

HISTORIC PRESERVATION PLAN

Borough of Zelienople, Pennsylvania



August 19, 2020

CREDITS

Funding

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Steering Committee

Appreciation is extended to the following individuals who participated in background research, attended document production meetings, and contributed to the content of this Plan.

<u>Name:</u>	<u>Representing:</u>
Dan Fritch	Zelienville Area Business Association
Randy Hart	Zelienville Historical Society
Shelly Kaltenbaugh	Zelienville Borough (Code Enforcement Officer)
Mark Matusiak	Zelienville Planning Commission
Tom Nesbitt	Zelienville Historical Society
Thomas Thompson	Zelienville Borough (Engineer)
Bill Callahan	Pennsylvania Historical and Museum Commission

Consultant:

T&B Planning, Inc.

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PREFACE

This Historic Preservation Plan includes a summary of Zelenople's history, explains why the Borough's historic buildings and charming character are unique assets worthy of preserving, and recommends the next steps to capitalize on these special resources.

The recommendations presented in this Historic Preservation Plan are intended to advance the recognition, appreciation, promotion, and protection of Zelenople's historic assets.

Why Plan?

Historic preservation in Zelenople has incredible synergy compared to many other communities of its size. To date, efforts to preserve Zelenople's historic character have been highly successful, thanks to the work of Borough leaders, the business community, organizations such as The Strand Theater Initiative, Explore Zelig, and the Zelenople Historical Society, and many private property owners.

Every story has a beginning, and the story of Zelenople's preservation momentum began in 2001 when The Strand Theater Initiative formed as a non-profit corporation with the mission of saving The Strand from demolition and reviving the glory of the historic theater. Through private and public financial support, The Strand Theater Initiative purchased the building in 2002, completed exterior renovations by 2005, and subsequently renovated the interior. Today, The Strand is widely recognized as one of the few premier operating historic theaters in western Pennsylvania.

Saving and renovating The Strand was the stimulus needed to start a domino effect of preservation initiatives in the Borough. Since then, the Borough strengthened its Municipal Code standards, public infrastructure, and streetscape enhancements were made in the downtown, including sidewalk, landscaping, lighting, and utility undergrounding improvements; and several key historic structures were rehabilitated, including the Passavant House by the Zelenople Historical Society, the Kaufman House by the Borough and a private equity partner, and several private residential homes and businesses by their owners.

With so much buzz in the community surrounding these and other initiatives that focus on Zelenople's historic character, the Borough believed that a plan was needed to determine the next steps and solidify an ongoing commitment to preservation. This document is that plan.

The Borough retained the consulting firm T&B Planning, Inc. to guide members of a Steering Committee through a process to identify historic preservation goals and prepare the recommendations presented in this document. The content of this plan was developed through a series of Steering Committee meetings, information gathered from an online public opinion survey and a public meeting, field inspections of properties visible from public streets, and objective evaluation.

Although much has been accomplished in Zelenople to preserve its historic character, more work is yet to be done.

INTRODUCTION

Location

Zelienople is a small community of approximately 2.1 square miles situated on the south bank of Connoquenessing Creek in southwestern Butler County, Pennsylvania. The Borough is located approximately 28 miles north of Pittsburgh and is accessed from U.S. Route 19 (Perry Highway), which serves as North and South Main Streets through the center of town.

In 1753, George Washington mapped the area around the Connoquenessing Creek, including the area that would become present-day Zelienople, while traveling through the region on his way to Fort LeBouef near Lake Erie. Today, “Washington’s Trail” is a driving route that commemorates young George Washington's first military and diplomatic venture in the Fall and Winter of 1753 - 1754. The route follows major roads and passes through Zelienople.



Character

A Modern Place with Old Fashioned Grace aptly describes Zelienople - its identity is reflective of its history. The town was founded in 1802 and incorporated as a Borough in 1840. With more than two centuries of development history, Zelienople has a vast number of historic assets that are ingrained into its character and make it stand out as a desirable place to live, work, and spend time. The preservation of this unique character, while accommodating a modern lifestyle, will be a key to Zelienople’s future prosperity and ability to withstand the test of time.



Historic Preservation Planning

Preparing a plan for historic preservation is the process of taking historic resources into account when planning for **the future**. As such, this plan establishes a framework for making intelligent choices about using, understanding, and gaining long-term value from Zelienople's location, history, culture, and tangible historic assets.

The concept of historic preservation planning is well-established on various levels. The federal and state governments have legitimate interests in preserving the nation's history and heritage and offer various programs and resources to facilitate the conservation of significant historic resources.

The Pennsylvania Constitution makes the Commonwealth trustee for the preservation of the historic values of the environment.

Pennsylvania Constitution Article 1, Section 27:

"The people have a right to clean air, pure water, and to the preservation of the natural, scenic, **historic** and esthetic values of the environment. Pennsylvania's public natural resources are the common property of all the people, including generations yet to come. As trustee of these resources, the Commonwealth shall conserve and maintain them for the benefit of all the people."

The Pennsylvania Historical and Museum Commission (PHMC) is Pennsylvania's official history agency. The PHMC Executive Director is designated as the State Historic Preservation Officer (SHPO), according to the National Historic Preservation Act of 1966 (NHPA). The SHPO also manages the National Register of Historic Places for Pennsylvania. A nomination to the National Register must first pass through a review process by the PHMC before it is forwarded to the National Park Service for consideration.

The PHMC publishes a Statewide Historic Preservation Plan every five years. The current version (2018-2023) is subtitled "Community Connections: Planning for Preservation in Pennsylvania." Goal 2 of the Statewide Plan reads:

"Use the power of planning to transform Pennsylvania's historic places into vibrant and diverse communities."

The Statewide Plan recognizes under Goal 2 that historic preservation plays a key role in community health and vitality - - and preservation is recognized as one of many planning tools needed for strategic planning in the 21st century. The PHMC's guidance for communities is to:

1. *Take an inventory of historic resources;*
2. *Develop practical, reasonable, and helpful planning tools (including preservation plans like this Historic Preservation Plan) to maintain historic assets that matter; and*
3. *Implement the plan through public engagement.*

Zelienople has taken the guidance to heart by preparing this plan.

A Plan for Zelenople

Before this Plan was prepared, preservation planning for Zelenople was limited to six pages of the Zelenople and Harmony Joint Comprehensive Plan (2010) titled “Part 4: Enhancing Heritage Tourism in the Boroughs.” As the title implied, an emphasis was placed on attracting visitors through a joint marketing effort and renovation of a few key buildings. Other recommendations included establishing hotels and places of lodging, continuing heritage-related events, providing youth education and public information, and undertaking a historic properties inventory.

Since 2010, much has changed in Zelenople:

- Gateway signage was installed in five locations to mark the entrances to the community, which incorporate thematic design elements of 19th century Zelenople (stonework, wrought iron, and classic street post lamps). These are found at Route 19 South, Route 19 North, Route 68/East Grandview Avenue, Route 68/West Beaver Street and Routes 288/588 Split/West New Castle Street.
- A streetscape improvement project was implemented along Main Street between New Castle Street and Spring Street consisting of sidewalk, landscaping, lighting, and utility undergrounding improvements; a second phase of the improvement project is planned to extend from Spring Street to Beaver Street.
- A few legacy businesses along Main Street closed and turned over to new businesses.
- Various commercial building façades were improved.
- The Town Clock (circa 1922) was restored and reinstalled at the corner of Main and New Castle Streets.
- Several old buildings were razed in the downtown area to make way for parking.

- Property values rose across the board.
- Several historic anchor buildings were rehabilitated including the Buhl House (1805), Passavant House (1808), and Kaufman House (1903).
- The Strand Theater continues to attract the region’s best entertainment and a large number of out-of-area visitors.
- Various large residential homes were divided into multiple units.

Although most of these changes were positively received, some were met with mixed feelings and heightened the necessity of planning for the future with the big picture in mind.

For Zelenople, having a Historic Preservation Plan is beneficial because the Borough is mostly built out and has little room for new construction without a concurrent demolition. Its building stock includes structures erected as far back as the mid-1800s, with most of the commercial district buildings and many residential homes dating between the late 1800s to 1920.

Newer buildings have replaced older ones in various places, and in certain incidences the new construction does not blend in well with the long-established historic character. Except in those few locations, Zelenople carries an intact, visually recognizable and charming historic character unmarred by the passage of time.

The overarching goal of a successful historic preservation program for Zelenople is to **retain the community’s authentic historic appeal while accommodating modern needs**. This Plan discusses how that goal can be accomplished - - by protecting and maintaining the Borough’s significant historic properties, adapting older structures to meet contemporary lifestyles, and adhering to new construction principles that respect the traditional historic fabric. In addition, this Plan encourages land owners and residents to be good stewards of Zelenople’s historic resources, help care for its historic heritage, and continue its legacy for the enjoyment of future generations.

The Benefits of Preservation

The more connected people feel to a community's character, quality of life, and roots in history, the more likely they are to live, work, visit, and invest in the place. Also, communities that offer unique and desirable attributes that are not available in other locations are more likely to stabilize and improve local economic opportunities and property values. This has already proven true in Zelenople, with property values on the rise over the past decade.

Zelenople is in the fortunate position of being a quaint and walkable community in close proximity to a major transportation route (I-79) and regional employment and retail opportunities in Cranberry Township. Although the construction of I-79 in the 1960s caused through-traffic to bypass Zelenople's downtown and the growth of Cranberry Township drew some retail spending away from the Borough, being an authentic historic community close to an interstate transportation route and employment center is a strong plus for Zelenople – making it an alluring place to live and conduct business. Not only is the location convenient, Zelenople has several public parks, high-quality schools, a traditional commercial core along Main Street, and solidly-built homes displaying distinctive and classic architectural styles.

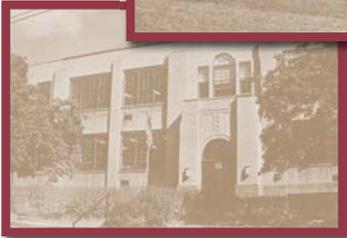
Avoiding Significant Losses

This Historic Preservation Plan does not advocate that every old building be saved. Oftentimes there are buildings found in historic communities that are either: a) not structurally sound and warrant demolition for reasons of health, safety, or welfare, b) buildings that have outlasted their ability to accommodate desirable uses, and c) buildings that simply stand in the way of progress. When demolitions are necessary, however, the recommendations in this Plan demonstrate ways that new construction design can complement the historic character of its neighbors.

Over the course of Zelenople's history, many significant structures have been lost. A few of these are highlighted on the next page. Going forward, it is the hope that most structurally sound historic structures be preserved and reused; but, when preservation is not possible, that any future demolitions be done with considerable foresight, careful evaluation of the (positive and negative) implications, and understanding that once a building is lost, it is gone forever. It is very difficult if not impossible for new construction to replicate the same craftsmanship and quality found in Zelenople's historic structures.

Preserving and enhancing Zelenople's historic character will:

- Retain and attract residents and businesses seeking a charming, walkable, historic environment.
- Strengthen the community's brand as "A Modern Place with Old Fashioned Grace."
- Draw visitors and associated spending.
- Increase pride in the community's appearance, culture, and history.
- Protect authentic building materials and craftsmanship.
- Maintain and raise property values.
- Solidify the community's perpetual legacy to western Pennsylvania's history and heritage.



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Zelienville Public School. The school was first built in 1884 for grades 1 – 8. Then, in 1896, Principal John Kocher established the first high school in the building, which was enlarged as shown. After 1909, it was used for grades 1 – 6 until 1956 when CVE Elementary was built. In 1960, this building was demolished for a parking lot.

Zelienville High School. The building was constructed by J.J. Fogel and Sons on High Street and cost \$12,000. Once completed in 1910, the school featured four rooms which could each house 45 students. The school was enlarged in 1925 with an \$85,000 addition of a gymnasium, dining hall, and four extra classrooms. The building was used until 1968 and demolished in 1970 for the Maple Court Senior Housing project.

The C.J.D. Strohecker home. This house was built at Main and Beaver St. in 1901, with 14 rooms and 4 fireplaces, and used the best materials, including oak wooden beams in some rooms. The castle-like tower was topped with battlements. It was sold to Fidelity Savings Bank in 1962 and demolished (now the WesBanco location).

Passavant family home. This 1901 photo shows the biggest and best house in town when owned by the Passavant family. It was a brick home, 2 ½ stories, with a beautiful wrap-around porch, and a large rose garden in the rear lot on High Street. In 1961 it was sold to the A&P Co. and demolished to build a grocery store. It is now the parking lot for Walgreens Drugstore.

DEVELOPMENTAL HISTORY CONTEXT & INVENTORY OF MAPPED STRUCTURES

To prepare a plan for the preservation of a community’s historic character, it is important to understand its current condition, and in particular, the physical attributes that were defined in whole or part by significant periods of history. The physical features of Zelenople were developed over a time-span of more than two centuries. Collectively, they tell an authentic story; and a story that is unlike any other.

This Section presents a “developmental history context” of Zelenople, which is a historical narrative that explains why the community looks and functions as it does now. This understanding will form the baseline for the recommendations given in this Plan.



←← Zelenople today.

Much of the town’s character, and particularly the core of the community located between Grandview Avenue and Culvert Street, was strongly influenced by history, dating back to the founding of Zelenople in the early 19th century.

Zelenople grew slowly over the first 100 years of its existence, with much of its existing character forming in the early- to mid-1900s as the commercial district on East and West Main Streets took shape, large homes were built on East New Castle Street, sidewalk-lined streets were laid out, and prospective residents were introduced to rail access and jobs in and around the Borough. Many residents today still refer to Zelenople as a “**sidewalk town**,” a walkable Borough that is rife with family-owned businesses and community spirit.



The Building Inventory

The following pages describe the developmental history of Zelienople.

The partial Building Inventory listed in Tables 1 to 6 was compiled by Tom Nesbitt of the Zelienople Historical Society. The inventory focuses on the oldest parts of the Borough and was based on historical maps and research. Out of ± 2,000 structures in Zelienople, ±660 structures have been inventoried to-date, and are listed herein. Refer to the map that accompanies this Plan to see the inventory.

This exhibit shows how the Borough expanded in size over time. Zelienople incorporated as a Borough in 1840 and expanded its footprint in the 20th century by acquiring land from Jackson Township. The first noted acquisition took place in 1918 and included all of Walnut Street running from Green Lane west to Connoquenessing Creek (Zelienople Borough Ordinance 102).

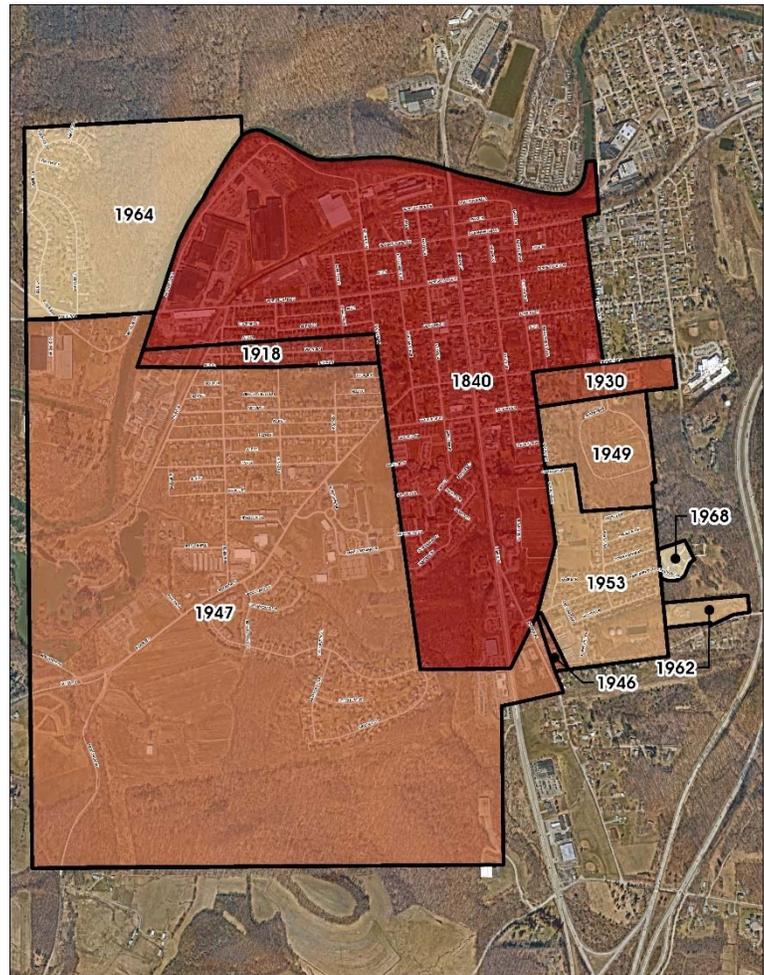
The next addition came in 1930 and includes land along East Beaver Street from South Oliver Avenue to South Pittsburgh Street (Zelienople Borough Ordinance 151).

A small sliver of land was added to Zelienople in 1946 and was described as a “stone monument in the right of way line of Perry Highway, said point being distant eastwardly 30 feet from the center line of said Perry Highway” (Zelienople Borough Ordinance 205).

One year later in 1947 Zelienople acquired 675 additional acres from Jackson Township (Zelienople Borough Ordinance 215). This

expansion started at South Green lane and extended south toward Beaver Street. The western border of the expansion is along the Beaver County/Butler County line. The expansion meets the original portion of Zelienople to the north. The next major addition came in 1949 and included 32 acres. This area would be used as land for the Zelienople Community Park. A 55-acre parcel was acquired in 1953 and included the north portion of Evans Road extending north to the Zelienople Community Park.

Between 1958 and 1968 the three more small parcels of land were acquired to extend the Zelienople boundary, including Crest View Drive and a majority of the land north of Evans City Road (Zelienople Ordinances 285, 425, and 471). In 1964, Zelienople acquired a parcel which included New Castle Road between the existing Brough of Zelienople and the Butler/Beaver County line north, including Bassie and Marion Drives.



The 19th Century – Part One

Zelienople Borough was founded in 1802 by Baron Detmar William Frederic Basse, a wealthy German diplomat. He began exploring the primitive wilderness area north of Pittsburgh, finding an area between Butler and New Castle with no settlements. Especially attracted to the Connoquenessing Valley and its beautiful and fertile land, Baron Basse purchased 10,000 acres from the Philadelphia Land Company to build a home and establish a town.

Work soon began on his home, the Castle Bassenheim, on a hill overlooking the **Connoquenessing Creek**, which was situated to provide a commanding view of the surrounding area. He also began laying out a town, which he called Zelienople. He built a perfectly straight road, **New Castle Street**, fifty feet wide, leading east into the village from the base of the hill.

The Baron had a vision for his settlement, seeing it as both a business and a manufacturing center. In 1805 he addressed the Commissioners Court of Butler County advocating for a road from Pittsburgh through his settlement and regions north. During this same time period, Baron Basse sold 5,000 acres of land to George Rapp, a German Pietist from Württemberg, Germany, and his Harmonist Society, which would use the land to establish the utopian community known as Harmony.

In 1806, the Baron returned to Germany, and in the following year came back with his daughter Fredericka Wilhelmina, also known as "**Zelie**," the town's namesake, and his new son-in-law, Phillipe Passavant. The Baron built the couple a two-story log cabin on **Main Street**, and Mr. Passavant became the town's first merchant.

From this time until 1818, when Baron Basse again returned to Germany, he devoted himself to the development of Zelienople. He established a grist mill, iron furnace, sawmill, and brickyard,



Count Detmar William Frederic Basse (1764-1836), In addition to being credited with founding Zelienople, was considered an entrepreneur, diplomat pioneer, and art collector.

and laid out the streets. The Baron also built Zelienople's first school in 1810, situating the building in the area known as **Four Corners Park**. This building supported other important functions in the early development of Zelienople, such as a gathering place for town meetings and church services.

The town grew slowly, with German, Scots, and English immigrants arriving, building cabins, and settling the area. The first hotel was built in 1810, the first of many such establishments which claimed the southwest corner of Main and New Castle streets. In its early years, the commerce of Zelienople primarily serviced the needs of the local agricultural community. By 1835, Zelienople had become a community of approximately 50 dwelling units and 300 inhabitants, including four blacksmiths, one gunsmith, one hatter, two saddlers, one tinsmith, one butcher, one fuller and carder, two tailors, one wagon maker, three shoemakers, one pump borer, and one cabinet maker. Zelienople would be formally incorporated as a Borough by charter from the State House of Representatives in 1840.

Zelienople's core group of settlers during this period included the Passavant and Buhl families, who would rise to prominent community positions. Through their posterity, these families become leaders in business and philanthropy in the larger region.

There are ten known structures standing today that date to the time of Zelienville's early development before 1850. These include eight structures on Main Street (including the Buhl House and Passavant House that are owned and were restored by the Zelienville Historical Society) and two structures on East Grandview Avenue - the Hyacinthe Wiehl Homestead and the H-Z Presbyterian Church.

Table 1: Structures Mapped 1805 - 1847

(E = Exact Year of Construction)

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Christian Buhl House	221 South Main St.	1805 E	Restored by Zelienville Historical Society
Zelie Passavant House	243 South Main St.	1808 E	Restored by Zelienville Historical Society
Hyacinthe Wiehl Homestead	350 East Grandview Ave.	1820 E	Wiehl cabinet maker Germany 1817
Hovis Auto Supply	240 South Main St.	1821 E	Built by John Reed
St. Paul Lutheran Church	215 North Main St.	1826 E	Zelienville's oldest church
Hair Emporium Bldg.	216 South Main St.	1837 E	Formerly Hallstein Cabinetmaker 1837
Private Home	450 South Main St.	1840 E	Francis Burkhart - UGRR* trap door
NexTier Bank	226 South Main St.	1841 E	Formerly William Allen Sr./Greer
H-Z Presbyterian Church	416 East Grandview Ave.	1845 E	Original portion was built in 1845
Stauffer House	300 South Main St.	1847 E	House built by Daniel Stauffer - UGRR*

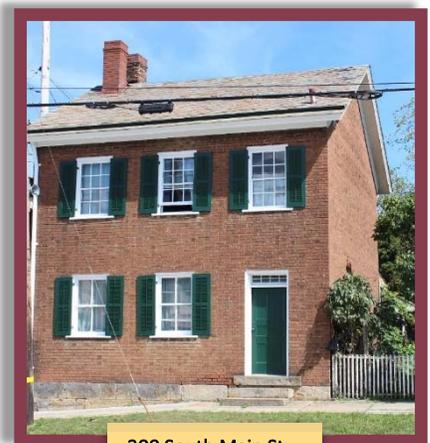
* UGRR – Underground Railroad



Passavant House, 243 South Main St.



Buhl House, 221 South Main St.



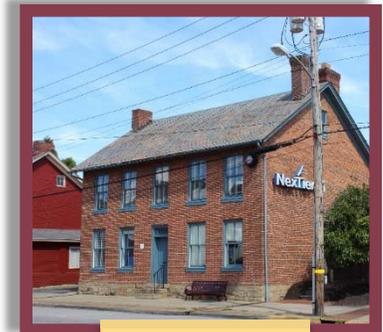
300 South Main St.



240 South Main St.



350 East Grandview Ave.

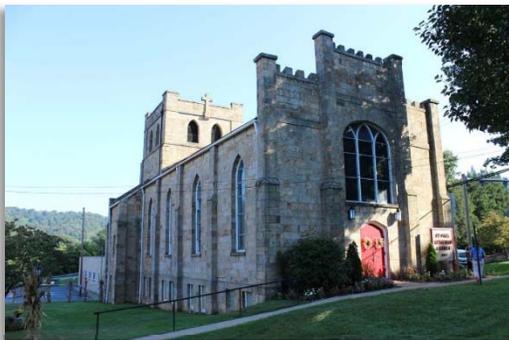


226 South Main St.

The 19th Century – Part Two

From 1850 to the beginning of the 20th century, Zelenople's population increased by 578 persons or 150 percent. Some of this increase resulted from the Pennsylvania Oil Boom, which started in 1859 with the discovery of oil at Drake's well in Titusville, Crawford County. The craze spread to nearby counties, including Butler, as wells were dug and people migrated to these areas, —including in and around Zelenople—in hopes of discovering oil and making a fortune. The oil industry helped stimulate Zelenople's economy, with commerce growing along Main Street to serve not only the Borough's growing population but also this emerging industry and associated businesses.

Main Street was extensively developed, with a dense array of shops and dwellings leading to a stately public square (Four Corners Park). Other notable buildings included **St. Paul's Lutheran Church** (215 N. Main Street) just north of the public square, two hotels, a tannery, and blacksmith shop located on the south-to-north portion of Main Street (now Main Street/US 19/Perry Highway). Much of the outlying area



St. Paul Lutheran Church, built circa 1826

of the town was more sparsely populated, divided into still unbuilt-upon residential lots, or still in agricultural production.

Transportation improvements would further stimulate growth during the last quarter of the 19th century. In 1877, construction began on the Pittsburgh, New Castle & Lake Erie Railroad, a narrow-gauge line that was built from Etna (across the Allegheny River from Pittsburgh) to Zelenople, which was reached on the last day of 1878. The first passenger train arrived in Zelenople on January 1, 1879, at a two-story station located on Front Street near the west end of Walnut Street. A freight house was also located on Front Street south of Chestnut Street.

The railroad was reorganized as the Pittsburgh & Western Railroad in 1879. By 1883 the railroad was extended as a standard gauge line from Pittsburgh to New Castle, a distance of ±50 miles. In the early 20th century the line was taken over by the Baltimore & Ohio Railroad (B&O), which would use it as its mainline north of Pittsburgh. The railroad brought both an increase in population and a new measure of prosperity to Zelenople. With a direct connection to Pittsburgh and the oil region of northwestern Pennsylvania, the railroad lessened Zelenople's dependence upon agriculture and stimulated the development of new industries. Zelenople's first bank opened in 1882 and its first postmaster was appointed during the same decade. Commerce within the town began to diversify as more merchants and traders moved into the community.

There are 20 structures inventoried that date from the second half of the 19th century.

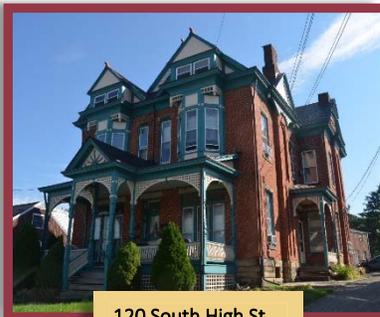
Table 2: Structures Mapped 1850 - 1889

(E = Exact Year of Construction; D = Estimated Decade Built)

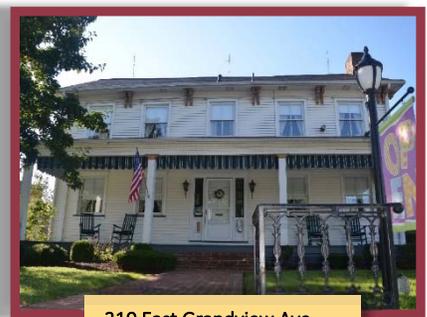
STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	308 East Beaver St.	1850 D	Endres Estate and Farm House
Buhl Carriage House	208 Rear, South Clay St.	1850 D	Owned by Henry Zeigler - Newsstand
Private Home	402 West New Castle St.	1850 E	Mary Lou Burkett House
St. Paul Parsonage House	215 Rear North Main St.	1850 D	Former or Current Parsonage House
Henry Muntz House	323 South Main St.	1854 E	Restored by Camelot Coal Co.
Private Home	101 North Green Ln.; and 405 West New Castle St.	1858 E	Hancher Law Office; and William Bastian of Bastian Hotel
Rich Eppinger's Barber Shop	214 South Main St.	1860 D	Formerly a home and barber shop
Allstate Insurance Bldg.	220/224 South Main St.	1866 E	Dr. Lusk, Wm Allen Sr. House 1866
NCEF Education Office	314 South Main St.	1871 E	Formerly E.L. Church, C.W. Ohl home
Butler Co. Tourism Bureau	310 East Grandview Ave.	1880 D	Zimmerman Hotel, Heasley home
Private Home	120 South High St.	1890 E	Built by John Ifft
Private Home	240 South High St.	1890 D	Built by Lawrence Markel
Charles Goehring House	215 South Main St.	1890 E	Restored by Murray Agency
Penberthy Studios	500 South Main St.	1890 D	T.C. Duff tea room called Duffmont
Eppinger B & B	119 East Grandview Ave.	1892 E	Built by J. S. McNally, an oil producer
Dr. Soltis Optometrist	214 West New Castle St.	1892 E	Dr. Soltis Office
Private Home	358 East New Castle St.	1892 E	Built by GGF Dambaugh in 1892
Commercial Building	106 North Main St.	1896 E	Ed Zehner Undertaker / Furniture



308 East Beaver St.



120 South High St.



310 East Grandview Ave.

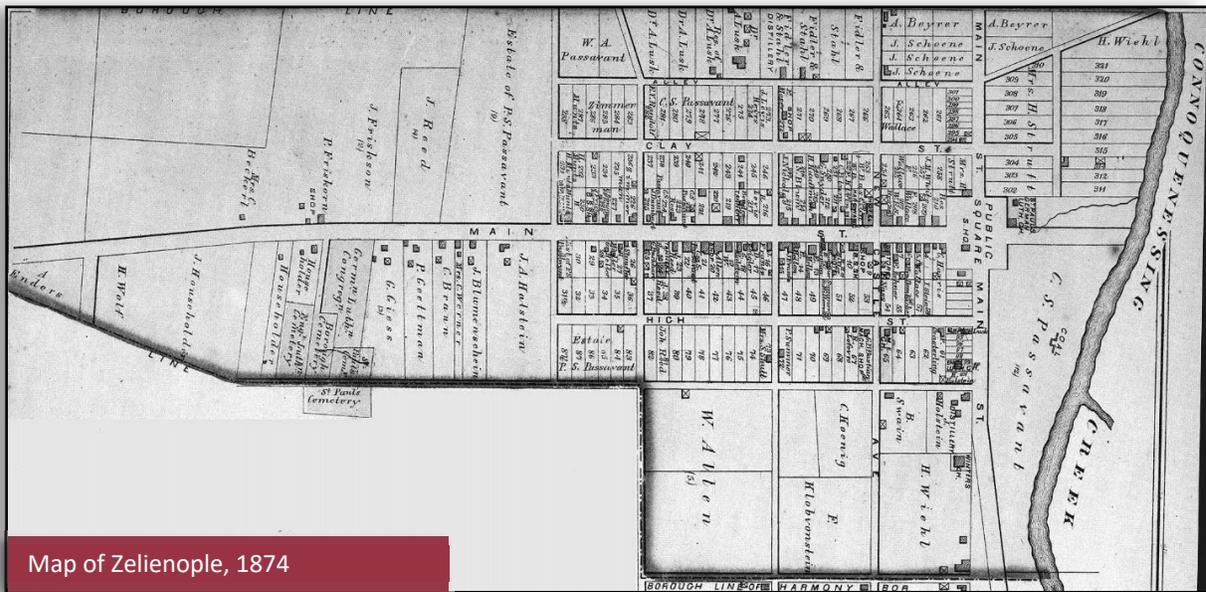


240 South High St.

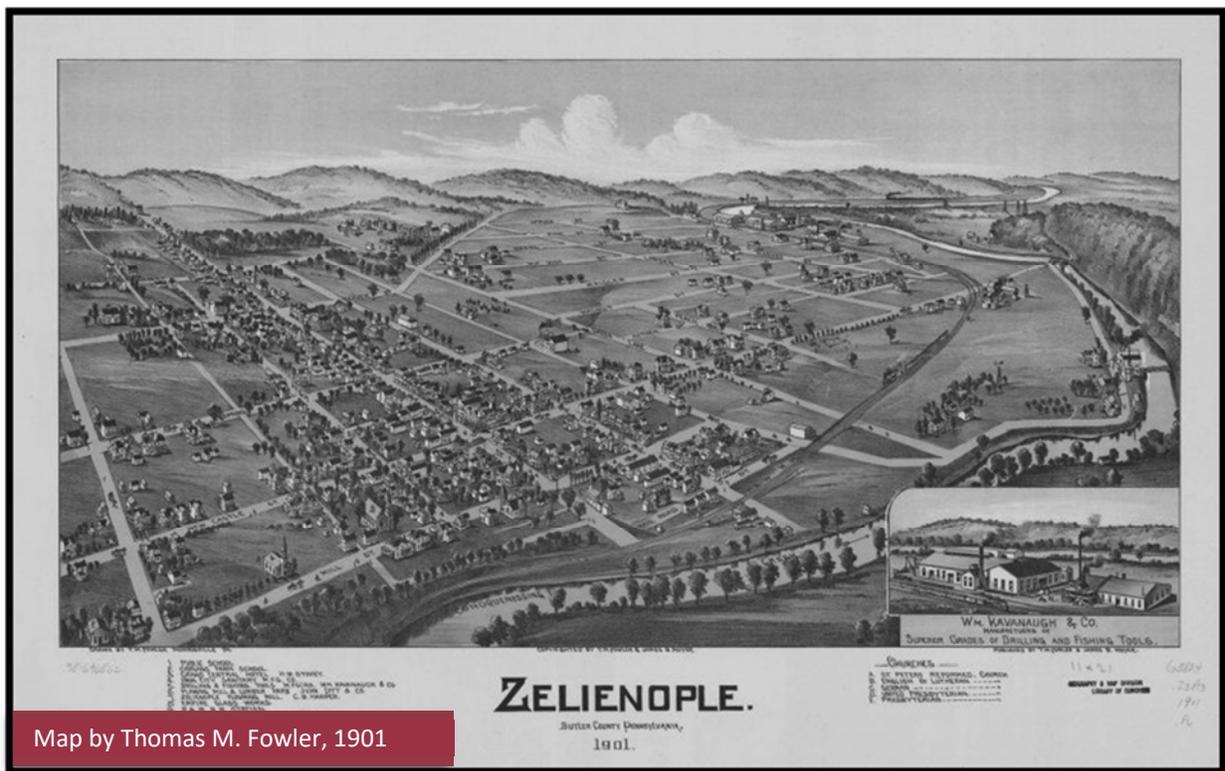


405 West New Castle St. and
101 North Green Ln.

In 1874 Griffith M. Hopkins published the *Combination Atlas of the County of Butler and the State of Pennsylvania* which featured the following map of Zelenople.



A panoramic view of Zelenople Borough and the surrounding area was created by Thomas M. Fowler, one of the 19th century's most prolific cartographers. Based on this map, it is known that many more structures were built before 1901.



By 1900, the Borough’s population was 963 persons living in about 190 homes, with each household averaging 5.1 persons per house. As shown on Fowler’s 1901 map, Zelienople’s building stock was primarily residential and radiated out from Main Street. The densest concentrations were on New Castle and Mill

streets, which had the most prestigious homes. Mill Street would soon be renamed Grandview Avenue because of its residential grandeur. Pockets of homes located at the western boundary of Zelienople were most likely associated with the railroad and industries situated in the area.

Table 3: Structures Mapped by Fowler in 1901

(F = Mapped by Fowler in 1901 and likely constructed in the late 1800s;
E = Exact Year of Construction; D = Estimated Decade Built)

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	120 Arthur St.	1901 F	
Private Home	201 Arthur St.	1901 F	
Private Home	206 Arthur St.	1901 F	
Private Home	208 East Beaver St.	1901 F	
Private Home	223 East Beaver St.	1901 F	
Private Home	112 Chestnut St.	1901 F	
Private Home	118 Chestnut St.	1901 F	
Private Home - Duplex	125/127 Chestnut St.	1901 F	
Private Home	128 Chestnut St.	1901 F	
Private Home	132 Chestnut St.	1901 F	
Private Home	140 Chestnut St.	1901 F	
Private Home	144 Chestnut St.	1901 F	
Private Home	107 North Clay St.	1901 F	
Private Home	111 North Clay St.	1901 F	
Private Home	115 North Clay St.	1901 F	
Private Home	116 North Clay St.	1901 F	George Nesbitt House
Private Home	118 North Clay St.	1901 F	
Private Home	119 North Clay St.	1901 F	
Private Home	121 North Clay St.	1901 F	
Private Home	109 South Clay St.	1901 F	
Private Home	111 South Clay St.	1901 F	
Private Home	112 South Clay St.	1901 F	
Private Home	122 South Clay St.	1901 F	
Private Home	125 North Clay St.	1901 F	
Private Home	201 North Clay St.	1901 F	
Private Home	203 North Clay St.	1901 F	
Private Home	205 North Clay St.	1901 F	
Home - Duplex	207 North Clay St.	1901 F	

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Home - Duplex	209 North Clay St.	1901 F	
Private Home	115 South Clay St.	1901 F	
Private Home	126 South Clay St.	1901 F	
Private Home	129 South Clay St.	1901 F	
Private Home	133 South Clay St.	1901 F	
Private Home	136 South Clay St.	1901 F	
Private Home	217 South Clay St.	1901 F	
Private Home	220 East Culvert St.	1901 F	
Private Home	103 North Division St.	1901 F	
Private Home	211 South Division St.	1901 F	
Ralph Lane Accountants	203 East Grandview Ave.	1901 F	Built by Rev. E.S. Little, Park Church
Lope and Casker Attyns	207 East Grandview Ave.	1901 F	Built by Ira Ziegler-editor-Conno V Ns.
Drake/Acolyte Bldg.	211 East Grandview Ave.	1901 F	Built by Wm. Lamberton, oil producer
Glenn-Kildoo Funeral Hm	219 East Grandview Ave.	1901 F	Built by Henry Wise of Harmony
Emma McClure Hartung	336 East Grandview Ave.	1901 E	Emma McClure and her mother
Private Home	110 West Grandview Ave.	1901 F	
Private Home	111 West Grandview Ave.	1901 F	
Private Home	215 West Grandview Ave.	1901 F	
Private Home	219 West Grandview Ave.	1901 F	
Private Home	100 North High St.	1901 F	
Private Home	101 North High St.	1901 F	
Private Home	114 North High St.	1901 F	
Private Home	119 North High St.	1901 F	
Private Home	121 North High St.	1901 F	
Private Home	101 South High St.	1901 F	
Private Home	105 South High St.	1901 F	
Private Home	100 South High St.	1901 F	Dr. TW Wilson's Home & Office
Private Home	107 South High St.	1901 F	
Private Home	112 South High St.	1901 F	Possible Store Front in 1901
Private Home	130 South High St.	1901 F	
Private Home	204 South High St.	1901 F	
Private Home	205 South High St.	1901 F	
Private Home	232 South High St.	1901 F	
Private Home	233 South High St.	1901 F	Robert Bruker Home
Carriage House	233 South High St.	1901 F	Former Carriage House on Main St.
Private Home	237 South High St.	1901 F	
Private Home	305 South High St.	1901 F	Former Carriage House moved here
Private Home	320 South High St.	1901 F	

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	109 South High St.	1901 F	
Private Home	124 North Jefferson St.	1901 F	
Private Home	210 North Jefferson St.	1901 F	
Investments Office Bldg.	110 North Main St.	1901 F	Formerly Dr. Burton Kane Optometrist
Meeder Insurance Bldg.	114 North Main St.	1901 F	Formerly Dr. Amos Lusk home
Gift Shop Bldg.	121 North Main St.	1901 F	Very old wooden store bldg.
Mathew Jewelers	122 North Main St.	1901 F	Fred Frishkorn home updated in 1947
Fisher's Bar & Rest.	131 South Main St.	1901 F	Built by Wm. Ifft, Later Bars: Fisher
Gift Shop	133 South Main St.	1901 F	Formerly J.A. Rape Meat Market
Boney Joe's Tattoos	135 South Main St.	1901 F	Formerly Adler's, Kaufman Shoes
Whitey's Sports Store	137 South Main St.	1901 F	Possible George King House (1800s)
C.J.D. Strohecker House	141/143 South Main St.	1901 F	Updated into two store fronts
Room to Grow Bldg.	146 South Main St.	1901 F	Nickelodeon, bowling alley, shoes
McCormick's Hardware	147, 149 South Main St.	1901 F	Formerly Harold Ziegler's Heating
Private Home	205 North Main St.	1901 F	Home adjoining 111 W Grandview
Attorney Hamilton's Bldg.	208 South Main St.	1901 F	Formerly Henry Householder Home
Shu Brew Bldg.	210 South Main St.	1901 F	Formerly Henry Householder Bakery
Employment Office	304 South Main St.	1901 F	Former frame home of Wm. Allen Jr.
Falk Investments	310 South Main St.	1901 F	Formerly Bill Eppinger's Barber Shop
Tobias Meeder House	315 South Main St.	1901 F	Restored by State Farm Ins.Co.
Medical Offices Bldg.	322 South Main St.	1901 F	George Fishburn House and Offices
Bauder House	402 South Main St.	1901 F	Former home of Butcher Ray Bauder
Day Care Center	408 South Main St.	1901 F	Former home of Walter Zehner
T-Shirt Loft	420 South Main St.	1901 F	Former Pepper House
Private Home	301 Market St.	1901 F	
Private Home	104 McKim St.	1901 F	
Private Home - Duplex	105 McKim St.	1901 F	
Private Home	106 McKim St.	1901 F	
Private Home	109 McKim St.	1901 F	
Private Home	113 McKim St.	1901 F	
Private Home	115 McKim St.	1901 F	
Private Home	124 East New Castle St.	1901 F	Former Fritz's Beauty Shop
Private Home	214 East New Castle St.	1901 F	Jim Wilson House
Private Home	215 East New Castle St.	1901 F	1 1/2 stories - Perry Lewis House
Private Home	223 East New Castle St.	1901 F	John Cumberland House
Private Home	224 East New Castle St.	1901 F	Schweingruber House
Private Home	301 East New Castle St.	1901 F	
Private Home	302 East New Castle St.	1901 F	William Bassler House

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home - Duplex	304/306 East New Castle St.	1901 F	Elizabeth Rape House
Private Home	305 East New Castle St.	1901 F	Mary Cameron House
Private Home	309 East New Castle St.	1901 F	Elizabeth Jacobs House
Private Home	330 East New Castle St.	1901 F	
Private Home	342 East New Castle St.	1901 F	
Private Home	346 East New Castle St.	1901 F	
Private Home	352 East New Castle St.	1901 F	
Private Home	353 East New Castle St.	1901 F	
Private Home	120 West New Castle St.	1901 F	Nell Goehring/Osterling/Razed 2015
Private Home	200 West New Castle St.	1901 F	
Private Home	203 West New Castle St.	1901 F	
Private Home	316 West New Castle St.	1901 F	Marietta Reeb House
Private Home	410 West New Castle St.	1901 F	
Private Home	420 West New Castle St.	1901 F	Historian Trudy Ziegler House
Private Home	502 West New Castle St.	1901 F	Historian Blair Zeigler House
Private Home	506 West New Castle St.	1901 F	
Marshall Hair Salon	601 West New Castle St.	1901 F	
Private Home	605 West New Castle St.	1901 F	
Private Home	121 West Northview St.	1901 F	
Private Home	125 West Northview St.	1901 F	
Private Home	129 West Northview St.	1901 F	
Private Home	121 North Oliver Ave.	1901 F	Moved from Grandview Ave ~1900
Private Home	106 South Oliver Ave.	1901 F	
Private Home	308 South Oliver Ave.	1901 F	William Wolfe House
Private Home	320 South Oliver Ave.	1901 F	
Private Home	400 South Oliver Ave.	1901 F	
Private Home	110 East Spring St.	1901 F	Former Storage Bldg.
Private Home	210 East Spring St.	1901 F	
Private Home	331 East Spring St.	1901 F	
Private Home	335 East Spring St.	1901 F	
Private Home	350 East Spring St.	1901 F	
Private Home	351 East Spring St.	1901 F	Peter Dambaugh House
Private Home	355 East Spring St.	1901 F	
Private Home	359 East Spring St.	1901 F	
Private Home	361 East Spring St.	1901 F	
Private Home	363 East Spring St.	1901 F	Dambaugh house
Private Home	240 Walnut St.	1901 F	
Private Home	244 Walnut St.	1901 F	

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	317 Walnut St.	1901 F	
Private Home	333 Walnut St.	1901 F	
Private Home	400 Walnut St.	1901 F	
Frankenstein Bldrs Office	404 Walnut St.	1901 F	



233 South High St.



131, 133, and 135 South Main St.



336 East Grandview Ave.



215 East New Castle St.



322 South Main St.



352 East New Castle St.



Structures Mapped 1850 - 1901 (EAST of Clay Street standing as of June 2020)



Structures Mapped 1850 - 1901 (WEST of Clay Street standing as of June 2020)

The Early 20th Century

As Zelienville entered the 20th century, Main Street remained the commercial heart of the community. Charming small businesses of nearly every variety lined Main Street. Zelienville was dealt a temporary setback however, on December 27, 1902, when a fire on Main Street destroyed four businesses and the Grand Central Hotel. The hotel, a symbol of the community located on the southwest corner of Main Street and New Castle Street, had been founded in 1810 and had gone through several owners, names, and additions. Its destruction devastated the town, as the hotel was a prominent landmark, a wayside rest for people traveling between Pittsburgh and Erie, and a gathering spot for the local residents. Also lost in the fire were several prominent businesses and homes. The local horse-drawn fire equipment was no match for this multi-structure blaze. As a result of the fire, municipal water was piped underground, and fire hydrants were installed on Main Street.

Built following the devastating 1902 fire, the New Stokey Hotel (now known as the Kaufman House) was said to be the premier hotel between Pittsburgh and Erie. This red brick and wood-frame, three-story building would house a restaurant and dining areas on the first floor and guest lodging rooms on the second and third floors. E. F. Kaufman made a series of improvements to the hotel in 1924 and renamed it, Hotel Kaufman.

Continued transportation improvements also helped Zelienville recover from the fire and attract new businesses and people to the Borough. Although train travel connected Zelienville to a wider community, road travel beyond Zelienville was still difficult in the

early 20th century due to the poor condition of roads. Recognizing the need for areas north of Pittsburgh like Zelienville to have easier access not just to Pittsburgh but to surrounding communities, Russell Boggs of Evans City and Henry Buhl Jr. of Zelienville envisioned an interurban electric streetcar line as a means of providing a more direct, affordable connection. Beginning in 1906 with the consolidation of eleven small railways, the Pittsburgh, Harmony, Butler, and New Castle Railway, more commonly known as the Harmony Short Line, began purchasing right of way and laying track. By 1908 the Harmony Short Line was in operation with several dozen passenger cars, a fleet of freight cars, and 150 stations. In Zelienville, both a small passenger station and freight station were located at the rear of St. Paul Lutheran Church along today's Northview Drive. The town was a regular stop for the express trolley, but otherwise, passengers or freight customers would have to flag down the trolley motorman when they wished to board.



In 1974, the New Stokey Hotel went through a name change and became the Kaufman House. A fire severely damaged the building in 2011 and the Borough purchased it in 2017. Renovation is now complete and the building is in private ownership and occupied by Kaufman Tavern

The Strand Theater was constructed in 1914 by Italian immigrants Gioachino and Rosalia Sapienza. Gioachino, also known as Joseph, was eager to build a fruit market but was convinced by a local banker that the community needed a theater instead. Thus, the Strand Theater was constructed with a third of the building functioning as Sapienza’s Fruit Market. The Strand featured various forms of entertainment from silent films with piano accompaniment to vaudeville-style shows.

The table below lists the structures that have been inventoried in Zelenople that were built, or estimated to be built, between 1904 and 1917.



In 1939, The Strand underwent major renovation as a movie house. The original fruit market was moved across the street to a one-story building that still depicts the proprietor’s last name, “Sapienza,” within the façade. The Strand closed in the late 1980s; however, with the threat of demolition, the Strand Theater Initiative used public and private financial support to purchase the theater in 2002. The theater now serves the community by showing independent and classic movies as well as live performances.

Table 4: Structures Mapped 1904 - 1917

(E = Exact Year of Construction; D = Estimated Decade Built; SB = Sanborn Maps 1906,1912)

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Nell Campbell House	216 East Grandview Ave.	1904 E	Former location of original E.L. Church
Kaufman House	105 South Main St.	1904 E	Built after 1902 fire, formerly New Stokey
Maddalon Jewelers	107 South Main St.	1904 E	Built after 1902 fire, formerly Bastian Hardware
Kountry Kitchen	111 South Main St.	1904 E	Built after 1902 fire, formerly Isaly's
English Lutheran Church	200 East Grandview Ave.	1905 E	Last of 3 churches built here
Z-Town Café	105 North Main St.	1905 E	Former series of Drug Stores, Hartmann's
Private Home	106 South Clay St.	1906 SB	
Dr. A. G. Duncan House	302 East Grandview Ave.	1906 SB	Zimmerman Hotel moved to build home
Private Home	108 South High St.	1906 SB	
Private Home	109 North High St.	1906 SB	
First Nat'l Bank Bldg.	101 North Main St.	1906 E	Frank Wallace home razed 1902
Beneigh Ins. Bldg.	106-114 South Main St.	1906 SB	Ruins after fire listed on Sanborn 1906
Small Office Bldg.	116 East New Castle St.	1906 SB	
Private Home	118 East New Castle St.	1906 SB	

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	207 East New Castle St.	1906 SB	Elizabeth Jacobs, owner
Private Home	219 East New Castle St.	1906 SB	
Equity Lending Group	307 West New Castle St.	1906 SB	Gettman house
Private Home	310 East New Castle St.	1906 SB	Eleanor Stout House
Blum's Shoe Store	219 South Main St.	1907 E	Brick Bldg. built after 1907 fire
Private Home	114 West Beaver St.	1910 D	
Private Home	118 West Beaver St.	1910 E	
Private Home	303 East Beaver St.	1910 D	
Private Home	123 North Clay St.	1910 D	
Private Home	124 North Clay St.	1910 D	
Private Home	205 South Clay St.	1910 D	
Private Home	214 North Clay St.	1910 D	
Private Home	215 South Clay St.	1910 D	
Private Home	208 East Culvert St.	1910 D	
Park Church Parsonage	115 East Grandview Ave.	1910 D	Built by William Wright
Private Home	115 West Grandview Ave.	1910 D	
Wise House	215 East Grandview Ave.	1910 D	Built by Henry Wise of Harmony
Edward Eichholtz House	220 East Grandview Ave.	1910 E	Older wood home was moved to rear lot
Private Home	411 West Grandview Ave.	1910 D	
Private Home	415 West Grandview Ave.	1910 D	
Private Home	419 West Grandview Ave.	1910 D	
Private Home	114 North Green Ln.	1910 D	
Private Home	211 South Green Ln.	1910 D	
Private Home	115 North High St.	1910 D	
Private Home	319 South High St.	1910 D	
Storage Bldg.	122 North Jefferson St.	1910 D	Vacant Bldg. used for storage only
Dr. Dahar Orthodontist	208 West New Castle St.	1910 D	
Private Home	341 East New Castle St.	1910 D	
Private Home	526 West New Castle St.	1910 D	
Private Home	536 West New Castle St.	1910 D	
Gottlieb Zeigler House	223 South Main St.	1910 E	Restored/enlarged by Murray Agency
Private Home	105 North Oliver Ave.	1910 D	
Private Home	110 North Oliver Ave.	1910 D	
Private Home	202 Arthur St.	1912 SB	
Private Home	207 Arthur St.	1912 SB	
Private Home	210 Arthur St.	1912 SB	
Private Home	211 Arthur St.	1912 SB	
Private Home	217 Arthur St.	1912 SB	
Private Home	221 Arthur St.	1912 SB	
Private Home	234 Arthur St.	1912 SB	

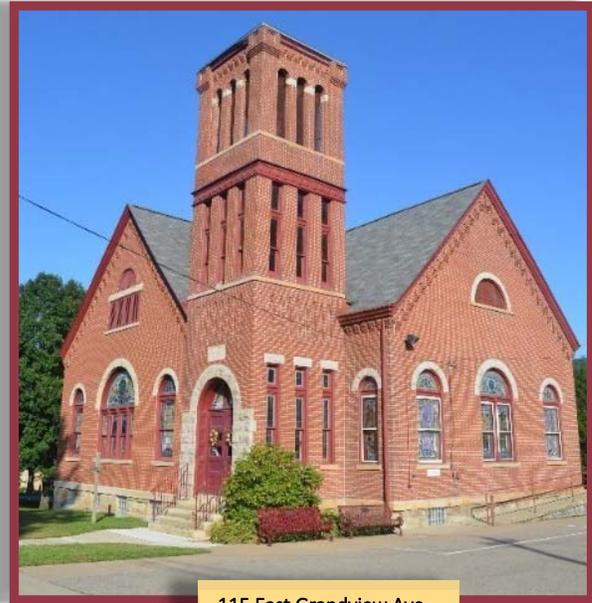
STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	243 Arthur St.	1912 SB	
Private Home	244 Arthur St.	1912 SB	
Private Home	247 Arthur St.	1912 SB	
Private Home	251 Arthur St.	1912 SB	
Private Home	255 Arthur St.	1912 SB	
Private Home	120 East Beaver St.	1912 SB	
Private Home	220 East Beaver St.	1912 SB	
Private Home	104 Chestnut St.	1912 SB	
Private Home	121 Chestnut St.	1912 SB	
Private Home	133 Chestnut St.	1912 SB	
Private Home	108 North Clay St.	1912 SB	
Private Home	110 North Clay St.	1912 SB	
Private Home	121 South Clay St.	1912 SB	
Private Home	125 South Clay St.	1912 SB	
Private Home	218 South Clay St.	1912 SB	
Private Home	223 South Clay St.	1912 SB	
Private Home	228 South Clay St.	1912 SB	
Private Home	111 North Division St.	1912 SB	
Private Home	114 West Grandview Ave.	1912 SB	Former Gas Co. Office Bldg.
Private Home	311 East Grandview Ave.	1912 SB	Built by Mr. Pattison, B&O RR agent
Private Home	315 East Grandview Ave.	1912 SB	Built by Henry Kloffensteen
Private Home	319 East Grandview Ave.	1912 SB	Built by William Kloffensteen
Boylan Funeral Home	324 East Grandview Ave.	1912 SB	Formerly Harry Archer Home
David Ziegler House	340 East Grandview Ave.	1912 SB	Built by David Ziegler of Harmony
Private Home	108 South Green Ln.	1912 SB	
Private Home	132 North Green Ln.	1912 SB	Previously 2 stories, but after fire, 1 story
Private Home	133 North Green Ln.	1912 SB	
Private Home	209 South High St.	1912 SB	
Private Home	304 South High St.	1912 SB	
Private Home	306 South High St.	1912 SB	
Private Home	316 South High St.	1912 SB	
Private Home	101 South Jefferson St.	1912 SB	
Private Home	109 South Milton St.	1912 SB	
Private Home	115 North Milton St.	1912 SB	
Private Home	118 North Milton St.	1912 SB	
Private Home	119 North Milton St.	1912 SB	
Frank Shipley Bldg.	121/125 South Main St.	1912 SB	Wooden Bldg. burned 1906
Private Home - Duplex	123/125 North Milton St.	1912 SB	
Private Home	126 North Milton St.	1912 SB	
Private Home	129 North Milton St.	1912 SB	
Private Home	130 North Milton St.	1912 SB	

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	131 North Milton St.	1912 SB	
Private Home	134 North Milton St.	1912 SB	
Private Home	135 North Milton St.	1912 SB	
Private Home	137 North Milton St.	1912 SB	
Huckstein Printing Bldg.	107 East New Castle St.	1912 SB	More than one business here
Private Home	119 East New Castle St.	1912 SB	
Private Home	311 West New Castle St.	1912 SB	Cooper House
Private Home	318 East New Castle St.	1912 SB	
Private Home	320 West New Castle St.	1912 SB	
Private Home	322 East New Castle St.	1912 SB	
Private Home	323 East New Castle St.	1912 SB	
Private Home	333 East New Castle St.	1912 SB	
Private Home	349 East New Castle St.	1912 SB	
Private Home	406 West New Castle St.	1912 SB	
Private Home	414 West New Castle St.	1912 SB	
Private Home	503 West New Castle St.	1912 SB	
Private Home	507 West New Castle St.	1912 SB	
Private Home	510 West New Castle St.	1912 SB	
Private Home	511 West New Castle St.	1912 SB	
Private Home	514 West New Castle St.	1912 SB	
Private Home	518 West New Castle St.	1912 SB	
Private Home	538 West New Castle St.	1912 SB	
Private Home	539 West New Castle St.	1912 SB	
Private Home	542 West New Castle St.	1912 SB	
Private Home	614 West New Castle St.	1912 SB	
Private Home	630 West New Castle St.	1912 SB	
Private Home	634 West New Castle St.	1912 SB	
Private Home	112 North Oliver Ave.	1912 SB	
Private Home	115 East Spring St.	1912 SB	
Private Home	220 East Spring St.	1912 SB	
Private Home	301 East Spring St.	1912 SB	Adler House
Private Home	302 East Spring St.	1912 SB	Rev Seaman House
Private Home	309 East Spring St.	1912 SB	
Private Home	315 East Spring St.	1912 SB	
Private Home	319 East Spring St.	1912 SB	
Private Home	323 East Spring St.	1912 SB	
Private Home	326 East Spring St.	1912 SB	Horton House
Private Home	345 East Spring St.	1912 SB	
Private Home	316 Walnut St.	1912 SB	
Private Home	320 Walnut St.	1912 SB	
Private Home	327 Walnut St.	1912 SB	

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	330 Walnut St.	1912 SB	
Fitzsimmons House	328 East Grandview Ave.	1914 E	Built Dr. Fitzsommons of Unionville, PA
The Strand Theater	119 North Main St.	1914 E	Restored by the Stand Theater Initiative
Private Home	327 East Spring St.	1917 E	



101 North Main St.



115 East Grandview Ave.



223 and 221 South Main St.



324 East Grandview Ave.



340 East Grandview Ave.



Structures Mapped 1904 - 1917

The 20th Century –1920s and 1930s

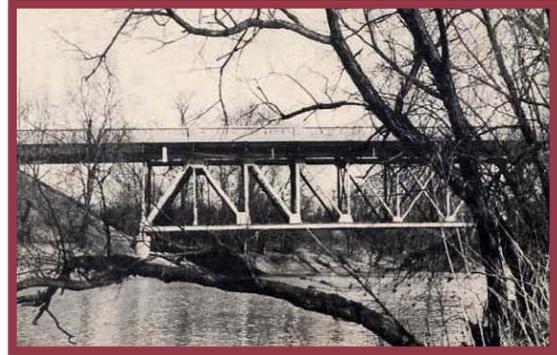
The 20th-century growth of Zelienople is illustrated in many historic maps and aerial photographs. Sanborn Fire Insurance Maps published in 1925 showed that Main and New Castle streets remained the main commercial thoroughfares, although they also included residences, particularly New Castle Street.

Arthur Street, Milton Street, and Grandview Avenue were predominantly residential in nature. Grandview Avenue featured slightly larger dwellings as well as several churches. At the time, Zeigler, McKim, and Hazel streets had only sporadic residential development. Manufacturing establishments were located primarily on Connoquenessing Creek and the edges of town, as were institutional buildings like the Children’s and Old People’s homes.

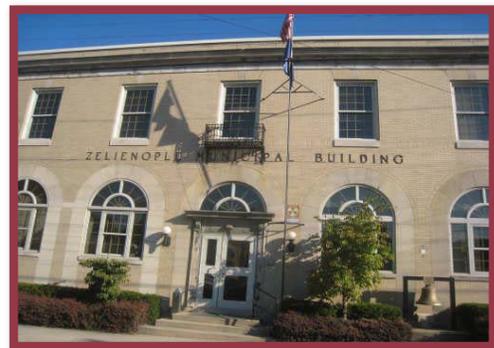
Electric trolley and train travel continued as important modes of transportation in Zelienople during this period. The electric trolley allowed accessible transportation for both passenger and freight, and trolley speeds could reach as high as 60 miles per hour. With more than 110 miles of tracks, the Harmony line reached not only Pittsburgh and areas to the south of Zelienople, but also Ellwood City, New Castle, Beaver Falls, and Butler. With transfers, it was easy to make a connection in New Castle, continue to Youngstown, Ohio, and travel via the trolley system as far west as Chicago.

The Harmony Short Line was in operation until 1931 when the use of automobiles rendered the line obsolete. Road improvements continued in 1936 when a bridge across the Connoquenessing Creek was opened at Zelienople. This bridge carried Main Street/U.S. Route 19 across the stream. Previously, residents had to take a ferry

across the creek or cross the creek at Harmony.



The original town hall, which also served as a fire department and the town “lock-up,” was located at 111 West New Castle Street. There was a great need for a new municipal building, as Borough council meetings had to be held at the First National Bank building due to poor accommodation. Likewise, the fire department needed a building that could adapt to changing firefighting mechanics. In 1931, the town hall was replaced with the current Zelienople Municipal Building.



Manufacturing also remained an important economic driver in the first half of the 20th century. The Universal Fittings and Scaffolding Company settled on Zelienople for their headquarters in 1934, purchasing a vacant factory that had once belonged to the American Flexible Bolt Company, which had operated in the town from 1910 to 1921.

The table below lists structures Zelenople that are verified or estimated to be built in the 1920s and 1930s.

Table 5: Structures Mapped as 1920s and 1930s

(E = Exact Year of Construction; D = Estimated Decade Built; SB = Sanborn Map 1925)

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	201 South Clay St.	1920 D	
Private Home	209 South Clay St.	1920 D	
Private Home	215 North Clay St.	1920 D	
Private Home	304 South Clay St.	1920 D	
Private Home	118 North Green Ln.	1920 D	
Griffin Insurance Co.	108 East Grandview Ave.	1920 D	Former Dr. A.E. Whittaker home
Grandview Dental	116 East Grandview Ave.	1920 D	Former Coonie King home
Private Home	120 East Grandview Ave.	1920 D	Former Coonie King's orchard.
Private Home	329 East Grandview Ave.	1920 D	Built by Henry Hallstein, B&O RR agent
Nixon House	332 East Grandview Ave.	1920 D	Built by Mr. Mrs. Nixon of Pittsburgh
Private Home	333 East Grandview Ave.	1920 D	Built by Mr. Cooper of Harmony
Private Home	341 East Grandview Ave.	1920 D	Built by Mr. Timlin, School Sup.
P.C. Frederick House	346 East Grandview Ave.	1920 D	Built by Mrs. P.C. (Randolph) Frederick
Private Home	210 W. Grandview Ave.	1920 D	
Private Home	116 South Division St.	1920 D	
Private Home	122 South Division St.	1920 D	Formerly Peter Dambaugh Milk Dairy
Private Home	118 North High St.	1920 D	
Private Home	125 South High St.	1920 D	Built by James Wilson - Livery owner
Private Home	211 South High St.	1920 D	
Private Home	309 South High St.	1920 D	
Private Home	312 South High St.	1920 D	
Private Home	315 South High St.	1920 D	
Private Home	401 South High St.	1920 D	
Private Home	212 North Jefferson St.	1920 D	
Presbyterian Center Bldg.	134 South Main St.	1920 D	Built by Wm. Eichholtz. ZHS dance hall
One Enchanted Evening	201 South Main St.	1920 D	Formerly Penn Power, Roach & Ziegler
Vocelli Pizza Bldg.	107 West New Castle St.	1920 D	
HIP Printing Bldg.	115 West New Castle St.	1920 D	
William Loveridge Bldg.	119 West New Castle St.	1920 D	
Church	319 East New Castle St.	1920 D	
Universal Manufact.Co.	550 West New Castle St.	1920 D	
Private Home	117 North Oliver Ave.	1920 D	
Private Home	206 Pennsylvania Ave.	1920 D	
Private Home	305 East Spring St.	1920 D	Wm Uhl House
Private Home	310 East Spring St.	1920 D	
Private Home	318 East Spring St.	1920 D	Bierline House

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	330 East Spring St.	1920 D	
Private Home	334 East Spring St.	1920 D	
Private Home	338 East Spring St.	1920 D	
Private Home	342 East Spring St.	1920 D	
Private Home	352 East Spring St.	1920 D	
Private Home	305 South Clay St.	1923 E	
Private Home	300 Walnut St.	1925 SB	
Media Post Offices	306 East Grandview Ave.	1926 E	Built by Henry Kloffensteen
St. Peter's Church	320 East Grandview Ave.	1927 E	1858 Wooden church replaced in 1927
Carol's Bakery	142 South Main St.	1928 E	Formerly James Wilson Livery Stables
Private Home	312 East Beaver St.	1929 E	Sears Kit Home by Frishkorn Family
Private Home	315 West New Castle St.	1929 E	Built by Charles B. Nesbitt, banker
Private Home	209 East Spring St.	1929 E	
Private Home	309 East Beaver St.	1930 D	
Private Home	311 East Beaver St.	1930 D	Cape Cod, Sears Kit Home
Private Home	314 East Beaver St.	1930 D	Anna Jane Myers - numbers out of order
Private Home	320 East Beaver St.	1930 D	
Private Home	303 South Green Ln.	1930 D	
Private Home	129 South High St.	1930 E	
Private Home	201 South High St.	1930 D	Jack McMichael
Private Home	229 South High St.	1930 D	
Private Home	300 South High St.	1930 D	
Harper's Outdoor Equip.	154 South Main St.	1930 D	Was an older brick house at this location
Private Home	314 West New Castle St.	1930 D	
Private Home	418 South Oliver Ave.	1930 D	
Private Home	207 Pennsylvania Ave.	1930 D	
Private Home	208 West Spring St.	1930 D	
Zelienople Borough Bldg.	111 West New Castle St.	1931 E	
Citizens Bank	100 North Main St.	1934 E	Formerly Winter Jwly Bldg. & Post Office
Haverstraw House	344 East Grandview Ave.	1936 E	Built by Haverstraw of Harmony



329 East Grandview Ave.



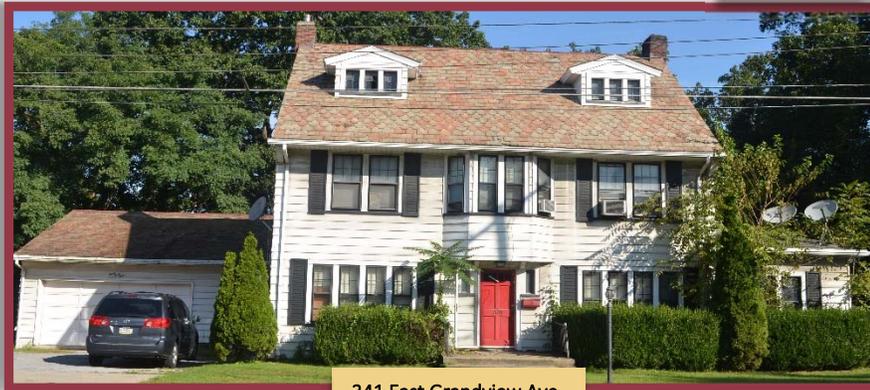
320 East Beaver St.



142 South Main St.



309 East Beaver St.



341 East Grandview Ave.



402 South High St.



Structures Mapped as 1920s and 1930s

The 20th Century – 1940s

In the mid-1900s, Main Street had several grocery stores, restaurants, taverns, specialty stores, and automobile dealerships. Although many of them would come and go, several solidified their place in Zelenople for many decades. By 1939, Zelenople was most densely developed along Main and New Castle streets and in the northeast section of the Borough. However, expansion was underway in the southwestern portion of the Borough south of New Castle Street. Industrial plants and factories continued to be located along the Connoquenessing Creek.

Halstead Industries, Inc. moved to Zelenople in 1948 and was once the largest employer in the area, with a large plant constructed on West New Castle Street. Eventually, the plant would be expanded and renovated several times until it spanned well over 20 acres. Implements such as cooling towers, coils, and condensers were produced. (In 1973, Halstead Industries, Inc. moved, but Halstead

Metal Products produced copper tubing in Zelenople until it closed in 1990.)

In 1949, several prominent local businessmen allocated funds and purchased an \$11,500 plot of land just south of Beaver Street, a few blocks from the commercial core, with the intention of creating a recreation center for the community if the community would match the price paid for the land. Zelenople was one of three communities that stepped in and purchased the property. Much of the recreational equipment was donated by the local volunteer fire department. The American Legion and Lions Club took the initiative to build ball fields. The Zelenople Borough Council authorized funds for water lines and electricity, eventually creating the Community Park Association. (The swimming pool was constructed in 1956).

The table below inventories structures in Zelenople that were built or estimated to be built in the 1940s, which included the time period of World War II (1939-1945).

Table 5: Structures Mapped as 1940s

(E = Exact Year of Construction; D = Estimated Decade Built)

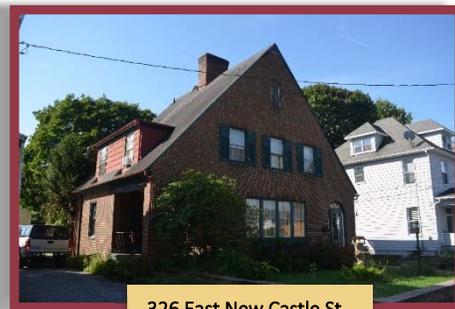
STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Duplex Rental	122/124 West Beaver St.	1940 D	
Private Home	200 West Beaver St.	1940 D	
Private Home	201 West Beaver St.	1940 D	
Private Home	202 West Beaver St.	1940 D	
Private Home	207 West Beaver St.	1940 D	
Private Home	212 East Beaver St.	1940 D	
Private Home	300 West Beaver St.	1940 D	
Private Home	305 East Beaver St.	1940 D	
Private Home	307 East Beaver St.	1940 D	
Private Home	315 East Beaver St.	1940 D	
Private Home	126 North Clay St.	1940 D	
Private Home	107 South Clay St.	1940 D	

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	116 South Clay St.	1940 D	
Private Home	225 South Clay St.	1940 D	
Private Home	227 South Clay St.	1940 D	
Private Home	229 South Clay St.	1940 D	
Private Home	231 South Clay St.	1940 D	
Private Home	306 South Clay St.	1940 D	
Private Home	307 South Clay St.	1940 D	
Private Home	309 South Clay St.	1940 D	
Private Home	313 South Clay St.	1940 D	
Private Home	115 North Division St.	1940 D	
Private Home	119 North Division St.	1940 D	
Private Home	215 South Division St.	1940 D	
Private Home	217 South Division St.	1940 D	
Private Home	219 South Division St.	1940 D	
Private Home	223 South Division St.	1940 D	
Xylem Office Bldg.	227 South Division St.	1940 D	Former Otto Milk Dairy, Leopold Co.
Private Home	107 First St.	1940 D	
Private Home	200 West Grandview Ave.	1940 D	
Private Home	224 West Grandview Ave.	1940 D	
Private Home	316 West Grandview Ave.	1940 D	
Private Home	319 West Grandview Ave.	1940 D	
Private Home	321 West Grandview Ave.	1940 D	
Private Home	200 North Green Ln.	1940 D	
Private Home	209 South Green Ln.	1940 D	
Private Home	124 South High St.	1940 D	
Private Home	230 South High St.	1940 D	
Private Home	400 South High St.	1940 D	
Private Home	405 South High St.	1940 D	
Private Home	407 South High St.	1940 D	
Private Home	409 South High St.	1940 D	
Private Home	413 South High St.	1940 D	
Private Home	419 South High St.	1940 D	
Private Home	421 South High St.	1940 D	
Fleming Chiropractor	438 South Main St.	1940 D	
Private Home	442 South Main St.	1940 D	
Private Home	446 South Main St.	1940 D	
Private Home	114 East New Castle St.	1940 D	
Private Home	303 West New Castle St.	1940 D	
Private Home	310 West New Castle St.	1940 D	
Private Home	315 East New Castle St.	1940 D	
Private Home	326 East New Castle St.	1940 D	

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	329 East New Castle St.	1940 D	
Private Home	336 East New Castle St.	1940 D	
Private Home	337 East New Castle St.	1940 D	
Private Home	411 West New Castle St.	1940 D	
Private Home	600 West New Castle St.	1940 D	
Private Home	602 West New Castle St.	1940 D	
Private Home	606 West New Castle St.	1940 D	
Private Home	610 West New Castle St.	1940 D	
Private Home	616 West New Castle St.	1940 D	
Medical ReHab Bldg.	642 West New Castle St.	1940 D	
Private Home	109 North Oliver Ave.	1940 D	
Private Home	310 South Oliver Ave.	1940 D	Former Goehring & Zeigler Roof/Heat
Private Home	212 Pennsylvania Ave.	1940 D	
Private Home	214 Pennsylvania Ave.	1940 D	
Private Home	216 Pennsylvania Ave.	1940 D	
Private Home	217 Pennsylvania Ave.	1940 D	
Private Home	124 East Spring St.	1940 D	
Private Home	211 East Spring St.	1940 D	
Private Home	215 East Spring St.	1940 D	
Private Home	322 East Spring St.	1940 D	
Sapienza Bldg.	118 North Main St.	1941 E	James Wallace home moved to rear
Private Home	401 West Grandview Ave.	1947 E	Built by Erwin Knoechel



307 East Beaver St.



326 East New Castle St.



230 South High St.



329 East New Castle St.



Structures Mapped as 1940s

The 20th Century – 1950s, 1960s, and 1970s

Zelienople has a strong concentration of residential buildings constructed post-World War II. Much of the population increase can be attributed to the widespread population boom that occurred after the war. In addition, the growth can be attributed to improved infrastructure, which connected Zelienople with Pittsburgh, Erie, and other parts of the state and country. The improved infrastructure led to an increase in manufacturing jobs and other businesses, which in turn also attracted people to Zelienople for job opportunities. By 1958, Zelienople was significantly more developed, particularly south of New Castle and west of Main streets.

In 1958 the Borough purchased a landing strip owned by Halstead-Mitchell Company in order to develop the Zelienople Municipal Airport. Located along the Connoquenessing Creek to the west of town, the landing strip

was constructed on a former strip mine. The Borough constructed a paved runway, which replaced a grass landing strip that had also been used for recreational polo matches.

By 1967, there had been further development in the southeast corner of the community and much of the available land within the Borough was filled in.

Route 19 remained the major vehicular travel route between Pittsburgh and Erie until the 1970s when I-79 opened. While this newly opened transportation link greatly aided commuters, it created a bypass around Zelienople, giving travelers less of a reason to venture through the town, which also meant that fewer travelers were patronizing Zelienople’s retail businesses.

The table below is a partial inventory of structures in Zelienople that were built, or estimated to be built, in the 1950s, 60s, and 70s.

Table 5: Structures Mapped as 1950s, 1960s, 1970s

(E = Exact Year of Construction; D = Estimated Decade Built)

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	301 West Beaver St.	1950 D	
Private Home	315 West Beaver St.	1950 D	
Private Home	209 East Culvert St.	1950 D	
Private Home	217 East Culvert St.	1950 D	
Private Home	107 North Division St.	1950 D	
Private Home	214 West Grandview Ave.	1950 D	
Private Home	216 West Grandview Ave.	1950 D	
Private Home	300 West Grandview Ave.	1950 D	
Private Home	304 West Grandview Ave.	1950 D	
Private Home	305 East Grandview Ave.	1950 D	One story brick built during the 1950s

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	317 West Grandview Ave.	1950 D	
Private Home	323 East Grandview Ave.	1950 D	
Private Home	325 East Grandview Ave.	1950 D	
Private Home	327 East Grandview Ave.	1950 D	Built by Audrey Mohr, piano teacher
Private Home	421 West Grandview Ave.	1950 D	
Private Home	503 West Grandview Ave.	1950 D	
Private Home	100 North Green Ln.	1950 D	
Private Home	307 South Green Ln.	1950 D	
Private Home	116 South High St.	1950 D	
Mussig's Florist	104 North Main St.	1950 E	Formerly William Wild harness shop
Neal Financial Bldg.	202 North Main St.	1950 D	Vance Neal Investment Offices
Phillips Professional Bldg.	204 North Main St.	1950 D	Dr. Phillips Dentist Offices
Private Home	210 North Main St.	1950 D	Home in Park setting near St. Paul's
Vacant Store	301 South Main St.	1950 D	Formerly Sunoco, Gudekuntz, Zimmerman
Avada Hearing Center	320 South Main St.	1950 D	Former Fishburn House and Dentist
Hockenberger Motors	424 South Main St.	1950 D	AMC Dealership by Mayor Jack Hocken.
Private Home	434 South Main St.	1950 D	ZHS Principal Ronald Clouse home
Private Home	319 West New Castle St.	1950 D	
Private Home	343 East New Castle St.	1950 D	
Private Home	355 East New Castle St.	1950 D	
Private Home	520 West New Castle St.	1950 D	
Private Home	628 West New Castle St.	1950 D	
Private Home	205 Pennsylvania Ave.	1950 D	
Private Home	209 Pennsylvania Ave.	1950 D	
Private Home	215 Pennsylvania Ave.	1950 D	
Private Home	218 Pennsylvania Ave.	1950 D	
Private Home	210 West Spring St.	1950 D	
Private Home	200 Terrace Ave.	1950 D	
Private Home	201 Terrace Ave.	1950 D	
Private Home	205 Terrace Ave.	1950 D	
Private Home	209 Terrace Ave.	1950 D	
Private Home	210 Terrace Ave.	1950 D	
Private Home	213 Terrace Ave.	1950 D	
Private Home	214 Terrace Ave.	1950 D	
Private Home	217 Terrace Ave.	1950 D	
Private Home	218 Terrace Ave.	1950 D	
Private Home	419 West New Castle St.	1953 E	Built after George Bessor home burned 1952
Private Home	208 West Beaver St.	1954 E	Sam Hartman House

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	210 West Beaver St.	1954 E	Hamilton House
Private Home	306 South Jefferson St.	1954 E	
Private Home	217 East Beaver St.	1955 E	Built by Bob Blum - Fire Chief
Private Home	110 South Green Ln.	1958 E	
Private Home	210 North Clay St.	1960 D	
Private Home	234 South Clay St.	1960 D	
Grocery Store	105 West Culvert St.	1960 D	
Private Home	203 East Culvert St.	1960 D	
Private Home	116 North Green Ln.	1960 D	Moved from New Castle St. Forman Bldg.
Private Home	134 North Green Ln.	1960 D	
Private Home	135 North Green Ln.	1960 D	
Private Home	203 South Green Ln.	1960 D	
Private Home	401 South Green Ln.	1960 D	
Private Home	403 South Green Ln.	1960 D	
Private Home	106 North High St.	1960 D	
Private Home	404 South High St.	1960 D	
Private Home	410 South High St.	1960 D	
Borough Parking Lot	126 North Main St.	1960 D	Formerly the Zelienople Public School 1884
Sunoco Convenience Store	129 North Main St.	1960 D	Former Dodds house & Conno Academy
Old Griffin Insurance Bldg.	209 South Main St.	1960 D	Old House razed in 1966 along with Greer's
Boron BP Gas Station	246 South Main St.	1960 D	Formerly Reed Tannery
3 Bs Bar & Lounge	309 South Main St.	1960 D	Formerly Goehring frame home
Meyer's Tires	412 South Main St.	1960 D	House in front was razed - Meyer's Tires
Basilone's Cleaners	416 South Main St.	1960 D	House in front was razed - Rogner/Nesbitt
Swimming Pool			
Discounters	215 West New Castle St.	1960 D	
Foreman Group Bldg.	525 West New Castle St.	1960 D	Vacant - Currently for Sale
Private Home	206 East Spring St.	1960 D	
Private Home	208 East Spring St.	1960 D	
Nino's Restaurant Bldg.	111 North Main St.	1961 E	Formerly Heberling Hardware, Variety Store
Walgreens	234 South Main St.	1961 E	Formerly Charles Passavant Jr. Home
US Post Office	249 South Main St.	1961 E	Brick Passavant store burned 1902
WesBanco Bank	251 South Main St.	1962 E	C.J.D. Strohecker home razed in 1962
The Newsstand	205 South Main St.	1966 E	Greer's LOG bldg. razed in 1966
Mason's Lodge	330 East Beaver St.	1967 E	
Bill Eppinger's Barber Shop	128/130 South Main St.	1967 E	Original slate roof, but entirely new bldg. 1967
ServPro Bldg.	127 East Beaver St.	1970 D	
Rental Apartments	218 North Clay St.	1970 D	

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Rental Apartments	219 North Clay St.	1970 D	
Rental Apartments	222 North Clay St.	1970 D	
Office Building	223 North Clay St.	1970 D	Vacant Office Bldg.
Rental Apartments	224 North Clay St.	1970 D	
Rental Apartments	226 North Clay St.	1970 D	
Private Home	305 East Culvert St.	1970 D	
Private Home	307 East Culvert St.	1970 D	
Private Home	308 East Culvert St.	1970 D	
Private Home	309 East Culvert St.	1970 D	
Private Home	310 East Culvert St.	1970 D	
Private Home	314 East Culvert St.	1970 D	
Private Home	207 South Division St.	1970 D	
Private Home	209 South Division St.	1970 D	
Private Home	105 First St.	1970 D	
Private Home	147 First St.	1970 D	
Private Home	204 South Green Ln.	1970 D	
Private Home	210 South Green Ln.	1970 D	
Private Home	301 South Green Ln.	1970 D	
Private Home - Duplex	405 South Green Ln.	1970 D	
Private Home - Duplex	407 South Green Ln.	1970 D	
Private Home	310 South High St.	1970 D	
Private Home	103 South Jefferson St.	1970 D	
Private Home	105 South Jefferson St.	1970 D	
Apartment Bldg.	130 South Jefferson St.	1970 D	Apartment Building
Maintenance Garage	203 North Jefferson St.	1970 D	Maintenance Garage
Private Home	216 South Jefferson St.	1970 D	
Private Home	218 South Jefferson St.	1970 D	
Citizens Bank Drive Thru	100 South Main St.	1970 E	Formerly Dindinger's Store 1875
Borough Parking Lot	155 South Main St.	1970 D	Otto Luek home razed in 1970s
Valero Gas Station	225 South Main St.	1970 D	Former Gulf Oil, Private Homes located here
Valero Car Wash	229 South Main St.	1970 D	Former location LOG Passavant Store 1807
Office Bldg.	115 East New Castle St.	1970 D	
American Legion Parking Lot	216 West New Castle St.	1970 D	
Private Home	126 West Northview St.	1970 D	
Private Home	198 East Northview St.	1970 D	
Private Home	200 East Northview St.	1970 D	
Private Home	202 East Northview St.	1970 D	
Private Home	203 West Northview St.	1970 D	

STRUCTURE	ADDRESS	DATE	NOTABLE INFORMATION COLLECTED BY THE HISTORICAL SOCIETY
Private Home	204 East Northview St.	1970 D	
Private Home	206 East Northview St.	1970 D	
Private Home	210 East Northview St.	1970 D	
Private Home	215 South Oliver Ave.	1970 D	
Old Roach Ziegler Warehouse	111 West Spring St.	1970 D	
Maple Court Seniors	214 South High St.	1971 E	Maple Court Senior Housing Building
Zelie Public Library	227 South High St.	1975 E	Zelienople Public Library



Zelienople Public Library, 227 South High St.



Maple Court Senior Housing, 214 South High St.



Post Office, 249 South Main St.



Zelienople Municipal Airport



Structures Mapped as 1950s, 1960s, 1970s

Zelienople Today

Zelienople’s historic core has seen little new construction in the past half-century and retains a large extent of its authentic, historic character. Some new construction that occurred in the commercial core came as the result of razing a few historic structures on Main Street and West New Castle Street. In addition, new private homes filled in some formerly vacant lots on South Oliver Street, South Jefferson Street, and a few other isolated locations.

Although Zelienople has had its share of challenges, including the rapid commercial development of neighboring Cranberry Township that created significant commercial and residential competition, the community is thriving and relying in part on its historic assets to define itself as a “Modern Place with Old Fashioned Grace,” a motto that is proudly displayed on its new entry signs.

Zelienople PA Revitalization, a non-profit organization, promotes local businesses and works to strengthen the community’s commercial district. The successful restoration of the Kaufman House is an example of Zelienople Borough working to preserve its history. The Buhl House and Passavant House are owned, restored by, and promoted by the Zelienople Historical Society. Visitors from Pittsburgh and beyond are attracted by events at The Strand Theater. The streetscapes along Main Street have been improved with sidewalks, landscaping, lamp posts, and utility undergrounding designed to complement the historic character of the area. New businesses have opened, business facades have been improved, property values have risen, and vacancy rates are low.

Zelienople is undergoing a renaissance of sorts, and with careful planning and foresight is poised to capitalize on even-more economic and quality-of-life benefits that come with being a community that embraces its history.



STAKEHOLDER ENGAGEMENT

To support the preparation of this Historic Preservation Plan, the Borough involved key stakeholders in the process. First, a Steering Committee was formed that included representatives from the Borough (the Code Enforcement Officer, a Planning Commissioner, and the Borough’s consulting engineer), the Zelienople Area Business Association, the Zelienople Historical Society, and the Pennsylvania Historical and Museum

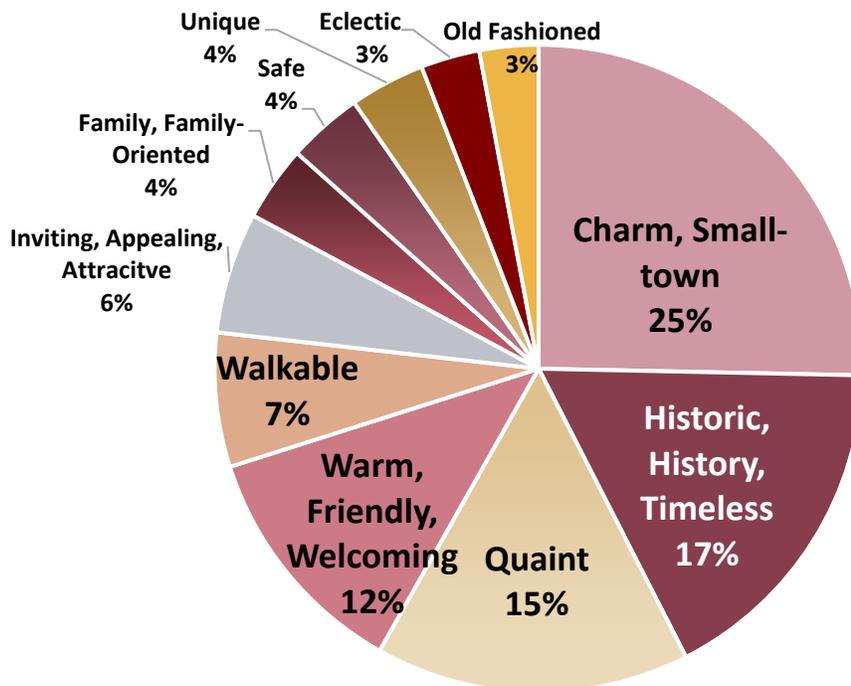
Commission. These representatives served as “ambassadors” of the Plan preparation process, giving input and feedback on the Plan’s direction and content.

In addition, a public opinion survey was made available online from September 11 through November 20, 2019, and 78 responses were collected.

Some key takeaways from the public opinion survey and meeting included the following:

What words best describe Zelienople’s physical character?

When asked this question, words that relate to the community’s authentic, traditional character resonated with people. Words like charming, small-town, timeless, quaint, welcoming, walkable, and appealing rose to the top. Together, these captured **82%** of the responses.



On a scale of 1-10, how well-maintained are the commercial (business buildings) in Zelenople?



7.0

The average 7.0 rating indicates that there is a mix of building conditions throughout the Zelenople business district and while many buildings are well maintained, there are others that need improvements, especially vacant buildings and buildings that were constructed after 1960 that do not complement the historic character of North and South Main Streets. Work by the Borough and others to improve building façades was recognized in some of the comments, with a general consensus that efforts to improve the look of the business district are succeeding.



7.4

On a scale of 1-10, how well-maintained are residential homes in Zelenople?

The 7.4 average response and comments made about this question in the survey refer to the pride people take in their homes and homeownership and that most owners take care of their properties as well as they can afford. A few commented that rental properties are not as well maintained as the owner-occupied homes and the level of maintenance varies from house to house even in the nicest parts of town.

On a scale of 1-10, how important is attracting outside visitors/tourists to Zelenople's economy?



9.0

An average response of 9.0 indicates that many people understand the economic benefits that visitors have on Zelenople's economy. Whether Zelenople is a visitor's intended destination, or is a planned or unplanned stop on a trip, the spending power of visitors has a substantial, beneficial effect on Zelenople's economy.



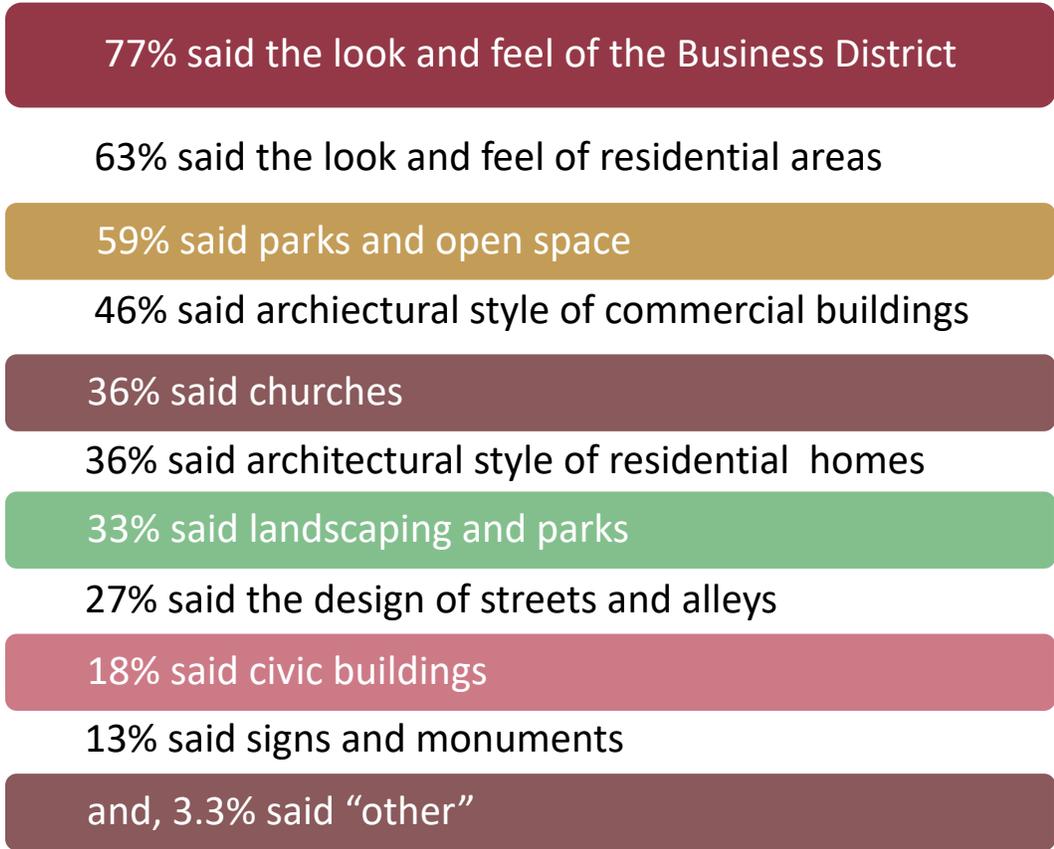
9.1

On a scale of 1-10, how important is preserving community character and charm to Zelenople's future?

The average response of 9.1 shows the extreme value that people place on the tangible and intangible aspects of Zelenople's traditional, historic character. As many other communities of its size give in to pressures to "modernize," Zelenople is finding ways to use its historic assets to remain authentic to its past while still adapting to contemporary lifestyles.

What are the strongest and most important features of Zelenople’s physical character?

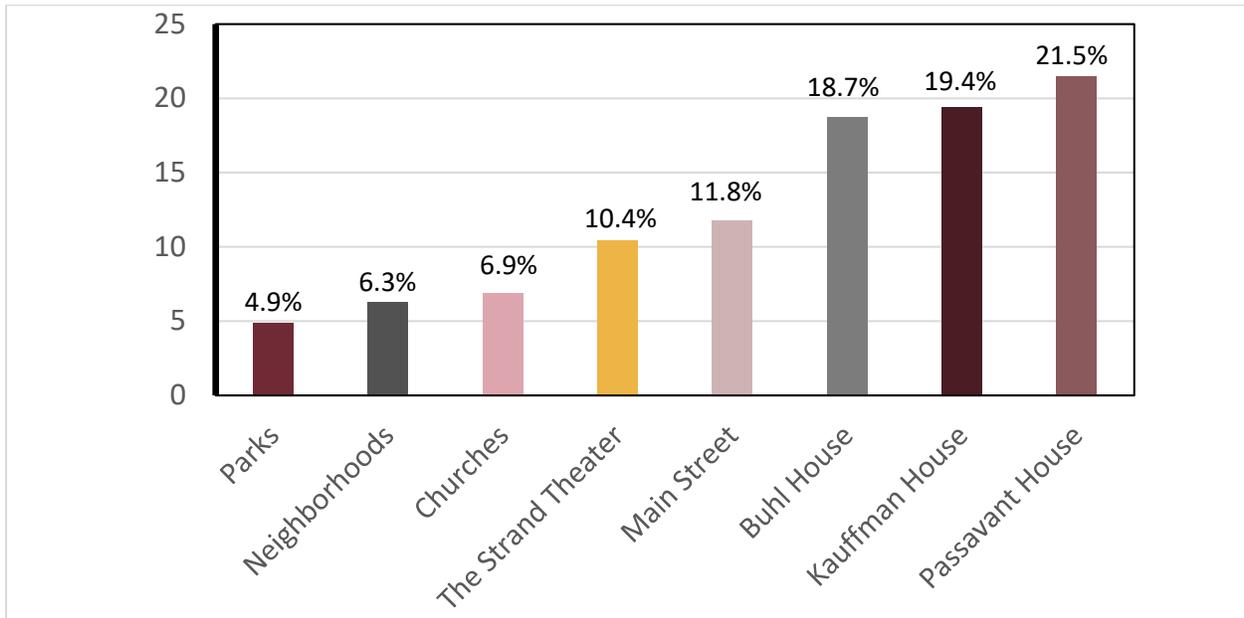
The overall look and feel of the business district and the overall look and feel of the residential neighborhoods were the most often selected features. Parks / open spaces were third at 59%. While the architectural style of commercial buildings and houses was important (selected by 46% and 36% respectively), the survey results show that the overall look and feel are much more important than any specific architectural style (or collection thereof) to Zelenople’s stakeholders.



What places in Zelenople are most special or unique because of their historic character and/or their connection to history?

The Passavant House, Kaufman House, and Buhl House were the top three responses, followed by Main Street, The Strand Theater, churches, residential neighborhoods, and parks. The survey also asked if there were places that detract from the historic character of Zelenople, and by far the place most often identified was the vacant convenience store at the corner of Beaver Street and Main Street, where there is an opportunity to redevelop that property in a way that is more in keeping with the rest of the community. Also mentioned were other vacant buildings, gas stations in the downtown area, several structures built in the 1960s and, 70s and homes with maintenance issues that diminish the quality of historic neighborhoods.

Special or unique places because of their historic character and/or connection to history:



Public Meeting

In addition to the survey, a public meeting was hosted in the Borough Building to solicit general views and ideas about using existing historic assets as part of a plan for the future.

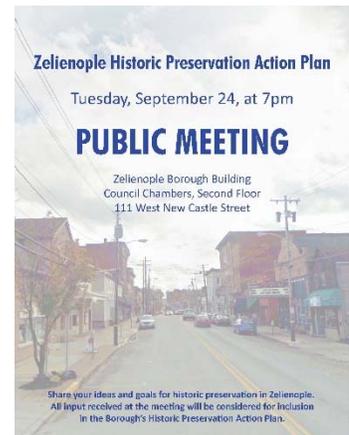
Meeting attendees identified the following:

Opportunities

- Large and unique collection of houses dating as far back as the 1800s.
- Residents have a deep sense of pride in their homes and yards.
- Walkable community, with Main Street within walking distance of many residential areas.
- Zelenople is a unique name and perhaps the only “ople” in America.
- The in-place Façade Grant Program has been highly successful.
- Property values have been steadily increasing.
- Visitors are attracted by festivals, parks, The Strand Theater, and from spill-over of people visiting nearby Harmony.

Challenges

- Flooding has negatively impacted historic properties.
- Increasing percentage of rental properties, and many large homes have been divided into multiple living quarters.
- Dilution of traditional historic architectural styles-modifications to historic homes are sometimes not in keeping with their historic style.
- Threat of more historic buildings being razed to make room for parking or modern construction that may not be compatible with the historic character.
- Styles and types of signage in the community are inconsistent.



RECOMMENDATIONS

This section contains recommendations to move Zelenople into the next phase of its preservation progression. The recommendations are forward-thinking. Zelenople's stakeholders treasure and respect the community's past but are not *stuck* in the past. The intent is to document and understand the value of existing historic resources and make use of those resources for the benefit of future generations while accommodating modern lifestyle needs.

Complete and Make Use of the Historic Building Inventory

The DEVELOPMENTAL HISTORY CONTEXT & INVENTORY OF MAPPED STRUCTURES section of this Plan includes a partial inventory of Zelenople's building stock as compiled by Tom Nesbitt of the Zelenople Historical Society. The full inventory on file at the Historical Society includes more information than presented in this Plan, including information on each building's foundation material, exterior building materials, and roof material. This is an excellent start at documenting the community's complete list of historic assets. Of Zelenople's approximately 2,000 structures, about 660 are listed in the inventory. See the Inventory Map that accompanies this Plan.

An accurate inventory is a highly valuable tool to understand the historic significance of a property and its contribution to Zelenople's traditional character, particularly when making decisions about its future.

Recommendations are to:

1. Continue adding structures to the inventory. This can be done a little at a time, or by soliciting the services of a professional to complete a full inventory. Place a focus on pre-1950 structures. When expanding the inventory, consider also listing its architectural style, if the building has a recognizable style.

2. Consider making the inventory available in an online format. This can be as simple as posting a spreadsheet online, integrating the information into the Borough's GIS mapping system, or creating a webpage with georeferenced mapping information. An example webpage is Preservation Erie's www.eriebuildings.info. Another good example is West Hollywood, at www.wehopreservation.org/database-search.
3. The Borough should use the inventory and consider a structure's age and its contribution to the welfare of the community when considering applications for building demolitions and building permits. Applicants for new construction should be encouraged to consider the inventory of neighboring properties and complement the architectural style.
4. Promote use of the inventory by the Seneca Valley School District and other educational institutions.
5. Continually update the inventory as conditions change or new information becomes available.
6. Provide the inventory to the PHMC for use as part of their CRGIS database.

Conduct Formal Evaluations for Historic District Eligibility and Apply for Listing(s) on the National Register of Historic Places

In the Pennsylvania State Historic Preservation Office's (SHPO's) Cultural Resources Geographic Information System (CRGIS) database, Zelenople's Main Street is listed as an unevaluated commercial historic district, extending from approximately Beaver Street to Grandview Avenue (CRGIS Key #207247).

In addition, there is a potential but also unevaluated residential historic district east of Main Street, extending roughly from East Grandview Avenue on the north to East Culvert Street on the south (CRGIS Key #207249) and a potential but unevaluated mid-century historic district in the southeastern portion of the Borough (CRGIS Key #207248).

Authorized by the National Historic Preservation Act of 1966, the National Park Service's Register of Historic Places is the official list of the United States' historic places worthy of preservation. Listing in the National Register is an honor and brings attention to places that deserve recognition. The listing, however, does not protect the resources unless federal funding or permitting is involved in a proposed project. It is up to the local government to pass laws that protect historic resources.

Aside from recognition, the largest benefit from listing in the National Register is the eligibility for federal and state tax credits when major rehabilitation work on a property is conducted in accordance with the U.S. Secretary of the Interior's *Standards for Rehabilitation*. Receiving tax credits can provide the financial relief a property owner needs to make a rehabilitation project for a historic building economically feasible.

To be eligible for a 20% federal tax credit¹ on rehabilitation costs, buildings listed in the National Register:

- Must be used for income-producing purposes;
- Must be owned by the same owner and be an income-producing property for five years;
- Rehabilitation work must follow the Secretary of the Interior's *Standards for Rehabilitation*; and
- The project must meet the "substantial rehabilitation test" during a 24-month period selected by the taxpayer.

1. Taken over 5 years per the Tax Cuts and Jobs Act, signed December 22, 2017. Consult current tax regulations, as they change from time to time.

Also, a Pennsylvania Historic Preservation Tax Credit (HPTC) Program is available through the Department of Community and Economic Development (DCED).

To be eligible for a 25% state tax credit² on rehabilitation costs, buildings listed in the National Register:

- Must plan to complete the restoration of a qualified historic structure into an income-producing property;
- The applicant must be a qualified taxpayer and a legal business entity; and
- Must have a qualified rehabilitation plan that is approved by the PHMC as being consistent with the Secretary of the Interior's *Standards for Rehabilitation*.

2. As of 2019, distributed on a first-come, first-served, basis by region on qualifying applications, to a maximum statewide dollar amount cap.

At the time this Plan was prepared, Zelenople had one structure individually listed on the National Register – the Passavant House at 243 South Main Street, which was listed in 1977. The Pennsylvania SHPO has evaluated the Kaufman House and Buhl House and determined that both are eligible for listing.

Listing in the National Register of Historic Places requires the submission of an application to the Pennsylvania SHPO, an evaluation, determination of eligibility, and recommendation to the National Park Service. For a community like Zelenople with a large concentration of resources that are potentially eligible, it would make sense to submit applications for one or more historic districts, instead of applying on a building by building basis. To qualify, the area or “district” must retain architectural integrity and reflect an aspect of the area’s history.

Listing on the National Register of Historic preservation does not protect a property or create any restrictions. Protections can only be put in place by Zelenople Borough, through the provisions of its municipal code.

Recommendations are to:

1. Evaluate Zelenople’s Main Street for Historic District eligibility. This can be done through volunteer efforts in consultation with the PHMC and SHPO and/or by engaging an architectural historian to conduct the evaluation.
2. If a Main Street Commercial Historic District is determined to be eligible, identify a group, organization, or individual to serve as the applicant, and prepare and submit an application package for the listing of the District in the National Register of Historic Places.



Potential Main Street Commercial Historic District

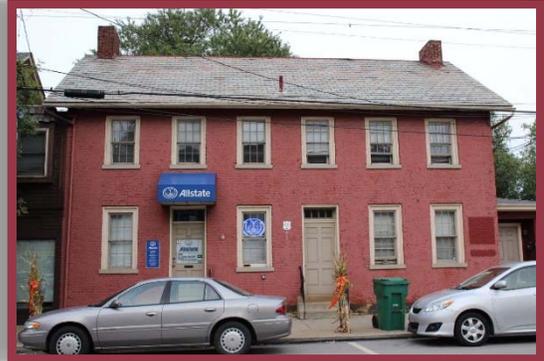
3. If and when the Main Street Commercial Historic District is listed in the National Register, brand the listed segment of Main Street as a “National Register Historic District” in promotional materials and building sale and lease agreements. Also, add signage to the commercial core to bring visual recognition to its national significance.
4. Inform owners of contributing properties of the federal and state tax credit programs available for substantial rehabilitation projects.
5. Encourage owners of other income-producing, eligible properties to submit applications for listing on the National Register of Historic Places, particularly if they plan to conduct substantial rehabilitation work in the future and would benefit from available tax credit programs.

Prepare Architectural Design Guidelines

Architecture in Zelienople is varied and contains multiple styles. During the 19th century, houses and businesses were built in popular architectural styles, including Georgian, Federal, Gothic Revival, Second Empire, and Queen Anne.



GEORGIAN (Passavant House)



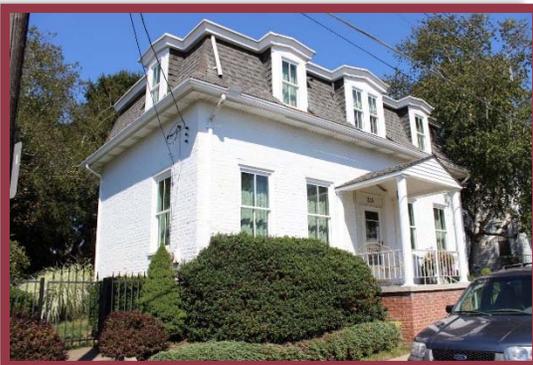
FEDERAL (220-224 South Main St.)



ITALIANATE (101 North High St.)



GOTHIC REVIVAL (308 East Beaver St.)



SECOND EMPIRE (215 West New Castle St.)



QUEEN ANNE (358 East New Castle St.)

At some point in the 19th century, foundation material changed from stone to terra cotta. The most likely explanation for this change was the availability of clay to make both brick and terra cotta and/or a business that produced the material. The same is undoubtedly the reason why so many buildings in the borough have slate roofs. Slate was a very durable and long-lived roofing material, and it was readily used where it was available.

In the 20th century, architectural styles changed, with Colonial and Dutch Revival houses becoming popular. Equally popular during the first quarter of the 20th century were the distinctively American styles known as Craftsman and American Foursquare. East Spring Street has an entire block of frame, Foursquare-style houses.



CRAFTSMAN (219 East Spring St.)



AMERICAN FOURSQUARE (318 East Spring St.)

In order to encourage the retention of these traditional architectural styles in Zelienople and to assist property owners in properly caring for their homes and buildings until the structures can be passed to the next generation, the publication of a “Design Guide for Historic Architecture of Zelienople” would be beneficial. Such a document would be educational and instructional. The guidelines can address character-defining features of the architectural styles, exterior building materials and colors, signage, lighting, and other topics related to building exteriors. The intent is to encourage architecturally appropriate building maintenance and improvements, as well as high-quality construction for building renovations, additions, and new construction that is in keeping with Zelienople’s traditional architectural styles.

The guidelines should be compatible with any form-based or performance-based zoning requirements contained in the Borough’s Zoning Ordinance. Use of the guidelines would be voluntary, but the Borough should strongly encourage their use.

Recommendations are to:

1. Prepare design guidelines for Zelienople’s historic architecture.
2. Encourage use of the guidelines for exterior building renovations, renovations, and new construction.
3. Designate an “ambassador” of the guidelines in the local community, to be available for questions and additional guidance.

Strengthen Zoning Regulations to Preserve Historic Character

Zelienople’s current Zoning Ordinance has various provisions aimed at protecting the character of historic structures, particularly in the C1 Zone (Central Business District), which covers a majority of Main Street and approximately one block to the east and west. Consult the Borough’s Zoning Map for the boundaries of the C1 Zone.

A stronger option for regulatory control over historic preservation is for the Borough to add a local Historic District to the Municipal Code, pursuant to the Pennsylvania Historic District Act (Act 167). Act 167 authorizes counties, cities, boroughs, incorporated towns, and townships to create historic districts within their geographic boundaries. It also provides for the appointment of a Historical Architectural Review Board (HARB) and empowers governing bodies to protect the distinctive historical character of these districts by regulating the erection, reconstruction, alteration, restoration, demolition, or razing of buildings within the local historic district.

At this time, adding a local historic district and a HARB in Zelienople is not advised, due to the regulations already established in the Zoning Ordinance, and the established synergy between the Borough, business community, various groups and organizations, and property owners that result in successful preservation projects on a voluntary basis. There is no need to add an extra layer of regulation, unless and until voluntary efforts and provisions of the current Zoning Ordinance fail to provide that historic character of the community.

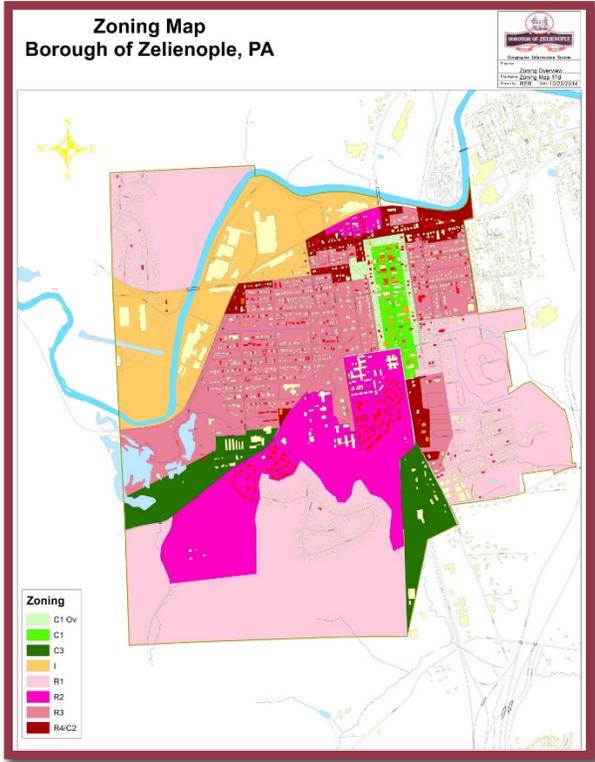
Recommendations related to the Zoning Ordinance are to:

1. Add as part of the overall purpose statement and purpose of the R-2 and C1 zones: “to encourage the preservation of historic sites, buildings, and other historic resources.”
2. Add a definition of “historically significant building.” Suggestion is: located in a recognized historic district or being 75 years or older and having a distinct and recognizable architecture style (e.g., Georgian, Federal, Italianate, Gothic Revival, Second Empire, Queen Anne, Colonial, Dutch Revival, Craftsman, American Foursquare, Mid-Century Modern).
3. In all zones, require that Major Façade Alterations and Demolitions be authorized by Conditional Use for principal buildings constructed before 1930.
4. In the C-1 Zone, add a provision requiring new construction of principal structures to occur in a recognizable architectural style that is compatible with Main Street’s established architectural styles (e.g., Georgian, Federal, Italianate, Gothic Revival, Second Empire).
5. In the C-1 Zone, prohibit or discourage surface parking lots fronting on Main Street and encourage parking at the rear of buildings.

Other recommendations are to:

6. Ensure that the Code Enforcement Officer and other staff involved in guiding and passing judgment on permit applications involving zoning and building are trained on the history of the community, the inventory of historic buildings, and their importance to Zelienville's character and future prosperity.
7. If/when stronger historic preservation regulation is needed (often evidenced by an acceleration of demolitions and exterior building renovations and new construction in incompatible architectural character) consider the adoption of a Historic District Ordinance in accordance with Pennsylvania Act 167.
8. Apply to the PHMC to designate Zelienville Borough as a Certified Local Government (CLG). The CLG program provides access to additional technical assistance and grant programs. With a strong zoning ordinance that is protective of historic assets, the

Borough may qualify as a CRG even without the enactment of a historic preservation ordinance.



Because Zelienville's Zoning Ordinance contains provisions that protect the historic character of the community and because voluntary efforts to preserve and rehabilitate significant historic structures have been successful, a Historic Preservation Ordinance is not recommended at this time.

Zoning Ordinance

Applies throughout the Borough, based on zoning classifications (see map above).

Administered by the Borough's Code Enforcement Officer.

Requires a finding of Zoning Ordinance consistency by the Code Enforcement Officer before a demolition permit or building permit can be issued. Does not regulate exterior modifications that do not require a building permit.

Deviations from the Zoning Ordinance can be heard by the Borough's Zoning Hearing Board.

Historic Preservation Ordinance

Requires designation of a defined "district" where the regulations will apply, as approved by the PHMC.

Administered by a Historic Architectural Review Board (HARB), appointed by the Borough Council.

Requires new construction and all exterior alterations of buildings in the district and in public view to confirm with a set of design guidelines.

Requires issuance of a Certificate of Appropriateness by the HARB for demolitions, new construction, and major exterior modifications. Minor modifications can be approved by the Code Enforcement Officer.

↑ Compare the difference ↑

Change Perception of Parking in the Commercial Core

During the preparation of this Plan, several comments were made that there is not enough parking in and around the Main Street commercial core. Although the perceived problem is a lack of parking, the actual issue may be parking management, which can be addressed in most locations without adding a substantial number of new spaces. Most visitors to historic commercial cores are not bothered by parking a few blocks from their destination because the area provides an experience. Zelenople is a sidewalk town, and walking is part of the experience. Accommodating on-premises parking for every use at ratios that would be typical for a suburban setting is neither practical nor beneficial for the look and feel of a historic business district.

Recommendations are to:

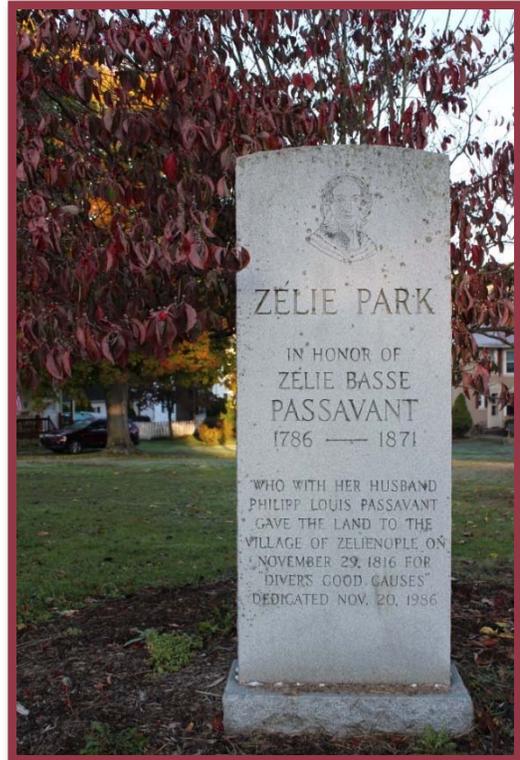
1. Improve wayfinding to existing parking areas. Signs should lead drivers to parking areas and let them know when they've arrived at a parking area, along with any time limit restrictions. Effective parking signs are simple and can be part of a larger wayfinding signage system.
2. Establish a formal passenger loading program during peak parking periods. For example, one on-street parking space per block can be dedicated to passenger loading (drop off or pick up) only during busy times of the day.
3. Review parking inventories that have been previously produced and map the locations and number of parking spaces, and the times those spaces are typically occupied. Encourage cooperative shared parking agreements between businesses that need parking at opposite times of the day.
4. Identify areas where public parking can be added within walking distance of the business district and designated for parking by building owners, tenants, and residents, leaving parking near shops and other businesses available for patrons.
5. Encourage local travel by means other than by car. Add secure bike racks in and around Main Street, in parks, and other destination points.
6. Improve pedestrian wayfinding. Determine key points of interest in the community and determine where wayfinding signs would be most effective to improve navigation by foot to these destinations.

Add Interpretive Elements

Zelienople’s historical period is most noticeable in the architecture of its buildings and the symmetrical pattern of the street grid. Although the physical appearance of the buildings and walkable ambiance are apparent, the accompanying story of Zelienople’s history is not easily recognizable to those unfamiliar with its past. There are only a few interpretive signs in the community. Adding more interpretive elements will enhance the experience and raise appreciation of the building stock.

Recommendations are to:

1. Provide interpretive elements in the commercial core, parks, and select locations in residential neighborhoods.
2. Determine if a professionally prepared program is needed or if an interpretive display program can be sufficiently accomplished as opportunities arise and/or with volunteer labor.
3. Prioritize locations where historic buildings or stories would be more appreciated if their histories were explained. Also, look for locations that would not be prone to vandalism or other damage and where the property owner(s) is willing to host a display.
4. Determine the types of displays that would be appropriate for each location. Typical display types include signs, monuments, public art, and murals.
5. For messaging, focus on the authentic story of Zelienople’s history.
6. If signs are used, they should have a consistent style and format (in most



cases) so the signs are visually recognized as a collection.

7. Before installation, check with the Borough to be sure the type of desired display is permitted in the selected location, or if a permit is needed for installation. The placement and size of most signs, monuments, and art displays in the Borough are regulated by the Zoning Ordinance.
7. Install the interpretive element, with a plan for ownership and maintenance following the installation. Respect for the display’s content is shown by its level of maintenance.
8. Enhance the self-guided walking tour brochure to include stops at interpretive elements. Make walking in Zelienople fun and informative.

Initiate a Plaque Program

A few historic buildings in Zelienople are marked with plaques, but there is no comprehensive plaque program in place. A historic building plaque program brings increased recognition to structures that contribute to the community's historical significance. Adding plaques to buildings is an effective and relatively inexpensive way to increase awareness of a structure's place in history. Additionally, a plaque program can engage building owners and occupants who may not be aware of, or fully appreciate, the significance of their own building. Plaques can also encourage owners to keep their structures in good repair.

Recommendations are to:

1. Identify a local organization that will administer the historic building plaque program.
2. Identify funding sources, if any. It is also fully possible to develop a successful program with property owners paying for their own plaques.
3. Announce that to be eligible for a plaque, the building must have retained its historic architectural integrity and be well maintained. Consider all structures, from small and modest to large and ornate.

4. Work with a supplier to determine the general size, design, cost, and messaging that will appear on the plaques. Metal casting is a preferred fabrication material for durability. At a minimum, each plaque should display the building's date of construction, architectural style, and some text about its historical significance. Research of the structure may be needed to prepare accurate text.
5. Invite property owners to apply for plaques.
6. Establish standards for the display of plaques. Address proper mounting locations and mounting methods. Typically, the mounting location will be near the front door.
7. Before ordering a plaque request a proof of the plaque design, and share the proof with the building owner.
8. If desired, conduct a small ceremony celebrating the individual historic significance of the structure and its contribution to Zelienople's history when the plaque is delivered to the property owner.



Examples of existing plaques. A consistent or complementary style should be determined for new plaques.

Continue Programs and Partnerships that Attract and Engage Visitors

Zelienople has been successful in attracting visitors, which is a benefit to the local economy. However, there is a large tourism market in western Pennsylvania, and only a small percentage of it is captured. An important aspect of marketing Zelienople as a destination for visitors is to build a reputation around the authenticity of the community's history and historic assets worth exploring.

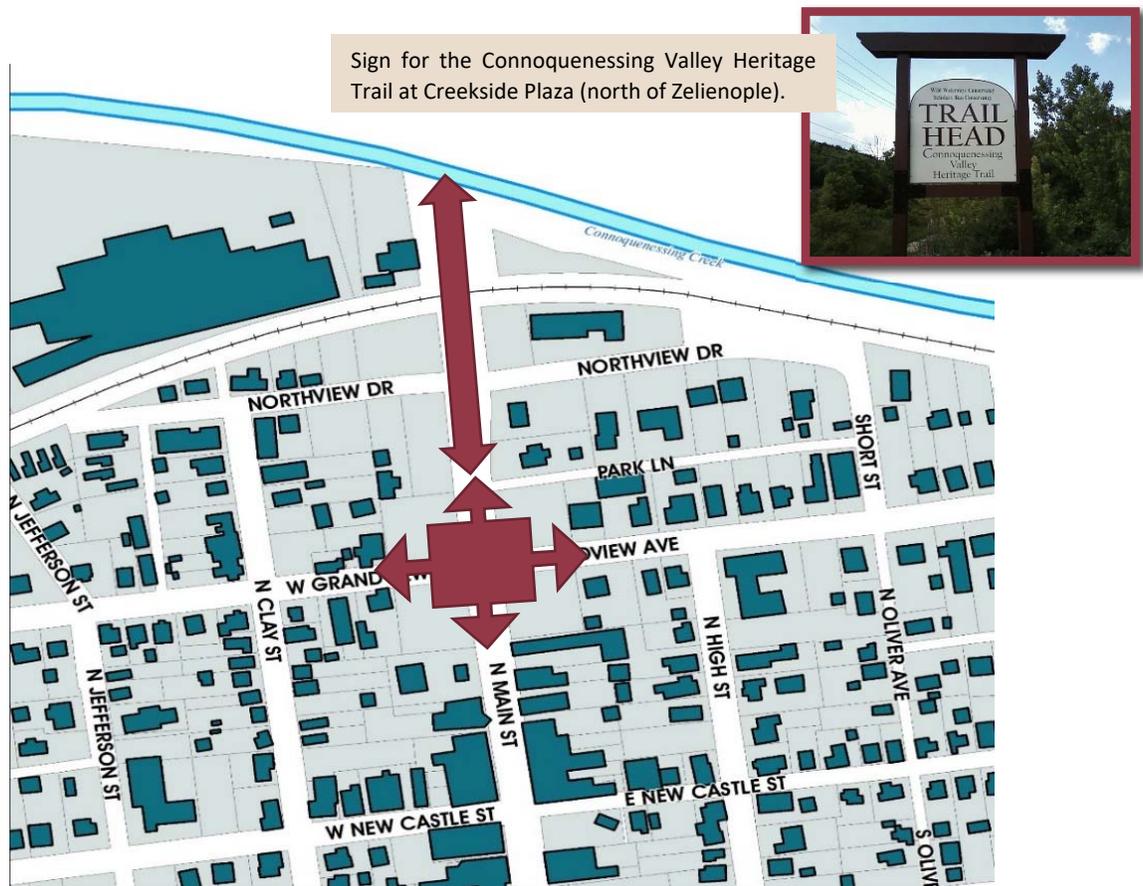
Recommendations are to:

1. Identify and advertise attractions that are unique to Zelienople. For example, exposed tin ceilings in many commercial business buildings can be an attraction if advertised with compelling messaging.
2. Engage in joint marketing campaigns with Harmony Borough and the Butler County Tourism and Convention Bureau to attract visitors who can make multiple stops when visiting the area.
3. Use print ads, websites, social media, and other advertising outlets to promote Zelienople as a destination. In all advertising, visually brand Zelienople with a recognizable logo or image. The "Z" and the phrase "A Modern Place with Old Fashioned Grace" are good candidates for a branding campaign.
4. Advertise Zelienople to the Pittsburgh and Erie markets and beyond as an affordable day-trip or short getaway destination.
5. Improve wayfinding to Zelienople from I-79 to make finding downtown Zelienople easier for visitors.
6. Coordinate schedules among the business community and destinations such as The Strand Theater that attract large numbers of visitors for time-specific events, so that businesses are open when visitors are in town in order to capture their spending power.
7. Continue hosting events that focus on history and culture, such as Horse Trading Days and the Country Fall Festival.
8. Place a kiosk in the public parking lot on New Castle Street and in Four Corners Park that gives information about self-guided walking tours of Zelienople.
9. Give visitors reasons to come back. There is no better advertising than word of mouth and repeat customers.

Focus Planning in Opportunity Zones

There are several areas in Zelenople that are prime candidates to capitalize on opportunities for the next phase of Zelenople’s evolution.

- 1. Connection from Four Corners Park to Connoquenessing Creek.** Four Corners Park is a prominent public gathering place and a short walk to the Connoquenessing Creek. However, there is no clear path of travel from the public sidewalk to either a view of the creek or creekside access. Views of the creek are available from the bridge, but there is no convenient way for visitors to walk between these two destinations. Also, there are no publicly accessible amenities like benches or open spaces where people can spend time enjoying water views on the Zelenople side of the creek. Steep slopes, thick vegetation, and a railroad line are constraining physical features in this area. With a recent resurgence in river recreation, planning efforts should focus on solutions for getting people from Four Corners Park to the creek. If publicly-accessible open spaces with views of the creek are not possible on the Zelenople side (south side) of the creek, then signage should direct pedestrians and vehicles to Creekside Plaza on the north side of the creek where parking and trail access is available.



- 2. Corner of Main Street and Beaver Street.** At this signalized intersection is the unoccupied lot of a former 7-11 convenience mart, the surface parking lot of Hovis Auto and Truck Supply, WesBanco and the Zelienville U.S. Post Office, and a historically significant brick structure. The block of Main Street to the south contains numerous well-maintained historic structures, but to the immediate north, aside from the Passavant House, is a gas station and drug store that do not blend into the traditional character of the area. These conditions render the corner of Main Street and Beaver Street and the section of Main Street flanking the Passavant House as a prime opportunity area for enhancement and repurposing of the abandoned 7-11 lot with features that will enhance the character of Main Street.



- 3. East Side of South Main Street, South of Culvert Street.** This location across Main Street from the Passavant Retirement Community is the southern gateway to Zelienville's commercial core and offers an opportunity for revitalization and potentially parking and a small visitor's station or entry statement. Although the properties are currently in private ownership, through a municipal purchase, easement, or ground lease, these uses could occur. The opportunity also exists to place a large statement piece that is tied to Zelienville's history and sets the stage for what a visitor is to expect when spending time in town. This would be a location to consider to place a repurposed or replica streetcar, train car, or some other sizable piece of history or piece of public art, paired with parking and/or a visitor's station.



4. **Flood-Prone Areas.** Portions of Zelienople experience flooding, stemming from sheet flow that enters the community from the east. The Borough is working on a stormwater improvement plan, with target areas being portions of High Street, East Beaver Street, Division Street, Linden Street, East and West Spring Streets, New Castle Street, Oliver Avenue, Northview Drive, Jefferson Street, Green Lane, Front Street, Peach Street, Spruce Street, and Park Lane. This Historic Preservation Plan supports those stormwater system improvement efforts, so that historic structures are not compromised and/or lose value due to flooding.



RESOURCES

Zelienople Historical Society

<https://www.zeliehistory.org/>

The Zelienople Historical Society is a 501(c)3 non-profit organization founded in 1975 and owns the two oldest houses in Zelienople: the 1805 Buhl House and the 1808 Passavant House. The Historical Society has a number of educational materials on the history of the community and its culture.

Pennsylvania State Historic Preservation Office (SHPO) | Pennsylvania Historical and Museum Commission (PHMC)

www.phmc.pa.gov

The SHPO | PHMC has a number of roles, including the promotion of economic development by protecting and repurposing Pennsylvania's historic buildings and helping create vital places to live and work by protecting the uniqueness of Pennsylvania's distinctive communities. The PHMC can provide assistance on community-based matters including nominations to the National Register of Historic Places.

Preservation Pennsylvania

www.preservationpa.org

Preservation Pennsylvania is dedicated to the protection of historically and architecturally significant resources and serves as a leader, partner, or advisor to individuals and groups with preservation-related efforts. Primarily through utilization of the National Main Street Center's Four-Point Approach®, the group works with communities to revitalize central business districts.

The U.S. Department of the Interior's National Park Service

www.nps.gov/tps/about.htm

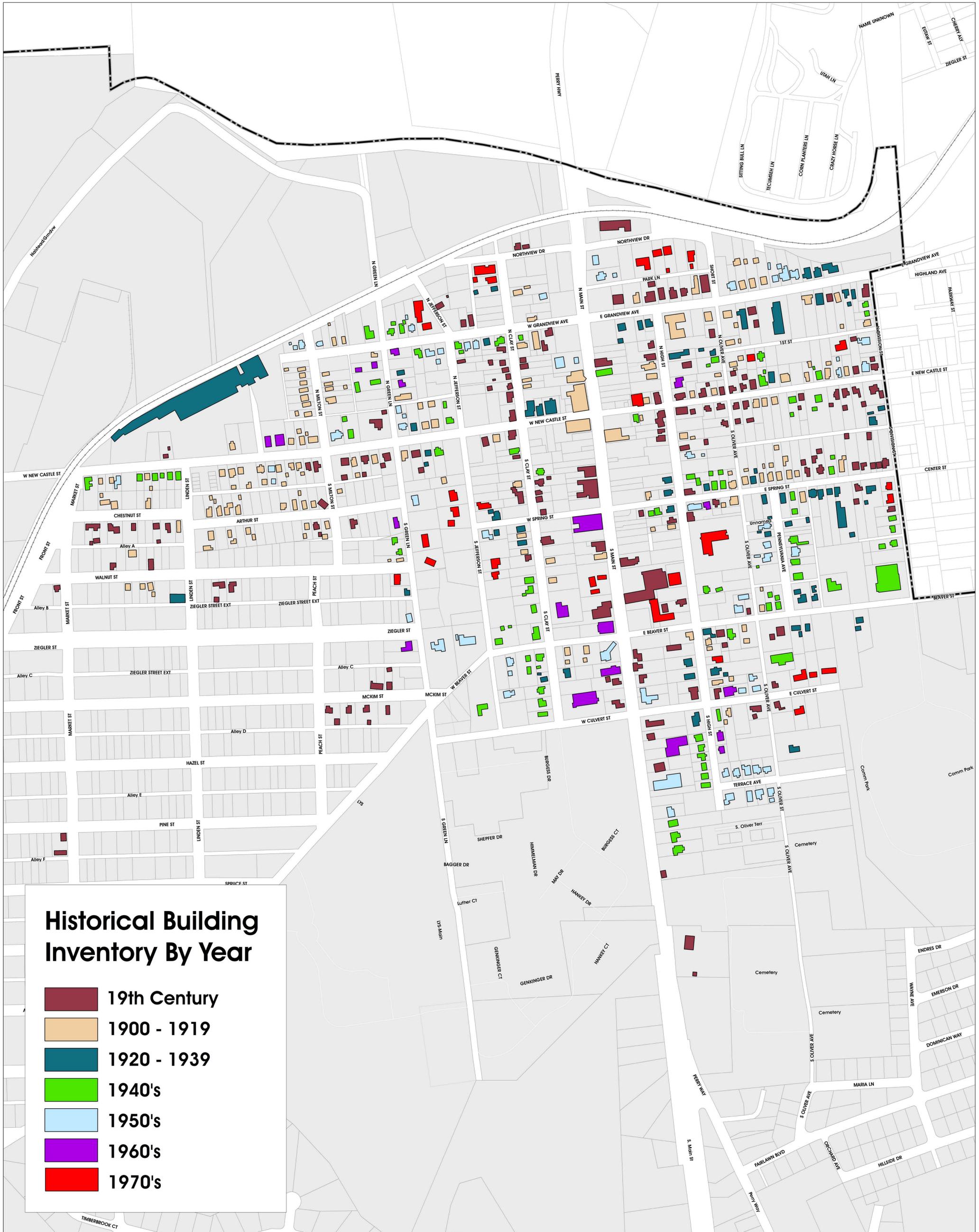
The National Park Service houses the National Register of Historic Places, administers the Federal Historic Preservation Tax Incentives Program for rehabilitating historic buildings, and sets the Secretary of the Interior's Standards for the Treatment of Historic Properties, among other duties.

Preservation Briefs provide guidance on preserving, rehabilitating, and restoring historic buildings by helping historic building owners recognize and resolve common problems associated with repairs and maintenance. They can be found here:

www.nps.gov/tps/how-to-preserve/briefs.htm.

BUILDING INVENTORY MAP

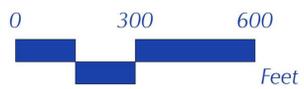
(See exhibit in the Map Pocket)



Historical Building Inventory By Year

- 19th Century
- 1900 - 1919
- 1920 - 1939
- 1940's
- 1950's
- 1960's
- 1970's

ZELIENOPLE HISTORIC PRESERVATION PLAN



Zelienople Historical Building Inventory

