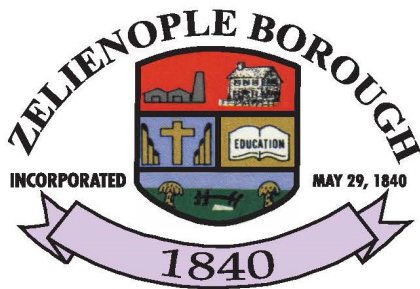


Municipal Building  
111 West New Castle Street  
Zelienople, PA 16063  
724-452-6610  
724-452-6613 (Fax)  
zelieborough@zoominternet.net  
www.zelieboro.org



Thomas M. Oliverio, Mayor  
Mary E. Hess, Council President  
Andrew J. Mathew III, Council Vice-President  
Andrew C. Spencer, Borough Manager

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January 2, 2025

Re: ZELIENOPLE BOROUGH HISTORIC DISTRICT OVERLAY

As a property owner located in the proposed Zelienople Historic District Overlay, please be advised that a request has been made to establish a Historic District.

The Historic District Advisory Committee is seeking approval for the creation of The Zelienople Historic Overlay District.

**PLEASE NOTE: Residents in the proposed Historic District will not be required to maintain their properties in any different fashion. There are no imposed requirements or regulations. The demolition of a historically relevant structure will continue to require a Conditional Use Permit.**

The purpose is to enhance historical values in structures located within the boundaries of the Overlay and promote the retention of community character through preservation of the local heritage by recognition and protection of historic and cultural resources. The newly formed Historic Advisory Committee will serve as a resource for any resident who would like to make their home more historically accurate.

The area chosen for the proposed Historic District has the highest concentration of historic structures in the Borough.

A Community with a Historic District is more opportune for Grants, which can fund community development type projects. Homes located in the Historic District, generally see between a 5% to 30% increase in their values. Many other communities in Pennsylvania are taking the same steps to re-vitalize portions of the neighborhood, their ancestors help to build. The Overlay has received Recommendation from Borough Planning Commission and now seeks Approval from Borough Council.

**Zelienople Borough will hold a Public Hearing on Monday, February 24, 2025, at 6:30PM.**

Anyone wishing to speak for or against this request should be present at this meeting. Written comments shall be accepted no later than forty-eight hours prior to the Hearing, shall be submitted to the Borough Zoning Officer at that office in the Borough Building and will then be made a part of the record at the Hearing.

**Any questions that need answered prior, or in lieu of attending the meeting, feel free to call myself, Jason Sarver, Borough Zoning Code Officer at 724-452-3200.**

The Meeting will be held in Council Chambers located at 111 West New Castle Street, Zelienople, PA 16063. Should you require any special accommodations to attend this meeting, please contact the Zelienople Borough Office at least 48 hours prior to the meeting at 724-452-6610.

Sincerely,

A handwritten signature in blue ink, appearing to be 'JS', written in a cursive style.

Jason Sarver  
Zoning Officer/Code Enforcement

## **Borough of Zelienople, PA**

### **PART 19 - HISTORIC DISTRICT OVERLAY**

#### **SECTION ONE: DEFINITIONS**

As used in this article, the following terms shall have the meanings indicated, unless a different meaning clearly appears from the context:

#### **Borough Zoning & Code Officer**

The duly appointed Zoning & Code Officer for the Borough of Zelienople

#### **Historic Resources**

Elements including landscaping, location or tangible items, that are identified by Historic District Advisory Committee to have historic value.

#### **Historic Structure**

Located in a recognize historic district or being 75 years or older and having 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).

#### **Historic District Advisory Committee**

Five member committee consisting of historically inclined individuals appointed by Borough Council with the purpose to preserve the historic character of the neighborhood; promote continued occupancy by residents living in the Historic District; conserve the stock of residential property within the Borough of Zelienople; and maintain and foster community pride.

#### **Property Owner**

One or more persons, jointly or severally, in whom is vested all or part of the legal title to the premises, or all or part of the beneficial ownership and a right to present use and enjoyment of the premises, including a mortgage holder in possession of a Historic Structure.

#### **Demolition**

The act of demolishing or state of being demolished, annihilation, explosion, extermination, leveling, razing, wrecking, bulldozing or knocking down.

## **SECTION TWO: PURPOSE**

The purpose of this Historic Overlay District is primarily intended to:

- A. Enhance Historical Values in structures located within the boundaries of the Overlay
- B. To promote the retention of community character through preservation of the local heritage by recognition and protection of historic and cultural resources
- C. To establish a clear process by which proposed changes affecting historic resources and structures are reviewed
- D. To mitigate the negative effects of proposed changes affecting historic resources
- E. To encourage the continued use of historic structures and serve as a resource for their appropriate rehabilitation and adaptive reuse
- F. To encourage the preservation of historic resources and landscapes
- G. To discourage the demolition and destruction of historic resources
- H. To encourage pleasing and harmonious relationships between old and new buildings and structures that will maintain and strengthen the architectural character of the historic district
- I. Provide expertise and recommendations regarding historically accurate color schemes, architectural and stylistic elements, and building materials.

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## **SECTION THREE: DISTRICT LOCATION AND BOUNDARIES**

Zelienople's Historic District Overlay shall be located on both sides of Main Street, from 500 South to 300 North. The only exception is from 400 to 446 South Main Street. East Grandview Avenue, from Main Street to Division Street. West New Castle Street, from Main Street to Market Street. High Street, from Grandview Avenue to Terrace Avenue. East New Castle Street, East Spring Street, and East Beaver Street, all from Main Street to Division Street.

(1) All of the provisions of the applicable underlying zoning districts shall continue to apply in addition to the provisions of this article. In the event of a conflict between the provisions of the Historic District and the underlying zoning district, the provision that is most restrictive shall apply.

(2) Should the boundaries of the Historic District be revised as a result of legislative or administrative actions or judicial decision, the

underlying zoning requirements shall continue to be applicable.

(3) Revisions. The Historic Resource Map may be revised from time to time by recommendation of Historic District Advisory Committee and amendment by the Zelenople Borough Council.

#### **SECTION FOUR: HISTORIC DISTRICT ADVISORY COMMITTEE**

(1) Establishment and membership

(a) The Historic District Advisory Committee shall consist of five members, who shall be appointed by the Borough Council. Five of the members designated hereinbelow shall be voting members. There shall be an additional position, Borough Zoning and Code Enforcement Officer who serves as a designated ex officio member, who may participate in review and discussions, but may not vote on any proposal.

The membership of the Historic District Advisory Committee shall include:

[1] Five Zelenople Borough residents who have an extended interest, formal training, and/or documented experience in history, archeology, historic preservation, or a related field

[2] Borough Zoning and Code Enforcement Officer; (ex officio, nonvoting)

[3] The Historic District Advisory Committee shall notify the Borough Council of any vacancies, and the Borough Council shall act within 90 days to fill those vacancies.

(2) Functions and Duties

(a) Serve as a Resource for property owners who are interested in presenting, preserving, or rehabilitating their properties in a manner that is historically accurate

(b) Maintain a system for the survey and inventory of historical buildings, sites, structures, objects, resources and districts in the borough of Zelenople through photographic and documentary evidence

(c) Conduct research on and nominate significant resources to the National Register of Historic Places and any other appropriate lists or programs

(d) Advise the Zoning Officer and Borough Council on the issuance of demolition permits for historic resources, as set forth herein this article

(e) Review and comment on subdivision or land development applications and

demolition of structures which affect historic resources

(f) Maintain an updated list or registry which clearly identifies buildings, sites, structures, objects and districts on the Historic Resources Map.

(g) Advise the Borough Council or Zoning Hearing Board on all requests for conditional uses or variances affecting historic resources

(h) Regulation and Allocation of plaques which commemorate historic structures throughout the Borough

(i) Perform any other lawful activities which shall be deemed necessary to further the purposes of this article

## **SECTION FIVE: DEMOLITION CONSIDERATIONS**

A. General requirements. Historic Structures shall not be demolished, removed or otherwise relocated unless conditional use approval has been granted by the Borough Council

B. Application procedures. An applicant for a conditional use to demolish a Historic Structure shall submit conditional use standards, a completed application to the Zoning Officer, who shall forward a copy of the application to the Historic District Advisory Committee

C. The applicant shall provide credible evidence that the demolition, removal, or relocation of the structures and resources in question will not adversely affect the historic significance or architectural integrity of neighboring historic buildings or the historic character of the neighborhood or community

D. Economic Hardship. When a claim of economic hardship is made to avoid restoration, the owner of record must present sufficient evidence to prove that he is unable to obtain a reasonable return or a reasonable beneficial use from a resource. The owner of record shall submit by affidavit to the Historic District Advisory Committee the information below at the discretion of the Committee, which shall include but not be limited to the following:

(1) Date the property was acquired by its current owner.

(2) Price paid for the property (if acquired by purchase) and a description of the relationship, if any, between the buyer and the seller of the property.

(3) Mortgage history of the property, including current mortgage and the annual debt service, if any, for the previous two (2) years.

(4) Current market value of the property.

(5) Equity in the property.

(6) Past and current income and expense statements for the past two (2) years.

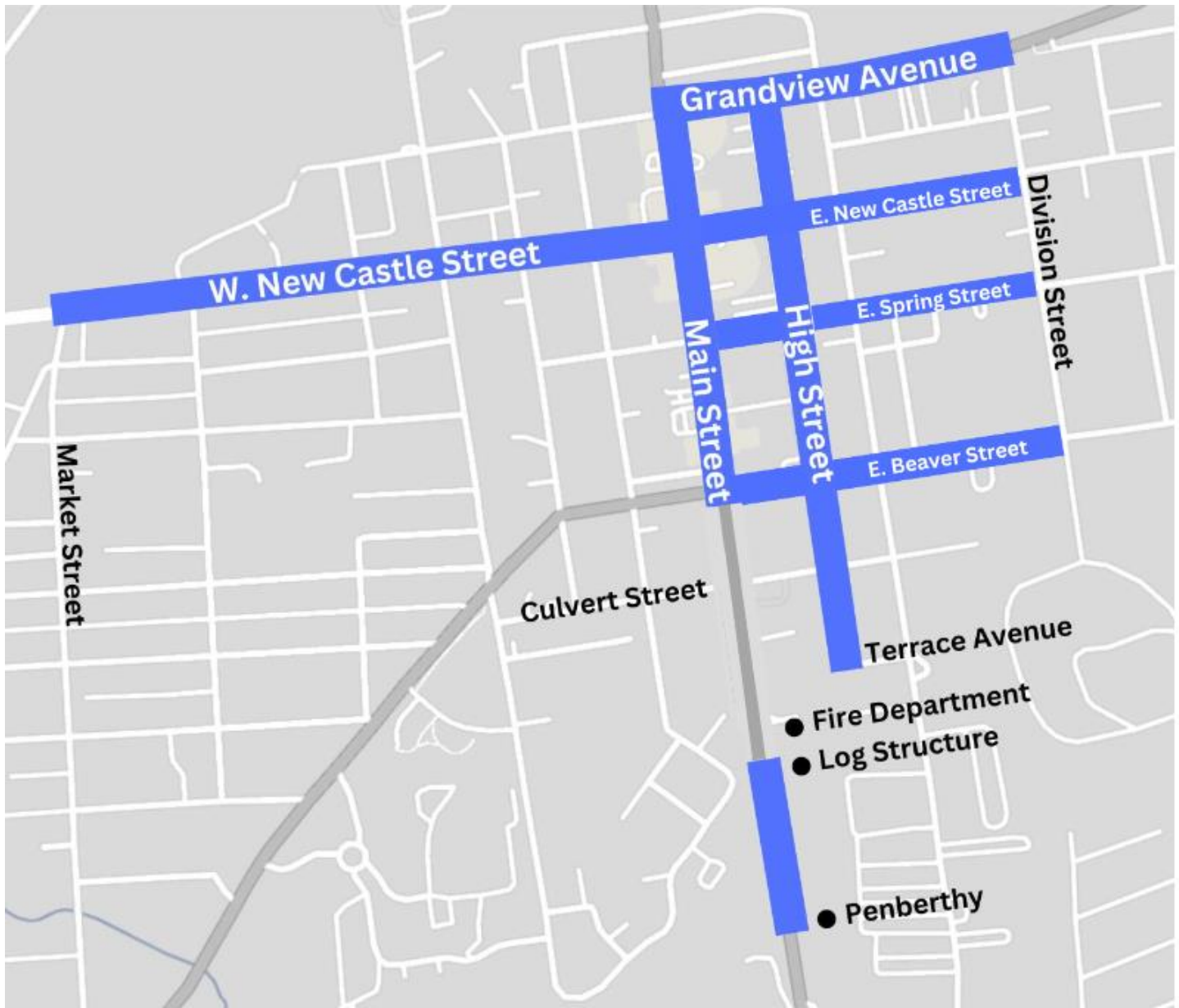
- (7) Past capital expenditures during ownership of current owner.
- (8) Appraisals of the property obtained within the previous two years.
- (9) Income and property tax factors affecting the property.
- (10) All appraisals obtained within the previous two (2) years by the owner or applicant in connection with purchase, offerings for sale, financing or ownership of the property, or state that none was obtained.
- (11) All studies commissioned by the owner as to profitable renovation, rehabilitation or utilization of any structures or objects on the property for alternative use, or a statement that none were obtained.
- (12) Estimate(s) of the cost of the proposed erection, reconstruction, alteration, restoration, demolition or razing and an estimate(s) of any additional cost(s) that would be incurred to comply with the recommendations of the planning board for changes necessary for it to approve a certificate of appropriateness.
- (13) Form of ownership or operation of the property, whether sole proprietorship, for-profit or nonprofit corporation, limited partnership, joint venture or other.

The Historic District Advisory Committee may require that an applicant furnish additional information relevant to its determination of economic hardship.

The Historic District Advisory Committee may either provide recommendations or suggest denying the conditional use permit to Borough Council, who has the ultimate decision.

#### E. Demolition by neglect:

- (1) Buildings and historic resources situated in the Historic District Overlay shall be in compliance with Borough Ordinance, adopted Property Maintenance Code, maintained in good repair, structurally sound, and reasonably protected against decay, deterioration, and vandalism, and no building or historic resource shall be permitted to be demolished by neglect.



***Zelenople's Historic District Overlay shall be located on both sides of Main Street, from 500 South to 300 North. The only exception is from 400 to 446 South Main Street. East Grandview Avenue, from Main Street to Division Street. West New Castle Street, from Main Street to Market Street. High Street, from Grandview Avenue to Terrace Avenue. East New Castle Street, East Spring Street, and East Beaver Street, all from Main Street to Division Street.***