

COMPOSITION: MIDDLE

HISTORIC CONTEXT

The middle component of buildings in the Over-the-Rhine Historic District is the area between the top of the base component, and the bottom of the cornice. The middle component contains window openings, sills, lintels, and other detailing and articulation that contributes greatly to both the vertical emphasis and rhythm of the design.

In mixed-use buildings, the middle component is typically distinguished from the storefront below through a strong horizontal element, such as a stone or cast iron lintel or cornice corresponding to a division in the use of the building. In residential and other commercial buildings, the horizontal element dividing middle from base is the top of the stone foundation or water table that terminates below the building entry. In both building types, the middle component is distinguished from the more decorative top component through the application of a strong horizontal element.



1222 and 1224 Republic Street exhibit the characteristics of composition: middle in residential buildings.



118-128 W. Elder Street exhibit the characteristics of composition: middle in mixed-use buildings.



1212 Jackson Street exhibits the characteristics of composition: middle in industrial buildings.

COMPOSITION: MIDDLE

GUIDELINE INTENTION

The design of the middle component should provide a consistent architectural vocabulary along the streetscape.

01

Buildings should have a change in material and/or design that marks the transition from base component to middle component, and from middle component to top.

COMPOSITION: TOP

HISTORIC CONTEXT

Strong terminating elements at the tops of buildings are primary defining features of the district. Projecting cornices supported by decorative brackets and bold, decorative frieze panels are the quintessential tops found in the Over-the-Rhine Historic District. Historically, cornices projected over buildings to minimize rainfall on facades. Decorative cornices in the district often exhibit their own micro-composition of base, middle, top, while remaining consistent with an overarching theme throughout the district.

Some buildings feature less elaborate building tops – such as bracket-less box gutters and corbelled parapet walls – that nevertheless serve as strong terminating elements to the building. On other buildings the entire uppermost story serves as a top, realized by a mansard roof or a lower secondary cornice.



116 W. Elder Street exhibits the characteristics of composition: top.



213 and 219 Odeon Street exhibit the characteristics of composition: top.



8 Green Street exhibits the characteristics of early 20th-century composition: top.



1408 Elm Street exhibits the characteristics of composition: top.

COMPOSITION: TOP

GUIDELINE INTENTION

New buildings are to provide a crowning visual termination to the composition.

01

Buildings should employ a strong top component that terminates the building, without mimicking the district's historic cornices.

02

Top components should have a height that is within 10% of the average height of historic top components on non-institutional contributing buildings located within the same block face.*

03

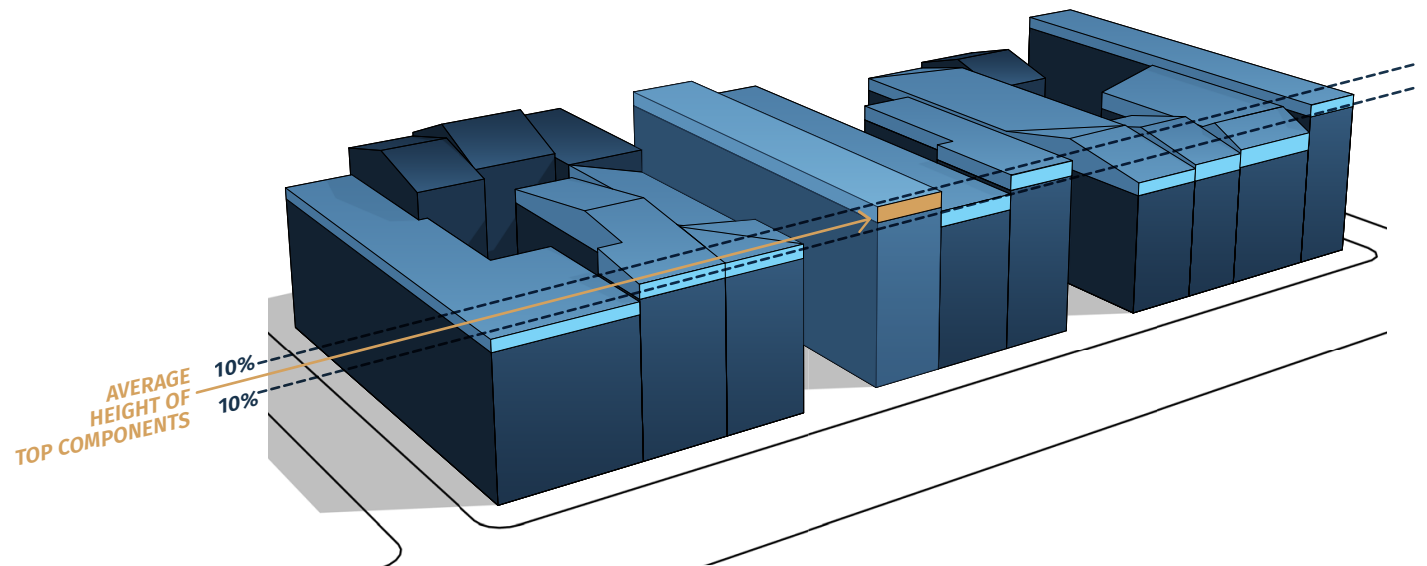
The projection (overhang) of top components beyond the plane of the facade must not exceed 90% of the furthest projection among top components on contributing buildings within the same block face.

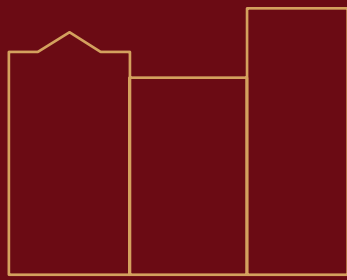
Note

* If there are fewer than three (3) non-institutional contributing buildings located within the same block face, then the average must be calculated using non-institutional contributing buildings located within the same block face plus an additional block face in both directions.

02

Top components should have a height that is within 10% of the average height of historic top components on contributing buildings located within the same block face.





RHYTHM

New York, New York



RHYTHM

HISTORIC CONTEXT

The “rhythm” formed by the repetition of buildings is one of the core elements that knits the fabric of the Over-the-Rhine Historic District together into a cohesive district. Most buildings are tall and narrow – typically 20-50 feet in width and three to four stories in height – and exhibit a variation in height from one building to the next. Most buildings also feature regularly spaced, horizontally and vertically aligned, symmetrically placed window openings that display a remarkable consistency from one building to the next. Finally, buildings tend to have articulated wall surfaces (e.g., sills, lintels, and bracketed cornices), resulting in the consistent projection of elements from the plane of the primary façades of buildings along the streetscape. This repetition of tall, narrow buildings of varying height, consistent fenestration geometries, and articulated wall surfaces results in a particular pattern, or “rhythm”, that gives the district's streets harmony and coherence.

1405-1417 Main Street
exemplifies the
Over-the-Rhine
Historic District's
distinctive rhythm.



529-541 E. 13th Street
exemplifies the
Over-the-Rhine
Historic District's
distinctive rhythm.



RHYTHM

GUIDELINE INTENTION

New buildings should reflect the visual continuity established by the repetition of similarly designed and scaled contributing buildings along the streetscape.

01

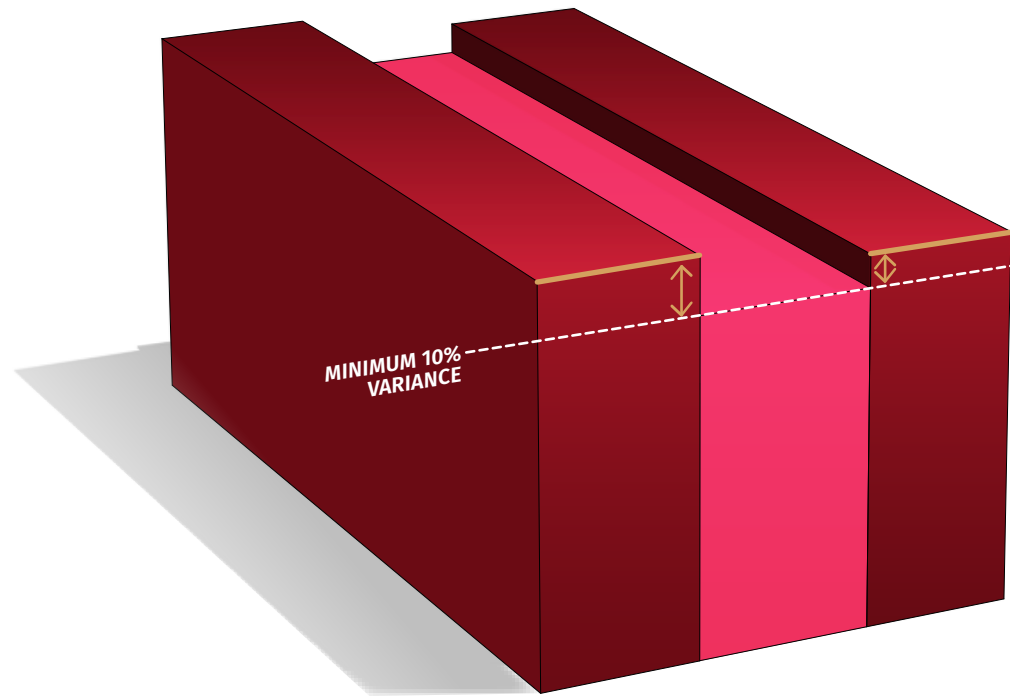
Building height should vary by a minimum of 10% from the height of any neighboring buildings.

02

Window openings should respond and relate to the rhythm of openings found on non-institutional contributing buildings located within the same block face.

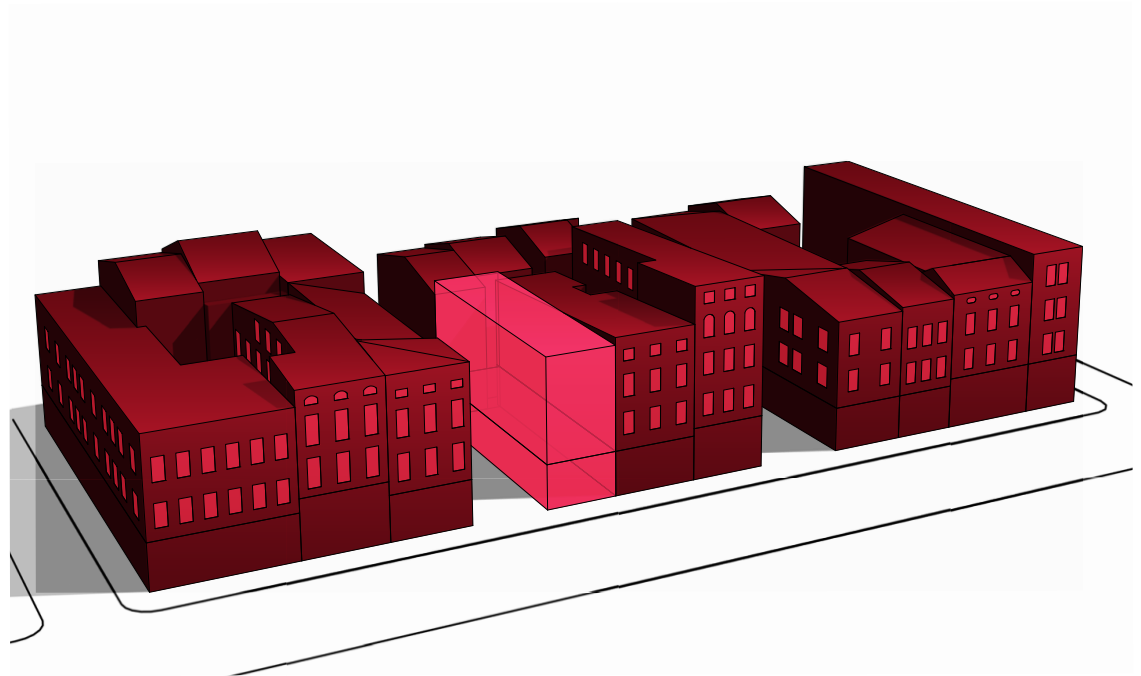
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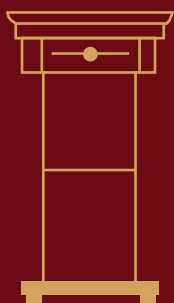
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OPENINGS



OPENINGS

HISTORIC CONTEXT

Openings are fundamental to the distinctive rhythm that defines the district. Openings are found both on principle façades as well as the rear and side walls of buildings where those walls are not immediately abutted by another building or located on a property line. Most buildings feature regularly spaced, vertically oriented individual window openings formed into horizontally and vertically aligned, symmetrical rows and columns. Windows are typically recessed into the opening, creating a strong shadow detail.⁸ Windows are typically double hung and often have decorative stone sills and lintels.

Buildings with commercial uses on the upper floors and many built after the turn of the century often feature more variation in window openings, including groupings of openings that create more of a horizontal orientation.

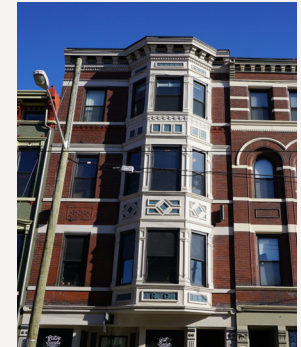
While oriel windows are not defining features of the Over-the-Rhine Historic District, they are present at a number of locations in both residential and mixed-use buildings. Oriels are designed to provide functional benefits to interior space, and are also architectural expressions that add distinction and three-dimensionality to the district's typically planar masonry facades.



118 and 120 W. 14th Street exhibit the characteristics of window and door openings



1126 Walnut exhibits the characteristics of grouped window openings.



1428 Race exhibits the characteristics of oriel windows.

Doors follow the patterns and characteristics of windows, accentuating the verticality and symmetry of the district. Entries have different sizes, locations, and styles depending on the use and period of the building. Entrances to residential buildings usually feature a single wooden door, set off to one side of the primary façade and recessed into the brick. In mixed-use buildings, especially along commercial arterials such as Elm, Race, Vine, Walnut, Main, and Sycamore Streets, residential entrances are placed either in one of the outermost bays of the primary façade, or are located on a side exterior wall of the building, accessible through a tall narrow breezeway with a gate or door at the front of the building.

OPENINGS*

GUIDELINE INTENTION

The openings of new buildings are to establish a relationship with the size, placement, and configuration of openings found on contributing buildings of similar use within the same block face.

01

Window openings should be taller than they are wide in a proportion that reflects proportions generally found on non-institutional contributing buildings of similar use within the same block face.†

02

Window openings should occupy a total of between 30% and 60% the middle portion of facades and street-facing walls.

03

Windows:

- Should be recessed from the plane of the wall
- Must not have internal grids

04

Buildings may have oriel windows if all of the following conditions exist:

- There is at least one contributing building with an oriel window located within either the subject block face or the opposing block face.
- Not greater than 15% of total buildings (contributing and non-contributing) located within the combined block face and opposing block face have oriel windows.

Note

* Storefront openings must follow the requirements set forth in Chapter 03: Composition: Base.

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

05

Window openings should be arranged into columns, as follows:

- The number of columns of openings should reflect the number of columns found on contributing buildings of similar width.
- Columns should be evenly spaced.
- Window openings should be vertically aligned with other openings within the same column.
- Columns should be symmetrical.

06

Window openings should be arranged into rows, as follows:

- Rows should be present for each story. Attic stories are exempt.
- Rows should be evenly spaced.
- Window openings should be horizontally aligned with other openings within the same row.
- The upper most row of openings in the middle component, including lintel, should terminate at least 15 inches below the beginning of the top component.

07

Street-facing walls must have a door opening providing access to the sidewalk.

08

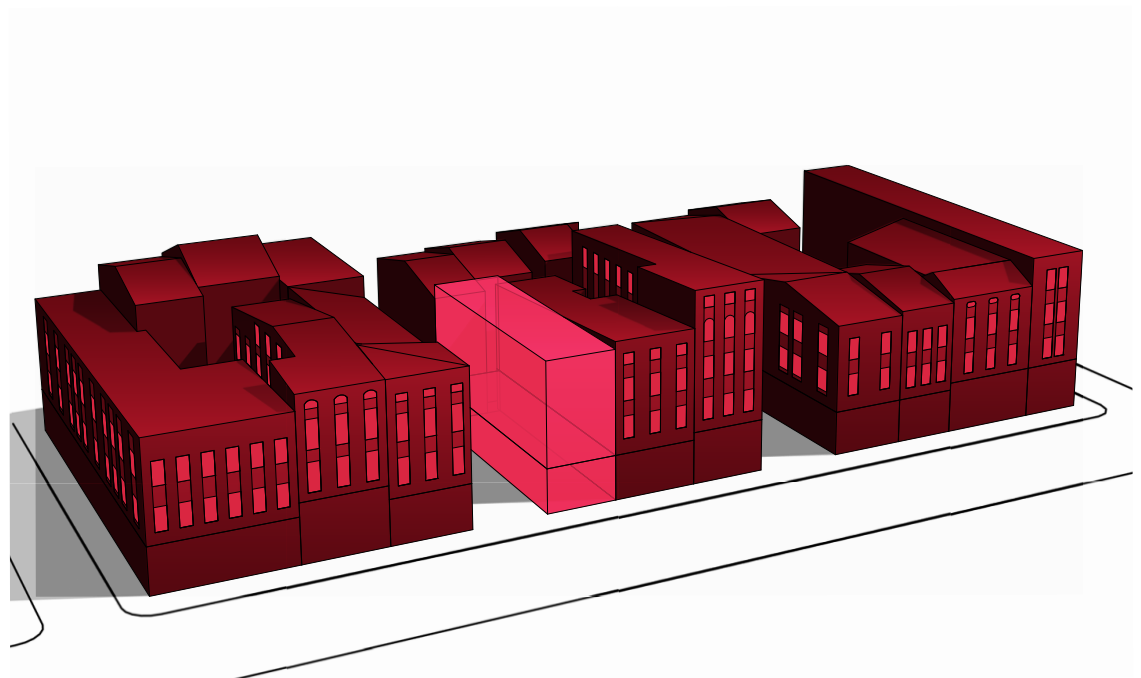
The size and proportions of door openings should reflect the size and proportions generally found on non-institutional contributing buildings of similar use within the same block face†. Door openings must not be sunken below grade. Door openings may be elevated but must not be more than 25% higher than the height of the base component.

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- a. The number of columns of openings should reflect the number of columns found on contributing buildings of similar width.
- b. Columns should be evenly spaced.
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- d. Columns should be symmetrical.

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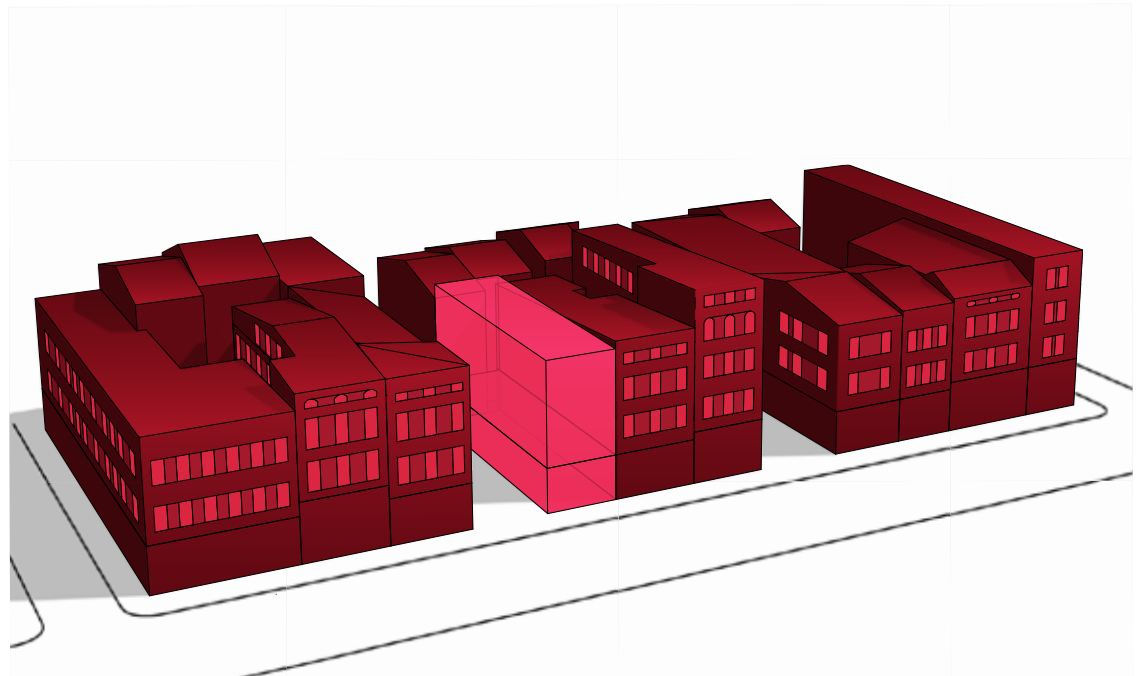


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ROOF

