MCRPC Mercer County Regional Planning Commission

2491 Highland Road Hermitage, PA 16148
Phone: 724-981-2412 Fax: 724-981-7677
Email: mail@mcrpc.com Website: www.mcrpc.com

NOTICE
CONSULTATION FOR DEMOLITION:
76 SHENANGO BLVD – CITY OF FARRELL
MERCER COUNTY, PENNSYLVANIA

NOVEMBER 3rd, 2026

On behalf of the City of Farrell, the Mercer County Regional Planning Commission (MCRPC) is proposing to undertake a project which involves the demolition of a residential property located at 76 Shenango Boulevard in the City of Farrell, Mercer County, Pennsylvania. This project may be funded through the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program. CDBG funds are provided to the City of Farrell through the Pennsylvania Department of Community and Economic Development.

This property is located on Shenango Boulevard, in the central portion of the City near the border with the City of Hermitage (parcel ID 52 428 580). The property has been deemed unsafe and has been condemned by City code officials. Despite the deteriorated state of this property, rehabilitation was considered as part of the Environmental Review process. An economic feasibility study was conducted, and it has been concluded that the cost of rehabilitation of the structure is far greater than the after-rehabilitation market value. The estimated cost of rehabilitation is $144,500.00 while the after-rehabilitation market value is $88,000.00. As a result, it was concluded economically infeasible to rehabilitate. Therefore, it is the intent of the City to pursue demolition.

As part of the Environmental Review process, MCRPC consulted with the PA State Historic Preservation Office (PA-SHPO). During consultation, this property was identified as one of the contributing resources within the Shenango Land Plan Historic District (Resource # 2001RE00496), which has been listed in the National Register of Historic Places (National Register) since 2001. The district is eligible under Criterion A with significance in Community Planning/Development and under Criterion C for Architecture. The district is an example of an early twentieth century residential community developed by the privately owned Shenango Land Company who rented or sold homes to immigrants who came to this area of Mercer County to work in the various industries of the region. The housing styles in the district reflect the period of construction and established period of significance between 1916 and 1930. The styles and types include Craftsman/Bungalow, Colonial Revival, and American Four Square. The dwelling at 76 Shenango Boulevard (Resource # 2026RE01306) was built c. 1925 and is National Register-listed as a contributing resource to the Shenango Land Plan Historic District. It is SHPO's finding that demolition would result in an Adverse Effect on the Shenango Land Plan Historic District.

The purpose of this Notice is twofold: 1) to notify community members and other interested parties of the proposed demolition and SHPO's finding of Adverse Effect on the historic district, and 2) to gauge the interest of those members and interested parties in acting as a consulting party regarding the required mitigation.

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All parties wishing to comment or participate as a consulting party may join MCRPC for a consultation meeting on **November 13th, 2026** at 10:00am. The meeting will be held virtually via GoToMeeting (CLICK HERE – Access Code 827-878-541).

All comments should be submitted within the next 30 days, or by COB December 4th, 2026. Written comments should be directed to: Jacob Matta, Planner, Mercer County Regional Planning Commission – 2491 Highland Road, Hermitage, PA, 16148; or via email at jmatta@mcrpc.com.



76 Shenango Boulevard – Shenango Land Plan Historic District
City of Farrell, Mercer County PA

Distribution List:
Advisory Council on Historic Preservation (ACHP)
Mercer County Conservation District
Mercer County Genealogy Society
Mercer County Historical Society & Museum
PA State Historic Preservation Society (SHPO)
Sharon Historical Society

Posting Locations:
City of Farrell Municipal Building
MCRPC Office
MCRPC Website (www.mcrpc.com)