

# **COMPREHENSIVE PLAN**

## HISTORIC PRESERVATION SECTION

STEUBENVILLE, OHIO

SEPTEMBER 2012





## **HISTORIC PRESERVATION PLAN STEUBENVILLE, OHIO**



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*This section will also be included in the final Steubenville Comprehensive Plan.*



# HISTORIC CONTEXTS

## DEVELOPMENT THROUGH THE YEARS

The physical environment of every community is shaped by its history and development. By understanding Steubenville's unique history and the significance of its surviving historic resources, the community is able to plan for preservation of its heritage assets while managing change for the future.

The City of Steubenville has a long track record of identifying and evaluating its historic resources, including several projects undertaken 20 years ago. In 1990, a project resulted in the preparation of historic contexts for the themes of Industrial Development and Transportation. In 1993, additional research yielded contexts for Downtown Development, Downtown Neighborhoods, Hilltop Neighborhoods, Ethnic Diversity, and Open Space and Recreational Facilities. The combined documents have been scanned and are available to the public on the City of Steubenville's website (<http://www.ci.steubenville.oh.us/>). This comprehensive document included a thorough analysis of each theme; identification of property types and evaluation of existing resources associated with each theme. The same firm and individuals who are working on the current project undertook all of this work.

The historic contexts that are included in the Steubenville comprehensive plan are summarized from the earlier studies and updated to include mid-century modern resources. The plan includes five historic contexts that had the greatest impact on the city's physical development and its current form. Included are: Industrial Development, Transportation, Downtown Development, Historic Neighborhoods, and Educational/Religious/Social Development. Each context includes a brief narrative, followed by discussion of associated property types and is illustrated with photos.

### INTRODUCTION

Located approximately 65 miles down the Ohio River from the river's source in downtown Pittsburgh, Pennsylvania, Steubenville is on the west bank of the Ohio, opposite the panhandle of West Virginia. Steubenville has the advantage of a flat terrace that is about a half-mile wide and above river flood levels, which provided an ideal site for early development of the

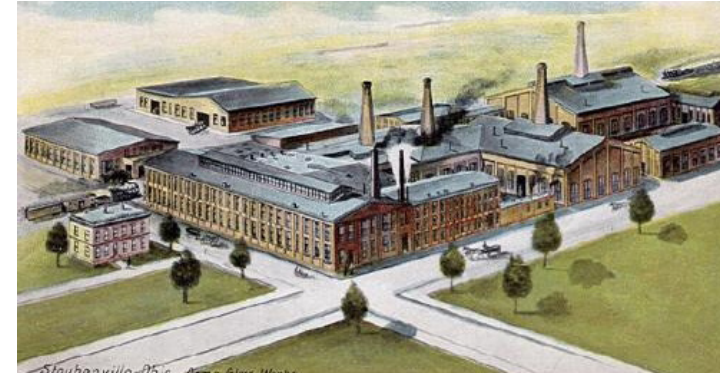
city. The downtown area and some of the city's historic neighborhoods are located here.

Steubenville was one of the earliest permanent settlements in Ohio with the creation of Ft. Steuben in 1787 and a federal land office in 1800 to facilitate the sale of public lands in the Ohio country. By the 1820s, Steubenville had a population of nearly 1,000 and by the 1850s, the city was beginning to establish industries that would drive the city's growth for nearly a century. The period of greatest growth and development extended from the mid-19th to the mid-20th centuries. During this period, the city expanded into the hillsides surrounding downtown where new residential neighborhoods developed, Union Cemetery and Beatty Park were established, Sunset Boulevard evolved into a major commercial area and led to the expansion of mid-century suburban areas on the west end, and other facilities serving a growing city were built.

Today, Steubenville is a larger city in terms of land mass but a smaller city in population than in the immediate post World War II period. Nevertheless, the city has a rich history, a large number of surviving historic resources and the interest in identifying and protecting its historic character while planning for the future.

### I. INDUSTRIAL DEVELOPMENT IN STEUBENVILLE

Steubenville became an important industrial center in the Ohio Valley as a result of its industrial growth from the mid-19th to the mid-20th centuries. While Steubenville is probably best known as a steel manufacturing center, there were other important industries, including the production of pottery and clay products, glass manufacturing, and coal mining. The abundance of raw materials and excellent transportation network led to extensive industrial development, especially during the period from 1880-1929, when the city experienced rapid population growth – much of it due to an influx of immigrants; the expansion of the city into the hills to the west; and expansion of the downtown commercial district. Steubenville's industrial prosperity continued through World War II and even weathered the years of the Great Depression better than most of the country.



Acme Glass postcard

While there were some small industries that developed prior to the mid-19th century – mainly mills, distilleries, tanneries and wool production, it was the formation of the Ohio Foundry in 1847 that is recognized as the precursor of the steel industry in Steubenville. It had a number of locations in Steubenville and operated under Sharp family throughout its history of 120 years. The Jefferson Iron Works, another early industry, was purchased in 1900 by the LaBelle Iron Works and eventually became one of the largest iron and steel plants in the U.S. By 1920, three independent steel companies – LaBelle Iron Works, Whittaker-Glessner Company and the Wheeling Steel and Iron Company – merged and became the Wheeling Steel Corporation. At its peak in 1946, the company sold \$110 million worth of products and employed nearly 15,000. The company was the city's largest employer and taxpayer. The company was in bankruptcy in the early 2000s and is now owned by Strauss Industries, a metal recycling company based in Wheeling West Virginia. The steel mill closed in 2009.

The Weirton Steel Company was located across the river in West Virginia, but many of its employees lived and conducted business in Steubenville. The company was an innovator in the cold reduction process and invested in the facilities throughout the Depression. At the end of World War II, the company made an investment of \$12 million in its facilities and employed over 14,000 people in the mid-1980s. It is now known as ArcelorMittal Weirton and employs under 1,000 people.

Steubenville continued to be an important industrial center in the period between the end of World War II and into the late 20th century, with much of the employment concentrated in the steel industry. Both Wheeling Steel Corporation and the Weirton Steel Company made major investments in the post war period. As noted above, Weirton Steel had over 14,000 employees into the mid-1980s. As a major employer in the Ohio Valley, its current employment of fewer than 1,000 people and the closing of the Wheeling Steel Corporation plant in 2009 are a testament to the changing economy in the region.

Steubenville's iron and steel plants were generally located along the Ohio River, mainly in the southern part of the city. This location allowed them to take advantage of open land, as well as rail and water transportation.

The glass industry developed due to glacial deposits of sand in the terraces and river bottoms along the Ohio Valley. The Acme Glass Works grew from a small operation in 1870 into one of the largest glass furnaces in the U.S. two decades later. Although it was described as the "largest lamp chimney factory under one roof in the United States," in 1897, it had ceased operation by the mid-1920s. Other glass companies that existed at one time were the Beatty Glass Company, Steubenville Flint Glass Bottling Plant Co, and the Jefferson Glass Company. All had ceased business by 1950.

The areas in and around Steubenville are rich in coal and other mineral deposits. One coal vein, known as the "Big Vein," extended from Perry County, in southeastern



James Means residence

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Ohio and eastward through the state of Pennsylvania. Pittsburgh #8 was another important coal vein that provided much of the city's coal needs throughout the 19th century. Although no longer in business, the Teramana Brothers Coal Co., the Brettell Coal Co. and the Jefferson Coal and Iron Co. all operated during the early to mid-20th century. Coal mining is still taking place in the Steubenville area, although outside the city corporation limits.

Clay suitable for pottery and firebrick production was abundant in the Ohio Valley. While East Liverpool, Ohio and Newell, West Virginia, both about 20 miles north of Steubenville dominated the industry in the valley, Steubenville had several manufacturing concerns that are worthy of note. The Steubenville Pottery Company was established in 1879 and grew rapidly. At the turn of the century, the plant employed over 200 employees, and in 1924 the company announced the construction of a new facility along the Ohio River outside the city limits. Steubenville Pottery was one of the major dinnerware manufacturers in the county and employed designers including Russell Wright. Its capacity was doubled in 1949, but the company ceased operations in 1959. The plant, which was occupied by Barium & Chemicals Co. when it was listed in the National Register of Historic Places in the 1980s. Ohio Valley Clay Co. was a major industry at one time, which produced furnace bricks, among other items. It ceased operation in 1944.

Papermaking was one of the oldest industries in Steubenville. The predecessor firm of the Liberty Paper Board Co. was founded in 1819. It grew in the late 19th and early 20th century, when it produced newsprint, wrapping paper, straw and pulp board. By the 1940s, the company made paperboard and continued in production until 1978.

The Chicago Wall Paper Co. was founded in Chicago in 1899 but purchased assets of a local company in 1905. In 1909, the company moved its headquarters to Steubenville. It ceased operation in the late 1950s.

Several other industries had a presence in Steubenville, including the Steubenville Ice Co., which was

incorporated in 1909, and the Steubenville Ice Manufacturing and Cold Storage Co., established in 1891 and expanded in 1897 to be one of the largest ice manufacturers in eastern Ohio. These companies serviced the railroads as well as providing ice for use in the city. Mechanical refrigeration caused the decline of these two industries – both closing in the 1950s.

### ASSOCIATED PROPERTY TYPES

Property types associated with the industrial development of Steubenville include buildings used for manufacturing and production, blast furnaces, engine and boiler houses, mills, coking ovens, office buildings, warehouses, and storage and maintenance facilities. Most of these facilities have been demolished or have lost historic integrity.

One exception is the office building for Wheeling-Pittsburgh Steel, which was identified in earlier studies for its architectural and historic significance. It retains its historic character although no longer in use.

Few manufacturing facilities have survived, however the homes associated with industrialists should also be considered as an associated property type for this theme.

Some examples include the James Means Residence (James Means Foundry & Co.) at 217 North Street; the Joseph Hennings Residence (Chicago Wall Paper Company) at 611 North Fourth Street; the J.W. Gill Residence (Acme Glass Company) at 701 North Fourth Street and the J.C. Williams Residence (Weirton Steel Company) at 718 Belleview

Boulevard.

The North End Neighborhood Historic District includes a number of these homes. Two potential Historic Districts – Belleview Boulevard and Brady Estates – also have a number of homes associated with Steubenville's industrial heritage.

## II. TRANSPORTATION DEVELOPMENT IN STEUBENVILLE

Steubenville's location along the navigable Ohio River has always provided a transportation advantage to the community. This was enhanced significantly in the 1850s with the introduction of railroads. The combination of river and rail transportation and availability of raw materials and natural resources made it possible for the city to develop its strong industrial base.

The river provided the earliest means of transportation for both passengers and goods. Regular steamer service was introduced in the 1820s, and by the 1850s there was significant traffic between Steubenville and Pittsburgh to the north and Wheeling to the south. The river was prone to fluctuations in the river's water level, which was remedied between 1910 and 1929 with the construction of 54 locks and dams along the Ohio River. Lock #10 at Steubenville, was constructed in the 1910s, but removed in the 1970s.

Steubenville's railroads, the first of which was introduced in 1853, made it possible to receive raw materials and ship finished products to all parts of the U.S. and Canada. The iron and steel industries relied heavily on the railroads for incoming shipments of coal, iron ore and limestone and for outbound loads of iron and steel products. The passenger transportation system was also excellent with both railroads and interurbans connecting Steubenville to places throughout the country.

### RAILROADS

Three railroad routes served Steubenville from the mid-19th to the mid-20th centuries. The first and most important was the east-west line that is operated Norfolk-Southern today. Originally part of a through-route between Pittsburgh and St. Louis, it was part of Pennsylvania Railroad. Steubenville was a major junction where two major Pennsylvania Lines crossed. The railroad's massive 1925 cantilevered bridge across the river was featured on the railroad's calendars in the 1950s. The Wheeling and Lake Erie line connected Steubenville and Mingo Junction to the railroad's east-west line at Rayland.

All three of these routes provided primary transportation for the region's steel industry, which could not have reached the scale it did without them. In addition, the Pan Handle route was a major east-west passenger train route, hosting as many as 30 trains a day. Vast amounts of coal, coke, limestone, iron ore, and raw and finished steel products were carried to, from, and through Steubenville on freight trains over many decades.

Since the 1970s, wrenching change in both the steel industry and on the railroads have left Steubenville's railroad network much reduced in size and traffic. Former multiple tracks have been either reduced or abandoned entirely. Closure of steel mills along the river's west bank has removed nearly all local rail traffic. Today the two single-track Pan Handle lines host a few trains a day; the Wheeling & Lake Erie line has been abandoned.

### STREETCARS AND INTERURBANS

In 1888 Steubenville could boast of having one of only four electric streetcar lines in the United States. In time it would grow to serve the heart of the city and extended out to provide reliable year-round transportation to several close-in neighborhoods. This encouraged the spread of residential and commercial development beyond the downtown core. By 1925 the streetcar lines had even conquered the city's hills to spur development of areas such as Pleasant Heights.

During this same period, electric interurban railroads were developed to connect the region's cities in the period before reliable auto and bus transportation became available. Beginning in the early 1900s, several companies built lines that connected Steubenville with numerous places: on the river's west bank, south to Shadyside and north to East Liverpool and Beaver, Pennsylvania. The Steubenville Traction and Light Company started as a local line and changed ownership several times through 1900 when it was extended north to Toronto. Similar streetcar lines in East Liverpool and Beaver were linked, and by 1917 "interurban service" became available. The system was eventually named the Steubenville, East Liverpool and Beaver Valley Traction Company.

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A combination of paved roads, affordable autos and buses, and the Depression was the death knell for interurban lines across the nation, with Steubenville being no exception. The Ohio Department of Transportation made a significant upgrade to State Route 7 in 1938 which involved removal of most of the interurban infrastructure and tracks. All city and interurban rail transport was gone by late 1939 and replaced with bus service that used the former car barn as the bus garage.

### ROADS AND BRIDGES

Steubenville’s street pattern employs a traditional urban grid, but its development was strongly influenced by local topography. The grid pattern in the downtown area is on flat terrace land and was followed almost exclusively. Road that extended up the hill – Market Street and Franklin Avenue – are fairly straight and were quite steep at one time. The grades were improved in the early 20th century. The grid pattern is visible again in some of the hilltop neighborhoods – in Pleasant Heights, for example. Sunset Boulevard became the major east-west road to the west and much of the commercial and residential development in the post-war period to the present has occurred along this stretch of road.



Market Street Bridge

Steubenville was a leader in paving its streets. In 1884, it installed the first brick-paved street in Ohio, on Third Street between Market and Adams Street. Two major bridges carried automobile traffic over the Ohio River – the Market Street Bridge and the Ft. Steuben Bridge. Both of these bridges are owned by the state of West Virginia.

Automobile transportation made it possible to extend the city’s boundaries to the west and created a number of new businesses – auto dealerships, repair garages, filling stations and parts suppliers. By the mid 1910s, Steubenville had nine dealerships and ten repair garages, which grew to 17 dealerships and 14 “filling stations” (not service) stations by 1930. Nearly all of the dealerships were located downtown. By 1950, the dealerships had stayed relatively stable with 16 but service stations had increased to 34. In fact the city directory for that year showed five pages of auto-related businesses. By the end of the decade, several of the dealerships had located along Sunset Boulevard and the city had 45 service stations located throughout the community.

The investment in State Route 7 along the Ohio River in the late 1930s was a major transportation improvement for the city. Most of the riverfront was devoted to industrial uses and the improvement in transportation options was important to their viability then and in the post-war period. Additional improvements to Rt. 7 over 30 years ago resulted in the demolition of a number of historic homes that faced the river at the north end of the city. The road is now a substantial barrier between the city and the river, making it difficult to link the city and its residents with the Ohio River for recreational or other types of commercial or residential development.

Even with improved roads, the city depended on the early 20th century bridges until the completion of the Veterans’ Bridge, which opened in 1990. A bypass for State Route 22 begins outside the western edge of the city limits and passes north of the city to connect with the Veterans’ Bridge at the river. The Fort Steuben Bridge was demolished in early 2012.

### ASSOCIATED PROPERTY TYPES

The transportation theme is represented best in Steubenville with the historic Ohio River bridges. They are iconic historic structures that provide a strong visual reminder of the importance of the river and transportation to the city’s history and development. Both the Market Street and railroad bridges are considered qualified for listing in the National Register.

The horse-watering trough, which was located on the old Market Street hill, still exists and is listed in the National Register of Historic Places.

There is only one structure remaining that is related to the city’s railroad, interurban or streetcar system – the Steubenville Traction and Light Company car barn on North Seventh Street, near University Boulevard. It has been altered and is not considered eligible for the National Register.

Automobile-related resources include several historic automobile dealerships, including the DiNovo dealership and the former Brandt Motor Car Company. The auto dealerships that survive are located downtown or in the near downtown area. The former DiNovo Dealership on North Third Street and the former Brandt Auto Dealership is on Market Street at the base of the La Belle View neighborhood. Both of these properties are considered eligible for the National Register.

### III. DOWNTOWN DEVELOPMENT

Historically, the downtown core of Steubenville has been the center of government, commercial and social activity in the community. The downtown commercial area measures approximately four by five blocks and is bounded by North, South, Third and Seventh Streets. The Steubenville Commercial Historic District, consists of a portion of the downtown area and was listed in the National Register of Historic Places in 1986 and was locally designated in 1988.

While the earliest development was along the river, the diffusion of downtown core development was accomplished through the gradual separation of land into industrial, commercial and residential uses, which was largely established by the 1870s. Residential neighborhoods (discussed in another context) were located north and south of the commercial district and eventually extended up to the surrounding hilltops. The industrial development was concentrated along the river banks and the heart of the commercial district was centered on Market and Fourth Streets.

### GOVERNMENT

Concurrent with the founding of Steubenville in 1797 was for formation of Jefferson County as the fourth county in the Northwest Territory, with Steubenville as its county seat. At that time the county extended north to Lake Erie and west to the Cuyahoga River at Cleveland. A federal land office was established in 1800 to sell public land in the area known as the Seven Ranges. The land office was moved several times during its history, and is now located in Historic Ft. Steuben Park downtown, which also includes a Visitors Center and the re-constructed Ft. Steuben.

Steubenville has had several courthouse buildings, with the current courthouse constructed in 1874. At the time, it was the tallest building in the city and had a distinctive tower with an open colonnade – an unusual design for Ohio courthouses. The tower was removed in 1930 and the fourth floor was removed and the mansard roof line changed following damage in a major snowstorm in 1950.



Jefferson County Courthouse

Other government facilities downtown include the former city market house that was converted into use for the police department; and two downtown fire stations from the early 20th century. The north End Fire Station (Reliance Station #2) is on North Fourth Street and the former Reliance Station #1 on South Street.

The federal post office was built in 1925 at the corner of Washington and North Fourth Streets but was replaced by a new facility in the 1980s. While not used as a post office today, the building is still standing.

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Former Post Office

One of the most important institutional buildings located in downtown Steubenville is the Public Library of Steubenville and Jefferson County, which was one of the earliest Carnegie libraries in Ohio. It was completed in 1902 at a cost of \$62,000. The building is a major landmark on South Fourth Street.

### COMMERCIAL

Commercial activity began shortly after Steubenville was platted in 1797 and by 1817 it had a wide variety of commercial enterprises. By the early 1870s, when the population had grown to over 8,000, the downtown commercial area was developing into streetscapes of two to three story brick commercial buildings with uniform setbacks along the sidewalk and with individual storefronts. These buildings housed a wide variety of uses, including banks, retail businesses, professional offices and apartments on many upper levels.

By the early 20th century several high-rise buildings were introduced. The Sinclair Building, on the northeast corner of Market and Fourth Streets still defines the Steubenville skyline. It was built in 1915. Across the street, the former Steubenville Bank & Trust Building was completed in 1919. Both buildings still house banks today. The Ft. Steuben Hotel, at the corner of Washington and North Fourth is another important high-rise building. When it was completed in 1925 and for the next six decades, this was one of the finest hotels in the Ohio Valley. It has been converted into housing for the elderly.

The Hub was Steubenville's only downtown department store. It was established in 1904 and sold to L.S. Good & Co. in 1968 with the name changed in 1975. The store closed in 1980, probably due to significant competition from the Fort Steuben Mall. The building was demolished in 1989.

Other distinctive free-standing commercial building downtown include the former Jefferson Building and Loan Association located across from the Courthouse at the corner of North Third and Market Streets.

Downtown was once home to several movie theaters. The Grand, which was completed in 1925, is the only one that survives but has not been used as a theater for many years. Efforts are currently underway to preserve the theater and to rehabilitate it for use as a community arts center.

Steubenville's downtown continued to be the primary commercial center in the immediate post-war period. The city's first major strip shopping center on Sunset Boulevard, just west of Harding Junior High School, opened in the 1960s. It offered convenience shopping for the city's hilltop neighborhoods and for the city that was expanding to the west. Sunset Boulevard was and continues to be the only major road that links the western suburban and commercial areas with the rest of the city. This strip center and the other small-scale commercial development along Sunset Boulevard supplemented but did not replace downtown.



Current view of North Fourth Street



Former YMCA Building

### SOCIAL-FUNCTION BUILDINGS

Downtown Steubenville functioned as the city's social center and had a number of social and fraternal organizations since the late 19th century. Most distinctive were some of the free-standing buildings that housed these organizations, including the Masonic Temple on North Fourth Street, and the former YMCA, dating from 1909, and also located along North Fourth Street. The YMCA has been converted into residential use. The Masonic Temple, YMCA and former Post Office buildings form the terminus of the downtown commercial historic district. Downtown also had clubs that served the city's ethnic population. One that survives is the Schwaben Club, a German social club on North Sixth Street, which dates from 1886.

### URBAN RENEWAL/REVITALIZATION PLANNING

The city undertook a major study of the central business district in 1968. Although suburban commercial development was occurring along Sunset Boulevard in the western part of the city, the plan stated, "The Steubenville Central Business District today is in the envious position of enjoying little or no competition from surrounding communities and the city's suburbs." The plan did note, however, that downtown had a number of challenges, including heavy through-traffic, a shortage of parking, deterioration of infrastructure and some of the buildings, lack of open space and blighted housing on the fringes of the central business district. It also noted some strengths, including market location; a mix of businesses, social and cultural activities; bus service, and potential views of the river and the West Virginia bluffs.

The plan recommended a series of actions, some typical of the era – such as clearance of blighted areas and new construction – especially in the areas along Sixth and Seventh streets; creation of more parking; streetscape improvements and open space.

Within just a few years of completion of this plan, the Fort Steuben mall was completed. It had a dramatic and lasting impact on the downtown. Located in the far western area of the city, off Lovers Lane, it was an enclosed mall with anchor department stores and new retail opportunities not available previously in the city. Mall Road, which runs parallel to Sunset Boulevard between John Scott and Lovers Lane, attracted additional commercial development. The Schiappa Branch of the Steubenville Library is also located here.

Gradually, many of the houses located along Sunset Boulevard were converted to commercial uses, today the area has a mix of residential, retail commercial and professional office zoning.

Downtown started to lose businesses to Sunset Boulevard and the new commercial developments culminating with the closing and the demolition of the city's long-time department store, the Hub, in 1989. Downtown Steubenville is typical of many downtown areas, it has

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lost much of its retail activity, but it continues to be the center of government and cultural activities.

### CHURCHES

Steubenville has a large number of historic church buildings – with the greatest number being located in the city’s downtown commercial district and neighborhoods. From the mid-19th through the mid-20th century, a wide variety of denominations built substantial and architecturally distinctive buildings in this area. Churches are also discussed in a separate historic context that follows.

### ASSOCIATED PROPERTY TYPES

There are a number of surviving property types associated with this theme, including: commercial buildings with shared party walls, free-standing commercial buildings, public buildings, theater, and free-standing social function buildings.

Downtown Steubenville’s architecture is varied and includes examples of Italianate, Colonial Revival, Neoclassical Revival and Second Renaissance Revival.

Most of the commercial buildings in downtown are two to three stories in height and represent architectural styles dating from the late 19th to the early-mid 20th centuries. A few notable exceptions are the former Ft. Steuben Hotel and the downtown bank buildings at the corner of Market and Fourth Streets which are all at least 8 stories in height and dominate the downtown skyline. The Grand Theater is the only surviving theater building downtown and it is an integral part of the South Fourth streetscape.

Surviving public buildings – especially the Jefferson County Courthouse, the former Post Office building and the Public Library – are all free-standing structures. The courthouse has been substantially altered, but both the Post Office and Library retain their architectural character and integrity.

The Masonic Temple and YMCA are both free-standing historic buildings that retain their historic character and are important anchors at the north end of the commercial area on North Fourth Street.

Steubenville’s downtown churches are among its most distinctive architectural assets. As freestanding buildings, they represent a variety of architectural styles, including Gothic Revival, Romanesque Revival, and Classical Revival; and are built with high quality materials and a refined level of craftsmanship. A number are considered eligible for the National Register and are discussed in more detail in that section of the report.

## IV. STEUBENVILLE NEIGHBORHOODS

Steubenville’s early residential development was concentrated in the areas immediately north, south and west of the commercial district for much of the 19th century. In fact, the period between 1870 and 1920 the downtown Steubenville neighborhoods assumed the character that is still evident today, despite the loss of a large number of resources in the last several decades. The late 19th and early 20th centuries were marked by a significant increase in the population, which grew from 8,000 in 1870 to over 28,000 in 1920. This period was marked by industrial expansion and foreign and domestic immigration, which created several ethnic enclaves within the city’s neighborhoods.

The north end, specifically, North Fourth Street, was the preferred residential location for many of the city’s business, professional and industrial leaders. Large and architecturally distinctive homes are located in this area between North Street and Franklin Avenue. The North End Neighborhood Historic District is listed in the National Register of Historic Places and became a locally-designated district in 1992. These homes were the largest, most ornate and most expensive homes in the city during this period and continued to be the premier residential district until the hilltop neighborhoods began to be developed in the early 20th century. The neighborhood has been undergoing revitalization for several decades and a number of the homes have been rehabilitated.

There are sections of the north end – along North Fifth and Sixth Streets where historic single-family and apartment houses still stand. While individually interesting, they lack the cohesive physical characteristics that differentiate the North Fourth Street area as the core of the North End Neighborhood Historic District.



North End Historic District

The southern area of downtown was largely residential, as well. This area has seen significant demolition since the Steubenville Historic Contexts and Resource Evaluation was completed in 1993. One of the earlier houses in this area is located next to the Carnegie Library on South Fourth Street. It appears to date from the mid-19th century and still retains some Gothic Revival characteristics.

Several ethnic neighborhoods were also located near downtown. The Irish were the largest immigrant group in Steubenville between 1840 and 1880 and tended to settle in the North End near St. Peter Catholic Church.

Another influx of immigrants began in the early 20th century with people from Italy, Poland and Russia. By 1910, the Italians had become the largest immigrant group in the county. An ethnic neighborhood developed in the south end of downtown, with St. Anthony Catholic Church serving this population. Italian banks, grocers,

churches, professionals were concentrated in a few blocks on north and south Sixth Streets.

Polish immigrants tended to settle in the hilly part of Steubenville’s downtown along North Eighth and Ninth Streets. St. Stanislaus Church was built to serve this ethnic congregation.

Although fewer in number, Greeks, Russians, Serbians and Slovaks were also represented in the 1920 census. The Greek and Eastern Orthodox Churches downtown reflect this enduring influence.

After foreign immigration was restricted in the 1920s, Steubenville reflected a shift away from European immigration to the migration of African-Americans from southern and rural areas to the northern industrial cities, where jobs could be found. As part of the Great Migration, Steubenville’s black population increased from approximately 1,000 in 1920 to nearly 2,800 in 1930. Black residents could be found in neighborhoods throughout the downtown area. There was no real segregation of blacks and whites into separate neighborhoods at that time.

The downtown neighborhoods reflect a wide variety of styles including, Italianate, Queen Anne, Colonial Revival, Tudor Revival and vernacular one and two story homes.

The city began to move into the western hilltops beginning in the late 19th century, which accelerated in the early 20th century. All of the city’s mid-century and late 20th century neighborhoods are located in Steubenville’s west end. This westward movement was made possible by the introduction of a streetcar line, the growing popularity of the automobile and the construction of several main roads that connected the downtown with the new suburbs.

Steubenville’s downtown and early neighborhoods were built within the original 600-acre plat of the city, which dated from 1851. Just two decades later an

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additional 1,076 acres were annexed that included the adjacent hilltops, which provided for expansion of the city until the mid-1920s. A third major annexation of 1,440 acres was added in 1926. A portion of Pleasant Heights was the first hilltop neighborhood to be platted in 1890. In 1902, the LaBelle View Land Company platted 746 lots. Additional plats were added to each of these neighborhoods within a few years. Ross park was established near the Ohio Valley Hospital and Brady Estates was platted on the old Brady Farm, and McClausen Manor was established where the McClausen greenhouses once stood.

Within a period of just 20 years, nearly 4,000 building lots were added to the city.

Westward expansion continued in the post-war period, with the post-war baby boom and an increase in the city's population. Sunset Boulevard – the only road that linked the downtown with the western edge of the city, became the commercial spine for mid-century development. Today, it is lined with big-box stores, fast food restaurants and other commercial buildings from the late 20th century with a few early-mid 20th century houses surviving (many in commercial use). New subdivisions were platted with glamorous names like Hollywood, Manhattan, Beverly Hills, Buena Vista and Country Club Hills. These neighborhoods feature a



Brady Estates

variety of housing typical of mid-late 20th century areas – with a large number of ranch and raised ranch styles, split level houses, and vernacular mid-century forms. Unlike the earlier neighborhoods, many of these mid-century or later neighborhoods feature curvilinear streets, all single-family houses, and no integrated neighborhood commercial uses.

The Spahn #1, #2 and #3 subdivisions are located on the west side on land that was originally part of Spahn's Dairy. Braybarton Boulevard is one of the major streets in the neighborhood and has a number of large and distinctive homes along it. One home, belonged to the Spahn family, who undertook the creation of the subdivisions.

It is not uncommon to find small-scale neighborhood commercial structures scattered throughout the city's late 19th and early-20th century neighborhoods. They are not found in the post-war neighborhoods where the commercial uses are located along Sunset Boulevard with residential neighborhoods accessible from Sunset Boulevard but completely residential in character.

The neighborhood commercial buildings typically housed grocery and convenience stores that were aimed at the neighborhood market. These buildings appear both as free-standing structures as well as being located on the first floor storefront with living quarters above. These buildings were typically located on small lots, with architecture that was compatible with the surrounding residential properties in terms of scale, materials and architectural styles. These structures are frequently located on corner lots for visibility rather than mid-block.

### ASSOCIATED PROPERTY TYPES

Steubenville has a large number of well-maintained residential neighborhoods. The major property type associated with neighborhoods are the single-family homes. Ranging in age from the mid-19th to the mid-20th centuries, there are examples of vernacular buildings, such as four-squares, bungalows, ranches and split-levels, as well as high-style designs reflecting the Gothic Revival, Italianate, Queen Anne, Colonial Revival,



Braybarton Boulevard

Georgian Revival, Tudor Revival, Craftsman styles that were popular.

Multi-family and apartment buildings are also found in the pre-World War II neighborhoods and include both rowhouses and apartment buildings. Typically constructed of brick, there are vernacular, and revival style examples, as well as one International Style building (located at Wilkens and Pennsylvania Avenues in La Belle View neighborhood).

Neighborhood-scale commercial buildings can be found in the city's late 19th and early 20th century neighborhoods. These buildings typically were located on corner lots and had a storefront on the first floor with living quarters for the family above the store. While fairly common in neighborhoods at one time, the small corner convenience stores are practically obsolete now with large big box stores. While most are no longer used for commercial purposes, examples of this building type can still be found.

## V. EDUCATIONAL/RELIGIOUS/ SOCIAL/RECREATIONAL HISTORY OF STEUBENVILLE

Steubenville's educational, religious, social and recreational history is reflecting a wide variety of buildings found throughout the city, including schools, churches, rectories, and convents; headquarters for ethnic, social and fraternal organizations; and the city's parks and cemeteries. A number of these resources are located in the downtown area and in the city's older neighborhoods and may also be referenced in those sections.

### CHURCHES, RECTORIES/CONVENTS AND SCHOOLS

Churches and associated structures were essential to the city's growing population, especially in ethnic neighborhoods. Some groups had their own churches, such as St. Anthony (Italian Catholic), St. Stanislaus (Polish Catholic) and the Serbian Orthodox and the Greek Orthodox Churches on North and South Fourth Streets. The Catholic parishes typically had a rectory, convent and school associated with the church. Several of these survive, including St. Peter Church on North Fourth Street and Holy Name Cathedral, Rectory and School on South Fifth Street.



St. Peter Church

# HISTORIC CONTEXTS

## DEVELOPMENT THROUGH THE YEARS

The city had a number of Protestant congregations, as well, and a number of historic church buildings can be found in the downtown and hilltop neighborhoods.

Historic downtown churches include First Westminster Presbyterian, Calvary United Methodist and First Christian, and St. Paul's Episcopal Church – all on North Fourth Street. Notable hilltop neighborhood churches, include LaBelle View Christian Church and Covenant (Second United) Presbyterian Church in LaBelle View and First Congregational Church in Pleasant Heights – all dating from the early 20th century.

Westward expansion of the city in the post-war period led to the construction of churches outside of the city's downtown and existing neighborhoods. Temple Beth El moved from its downtown location on North Fifth Street to its new location on Lovers Lane in 1966. Grace Lutheran Church moved to Sunset Boulevard in 1932 and built its present building in 1958. Holy Rosary Church followed Central Catholic High School to the suburbs and opened in the 1950s. St. Pius X Catholic Church was formed to serve the expanding city in 1955. The mid-century church was renovated in 1985.

A major change occurred in 2008 when the Catholic Diocese closed St. Anthony Church (South Seventh Street), St. Stanislaus Church (North Ninth Street) and St. Pius Church (Lovers' Lane). The remaining churches are Holy Family Church, St. Peter Church (North Fourth Street), Holy Name Cathedral (South Fifth Street) and Holy Rosary Church.

### SCHOOLS

Public schools in Steubenville are located throughout the city, but only a few of the city's early 20th century schools remain. The most distinctive is the Art Deco Steubenville High School, known locally as Big Red, which is located downtown in the North End Neighborhood Historic District.

The Steubenville Public Schools undertook a major building program in the early 1960s. Garfield Elementary School replaced an earlier school downtown in 1960;



Big Red (Steubenville High School)

Lincoln Elementary School also replaced an earlier school that same year; Buena Vista Elementary School, which dated from 1948, was expanded in 1961; McKinley Elementary School replaced an earlier building in 1963; Roosevelt Elementary School, replaced an earlier building in 1969. Another wave of school construction projects and consolidation has resulted in the closing or replacement of a number of these buildings.

The city's Catholic schools have educated a large number of the community's children. At one time, every parish had a school – frequently serving specific ethnic populations. St. Anthony Parish for the Italians, St. Stanislaus for the Polish for example. These schools, along with St. Peter School and Holy Name School were all located in downtown neighborhoods. The former Holy Name School has been converted into low-income housing.

With the city's physical and population growth in the post-war period came the need for both additional and more modern school buildings. Catholic Central moved its high school out of downtown into one of the newly developing areas of the city in 1950. The former Catholic Central High School became the Holy Name Elementary School. There has been significant consolidation of the parish schools in recent years. The former All Saints Elementary (in the former St. Peter School), St. Anthony Elementary School (South Seventh Street) and Aquinas Elementary (Lovers' Lane) have been consolidated into one school now called Bishop John King Mussio Elementary School.

The Franciscan University of Steubenville was established in 1946 in a building downtown on Washington Street. It grew to occupy several additional downtown buildings before moving to its current hilltop location on University Boulevard, where it continues its expansion today.

### SOCIAL ORGANIZATIONS

In addition to the YMCA and Masonic Temple that were discussed in the section on downtown development, there were other organizations that also reflected the city's diverse heritage. The Schwaben Club, which is located on North Sixth Street, was built as a social club for the city's German ethnic population. A Serbian club was located on Wells Street in the South End, in a formerly residential building.

### PARKS, RECREATION AND OPEN SPACE

Steubenville has a long history of designed open space, beginning with the plan for Union Cemetery, one of the first "lawn plan" cemeteries in the nation. The cemetery was established in 1853 and eventually encompassed over 140 acres and connected with the 100-acre Beatty Park to create a mile-long natural environment with elevations ranging from 700' to 1200'. This varied landscape and the significant designed landscape, buildings, structures and memorials, combine to create one of the finest cemetery-park areas in the state. Both are listed in the National Register.

Bellevue Park and golf course were established in 1929 with the pool and clubhouse among the first elements completed. The city added to its recreational facilities with the construction of the Beatty Park pool and shelter house in 1931. The golf course at Bellevue Park has been sold to the Franciscan University for future development and other cutbacks have resulted in the closing of the Beatty Park pool in recent years.

The Steubenville Country Club, a private club, was established in 1908 on land leased from prominent businessman Dohrman Sinclair. It was located one mile north of Stanton Park along the river and north of the city. The clubhouse burned in 1920 and the club relocated to its current location on Lovers Land (west side of Steubenville) in 1923. The second clubhouse suffered a devastating fire in 1959. A new clubhouse was constructed in 1961 and is in use today.

### ASSOCIATED PROPERTY TYPES

The property types most closely associated with this context are also among the most visible landmarks in the city – historic churches and schools.

The historic churches of Steubenville vary in size, architectural design and level of architectural detail, however, taken as a whole they represent an important architectural legacy in the city. From modest small churches to grand and highly-ornamented St. Peter Catholic Church downtown, these churches are represent the city's growth and development from the mid-19th to the mid-20th century.

Among the most significant architecturally are the First Westminster Presbyterian Church, Calvary United Methodist Church, First Christian Church, St. Paul's Episcopal Church (with its Tiffany glass windows), and St. Peter Church (all on North Fourth Street), the Greek Orthodox Church (South Fourth Street), Covenant Presbyterian Church (La Belle View) and the First Congregational Church (Pleasant Heights). Mid-century churches were reviewed and although they represent a period of time in the city's history, the churches did not appear to have the same level of architectural design, quality of materials or craftsmanship so evident in the earlier buildings.

# HISTORIC CONTEXTS

## DEVELOPMENT THROUGH THE YEARS

Schools are another important property type and they are typically located in residential neighborhoods throughout the city. A few early 20th century schools survive (St. Peter, St. Stanislaus, and Holy Name Catholic Schools and Roosevelt School). These are generally masonry; multi-story buildings located in densely developed residential areas. By contrast, the mid-20th century schools were sprawling one-story buildings on very large parcels of land and were mainly located in the city's newly developed neighborhoods.

Steubenville High School (Big Red), the enormous Art Deco building on North Fourth Street is probably the most notable example of educational architecture in Steubenville. It still serves as the city's only public high school. St. Peter and Holy Name Catholic Schools downtown are located in historic buildings. In the La Belle View neighborhood, there are two Roosevelt Schools – one dating from the early 20th century and located on a residential block and a mid-century modern building on the edge of the hill facing downtown. Both are currently vacant with unknown futures.

Rectories and convents are associated with this theme. They still exist in the context of the Catholic parishes downtown, especially Holy Name Cathedral and St. Peter Church.

Social and fraternal organizations are represented by this theme. Most buildings associated with these organizations were located downtown and the property type is discussed in that theme.

Parks, recreation and open space resources include the historic Belleview Park clubhouse, and Beatty Park and Union Cemetery (both of which are listed in the National Register). The mid-century Steubenville Country Club building does not appear to be eligible for the National Register based on the Ohio Modern study.

### SUMMARY OF HISTORIC CONTEXTS

Steubenville has lost many of its historic buildings, but it still has a large number of properties that clearly represent the city's proud history. Some have been preserved, others are in need of sensitive rehabilitation and some are endangered through substantial deterioration or neglect. It is hoped that by bringing attention to examples of the types of properties that contribute to the physical fabric of the city that properties of significance will receive the attention and investment that they deserve. By preserving these buildings and the distinctive character of Steubenville, historic building can also contribute to the economic vitality and livability of the city.



LaBelle View

# HISTORIC PRESERVATION

## CHALLENGES AND OPPORTUNITIES

Communities are constantly evolving and changing and Steubenville is no exception. It has undergone significant change in the last 50 years with contraction of the population, changes in the economic base and suburbanization. This historic preservation chapter of the city’s comprehensive plan provides recommendations to help the city manage future changes in ways that respect and build upon the community’s rich heritage, while also addressing its future needs.

A number of Challenges and Opportunities for historic preservation were identified through focus group and individual interviews, community meetings, and research and field work conducted by the project team.

Steubenville faces some significant challenges – it is a city that has a smaller population than it did historically; its economic base is in the process of restructuring; a large number of buildings need investment. These challenges also present opportunities to enhance the livability, economic vitality and quality of life in the community in the future. Challenges and opportunities can be related, as evidenced by the discussion that follows.

**1**

### **STEUBENVILLE HAS A LARGE NUMBER OF HISTORIC BUILDINGS THAT NEED SIGNIFICANT INVESTMENT IN REHABILITATION TO BE FULLY FUNCTIONAL AND TO SUPPORT ECONOMIC REVITALIZATION.**

**OPPORTUNITY**

■ Both the Steubenville Commercial Historic District and the North End Neighborhood Historic District are listed in the National Register of Historic Places and are designated as local historic districts. Since the vast majority of these properties are income-producing, they may be eligible for use of the 20% Federal Historic Rehabilitation Tax Credit, the 25% Ohio Historic Preservation Tax Credit, and/or the 10% Low Income Tax Credit. These credits have been used individually and in various combinations to rehabilitate vacant and underutilized buildings in many Ohio cities. In fact, Steubenville’s downtown does have two important examples of use of the federal historic tax credit combined with low-income credits – the former Ft. Steuben Hotel and the former Steubenville YMCA building on North Fourth Street, both converted into housing for the elderly.

**2**

### **FIND A WAY TO ACCOMPLISH STRATEGIC REVITALIZATION IN OLDER AREAS OF THE CITY, RECOGNIZING THAT THERE ARE MORE BUILDINGS THAN THE POPULATION MAY BE ABLE TO SUPPORT.**

**OPPORTUNITY**

■ Steubenville has a number of older neighborhoods with high-quality housing that may be eligible for inclusion in the National Register of Historic Places and /or designated as local historic districts and marketed to prospective homebuyers and new residents to the community. Included are Belleview Boulevard, Brady Estates, Ross Park, McCauslen Manor and Braybarton Boulevard (in Spahn’s Addition). All are residential neighborhoods with architecturally interesting buildings, attractive landscape and environmental features, and buildings in fair to excellent condition. North End Neighborhood Historic District is an example of a neighborhood that has received designation.

**3**

### **VACANT LOTS IN AND AROUND HISTORIC AREAS, ESPECIALLY IN DOWNTOWN STEUBENVILLE, DETRACT FROM THE PHYSICAL SETTING AND THE ECONOMIC WELL-BEING OF THE SURROUNDING.**

**OPPORTUNITY**

■ The city has the opportunity to find creative, productive and economically viable uses for vacant lots and large parcels of vacant land by re-imagining Steubenville as a green and sustainable 21st century city such as turning vacant lots into green spaces and community gardens that can vastly improve the physical environment and potentially create an economic development opportunity for the city’s low income residents. With uses such as these, future development of the site is not precluded.



Fort Steuben, ohiohistory.org

# HISTORIC PRESERVATION

## CHALLENGES AND OPPORTUNITIES



Historic view of Market Street Bridge, ohiohistory.org

**4**

**THE DOWNTOWN COMMERCIAL DISTRICT HAS MANY VACANT STOREFRONTS, INCLUDING THE HISTORIC GRAND THEATER, THE ONLY REMAINING DOWNTOWN THEATER.**

**OPPORTUNITY**

■ Fortunately, there are several organization/groups that are interested in the preservation of the Grand Theater and the revitalization of downtown Steubenville. These groups have the opportunity to develop collaborative efforts with the city, county, property owners, private businesses, cultural institutions and the tourism community to develop businesses that would attract residents and heritage travelers into the downtown. These could include, renovation of the theater, more restaurants, a boutique hotel or bed and breakfasts, a coffee shop, and specialty retail businesses.

**5**

**HISTORIC PRESERVATION IS NOT VIEWED WIDELY AS AN ECONOMIC DEVELOPMENT TOOL OR A WAY FOR THE COMMUNITY TO DEVELOP AND MARKET ITS DISTINCTIVE CHARACTER.**

**OPPORTUNITY**

■ Both the Steubenville Commercial Historic District and the North End Neighborhood Historic District are listed in the National Register of Historic Places and are designated as local historic districts. Since the vast majority of these properties are income-producing, they may be eligible for use of the 20% Federal Historic Rehabilitation Tax Credit, the 25% Ohio Historic Preservation Tax Credit, and/or the 10% Low Income Tax Credit. These credits have been used individually by Owners of properties, large and small, are investing heavily in the state's historic properties. According to an annual report of the Ohio Historic Tax Credits, prepared by the Ohio Department of Development and the Ohio Historic Preservation Office, in 2011, documented the impact of 35 completed historic rehabilitation projects that resulted in an investment of \$408 million; generated 2,940 construction jobs and 5,453 permanent jobs housed in the completed buildings; and created 911 housing units.

■ Enlightened property owners understand that investment in their properties can be a benefit to them and the community as a whole – resulting in increased value of real estate and in the value of their real estate, supporting the city's tax base, acting as a catalyst for additional investment; and spurring economic development and job creation.

# HISTORIC PRESERVATION

## CHALLENGES AND OPPORTUNITIES IDENTIFIED IN PUBLIC WORKSHOP

### CHALLENGES

- Large number of historic buildings that need significant rehabilitation to be fully functional
- Downtown with underutilized historic buildings and little connection to the visitors' center and historic Fort Steuben
- Neighborhoods with lots of substantial housing but low home ownership and little incentive to invest
- Vacant lots in and around historic areas that detract from the physical setting and economic well-being of the surrounding area
- Grand Theater, only remaining downtown theater, is vacant and in need of major rehabilitation.
- Smaller population than historically and need to find ways to revitalize older areas while recognizing that more buildings than population can support.
- Franciscan University of Steubenville is thriving and growing but little interaction and relationship to downtown area
- Gateway into downtown from south end (Third Street) is very unattractive
- Historic preservation not viewed widely as an economic development tool and benefit for the community
- Interest in gas extraction may bring investment into Jefferson County - how can the community take advantage of this infusion of investment and people?
- How to accept smaller population, tax base without sacrificing the character or livability of the city
- Few landlords control most downtown properties
- Many organizations but little networking and collaboration
- Ohio River is underutilized asset
- Negative attitudes and poor self-image

### OPPORTUNITIES

- Visitors Center on National Scenic Byway – brings visitors into downtown
- Visitors ask for Dean Martin-related restaurant, business, theater etc. Leverage Dean Martin Festival that would attract tourists year-round.
- Develop tourist-friendly businesses downtown to capture visitation at Historic Ft. Steuben and Visitors' Center
- Revitalization of the Grand Theater could add to venues for cultural/arts events downtown and could spur development of restaurants/retail businesses.
- Upper floors of downtown could be converted into residential uses
- Need for affordable housing in the community
- Historic Ft. Steuben created a public space with views and activities
- 4th Street Commercial Historic District (downtown) and N 4th Street Historic District - qualify for Federal and possibly state tax credits for rehabilitation
- Possible historic districts - Belleview Boulevard, Brady Estates and Spahn (Braybarton Blvd.)
- Develop a 3rd Street entrance to the downtown/city
- Develop some vacant lots (maybe as demonstration project) - community gardens, or possibly urban agriculture (economic development for local residents)
- Economy shifted from dependence on industry to education and health care
- Steubenville schools are considered good quality
- Steubenville Revitalization Group formed and could be catalyst for implementing plan
- County soil and water conservation district working with other counties, NPS and city on trails (3-state effort)
- Educational effort to highlight advantages of living in Steubenville (cost of living, quality of older housing stock, good schools, small home town character, history, low crime rate).
- Rehabilitated historic buildings, downtown and neighborhoods could give Steubenville a vastly improved physical environment, sense of place etc.
- Large number of college students in the town with Franciscan, Eastern Gateway Community College.

# HISTORIC PRESERVATION

## RECOMMENDATIONS FOR FUTURE ACTION



The recommendations contained in this chapter are tailored for Steubenville and build upon its past successes, but also challenge the community to think and act in a way that can create a dynamic new image for the formerly heavily industrial city. The city has a large number of surviving historic resources that define the character of the community, but it also has opportunities to introduce sensitive new development and to convert abandoned and vacant land into assets rather than liabilities.

The City of Steubenville has taken steps over the years to document and analyze its historic fabric; to establish a process to identify, recognize and preserve locally designated properties and districts through the Steubenville Historic Landmarks Commission; and the city became a Certified Local Government by meeting standards established by the National Park Service and the Ohio Historic Preservation Office. Tangible change is evident through investments in public improvements and programs to encourage property owners to invest in their properties; use of federal rehabilitation incentives to encourage preservation as is the case with the adaptive reuse of the Ft. Steuben Hotel and the Steubenville YMCA buildings; investment in storefront renovations downtown; rehabilitation of houses throughout the city; public improvements in the North End Neighborhood Historic District, and the creation of green space across from the historic Carnegie Library on South Fourth Street. But, there are also many challenges that face the city. The recommendations that follow are all achievable with creative thinking, collaboration, investment by property owners and businesses, and a cooperative city government. The recommendations are grouped into the following categories: Public Policy, Downtown Economic Development, Neighborhoods, Heritage Tourism, Education/Public Awareness and potential National Register properties.

# PUBLIC POLICY

## RECOMMENDATIONS FOR FUTURE ACTION

The City has made a commitment to historic preservation with the formation of the Steubenville Historic Landmarks Commission, and the city's designation as a Certified Local Government. The inclusion of historic preservation recommendations within the city's comprehensive plan demonstrates that there is some recognition that preservation can be about more than just saving old buildings, that it is also about economic vitality, livable neighborhoods, a sense of pride in the community, and a sense of place that can make Steubenville more competitive as a place to live, work and visit.

### 1. PROVIDE TRAINING OPPORTUNITIES FOR STEUBENVILLE LANDMARKS COMMISSION MEMBERS.

The Steubenville Landmarks Commission is uniquely positioned to be a strong advocate for historic preservation within the city government, as well as with the public. All members serve as volunteers in this official capacity. Ongoing training (and orientation when new members are added) will allow Commission members to understand the legal basis for design review, the responsibilities of serving on the Commission, the guidelines that are used to make judgments about alterations, additions to and demolition of designated properties, as well as appropriate new construction within historic districts.

### 2. ADOPT A POLICY THAT PLACES A HIGH-PRIORITY ON CITY-OWNED HISTORIC PROPERTIES, TO MAKE A CONSCIOUS EFFORT TO REHABILITATE RATHER THAN REPLACE THESE PROPERTIES IF FEASIBLE.

Examples of the important historic properties controlled by the City of Steubenville, include the Police Station (former market house), historic fire stations, the waterworks buildings, the clubhouse in Belleview Park and shelters in Beatty Park. These facilities reflect the long-term investment in capital improvements made by the City of Steubenville over many generations. They are solidly built, architecturally interesting structures that add to the character of neighborhoods, downtown and the city's parks.

When considering rehabilitation or replacement of these properties, every effort should be made to find a way to preserve and sensitively rehabilitate, if possible. If the property is no longer needed by the city, a protective preservation covenant should be placed on the property before sale to secure its preservation and reuse.

The fire stations, in particular, are located in neighborhoods and could be adapted for commercial, office, retail or residential use.

Beatty Park is listed in the National Register of Historic Places and its historic structures are integral to the park's significance.

Reuse studies, planning for the rehabilitation of these structures, or stabilization/ repairs may be eligible for funding through the Certified Local Government Program administered by the Ohio Historic Preservation Office (OHPO). (see recommendation # 3 below).

### 3. CONTINUE TO UTILIZE RESOURCES PROVIDED BY THE OHIO HISTORIC PRESERVATION OFFICE, ESPECIALLY THE CERTIFIED LOCAL GOVERNMENT PROGRAM FUNDING TO IMPLEMENT RECOMMENDATIONS CONTAINED IN THE PLAN.

Steubenville has taken advantage of funding programs from the Ohio Historic Preservation Office (OHPO) in the past, including funding the historic preservation section of this comprehensive plan. Each year at least 10% of the OHPO funding from the National Park Service is re-granted to Ohio's Certified Local Government (CLG) programs through a competitive process. This funding can be used for a wide variety of activities, including but not limited to the following: historic preservation planning, preparation of nominations to the National Register of Historic Places, educational and training programs, pre-development planning and some bricks and mortar funding of National Register properties. It is an excellent way to leverage local public and/or private dollars since the federal share is up to 60% and the local share at least 40% of project costs. The Ohio Historic Preservation Office also has a number of technical assistance activities, such as the Building Doctor Clinics, which are taken into communities for a public presentation about sound preservation techniques, followed by one-on-one "house calls" to individual properties. These programs are designed to support preservation at the local level and to assist communities in tailoring programs to fit its needs and preservation priorities.

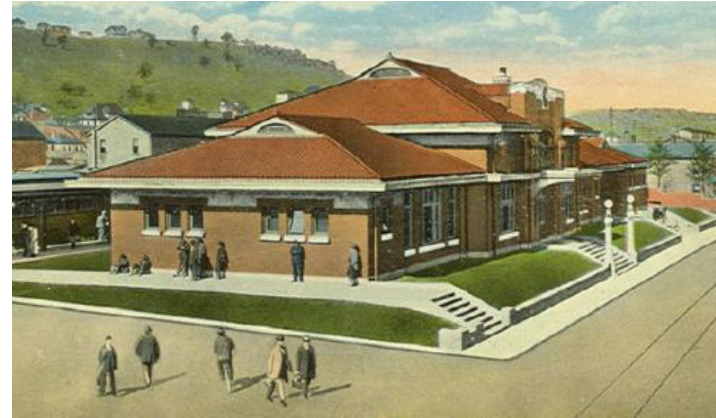
# DOWNTOWN ECONOMIC DEVELOPMENT

## RECOMMENDATIONS FOR FUTURE ACTION

Historic preservation is economic development. The investment in the rehabilitation of historic properties strengthens the city's tax base, provides temporary construction jobs, provides locations for businesses and other economic activity, and improves the physical environment. The historic tax credits, in particular, have had an enormous impact in Ohio communities.

Data collected by the Ohio Historic Preservation Office regarding the use of federal historic rehabilitation credits stated, "The credit has aided preservation and rehabilitation of more than 1,500 buildings in Ohio, representing a total investment of nearly \$2 billion." The Ohio General Assembly enacted legislation in 2011 to make the Ohio Historic Preservation Tax Credit permanent and providing \$60 million in tax credits annually on a competitive basis. In making the case to the legislature, several studies were completed to evaluate the impact of the initial pilot program. The results were impressive. An economic impact study was commissioned by Heritage Ohio and completed in May, 2011. It evaluated the Total Economic Activity impact of the 111 projects that had been approved to date. It estimates the impact will be felt until 2025 with the creation of nearly 7,000 jobs annually, and total impact (including additional economic impact beyond initial construction, including local and state public revenue) of nearly \$10 billion. Further it found that for every \$1 of state tax credit awarded, there would be an impact of \$40.58. Thirteen more projects were awarded state tax credits in December, 2011, which are expected to leverage \$100 million in private investment.

These statistics demonstrate that, without question, historic preservation is a serious and sustainable economic development activity. Communities, like Steubenville, with a large number of buildings that may qualify for use of tax credits have many opportunities to make historic preservation the foundation for economic revitalization.



Panhandle Station, ohiohistory.org

### 1. ENCOURAGE OWNERS OF HISTORIC PROPERTIES TO VIEW THEIR PROPERTIES AS ECONOMIC ASSETS WORTHY OF INVESTMENT TO MAXIMIZE THEIR VALUE.

Steubenville has many properties that need investment, but many of the property owners appear to be very reluctant to make any long-term investment in improvements. This is unfortunate, because vacant and deteriorated properties lower the value of adjacent properties, diminished the tax base, and present a very tired and worn out image for the community.

The federal historic tax credit has been a significant incentive for investment in historic properties for over two decades. The addition of the competitive state historic preservation tax credit makes it possible for selected projects to utilize tax credits worth 45% of qualified costs. Tax credits are dollar-for-dollar savings on the cost of rehabilitation. There are no programs available anywhere that can offer greater incentives for investment in Steubenville real estate. Generally, to qualify, properties need to be listed in the National Register of Historic Places (locally-designated properties also qualify for the Ohio credit); be used for income-producing purposes, including residential; involve an investment at least

equal to the adjusted basis in the property; and work must conform to the Secretary of the Interior's Standards for Rehabilitation. Information about the credits can be found at [www.ohiohistory.org/resource/histpres/yourtown/tax/](http://www.ohiohistory.org/resource/histpres/yourtown/tax/).

Promoting the use of rehabilitation tax credits, in combination with other recommendations contained in the comprehensive plan, should be an integral strategy for reinvestment in the city.

### 2. ENCOURAGE OWNERS OF HISTORIC PROPERTIES TO VIEW THEIR PROPERTIES AS ECONOMIC ASSETS WORTHY OF INVESTMENT TO MAXIMIZE THEIR VALUE.

The National Trust for Historic Preservation developed the Main Street Program for downtown revitalization over 30 years ago. It is based on a proven comprehensive 4-point approach to downtown revitalization – Operations, Design, Marketing, and Business Enhancement. Heritage Ohio, a statewide non-profit organization, administers Ohio's official Main Street program. Through 2010, 50 Ohio communities have participated in the program, with \$583 million invested, 674 net new businesses created, over 3,000 net new full-time jobs and over 2,400 net new part-time jobs and an average leverage of \$19 of private investment for every \$1 of public investment made.

Steubenville has undertaken similar efforts in the past with some positive results. But, given the current condition of the downtown, it needs to have a concentrated effort to jump start investment and business development. A more vibrant downtown might attract young professionals, creative industries (architects, advertising and design-related businesses) and entrepreneurs to live and work in the area.

1. - A Future for Ohio's Past: A Historic Preservation Plan for Ohioans, 2010-2014., Ohio Historic Preservation Office.  
2. - Estimates of the Economic Impact of the Ohio Historic Preservation Tax Credit Program on the State of Ohio. Cleveland State University for Heritage Ohio, 2011.  
3. - Ohio Main Street Program summary, [www.heritageohio.org](http://www.heritageohio.org).

# DOWNTOWN ECONOMIC DEVELOPMENT

## RECOMMENDATIONS FOR FUTURE ACTION

### 3. SUPPORT EFFORTS TO PRESERVE AND REHABILITATE THE GRAND THEATER.

The Grand Theater, the last remaining historic theater in the city, is located on Fourth Street in the heart of downtown Steubenville. Fortunately, there is a group that has formed to spearhead the effort to revitalize the theater and create a cultural arts center for the community. The successful preservation of this theater could be a catalyst for other entertainment and cultural activities downtown. The Grand Theater, in combination with the programming that is held at Historic Ft. Steuben, could also create the nucleus of an arts, culture and heritage district.

There are a number of examples of successfully revitalized historic theaters in Ohio. In the state's Appalachian region, the Colony Theater in Marietta (Washington County) is undergoing rehabilitation utilizing federal and state historic tax credits, grants and private investment; the Markay Theater in Jackson (Jackson County) is undergoing a phased development and transformation from a movie theater into a multifaceted arts center with art gallery, theater and storefront commercial spaces; and the McConnellsville Opera House (Morgan County) shows first-run movies and also accommodates stage shows and public events.

Technical assistance and funding may be available through the Ohio Cultural Facilities Commission. This state agency administers funding appropriated by the state legislature. It has funded capital improvements on many historic theaters in Ohio – including those listed above. Information about the commission can be found at [www.culture.ohio.gov](http://www.culture.ohio.gov).

Heritage Ohio has partnered with the Ohio Arts Council to support the preservation and rehabilitation of Ohio's historic theaters and opera houses and to strengthen the operating capacity of the organizations that own and manage them. Among the services provided are

workshops, educational programs, and tours of successful theater projects. The participation of those involved with the Grand Theater might help Steubenville as it is launching its project. More information about scheduled programs is available at <http://www.heritageohio.org/programs/historic-theaters/>.

### 4. CONSIDER CREATION OF A SPECIAL IMPROVEMENT DISTRICT (SID) DOWNTOWN.

Ohio has state enabling legislation that allows property owners to come together to develop a Special Improvement District (SID) to promote and fund a wide variety of eligible activities. Property owners develop the SID boundaries, funding formula and implementation plan. At least 60% of property owners must approve the assessment and the plan before the city council could take action on its formation. Assessments are collected along with property taxes, and 100% of the collected funds are disbursed to the SID to oversee the implementation of the SID plan. There is no government involvement or intervention in the expenditure or management of funds. There is a high degree of accountability because the SID has to be renewed at regular intervals – every five years, for example.

Eligible activities include, but are not limited to, support of a Main Street program, construction and/or maintenance of capital improvements, safety and/or maintenance activities, programs that support existing and/or new businesses, marketing and promotion efforts.

### 5. ENCOURAGE THE CREATION OF HOUSING IN THE UPPER FLOORS OF DOWNTOWN BUILDINGS.

Downtown has a large number of vacant upper floors of buildings. These spaces could be adapted to housing, which is an income-producing use and could qualify for use of historic tax credits. There is some housing downtown now, but it is largely designed for an elderly population. The intended market for any new housing should be students, young professionals and empty-nesters. An increase in the downtown resident population could lead to more vibrant pedestrian activity and the demand for new businesses such as a coffee shop, restaurants or small-scale retail.

### 6. DEVELOP A DEMONSTRATION "ENTREPRENEURSHIP" PROGRAM IN ONE (OR MORE) OF THE VACANT STOREFRONTS DOWNTOWN.

Steubenville is fortunate to have two colleges -- the Franciscan University of Steubenville and Eastern Gateway Community College and this provides an opportunity to try to keep college-educated students in the city after graduation. The City, business community and institutions of higher learning should consider collaborating on a program that would encourage innovation and the development of home-grown businesses. Perhaps a competition could be held with business plans submitted and funding could be found to provide free (or reduced) rent for a period of time if the property owner is willing to make necessary improvements to the space. This could allow a business to start-up with a lower up front investment and have time to become successful.



Historic view of Market Street, [ohiomemory.org](http://ohiomemory.org)

1. - A Future for Ohio's Past: A Historic Preservation Plan for Ohioans, 2010-2014., Ohio Historic Preservation Office.  
2. - Estimates of the Economic Impact of the Ohio Historic Preservation Tax Credit Program on the State of Ohio. Cleveland State University for Heritage Ohio, 2011.  
3. - Ohio Main Street Program summary, [www.heritageohio.org](http://www.heritageohio.org).

# NEIGHBORHOODS

## RECOMMENDATIONS FOR FUTURE ACTION

Steubenville has the advantage of having a wide range of housing stock in the city's older neighborhoods, a well-regarded public school system, and affordable housing costs. The economy is also adapting to education and healthcare as major employers. This provides an opportunity for Steubenville's historic neighborhoods to attract new residents, investment in older properties, and to improve and/or sustain the quality of life in the city.

### 1. DEVELOP A PROGRAM TO MARKET STEUBENVILLE'S DISTINCTIVE HISTORIC AND OLDER NEIGHBORHOODS.

The North End neighborhood is both a local and National Register Historic District and there are other neighborhoods that could qualify for similar designations. These neighborhoods contain architecturally significant buildings, a high-level of integrity, and distinctive character. In addition to those areas that may be eligible for historic district designation, the city has a number of attractive and well-maintained early and mid-20th century neighborhoods that could also be marketed, especially to first-time homebuyers and new people moving into the community.

In Columbus, about 20 of the city's center city historic neighborhoods coordinated the publication of a booklet promoting the unique aspects and amenities of each. The publication was developed by the neighborhoods with support from the city and the real estate community. It provides an excellent marketing tool to people looking for homes and trying to decide the area that might be right for them. This could be a model for a similar marketing effort in Steubenville.

### 2. CONTINUE TO IMPLEMENT RECOMMENDATIONS CONTAINED IN THE REVITALIZATION PLAN FOR LABELLE VIEW AND PLEASANT HEIGHTS NEIGHBORHOODS, COMPLETED IN 2004.

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- A. Assist in the formation and strengthening of neighborhood organizations that can carry out educational/outreach/community project programs that have been successful in other communities such as a Neighborhood Block Watch to deal with crime issues, neighborhood clean-up of litter and trash, and social/educational programs for neighborhood residents.
- B. Pursue National Register nominations for Bellevue Boulevard (LaBelle View, and McCauslen Manor and Ross Park (Pleasant Heights). The nominations will recognize these distinctive and architecturally and historically significant neighborhoods, which may create a sense of pride in place. (see National Register Recommendations)
- C. Create neighborhood gateways with landscaping, signage and lighting. This can convey a sense of identity and a commitment to improvement of the physical environment. The creation of these gateways should be tied to the formation and/or work of the neighborhood civic associations to give the organizations tangible evidence of the benefits of their involvement in neighborhood improvement.
- D. Clean up vacant lots in the neighborhoods. Vacant and abandoned lots signal disinvestment, lack of

pride and can discourage those willing to make an investment in the neighborhoods. Clean up and turn the lots into green space or community gardens that can engage the neighborhood (all ages) in a tangible fix-up project. Perhaps the city or foundation could provide initial funding for such efforts. For example, the Columbus Foundation (Columbus, Ohio) provides "seed money" for community gardens in the city's neighborhoods. (see recommendation #4 below).

### 3. PROMOTE THE USE OF THE FEDERAL AND STATE HISTORIC REHABILITATION TAX CREDITS WHEN OWNERS ARE CONSIDERING REHABILITATING HISTORIC INCOME-PRODUCING PROPERTIES.

The North End Neighborhood Historic District in downtown Steubenville is a National Register and locally-designated historic district. A number of the properties have income-producing uses – rental apartments, offices, bed and breakfasts. These properties may qualify for use of the 20% federal and 25% state historic tax credits, which can substantially reduce the cost of rehabilitating these properties. In addition to the benefits the owners receive from the credits, the investment helps to stabilize the city's tax base, maintain and possibly increase the value and desirability of properties in the neighborhood and increase the safety, attractiveness and livability of the neighborhood.

Other historic neighborhoods could also use these credits if additional districts are listed in the National Register of Historic Places. The state tax credit may be applicable to properties designated as a local landmark or as a contributing property in a local historic district in a city that has is a Certified Local Government. The City of Steubenville has been designated as a Certified Local Government status by the Ohio Historic Preservation Office and the National Park Service (US Department of the Interior).

### 4. UTILIZE VACANT LOTS IN NEIGHBORHOODS THROUGHOUT THE CITY FOR PRODUCTIVE PURPOSES SUCH AS COMMUNITY GARDENS.

Increasingly, cities in Ohio and elsewhere are utilizing vacant properties in positive and creative ways. One of the most interesting is a 6-acre community garden in Cleveland's Ohio City Historic District ([www.ohiocityfarm.com](http://www.ohiocityfarm.com)). The community garden, which is managed by a non-profit organization, provides garden plots for local residents who raise produce, which they use themselves to have healthy eating options, but also sell through farmers' markets, local grocery stores and restaurants for income. Cleveland also has dozens of smaller lots that have been converted in the same way with positive results. Even a single lot could provide enough space to engage children and teens during the summer as they learn useful skills and increase their access to healthy foods.

Some communities are encouraging community gardens and urban agriculture on a more significant scale and are adapting zoning laws to accommodate these changes. Flint, Michigan, an industrial city that has lost almost half of its population, has several thousand vacant lots. Through zoning changes and land banking, the city is on a course to re-imagine and redevelop the city on a green and sustainable model of local food production.

Cleaning up vacant lots and making them productive can start on a very small scale, with just an individual, a church, a school or a community organization. This use does not preclude any future development on vacant sites, but it has immediate positive and visible benefits. If the vacant lot is not publicly owned, permission of the property owner is essential.

# HERITAGE TOURISM

## RECOMMENDATIONS FOR FUTURE ACTION

Heritage tourism has been recognized as a significant and growing segment of the tourism industry for over two decades. Heritage tourism is defined by the National Trust for Historic Preservation as “traveling to experience the places and activities that authentically represent the stories and people of the past. It includes cultural, heritage and natural resources.” According to a 2009 national study on U.S. Cultural Heritage Travel conducted by Mandela Research, “78% of all U.S. leisure travelers participate in cultural and/or heritage activities while traveling, and spend on average, \$994 per trip compared to \$611 for all U.S. travelers.”

Steubenville has several advantages that could support the development of a heritage tourism program. Ft. Steuben Park along the Ohio River National Scenic Byway is a natural destination for heritage tourists. The exhibit space, programs, and educational activities already in place have resulted in the creation of a true destination for residents and visitors alike, and it is located only one block from the Fourth Street Commercial Historic District downtown. In addition, there are only three official Visitors’ Centers along the length of the Ohio River in Ohio and the one located in this park is a true asset. By building upon the hard work and investment that it took to make Historic Ft. Steuben a reality, the community could benefit from developing a coordinated and comprehensive heritage tourism program.



Historic view of Fourth Street, ohiohistory.org

**1. DEVELOP A BROCHURE ON THE ECONOMIC IMPACT OF HERITAGE TOURISM TO SHARE WITH BUSINESSES AND PUBLIC OFFICIALS TO HELP THEM UNDERSTAND HOW IMPORTANT HERITAGE TOURISM CAN BE AS AN ECONOMIC DEVELOPMENT TOOL.**

The economic impact derived from heritage tourism is frequently underestimated, even in communities that are very proactive in marketing to heritage tourists. Tourism can have an impact on a wide variety of businesses, including gas stations, restaurants, motels and bed and breakfasts, shops, museums and cultural facilities, to name a few. There is excellent information available from the National Trust for Historic Preservation ([www.culturalheritagetourism.org](http://www.culturalheritagetourism.org)) and through national tourism websites that can provide a case statement for why Steubenville should consider a targeted effort to build a network of businesses, attractions and events to market to heritage tourists.

**2. CONTINUE TO COORDINATE AND EXPAND OPPORTUNITIES TO PROMOTE BUSINESSES, HISTORIC SITES, MUSEUMS, EVENTS AND ACTIVITIES TO HERITAGE TOURISTS.**

Steubenville already has sites, activities, events and businesses that are or could be part of the effort to market Steubenville to tourists. Ft. Steuben Park and all of its activities, programs and facilities are well-established and highly-regarded assets in the community. The park is also ideally located to take advantage of views of the Ohio River and the newly renovated Market Street Bridge and to be accessible from St. Rt. 7 and from downtown. While the park is only one block from the Fourth Street Commercial Historic District, there is very little that connects the two. Most communities with successful heritage tourism programs have vibrant historic downtowns that house restaurants, shops and lodging facilities for tourists. Tourists do come to Steubenville, the question is whether there is much reason for them to stay and spend money.

The people involved with the Ft. Steuben Park and all of its associated activities recognize that there are opportunities awaiting businesspeople or entrepreneurs. For example, Steubenville celebrates one of its famous residents -- the singer Dean Martin -- with an annual festival, yet there is little to mark his association with the city the remainder of the year. Something as simple as a restaurant downtown with Dean Martin photos or memorabilia could be a reason for visitors to stop and spend time and money in Steubenville.

Steubenville has some distinctive lodging options, including Bed and Breakfasts in the North End Neighborhood Historic District. The use of beautifully rehabilitated historic buildings is an excellent model for the type of entrepreneur that understands the potential economic benefit of heritage tourism.

Sharing information about visitation, what other communities are doing that is successful, providing networking opportunities for businesses, cultural and museum facilities, tourism organizations and public officials could also increase the understanding of the potential of this activity and how to build upon what has been accomplished thus far.

Other heritage-related attractions and sites that could be included in marketing efforts include, the downtown murals, Jefferson County Historical Society Museum, Union Cemetery and Beatty Park (both listed in the National Register), and the city’s many historic churches.

**3. RECOGNIZE THAT “HERITAGE TOURISTS” CAN ALSO BE LOCAL RESIDENTS AND THEIR FAMILIES AND FRIENDS.**

“Tourists” don’t just come from other places, but can also include residents and their visitors. In fact, the support of residents who patronize local events, festivals, cultural facilities, and businesses that help to interpret, celebrate and build upon the city’s rich heritage are key to the success of any tourism program. Additionally, where local residents take visitors and guests can have an impact on the success of a tourism program. For example, if a resident has family or friends visiting for a weekend, a decision to go to historic Ft. Steuben for an event or tour, eat in a locally-owned restaurant, and shop in a store that can be found only in Steubenville will have a spin-off economic impact in the community. If the same resident decides to pack everyone in the car and drive 30 or 40 miles to another community, there will be no positive economic impact for Steubenville. A program could be developed to “invite” all of Steubenville to become “heritage tourists” at home.

# EDUCATION/PUBLIC AWARENESS

## RECOMMENDATIONS FOR FUTURE ACTION

Steubenville (like most communities) could benefit from a great awareness of the depth and breadth of historic preservation activities and how it can be a foundation for economic development, sustainability, and the city's future health and vitality.

### 1. DEVELOP A PROGRAM THAT INTRODUCES PUBLIC OFFICIALS, BUSINESSES, RESIDENTS AND OTHERS TO THE MANY FACETS OF HISTORIC PRESERVATION AND HOW IT CAN BE AN INTEGRAL PART OF THE CITY'S FUTURE.

The Steubenville Landmarks Commission may be the most appropriate organization to work with the Downtown Revitalization Committee, the Historic Ft. Steuben partners, local business and residents interested in historic preservation to develop an ongoing program of public awareness. This could take many forms, including bringing speakers to Steubenville for public forums on topics related to revitalization such as developers from eastern Ohio using federal and historic tax credits; representatives from successful theater renovation projects; people who have developed innovative ideas for using vacant properties, heritage tourism advocates to talk about success stories, and people with experience in how to establish Special Improvement Districts. It could also take form of periodic articles in the newspaper showcasing activities in Steubenville and elsewhere or organizing site visits/tours to successful projects where community leaders and public officials have the opportunity to learn more about historic preservation strategies. It is possible that some of these activities might be eligible for funding through the Certified Local Government program. (see recommendation # 3 under Public Policy).

### 2. EXPAND THE STEUBENVILLE HISTORIC LANDMARKS COMMISSION AWARD PROGRAM TO BROADEN ITS REACH BEYOND RECOGNITION FOR COMPLETED PROJECTS.

The Steubenville Historic Landmarks Commission currently recognizes projects that have been completed. This is a worthwhile effort but, in order to play a larger role in educating the public and elected officials about the benefits of historic preservation, this program might be expanded to include other areas of recognition. For example: a) an award to an individual or organization that has promoted the city's heritage in a positive way, such as through a festival, completed project, publication, or series of articles in a newspaper; b) an award to a public official for a commitment to historic preservation, such as through a policy, speech, or action that furthers the goals of the Steubenville Historic Landmarks Commission; c) an award to a property owner (even those outside the designated historic districts should be considered) that completed a project that had an impact in the area or neighborhood where it was located; d) an award for a student project, such as a local history project in one of the schools or scout troops, or for a teacher who is committed to helping students learn about local history.

A program of this type does not need to cost too much to initiate. The Steubenville Historic Landmarks Commission could ask for nominations from the public and could have a ceremony (perhaps at a City Council meeting or a public event) to recognize the winners. A framed certificate would be a cost-effective way to provide a tangible reminder of the award.

### 3. DEVELOP AN EDUCATIONAL PROGRAM (OR SERIES) FOR OWNERS OF OLDER HOMES TO PROVIDE INFORMATION ABOUT THE ARCHITECTURE OF THEIR HOMES AND HOW TO MAINTAIN AND REHABILITATE THEM WITHOUT SACRIFICING THEIR HISTORIC CHARACTER.

Steubenville has a very large number of pre-1970 homes, including many mid-century suburban neighborhoods. These properties range in size, scale, location and age of construction, but all contribute to the character of the city's older neighborhoods.

Past efforts by city government and the Steubenville Landmarks Commission have focused on late 19th and early 20th century neighborhoods, but there is a growing awareness of and appreciation for mid-century neighborhoods among preservationists and homebuyers.

A comprehensive educational program that promotes all of the city's older neighborhoods, whether or not they might be eligible for designation as historic districts, would raise the level of awareness of and appreciation for the city's diverse architecture and neighborhoods.

The city might consider combining this effort with Neighborhood recommendation #1 to promote historic and older city neighborhoods.



Historic view of Union Cemetery, [ohiomemory.org](http://ohiomemory.org)

### 4. ENCOURAGE PROPERTY OWNERS WITHIN THE NATIONAL REGISTER HISTORIC DISTRICTS TO PURCHASE PLAQUES FOR THEIR PROPERTIES.

National Register plaques are available from a variety of sources. The Steubenville Historic Landmarks Commission could review some of the options and select a specific plaque design to promote and might be able to negotiate a discount for ordering multiple plaques from a single supplier. The plaques are a visible reminder of the properties that have been recognized and demonstrate the owner's pride in the property. There are multiple designs, materials and price ranges available.

# RECOMMENDATIONS FOR DESIGNATION

## PRESERVING THE PAST

Steubenville has undertaken several efforts in the past to identify, document and evaluate properties that may be eligible for designation. This includes both local designations as Steubenville Historic Landmarks and inclusion in the National Register of Historic Places. This comprehensive plan effort provides an opportunity to re-examine past recommendations and to add properties not considered in the past. Some of these properties were recommended for designation in previous studies and surveys, while others are being suggested for the first time, based on a review of previous plans and additional field assessment.

Following are brief descriptions of the properties that may qualify for listing. All of these properties would also meet the criteria for designation as either individual landmarks or as historic districts by the Steubenville Historic Landmarks Commission and Steubenville City Council.

Individual properties (photos will be included in the plan, map is attached)

### INDIVIDUAL HOMES

The James Means Residence, located at 217 North Street in downtown Steubenville, is a mid-19th century Italianate home of one of the city's most important early



James Means Residence

industrialists. Means was the owner of James Means & Co., one of the first foundries established in this area in 1816. It evolved into the Steubenville Foundry and Machine Works, and continued in business until 1921. The home was located adjacent to the foundry, which was between Dock and North Streets along the Ohio River. This building is somewhat isolated in its current location at the edge of the business district. It was recently purchased and is undergoing substantial rehabilitation. It is significant under Criteria A and C for its association with James Means and as an excellent and well-preserved example of mid-19th century Italianate architecture in Steubenville.

Edgehill, 609 North Seventh Street, was the home of industrialist James Gill, president of Ohio Valley Clay Products and the Acme Glass Company, both important late 19th/early 20th century industries in the north end of Steubenville. The house dates from the mid 19th century and is an excellent example of Gothic Revival residential architecture. It is significant under Criteria A and C for its association with Gill and for its architectural significance as a rare example of residential Gothic Revival architecture.



Edgehill

### MULTI-FAMILY RESIDENTIAL

The Hillcrest apartment building on Lawson Avenue in Pleasant Heights is a Tudor-Revival multi-family building located on one of the principal streets in this hilltop neighborhood. This is a fairly rare building type in Steubenville. Other good examples of apartment buildings are the International style Wilkpenn, which is located in the La Belle View neighborhood. The English Revival Margaret-Cecilia Manor is located in the proposed Brady Estates Historic District. The Hillcrest and Wilkpenn buildings are eligible for inclusion in the National Register under Criterion C as an excellent examples of this building type in Steubenville and as examples of Tudor Revival and International style architecture, which were popular at the time these neighborhoods were being developed.

### INDUSTRIAL BUILDINGS

The former Acme Glass Company office facility, located on Franklin Avenue at the railroad tracks, is the only remaining building associated with the glass industry in Steubenville. Although it has been altered, it is significant under Criterion A for its association with the city's vanishing industrial heritage.

The former Wheeling Steel Company Office Building (LaBelle Iron Works), is vacant but still standing at the entrance to the vast steel mill complex along the Ohio River at the south end of Steubenville. The three-story building dates from the early 20th century and still has its character-defining features in terms of form, materials, and design and still has its original window openings and main entrance with paired columns. The building is eligible for the National Register under Criteria A and C for its association with this iconic Steubenville industry and as a well-designed and well-preserved example of early 20th century architecture.

### BRIDGES

The Market Street Bridge (1904) that connects Steubenville to West Virginia is owned by the state of West Virginia, so it is unlikely that the City of Steubenville would take action to initiate a National Register nomination of either bridge. The Fort Steuben Bridge was

bypassed the Veterans' Memorial Bridge, connecting with U.S. 22, and was demolished in early 2012. The Market Street Bridge just received significant investment and has new lighting which increases its visual presence along the riverfront at night -- especially when viewed from Fort Steuben Park downtown. The Panhandle Railroad Bridge also crosses the Ohio River. All three of these bridges qualify for listing under Criteria A and C for association with the city's transportation network, which was vital to its development, as well as for engineering and design significance as early 20th century Ohio Valley bridges.

### CHURCHES

Historic churches are among the city's most architecturally distinctive properties. A number of them, both downtown and in the city's hilltop neighborhoods, appear to be eligible for inclusion in the National Register. Although churches typically are not eligible for listing in the National Register, these properties meet exception criteria due to their significance under either Criterion A for association with the city's ethnic and immigration history, and/or under Criterion C for architectural and artistic significance. The list of churches include the following: Temple Beth El/Phillips Chapel (North Fifth Street at Clinton Street) for its association with the city's Jewish and, later, its African-American history, as well as for architectural significance; Quinn Memorial AME Church (515 North Street) for



Covenant Presbyterian Church

# RECOMMENDATIONS FOR DESIGNATION

## PRESERVING THE PAST

its association with the city's African-American history and for architectural significance; First Westminster Presbyterian Church (235 North Fourth Street) for its architectural significance; Calvary Pentecostal Church (First United Presbyterian Church) at Fifth and North Streets for architectural significance; Urban Mission Ministries (former Fifth Street United Methodist Church) on North Fifth Street for architectural significance; Greater Zion Temple (North Fifth at Logan) for architectural significance; Calvary-Fifth United Methodist Church (North Fourth at North Streets) for architectural significance; First Christian Church, Disciples (220 North Fourth Street) for architectural significance; St. Paul Episcopal Church (415 Adams) for architectural significance; Holy Name Cathedral, convent and school (South Fifth at Slack Street) for architectural significance; St. Stanislaus Church complex (North and Highland Streets) for its association with the city's Polish ethnic population; and Covenant Presbyterian Church (Bellevue Boulevard at Ohio) and LaBelle View Church of Christ (1500 block Euclid Avenue) for their association with the city's suburban expansion to the hilltops and for architectural significance.

## FRATERNAL/SOCIAL ORGANIZATIONS

Fraternal organizations and ethnic clubs were an important part of the city's social and cultural history. Two properties – the Masonic Temple (North Fourth Street) and the Scwhaben Club (216 North Sixth Street) -- appear to be eligible for inclusion in the National Register under Criterion A for their association with the peak period of fraternal organizations and ethnic social clubs in Steubenville (late 19th and early 20th century) and under Criterion C for architectural significance.

Martha Manor, located on North Fifth Street at Dock Street, was established as a home for women in 1911. It is still serving in this capacity. It appears to be eligible for the National Register under Criterion A for its association with the city's social service history.

## PUBLIC PROPERTIES

The city has three fire station buildings that appear to meet National Register criteria A for association with the history of the city's fire department and under criteria C

for architectural significance. The Reliance Company is located downtown on North Street, LaBelle View Hose Company (on Maryland at Carnegie) and Pleasant Heights Hose Company (1332 Adams) all appear to be eligible for inclusion in the National Register.

The city's Water Filtration Plant, which is located at the top of University Avenue, is a distinctive public work that retains its Renaissance-inspired classical design. The architecture of the original building and the landscape and pond with water fountain have been visual landmarks for many decades. The property is eligible for listing in the National Register under criterion A for its association with the development/expansion of the city's water system and under criterion C for architectural and design significance.



Belleview Clubhouse

The Belleview Clubhouse, located in Belleview Park, behind the water filtration plant, is significant under criterion A for its association with the city's WPA-funded recreational facilities and under criterion C for its architectural design.

The Steubenville Armory (1629 Pershing Avenue), used by the Ohio National Guard, is eligible for the National Register under criterion A for its association with the political/governmental history of the city and under criterion C for its architectural design.

## COMMERCIAL BUILDINGS

Two properties related to the automobile-related history of the city may be eligible for the National Register under criterion A. Included are the former Brandt Motor Car Company building (1439 Market Street) on the hilltop and the DiNovo Auto Dealership 218-235 North Third Street) downtown. The DiNovo property is also associated with the city's Italian ethnic and immigration history.

## HISTORIC DISTRICTS

Steubenville has a number of potential historic districts. Bellevue Boulevard, Brady Estates and Ross Park were recommended in earlier planning studies; however, the current recommendation for Ross Park includes larger boundaries that previously. In addition, several new potential districts have been added. Each is briefly described below.

North Street downtown between Fourth and Fifth Streets has a collection of important structures, including four historic churches (Urban Mission Ministries, Calvary Pentecostal Church, Calvary-Fifth United Methodist Church and Quinn Memorial AME Church ), the historic Reliance Fire Station and the Jefferson County War Memorial. These properties together represent the religious and governmental history of the city, and all



Belleview Boulevard

are architecturally distinctive buildings. It is believed that all are individually eligible for inclusion in the National Register under Criteria A and C, but by including them in a small district; it will make a greater statement about the importance of this cluster at the north end of the commercial district. It is the only downtown area that is recommended for a National Register district.

A number of hilltop neighborhoods are considered eligible for the National Register under Criteria A and C for their association with the city's suburban expansion and for architectural and design significance. Included are Bellevue Boulevard, which was the neighborhood of choice for many of the city's business and industrial leaders during the first few decades of the 20th century. It includes both individually-distinctive single-family homes as well as some examples of more modest early 20th century housing. The International style Wilkpen Apartment building is included within the proposed district boundaries.



Ross Park

The recommendation for a Ross Park historic district has been expanded to include properties along Ross Park Boulevard, Lawson Avenue between Park and Cardinal Streets and Oakmont between Cardinal and Claire View. This neighborhood represents distinctive early 20th century housing that belonged to professionals, business

# RECOMMENDATIONS FOR DESIGNATION

## PRESERVING THE PAST

owners, and upper-level managers along Ross Park and Lawson Avenue, as well as a row of nearly identical well-preserved brick single-family homes on Oakmont that were home to those of more modest middle class means.

McCauslen Manor is a small self-contained neighborhood located on the site of former greenhouses off Market Street, with a distinctive collection of homes and a plat design of a single curvilinear street.

Brady Estates, centered on Brady Circle and Granard, one of the few boulevard streets in Steubenville, has a central parkway with side cul-de-sac streets and architecturally distinctive homes targeted for upper-middle class professionals and businesspeople.

Braybarton Boulevard is located in Spahn's Subdivision #1, which was developed on land formerly owned by Spahn's dairy on the city's west end, off Sunset Boulevard. It was in an area annexed to the city in 1926 and most of the houses were built in the period between the late 1920s and early 1960s. The homes have large front yards and a suburban setting that is different from the earlier hilltop neighborhoods described above.



Braybarton Boulevard

## RECOMMENDATIONS FOR FUTURE SURVEYS

There has not been a comprehensive survey of the city's mid-century modern architecture; this was beyond the scope of this comprehensive plan. Mid-century neighborhoods, churches and schools were considered in field work conducted for this plan, but detailed research has not been conducted to indicate whether any of these properties could be potentially eligible for listing in the National Register of Historic Places. It is recommended that future survey efforts focus on mid-century 20th century resources.

# HISTORIC DISTRICT AND LANDMARKS | EXISTING AND ELIGIBLE



## Existing National Register

1. Carnegie Library
2. Federal Land Office
3. Holy Trinity Greek Orthodox Church
4. Retaining Wall/ Water Trough, Old Market Street Section
5. Steubenville YMCA

## Existing National Register Historic District

- A. Union Cemetery/ Beatty Park Historic District
- B. North End Neighborhood Historic District
- C. Fourth Street Commercial Historic District

## Individually Eligible for National Register

1. Market St Bridge
2. James Means Residence
3. De Novo Auto Dealership
4. First Christian Church
5. St. Paul Episcopal Church
6. Holy Name Cathedral Complex
7. La Belle Iron Works/ Wheeling Steel Co Office
8. First Westminster Presbyterian
9. Masonic Temple
10. Schwanen Club
11. Martha Manor
12. Greater Zion Temple
13. Temple Beth El/ Phillips Chapel
14. St. Stanislaus Catholic Church Complex
15. Villa Maria (Edge Hill)
16. Acme Glass Office Building
17. Wilkpenn Apartments
18. La Belle View Fire Co
19. Pleasant Hights Fire Co
20. Brandt Auto Dealership (Brandt Motor Car Co)
21. Covenant Presbyterian Church
22. La Belle View Church of Christ
23. Steubenville Armory
24. Water Filtration Plant
25. Belleview Club House
26. Hillcrest Apartments

## District Eligible for National Register

- A. North St Historic District
- B. Belleview Blvd. Historic District
- C. Lawson Ross Park Historic District
- D. McCauslen Manor Historic District
- E. Brady Estates Historic District
- F. Braybarton Blvd Historic District

# ADDITIONAL INFORMATION

## SOURCES OF INFORMATION/ FUNDING

### A. National Register of Historic Places

The National Register of Historic Places is the nation’s list of properties worthy of preservation. These properties are recognized by the National Park Service (U.S. Department of the Interior) as worthy of preservation for their local, state or national significance in the areas of American history, architecture, archaeology, engineering or culture. The program in Ohio is administered by the Ohio Historic Preservation Office (a division of the Ohio Historical Society).

In general, properties eligible for the National Register, should be at least 50 years old, retain its historic integrity and meet at least one of the four National Register criteria.

#### Criteria For Listing in the National Register of Historic Places

The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in history or prehistory.

Benefits of listing in the National Register include recognition of its significance, which can lead to greater awareness and appreciation for the property; eligibility for use of the 20% Federal Historic Rehabilitation Tax Credit for the certified rehabilitation of income-producing properties; a certain level of protection through reviews of federally-funded or assisted projects that might have an adverse impact on the property. National Register listing is also one of the prerequisites for application to the competitive 25% Ohio Historic Preservation Tax Credit program and for many other private and public funding programs.

The National Register does not prevent the owner of the listed property from maintaining,

repairing, altering, selling or even demolishing the property with other than federal funds. It does not obligate the owner to make repairs or improvements to the property, nor does it automatically make it subject to local design review.

For more information about the National Register program, see the Ohio Historic Preservation Office website ([www.ohpo.org](http://www.ohpo.org)).

(This information about the National Register of Historic Places has been adapted from a fact sheet prepared by the Ohio Historic Preservation Office.)

### B. The 20% Historic Rehabilitation Incentive Tax Credit

Federal tax legislation in 1981 and 1986 created a Historic Tax Credit to encourage investment in historic structures. The credit is available for historic buildings listed in the National Register of Historic Places, either individually or as part of a registered historic district. To use the credit, a building must be “income-producing” – used for industrial, commercial, office, or residential rental purposes; the rehabilitation must be “substantial” – that is, the rehabilitation must cost at least as much as the adjusted basis in the property or \$5,000, whichever is greater; and the rehabilitation work must be certified as complying with the Secretary of the Interior’s Standards for Rehabilitation.

The Historic Tax Credit has been a major investment incentive for over two decades and has resulted in the rehabilitation of tens of thousands of historic properties. The several billion dollars invested in these properties have revitalized many neighborhoods, commercial districts and entire communities. Ohio communities, large and small, have used the historic tax credit in a wide variety of projects ranging from rehabilitation of single-family homes for rental to large downtown buildings in Ohio’s major cities.

The Historic Tax Credit is a credit of 20% of the cost of the building’s rehabilitation and is taken as a credit against federal income taxes owed by the building’s owner. Because the tax credit is a dollar-for-dollar reduction of tax liability, the effect of the tax credit is the same as a 20% discount on the cost of rehabilitation. The acquisition cost of the building cannot be counted as part of the amount on which the credit is taken, nor may the cost of additions or enlargements to buildings. When rehabilitation is complete, the depreciable basis of the property must be reduced by the amount of the credit.

To ensure that rehabilitation projects meet the required standards, each project must be “certified” as appropriate to the historic character of the building. There is a two-step application process in which a proposed rehabilitation is reviewed first by the staff of each state’s Historic Preservation Office, and then by the staff at the National Park Service in Washington, D.C. Applicants are encouraged to apply for certification well in advance of beginning any rehabilitation work.

Because building owners’ tax situations can vary, anyone considering using the Historic Tax Credit should consult his or her tax adviser before proceeding. Staff members at the Ohio Historic Preservation Office are available to answer questions regarding the certification process.

For more information about the Historic Tax Credit see the National Park Service and the Ohio Historic Preservation Office websites ([www.cr.nps.gov/hps/tps/brochure2.htm](http://www.cr.nps.gov/hps/tps/brochure2.htm) and ([www.ohpo.org](http://www.ohpo.org)).

(This information about the Historic Tax Credit has been adapted from a fact sheet prepared by the Ohio Historic Preservation Office.)

### C. The 10% Non-historic Tax Credit

In 1986, Congress amended the legislation enacted in 1981 that created the historic rehabilitation tax credit. At the same time, they established a non-historic tax credit of 10%. This credit is available to anyone rehabilitating a property, not listed in the National Register of Historic Places, that was placed in service prior to 1936 and intends to use it for an income-producing commercial or industrial use. Like the historic tax credit, the rehabilitation must be considered “substantial” – that is, the rehabilitation must cost at least as much as the adjusted basis in the property or \$5,000, whichever is greater. Unlike the historic tax credit, the non-historic tax credit does not apply to income-producing residential buildings. Although use of the non-historic tax credit does not require review of the proposed design by the Ohio Historic Preservation Office or the National Park Service, if a property is located in a locally-designated historic district or design review area, the use of this credit does not exempt them from following the local design review process.

For more information about the Non-historic Tax Credit see the National Park Service website ([www.cr.nps.gov/hps/tps/brochure2.htm](http://www.cr.nps.gov/hps/tps/brochure2.htm)).

### D. The 25% Ohio Historic Preservation Tax Credit

The Ohio Historic Preservation Tax Credit Program is administered by the Ohio Department of Development’s Urban Development Division, with assistance provided by the Ohio Historic Preservation Office of the Ohio Historical Society and the Ohio Department of Taxation. The program provides a tax credit for rehabilitation expenses to owners of historically significant buildings.

The tax credit provides 25 percent of qualified rehabilitation expenses for historic rehabilitation projects. The expenditures represent hard construction costs generally consisting of improvements made to

the building structure and interior. The work must meet the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties.

A building is eligible if it is individually listed in the National Register of Historic Places, is located in a registered historic district, is certified by Ohio's Historic Preservation Officer as being of significance to the district, or is listed as a historic landmark by a certified local government.

Over the seven funding rounds, \$279.3 in tax credits have been approved for 126 applicants to rehabilitate 158 buildings in 30 different communities. The program is expected to leverage \$1.64 billion in private redevelopment funding and federal tax credits directly through the rehabilitation projects.

(This summary is quoted from the State Historic Preservation Tax Credit website at [www.development.ohio.gov/Urban/ohptc](http://www.development.ohio.gov/Urban/ohptc).) Further information may be obtained at (614) 995-2292. The annual report is available at [www.development.ohio.gov/Urban/ohptc/Documents/2010historictaxannual.pdf](http://www.development.ohio.gov/Urban/ohptc/Documents/2010historictaxannual.pdf)

#### E. Special Improvement Districts

Chapter 1710 of the Ohio Revised Code is enabling legislation for communities to establish Special Improvement Districts (SID) within a defined geographic area, to generate funding to accomplish a wide variety of activities. The SID must have support from at least 60% of the property owners to be established and it must be renewed periodically. A number of Ohio communities are using this program successfully for preservation and revitalization efforts.

#### F. The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a

manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

For further information about the Secretary of the Interior's Standards for Rehabilitation, see the Ohio Historic Preservation Office website ([www.ohpo.org](http://www.ohpo.org)).

#### G. Additional Sources of Information

A number of other sources of information are readily available to those interested in historic architecture and the care and maintenance of older buildings. A listing of useful sites is included below.

## ORGANIZATIONS

#### Steubenville Historic Landmarks Commission

The city's historic preservation activities are coordinated by the city's Planning and Community Development Office with the involvement of the Steubenville Historic Landmarks Commission. The Historic Landmarks Commission consists of seven (7) citizens who serve without compensation. The City has two (2) existing historic districts, these being the Steubenville Commercial Historic District located in the Central Business District (CBD) and the North End Neighborhood Historic District, both of which are found in the downtown area and have been listed by the U.S. Department of the Interior on the National Register of Historic Places. All exterior alterations or changes in the historic districts must comply with the Secretary of the Interior's Standards for Rehabilitation and the design guidelines adopted by the Historic Landmarks Commission. The Planning and Community Development Office processes applications for certificate of appropriateness for work in historic districts.

Steubenville Planning and Community Development Office

308 Market Street, Room 205

Steubenville, OH 43952

Phone: (740) 283-6000 Ext. 1700

Fax: (740) 283-6082

E-Mail: [cdp@cityofsteubenville.us](mailto:cdp@cityofsteubenville.us)

#### Public Library of Steubenville and Jefferson County

The main library is located in one of the earliest Carnegie Library buildings in the country, built in 1902. The library has an excellent collection of local history (located at the Schiappa Branch), as well as other resources for those interested in historic buildings and their care and maintenance.

Main Library  
407 S. 4th Street

Steubenville, OH 43952

Phone: (740) 282-9782

Fax: (740) 282-2919

Schiappa Branch  
4141 Mall Drive

Steubenville, OH 43952

Phone: (740) 264-6166

Fax: (740) 264-7397

#### Jefferson County Historical Association and Museum

Founded in the early 1970s, this non-profit membership organization, preserves, protects and promotes the historical records and artifacts of Jefferson County and its communities. It is located in the Sharpe Mansion at 426 Franklin Avenue and operates both a museum and library, along with other programs.

426 Franklin Avenue  
Steubenville, Ohio  
(740) 283-1133

[www.rootsweb.ancestry.com/~ohjcha/index.htm](http://www.rootsweb.ancestry.com/~ohjcha/index.htm)

#### Historic Fort Steuben

Fort. Steuben Park in downtown Steubenville includes several important facilities, including the Steubenville Land Office, a reconstructed Ft. Steuben, the Ohio River Scenic Byway Visitors' Center and Beekman Amphitheater. The complex offers a wide variety of programs, including tours, exhibits, concerts and cultural programs.

#### Historic Fort Steuben

120 South Third Street

Steubenville, Ohio 43952  
(740) 283-1787  
www.oldfortsteuben.com

#### Ohio Historic Preservation Office

For assistance on historic preservation matters generally, you may contact the Ohio Historic Preservation Office, Ohio's official state preservation agency, which is part of the Ohio Historical Society.

Ohio Historic Preservation Office  
Ohio Historical Society  
800 E. 17th Ave.  
Columbus, Ohio 43211-2474  
(614) 298-2000  
www.ohiohistory.org

#### National Trust for Historic Preservation

At the national level, the National Trust for Historic Preservation is a non-profit preservation organization that conducts conferences and has published numerous books and pamphlets about preservation issues. The Trust's publications on tax incentives and the economic aspects of preserving old buildings are especially helpful.

National Trust for Historic Preservation  
1785 Massachusetts Avenue, NW  
Washington, D.C. 20036  
(202) 673-4000

National Trust for Historic Preservation  
Eastern Field Services Office  
William Aiken House  
456 King Street, 3rd Floor  
Charleston, South Carolina 29403  
(843) 772-8552  
www.nationaltrust.org

#### Heritage Ohio

For information about downtown and commercial district revitalization, Heritage Ohio manages Ohio's Main Street

program, offers educational and training programs for those involved with downtown revitalization and provides technical assistance to communities as they plan for the future. Heritage Ohio is also collaborating with the Ohio Arts Council on a Historic Theater Initiative and offers statewide programs and technical assistance regarding a wide variety of historic preservation issues. Heritage Ohio is a non-profit membership organization.

Heritage Ohio  
846 ½ East Main Street  
Columbus, Ohio 43215  
(614) 258-6200  
(614) 258-6400 fax  
www.heritageohio.org

#### Preservation Ohio

Preservation Ohio is a non-profit statewide preservation organization. It sponsors programs, lectures and training on issues important to preservationists; and has established a preservation easement program to accept donations of façade and preservation easements to ensure the long-term preservation of important Ohio properties.

Preservation Ohio  
101 ½ North Main Street  
Mansfield, OH 44902  
(567) 876-1914  
www.preservationohio.org

#### Ohio Cultural Facilities Commission

The Ohio Cultural Arts Commission is responsible for overseeing the implementation of the state's capital budget for physical facilities that house cultural activities. Since 1988, nearly \$520 million dollars has been appropriated for more than 300 projects in 72 of the state's 88 counties. Projects such as art centers, theaters and opera houses, historical museums and other types of cultural facilities have been funded through this program.

Ohio Cultural Arts Facilities Commission  
100 East Broad Street, Suite 300  
Columbus, Ohio 43215-3416  
(614) 752-2770, fax: (614) 752-2775  
www.culture.ohio.gov

### WEBSITES

www.ohiohistory.org/resource/histpres

This Website includes information about the Ohio Historic Preservation Office, the National Register program and a list of National Register properties in Ohio. By clicking on Preservation Toolbox, and then Old Building Owner's Links, the user can download copies of the National Park Service's Preservation Briefs.

www2.cr.nps.gov/freepubs.htm

This National Park Service site provides a list of free Heritage Preservation Services publications that can be ordered online.

www2.cr.nps.gov/

This site is about the Heritage Preservation Services offered by the National Park Service including information about programs such as the Investment Tax Credit for the Rehabilitation of Historic Buildings; training and conferences; preservation legislation; and a preservation bookstore. It also has an interactive class on the use of the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings designed for use by historic building owners, architects, contractors, developers and members of design review boards.

### LIST OF STEUBENVILLE HISTORIC LANDMARK AND NATIONAL REGISTER PROPERTIES

The following Steubenville properties are currently listed in the National Register of Historic Places. A map showing the locations of each follows.

Carnegie Library of Steubenville, 407 South Fourth Street  
Federal Land Office, Ft. Steuben Park, South Third Street

First Methodist Episcopal/Holy Trinity Greek Orthodox Church 300 South Fourth Street

Market Street Section, Retaining Wall and Water Trough, Old Market Street between Market St. off ramp and Lawson Ave.

North End Neighborhood Historic District, Roughly N. 4th St. from Dock St. to Franklin and east side of Franklin at Fifth

Steubenville Commercial Historic District, Roughly Washington, Court, Third, Market and Eighth and Commercial Streets.

Steubenville YMCA Building, 214 N. Fourth St.

Union Cemetery/Beatty Park, 1740 W. Market St. & Lincoln Avenue

The North End Neighborhood Historic District and the Steubenville Commercial Historic District are also Steubenville Landmark Historic Districts.

