



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.



Before

Rows of signs common



Buildings... Three of the five



After



Fourth of the five

Before



Fourth of the five

After



Fifth of the five original project group of buildings

Before



Double and triple curbs



Fifth of the five original project group of buildings

After



- Aluminum Awning
- Protruding Signage

- Double Curbs

Before



After



Rt. 40 south side
Loo's Pharmacy and other shops

Before



Rt. 40 south side
Loo's Pharmacy and other shops

After



Same buildings after restoration



Rebuilt transom



Same buildings after restoration

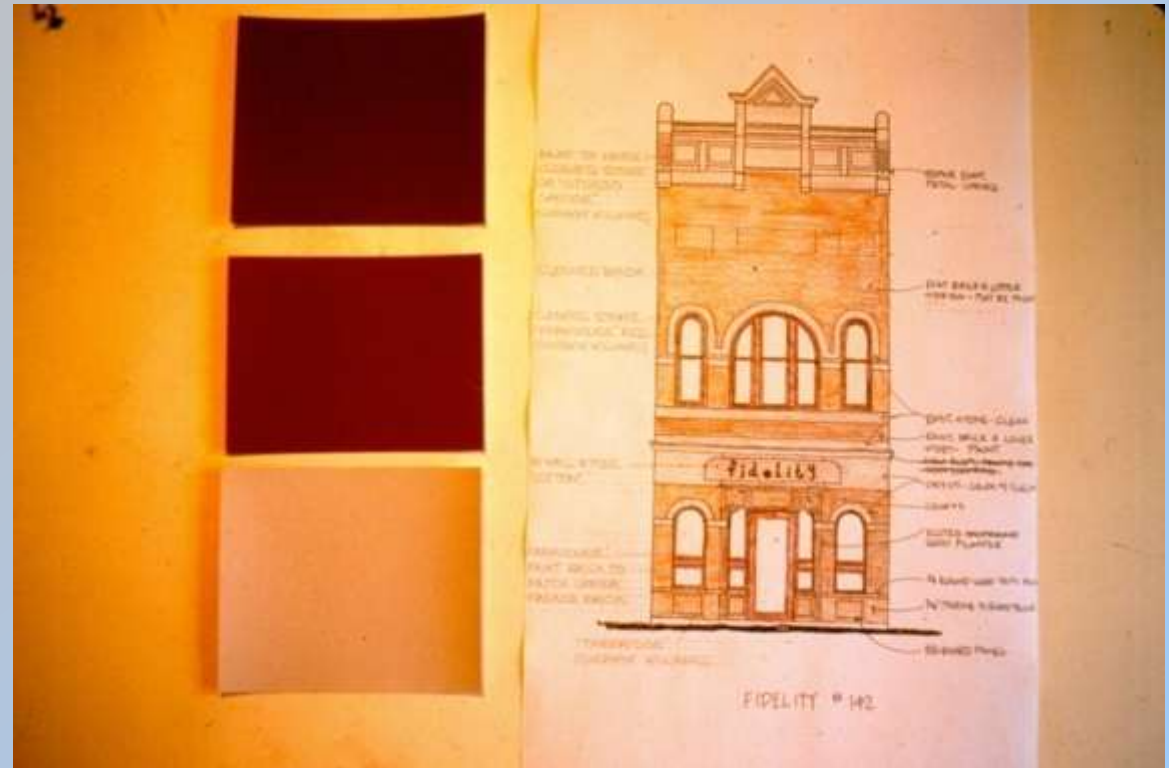


Window Hoods



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.

Before



Note Restored Transom Glass Area.

After



South side of 40 – Armstrong Hardware

Four Protruding Signs

Before



South side of 40

After



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

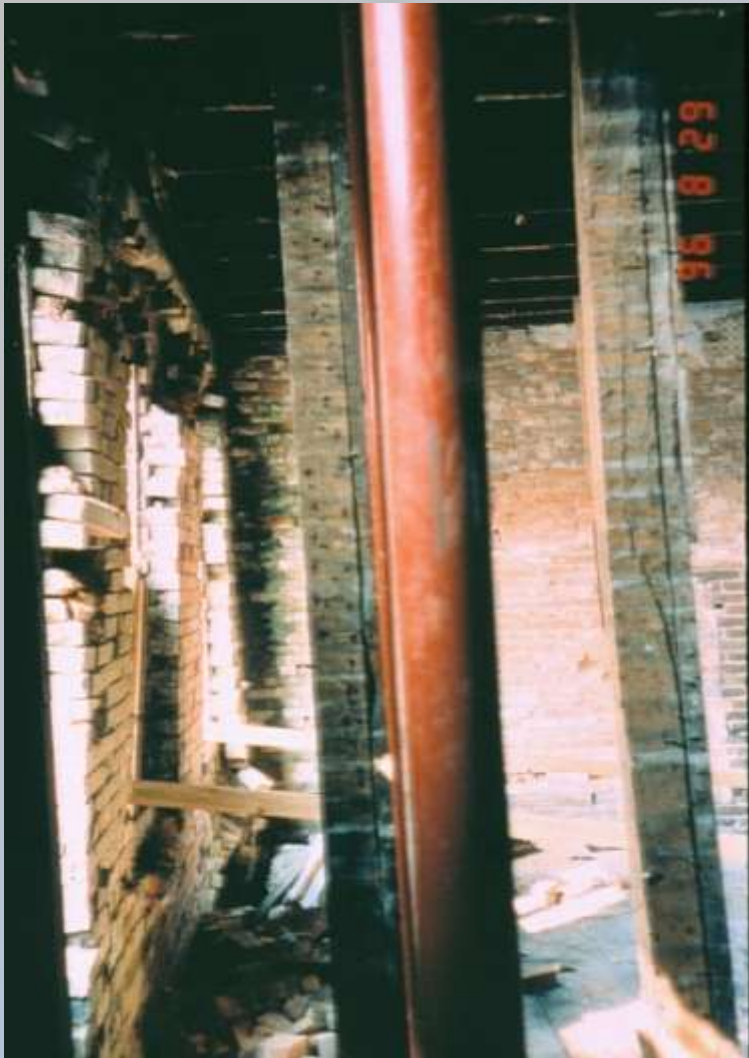
(Slevin's Barber Shop & Valigora Hardware.)

(Handsplit 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.



Before



After



Northwest corner of Rt. 40/SR9

Rear of buildings on previous slide

Before



Now courtyard elderly housing project
New meeting room addition

After





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

After

- Cleaned – New Roof, New Paint and New Windows







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

Before



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

After



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









Misting Arbor
National Road
Bikeway





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.



Welcome to
St. Clairsville, Ohio

- Home
- Community
- Downtown Revitalization Task Force
- City Officials
 - Council News
 - Official Minutes
 - Ordinances
- Director of Public Services
- City Projects
- Bids and Legal Notices
- Planning/Zoning

Ordinances & Resolutions

Select a Year:

Ordinances can also be obtained in full at the City of St. Clairsville or they can be viewed online by clicking on the link below.

The link below will take you to the City of St. Clairsville. If the link does not take you to the City of St. Clairsville, click on the link in the upper right hand corner of their site. Select



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

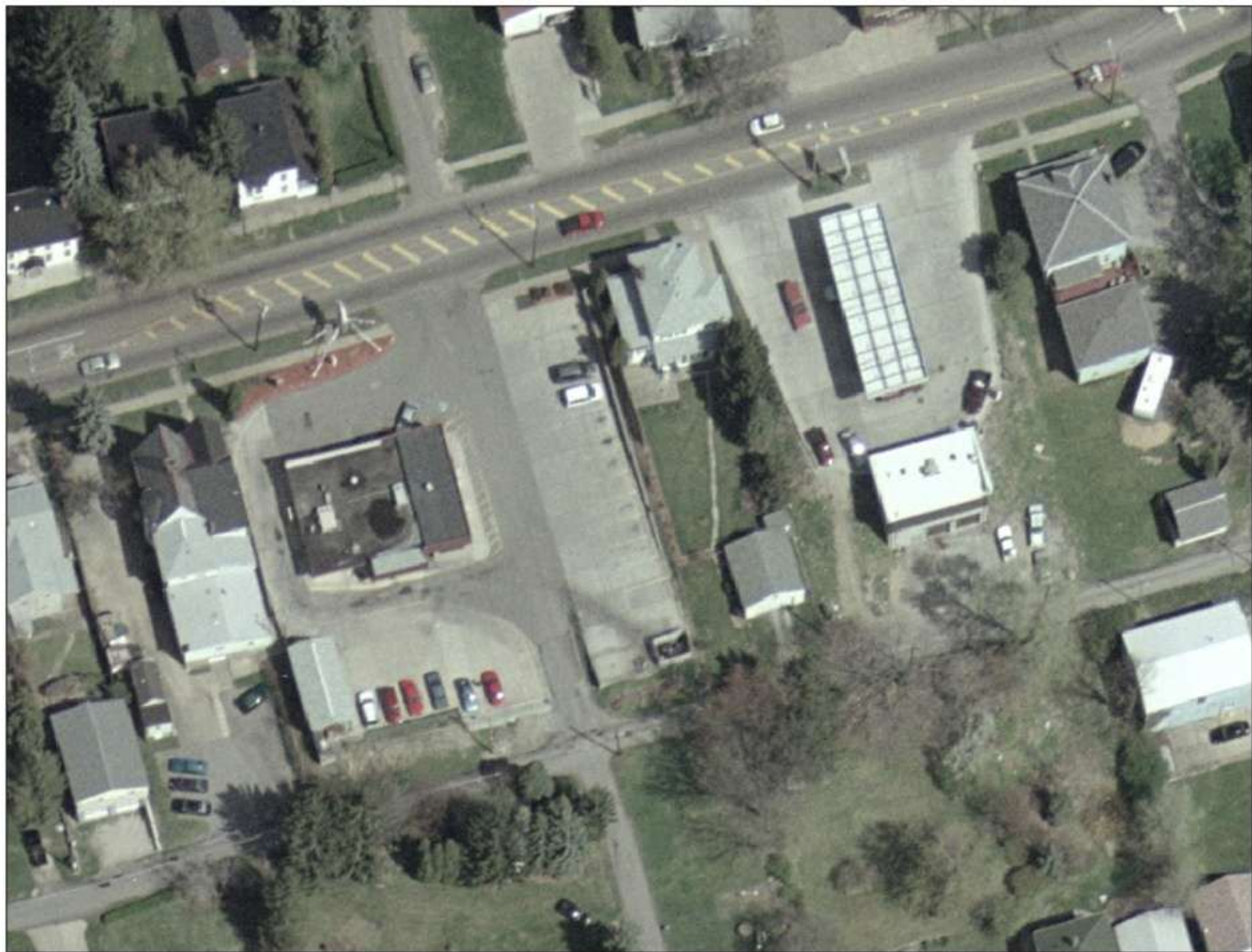
(For an overview of general issues, read the headings and the highlighted areas herein)

Available on City web site at
www.stclairsville.com under
Director of Public Services









ST. CLAIRSVILLE'S CORRIDOR DISTRICTS





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 errs 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)



A photograph of a brick sign for the City of St. Clairsville. The sign is a low, rectangular wall made of red bricks with a grey concrete top. The words "City of St. Clairsville" are mounted on the front in a white, stylized, gothic-style font. The sign is surrounded by lush greenery, including tall trees in the background and a variety of colorful flowers (red, yellow, and white) and dark shrubs in the foreground. The foreground is a grassy lawn.

City of St. Clairsville