

APPENDIX A

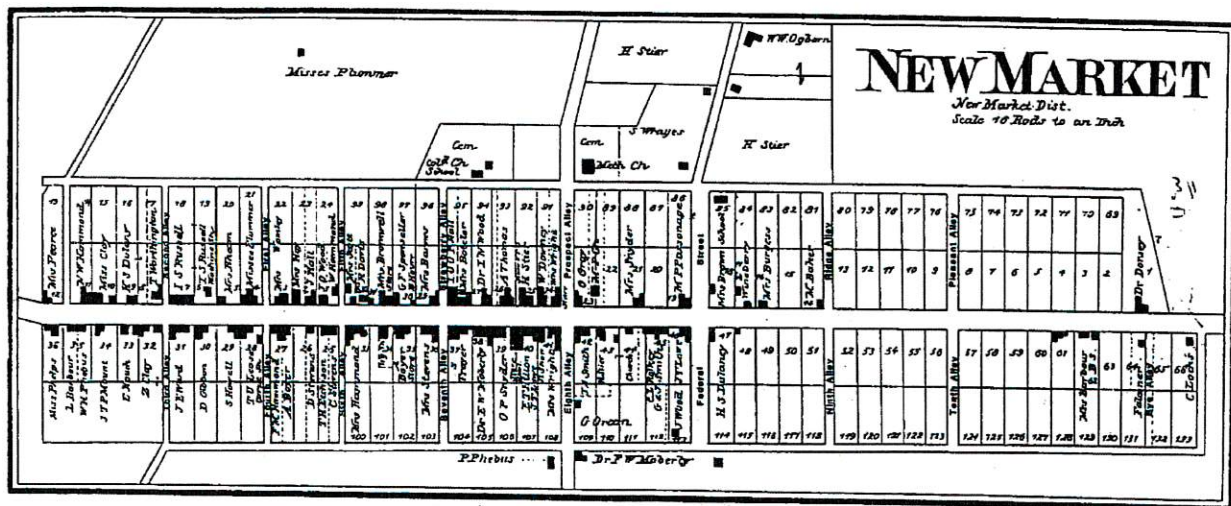
NEW MARKET HISTORY

The historic core of the Town of New Market is of importance to Frederick County, the State of Maryland, and indeed, the nation itself. The Town's Historic District was added to the National Register of Historic Places in 1975. It encompasses the original area of Town and covers a large portion of the Main Street Commercial Areas and the Town's Residential Merchant Zoning District.

The District's historical significance resides in the architecture of its homes and shops. About 90% of the buildings in the Historic District date from the 19th Century. The District's structures represent the architecture of the Post-Colonial, Federal, and Victorian Periods of the United States.

Historic New Market had its initial beginning before the Revolution, when in 1747, Nicholas Hall began acquiring land. Hall's estate, known as New Market Plains, formed the nucleolus of the town. It included 1,049.5 acres and was composed of the following acquisitions:

Batchelor's Harbor	105 acres
Dorsey's Friendship (part)	475 acres
Dorsey's Chance	175 acres
Bush Creek Mountain	25 acres
Hunting Lot (part)	226 acres
Hard to Find	38 acres
The Second Surprise Recovered	5.5 acres



Town As Platted in Frederick County Land Records

In 1788, Hall laid out the Town of New Market (Hall himself may have come from New Market, England) and the following advertisement appeared in several local papers:

"Laid out for a town to be called New Market, on Public road. Grading from Frederick Town to Baltimore about nine miles from Frederick: Two principal streets in the town are 66 feet, the other

Handwritten signature or initials.

50 feet wide, three others 33 feet wide. Lots are 66 feet front, 165 feet back. There is reserved a lot of ground for a Market House and a Church. The lots are to be sold by Nicholas Hall, living near premises. Lots bounding on Main Street will be sold for 3 pounds current money each. The lots back at forty shillings each; all subject to an annual ground rent of 5 shillings to commence May 5, 1788" (History of Western Maryland, Schart. Vol.1, page 607)

William Plummer, son of Samuel Plummer, built the first home in what is now New Market. Built in 1790 as the main house for the Plummer Farm, it is still standing on the corner of First Alley, on lot #4, in "Plummers Part of New Market." It is registered as the VanKirk Fehr home, currently addressed as 51 West Main Street.

Plummer's house was not considered to be in the Town of New Market. Plummer resurveyed the town along Hall's lines in 1792 as far as Fifth and Sixth Alleys, which became known as Plummer's Part of New Market. The lot numbers were different and the lots were subject to a ground rent of 5 shillings per year.

In June of 1793, Hall entered a plan of New Market under a deed of trust in the land records of Frederick County. New Market was laid out into 170 lots. This was the founding Main Street (or Old National Pike or Rt. 144). Main Street was part of the National Road and connected the cities of Baltimore and Frederick. The first lot was sold to William Ballenger for 4 pounds 10 shillings. However, George Smith, a German, had the honor of erecting the first house after the town was laid out. It is still standing on the northwest corner of Main and Federal Streets, currently addressed as 17 East Main Street. Smith used the house as a tavern or inn. It is registered as the Charles A. Jackson home. The house is typical of rural Post-Colonial architecture in Maryland. There have been few or no changes made to the exterior since it was erected.



Looking at the first traceable buyers, we find that William Ballenger bought lots #23 and #90, and built his home, now the Methodist Parsonage, and also lots #28 and #96, where he built another house which was more recently occupied by an Antique Shop.

William Wood constructed a house on lot #37. At one time, it was used as a private school taught by Miss Annie Pearce. John Roberts purchased lot #40,

which at times has been both a store and a hotel. The original structure has seen considerable changes including the addition of a third story. It is now a restaurant, currently addressed as 8 West Main Street.

In addition to the lots purchased by George Smith, already mentioned, the fifth purchaser was Caleb Pancoast, who bought lot #21. The structure built on the lot is of the Federal Period (1800-1830).

One of the first post offices in the County was started in 1798 in New Market in the structure built on lot #25. It was also used as a hotel. Guests were billeted upstairs and the only means of exit was through a small room in which sat the owner or watchman. The guests were thus always sure to pay their bills. The house also contained a "whiskey room" selling whiskey by the glass. This was also a general store, and in 1840 it was known as the National Hotel. This structure is currently addressed as 5 West Main Street.

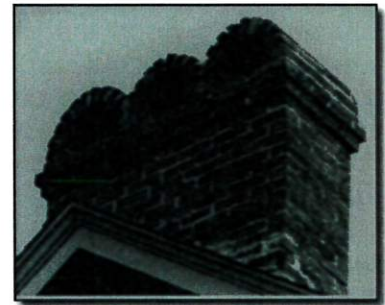
During the Civil War, the Downey home on lot #24 and "necessary building" behind it, housed the guns and ammunition of the Linganore Mounted Guard. This caused considerable excitement in the community until seized by Union troops. Lot #27 is the site of one of the buildings used during



the Civil War as a Union Army guardhouse. The Downey home is one of the few examples in the Town of the Revival Period of architecture. One of the principal features of the Revival Period was moving the door to one side of the front of the house instead of making it the central feature. The lines around the door are long and vertical and the trimming is simple.

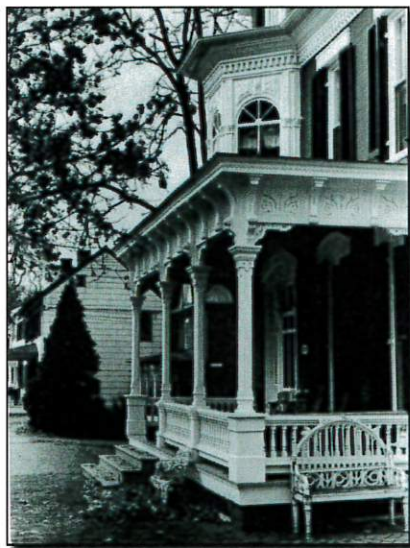
In March 1878 the Town of New Market became incorporated. About this same time, the Town's population was 402, practically the very same as estimated for January 1, 1969.

New Market has some of the best examples of restored Federal Period homes in Frederick County. Most of the structures in the Historic District date to the Federal Period; however, many have been remodeled with Victorian Era alterations or changed so as to obliterate all but a fraction of their original architecture.



The Stull Kemp home, currently addressed as 14 West Main Street, is one of the best examples of the Federal Style in New Market. Made up of red brick with two end interior chimneys, it exhibits practically all of the characteristics of that period. It has curves,

festoons, and interlaces on the exterior cornices



In the past, the doorways were the focal point for decorative detail. The Fanlight Door, or a door having the pediment pierced by a fanlight, became popular in this country during the Federal Period. The doorway to the Stoll Kemp home has such a treatment coupled with ionic columns on each side.

The Palmer home, currently addressed as 20 West Main Street, was built in 1800, and shows some of the characteristics of the Post-Colonial Period as well as the Federal. Its three chimneys, each in the middle are typical of the Federal Period. The window treatment shows the influence of the Post-Colonial Period. The John Morris Prosser home, currently addressed as 25 West Main Street, is another example of Federal Period architecture. It is the only stone house in New Market. The wooden portion of the house is a later addition. The high upper story windows show the Post-Colonial influence.

The town has some very good examples of the Victorian style of architecture (1835-1900) within the Historic District. The house currently addressed as 33 West Main Street, built around 1880, is such an example.



Once major stopping point for settlers traveling on the National Pike from Baltimore to points west, New Market at its earliest was a booming commercial center, that boasted numerous rooming houses, taverns, inns, and stores. In fact, the first house built after the town was founded was used as a tavern. A variety of service occupations existed as well, such as blacksmiths,

wagon makers, wheelwrights, tanners, etc. all toiling to support the diverse needs of travelers passing through. With few exceptions, these individuals resided on the property where the service was offered. Throughout most of its history, New Market's land uses have been predominantly residential in nature with businesses mixed in and surrounded by land used for agriculture. Among the few early industrial establishments, which did exist, were a metal and bone button factory and a forge for making wrought iron nails. Located nearby were a mill near Monrovia, a glass factory, a woolen factory, and a tannery, although it is not known whether these industries were active concurrently. Today's uses include a trucking terminal on Main Street that has been in operation for over 60 years, commencing prior to the adoption of Town Zoning.



APPENDIX B

STATE AND COUNTY GROWTH CAPACITY ANALYSIS

The State's analysis is entitled "Draft Town of New Market Development Capacity Analysis, MDP, November 2009." The MDP analysis involved collecting, integrating, and interpreting data to make it "fit" MDP's growth simulation model. Maryland's local governments committed to performing the Development Capacity Analysis as part of their comprehensive plan updates via the Development Capacity Analysis Local Government MOU (signed by the Maryland Municipal League and Maryland Association of Counties in August, 2004) and the Development Capacity Analysis Executive Order (signed by Governor Ehrlich in August 2004). These agreements were commitments to implement the recommendations made by the Development Capacity Task Force.

MDP's analysis methodology was endorsed by the Development Capacity Task Force and many local governments. This analysis produces projections of the number of dwelling units built by build-out based on existing zoning, land use, parcel data, sewer service, and information about unbuildable lands. The capacity results presented here are based on the latest revisions to the zoning and sewer service areas. This analysis does not account for school, road, or sewer capacity. The projections are focused on the capacity of the current incorporated land area to accommodate future growth. Note that this model assumes that 26 new residential units could be created in the MRS zone which encompasses the Town Historic District.

The results of the growth model are shown on Table 1, it uses the default MDP assumptions of the model and the current zoning of the Town at that time. According to MDP's capacity analysis, there was a total capacity of new 365 households within the Town limits based on 2005 household. The MDP map of in-Town development capacity is attached as Map 1.

Table 1. Zoning District Household Capacity¹

Zoning District	Zoning District Description	New Household Capacity	Acres
AP	Amusement Park		17.7
I	Institutional		3.4
MC	Mixed Commercial		5.2
MRS	Mixed Residential Service	26	21.7
OS	Open Space*		6.3
R1	Low Density Residential	336	266.9
R2	Medium Density Residential		1.0
RM	Residential Merchant	3	41.2
TOTAL		365	363.4

* This category does not include the acreage contained in the "100-acre Woods Park." This land has no development capacity.

¹ US 2010 Census and Draft Town of New Market Development Capacity Analysis, MDP, November 2009 (see Appendix B).

The County's analysis is included in "A Comprehensive Plan for Frederick County, Md. Adopted April 2010, pg. 11-71. The following Table 10-30 from the County's Comprehensive Plan entitled - New Market Community Land Use Plan: Town Portion ² - illustrates the County's calculations for the Town's development capacity. It shows total potential additional dwellings at 308.

Table 10-30: New Market Community Land Use Plan: Town Portion

Land Use Plan Designation	Acres Designated	Acres Undeveloped	Pipeline Dwellings (1)	Undev. Land Potential Dwellings (2)	Total Potential Dwellings
Residential					
Low Density Residential	306	177	257	51	308
<i>Subtotal</i>	<i>306</i>	<i>177</i>	<i>257</i>	<i>51</i>	<i>308</i>
Other					
Institutional	7	0	0	0	0
Public/Open Space	111	111	0	0	0
<i>Subtotal</i>	<i>118</i>	<i>111</i>	<i>0</i>	<i>0</i>	<i>0</i>
Commercial/Employment					
General Commercial	11	8	0	0	0
<i>Subtotal</i>	<i>11</i>	<i>8</i>	<i>0</i>		
New Market Total	434	296	257	51	308

(1) Pipeline dwellings: unbuilt dwellings/units in approved developments.

(2) Potential dwellings: net (75%) of undeveloped acreage (minus undeveloped acreage in pipeline) at 3.5 du/acre (LDR); 7.5 du/acre (MDR); and 15 du/acre (HDR)

Since the completion of the State and County assessments, the Town Master Plan has been amended and both the Smith Kline Property and the Delaplaine Property have been annexed into Town. The land use and zoning designation for Smith Kline Property is now Planned Residential Development. It has been approved for a total of 925 residential units. The Delaplaine Property has been granted a land use and zoning designation of Economic Development and its annexation agreements defer its development.

Table 9 reports the Town's assessment and compares it to the State and County assessments. The table also converts the State and County residential unit results into population numbers to project the Town's population at builtout of capacity. These numbers reflect the Town's population of 656 as reported in the 2010 census. For projection purposes, the Town will use the MDP number. The County population estimate is based on Table 10-30 (308 du's x 2.84). For projection purposes, the Town will use the Census population per household factor of 2.84. As of 2010 Town had added 68 new homes since MDP's November 2009 Development Capacity Analysis. This number has been deducted from the 365 homes projected in that analysis in order to derive an adjusted development capacity of 297 new homes by 2030.

² A Comprehensive Plan for Frederick County, Md. Adopted April 2010, pg. 11-71.

APPENDIX C

2010 COUNTY PLAN FOR NEW MARKET GROWTH AREA

The most recent indication of County growth planning is contained in the Comprehensive Plan for Frederick County, MD adopted April 2010. The Frederick County Plan section most directly affecting planning in and around New Market is very important and its key features follow in italics:

Town of New Market Master Plan - The Town's 2005 Master Plan envisions an expansion of retail uses and service activities along Main Street by designating portions of historic Main Street as Mixed Residential Service and Mixed Commercial. Areas south of I-70 are designated Mixed Commercial/Industrial as well as Planned Residential Development on the Town's Plan. North of I-70, the designated uses mirror the existing land uses. The Town's growth/annexation area generally conforms to the County's delineation of the New Market community growth area with the exception that the Town's plan includes the Blentlinger and Casey tracts, which are designated Planned Residential Development in the Town's Plan and are not included in the growth area on the County's Plan.

Community Plan Highlights

Growth Boundary Revision - The Monrovia enclave, located along MD 75 between the railroad tracks and Bush Creek, is included within the New Market Community Growth boundary. On the south side of I-70 the employment area in the eastern section at the end of Baldwin Rd. has been revised to exclude the 26-acre Atanasoff property.

Residential - Areas designated Low Density Residential within the Community Growth Area includes several existing county subdivisions in addition to the Brinkley Manor, Royal Oaks and the Orchard at New Market developments within the Town of New Market. There is only one area, located east of the Meadows [sic Meadow at New Market] development, totaling 90 acres, that is undeveloped land designated Low Density Residential.

Commercial and Employment - The majority of employment designated land uses within the entire New Market Region are located in the New Market Community Growth Area. This employment area is located south of I-70 and includes a mix of General Industrial, Limited Industrial, General Commercial and Office/Research/Industrial designations. The Office/Research/Industrial land use plan designation in the southeast quadrant of the Community Growth Area can facilitate the application of a mixed-use zoning classification, which would permit residential and additional commercial uses, in addition to light manufacturing and warehouse uses.

Agricultural and Rural Communities Plan Highlights

The boundary of Eastern Priority Preservation Area adjoins the eastern edge of the New Market Community Growth Area.

Green Infrastructure Plan Highlights

The southern boundary of the New Market Community Growth Area is Bush Creek, a major Monocacy River tributary.

Development Staging Mechanisms

Annexation - The New Market Community Growth Area does not necessarily represent an annexation limit for the Town of New Market. Although the Town's 2005 Master Plan designates a growth area that represents their proposed annexation area, it is larger than the County's New Market Community Growth Boundary. Any property that is contiguous to the Town's municipal boundary could potentially be annexed regardless of whether the property is within the County's Community Growth Boundary. However, the



county is the sole provider of public water and sewer service to the Town, thereby removing one incentive for county properties to pursue municipal annexation.

Land Use Plan Designation - All land within the New Market Community Growth Area has a land use plan designation other than Agricultural/Rural, generally indicating that development would be appropriate on these properties within a 20-year timeframe subject to completion of other staging mechanisms.

Zoning - In the employment area south of I-70 some properties designated Office/Research are zoned Agricultural to facilitate the application of the Mixed Use Development (MXD) floating zone. The remaining undeveloped residential area east of MD-75 is zoned Agricultural and would be considered for appropriate residential zoning either through a piecemeal application for a floating zone or Euclidean zoning through a comprehensive zoning process.

Community Plan Highlights

Growth Boundary Revision - The Monrovia enclave, located along MD-75 between the railroad tracks and Bush Creek, is included within the New Market Community Growth boundary. On the south side of I-70 the employment area in the eastern section at the end of Baldwin Rd. has been revised to exclude the 26-acre Atanasoff property.

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Table 10-29: New Market Community Land Use Plan: County Portion

Land Use Plan Designation	Acres Designated	Acres Undeveloped	Pipeline Dwellings (1)	Undev. Land Potential Dwellings (2)	Total Potential Dwellings
Residential					
Low Density Residential	366	90	0	237	237
Subtotal	366	90	0	237	237
Other					
Agricultural	0	0	0	0	0
Institutional	26	2	0	0	0
Natural Resources	34	33	0	0	0
Subtotal	60	35	0	0	0
Commercial/Employment					
General Commercial	153	122	0	0	0
General Industrial	166	142	0	0	0
Limited Industrial	193	144	0	0	0
Office Research Industrial	133	133	0	0	0
Village Center	6	0	0	0	0
Subtotal	651	541			
New Market Total	1,077	667	0	237	237

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General Commercial	11	8	0	0	0
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Issues and Opportunities

- A road connection between Boyers Mill Road and MD-75 – a New Market Bypass – is part of a County CIP project to examine the feasibility for its potential to reduce traffic on Main Street. In addition, a bypass around New Market may be constructed as part of future municipal annexations.
- Prepare a Municipal – County Planning Agreement to address concurrence on appropriate annexation areas.
- Address the appropriateness of Mixed-Use Development (MXD) Zoning, which would allow for residential uses, for areas designated LI/ORI.