the amendment to the Comprehensive Plan be adopted to incorporate those portions of the Management Plan applicable to the City of Westminster. On June 12, 2006, The Mayor and Common Council adopted Resolution No. R06-12. This resolution authorized the submission of the City's portion of the Management Plan to the Maryland Heritage Areas Authority, whom approved the plan on July 13, 2006. The Resolution further resolved that the City's Comprehensive Plan would be amended to incorporate the Management Plan, upon approval of the plan by the Maryland Heritage Areas Authority. At its September 14, 2006 meeting, the Westminster Planning and Zoning Commission adopted a resolution approving an amendment to the City's Comprehensive Plan – June 11, 2004 regarding the Heart of the Civil War Heritage Area Management Plan. On September 25, 2006, The Mayor and Common Council adopted Resolution No. R06-20, which approved an amendment of the City's 2004 Comprehensive Plan – June 11, 2004 relating to the Heart of the Civil War Heritage Area Management Plan and incorporated those portions of the Management Plan that apply to the City of Westminster.

What programs and initiatives overlap with the TIZ area?

The following programs and initiatives overlap with the TIZ area:

Main Street Program – Downtown Westminster Main Street Program uses the National Main Street Center's *Four Point Approach* to downtown revitalization, which emphasizes the importance of working simultaneously in the following areas:

- *Design:* Enhancing the physical appearance of the commercial district by rehabilitating historic buildings, encouraging supportive new construction, developing sensitive design management systems, and long-term planning
- *Organization:* Building consensus and cooperation among the many groups and individuals who have a role in the revitalization process
- *Promotion:* Marketing the traditional commercial district's assets to customers, potential investors, new businesses, local citizens and visitors
- *Economic Restructuring:* Strengthening the district's existing economic base while finding ways to expand it to meet new opportunities and challenges from outlying development

The following information is a summary of the economic development information gathered and reported for the Downtown Westminster Main Street Program from June 2001 to December 2006:

Private Sector Investment - \$9,865,593.81*

Public Sector Investment - \$6,706,929.02*

Net New Businesses - 86

Net New Full-Time Jobs - 223

Net New Part-Time Jobs - 82

* These figures account for only completed projects during this time period. On-going projects will be included upon completion.

Historic District Commission – This commission reviews all exterior changes to buildings within the Westminster Historic District to ensure that changes are in keeping with the district guidelines. These requirements can be found in Chapter 164, Article IXA of the Westminster City Code.

Neighborhood BusinessWorks (formerly Neighborhood Business Development Program) – The program provides gap financing to new or expanding small businesses and nonprofit organizations in locally designated neighborhood revitalization areas throughout the State and grants to non-profits. The designated neighborhood revitalization area in Westminster is the Old Town Westminster Revitalization Area. To date, NBW/NBDP has gap financed 7 projects in Downtown Westminster in addition to providing grants to the Carroll County Arts Council for the Carroll Arts Center and the Westminster Town Center Corporation for the renovation of the Old Stone Building and the funding of the Downtown Westminster Façade Improvement Program.

Community Legacy - The City of Westminster proposed and the State of Maryland accepted the Old Town Westminster Revitalization Area as the City’s Community Legacy Program Area. To date in the proposed TIZ, the Community Legacy Program has provided funding for the Downtown Westminster Façade Improvement Program and the renovation of Locust Lane Mall.

How is the pedestrian environment within the TIZ characterized?

There is a very relaxed and walkable pedestrian environment throughout Downtown Westminster. Main Street with its wide, tree-lined sidewalks provides a pleasant experience for all pedestrians. Accessibility ramps are provided throughout the downtown at intersections and many mid-block crosswalks for our disabled residents and visitors. With the completion of the Locust Lane Mall pocket park, pedestrians have the opportunity to sit and relax on one of the park benches or eat lunch at one of the dining tables while admiring the mural of the Map of Westminster. Sidewalks connect the residential downtown area with the commercial core of the City for ease of movement.



Wide sidewalks abound in Downtown Westminster



Locust Lane Mall provides for outdoor dining opportunities and live music performances on the stage



Mature trees provide shade along most of Main Street

How well is parking provided and planned?

The City of Westminster has 2,283 downtown public parking spaces. These spaces are distributed between on-street parking spaces, 14 surface parking lots and 2 parking decks. 1,640 of these parking spaces are either free or metered while the remaining 643 spaces are permit-only spaces. In 2003 the City produced “Parking Made Easy: A Downtown Parking Guide.” This guide describes all of the parking options available to residents and visitors of downtown, along with providing a map to the surface lots and parking decks. The guide is available at the Visitors Center on East Main Street, City Hall, the Office of Economic Development/Main Street Program Center on West Main Street and key retail shops with tourist information displays throughout Downtown Westminster. Using Main Street Improvement Program funds, it is expected that all of the existing surface lot signage will be replaced with signage that will match the color code in the parking guide by the summer of 2007. In addition to the parking guide, a tear-off 11” by 17” Downtown Westminster map showing the parking lots and parking decks was produced in pads of fifty. The map pads were and still are distributed to all of the downtown restaurants and retail shops, the Carroll Arts Center, Visitors Center, Historical Society of Carroll County and major service businesses. As part of the design and construction of the Longwell Parking Deck, the parking deck was constructed to allow for its expansion to another level of 100 spaces. To facilitate vehicular movement to the parking decks, the City installed parking directional signage in downtown to the Longwell and Westminster Square parking decks during 2005 under a Main Street Improvement Program grant. As the municipal surface parking lots are sold for development, developers will be required to satisfy a net “no loss” of parking through the construction of structured parking within their projects or on designated adjacent sites.



Some of the tools used to facilitate visitor parking in Downtown Westminster – Parking Brochures, Directional Signage and Maps in Kiosks

What major or anchor heritage attractions exist in the TIZ?

Within the Westminster TIZ, there are several heritage attractions related to the Civil War story in Downtown Westminster.

Founded in 1939, The Historical Society of Carroll County (HSCC) is dedicated to the research of piedmont Maryland's cultural heritage and the preservation and interpretation of objects significant to Carroll County history. They accomplish this mission by sponsoring educational

programs, research projects, exhibitions, publications, and community outreach programs to provide broad public access to this region's cultural heritage.

Research of Carroll County's people and their history begins in HSCC's library. Collections of newspapers, manuscripts, previous research projects, and secondary sources can be used to research genealogy, commercial and agricultural history, and other topics. The research produced from holdings at HSCC has resulted in numerous publications documenting Carroll's history, including books on local physicians, families, schools, mills, and other topics. HSCC's collections include not only library research materials, but also objects that tell of Carroll County's history. Objects include decorative and fine arts, textiles, domestic and craft tools, manuscripts, newspapers, and photographs that provide the foundation for exploring themes of daily life from the settlement of Carroll County to the present.

In conjunction with Carroll Community College, HSCC annually sponsors the annual *Maryland and the Civil War: A Regional Perspective* conference at the community college in March. The event focuses on various aspects of the Civil War and its impact on the region. The 2007 program includes many new speakers and topics. The expanded exhibit hall allows participants to visit with representatives from several Civil War sites and museums, re-enactors and vendors.

Historical properties maintained by the Historical Society at its East Main Street campus in the proposed TIZ include the Sherman-Fisher-Shellman House – 206 East Main Street, the Kimmey House – 210 East Main Street and Cockey's Tavern – 216 East Main Street. The Sherman-Fisher-Shellman House (1807) was renovated to display the daily activities of a family of Pennsylvanian Germans, a significant community in Carroll County in the early nineteenth century. The Kimmey House (c. 1800) presently serves as HSCC's administrative facility and houses the research library and the Shriver-Weybright Exhibition Gallery. Cockey's Tavern (c. 1820) is currently under renovation to provide an expanded public programming space and exhibition galleries.

With the exception of the “Old Commons,” where the 1st Delaware cavalry encamped, on the present-day campus of McDaniel College, the entire battle site of The Battle of Westminster (a.k.a. “Corbit’s Charge”) is located within the proposed TIZ. A self-guided walking tour brochure of the battle site is available from the Carroll County Visitor Center at 210 East Main Street, Westminster City Hall at 1838 Emerald Hill Lane and Westminster Office of Economic Development at 56 West Main Street. Featured sites that still exist include the “Odd Fellows Hall” (c. 1854) at 140 East Main Street that served as the Headquarters of Lt. Bowman, Provost Guard, Co. F, 150th New York Infantry; Shellman House (1807) at 206 East Main Street where it is purported that young Mary Shellman was kissed by Gen. J.E.B. Stuart as punishment for her allegiance to the Union; Trumbo/Chrest House (c. 1830) at 297 East Main Street that was in the line of fire of the charging Confederate cavalymen and has bullet marks on the side of the house from the battle to prove it; the Cemetery of Ascension Episcopal Church (c. 1844) at 23 North Court Street where the grave of Lt. William M. Murray of the 4th Virginia Cavalry, who was killed in this engagement, still remains today; and Carroll County Court House (c. 1838) where a large American flag flown from the cupola was torn down and carried away by Gen. Stuart’s men following the battle.



Ascension Church is located on North Court Street



Lt. Murray's Grave at Ascension Episcopal Church



Carroll County Court House saw its flag taken from the cupola during The Battle of Westminster a.k.a. Corbit's Charge

Additionally, there are five Maryland Civil War Trails interpretative markers plus a Trail Gateway Marker in the proposed TIZ with two additional markers nearby at the Carroll County Farm Museum.

What key Civil War sites are most accessible from the TIZ? How will visitors go between the TIZ and these sites?

Westminster is strategically located within the heritage area. Day trips to Monocacy National Battlefield, South Mountain State Battlefield Park, Antietam National Battlefield, Gettysburg National Military Park and Harpers Ferry National Historical Park, all very significant historic Civil War sites, can easily be made from the TIZ in less than 75 minutes. Additionally, it is easy to visit Civil War-related sites in Baltimore, such as The Baltimore Civil War Museum at President Street Station and the USS *Constellation* Museum in the Inner Harbor, in less than an hour. Highways, such as MD 27, MD 31, MD 97 and MD 140, fan out from Downtown Westminster to these major resources in all directions like the spokes on a wheel, and the TIZ is in fact a great hub from which to visit these regional highlights. Local sites such as the Union Mills Homestead and Carroll County Farm Museum help flesh out the story. All of these sites, and dozens of other regional Civil War stories, are linked by an outstanding system of driving tours known as Civil War Trails. One of these trails, "Gettysburg - Invasion and Retreat" passes through the TIZ, with five of its Maryland Civil War Trails interpretative markers plus a Trail Gateway Marker in the TIZ.

What visitor-ready accommodations, dining, retail etc. exist in the TIZ? What is planned for development?

With an active Main Street organization, Westminster has a vibrant downtown with an interesting mix of businesses. There are over 70 shops and eateries including: antique dealers, bookstores, gift shops, home furnishing stores and jewelers in Downtown Westminster. Of those retailers, 20 are eating establishments and 54 are specialty shops. Westminster Inn, formerly a grade school and a high school, at 5 South Center Street, is a 14-room bed and breakfast inn located in the heart of the TIZ.



The Pour House Café is Westminister's "Seattle-style" coffee house



Paradiso Italian Ristorante offers both indoor and out dining, weather permitting, on Distillery Drive



The Hickory Stick is just one of Westminister's fine shops

As noted above, at least two more restaurants will soon be coming online upon the completion of on-going renovations at 172 East Main Street and 27 East Main Street (Rear). Others will be forthcoming upon project completions.

Is there a concentration of historically significant structures? If so, are those structures designated on any register or district? How many have been modified unsympathetically?

Downtown Westminister and the TIZ are encapsulated by the City of Westminister National Register Historic District that was established in 1980. The National Register Historic District has 1,400 principal structures located within the district, of which 1,200 are privately held. The vernacular form of architecture, the Pennsylvania-German farmhouse, dominated the early residential development period of Westminister. However, the diversity of intact architecture is truly one of the biggest assets to this district, as Gothic, Greek Revival, Queen Anne, Second Empire and Italian Villa styles all appear within the Historic District and the TIZ. A second historic district also exists in Westminister on the campus of McDaniel College. This district incorporates several of the oldest buildings on the southeast portion of the campus.

While there exist some unsympathetic modifications to buildings in Downtown Westminister, The City of Westminister, Downtown Westminister Main Street Program and Westminister Town Center Corporation have established the Downtown Westminister Façade Improvement Program to address this situation and to refresh other structures back to their original appearances. Funded through grants from the Maryland Department of Housing and Community Development's Neighborhood BusinessWorks and Community Legacy Programs to the Westminister Town Center Corporation, the Façade Improvement Program provides dollar-for-dollar matching forgiveness loans up to \$15,000 for mid-block buildings and \$20,000 for corner buildings. All projects funded under the program must meet the Secretary of the Interior's Standards for Rehabilitation. To date, 14 projects have been funded and completed. 2 more have recently received approval DHCD and Maryland Historical Trust approval. 5 others projects are in various stages of the application process. The program to date has leveraged more than \$9 of private funding for each dollar of façade funds instead of the dollar-for-dollar match requirement.



Examples of the type of façade renovations done under the Downtown Westminster Façade Improvement Program

How prevalent are “modern” development patterns, especially those with street front parking, in the TIZ?

Downtown Westminster’s character and scale are shaped by significant concentrations of historic buildings. However, there are a few scattered unsympathetic areas and patterns of development that are incompatible with its historic character. Parking and other paved areas at some intersections, where current or previous automobile-related uses primarily existed, diminish the well-established street wall, along with off-street parking in front of a couple mid-block buildings.

To address the “modern” development patterns in Downtown Westminster, a Mixed Use Infill Zone was established in the City’s Zoning Ordinance on January 12, 2004. The intent of the zone is to allow for appropriate development or redevelopment in convenient downtown locations without adversely affecting the physical development pattern of neighboring uses. The zone establishes design standards and setbacks more consistent with the downtown’s development. For example, it provides for maximum front and rear setbacks of no more than five feet and at least one side setback of zero feet.

As the City of Westminster moves forward with the implementation of the Westminster Town Center Plan (a.k.a. MD27 Corridor Study Plan), the City’s downtown surface parking lots would be sold for development opportunities. This endeavor would provide the opportunity for the establishment of a street wall in areas where it is currently absent along Railroad Avenue and Liberty Street.

Is there Civil War history in the TIZ? What interpretive themes will the TIZ explore?

The City of Westminster is rich in Civil War history. The proposed Westminster TIZ encompasses the core of the city that played a documented role in its Civil War history.

Westminster was visited by Confederate force three times during the Civil War years. The first visitation was on September 11, 1862 when Col. Thomas L. Rosser with 500 troops from the 5th Virginia Cavalry and one piece of artillery made a sudden and unexpected raid into Westminster

during the early days of the Antietam Campaign. A prominent citizen, John B. Boyle, invited Col. Rosser to make his “headquarters for the night” in his stately brick residence built before 1860 at what is now 79 West Main Street. The property has been recently renovated, converted into apartments, and renamed “Rosser’s Choice.” The single artillery was unlimbered in the “V” of the fork created by the intersection of West Main Street and Pennsylvania Avenue. Part of Rosser’s raid included the looting of the “Old Fellow’s Hall” located at 140 East Main Street. The building served as the armory for the Carroll Guards, a local Union militia company. The following day, Rosser and his raiders rode out of Westminster. They were followed by a number of Southern-sympathizing young men; perhaps among the first of the 200 men from Carroll County who served the South.

The second appearance of Confederate troops occurred on June 29, 1863, when the vanguard of Gen. J.E.B. Stuart’s Cavalry Division en route to rendezvous with Gen. Lee and his main body already in Pennsylvania, clashed with a detachment from the 1st Delaware Cavalry led by Capt. Charles Corbit. The Battle of Westminster, a.k.a. Corbit’s Charge, is credited with altering the outcome of the decisive battle of the Civil War – Gettysburg. The initial encounter occurred on Washington Road and spilled onto Main Street, where individual running battles took place along the entire length of Main Street to the campsite of the 1st Delaware on “The Old Commons,” now the campus of McDaniel College, on West Main Street. ((A walking tour brochure has been developed with a brief overview of the action and the battleground.))

It also is important to note that during the Battle of Gettysburg, Westminster was designated as the main supply depot for the Union forces engaged on that battlefield. The Western Maryland Railroad was extended from Baltimore to Westminster in June of 1861 at the intersection of East and West Main Streets. The area around the original depot has been converted into retail and library use; however, the railroad tracks used today by the Maryland Midland Railroad overlays the original Western Maryland line to and through Westminster. By July 25, 1863, only three weeks after the battle of Gettysburg, 2,000 of the wounded and over 6,000 Confederate prisoners passed through the railhead at Westminster.

The third and final appearance of Confederate raiders in Westminster occurred July 9, 1864. Col. Harry Gilmer and a handful of cavalrymen occupied Westminster overnight, before riding on the next day to Baltimore County. The visit was uneventful, and no damage was done. The drive against Washington by Gen. Jubal Early’s forces was unsuccessful, although considerable alarm was felt in Westminster.

The sudden appearance of vast quantities of soldiers in the streets of Westminster was not limited to those in gray or butternut uniforms. On June 28, 1863, Gen. George Meade assumed command of the Army of the Potomac at Frederick, Maryland. Gen. Meade immediately developed a plan as to where he wanted to engage Lee’s army; and at the same time, defend Baltimore and Washington. That plan is known as The Pipe Creek Line. Meade ordered 60,000 men to march from their encampments near Frederick through Carroll County to positions along The Pipe Creek Line, which stretched from Middleburg on the left to Manchester on the right flank. On June 30, 1863, only hours after the last of Stuart’s forces vacated Westminster, Union General John Sedgwick led the VI Corps into Westminster from New Windsor. This Corps consisted of 15,000 foot-sore infantrymen, 8 batteries of artillery, a massive supply train and a

long string of ambulances. The VI Corps marched up Main Street to the intersection of Manchester Road and East Main Street. There they turned east and to their final destination on the right flank of The Pipe Creek Line. Many of the buildings on East Main Street today witnessed Corbit's Charge and the passage of Sedgwick's troops.

The inclusion of the Court Street area in the TIZ is extremely important. It encompasses the Corbit's Charge Battle Monument dedicated in June of 2006, the circa 1838 Carroll County Courthouse and the circa 1844 Ascension Episcopal Church with the grave of Lt. John William Murray in the churchyard; a casualty of the Battle of Westminster. It also is noteworthy that after the Battle of Gettysburg, damaged cannons, limbers and caissons were parked along Court Street from East Main Street to the Courthouse awaiting shipments to northern arsenals for refurbishing and return to field services.

On April 25, 1865, a heinous crime was committed in the Anchor Hotel located at the intersection of Anchor and West Main Streets; across from the "V" of West Main Street and Pennsylvania Avenue. Joseph Shaw, the bitter anti-Lincoln editor of the Carroll County Democrat newspaper, was assaulted in his room in the hotel and murdered. Shortly before, a mob broke into the newspaper's office and destroyed the printing equipment. Following the assassination of President Lincoln, Shaw published a scathing anti-Lincoln editorial that inflamed the community. The murder suspects were later tried in the Carroll County Courthouse; and found not guilty.

By 1860, the population of Westminster had grown to 1,919; of which, 252 were Blacks – both free and enslaved. The property on Washington Road at the intersection of East Green Street and Colonial Avenue was one of several in that section of Westminster occupied by African-Americans during the Civil War. This property was the home of Alfred and Angeline Bruce and their large family, of which all were free Blacks. One less honorable aspect of the invasion of Gen. Lee's forces into the North in June of 1863 was the practice of rounding up Blacks, irrespective of their legal status, and sending them South as "captured contraband" and into slavery. The Bruce home was directly in the line of fire during Corbit's Charge. The family took refuge along with many of their neighbors. As the Confederates occupied Westminster after the battle; the Bruce family and their home was spared at the request of Dr. Joshua Hering, a prominent local White physician.

In reviewing the 6 interpretive themes and their subthemes established in the Heart of the Civil War Heritage Area Management Plan and the activities that occurred in Westminster during the Civil War period mentioned above, themes that can be explored include An Era of Change: Technology Changes; Maryland as a War Zone: Occupied Towns and Countryside as well as Mercy and Healing; Reunion & Reconciliation: Seething Passions; and Aftermath: African American Life During and Post-Reconstruction.

TIZ Work Program

General rationale for why the TIZ is being pursued

The City of Westminster has a long-standing vision to create a more vital, concentrated and identifiable downtown. Since the approval of the Westminster Town Center Plan in the 1980s, the City of Westminster has been active in trying to find ways to create a vibrant downtown and making use of any programs available for that endeavor.

In 1994, Hyett-Palma provided the City of Westminster with a road map of revitalization activities and strategies entitled *Market Analysis and Enhancement Strategy for Downtown Westminster 1994*. The key principle of enhancement strategy emphasized the City should be “building on what Westminster has.” This principle continues today in Westminster’s downtown revitalization strategies.

In 1999, Westminster was designated a Main Street Maryland Community. The Downtown Westminster Main Street Program is designed to improve all aspects of the downtown, producing both tangible and intangible benefits. Improving economic management, strengthening public participation, and making downtown a fun place to visit are as critical to Main Street's future as recruiting new businesses, rehabilitating buildings, and expanding parking. Building on downtown's inherent assets -- rich architecture, personal service, and traditional values and most of all, a sense of place -the Main Street approach has rekindled entrepreneurship, downtown cooperation and civic concern in Westminster. As in the case of the Hyett-Palma strategy, the Main Street Program also is “building on what Westminster has.”

Even the Westminster Town Center Plan of 2003 harkens to the phrase “building on what Westminster has” when it calls for the reinforcement of the Main Street character and town center land uses.

The City of Westminster believes that the creation of a TIZ in Downtown Westminster will be another important tool in its toolbox of programs, such as Community Legacy, Downtown Westminster Façade Improvement Program and Neighbor BusinessWorks, to help keep Downtown Westminster a sound economic engine for the City and Carroll County while “building on what Westminster has.”

Participation in the Maryland Heritage Areas Program brings important benefits to building owners in historic towns, to museums and educational organizations, and to efforts to market the region to visitors or businesses. The state program encourages concentrating effort to leverage investment. In Target Investment Zones, property owners are eligible for matching grants and loans and historic tax credits for rehabilitation of historic and certain non-historic buildings whose uses support heritage tourism.

Additionally, Museums, historic sites, and educational organizations that are participating in the Heart of the Civil War Heritage Area's interpretive effort are eligible for matching grants to plan and produce exhibits, publications, special events, and other activities. The Maryland Office of Tourism Development is giving special attention to the Civil War in its marketing and advertising program. The region's three "destination marketing organizations" – tourism offices in Washington, Frederick, and Carroll Counties – are active partners in the heritage area initiative. With the City of Westminster hosting the annual Corbit's Charge Commemorative Weekend, in conjunction with the Pipe Creek Civil War Round Table, it should be an active participant.



Some highlights of the 2006 Corbit's Charge Commemorative Weekend –
Unveiling of the "Corbit's Charge" Battle Monument, Wreath-laying at Lt. Murray's Grave and the Civil War Encampment

The City of Westminster believes it is in a strong position to take full advantage of the Heritage Area Program offered by the State of Maryland, including activation and implementation of a TIZ.

Short history of the TIZ

On May 23, 1996, House Bill 1 (entitled "Heritage Preservation and Tourism Areas") was signed into law. The bill, approved by both houses of the 1996 Maryland General Assembly, is designed to promote historic preservation and areas of natural beauty in order to stimulate economic development through tourism. Heritage areas are envisioned as discrete geographic areas or regions with a distinctive sense of place embodied in their historic buildings, neighborhoods, traditions, and natural features. They may be rural or urban places, where private ownership is anticipated to predominate, but where development can be creatively guided to attract tourism.

The Maryland Heritage Areas Authority approved the Heart of the Civil War Heritage Area Management Plan on July 13, 2006 that encompasses portions of Carroll, Frederick and Washington Counties, including the City of Westminster.

The City of Westminster has been actively involved with the Heart of the Civil War Heritage Area since it passed Resolution No. R98-8 for recognition of the heritage area on December 14, 1998 and is looking forward to promote and preserve the assets of the City.

Other key dates during the heritage area review process included:

April 20, 2006 - review & recommendation for approval of the Management Plan to the Mayor and Common Council by the Westminster Planning and Zoning Commission

June 12, 2006 – By Resolution No. R06-12, Mayor & Common Council authorized the Heart of the Civil War Heritage Area Steering Committee to submit the Management Plan to the Maryland Heritage Areas Authority

After The Maryland Heritage Areas Authority approved the Heart of the Civil War Heritage Area Management Plan on July 13, 2006, The Mayor & Common Council passed Resolution No.06-20 to amend the City’s 2004 Comprehensive Plan to include the Heart of Civil Area Management Plan on September 25, 2006.

Since that time, City staff in the Office of Economic Development has been assigned to review and activate the programmed TIZ discussed in the Heart of the Civil War Heritage Area Management Plan for the City of Westminster.

Major resource inventory, including heritage, natural/recreational, scenic, and visitor-serving commercial resources

The major resource inventory for the proposed Downtown Westminster TIZ includes the following:

Heritage Resources

1. Within the Proposed TIZ

The City of Westminster National Register Historic District of 1,400 principal structures
Historical Society of Carroll County

3 Self-Guided Walking Tours of Westminster

- Corbit’s Charge – explores the battle site of the Battle of Westminster
- Court House Square – explores the 19th Century architecture in and around North Court Street and the Carroll County Court House of 1838
- Westward Expansion – explores the architecture and building boom of Westminster that resulted from the arrival of the Western Maryland Railroad in 1861 into the late 19th Century



Copies of the self-guided walking tours are available at Carroll County Visitors Center, City Hall and Main Street Program Center

Corbit's Charge Battle Monument – War Memorial Park

5 Maryland Civil War Trails interpretive markers plus a Trail Gateway marker are within the proposed TIZ and 2 additional markers are at the nearby Carroll County Farm Museum

Pipe Creek Civil War Round Table – Meet 4th Wednesday of every month at the Downtown Westminster branch of the Carroll County Library at 7:00 p.m.

2. Other sites within a short walk of the TIZ:

Western Maryland College (now McDaniel College) Historic District

3. Others sites within a short drive of the TIZ (less than 75 minutes):

Monocacy National Battlefield

South Mountain State Battlefield Park

Antietam National Battlefield

Gettysburg National Military Park

Harpers Ferry National Historical Park

Carroll County Farm Museum

Fenby Farm Quarry and Limestone Kiln Park

Union Mills Homestead

Western Maryland Railroad Historical Society

The Baltimore Civil War Museum at President Street Station

The USS *Constellation* Museum

Natural / Recreational Resources

1. Within the proposed TIZ:

City Park

Belle Grove Square

Locust Lane Mall

Self-Guided Walking Tour of Westminster

- Ghost Walk of Carroll County



Visitors can find the peaceful setting of Belle Grove Square Park at West Green and Bond Streets



Westminster City Park provides ball fields, basketball & tennis courts, picnic areas and a playground for kids

2. Within a short walk of the TIZ:

Dutterer Family Park

King's Park

McDaniel College

- Baltimore Ravens Training Camp – late July to mid-August
 - Golf Course
 - Theater on the Hill Summer Theater
3. Within a short drive of the TIZ (less than 15 minutes):
- Carroll County Farm Museum
 - Maryland Wine Festival
 - Common Ground on the Hill Roots Music & Arts Festival
 - Fenby Farm Quarry and Limestone Kiln Park
 - Wakefield Valley Community Trail
 - Wakefield Valley Golf & Conference Center
 - Jaycee Park
 - Bear Branch Nature Center/Hashawha Environmental Center
 - Cascade Lake
 - Union Mills Homestead

Visitor Support Services/Resources

1. Within the proposed TIZ:
- Carroll County Visitors Center



Located in the Historical Society, the staff of the Carroll County Visitors Center can assist you in all of your travel needs in Westminster and Carroll County

Carroll Arts Center/Carroll County Arts Council

- Tevis Art Gallery
- Common Ground on the Hill Concert Series
- Arts Council-sponsored Films, Concerts & Events

Carroll County Library – Downtown Westminster Branch

- Free Wireless Internet

Downtown Businesses - 54 retail shops, 2 gas stations, 5 bank branches,
11 barber/beauty salons and numerous medical & professional
offices

Downtown Restaurants – 7 full-service restaurants, 7 deli/luncheonettes,
5 take-out establishments, a bakery and a coffee house

Downtown Westminster Farmers Market – June to mid-November

Westminster Inn – 14-room B&B with adjacent Health Club

City Hall

Office of Economic Development/Main Street Program Center

City Police Department
2 Parking Decks and 14 Surface Lots - Publicly-owned



Enjoy a game of chess with your drink at
The Pour House Café



In addition to Locust Books shown here, there is
comic, genealogical and religious bookstores downtown



Maggie's Restaurant on East Green
is a fine sit-down restaurant

2. Within a short drive of the TIZ (less than 10 minutes):
Westminster Antique Center

Identification of major issues facing the TIZ

The proposed TIZ is a strong economic engine for the City of Westminster as well Carroll County. However, there are still opportunities to enhance its overall effectiveness.

Commercial rents in Downtown Westminster are beginning to drive out local, independent retailers creating a retail gap in the downtown core area. Out-of-town property owners have been acquiring Downtown Westminster properties sight unseen and begun establishing rents more in keeping with their home locations, such as Potomac or Frederick, MD, than with the local market. Some local landlords have begun charging significantly higher rents without any building renovations. While the rent has increased, there has not been a proportionate increase in retail sales, despite efforts by the Greater Westminster Development Corporation to promote shopping in town. As first floor retailers leave, landlords are willing to rent to whomever signs the lease first, be it a retailer or an office operation. As far back as the 1994 Hyett-Palma Report, the City has been advised that “every effort should be made to reserve the first floor storefront spaces in the Downtown Retail Core for retail and restaurant uses.” A strategy must be established to prevent further decay of the retail core in Downtown Westminster.

The ability to direct visitors to their destination is critical. While the ability to direct visitors to parking decks and surface lots in Downtown Westminster has been addressed by the recent installation of parking directional signage through a Main Street Improvement Program Grant, wayfinding to and in Downtown Westminster are still important challenges. As Main Street is not a state highway, wayfinding guidance must be provided from all state highways that pass through the City of Westminster, particularly MD140, MD 97, MD 27 and MD 31, to Main Street and Downtown Westminster. Once in downtown, wayfinding guidance must be provided to all of the necessary attractions within and in close proximity to it. Funding is currently available for such signage through a Main Street Improvement Program Grant to the Downtown

Westminster Main Street Program and the City of Westminster; however coordination with the State Highway Administration is required, as they have their own tourist wayfinding initiative underway.

While Downtown Westminster has a sufficient number of activities, restaurants and shops to cater to the heritage tourist, it lacks an adequate amount of sleeping accommodations to serve the visiting tourists, with only the 14-room Westminster Inn available downtown. The City of Westminster overall appears to have adequate rooming accommodations with two hotels - a Best Western and a Days Inn, and another bed & breakfast – The Inn at Roops Mill, besides the Westminster Inn within its boundaries plus a motel - The Boston Inn - adjacent to the City limits, all along MD140. This presents a challenge to drawing people to Downtown Westminster as MD140 is a significant commercial corridor with all of the big box retail and chain restaurants and cinemas that one would expect in a major urban area. Hence, there is a need to provide additional rooming accommodations downtown through the establishment of numerous bed & breakfasts or a full-service hotel as proposed under the Site Visions of the Westminster Town Center Plan of 2003.

The question of inadequate pedestrian street lighting needs to be addressed to ensure the heritage tourist feels safe and enjoys his or her experience while strolling the streets of Downtown Westminster in the evening hours. Efforts are underway to evaluate the current street lighting system. Downtown merchants also are being encouraged to keep their storefronts lit after hours at night both to provide additional sidewalk level lighting and to promote their products inexpensively.

The appearance and comfort of the public spaces is an important impression in a heritage tourist's decision to return to community previously visited. If the sidewalks are not cleaned, there are no places to rest, the landscaping is not maintained and the trash containers are not emptied, there is a good chance the tourist will not return. Downtown Westminster has invested in high quality trash receptacles to replace unsightly trash baskets that hung from the parking meter stands, made an effort to provide uniformity in its street furnishings and begun to provide visitor information at a pedestrian scale through the construction of information kiosks like on Locust Lane Mall and at the Longwell Parking Deck. However, there is still more to be accomplished to provide a high quality of appearance and comfort. Some of the decorative pedestrian crosswalks along Main Street are breaking apart due to inadequate initial design and need to be properly reconstructed or a suitable replacement method found. Clusters of variously colored newspaper holders blight key intersections and locations downtown. Legislation should be prepared to require newspapers to be sold in multi-unit newspaper racks of a uniform color similar to other communities like Fernadina Beach, Florida. Since the street furnishings in Downtown Westminster are black, the multi-unit newspaper racks also should be black. Additional information kiosks should be constructed at key locations downtowns to provide assistance to the visiting traveler. Attractive landscaping efforts should occur throughout the TIZ, but especially at the gateways to the TIZ and the core pedestrian walking area, in a comprehensively planned fashion. All of these efforts take some time and money, but greatly enhance the tourist's experience.

While parking in the TIZ is not an issue at present, parking issues over time may arise as new developments come online and new heritage tourists visit Westminster. Although there is a “no-net parking loss” policy proposed for the development of the City’s surface parking lots, which would require structured parking on many of the sites, the new uses may place a greater demand for parking due to their destination nature. Additionally, most of the current parking is strategically placed in the core of downtown and the TIZ within 1-2 blocks of the corner of Main Street and Railroad Avenue. If substantial development occurs at the upper ends of East and West Main Streets in the TIZ, such as near the Carroll Arts Center on West Main or the Historical Society on East Main, there will be a need to develop new structured parking. Hence, there is a need to develop a comprehensive parking strategy for the entire TIZ to ensure adequate parking is available for both the residents and visitors of Westminster. The City also should begin a dialogue with property owners, such as Grace Lutheran Church and Carroll County Government that have sizeable surface lots at the upper ends of Main Street, in order to develop partnerships to construct structured parking at these sites, if and when the parking demand arises.

When the Westminster Town Center Plan is completed, Downtown Westminster will have a new gateway along MD 27 from MD 140. This gateway will serve as the primary entrance to the downtown. Unfortunately, the corporate limits of the City of Westminster do not extend the entire length of MD 27 to MD 140. Efforts must be made to encourage the cooperation of Carroll County Government and property owners within the County along MD 27 to support the design concept and participate in revitalizing their own properties, as necessary to achieve this important visual element for the downtown.

Identification of key opportunities within the TIZ

There are three new opportunities emerging and one existing opportunity in the downtown that are important to visitors, but also to the local economy.

The construction of the Longwell and Westminster Square Parking Decks in Downtown Westminster has provided the City of Westminster with a current abundance of parking spaces in the core downtown area. This is allowing the City fathers to consider converting some of the City-owned surface parking lots into development opportunities, particularly along the MD 27 Corridor (Railroad Avenue/Liberty Street), which will promote well-scaled infill development on surface parking lots to help re-establish the historic street walls in the core of Downtown Westminster, one of the key recommendations of the Heritage Area Management Plan. This development, in turn, will continue promoting the development and expansion of unique local dining and shopping options in Downtown Westminster, another of the key Management Plan recommendations, as most of the street level space will be designated for dining and shopping establishments.

The current desire of some long-time property owners to redevelop or sell their properties within the TIZ also presents a significant opportunity, particularly when the properties are some of the “modern” development patterns in Downtown Westminster that are incompatible with its historic character. The redevelopment of the Stocksdales Service Center along West Main Street and Schaefer Lumber properties along the southern side of the MD 27 Corridor will help re-establish

the historic street walls of Downtown Westminster while promoting the expansion of unique dining and shopping options.

The pending renovation of Cockey's Tavern and the subsequent rearranging of space in The Kimmey and Sherman-Fisher-Shellman Houses, as the result of the Cockey's Tavern renovation, will allow the Historical Society of Carroll County to present new educational and heritage exhibits in its expanded facilities at its East Main Street campus, much to the delight of the heritage tourist.

The continued interest in and private expenditures under the Downtown Westminster Façade Improvement Program prove that property owners in Downtown Westminster will re-use existing historic buildings if proper incentives are provided.

Key recommendations

The key recommendations from the Heart of the Civil War Heritage Area Management Plan relating to the City of Westminster TIZ include:

- Designing of arrival points to announce to the visitors that they are entering Downtown Westminster.
- Continue promoting the development and expansion of unique local dining and shopping options in Downtown Westminster.
- Continue to encourage the reuse of existing historic buildings through incentives and regulations.
- Promote well-scaled infill development on empty lots or surface parking lots to help re-establish the historic street walls in the core of Downtown Westminster.
- Areas of incompatible design in Downtown Westminster could be screened with thoughtfully designed landscaping.
- Draw on nearby regional events to attract visitors to Downtown Westminster.
- The City of Westminster and its private economic development partner organizations need to continue to invest and give attention to the revitalization of Downtown Westminster.

Many of these recommendations are receiving active consideration by the City of Westminster and its private economic development partner organizations, as noted in the sections above.

Priorities for implementation and funding

Staff can envision a majority of requests for funding coming from private, non-profit entities, in addition to government entities. These requests could include the various departments of the City of Westminster, Carroll County Tourism Office, Carroll Arts Center, Westminster Town Center Corporation, and Historical Society of Carroll County to mention a few. Private businesses, in partnership with the City of Westminster, will also take advantage of this program.

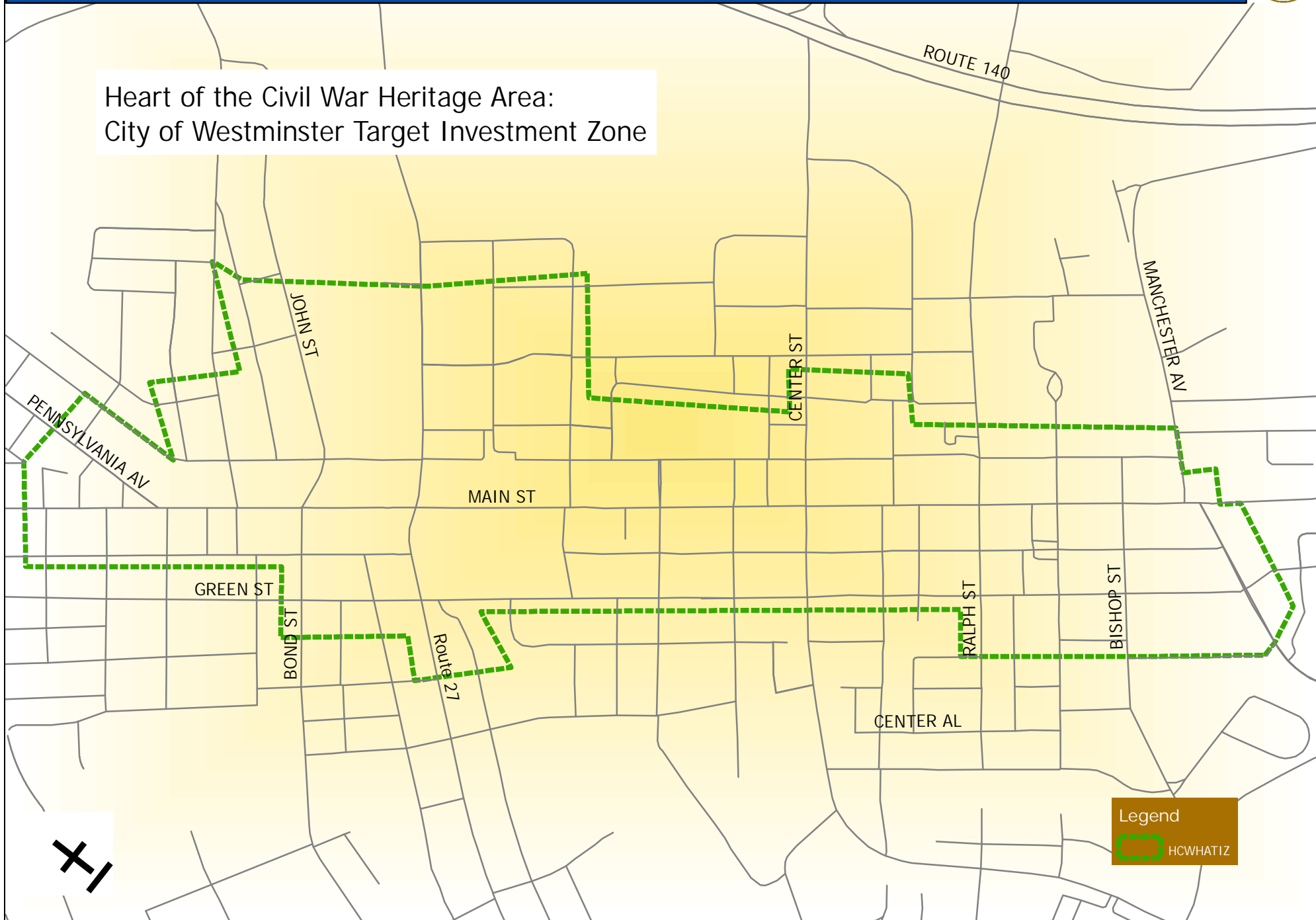
The priorities for implementation will have to be assessed on a yearly basis depending on the number and type of requests that are received. The criteria that should be used to evaluate the applications should include:

- Is it consistent with interpretive themes and/or suggested programs, projects, and activities in the Heart of the Civil War Heritage Area Management Plan and/or consistent with regional heritage tourism initiatives?
- Does it include collaborative heritage partnerships (such as joint programs) among for-profits, civic entities and individuals?
- Does it enhance heritage tourism or its experience by visitors and residents?
- Does it leverage other funding?
- Does the applicant demonstrate a commitment to heritage tourism and preservation?

The overarching goal should be to leverage funds to provide the most enjoyable experience to the heritage visitors as possible.



Heart of the Civil War Heritage Area:
City of Westminster Target Investment Zone



Legend

 HCWHATIZ