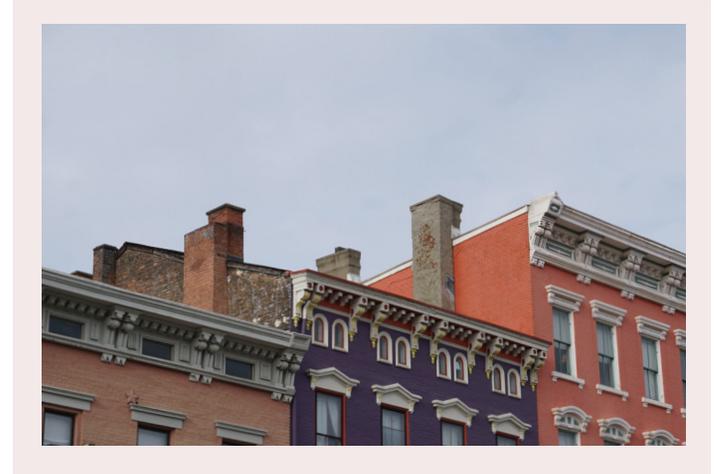


# ROOF

## HISTORIC CONTEXT

Roofs help define not only the pedestrian experience of the district from street level, but also the unique aerial views of the neighborhood from hillsides and rooftops. The roofs that are featured most commonly in the Over-the-Rhine Historic District are side-gabled roofs and low-pitched shed roofs. Mansard roofs and sawtooth roofs at the rear portion are seen sporadically throughout the district. Institutional buildings in the Over-the-Rhine Historic District have a variety of roof shapes, including dormers, multiple gables, hip roofs, and towers.



1425 and 1427 Main Street typify roof forms commonly found in Over-the-Rhine.

# ROOF

## GUIDELINE INTENTION

Roof profiles are to reflect the roof profiles of contributing buildings of similar size and use within the district. The impacts of rooftop appendages on street-level, aerial and elevated panoramic views of the district are to be minimized.

### 01

**Roofs should be built using a roof profile found on at least one non-institutional contributing building within the same block face.\* The following profiles are appropriate:**

- a. Side-Gabled Roof
- b. Side-Gabled Sawtooth Roof
- c. Descending Low-Pitched Shed Roof
- d. Ascending Low-Pitched Shed Roof

### 02

**Roof pitch must be consistent with the pitch of corresponding roof profiles found on contributing buildings within the same block face.**

#### Note

\* If there are no non-institutional contributing buildings located within the same block face, then reference should be made to non-institutional contributing buildings located within the next block face in either direction.

### 03

**Rooftop decks and roof access enclosures must not be visible from contiguous streets and must not be highly visible from the public realm. Penthouses are not permitted.**

### 04

**Mechanical systems, elevated solar panel arrays, and other non-deck rooftop appendages must not be visible from contiguous streets at any point within 40 feet of the building. Efforts should be made to minimize visibility of such appendages from the public realm entirely.**

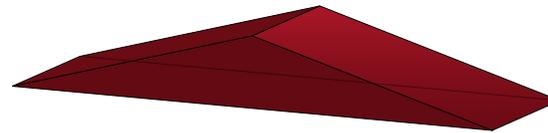
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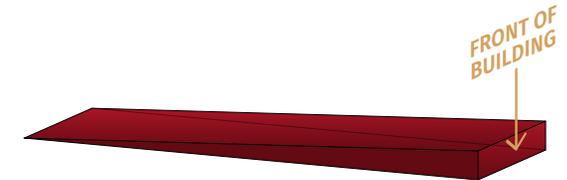
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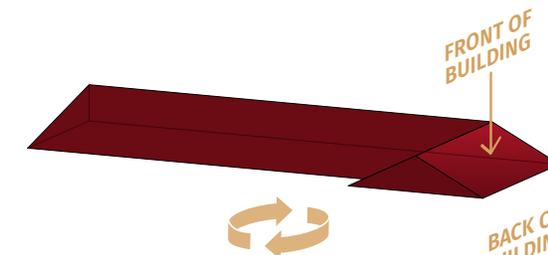
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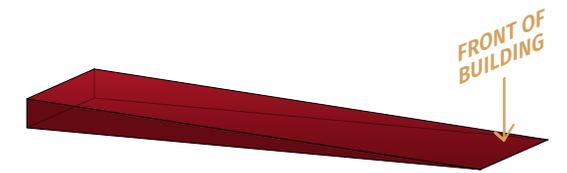
SIDE-GABLED ROOF



DESCENDING LOW-PITCHED SHED ROOF



SIDE-GABLED SAWTOOTH ROOF



ASCENDING LOW-PITCHED SHED ROOF

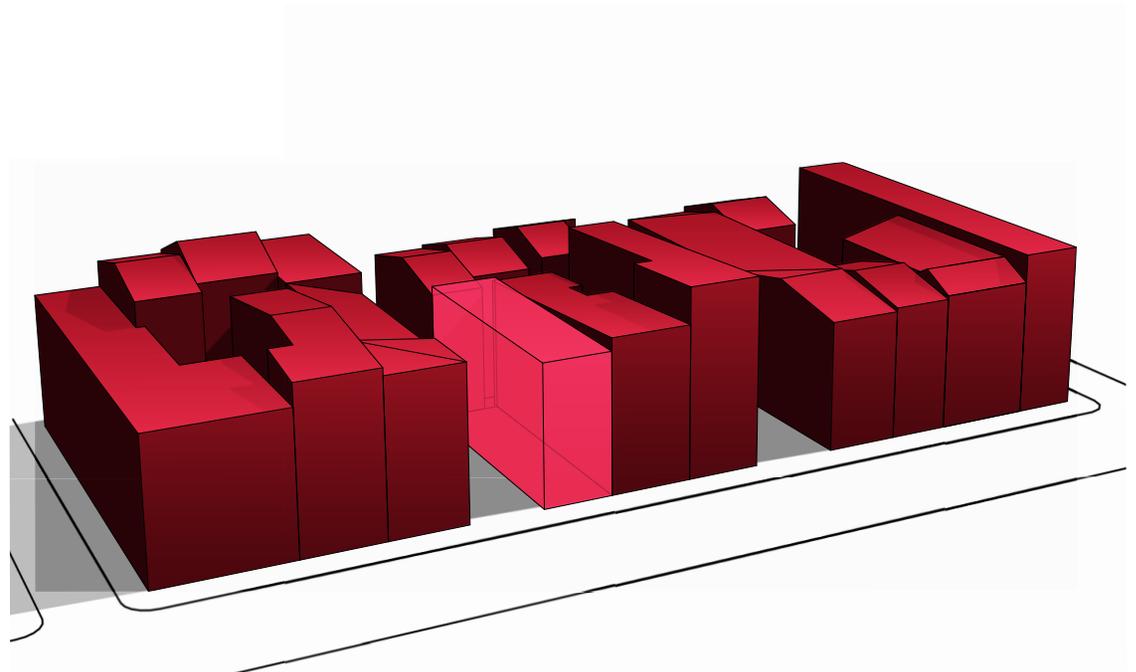
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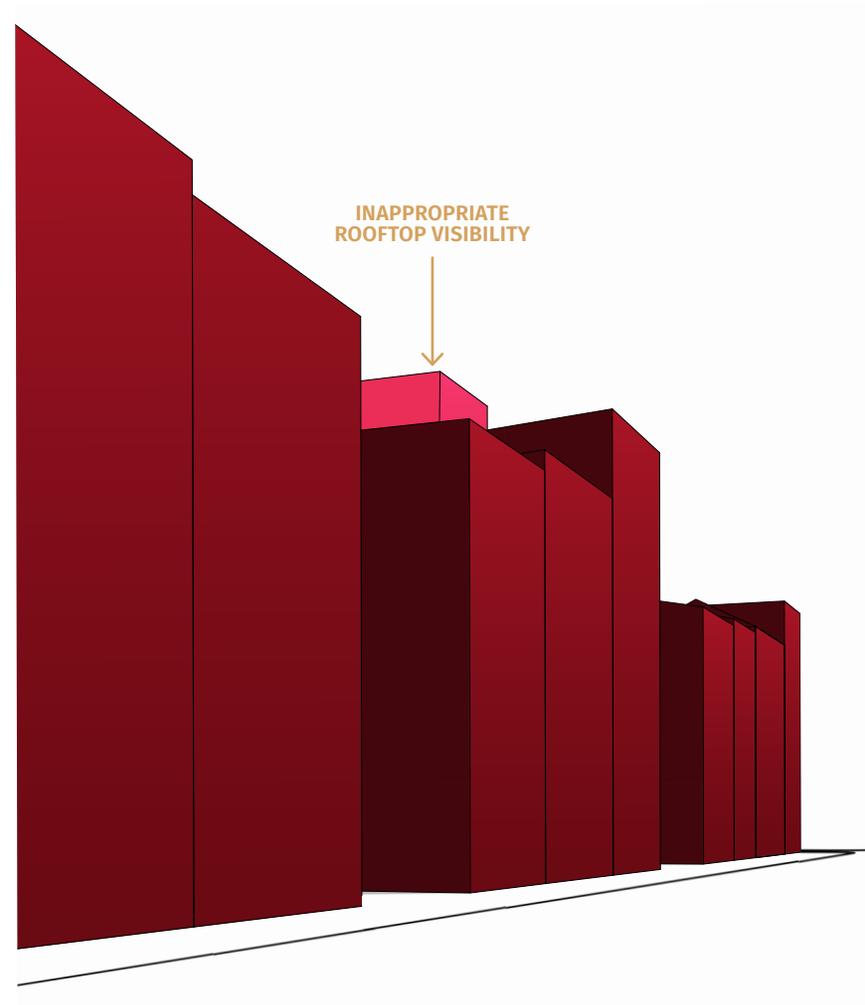
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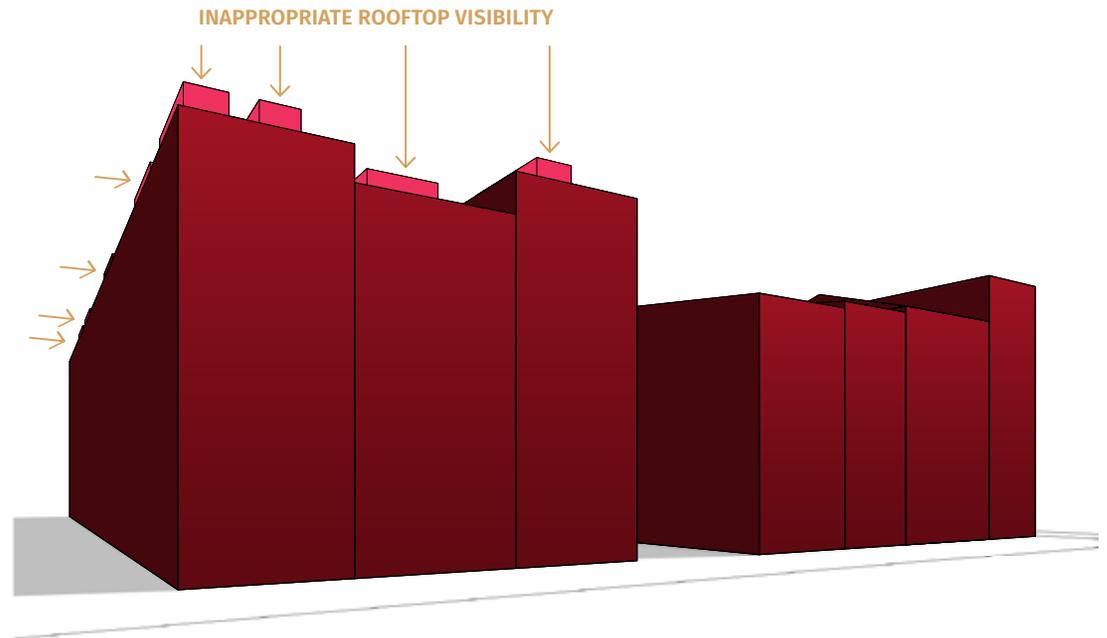
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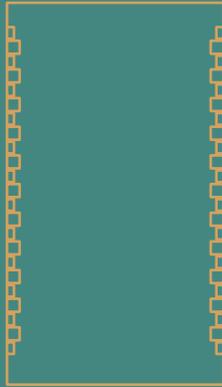
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New York, New York



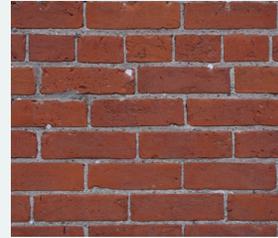
MATERIALS



# MATERIALS

## HISTORIC CONTEXT

Materials form an essential part of the identity of the Over-the-Rhine Historic District, and brick is the character-defining material of the district. The neighborhood evolved from primarily wood frame construction with wood clapboard siding in the earlier part of the 19th-century, to primarily brick masonry buildings in the mid-to-late 19th-century as the district entered what is considered to be its period of significance. Thus, the vast majority of Over-the-Rhine buildings are made of brick. Other materials characteristic of the district include limestone and sandstone (sills, lintels, and the occasional façade), wood (doors, windows, box gutters, cornices, and siding on early buildings), metal (lintels, sills, cornices, and roofs), cast iron (storefronts), and wrought iron (fire escapes, fencing).



Buildings in the district are primarily constructed of handmade, orange-red clay bricks stacked using the common bond pattern, as seen here at 1219 Sycamore Street.



Decorative metal header at 1418 Elm.



Decorative stone lintel at 1431 Elm.



Decorative cast iron storefront at 116 East 14th Street.



Decorative metal brackets and wood trim form the cornice at 116 West 14th Street.

# MATERIALS

## GUIDELINE INTENTION

Materials used on new construction are to rise to the standards of quality, authenticity, and durability set by materials found on contributing buildings in the district.

### 01

**Buildings should use materials found on contributing buildings or materials that honor the best qualities of historic materials.**

### 02

**Materials proposed for new construction should meet the quality standards found on contributing buildings in the district. Materials will be evaluated based on the following criteria:**

1. Life span/durability.
2. Authenticity (authenticity is inversely proportional to the degree of engineering/processing of the material).
3. Visual continuity with contributing buildings within the block face.
4. Color, texture, design/pattern, glare/reflectivity, dimensions.

### 03

**Brick used as exterior cladding should meet the following requirements:**

- a. King and Queen sized brick are not appropriate and should not be used.
- b. Brick should have either historic (2-1/2" x 8-1/4") or modular (2-1/4" x 7-5/8") dimensions.
- c. At least one full wythe of 4" (depth) brick should be used.
- d. Faux-historic brick (i.e., brick that attempts to match the color and texture of historic brick) is not appropriate and should not be used. Rather, brick should seek to root itself in its current place and time.

### 04

**Primary cladding material(s) should be applied uniformly on all exterior walls of the building. Buildings must not use stucco, synthetic stucco, vinyl, or plastic as cladding materials.**

### 05

**Lintels and sills should be made of limestone or sandstone, cast stone with a limestone veneer applied, or an appropriate alternate material.**

### 06

**Window components should be made of wood, aluminum clad wood, metal, or an appropriate alternate material.**

### 07

**Storefront systems should meet the following requirements:**

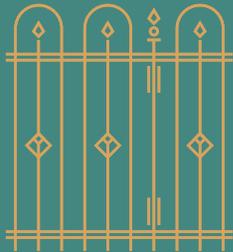
- a. Columns, pilasters, and framing should be made of cast iron, steel, limestone, sandstone, or cast stone with a limestone veneer applied. Brick is permitted where examples exist on contributing storefronts within the same block face.
- b. Window framing and muntins should be made of wood, steel, or dark colored aluminum.

### 08

**Residential bases should be made of stone or an appropriate alternate material.**

### 09

**Doors should be made of wood or a stain grade material.**



MISCELLANEOUS



# MISCELLANEOUS

## HISTORIC CONTEXT

A number of important features of the Over-the-Rhine Historic District fall within the Miscellaneous category, including porches, fencing, balconies, and stoops.

### Porches

Side porches (veranda) are occasionally found on buildings in the Over-the-Rhine Historic District. Typically they are built into the “L” of the building, filling the void created by the building’s keyback. Front porches are not found in the district.

### Fencing

Front fencing is sometimes used to mark the front property line on buildings in the district that have a setback. Fencing was most frequently made of wrought iron formed into narrow vertical elements supported by vertical posts.

### Balconies

True balconies are rare in the Over-the-Rhine Historic District. Fire escapes are prevalent and often double as balconies.

### Stoops

Stoops are common in the Over-the-Rhine Historic District on buildings with elevated entries. Stoops serve as a form of street furniture and foster increased pedestrian interaction in the public realm.

# MISCELLANEOUS

## PORCHES

01

Buildings must not have front porches.

02

Buildings may have side porches if they are placed in the void created by a keyback.

03

Side porches should be built in a rectangular geometry.

# MISCELLANEOUS

## FRONT FENCING

01

**Buildings with a front setback of at least two feet may have front fencing if a majority of non-institutional contributing buildings with setbacks of at least two feet located within the same block face have front fencing.\***

02

**Front fencing should be set at, and occupy the full width of, the front property line.**

03

**Front fencing should be made of black colored or coated wrought iron, cast-iron, or steel.**

04

**Front fencing should reflect the design, spacing, opacity, and height of historic front fencing found on contributing buildings within the district.**

### Note

\* If there are fewer than three (3) non-institutional contributing buildings located within the same block face, then the quantity of buildings used to calculate a majority must include non-institutional contributing buildings located within the same block face plus an additional block face in both directions.

# MISCELLANEOUS

## REAR FENCING

- 01 Buildings may have rear fencing placed at the rear property line.
- 02 Rear fencing should be made of wrought iron, cast-iron, steel, natural wood, or an appropriate alternate material.
- 03 Rear fencing should not exceed six feet in height.

## STOOPS

- 01 Buildings may have one or more stoops if stoops are present on the block-facing facade of at least 30% of non-institutional contributing buildings located within the same block face.
- 02 Stoop height should be within 25% of base component height. Stoop width and depth should be within 10% of the average width and depth of stoops on block-facing facades of non-institutional contributing buildings located within the same block face. Use of stoop railings should be minimized.

## BALCONIES

- 01 Buildings may have protruding balconies if they are placed at the rear of the building, or on the side of the building in the void created by a keyback.
- 02 Buildings may have recessed balconies if they are placed at the rear of the building or on the side of the building.

## ARCHAEOLOGICAL RESOURCES

- 01 Building sites should be evaluated for their potential for archaeological resources. If, after a survey of Sanborn Maps and consultation with staff, or if during construction archaeological resources are discovered, existing archaeological survey protocols must be followed.

# APPENDIX



09

**Articulative Recess** A slight change in plane in part of an exterior wall, usually decorative.

**Attic** A room or space directly under the roof of a building.

**Base Component** The bottommost portion of a building, commonly represented in commercial buildings by a storefront, and in residential buildings by a foundation capped by a water table.

**Block** A unit of urban development representing the smallest area that is enclosed on all sides by streets.

**Block Face** A portion of a block consisting of a row of properties whose building facades are all oriented toward the same street.

**Cladding** The outermost material layer covering the exterior of a building.

**Composition** The arrangement of a building into base, middle, and top components.

**Contiguous** Sharing an edge or boundary; touching.

**Cornice** A molded, decorative, projecting horizontal member that crowns the top of a building.

## CORNICE COMPONENTS

**Box Gutter** A rectangular rain gutter built into the slope of a roof, above the cornice.

**Bracket** An angled structural and/or decorative element that actually or visually supports the box gutter/cornice soffit.

**Corbel** A type of bracket built into a wall and projecting outward to support the box gutter/cornice soffit.

**Dentil** One of a series of small, decorative rectangular blocks placed at regular intervals under the soffit of a cornice.

**Frieze** A decorative horizontal band typically containing rectangular trimmed panels and through-the-cornice windows.

**Through-the-Cornice Windows** Attic windows built into the cornice.

**Contiguous Street** A street that is contiguous to a parcel containing the subject building.

**Contributing Building** A historic building that is designated by the City of Cincinnati as contributing to the historic significance of the Over-the-Rhine Historic District.

**Elevated Solar Panel Array** An array of solar panels attached to a roof in which the panels are angled toward the sun, and do not lay flat against the roof surface.

**Facade** Any face of a building given special architectural treatment.

**Front Property Line** A property line that is contiguous to a street.

**Front Setback** A space or gap between the front property line and any portion of the facade or other street-facing wall, excluding articulative recesses.

**Grade** Ground level, as measured by the average of the slope between two points.

**Height** The vertical distance between the grade of the facade and the highest point on the facade, including architectural features.

**Historic** Being from the period of significance (1840-1941) of the Over-the-Rhine Historic District, with special emphasis on the period 1840-1900.

**Institutional Building** A contributing building constructed for use as a school, theater, music hall, market house, bath house, or place of worship.

**Keyback** A setback on a side exterior wall beginning at a point at least 20 feet removed from the primary facade, typically extending back to the rear property line, and resulting in an enclosed breezeway, alleyway, or outdoor space.

**Lintel** A horizontal member, typically structural, that spans the top of a window or door opening.

**Massing** The general shape and size of a building.

**Materials** The substances that are used to form the visible exterior of a building.

**Mechanical Equipment** Any device or apparatus used relating to heating, ventilation, air conditioning, plumbing, fire suppression, transportation, or any other building system.

**Middle Component** The area of a building located between the base component and the top component, typically constituting the largest bulk of the building and containing the majority of its design elements.

**Neighboring Building** A building that is next to the subject building and located on a parcel that is contiguous to one of the subject building's side property lines.

**Oriel Window** A bay window projecting from an upper story (or stories) on a building facade.

**Over-the-Rhine Historic District** A geographic area covering parts of Over-the-Rhine, Pendleton, and Mount Auburn that is protected by the City of Cincinnati based on its cultural and architectural significance as a representation of the period in Cincinnati's urban development from 1840-1941, and particularly that period prior to 1900.

**Parcel** A tract or plot of land.

**Penthouse** An enclosed or partially enclosed structure on or above the roof of a building which is designed or used for human occupancy.

**Property Line** The boundary line between two pieces of property.

**Public Realm** Any portion of the Over-the-Rhine Historic District that is accessible to the public, including streets, alleys, rights of way, public parks, and publicly accessible buildings.

**Residential Building** A building that is entirely residential in use and does not have a storefront.

**Rhythm** A regularly recurring sequence or pattern within and among buildings.

**Roof** The structure forming the upper covering of a building.

**Roof Access Enclosure** A small structure on or above the roof of a building whose exclusive purpose is to provide access to a rooftop deck.

**Roof Deck** A flat surface on or above the roof of a building that provides space for recreation, typically surrounded by railings.

**Roof Pitch** A numerical measure of the steepness, or slope, of a roof.

**Rooftop Appendage** Any structure, surface, fixture, equipment, furniture, or other item that is attached to the roof.

**Scale** The size of a building judged in relation to other buildings.

**Side Property Line** Generally, a property line that runs perpendicular to the front and rear property lines.

**Side Setback** A space or gap between the side property line and any portion of the side exterior wall(s), excluding articulative recesses.

**Sill** A horizontal member that spans the bottom of a window opening.

**Storefront** The ground floor facade of a retail store, restaurant, bar, or personal services establishment.

## STOREFRONT COMPONENTS

**Bulkhead/Knee Wall** The portion of a storefront that serves as a platform for the display windows.

**Column** A vertical structural member designed to support compressive loads in a storefront system.

**Display Windows** Large windows in a storefront used to attract attention to a business and its merchandise or services.

**Pilaster** A projecting, non-load bearing vertical member having the appearance of a column, with a capital and a base, but being purely ornamental in function.

**Storefront Cornice/Lintel** A horizontal member that terminates the uppermost portion of the storefront, separating it from the upper floors above.

**Transom Windows** Windows located above the main display windows and separated by a transom.

**Story/Floor** A level in a building.

**Street** A public thoroughfare, including sidewalks, typically fronted by buildings on one or both sides.

**Street-Facing Wall** An exterior building wall that faces a contiguous street.

**Subject Building** A building being considered for a Certificate of Appropriateness.

**Top Component** The uppermost terminating element of a building, often represented by a change in both plane and material.

**Transom** A horizontal crosspiece separating the top of a window or door from a smaller window above.

**Use** The type of human activity for which a building is intended.

**Water-Table** A horizontal projecting string course, molding, or ledge placed at the top of the foundation so as to divert rainwater from a building.

**Width** The horizontal distance between the sides of the facade.

**Window Opening** An opening in the wall of a building for admission of light and air.

**Wythe** A single thickness of brick in masonry construction.

Definitions taken from the following resources:

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Ching, Frank. *A Visual Dictionary of Architecture*. Wiley, 2012.

Curl, James Stevens. *A Dictionary of Architecture and Landscape Architecture*. Oxford University Press, 2006.

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