

# OLD ECONOMY NATIONAL HISTORIC LANDMARK DISTRICT

An Opportunity For Investment



Real Estate Property Guide  
Resource Directory

Welcome to the Old Economy National Historic Landmark District on behalf of the Ambridge Historic District Economic Development Corporation. We are a non-profit organization comprised of neighborhood residents and property owners, community leaders, community business people, and professional advisors who continually seek to make the Old Economy National Historic Landmark District a great place to live and work.

The Old Economy National Historic Landmark District is located along the Ohio River in the Borough of Ambridge, approximately 18 miles northwest of Pittsburgh. Listed on the National Register of Historic Places in 1965, the 32- acre historic district contains the remaining buildings of the Harmony Society, a German communitarian sect that settled here in 1825. Within the historic district is a six-acre museum complex known as Old Economy Village, with seventeen restored historic structures and gardens visited by over 25,000 tourists each year. In 1986, the National Park Service designated the historic district as a National Historic Landmark.

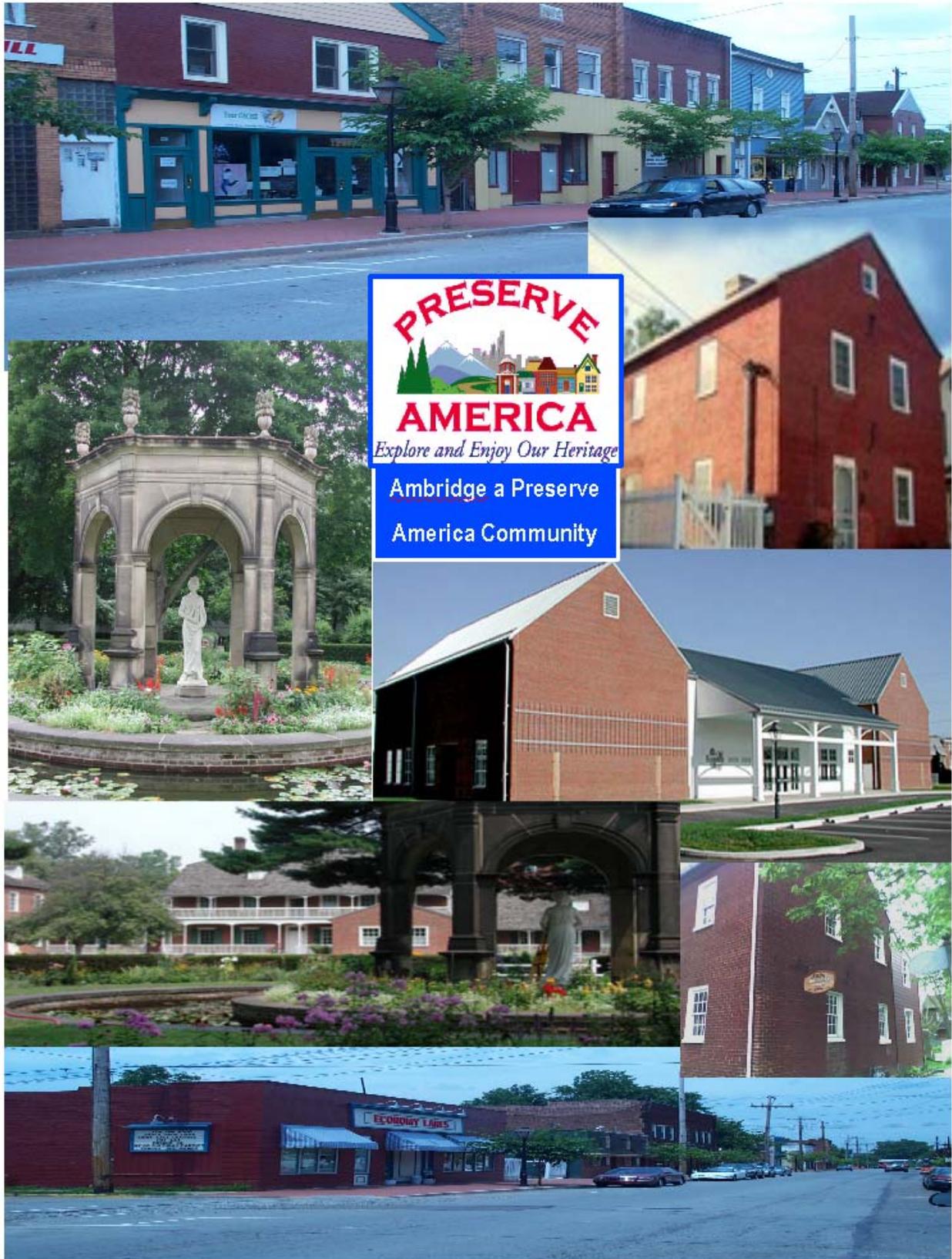
For prospective homeowner, existing business owner, entrepreneur or investor, the Old Economy National Historic Landmark District is full of exciting opportunities. Anchored by Old Economy Village, the quaintness of the district makes it the perfect affordable location for cottage-type businesses such as antique shops, bookstores, cafés, bistros, pottery, bakeries or children specialty stores. It is ideal for businesses with a broad customer base, an internet sales presence, or a unique line of products that draws shoppers from beyond the area.

A preservation ordinance adopted by the Borough of Ambridge Council in 1971 enables the Economy Historic District to maintain its distinctive architectural character and charm. A Historical Architectural Review Board reviews exterior alterations and additions using published *Design Guidelines* before the issuance of Certificates of Appropriateness or Building Permits.

The properties listed on the following pages are currently for sale and are located throughout the Old Economy National Historic Landmark District. Some of these properties are perfectly suited for entrepreneurs to serve both as a business location and as a home for the owners. Many are conveniently located to other homes for sale in which potential owners could live while renovating the other as a business location.

Sincerely,

Ambridge Historic District Economic Development Corporation  
Roberta Sciulli  
724-869-4177  
[Bruins83@comcast.net](mailto:Bruins83@comcast.net)



Geographic Description	1599 Church Street
Built In	1830
Currently Zoned As	Residential
Reason for importance	Located directly across from the National Historic Landmark, Old Economy Village Visitors Center, walking distance to Antique Mall under construction, nice courtyard potential. Close to the Old Economy Inn, a newly opened B&B. This building is listed on the National Register of Historic Places.
	
Potential uses	Grocery store outlet for local products, café , antique shop, bookstore
Contacts	<a href="mailto:MaryRothbauer@prudentialpreferredrealty.com">MaryRothbauer@prudentialpreferredrealty.com</a> 412-551-1057 <a href="mailto:LisaBurrows@prudentialpreferredrealty.com">LisaBurrows@prudentialpreferredrealty.com</a> 412-741-6312 x226

Geographic description	291 13 <sup>th</sup> Street
Built in	1830
Currently Zoned As	Residential
Reason for importance	Large stately home. Large enough to live in part as private residence and business potential on entry level or as single residence. Located next to newly renovated Kappy optical store and near a senior citizens residence, Elderberry Court. This building is listed on the National Register of Historic Places.
	
Potential uses	Law office, art studio, private residence
Contacts	<a href="mailto:MaryRothbauer@prudentialpreferredrealty.com">MaryRothbauer@prudentialpreferredrealty.com</a> 412-551-1057 <a href="mailto:LisaBurrows@prudentialpreferredrealty.com">LisaBurrows@prudentialpreferredrealty.com</a> 412-741-6312 x226

Geographic description	289 13 <sup>th</sup> Street
Built in	
Currently Zoned As	Commercial, Industrial, Business
Reason for importance	Relocated historic log home. Great bricked courtyard. Off street parking.
	
Potential uses	Museum, historical craft store
contacts	<a href="mailto:MaryRothbauer@prudentialpreferredrealty.com">MaryRothbauer@prudentialpreferredrealty.com</a> 412-551-1057 <a href="mailto:LisaBurrows@prudentialpreferredrealty.com">LisaBurrows@prudentialpreferredrealty.com</a> 412-741-6312 x226

Geographic description	310 14 <sup>th</sup> Street
Built in	1830
Currently Zoned As	Residential
Reason for importance	National Historic Landmark building. Located between family-owned lumber company, Ohio Valley Lumber and Mac's Donut Shop. Across the street from the former Silk House Café, another historic property. Economy Family Bowling Lanes nearby. Located across the street from a senior citizens residence, Elderberry Court. Coming soon across the street, attorney office and BBQ sandwich shop. This building is listed on the National Register of Historic Places.
	
Potential uses	Restaurant, baking supplies and cooking school, needlepoint store, yarn and fiber store
Contacts	<a href="mailto:MaryRothbauer@prudentialpreferredrealty.com">MaryRothbauer@prudentialpreferredrealty.com</a> 412-551-1057 <a href="mailto:LisaBurrows@prudentialpreferredrealty.com">LisaBurrows@prudentialpreferredrealty.com</a> 412-741-6312 x226

Geographic Description	1519 Church Street
Built in	
Currently zoned as	Residential
Reason for importance	Located on footpath from the National Landmark Old Economy Village visitors center to main historic site. Located next to newly established B&B, The Old Economy Inn. Aqulina's Antiques and Everyday Esthetics salon.
	
Potential uses	Gift shop, private office, vintage clothing store. tea parlor
Contacts	<a href="mailto:MaryRothbauer@prudentialpreferredrealty.com">MaryRothbauer@prudentialpreferredrealty.com</a> 412-551-1057 <a href="mailto:LisaBurrows@prudentialpreferredrealty.com">LisaBurrows@prudentialpreferredrealty.com</a> 412-741-6312 x226

Geographic description	1607 Merchant Street
Built in	
Currently Zoned As	Residential
Reason for importance	Large lot ideal for outdoor seating for destination type restaurant. Large building. Next to Antique Mall under construction, across from Old Economy Village Visitors Center and recently purchased historic home which is under renovation. Other homes for sale nearby to live close to your business.
	
Potential uses	Crafters mall, historic craft production, pottery studio, bead studio, bistro
Contacts	<a href="mailto:MaryRothbauer@prudentialpreferredrealty.com">MaryRothbauer@prudentialpreferredrealty.com</a> 412-551-1057 <a href="mailto:LisaBurrows@prudentialpreferredrealty.com">LisaBurrows@prudentialpreferredrealty.com</a> 412-741-6312 x226

Geographic description	1617 Merchant Street
Built in	
Currently Zoned As	Residential
	
Potential uses	Professional service office, candle store, book store
Contacts	<a href="mailto:MaryRothbauer@prudentialpreferredrealty.com">MaryRothbauer@prudentialpreferredrealty.com</a> 412-551-1057 <a href="mailto:LisaBurrows@prudentialpreferredrealty.com">LisaBurrows@prudentialpreferredrealty.com</a> 412-741-6312 x226

Geographic description	87 15 <sup>th</sup> Street
Built in	
Currently Zoned As	Residential
	
Potential uses	Souvenir shop, antique toys, custom frame studio
Contacts	<a href="mailto:MaryRothbauer@prudentialpreferredrealty.com">MaryRothbauer@prudentialpreferredrealty.com</a> 412-551-1057 <a href="mailto:LisaBurrows@prudentialpreferredrealty.com">LisaBurrows@prudentialpreferredrealty.com</a> 412-741-6312 x226

OLD ECONOMY NATIONAL HISTORIC LANDMARK DISTRICT  
Property Owner Advantages

People purchase residential properties and open businesses in historical districts for many reasons. Some like the idea of owning a piece of history and believe that quality of construction in older structures is superior. Large rooms, high ceilings, rich materials and intricate details are often an attraction. Other people simply like urban neighborhoods in which historic properties are found.

Established landscapes and mature plants and trees surrounding historic properties often add significant value. Properties in need of repair can often be purchased at reduced price, enabling the purchaser to increase value through restoration and rehabilitation. Whatever the reason, investing in historic properties and in historic districts help preserve the history of the community for future generations to enjoy and learn. Historic districts have a unique sense of place desired by many people.

Business and personal residence property owners in the Old Economy National Historic Landmark District are eligible to receive benefits not available to others.

OPPORTUNITY	BUSINESS	PRIVATE RESIDENCE
Tax credits up to 20% for improvements to the building	X	X
Start up funds through the Corporation for Owner Occupied Projects	X	
Grants up to 70% for façade Improvements	X	
Local, state and Federal tax incentives to encourage owners to improve their buildings and bring investment to the core historic district	X	X
Increase in foot traffic from visitors to historic district	X	X
Access to activities centered at the hub of the historic district	X	X
Pride in preserving the past for future generations	X	X
Convenient location to major roadways for ease of travel and internet sales	X	X
Voted as one of the best preservation opportunities by the Young Preservationists Association of Pittsburgh	X	X
Ideal location for development of craft industries which leverage the visitors to the historic district; including jewelry and bead design and sales, candy and baking supplies, leather works, furniture crafts, stain glass	X	X

The possibilities which exist when renovating a historic building or buildings within the Historic District are best demonstrated with real examples of before and after building renovations in the Old Economy National Historic Landmark District.

As Ambridge experienced resident growth in the early 1930's continuing through the 1960's, buildings both inside and outside of the Historic District were converted to housing units to accommodate the inflow of people who worked in the areas many industrial factories. These buildings are ideal to convert back to single family residences, quaint businesses or professional offices.

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In 2005 this historic building, which was once housed the silk production for the Harmonists, was converted from an apartment complex and bar to The Silk House Café, a coffee shop and internet café. A portion of the renovation was made possible by the façade program. This property is currently available for purchase.

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Once a home to a Harmonist member, this building serves as the primary residence for the current owner and home of Akulina's Antiques. It was a duplex when purchased.

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This newly renovated building is the new home of Kappy Optical.

## OLD ECONOMY NATIONAL HISTORIC LANDMARK DISTRICT RESOURCE GUIDE

For information on the local scene [www.merchantstreet.org](http://www.merchantstreet.org) , [www.ambridgeboro.org](http://www.ambridgeboro.org) ,  
or [www.ambridgechamberofcommerce.com](http://www.ambridgechamberofcommerce.com)

StartingGate is in the business of helping businesses. Small business technical assistance programs, in combination with incubator, are specifically tailored to regional entrepreneurs and small start-ups to improve their success in growth and job creation.  
[www.starting-gate.com](http://www.starting-gate.com)

Façade Grant information Bob Nelson at [Rtnelson@comcast.net](mailto:Rtnelson@comcast.net)

[www.Beavercountymainstreets.com](http://www.Beavercountymainstreets.com) click on Ambridge.

Beaver County Corporation for Economic Development The Beaver County Corporation for Economic Development (CED) is a non-profit, industrial development corporation certified by the Commonwealth of Pennsylvania. CED provides incentive financing to valued-added firms, supports investment in real estate.

[www.beavercountyced.org](http://www.beavercountyced.org)

### RENOVATION RESOURCES

Ambridge Lumber  
(724) 266-0550  
(724) 266-2320 (Fax)  
2800 Duss Avenue,  
Ambridge, PA 15003

Do It Best  
500 Ohio River Boulevard, Ambridge, PA 15003  
[www.ambridgedoitbest.com](http://www.ambridgedoitbest.com)  
(724) 266-9595  
(724) 266-9022 (fax)

Ohio Valley Lumber  
328 14th Street, Ambridge, PA 15003  
[www.ovlumber.com](http://www.ovlumber.com)  
(724) 266-4700

John Brooks  
Independent  
Restoration/electrical/plumbing/painting  
(724) 777-1617

Mike Fitzpatrick Contracting L.L.C.  
General Contractor with workers  
Inside/Outside restoration  
Knows the process for County Façade Money  
(724) 777-3895

Michael Eversmeyer  
architect  
Focused on historic preservation, renovation and adaptive reuse, and historic  
documentation  
1124 Euclid Ave  
Pittsburgh , PA 15206  
412-443-4727  
<http://www.michaeleversmeyer.com>

Mikush Service  
Specialist in antique and vintage light repair and restoration  
811 Merchant Street, Ambridge, PA 15003  
(724) 266-3140

Pietroboni Mechanical  
1411 Merchant Street, Ambridge, PA 15003  
<http://www.contractors.com/h/contra...>  
(724) 266-2100

A diverse variety of contemporary, traditional, and ethnic places of worship are convenient to those living in Ambridge.

**Roman Catholic Churches**

Good Samaritan Roman Catholic Church 724-266-6565 [www.goodsam1.org](http://www.goodsam1.org)

**Orthodox Churches**

Holy Ghost Orthodox Church 724-266-5009 [www.holyghost-oca.org](http://www.holyghost-oca.org)

St. John Carpatho-Russian Orthodox Church 724-266-2879

St Mary's Byzantine Catholic Church 724-266-2030

St Mary's Coptic Orthodox Church 724-266-2640 [www.StMaryPittsburgh.org](http://www.StMaryPittsburgh.org)

St Vladimir Ukranian Church 724-266-8330

Sts Peter and Paul Ukranian Catholic Church 724-266-2262 [www.SSPeter-Paul.org](http://www.SSPeter-Paul.org)

Holy Trinity Greek Orthodox Church 724-266-5336 [www.HTGOC.org](http://www.HTGOC.org)

**Jewish**

Beth-Samuel Jewish Center 724-266-5238 [www.BethSamuel.org](http://www.BethSamuel.org)

**Bridgeway Church**

724-266-3052 [www.bridgewaypa.org](http://www.bridgewaypa.org)

**Church of the Savior**

724-266-4412 [www.cotsambridge.org](http://www.cotsambridge.org)

**Lutheran**

Our Saviors Lutheran Church 724-266-1169 [www.lutheransonline.com/christoursaviors](http://www.lutheransonline.com/christoursaviors)

St Johns Lutheran Church Old Economy Village 724-266-5618 [www.stjohnsambridge.org](http://www.stjohnsambridge.org)

Zion's Lutheran Church 724-266-8378

**Methodist**

First United Methodist Church 724-266-5030 [www.ambridgefirstumc.org](http://www.ambridgefirstumc.org)

Economy United Methodist Church 724-266-5030 [www.ambridgefirstumc.org](http://www.ambridgefirstumc.org)

Fellowship United Methodist Church 724-266-8636 [www.fellowshipumc.org](http://www.fellowshipumc.org)

**Presbyterian**

First United Presbyterian Church 724-266-1900