St. Clairsville Downtown District Revitalization Project

- 1988 – Ongoing

City of 5,189
Downtown Conditions before the Project

Note weeds and parking meters.
Clarendon Hotel area deteriorating concrete

• Triple curbs at the sidewalk on the north side of Rt. 40 near SR 9
• Rusted highway style light poles
Under construction next to the Masonic Building (Rt. 40 and N. Market St.)

Masonic looking east

Masonic looking west

“Sorry for the Inconvenience” lasted 9 months.
Masonic Building viewing east

Notice the Ginkgo trees in both photos.

Loos Pharmacy – south side of Rt. 40 looking west.
Buildings… Three of the five

Initial group of 5 started the restoration/rehab epidemic that we only hoped for.

Rows of signs common
Buildings... Three of the five
Fourth of the five
Fourth of the five
Fifth of the five original project group of buildings

Before

Double and triple curbs
Fifth of the five original project group of buildings
• Aluminum Awning
• Protruding Signage

• Double Curbs

Before
Rt. 40 south side
Loo’s Pharmacy and other shops
After
Rt. 40 south side
Loo’s Pharmacy and other shops
Same buildings after restoration

Rebuilt transom
Same buildings after restoration

Window Hoods
Signage angled toward pedestrian.
Colored drawings and paint schemes were used to leverage owners and guide restoration.

Part of Architectural Assistance Program

Under reconstruction
Note transom area.
Note Restored Transom Glass Area.
South side of 40 – Armstrong Hardware

Four Protruding Signs
South side of 40
Before photos northwest corner of Rt. 40/SR 9
171 W. Main St. - Façade total reconstruction. Note braces to street.
Reused existing bricks.
One of St. Clairsville’s oldest structures.
c.1806
(Slevin’s Barber Shop & Valigora Hardware.)
(Handsplits plaster lath present)

St. Clairsville version of a downtown skywalk!
Project temporarily braced

Note bowed support on right as we worked to change how tax credits were awarded in Ohio.
Northwest corner of Rt. 40/SR9

Rear of buildings on previous slide
Now courtyard elderly housing project
New meeting room addition
A new infill building under ABR Guidelines built on a vacant lot.

North side of W. Main St.
Water tank view – south side of Rt. 40 near Sugar St. Shows “missing tooth” in the streetscape.
1884 Beaux Arts Style Courthouse
Combination of Black Stone, Silver Paint and Reflective Glass

Before
1884 Beaux Arts Style Courthouse

- Cleaned – New Roof, New Paint and New Windows

After
North side of Rt. 40 near Rt. 40/SR 9

Before
North side of Rt. 40 near Rt. 40/SR 9
Dlesk Building – W. Main St.
Dlesk Building – W. Main St.
Dlesk Building Completed
Downtown Walking Tour

Podcast available at www.stclairsville.com
Downtown Revitalization

• Phase I – Streetscape
• Phase II – Building Rehab
• Phase III – Various Elements Per Plan
• Over $9.5 Million spent to date.
• 45 Facades addressed out of 58 Buildings
AMERICA IN BLOOM
2007 National Champion

Criteria

• Tidiness
• Environmental Awareness
• Community Involvement
• Heritage Conservation
• Urban Forestry
• Landscaped Areas
• Floral Displays
• Turf & Groundcovers
Aerial View of Hub Park – National Road Bikeway
National Road Bikeway Tunnel – North Side
St. Clairsville, Ohio

Historic Downtown District

DESIGN STANDARDS MANUAL

Prepared for:
The City of St. Clairsville
Historic Downtown District
Architectural Board Review

Prepared by:
E.G&G., Inc.
Landscape Architects and Planners
Fairlawn, OH

May, 1991

Design Standard
Minimum Maintenance Ordinance
Zoning Ordinance

Available on the City’s web site At www.stclairsville.com under Codified Ordinances.
CITY OF ST. CLAIRSVILLE, OHIO

Historic Downtown District Revitalization Plan

Phase III

March, 2000

Authored by:
Dennis Bigler, MA, AICP
Director of Public Services
City of St. Clairsville

Phase I: Streetscape

Phase II: Building Restoration/Reuse
Architectural Standards & Architectural Assistance
National Register of Historic Places Designation
Loan Programs
Courtyard Elderly Housing Project

(For an overview of general issues, read the headings and the highlighted areas herein)
Clarendon Hotel Project
“It is not the critic who counts;

not the man who points out how the strong man stumbles, or where the doer of deeds could have done them better. The credit belongs to the man who is actually in the arena, whose face is marred by dust and sweat and blood, who strives valiantly; who errrs and comes short again and again; because there is not effort without error and shortcomings; but who does actually strive to do the deed; who knows the great enthusiasm, the great devotion, who spends himself in a worthy cause, who at the best knows in the end the triumph of high achievement and who at the worst, if he fails, at least he fails while daring greatly. So that his place shall never be with those cold and timid souls who know neither victory nor defeat.”

THEODORE ROOSEVELT, 26th PRESIDENT OF THE UNITED STATES, “MAN IN THE ARENA” SPEECH GIVEN APRIL 23, 1910
“Make no little plans; they have no magic to stir men's blood.”

Daniel Burnham
American Architect and Urban Planner (1846 - 1912)
ST. CLAIRSVILLE TOOLS

- Use of various funding sources including private sector fundraising and volunteerism
- Emphasis on basic infrastructure evolved into livability issues
- Colorized renderings to graphically attract interest & create the visual message of an opportunity
- In our case the public sector led the effort so the public facilities upgraded first to set the stage and create momentum
- For considerable effect at minimal cost we coordinated paint schemes, awnings and appropriate signage to facilitate building rehabs
- Created Architectural Board of Review
- Created Architectural Assistance Program to guide owners and provide cost estimates. (“If you are going to throw a stone, tie a message to it.”)
- National Road Management Plan. National Road holds the highest distinction offered by FHA: “National Scenic Byway” and “All American Road.”
- Build public appreciation for your community assets
- Create linkages to maximize community components
- Livability efforts – City Beautiful – “Enhancing the Enhancement” (Bikeway, etc.)
- Zoning, subdivision standards, construction standards, detailed site review, Corridor District for orderly property conversions, PUD’s, emphasis on TND, light levels, signage, landscaping
- Minimum Maintenance Code
- Exactions - Ashburn Greene
- America in Bloom and International Communities in Bloom competitions fostered volunteerism
- Use of GIS (Community GIS Since 1994. Track occupancy, Photo logs, etc.)
- Bikeway and Phase III Downtown Plan
- Economic Restructuring (Most dramatic example: Clarendon Hotel Project) Advanced Community, Initiated Development via a web of corporate and funding sources
- See: www.stclairsville.com & www.theclarendonhotel.com (part of site is password protected)