

CHAPTER 5
PRESERVING OUR HERITAGE



A Master Plan for the Next Generation





PRESERVING OUR HERITAGE

Harford County boasts a unique array of irreplaceable resources that represent the substantial events and activities that shaped the communities we know today. These resources provide a direct physical link to our past, contributing to our sense of community and offering continuity as Harford County continues to grow and evolve. For over forty years, the County has made considerable achievements in protecting its resources by managing the identification and preservation of its extensive historic and agricultural assets. Numerous historically significant sites and structures have been identified and protected through easements and the local landmark program, and thousands of acres of prime farmland and forests have been preserved through various land preservation programs. Culturally significant resources, such as oral histories, folklore and traditions, archaeological sites and artifacts signify our heritage and provide opportunities for preserving our legacy. According to the National Park Service, “preservation is about deciding what is important, figuring out how to protect it, and passing along an appreciation for what was saved to the next generation”.

With such an abundance of historic, agrarian, and cultural resources, it is our duty to ensure their protection for future generations. The Preserving Our Heritage theme outlines strategies to help ensure that local resources endure to tell the story of Harford’s past. This framework is organized around four principles: Protect Historical and Cultural Resources, Protect Agricultural and Natural Resources, Build Capacity For Preservation, and Educate and Connect With A Broader Audience.

State Visions:

*Environmental Protection
Resource Conservation
Stewardship
Public Participation
Quality of Life and
Sustainability
Community Design
Economic Development
Housing
Implementation*

Overlapping Themes:

*Grow with Purpose
Environmental Stewardship
Economic Vitality*

Historic and Cultural Resources

Harford County contains an extremely rich and diverse collection of culturally significant buildings, landscapes, sites, and communities that reflect the history of our County. Throughout the County, one can find archaeological sites from the era of the Susquehannocks, early English colonial cabins, Palladian-style mansions, two Freedmen's Bureau schools, houses built by French émigrés fleeing revolution in Europe, some of the country's earliest and finest Gothic Revival churches, and documented stops on the Underground Railroad. Physical reminders are not only interesting and valuable as splendid stylistic examples from various periods, but also as important reminders of the fascinating people who helped shape that history.



Harford County's architectural history shows a diverse range of influences.

Many of our historic resources no longer exist, due in part, to development activity that occurred throughout the 20th century. Lack of prioritization accelerated the loss of resources as growth occurred. Preserving our remaining resources will require adapting our traditions and landmarks of the past to fit the needs of the present, and future. This theme identifies achievable implementation strategies to meet the County's preservation goals and ensure that local historic and cultural resources preserve our sense of place and cultural landscape.

Indigenous people have inhabited Harford County for at least 8,000 years. During the Colonial Period, thousands of Native Americans from different groups traveled through the State of Maryland contributing to Harford County's history.

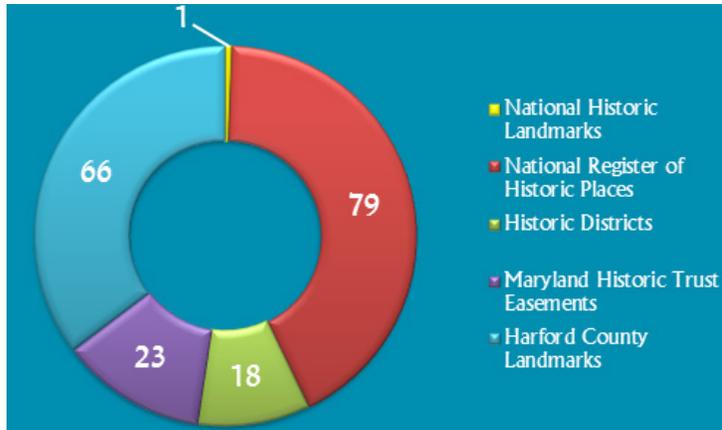
In 2014, the Maryland Historical Trust (MHT) published *PreserveMaryland*, the statewide preservation plan for 2014-2018. *PreserveMaryland* established five statewide goals and identifies a number of preservation issues in various regions throughout the State of Maryland.

Historic and Cultural Resources: Designation & Protection Programs

A successful preservation program requires the coordination of federal, state, and local jurisdictions to preserve and protect resources by means of identification and designation. The Antiquities Act of 1906 and the National Historic Preservation Act of 1966 served as the foundation for most local programs and helped initiate the identification and protection of the country's most significant resources. Designations, such as the National Register of Historic Places and National Historic Landmarks, have contributed to the protection and recognition of some of the country's most notable resources.

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There are more than 2,000 sites in Harford County listed on the Maryland Inventory of Historic Properties; many have one or more federal, state, or local designations. The level of designation often indicates a resource's level of prominence and helps determine the subsequent protections that accompany it.



The Maryland Inventory of Historic Properties is a research and documentation instrument that serves as an archive of information to further the understanding of the State's architectural, archaeological, and cultural resources.

Source: Harford County Department of Planning and Zoning
Historic and Cultural Resources

Designation as a historic resource can provide benefits to property owners. These benefits vary depending on the level of designation (i.e. federal, state, or local). Historic tax credits are the primary incentive homeowners and businesses can utilize through a historic designation. Most tax credits can be used in conjunction with other programs, which can deliver substantial savings to homeowners and businesses. Currently, Harford County offers a 10% tax credit on qualified rehabilitation projects for County Landmark properties. An increase in the tax credit allowance may boost preservation activity, spurring investment.

Historic and Cultural Resources: Execution & Opportunity

Historic and cultural resources provide an orientation within society, preserving the relevance of the past and inspiring our future. The historic preservation model proposed in HarfordNEXT is structured around three primary implementations. First, the County must intensify efforts to survey and document our remaining inventory of resources. Documentation records significant aspects of history and culture through the creation of a comprehensive database. Additional surveys will assist in the documentation of the County's recent history, and aid in providing a more thorough investigation of resources currently with limited data. Second, a concerted effort to establish a heritage tourism campaign will produce educational and economic benefits while aiding and promoting preservation. Finally, a package of targeted incentives and flexible requirements can help promote adaptive reuse as a viable option for many owners or tenants. Adaptive reuse is a sustainable way to extend the useful life of structures, generate new investment, and preserve valued resources.

To aid in our preservation planning efforts, the County is seeking designation as a Certified Local Government (CLG), which not only recognizes that Harford County is committed to preserving its significant resources, but also provides support through the Federal Historic Preservation Fund. CLG's have access to funds that aid in local projects such as comprehensive surveys, documentation, and mitigation planning for the protection and enhancement of our significant resources.

Preserving Our Heritage



<p>HARFORD COUNTY GOVERNMENT</p> <p>10%</p> <p>County Landmarks: eligible for qualified rehabilitation expenditures to the exterior of a structure</p>		<p>MARYLAND HISTORIC TRUST</p> <p>20%</p> <p>Homeowner Tax Credit for qualified rehabilitation expenditures on "certified historic structures" for single family, owner occupied residences</p>
<p>FEDERAL REHABILITATION TAX CREDIT</p> <p>20%</p> <p>Rehabilitation of historic, income-producing buildings that are "certified historic structures"</p>		<p>20%</p> <p>Competitive Commercial Tax Credit for qualified expenses on substantial rehabilitation projects for owners of income-producing, "certified historic structures"</p>
<p>10%</p> <p>Rehabilitation of non-historic buildings placed in service before 1936</p>	<p>20%</p> <p>Small Commercial Tax Credit for qualified rehabilitation expenditures for income-producing "certified historic structures" located within a Maryland Sustainable Community</p>	

HISTORIC PROPERTY TAX CREDITS



*The Proctor House before rehabilitation.
(Historic Tax Credit Project)*



*The Proctor House after rehabilitation.
(Historic Tax Credit Project)*

PRESERVING

Harford HISTORY

*"The Greenest Building is the One Already Built."
-Carl Elefante*

Historic Preservation projects *(over 12 yrs)*



Have employed 15,120 persons & created \$1.74 billion in economic activity in Maryland.



Have saved 387,000 tons of material from landfills

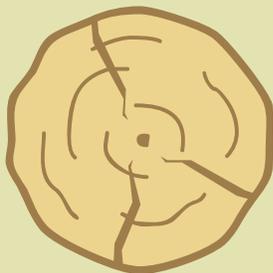


Have conserved approximately \$100 million in natural resources

Sustainable Treasures...

OLDER IS BETTER

Most pre-1930 buildings were constructed using old growth wood. These trees were 60+ years old. This wood is naturally dense & disease resistant.



Sophia's Dairy - BRICK



Swansbury - WOOD



Bon Air - STUCCO



Woodside - STONE

MARYLAND

Shore Lines and Tide Water from U.S. Coast Sur

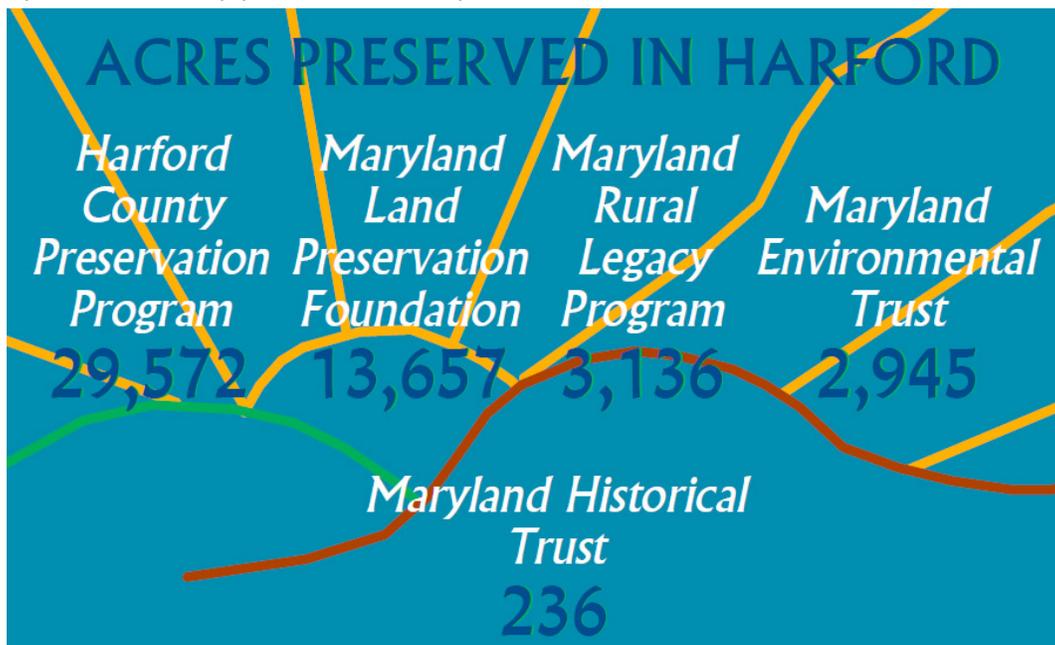
SOURCE: The Abell Report, Abell Foundation, 2009, National Trust for Historic Preservation.

Agricultural Preservation

Harford County's heritage is intimately linked to its agricultural traditions. For generations, farms and farmers have been the cornerstone of communities throughout the County, supplying a bounty of fresh produce, grain, milk and livestock while also providing local jobs, tax revenues, pastoral views and recreational opportunities. Historically, tobacco, grain, meat production and the harvesting of timber were the foundation of the industry. Later, dairy farms and vegetable canning operations emerged as farmers pursued higher value products. Today the agricultural industry continues to evolve as producers adopt new technologies and invest in capital improvements that aid in farming operations.

While the farming industry remains strong, farmland continues to be lost, threatening the future viability of agriculture in the County. Exurban development activity over the last several decades has caused the loss of productive farmland and natural resource areas. From 1959 to 2012, over 100,000 acres of agricultural farmland were converted to residential use. To ensure farming remains a viable industry, the County must adequately plan for a future that integrates sound land use planning with education, technology and promotion to preserve our valuable agricultural resources. A sustainable agricultural industry also offers many benefits to local communities; including convenient access to healthy foods and improved nutrition. Building resilient local food systems is critical to creating healthy communities and ensuring food security.

Agricultural preservation programs provide financial rewards and other benefits when a land owner sells or donates their development rights. Those who sell development rights receive an infusion of capital that can be used to improve or diversify farming operations, purchase additional land, pay off debt, or meet other financial obligations. Participation in these programs can also provide tax benefits. As of 2015, Harford County has successfully preserved nearly 50,000 acres through conservation easements. Harford County has set a goal of 75,000 acres to be placed under perpetual land preservation easements by the year 2040. In addition, a reimagined transfer of development rights program that is applied more strategically or surgically may enhance opportunities for preservation.



Priority Preservation Plan (PPA)

The Agricultural Stewardship Act of 2006 required counties to adopt a Priority Preservation Area Plan (PPA). The County adopted its first PPA in 2008 which included the Lower Deer Creek Rural Legacy area. The PPA was expanded in 2009 to include most of the upper Deer Creek area. As the County works towards its 2040 preservation goal of 75,000 acres, the updated PPA will now include the Manor Rural Legacy area. This area includes the Broad Creek and Little Gunpowder Falls watersheds. See Appendix I for the full Priority Preservation Plan.

The Future of Agriculture in Harford County

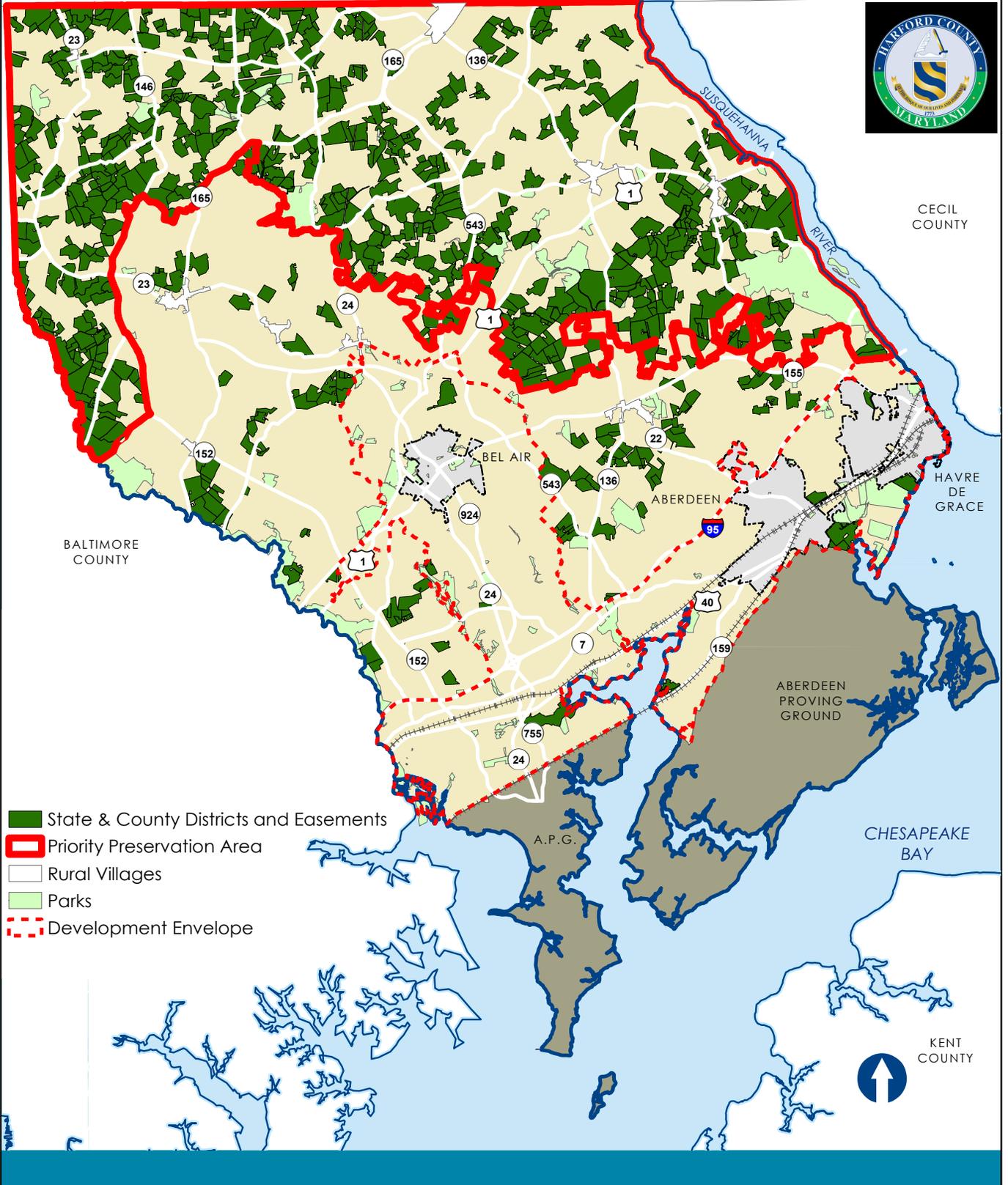
For agriculture to remain a viable pursuit in Harford County, technological and operational innovations must be combined with advanced training and education to provide agricultural producers with the tools necessary to endure the many challenges facing today's farmers. Technological innovations developed to aid farm management have already changed the economics and operational practices of agriculture. These advanced capabilities have resulted in more efficient and productive farms that generated \$46 million in market value in 2012.

With greater innovation and promotion, agriculture will continue to be an important sector of the economy. Harford's farmers are poised to further expand into regional and international markets while continuing to serve local residents with quality products. The County's nationally recognized operations in the dairy and beef cattle breeding programs, along with our grain producers and nurseries are delivering high quality produce and value added products that prove agriculture is thriving and growing in Harford County.

Harford County and its farmers are only beginning to reap the benefits of the burgeoning agritourism industry. The County's farms and farmers are uniquely positioned to capitalize on niche tourism that showcases our diverse agricultural economy; including tours of wineries, breweries, creameries and restaurants serving locally sourced products. HarfordNEXT seeks to build upon the successes of farmers throughout the County who have already modernized their business models by incorporating unique approaches that enhance the viability of farming for the next generation. Additionally, the ability to engage in agricultural commercial uses such as farm stands, farmers markets, restaurants, and seasonal events allow farmers to tap new income streams.

Support for farms and farmers remains strong, and Harford County is committed to ensuring farmland is preserved and future farmers have opportunities to succeed. The Preserving Our Heritage theme identifies fundamental strategies for protecting farmland and maintaining the traditions of farming. Key policies feature implementations that will guide the preservation of additional farmland and the mobilization of our next generation of farmers. Innovations, financial incentives and advanced education will provide today's agricultural producers with the tools necessary to endure.

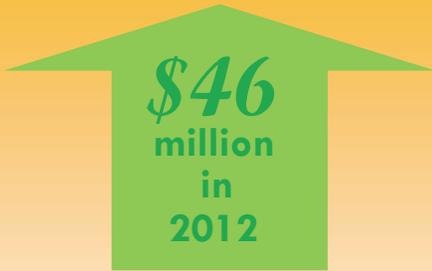
Agricultural Preservation



Census of Agriculture

Harford County • 2012 Data Set

Market value of products sold



reaping the harvest

Products sold



planting the land

62% Cropland

15% Pastureland

15% Woodland

8% Other

farming by numbers



Source: U.S. Department of Agriculture

Principles, Goals, and Policies for Preserving Our Heritage (POH):

PROTECT HISTORIC AND CULTURAL RESOURCES

Goal POH 1.1: Identification and Evaluation of Historic and Cultural Resources.

Rationale: The inventory is a documentation tool that compiles pertinent data from onsite surveys and research conducted in order to determine historical significance of a resource. Documentation aids in the determination of historic designations.

Implementation

(a) Update and maintain a comprehensive inventory of historic places and Geographic Information System (GIS) layers.

(b) Coordinate with the Maryland Historical Trust, and other organizations, to ensure data is exchanged on a regular and consistent basis.

(c) Research and evaluate resources with the potential to become significant over time. Identify funding sources to undertake comprehensive surveys.

(d) Identify and prioritize threatened or endangered resources deemed to be of exceptional value and significance to the County's history.

(e) Explore mobile applications to aid in onsite monitoring and survey work of properties.

(f) Establish a ranking system to distinguish a resources significance in accordance with the National Register of Historic Places established criteria.

Goal POH 1.2: Expand the County's Historic Landmark list.

Rationale: Landmark designation preserves resources deemed most significant to local history and provides crucial protections. The number of designations in Harford County is considered low in comparison to other jurisdictions.

Implementation

(a) Develop strategies to expand and promote the list of Harford County Landmarks.

(b) Increase the historic tax credit percentage to strengthen the program, protect our significant resources, and spur economic development.

(c) Monitor all designated County Landmark properties annually in order to maintain compliance with the Zoning Code, ensuring their protection and integrity.

(d) Consider a Demolition-by-Neglect provision to protect local Landmarks.

(e) Identify highly desirable County Landmark properties; properties and resources deemed significant to local history.

(f) Seek funding to ensure that all County Historic Landmark's receive a plaque stating their distinguished local designation.

Goal POH 1.3: Identification and Evaluation of Historic Districts.

Rationale: Historic districts document several sites/buildings that together, have significance to the history of a locale. As the County continues to evolve, it is important to document these districts.

Implementation

(a) Develop strategies for the identification of new historic districts.

(b) Identify existing local districts with the

potential to be elevated to a national designation.

(c) Research options for the protection of historic districts.

Goal POH 1.4: Identify areas of archaeological interest and establish a local archaeology component to our existing program.

Rationale: Archaeological resources provide opportunities to discover and learn from the past inhabitants of the County- whether it be terrestrial (land) or maritime (water) resources.

Implementation

(a) Develop a cultural resource management plan that incorporates an archaeological component.

(b) Coordinate with local organizations to formulate best practices and goals.

PROTECT AGRICULTURAL & NATURAL RESOURCES

Goal POH 2.1: Preserve large blocks of productive farm and natural resource land through conservation easements.

Rationale: Loss of farmland and natural resource land has resulted in the decline of the agricultural industry in the County.

Implementation

(a) Establish a new County goal of 75,000 acres with government and private land trusts.

(b) Expand funding for the County program to reach projected goals.

(c) Work with the federal government to preserve productive farm and forest lands

through the Army and USDA programs.

(d) Pursue donated easements on farmland by promoting the use of charitable contributions for income tax purposes.

(e) Continue full match participation for the state programs.

(f) Research and develop additional programs based on successful preservation programs found across the country to preserve farmland.

Goal POH 2.2: Support agricultural operations to ensure viability of farming.

Rationale: Support for agricultural production must be a priority in order to ensure the viability of an industry; advancement opportunities must be pursued aggressively.

Implementation

(a) Expand the number of farms that offer their high value crops for sale to retail consumers.

(b) Maintain an efficient permit process for agricultural commercial uses.

(c) Expand marketing program to support locally grown agricultural products.

(d) Expand producer grant program to help match funding for new and expanded value added production.

(e) Help farmers navigate the regulatory process for expanding or establishing businesses that sell traditional or value added agricultural products.

(f) Support right to farm principles and policies.

(g) Review regulations to reduce conflicts between producers, commuters, and non-farm residents in rural communities.

Goal POH 2.3: Encourage sensitive site design in rural areas within the County.

Rationale: The creation of conventionally designed new residential and institutional uses on productive farm and natural resource land throughout the rural area contributes to fragmentation of agricultural land.

Implementation

(a) Review existing residential conservation clustering provision; consider requirement of a mandatory percentage of the farmland to be placed under a conservation easement.

(b) Limit the types of institutional uses allowed in rural areas; encourage uses that preserve farmland, open space, and encourage preservation of historic structures.

(c) Expand transfer of development rights program that would shift development rights out of rural areas, to locations where infrastructure can more efficiently accommodate development.

BUILD CAPACITY FOR PRESERVATION

Goal POH 3.1: Investigate measures to have historic and cultural resources become a part of the development review process.

Rationale: Protections must be implemented to aid in the preservation of historic and cultural resources.

Implementation

(a) Incorporate plan review for new developments on land containing a historic or cultural resource. Require a management plan on how new developments will avoid or minimize any adverse effect on the resource.

(b) Consider incorporation of a demolition review process. Implement a time allotment between application and approval to allow

for proper documentation of site.

Goal POH 3.2: Make rehabilitation and adaptive reuse of vacant buildings a priority.

Rationale: The greenest buildings are those already built. Preserving the built environment spurs economic activity at the local level while encouraging sustainable building practices.

Implementation

(a) Identify target areas for revitalization and make rehabilitation and adaptive reuse a priority. Consider offering incentives as a catalyst.

(b) Allow a mix of uses and flexibility for redevelopment projects that include historic structures.

Goal POH 3.3: Develop guidelines that promote quality design and appropriate techniques.

Rationale: Design guidelines aid in protecting the integrity of historic resources, but also ensure that new development maintains the appropriate historical setting and scale.

Implementation

(a) New developments shall be compatible with the pattern, scale, and character of the historic district, Main Street, rural village or agriculturally dominant area.

(b) Establish guidelines that demonstrate appropriate rehabilitation techniques. Ensure guidelines follow the US Secretary of the Interior's Standards for Rehabilitation.

Goal POH 3.4: Obtain designation as a Certified Local Government (CLG).

Rationale: The CLG program recognizes

counties and municipalities that have made a special commitment to preservation. Designation also provides access to grants to assist in preservation related activities and projects, such as comprehensive surveys.

Implementation

(a) Explore the benefits of Certified Local Government (CLG) status. Research and pursue grant opportunities to help advance Harford County's historic preservation program.

(b) Review program requirements to ensure we meet all prerequisites to obtain designation.

Goal POH 3.5: Require a cost of community services study for new non-agricultural land uses within rural areas.

Rationale: The County's 2003 Cost of Community Services Study showed that agricultural land uses pay for themselves in needed services through the collection of property and income tax.

Implementation

(a) Require an updated cost of community services study for the County to include a breakdown for residential, commercial, industrial and agricultural land uses.

(b) In addition to visual, community and cultural impacts, the economic impact to the County should be factored into the approval of new uses unrelated to agriculture or natural resource protection.

EDUCATE AND CONNECT WITH BROADER AUDIENCES

Goal POH 4.1: Promote public understanding and appreciation for the County's heritage.

Rationale: Promotion assists in garnering support for preservation activities and encourages advocacy.

Implementation

(a) Educate the next generation about historic and cultural resources.

(b) Promote the annual Historic Preservation Awards held each May in association with historic preservation month.

(c) Create promotional materials to be disseminated to owners and potential owners of historic properties.

(d) Develop mobile applications that help teach and engage others about preservation.

(e) Develop walking, bicycling and driving tours of the County's historic structures and places.

Goal POH 4.2: Promote heritage tourism.

Rationale: Promoting our historic and agricultural resources can have a tremendous impact on our economic vitality, which in turn can help emphasize the preservation of our resources.

Implementation

(a) Promote tourism based on heritage theme and integrate into municipal, county and regional tourism plans. Promote activities for tourists and the community.

(b) Develop interpretational materials, signs, and plaques to further understanding of the County's historical and cultural resources.

(c) Support heritage tourism initiatives that promote the County's heritage areas, parks, greenways, and nature preserves.

(d) Support associated heritage area programs designed to link, promote and

protect our significant resources. The Lower Susquehanna Heritage Greenway is responsible for the implementation of the heritage area management plan. Maintain commitments to preserving historical, cultural and natural resources for sustainable development through heritage tourism.

(e) Promote the Maryland Scenic Byways within the County and develop a wayfinding system to navigate.

(f) Develop a County scenic byways program.

(g) Identify, protect and promote significant County viewsheds.

The Captain John Smith Chesapeake National Historic Trail is a series of water routes along the Chesapeake that trace the captain's famous voyage up the bay.

Goal POH 4.3: Collaborate with stakeholders to advance shared objectives.

Rationale: Working in unison allows for more creativity and provides a solid knowledge base in which to operate. Collaboration can further advance initiatives and launch innovative ideas.

Implementation

(a) Solicit active participation and cooperation of people interested in Harford County's historic preservation programs.

(b) Promote partnerships with municipalities to strengthen the foundation of preservation in the County and ensure consistency between programs.

(c) Develop a conference for local commissions, civic groups, and citizens to gather to share ideas concerning historic and cultural resources.

(d) Maintain support for local museums, programs and exhibits, which tell the story of the County's history.

(e) Support the Historical Society's mission of providing long-term conservation of relevant archives, legal materials, vintage photographs, and other research materials.

Goal POH 4.4: Educate citizens on rural agricultural issues.

Rationale: Education serves as a tool that can benefit all citizens of the County while also aiding to preserve open space through productive agriculture and natural resource uses.

Implementation

(a) Continue outreach and create signage to educate community members on agricultural and natural resource needs in the rural areas of the County.

(b) Develop workshops to educate the community on concerns farmers have with encroachment on farm operations, woodland management, and equipment transportation.

(c) Educate local community members on the importance of locally grown agricultural products and how they can support local area farmers.

(d) Support and educate the County's youth about the importance of the agricultural industry and natural resource lands within the County.

Goal POH 4.5: Continue support for organizations and programs that benefit the larger agricultural and natural resource community.

Rationale: The agricultural industry continues to expand and can remain strong with

additional education, training, and assistance by knowledgeable agricultural service providers.

Implementation

(a) Support agencies such as the soil conservation district, cooperative extension service, 4-H programs, the Maryland Forest Services, high school agricultural education programs, County Farm Fair, and others.

(b) Maintain access to the latest agricultural and natural resource research and educational programs.

(c) Provide continuing education opportunities such as seminars, college courses, and training for the agriculture and natural resource industry professionals.