

OVER THE RHINE NEW CONSTRUCTION GUIDELINES
PROPOSED AMENDMENTS 12/02/2022
CINCINNATI PLANNING COMMISSION

Note to Reader: The Revised Infill Guidelines were passed unanimously by the City of Cincinnati Historic Conservation Board on August 3, 2020. At the subsequent Cincinnati Planning Commission (CPC) meeting held on September 24, 2020, the Applicant, the Over-the-Rhine Foundation, as well as the City of Cincinnati Planning Department were asked to work collaboratively to continue discussion with the community and key stakeholders. The below table is the result of these efforts and represents the adjustments that are now being presented (shown in **red** in the third column, not inclusive of minor grammatical changes). These adjustments were developed in collaboration with the community to provide equitable and appropriate guidelines, supportive of high density, and with more clarity and illustration to provide a clear path for project development within the Historic District.

INTENT AND GENERAL		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
<p>New construction is allowed on vacant sites in Over-the-Rhine because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.</p> <p>New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.</p> <p>The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.</p> <p>The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.</p>	<ol style="list-style-type: none">1. Language used throughout the document is intended to convey the level of importance of compliance with each guideline referenced. Guidelines containing the words “must” or “must not” indicate that the guideline ought to be complied with in all circumstances. Guidelines containing the words “should” or “should not” indicate the intention that the guideline is very important and should be complied with in most cases, while recognizing that some designs will be of such a high caliber that they warrant exemption from these guidelines. Guidelines containing the word “may” indicate the intention that compliance is optional.2. Illustrations provided in this document are intended to accompany and clarify language provided but do not supersede it.3. New construction is allowed on vacant sites in the Over-the-Rhine Historic District because gaps due to demolition weaken the streetscape and the overall character of the district.4. New construction should support and enhance the historic architecture of the Over-the-Rhine Historic District and should not overwhelm or detract from the character of the district. The exceptional quality of the existing historic buildings in the district provides an outstanding framework for new construction.5. New construction should be well-designed, and contemporary yet compatible with the surrounding historic buildings in the district. Amended for CPC: New construction should be well-designed, and contemporary yet compatible with, and complementary to, the surrounding historic buildings in the district. The understanding and interpretation of patterns in the surrounding historic context is essential to infill design. New construction should honor the patterns found in the height, massing, shape, footprint, roofs, openings, and rhythm of the surrounding historic context, but must not replicate the architectural detailing found on historic buildings.6. The Historic Conservation Board's review of new construction will focus on the design compatibility with contributing structures located within the same block face. At times, a dearth of extant historic buildings will make it necessary to expand consideration to include historic context on the opposing block face, and/or additional block faces in both directions. Design compatibility will be assessed based on common patterns among these contributing buildings, rather than conditions found on individual contributing buildings. Review of new construction will focus particular attention on massing, scale, height, rhythm, and setback.7. These guidelines will be used to judge the design compatibility of new construction with the historic architecture of the district.	<ol style="list-style-type: none">1. Language used throughout the document is intended to convey the level of importance of compliance with each guideline referenced. Guidelines containing the words “must” or “must not” indicate that the guideline ought to be complied with in all circumstances. Guidelines containing the words “should” or “should not” indicate the intention that the guideline is very important and should be complied with in most cases, while recognizing that some high caliber designs will still comply with the spirit and intent of the Guidelines without strict adherence to the guideline in question, and warrant exemption from these guidelines. Guidelines containing the word “may” indicate the intention that compliance is optional.2. Illustrations provided in this document are intended to accompany and clarify language provided but do not supersede it.3. New construction is allowed on vacant sites in the Over-the-Rhine Historic District because gaps due to demolition weaken the streetscape and the overall character of the district.4. New construction should support and enhance the historic architecture of the Over-the-Rhine Historic District and should not overwhelm or detract from the character of the district. The exceptional quality of the existing historic buildings in the district provides an outstanding framework for new construction.5. New construction should be well-designed, and contemporary yet compatible with, and complementary to, the surrounding historic buildings in the district. The understanding and interpretation of patterns in the surrounding historic context is essential to infill design. New construction should honor the patterns found in the height*, massing, shape, footprint, roofs, openings, and rhythm of the surrounding historic context, but must not replicate the architectural detailing found on historic buildings.6. The Historic Conservation Board's review of new construction will focus on the design compatibility with contributing structures located within the same block face**. At times, a dearth of extant historic buildings will make it necessary to expand consideration to include historic context on the opposing block face, and/or additional block faces in both directions. Design compatibility will be assessed based on common patterns among these contributing buildings, rather than conditions found on individual contributing buildings. Review of new construction will focus particular attention on massing, scale, height, rhythm, and setback.7. These guidelines will be used to judge the design compatibility of new construction with the historic architecture of the district. <p>* See Height Character Map in Appendix to understand the height, scale, and massing characteristics of different parts of the Historic District. **See Context Hierarchy in the Appendix. Context reference is based on contributing structures in proximate block faces and blocks. Materials and Openings are exceptions and these may reference contributing structures located throughout the entire District.</p>

OVER THE RHINE NEW CONSTRUCTION GUIDELINES

PROPOSED AMENDMENTS 12/02/2022

CINCINNATI PLANNING COMMISSION

SETBACK		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an “edge” at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.	<p>Intention statement: New buildings are to respect the established setback pattern on the street. A zero-lot line setback at the front and on the sides should be the first response to a new construction project unless a majority of other contributing buildings along the block face have setbacks.</p> <ol style="list-style-type: none"> Buildings must be built with zero setback from front lot lines, side street lot lines, and side alley lot lines, except as defined in 2. Buildings must have a front setback if all of the following conditions exist: <ol style="list-style-type: none"> The building is a residential building. The building is not located on a corner lot. There are at least three non-monumental contributing buildings extant within the same block face, and majority of these have a front setback of at least 2 feet. The setback is consistent with the median setback of those contributing buildings defined in 2c. Buildings must be built with zero setback from all interior side lot lines for at least the first 20’ of depth of the building, except as defined in 4. Buildings should have an interior side setback on one or both sides if all of the following conditions exist: <ol style="list-style-type: none"> The building is a residential building. There are at least three non-monumental contributing buildings extant within the same block face, and a majority of these have an interior side setback on at least one side. The setback is consistent with the median interior side setback of those contributing buildings defined in 4b. 	<p>Intention statement: New buildings are to respect the established setback pattern on the street. A zero-lot line setback at the front and on the sides should will be the first response to a new construction project unless a majority of other contributing buildings along the block face have setbacks.</p> <ol style="list-style-type: none"> Buildings must be built with zero setback from front lot lines, side street lot lines, and side alley lot lines, except as defined in 2.* Buildings should have a front setback if all of the following conditions exist: <ol style="list-style-type: none"> The building is a residential building. The building is not located on a corner lot. There are at least three non-monumental contributing buildings extant within the same block face, and a majority of these have a front setback of at least 2 feet. The depth of the setback is consistent with the median setbacks of those contributing buildings defined in 03 2c. Buildings must be built with zero setback from all interior side lot lines for at least the first 20’ of depth of the building, except as defined in 4. Buildings should have an interior side setback on one or both sides if all of the following conditions exist: <ol style="list-style-type: none"> The building is a residential building. There are at least three non-monumental contributing buildings extant within the same block face, and a majority of these have an interior side setback on at least one side. The depth of the setback is consistent with the median interior side setbacks of those contributing buildings defined in 4b. <p><i>* See Glossary for definition of articulative recesses and setback.</i></p>
HEIGHT, MASSING, AND SCALE		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
<p>The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the- Rhine are between two and five stories.</p> <p>Emphasis: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.MOVED FROM HEIGHT SECTION</p>	<p>Intention statement: New buildings will reflect the historic massing and height within the district and support the continuity of scale established by the historic fabric. Major deviations from the established massing, height, and scale can irrevocably detract from the character of the neighborhood.</p> <ol style="list-style-type: none"> Building width should be consistent with the median building width of non-monumental contributing buildings located within the same block face.* ** Primary facade height must be consistent with the median primary facade height of non-monumental contributing buildings located within the same block face*, except as defined in 4 and 9. Amended for CPC: Primary facade height must fall within half a story of the median primary facade height, and must not fall outside the range of primary facade heights,of non-monumental contributing buildings located within the same block face*, except as defined in 4, 7, (and 10 as amended) Building height must be consistent with the median building height of non-monumental contributing buildings located within the same block face*, except as defined in 5 and 9. Amended for CPC: Building height must fall within half a story of the median building height, and must not fall outside the range of building 	<p>Intention statement: New buildings will reflect the historic massing and height within the district and support the continuity of scale established by the historic fabric. Major deviations from the established massing, height, and scale can irrevocably detract from the character of the neighborhood.</p> <ol style="list-style-type: none"> Building width should be consistent with the median general building width of non-monumental contributing buildings located within the same block face * Primary facade height must fall within half a story of the median primary facade height, and must not fall outside the range of primary facade heights, of the tallest and shortest primary facade heights among non-monumental contributing buildings located within the same block face* ** ****, except as defined in 4 and 9 5. Building height must fall within half a story of the median building height, and must not fall outside the range of building heights, of the tallest and shortest building heights among non-monumental contributing buildings located within the same block face* ** ****, except as defined in 4 and 9 5.

OVER THE RHINE NEW CONSTRUCTION GUIDELINES

PROPOSED AMENDMENTS 12/02/2022

CINCINNATI PLANNING COMMISSION

	<p>heights, of non-monumental contributing building located within the same block face*, except as defined in 5, 7, <i>(and 10 as amended)</i></p> <p>4. On corner lots and lots with multiple street frontages, primary and secondary façade height must meet the following conditions:</p> <ol style="list-style-type: none"> Primary façade height must not be less than the median primary façade height of non-monumental contributing buildings located within the same block face.* Primary façade height must not exceed the primary façade height of the tallest non-monumental contributing building located within the same block face, except as defined in 7 <i>(and 10 as amended)</i>* *** Secondary façade height must not be less than the median primary façade height of non-monumental contributing buildings located within the same block face.* **** Secondary façade height must not exceed the primary façade height of the tallest non-monumental contributing building located within the same block face.* *** **** On corner lots, secondary façades adjacent to the primary façade of the subject building may wrap the corner at or below the height of the primary façade for up to either the first 55' of the secondary façade, or the depth of the historic corner lot. On corner lots, secondary façades adjacent to another taller secondary façade of the subject building may wrap the corner at or below the height of the taller secondary façade for up to either the first 55' of the shorter secondary façade, or the depth of the historic corner lot. <p>5. On corner lots and lots with multiple street frontages, building height must meet the following conditions:</p> <ol style="list-style-type: none"> Building height on the primary façade side must not be less than the median building height of non-monumental contributing buildings located within the same block face.* Building height on the primary façade side must not exceed the building height of the tallest non-monumental contributing building located within the same block face, except as defined in 7 <i>(and 10 as amended)</i>* *** Building height on secondary façade sides must not be less than the median building height of non-monumental contributing buildings located within the same block face.* **** Building height on secondary façade sides must not exceed the building height of the tallest non-monumental contributing building located within the same block face.* *** **** On corner lots, building height on secondary façade sides adjacent to the primary façade side of the subject building may wrap the corner at or below the building height on the primary façade side for up to either the first 55' on the secondary façade side, or the depth of the historic corner lot. On corner lots, building height on secondary façade sides adjacent to another taller secondary façade side of the subject building may wrap the corner at or below the building height on the taller secondary façade side for up to either the first 55' on the shorter secondary façade side, or the depth of the historic corner lot. <p>6. Individual story height should be consistent with the median individual story height of non-monumental contributing buildings located within the same block face.*</p> <p>7. Buildings on Central Parkway north of Liberty Street must meet the following requirements for primary façade height and building height:</p>	<p>4. On corner lots and lots with multiple street frontages, primary and secondary façade and building heights that wrap onto a secondary street must meet the following conditions:***</p> <ol style="list-style-type: none"> Primary façade height must not be less than the median primary façade height of non-monumental contributing buildings located within the same block face.* Secondary facade height must not exceed primary façade height, but may wrap the corner at or below the height of the primary façade for up to either the first 60' of the secondary street frontage, or to the depth of the historic non-monumental corner lot. Beyond this point secondary facade height is subject to the same rules as primary façade height in Guideline 2. Primary façade height must not exceed the primary façade height of the tallest non-monumental contributing building located within the same block face, except as defined in 9.* Building height on the secondary street frontage must not exceed the building height on the primary street frontage, but may wrap the corner at or below the building height on the primary street frontage for up to either the first 60' of the secondary street frontage, or to the depth of the historic non-monumental corner lot. Beyond this point building height on the secondary street frontage is subject to the same rules as building height in Guideline 3. Secondary façade height must not be less than the median primary façade height of non-monumental contributing buildings located within the same block face.*§ Secondary façade height must not exceed the primary façade height of the tallest non-monumental contributing building located within the same block face.*§ On corner lots, secondary façades adjacent to the primary façade of the subject building may wrap the corner at or below the height of the primary façade for up to either the first 55' of the secondary façade, or the depth of the historic corner lot. On corner lots, secondary façades adjacent to another taller secondary façade of the subject building may wrap the corner at or below the height of the taller secondary façade for up to either the first 55' of the shorter secondary façade, or the depth of the historic corner lot. <p>5. On corner lots and lots with multiple street frontages, building height must meet the following conditions:</p> <ol style="list-style-type: none"> Building height on the primary façade side must not be less than the median building height of non-monumental contributing buildings located within the same block face.* Building height on the primary façade side must not exceed the building height of the tallest non-monumental contributing building located within the same block face, except as defined in 9.*‡ Building height on secondary façade sides must not be less than the median building height of non-monumental contributing buildings located within the same block face.*§ Building height on secondary façade sides must not exceed the building height of the tallest non-monumental contributing building located within the same block face.*‡§ On corner lots, building height on secondary façade sides adjacent to the primary façade side of the subject building may wrap the corner at or below
--	---	--

OVER THE RHINE NEW CONSTRUCTION GUIDELINES
PROPOSED AMENDMENTS 12/02/2022
CINCINNATI PLANNING COMMISSION

	<p>a. Primary façade height must not exceed the primary façade height of the tallest non-monumental contributing building located on Central Parkway north of Liberty Street within the Over-the-Rhine Historic District.</p> <p>b. Building height on the primary façade side must not exceed the building height of the tallest non-monumental contributing building located on Central Parkway north of Liberty Street within the Over-the-Rhine Historic District</p> <p>Amended for CPC:</p> <p>7. Buildings on Central Parkway north of Liberty Street and buildings on Central Parkway between Sycamore Street and the Plum Street/Central Parkway intersection must meet the following requirements for primary facade height and building height:</p> <p>a. Primary facade height must not exceed the primary facade height of the tallest non-monumental contributing building located on Central Parkway within the Over-the-Rhine Historic District.</p> <p>b. Building height must not exceed the building height of the tallest non-monumental contributing building located on Central Parkway within the Over-the-Rhine Historic District.</p> <p>8. Buildings should be quadrilateral in form, except where a triangular or other polygonal lot dictates use of another form.</p> <p>9. Primary façade height should be greater than building width and building depth should be greater than building width.**</p> <p>Amended for CPC:</p> <p>10. Buildings on the south side of Liberty Street between Central Parkway and Sycamore Street must meet the following requirements for primary facade height and building height:</p> <p>a. Primary facade height must not exceed the primary facade height of the tallest non-monumental contributing building located on either side of Liberty Street between Central Parkway and Sycamore Street.</p> <p>b. Building height must not exceed the primary facade height of the tallest non-monumental contributing building located on either side of Liberty Street between Central Parkway and Sycamore Street.</p> <p><small>*Must follow the Context Hierarchy in the Appendices</small></p> <p><small>** Buildings developed on a historic lot that is narrower than the median, or on two or more consolidated historic lots with combined width of greater than 60', are exempt from this guideline. Where this guideline conflicts with Chapter: Setback, Setback shall take precedence.</small></p> <p><small>***Unless the subject building is located on Central Parkway, for purposes of this guideline buildings facing Central Parkway shall be excluded from reference.</small></p>	<p>the building height on the primary façade side for up to either the first 55' on the secondary façade side, or the depth of the historic corner lot.</p> <p>f. On corner lots, building height on secondary façade sides adjacent to another taller secondary façade side of the subject building may wrap the corner at or below the building height on the taller secondary façade side for up to either the first 55' on the shorter secondary façade side, or the depth of the historic corner lot.</p> <p>6. Individual story height should be consistent with the median individual story height of non-monumental contributing buildings located within the same block face.*</p> <p>7. Buildings on Central Parkway north of Liberty Street must meet the following requirements for primary façade height and building height:</p> <p>a. Primary façade height must not exceed the primary façade height of the tallest non-monumental contributing building located on Central Parkway north of Liberty Street within the Over-the-Rhine Historic District.</p> <p>b. Building height on the primary façade side must not exceed the building height of the tallest non-monumental contributing building located on Central Parkway north of Liberty Street within the Over-the-Rhine Historic District</p> <p>5. Buildings on Central Parkway, Liberty Street, and Reading Road are recognized for special height considerations. Primary facade height and building height, respectively, of buildings located within each of the following subareas must fall within the tallest and shortest primary facade heights/building heights among non-monumental contributing buildings located within the entirety of that subarea.</p> <p>a. Subarea 1: Central Parkway between Sycamore Street and Plum Street</p> <p>b. Subarea 2: Central Parkway between Plum Street and Liberty Street, excluding any area within 300 feet of Music Hall</p> <p>c. Subarea 3: Central Parkway north of Liberty Street</p> <p>d. Subarea 4: Liberty Street except that Maximum height is limited to 60'.</p> <p>e. Subarea 5: Reading Road except that Maximum height is limited to 60'.</p> <p>8-6. Buildings should be quadrilateral in form, except where a triangular or other polygonal lot dictates use of another form.</p> <p>9-7 Both primary facade height and building depth should be greater than building width.and building depth should be greater than building width.</p> <p><small>* Must follow the Context Hierarchy in the Appendix</small></p> <p><small>** Note: Building height is defined by Cincinnati Zoning Code. Additional allowable building height above allowable façade height must be setback or otherwise designed to be not visible from a perpendicular sightline as viewed from the base of any opposing facade. Building and façade height of non-monumental contributing buildings shall exclude all modern additions, chimneys, turrets, towers, pediments, steeples, roof access enclosures, other appurtenant architectural features, or any other appurtenances at roof level.</small></p> <p><small>*** For corner buildings, the primary façade is designated as the façade fronting the primary street, which is the street with the wider right-of-way. Where two streets are equivalent in right-of-way, historic parcel address is dispositive..</small></p> <p><small>****Unless the subject building property is located on Central Parkway, for purposes of this guideline buildings facing Central Parkway shall be excluded from reference.</small></p> <p><small>***** Buildings developed on a historic lot that is narrower than the median, or on two or more consolidated historic lots with combined width of greater than 60', are exempt from this</small></p> <p><small>***** Each secondary facade shall reference its own block face</small></p>
--	--	---

OVER THE RHINE NEW CONSTRUCTION GUIDELINES
PROPOSED AMENDMENTS 12/02/2022
CINCINNATI PLANNING COMMISSION

	**** Each secondary facade shall reference its own block face	
COMPOSITION BASE RESIDENTIAL		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
<p>New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.</p> <p>New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.</p>	<p>Intention statement: Residential bases will be well defined and distinguishable from the middle component of a building.</p> <ol style="list-style-type: none">Residential buildings should have a base component represented by a change in material and/or design that marks the transition from base component to middle component.Base component height should be consistent with the median height of base components on non-monumental contributing residential buildings located within the same block face.*Residential buildings may have vehicular entry. Vehicular entry may be placed on a street-facing wall if all the following conditions exist:<ol style="list-style-type: none">The vehicular entry is not located on the primary façade.A majority of the existing buildings located within the same block have vehicular entry.If garage doors are used, they are placed at the lot line, and are designed to blend inconspicuously into the wall system.If garage doors are not used, the vehicular entry and any associated equipment is set back from the plane of the façade. <p>*Must follow the Context Hierarchy in the Appendices</p>	<p>Intention statement: Residential bases will be well defined and distinguishable from the middle component of a building.</p> <ol style="list-style-type: none">Residential buildings should have a base component represented by a change in material and/or design that marks the transition from base component to middle component.Base component height should be consistent with the median general height of base components on non-monumental contributing residential buildings located within the same block face.*Residential buildings may have vehicular entry. Vehicular entry may be placed on a street facing wall if all the following conditions exist:<ol style="list-style-type: none">The vehicular entry is not located on the primary façade.A majority of the existing buildings located within the same block have vehicular entry.If garage doors are used, they are placed at the lot line, and are designed to blend inconspicuously into the wall system.If garage doors are not used, the vehicular entry and any associated equipment is set back from the plane of the façade. <p>*Must follow the Context Hierarchy in the Appendix</p>
COMPOSITION MIDDLE		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
<p>Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.</p>	<p>Intention statement: The design of the middle component will provide a consistent architectural vocabulary along the streetscape.</p> <ol style="list-style-type: none">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.	<p>Intention statement: The design of the middle component will provide a consistent architectural vocabulary along the streetscape.</p> <ol style="list-style-type: none">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		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
<p>New construction MUST employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets, and the expressive use of materials.</p>	<p>Intention Statement: New buildings will provide a crowning visual termination to the composition.</p> <ol style="list-style-type: none">Buildings should employ a strong top component that terminates the façade and creates shadow detail.Top components should not imitate the district's historic cornices.Top components should have a height that is consistent with the median height of historic top components on non-monumental contributing buildings located within the same block face.*The projection (overhang) of top components beyond the plane of the façade must not exceed the furthest projection among top components on non-monumental contributing buildings located within the same block	<p>Intention Statement: New buildings will provide a crowning visual termination to the composition.</p> <ol style="list-style-type: none">Buildings should employ a strong top component that terminates the façade and creates shadow detail.Top components should not imitate the district's historic cornices.Top components should have a height that is consistent with the general height of historic top components on non-monumental contributing buildings located within the same block face.*The projection (overhang) of top components beyond the plane of the façade must not exceed the furthest projection among top components on non-monumental contributing buildings located within the same block.

OVER THE RHINE NEW CONSTRUCTION GUIDELINES

PROPOSED AMENDMENTS 12/02/2022

CINCINNATI PLANNING COMMISSION

	*Must follow the Context Hierarchy in the Appendices	*Must follow the Context Hierarchy in the Appendix
COMPOSITION: BASE - COMMERCIAL/MIXED USE (STOREFRONTS)		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
<p>New storefronts should relate to the characteristics of existing storefronts on historic buildings.</p> <p>Storefronts in the district are typically taller than individual upper floors; framed by piers and/or columns and have a lintel separating them from the upper floors; are divided into bays which increases their verticality and provides a pedestrian scale and proportion; and have large, fixed expanses of clear (not tinted or reflective) glass. As with rehabilitated original storefronts, roll down shutters and metal bar systems installed on the exterior of the building are not appropriate elements for new storefronts.</p> <p>The storefront lintels are 12 to 18 feet above grade; the window sill height is between 18 inches and 3 feet above grade; and storefront windows are set back from the structural elements approximately 12 inches</p>	<p>Intention Statement: New storefronts will evoke the scale, verticality, shadow detail, rhythm, and proportionality of historic storefronts in the district.</p> <ol style="list-style-type: none"> Commercial/mixed-use buildings must have a storefront, as follows: <ol style="list-style-type: none"> Storefronts should feature the basic components of a storefront system, including a bulkhead, transom windows, display windows, substantial vertical divisions, header/continuous lintel, and primary entry door. They may also include components such as columns, pilasters, sills, and storefront cornice. Storefronts should span the full width of primary and secondary facades. Storefront height should be consistent with the median height of contributing storefronts located within the same block face.*,** Storefront windowsills should have a height of 18" to 3' above grade. Storefront windows should be recessed 2" to 4" from the plane of the façade. The ratio of storefront glazing to total storefront area should be consistent with the ratio of storefront glazing to total storefront area on contributing storefronts located within the same block face.* Storefront glazing should not be covered by systems that obscure the view of the glazing from the public realm. Storefronts may be operable provided that the division, configuration, orientation, and recess of windows is consistent with the division, configuration, orientation, and recess of windows on contributing storefronts located within the same block face.* Storefronts should be taller than individual upper floors Commercial/mixed-use buildings may have vehicular entry. Vehicular entry may be placed on a street-facing wall if all the following conditions exist: <ol style="list-style-type: none"> Parking is required by the base zoning. Other vehicular entry exists within the same block. There is no feasible or practical alley access, as determined by the Department of Transportation and Engineering that would permit the placement of vehicular entry on an alley rather than a street facing wall. If garage doors are used, they are placed at the lot line, and are designed so as to blend inconspicuously into the wall system. If garage doors are not used, the vehicular entry and any associated equipment is set back from the plane of the façade. <p>*Must follow the Context Hierarchy in the Appendices **Storefront height on secondary facades should match the storefront height on the primary facade.</p>	<p>Intention Statement: New storefronts will evoke the scale, verticality, shadow detail, rhythm, and proportionality of historic storefronts in the district.</p> <ol style="list-style-type: none"> Commercial/mixed-use buildings must have a storefront, and the storefront should conform to the following: <ol style="list-style-type: none"> Storefronts should feature the basic components of a storefront system, including transom windows, display windows, substantial vertical divisions, header/ continuous lintel, and primary entry door. They may also include components such as a bulkhead, columns, pilasters, sills, and storefront cornice. Storefronts should span the full width of primary and secondary façades and may wrap the corner onto secondary facades.** Storefront height should be consistent with the median general height of contributing storefronts located within the same block face.* Storefront windowsills should have a height of 18" to 3' above grade.*,** Storefront windows should be recessed 2" to 4" minimally from the plane of the façade. The ratio of storefront glazing to total storefront area should be consistent with the ratio of storefront glazing to total storefront area on contributing storefronts located within the same block face the District. Storefront glazing should not be covered by systems that obscure the view of the glazing from the public realm. Storefronts may be operable provided that the division, configuration, orientation, and recess of windows is consistent with the division, configuration, orientation, and recess of windows on contributing storefronts located within the same block face.* Storefronts should be taller than individual upper floors. Commercial/mixed-use buildings may have vehicular entry. Vehicular entry may be placed on a street-facing wall if all of the following conditions exist: <ol style="list-style-type: none"> Parking is required by the base zoning building. The building is a garage or a commercial building for which parking is a significant part of the program. Other vehicular entry exists within the same block. There is no feasible or practical alley access, as determined by the Department of Transportation and Engineering, that would permit the placement of vehicular entry on an alley rather than a street facing wall. If garage doors are used, they are placed at the lot line, and are designed so as to blend inconspicuously into the wall system. If garage doors are not used, the vehicular entry and any associated equipment is set back from the plane of the façade. <p>*Must follow the Context Hierarchy in the Appendix **Storefront height on secondary facades should match the storefront height on the primary facade.</p>
RHYTHM		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments

OVER THE RHINE NEW CONSTRUCTION GUIDELINES
PROPOSED AMENDMENTS 12/02/2022
CINCINNATI PLANNING COMMISSION

New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns, or piers.	<p>Intention statement: New buildings will reflect the visual continuity established by the repetition of similarly designed and scaled contributing buildings along the streetscape.</p> <ol style="list-style-type: none">1. Primary façade height should vary from the primary façade height of any neighboring buildings.2. The rhythm of window openings should be consistent with the rhythm of window openings created by non-monumental contributing buildings located within the same block face.*3. Buildings should sensitively maintain the established rhythm created by non-monumental contributing buildings located within the same block face. <p>*Must follow the Context Hierarchy in the Appendices</p>	<p>Intention statement: New buildings will reflect the visual continuity established by the repetition of similarly designed and scaled contributing buildings along the streetscape.</p> <ol style="list-style-type: none">1. Primary façade height should vary from the primary façade height of any neighboring buildings.2. The rhythm of window openings should be consistent with the rhythm of window openings created by non-monumental contributing buildings located within the same block face District.*3. Buildings should sensitively maintain the established rhythm created by non-monumental contributing buildings located within the same block face.*4. If primary façade width is greater than primary façade height, the façade design should be organized to create vertical emphasis. <p>*Must follow the Context Hierarchy in the Appendix</p>
OPENINGS		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments

OVER THE RHINE NEW CONSTRUCTION GUIDELINES
PROPOSED AMENDMENTS 12/02/2022
CINCINNATI PLANNING COMMISSION

<p>Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wider (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade.</p> <p>In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper.</p> <p>If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sashes are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.</p>	<p>Intention statement: The openings of new buildings will establish a relationship with the size, placement, and configuration of openings found on contributing buildings within the same block face. **</p> <ol style="list-style-type: none">Window openings should be taller than they are wide in a proportion consistent with the general proportions of window openings on non-monumental contributing buildings located within the same block face.*The ratio of window openings to total area of the middle component of the façade should be consistent with the ratio of window openings to total area of the middle components of façades on non-monumental contributing buildings located within the same block face.*Windows:<ol style="list-style-type: none">Should be recessed 1" to 3" from the plane of the wall.Must not have internal grids.Buildings may have oriel windows if all of the following conditions exist:<ol style="list-style-type: none">There is at least one non-monumental contributing building with an oriel window located within the same block.Not greater than 15% of total buildings (contributing and noncontributing) located within the same block have oriel windowsWindow openings should be arranged into columns, as follows:<ol style="list-style-type: none">The number of columns of openings should be consistent with the number of columns found on non-monumental contributing buildings of similar width in the district.Columns should be evenly spaced.Window openings should be vertically aligned with other openings within the same column.Columns should be symmetrical.Window openings should be arranged into rows, as follows:<ol style="list-style-type: none">Rows should be present for each story.Rows should be evenly spaced.Window openings should be horizontally aligned with other openings within the same row.Buildings should have a door opening providing access to the sidewalk.The size and proportions of door openings should be consistent with the size and proportions of door openings generally found on non-monumental contributing buildings located within the same block face.*Door openings must not be sunken below grade. Door openings on residential buildings may be elevated but must not be substantially higher than the height of the base component. <p>*Must follow the Context Hierarchy in the Appendices ** Storefront openings must follow the requirements set forth in Chapter 03: Composition: Base</p>	<p>Intention statement: The openings of new buildings will establish a relationship with the size, placement, and configuration of openings found on non-monumental contributing buildings within the District same block face.*</p> <ol style="list-style-type: none">Window openings should be taller than they are wide in a proportion consistent with the general proportions of window openings on non-monumental contributing buildings located within the same block face located in the District.The ratio of window openings to total area of the middle component of the façade should be consistent with the ratio of window openings to total area of the middle components of façades on non-monumental contributing buildings located within the same block face in the District.Windows:<ol style="list-style-type: none">Should be recessed 1" to 3" 1" to 3" nominally from the plane of the wall.Must not have internal grids.Buildings may have oriel windows** if all of the following conditions exist:<ol style="list-style-type: none">There is at least one non-monumental contributing building with an oriel window located within the same block. Oriels should be used only in limited instances, with a well designed and quality approachNot greater than 15% of total buildings (contributing and noncontributing) located within the same block have oriel windows. The introduction of oriels should not disrupt the feeling of continuity of the wall surface.Window openings should be arranged into columns, as follows:<ol style="list-style-type: none">The number of columns of openings should be consistent with the number of columns found on non-monumental contributing buildings of similar width in the District.Columns should be evenly spaced.Window openings should be vertically aligned with other openings within the same column.Columns should be symmetrical.Window openings should be arranged into rows, as follows:<ol style="list-style-type: none">Rows should be present for each story.Rows should be evenly spaced.Window openings should be horizontally aligned with other openings within the same row.Buildings should have a door opening providing access to the sidewalk.The size and proportions of door openings should be consistent with the general size and proportions of door openings generally found on non-monumental contributing buildings located within the same block face.Door openings must not be sunken below grade. Door openings on residential buildings may be elevated but must not be substantially higher than the height of the base component. <p>* Storefront openings must follow the requirements set forth in section: Composition: Base ** Oriels are found infrequently and are not intended to be a dominant feature within the District, nor are they intended to be a dominant feature within a facade design.</p>
--	---	---

OVER THE RHINE NEW CONSTRUCTION GUIDELINES
PROPOSED AMENDMENTS 12/02/2022
CINCINNATI PLANNING COMMISSION

ROOFS (DECKS)		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
<p>Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.</p> <p>Decks: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal facade. Metal balconies should not be discouraged</p>	<p>Intention Statement: Roof profiles will reflect the roof profiles of contributing buildings within the block face. The impacts of rooftop appendages on street-level, aerial and elevated panoramic views of the district will be minimized.</p> <ol style="list-style-type: none"> Roofs should be built using a roof profile found on at least one non-monumental contributing building located within the same block face.* The following profiles are appropriate: <ol style="list-style-type: none"> Side-Gabled Roof Side-Gabled Sawtooth Roof Descending Low-Pitched Shed Roof Ascending Low-Pitched Shed Roof Flat Roof ** Roof pitch should be consistent with the pitch of corresponding roof profiles found on non-monumental contributing buildings located within the same block face.* Rooftop decks and roof access enclosures must be no more than minimally visible from abutting streets, must not be highly visible from the public realm, and must minimize disturbances of rooftop views from other buildings (removed in amendment for CPC). Roof access enclosures must be no larger than the minimum size required for access. 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 and must not be highly visible from the public realm. <p>*Must follow the Context Hierarchy in the Appendices ** Flat roof profile permitted even if not present among contributing buildings in the block face.</p>	<p>Intention Statement: Roof profiles will reflect the roof profiles of contributing buildings within the block face. The impacts of rooftop appendages on street-level, aerial and elevated panoramic views of the district will be minimized.</p> <ol style="list-style-type: none"> Roofs should be built using a roof profile found on at least one non-monumental contributing building located within the same block face.* The following profiles are appropriate: <ol style="list-style-type: none"> Side-Gabled Roof Side-Gabled Sawtooth Roof Descending Low-Pitched Shed Roof Ascending Low-Pitched Shed Roof Flat Roof ** Roof pitch should be consistent with the pitch of corresponding roof profiles found on non-monumental contributing buildings located within the same block face.* Rooftop decks and roof access enclosures must be no more than minimally visible from abutting streets, and must not be highly visible from the public realm. and must minimize disturbances of rooftop views from other buildings. Roof access enclosures must be no larger than the minimum size required for access. Mechanical systems, elevated solar panel arrays, and other non-deck rooftop appendages must should not be visible from contiguous streets at any point within 40 feet of the building and must not be highly visible from the public realm. <p>* Must follow the Context Hierarchy in the Appendix ** Flat roof profile permitted even if not present among contributing buildings in the block face.</p>

EMPHASIS		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
<p>New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.</p>	<p><i>Now subsumed under Massing, Height, and Scale.</i></p>	<p><i>Now subsumed under Massing, Height, and Scale.</i></p>

OVER THE RHINE NEW CONSTRUCTION GUIDELINES
PROPOSED AMENDMENTS 12/02/2022
CINCINNATI PLANNING COMMISSION

MATERIALS		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.	<p>Intention statement: Materials used on new construction will rise to the standards of quality, authenticity, and durability set by materials found on contributing buildings in the district.</p> <ol style="list-style-type: none"> Buildings should use materials found on contributing buildings or materials that honor the best qualities of historic materials. Materials should meet the quality standards of materials found on contributing buildings in the district. Quality of materials is based on the following criteria: <ol style="list-style-type: none"> Life span/durability. Authenticity Visual continuity with non-monumental contributing buildings located within the same block face.* Color, texture, design, reflectivity, dimensions. Brick used as exterior cladding should meet the following requirements: <ol style="list-style-type: none"> King- and Queen-sized brick are not appropriate and should not be used. Brick should have either historic (2-1/2" x 8-1/4") or modular (2-1/4" x 7-5/8") dimensions. At least one full wythe of 4" (depth) brick should be used. Faux-historic brick is not appropriate and should not be used. Brick should seek to root itself in current time. Primary cladding material(s) should be applied uniformly on all exterior walls of the building. Buildings must not use stucco, synthetic stucco, vinyl, CMU, or plastic as cladding materials. Lintels and sills should be made of limestone or sandstone, cast stone with a limestone veneer applied, or an appropriate alternate material. Window components should be made of wood, aluminum clad wood, metal, or an appropriate alternate material. Storefront systems should meet the following requirements: <ol style="list-style-type: none"> Lintels, pilasters, and vertical divisions should be made of cast iron, steel, limestone, sandstone, or cast stone with a limestone veneer applied. Brick is permitted where contributing brick storefronts are extant within the same block. Window framing and muntins should be made of wood, steel, or dark colored alternate material. Residential bases should be made of stone or an appropriate alternate material. Doors should be made of wood, metal, or a stain grade material. <p>*Must follow the Context Hierarchy in the Appendices</p>	<p>Intention statement: Materials used on new construction will rise to the standards of quality, authenticity, and durability set by materials found on contributing buildings in the District.</p> <ol style="list-style-type: none"> Buildings should use materials found on contributing buildings or materials that honor the best qualities of historic materials. Materials should meet the quality standards of materials found on contributing buildings in the District. Quality of materials is based on the following criteria: <ol style="list-style-type: none"> Life span/durability. Authenticity Visual continuity with non-monumental contributing buildings located within the same block face District. Color, texture, design, reflectivity, dimensions. Brick used as exterior cladding should meet the following requirements: <ol style="list-style-type: none"> King- and Queen-sized brick are not appropriate and should not be used. Brick should have either historic (2-1/2" x 8-1/4") or modular (2-1/4" x 7-5/8") dimensions. At least one full wythe of 4" (depth) brick should be used. Faux-historic brick is not appropriate and should not be used. Brick should seek to root itself in current time. Primary cladding material(s) should be applied uniformly on all exterior walls of the building. Buildings must not use stucco, synthetic stucco, vinyl, CMU, or plastic as cladding materials. Materials should be used in a well-designed approach on all sides of the building. Buildings must not use stucco, synthetic stucco, vinyl, CMU, or plastic as cladding materials. Lintels and sills should be made of limestone or sandstone, cast stone with a limestone veneer applied, or an appropriate alternate material. Window components should be made of wood, aluminum clad wood, metal, or an appropriate alternate material. Storefront systems should meet the following requirements: <ol style="list-style-type: none"> Lintels, pilasters, and vertical divisions should be made of cast iron, steel, limestone, sandstone, or cast stone with a limestone veneer applied. Brick is permitted where contributing brick storefronts are extant within the same block. Window framing and muntins should be made of wood, steel, or a dark colored alternate material. Residential bases should be made of stone or an appropriate alternate material. Doors should be made of wood, metal, or a stain grade material. Buildings must not use stucco, synthetic stucco, vinyl, CMU, or plastic as cladding materials.
MISC		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
	<p>Porches</p> <ol style="list-style-type: none"> Buildings must not have front porches. Buildings may have side porches if they are placed in the void created by a keyback. Side porches should be built in a rectangular geometry. 	<p>Porches</p> <ol style="list-style-type: none"> Buildings must not have front porches. Buildings may have side porches if they are placed in the void created by an interior side keyback setback. Side porches should be built in a rectangular geometry.

OVER THE RHINE NEW CONSTRUCTION GUIDELINES
PROPOSED AMENDMENTS 12/02/2022
CINCINNATI PLANNING COMMISSION

	<p>Balconies</p> <ol style="list-style-type: none">Buildings may have protruding balconies if they are placed at the rear of the building, or on a non-street-facing wall in the void created by a keyback.Buildings may have recessed balconies if they are placed on a non-street-facing wall.Buildings may have balconettes on any exterior building wall, provided that they are rectangular in form. Balconettes on street-facing walls must not protrude more than 9" from the plane of the wall. <p>Stoops</p> <ol style="list-style-type: none">Residential buildings may have one or more stoops if a stoop(s) is present on at least one non-monumental contributing building located within the same block.Stoop height, width and depth should be consistent with the height, width and depth of stoops on non-monumental contributing buildings located within the same block.Stoops should not have railings; however, where railings are required by law, they should be simple metal railings similar in style, scale, thickness, and diameter to historic railings, fencing, or other iron work found on non-monumental contributing buildings located within the district. <p>Archeological Resources</p> <ol style="list-style-type: none">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.	<p>Balconies</p> <ol style="list-style-type: none">Buildings may have protruding balconies if they are placed at the rear of the building, or on a non-street-facing wall in the void created by a keyback.Buildings may have recessed balconies if they are placed on a non-street-facing wall.Buildings may have balconettes on any exterior building wall, provided that they are rectangular in form. Balconettes on street-facing walls must not protrude more than 9" from the plane of the wall. <p>Stoops</p> <ol style="list-style-type: none">Residential buildings may have one or more stoops if a stoop(s) is present on at least one non-monumental contributing building located within the same block.*Stoop height, width and depth should be consistent with the general height, width and depth of stoops on non-monumental contributing buildings located within the same block*Stoops should not have railings; however, where railings are required by law, they should be simple metal railings similar in style, scale, thickness, and diameter to historic railings, fencing, or other iron work found on non-monumental contributing buildings located within the District. <p>Archeological Resources</p> <ol style="list-style-type: none">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. <p>* Must follow the Context Hierarchy in the Appendix</p>
--	---	--

APPENDICES		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
	<p>Submission Requirements: Amended for CPC: (All standard submission requirements are removed. Submission requirements are to be stipulated by the Urban Conservator.)</p> <p>Appendices</p> <ol style="list-style-type: none">Height Sub-area Map - Amended for CPC: monumental buildings revised on map (remove Meiner Flats, add YMCA)List of Monumental Buildings Amended for CPC: remove Meiner Flats, add YMCAContext HierarchyGlossary	<p>Submission Requirements: Removed</p> <p>Appendices</p> <ol style="list-style-type: none">Height Sub-area Map - monumental buildings revised on map (remove Meiner Flats, add YMCA)List of Monumental Buildings - remove Meiner Flats, add YMCAContext HierarchyGlossary

PROCESS OF DEVELOPING NEW CONSTRUCTION		
Existing New Construction (NC) Guidelines	Revised NC Guidelines approved by HCB (08-03-20) and amended for CPC (09-24-20)	Revised NC Guidelines with proposed amendments
	<ol style="list-style-type: none">Understand the historic neighborhood – All successful new construction will emerge from an understanding and respect for the significance of the Over-the-Rhine	<ol style="list-style-type: none">Understand the historic neighborhood – All successful new construction will emerge from an understanding and respect for the significance of the Over-the-Rhine

OVER THE RHINE NEW CONSTRUCTION GUIDELINES
PROPOSED AMENDMENTS 12/02/2022
CINCINNATI PLANNING COMMISSION

	<p>Historic District as a historical place; it is therefore essential that this understanding be in place before any design efforts have begun. It is recommended that developers and their designers tour the district on foot, and study written materials on the history and significance of Over-the-Rhine.</p> <p>2. Understand the site and surrounding context – Each vacant site in the Over-the-Rhine Historic District is contextually related to the historic buildings in the micro-context surrounding the site. Successful new construction will sensitively integrate into this microcontext. Developers and their designers should tour the area surrounding the site extensively, studying the historic buildings within the same block face and their attributes, including height, massing, setback, proportion, rhythm of openings, composition, and roofscapes. This study should focus on broad patterns that bring cohesiveness to the block face, rather than isolated anomalies on individual buildings. If there is insufficient extant historic context within the block face, developers and their designers should expand their study to the opposing block face and additional block faces in either direction, as described in the Context Hierarchy on page 8. It is also helpful to review Sanborn Fire Insurance maps to gain an understanding of what previously existed on the site.</p> <p>3. Thoroughly review these guidelines – Once a baseline understanding of the history of the district, the development site, and the surrounding historic micro-context has been achieved, developers and their designers should consult these guidelines to work toward a high-quality design that is compatible with the historic context.</p> <p>4. Notify the community – Early in the design process, developers and their designers are encouraged to notify the appropriate community councils and other neighborhood groups of their intent to build. These community groups can provide knowledge, context, and insight to a developer/designer that will aid in the design of the project and assist in obtaining community support. This step also provides an opportunity to enhance the developer/ designer’s understanding of the Over-the-Rhine Historic District through the transfer of information from long-standing stakeholders in the district.</p> <p>5. Compliance with building codes – Nothing in these guidelines shall prevent new construction from complying with all relevant building codes, including the Americans with Disabilities Act. Building Code and ADA compliance should be a foundation of the design process.</p>	<p>Historic District as a historical place; it is therefore essential that this understanding be in place before any design efforts have begun. It is recommended that developers and their designers tour the district on foot, and study written materials on the history and significance of Over-the-Rhine.</p> <p>2. Understand the site and surrounding context – Each vacant site in the Over-the-Rhine Historic District is contextually related to the historic buildings in the micro-context surrounding the site. Successful new construction will sensitively integrate into this microcontext. Developers and their designers should tour the area surrounding the site extensively, studying the historic buildings within the same block face and their attributes, including height, massing, setback, proportion, rhythm of openings, composition, and roofscapes. This study should focus on broad patterns that bring cohesiveness to the block face, rather than isolated anomalies on individual buildings. If there is insufficient extant historic context within the block face, developers and their designers should expand their study to the opposing block face and additional block faces in either direction, as described in the Context Hierarchy in the Appendix. It is also helpful to review Sanborn Fire Insurance maps to gain an understanding of what previously existed on the site, as well as the Height Character Map in Appendix to understand the existing height, scale, and massing characteristics of the historic microcontext.</p> <p>3. Thoroughly review these guidelines – Once a baseline understanding of the history of the district, the development site, and the surrounding historic micro-context has been achieved, developers and their designers should consult these guidelines to work toward a high-quality design that is compatible with the historic context.</p> <p>4. Notify the community – Early in the design process, developers and their designers are encouraged to notify the appropriate community councils and other neighborhood groups of their intent to build. These community groups can provide knowledge, context, and insight to a developer/designer that will aid in the design of the project and assist in obtaining community support. This step also provides an opportunity to enhance the developer/ designer’s understanding of the Over-the-Rhine Historic District through the transfer of information from long-standing stakeholders in the district.</p> <p>5. Compliance with building codes – Nothing in these guidelines shall prevent new construction from complying with all relevant building codes, including the Americans with Disabilities Act. Building Code and ADA compliance should be a foundation of the design process.</p>
--	---	--