



MIDDLETOWN

*Historic Preservation and
Revitalization Plan*

Original Effective Date: August 1980

Updated: December XX, 2024

Approved: Month Day 2025

Central and Historic Streets Middletown, Ohio

The Alameda Neighborhood Central Avenue Historic District

Protection Plan

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Acknowledgments

The City of Middletown Historic Preservation and Revitalization Plan (HPRP) thanks and acknowledges the following people for helping this plan come to life.

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CHAPTER 1

INTRODUCTION & PURPOSE

Purpose of the Guidelines

In the late 1700's the wide-open prairie along the Great Miami River that would become present-day Middletown, Ohio was discovered by pioneer Daniel Doty who settled in the area in 1795 along with his family. Five years after Doty's arrival, pioneer and industrialist, Steven Vail settled in the area and drew up the first plat of Middletown in 1802. The original plat of Middletown contained 52 lots located east of the Great Miami River and consisted of a log cabin village with a sawmill, gristmill, and a woolen mill which were all powered by water provided by the dam along the Great Miami River. The Great Miami River would continue to support the growing town through the opening of the Miami Canal on July 21, 1825 which would result in Middletown becoming a major stop along the Miami-Erie Canal by 1827.

As Middletown grew, so did its industries and in 1852, the first paper mill was developed. By 1886, Middletown was formally incorporated as a city and shortly after in 1900, the steel mill American Rolling Mills Company, Armco, Inc. was opened. While the Great Miami River was a major factor in the development of Middletown, the use of the Miami-Erie Canal along the river would end due to the Great Flood of 1913 which had most of the Miami Valley under water. Despite the flood, Middletown would recover and continued to grow.

This growth was short lived as the Great Depression of the 1930s stagnated Middletown's, and the entire nation's growth, but the need for steel to fuel the war effort revitalized the industrial core of the community. After the Second World War, Middletown experienced even more growth and prosperity. The 1950s and 1960s were marked by continued industrial growth and the establishment of new businesses. However, the decline of manufacturing in the 1970s began to affect the economy and by the late 1980s the many industries and other businesses had moved or downsized. Like many American cities, Middletown faced challenges related to job loss, the introduction of opiates, increased crime and urban decline, which not only adversely impacted residents, but the history of Middletown.

Recognizing the importance of preserving this unique character, in 1978 the City established its first Historic District "South Main Street" and by 1980, the City adopted its first Historic Preservation Plan, a framework under which any variety of needs and interests involving historic preservation can fit into some course of action. In May 2020, Middletown was awarded the Certified Local Government (CLG) status through the State of Ohio Preservation Office (SHPO) and National Park Service (NPS). The CLG program is a local, state, and federal government partnership to preserve, protect, and increase awareness of historic resources. Because of this the City began efforts to update and expand its 1980 HPP which has since become outdated.

The 2024 Historic Preservation Plan establishes an updated framework of best practices such as Design Review Guidelines (DRG) which establish a consistent and practical set of design standards that represent the unique and diverse architectural styles found in the City's five (5) Historic Districts. These standards are to be used as a primary resource for decision-making in the review

process by Planning/Zoning Division and the Historic Commission. The Historic Preservation Plan seeks to proactively engage new and future property owners as well as the broader community in a collaborative process that emphasize education, advocacy, and stewardship. The city aims to maintain the architectural integrity and historical significance of its districts, enhance property values, and stimulate local economic growth through historical tourism and community engagement. Through strategic initiatives and partnerships, the Historic Preservation Plan will guide future development in a way that honors Middletown's past while creating a vibrant and sustainable future for its residents.

Landmarks

The City of Middletown has several individual properties that are listed on the National Register of Historic Places (NRHP/National Register) or that are locally designated as historic structures by the City of Middletown (by act of the City Council).

BIG FOUR DEPOT

This Depot, dedicated on December 27, 1900, served a division headquarters for the Cleveland, Chicago, Cincinnati, and St. Louis railroad, commonly called the Big Four. Peak passenger usage occurred during and after World War I when 32 trains stopped here daily. Railway Express serviced as many as 20 trains a day into the 1950s, and Galion became a "whistle stop" for presidential campaigns with speeches from the train platform from such candidates as Al Smith in 1928, Franklin D. Roosevelt in 1932, and Dwight D. Eisenhower and Richard Nixon in 1952. In 1929 the New York Central acquired the Big Four, which moved the division headquarters west to Bellefontaine in Logan County. The ticket office remained open until 1964, but all railroad offices closed in 1969. The Depot was listed on the National Register of Historic Places in 1974 (Big Four Depot Ohio Historical Marker).

JOHN B. TYTUS HOME: 1353 AVALON DRIVE

This Greek Revival home was built in 1830 by Francis J. Tytus. His son, John Butler Tytus, known for his invention of the continuously rolling steel process, was born here in 1875. During the Civil War, the house was used to hide slaves. They were kept in the attic or a small underground passage between the house and well. The brick house is built on a stone foundation with a stone water table. The south façade has a



Photo of the Big Four Depot Building



Photo of the John B. Tytus Home

2-story porch with paired square supports. All of the windows are 6/6 double hung with stone sills and lintels. The hip roof is constructed of standing seam metal. Two brick chimneys are located on both the east and west sides of the house. The John B. Tytus House was listed on the National Register of Historic Places in 1974.

THE DOTY HOUSE: 403 CURTIS STREET

This Victorian Italianate house was built in 1860 by Lorenzo Dow Doty, grandson of Daniel Doty, who had been Middletown's first settler. Lorenzo Dow Doty was mayor of Middletown in 1854 and 1858. The house is built on a limestone foundation with a smooth sandstone water table. The walls are of brick and all lintels and lug sills are sandstone. The windows are 4/4 and 4/6 double hung. At the northwest corner of the house is a wooden porch with Doric columns and balustrade. Another porch is located at the center of the west side of the house. This is constructed of cast iron. Dentils appear on the frieze below the cornice. The Doty House was designated as a historic site under the City's 1980 Historic Preservation Ordinance.



Photo of the Doty House, courtesy of the Middletown Historic Society



Photo of Fire Station #2



Photo of the Gardner Mansion

one-story porch that extends around three sides and is supported on slender Doric columns. There are four pilasters on the second story of the north façade which extend down to the porch. The porch on either side is topped with a balustrade. The front windows extend from floor to ceiling. The door projects into the porch space and is flanked by curbed beaded glass sidelights. All windows are double hung. There is an Oriel window in the center of the second story. A pediment is supported on a frieze with a row of dentils around it. A semi-elliptical fan window is in the center of this pediment. There is a large bay window on the west side and a small bay on the east side. There are two chimneys on both the east and west sides of the house with dormers between.

HOLY TRINITY CHURCH: 201 CLARK STREET

Holy Trinity was the first Catholic parish established in Middletown. In 1853, the first and original building was constructed. The current structure, completed in 1925, showcases a blend of Gothic Revival and Romanesque architectural styles, characterized by its soaring stained-glass windows and intricate detailing.

OLD MASONIC TEMPLE: 6 NORTH MAIN STREET

This 3-1/2 story Italianate structure was built in 1883. Constructed of stone and brick it is resting on a stone foundation. The building's fine detail work includes a central pavilion, stained glass windows on the third floor, semi-circular arches with keystones, and a beautifully detailed brick work and carved stone throughout.

MIDDLETOWN FEDERAL SAVINGS AND LOAN: 1000 CENTRAL AVE

This seven-story office building is an excellent example of Art Deco style architecture. Built in 1929, it is the only structure of that style in Middletown. The exterior of the building is treated with smooth sandstone. The high arched entrance and pilasters between the windows all emphasizes the vertical dimension. The facades at the lower levels are very ornamental. The large pilasters on either side of the entrance are capped with a griffin relief. The light fixtures are of iron and glass. Cast iron grates have been placed over the first-floor windows.



Photo of the Holy Trinity Church



Photo of the Old Masonic Temple



Photo of the Middletown Federal Savings and Loan

THE SORG MANSION: 228 N MAIN STREET

The Sorg Mansion is a historic residence built in 1906 by industrialist John Sorg, a prominent figure in the region's tobacco and manufacturing industries. Designed in the Italian Renaissance Revival style, the mansion features exquisite craftsmanship, including ornate woodwork, intricate plaster details, and stunning stained-glass windows. The Sorg family occupied the mansion until the mid-20th century, after which it changed hands several times. In the 1980s, the mansion fell into disrepair, but dedicated efforts by local preservationists led to its restoration. Today, the Sorg Mansion serves as a venue for events and community gatherings, standing as a testament to Middletown's rich architectural heritage and the legacy of its early 20th-century entrepreneurs.



Photo of the Sorg Mansion

THE SORG OPERA HOUSE: 63 S MAIN STREET

The Sorg Opera House in Middletown, Ohio, was built in 1891 as a cultural hub for the community, commissioned by industrialist John Sorg, who sought to provide a venue for live performances and entertainment. Designed in the Richardsonian Romanesque style, the opera house featured a striking facade and a lavish interior, complete with ornate detailing and seating for over 800 patrons. It quickly became a focal point for the arts, hosting a variety of performances, including theater productions, vaudeville shows, and musical events. However, by the mid-20th century, the rise of movie theaters and changing entertainment preferences led to its decline. After years of inactivity, the opera house underwent restoration efforts in the early 2000s, revitalizing its historic charm and purpose. Today, the Sorg Opera House serves as a venue for community events, concerts, and theatrical performances, continuing its legacy as a vital part of Middletown's cultural landscape.



Photo of the Sorg Opera House

Middletown's History

1795



In 1795, Pioneer Daniel Doty and his family built a cabin in an open prairie along the Great Miami River, becoming Middletown's first citizens.

Photo of Daniel Doty, date unknown.

July 21, 1825, marked the opening of the Miami Canal.



Drawing of celebration of the opening of the Miami Canal in 1825.

In 1913, The Great Miami River rises to flood level, washing away much of Middletown's heritage.

Historic Preservation Plan Middletown, Ohio

In 1980, Middletown adopted its first Historic Preservation Plan.



Photo by Pete Rudokas of intersection of Central Avenue and Broad St., Middletown, OH, 1962.

In 2014, the Central Avenue Historic District and the Main Street Commercial Historic District were added to the National Register of Historic Places.

1802

In 1802, Steven Vail drew up the first plat for the city of Middletown.

1886

Middletown officially becomes a city.



Middletown Paper Mills, 1855 by John Crane.

1978



A typical official plaque of the National Register of Historic Places, 2007.

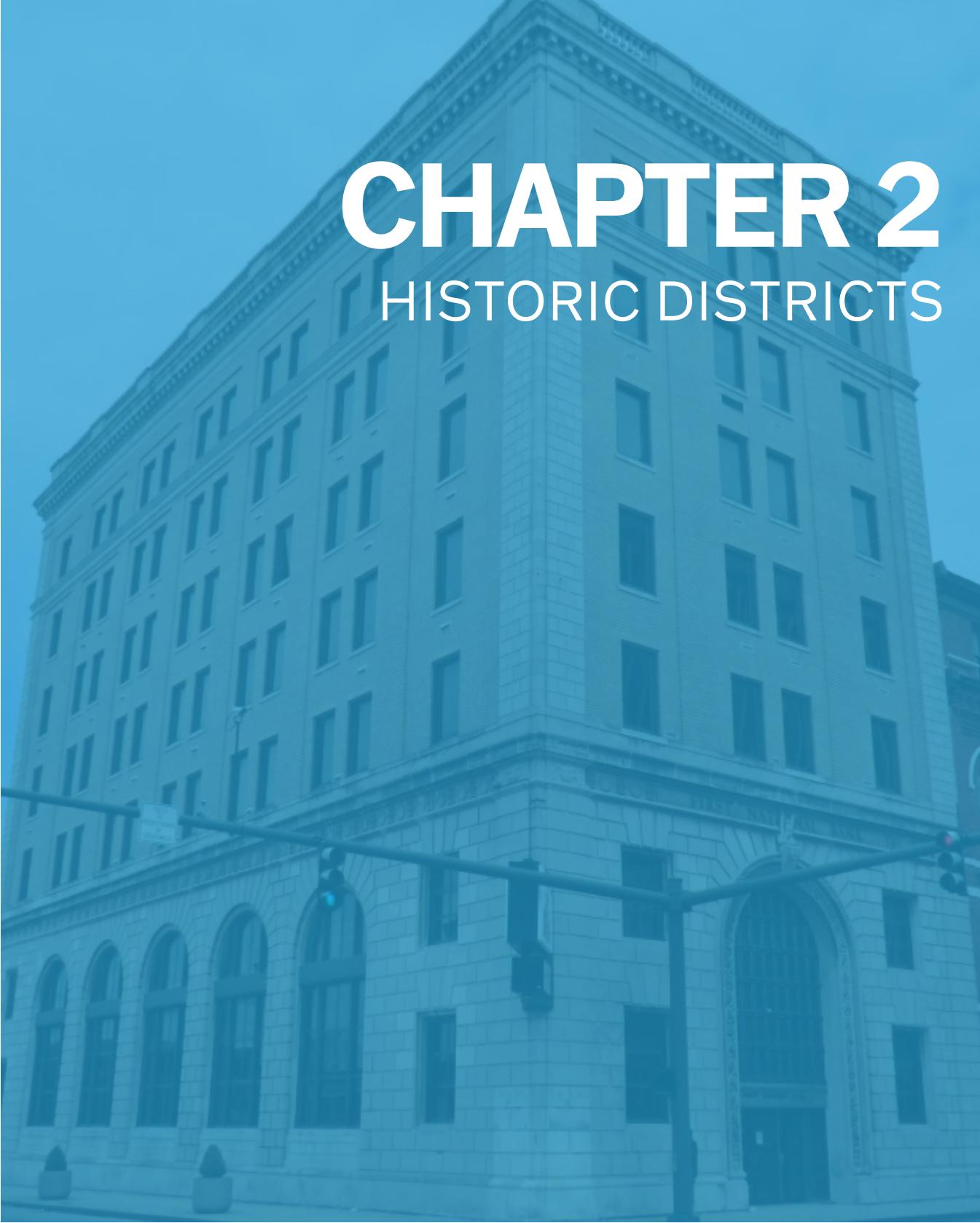
The Highlands Historic District logo.



In 2009, the local designation of the Highlands Historic District takes place.

2023

In 2023, the Oakland Conservation District was added to the National Register of Historic Places.



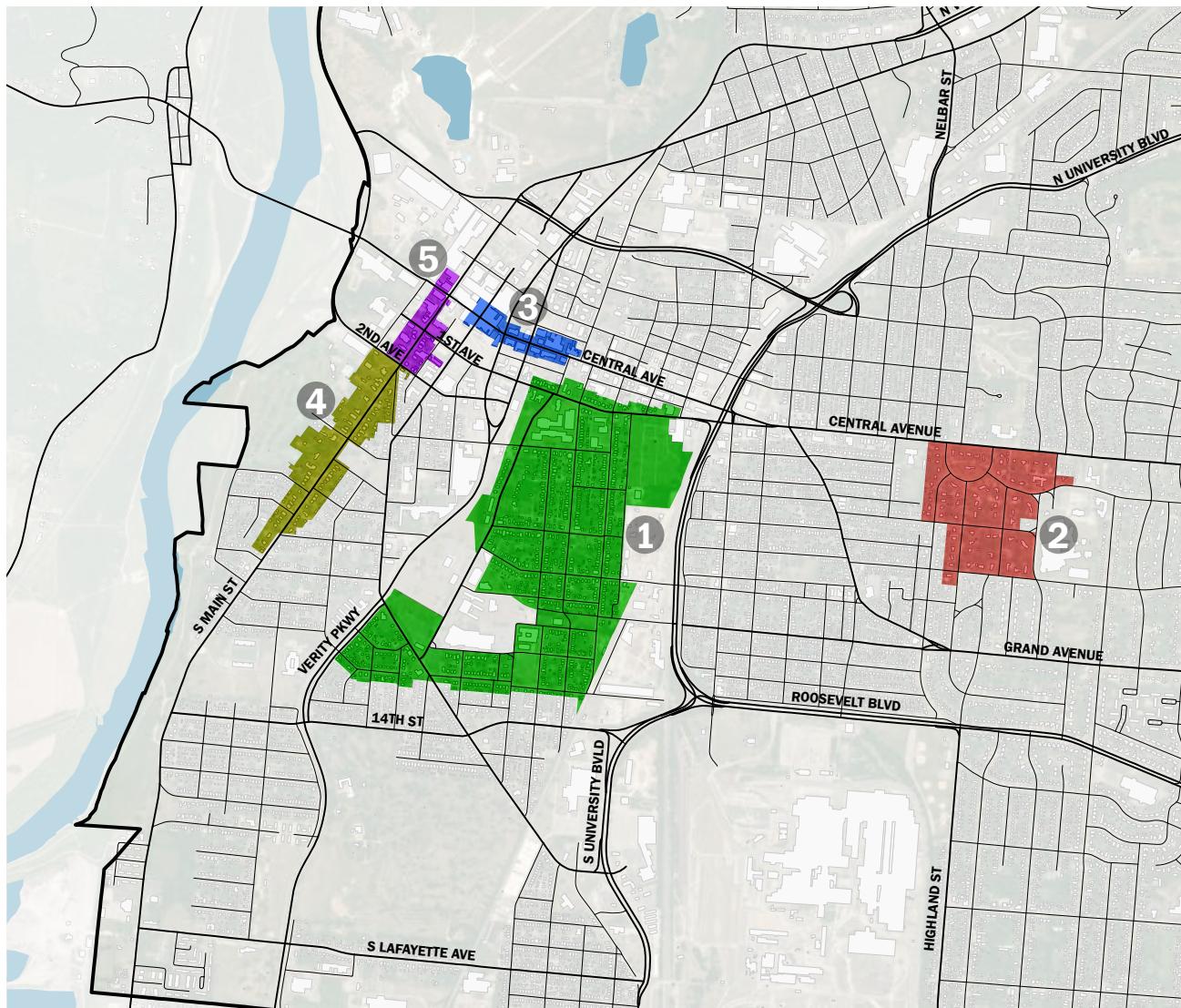
CHAPTER 2

HISTORIC DISTRICTS

What is a Historic District?

A Historic District, as defined by 36 Code of Federal Regulations (CFR) 60, is a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

As of March 2023 Middletown, has five historic district, four of which are listed on the National Register and one of which is locally recognized (The Highlands Historic District), illustrating the importance of historic preservation in Middletown. The following sections will introduce Middletown's historic districts.



Middletown's Historic Districts

1 THE OAKLAND RESIDENTIAL HISTORIC DISTRICT

Located directly south and east of the downtown area, the district was historically anchored by industrial sites on the east and west. The Oakland neighborhood primarily features wood frame dwellings constructed during the late 19th century through mid-20th centuries, reflecting a significant period of the city's development. The neighborhood developed as a result of industrial growth which occurred in the area around the turn of the 20th century. This growth attracted working-class residents to the area and spurred the platting and subsequent construction of the many dwellings and associated community buildings still extant throughout the District. The Oakland Residential Historic District was listed on the National Register of Historic Places in 2023.

2 THE HIGHLANDS HISTORIC DISTRICT

Located in the northern part of Middletown, Ohio, it is primarily situated around Highland Avenue and includes surrounding streets. The district is characterized by its residential neighborhoods and tree-lined streets, larger lots and porches, showcasing a variety of architectural styles from the late 19th and early 20th centuries. The Middletown City Council originally designated the Highlands Historic District in 2009, with an expansion occurring in 2020.

3 THE CENTRAL AVENUE HISTORIC DISTRICT

The main east-west route and the core commercial thoroughfare through downtown Middletown. Because of its importance, Central Avenue serves as a divider between the north and south versions of its cross streets. For example, Broad Street north of Central Avenue is called North Broad Street, and labeled South Broad Street to

Architectural Styles Within Each District

Oakland Residential

- Victorian
- Italianate
- Queen Anne
- Colonial Revival
- Craftsman
- Bungalow
- Federal

Highlands

- Colonial Revival
- Craftsman
- Bungalow
- American Foursquare
- Victorian
- Georgian Revival
- French Country
- Tudor/Tudor Revival

Central Avenue

- Italianate
- Mission/Spanish Colonial Revival
- International
- Queen Anne
- Craftsman
- Bungalow
- Victorian

the south. Originally named Third Street, the street was renamed “Central Avenue” in 1923 because it had become the primary commercial corridor for the downtown area. This change in street names resulted in the renumbering of buildings. The Central Avenue Historic District was listed on the National Register of Historic Places in 2014.

4 THE SOUTH MAIN STREET HISTORIC DISTRICT

Includes over 80 houses and buildings constructed mostly in the late 1800's to the early 1900's, with some dating back to the early 1800's. Many of Middletown's most prominent citizens built their homes on South Main, including Middletown's first settler, Daniel Doty (prior to the existence of the street), U.S. congressman and industrialist Paul J. Sorg, and American Rolling Mill Company founder George Verity, to name just a few. The grandeur and stylistic diversity of the architecture in this area distinguishes the South Main neighborhood as one of the most outstanding historic districts in the Midwest. In recognition of the excellently preserved architectural qualities of the homes and businesses in the neighborhood, it was listed on the National Register of Historic Places in 1978.

5 THE MAIN STREET COMMERCIAL HISTORIC DISTRICT

Located in the central part of Middletown, Ohio, primarily along Main Street. It stretches from around the intersections of Central Avenue to near the vicinity of First Avenue. This district features a variety of architectural styles, from the 19th and 20th centuries including: Italianate, Romanesque Revival, and Art Deco. The district encompasses a variety of historic commercial buildings and storefronts, making it a focal point for local businesses and community activities.

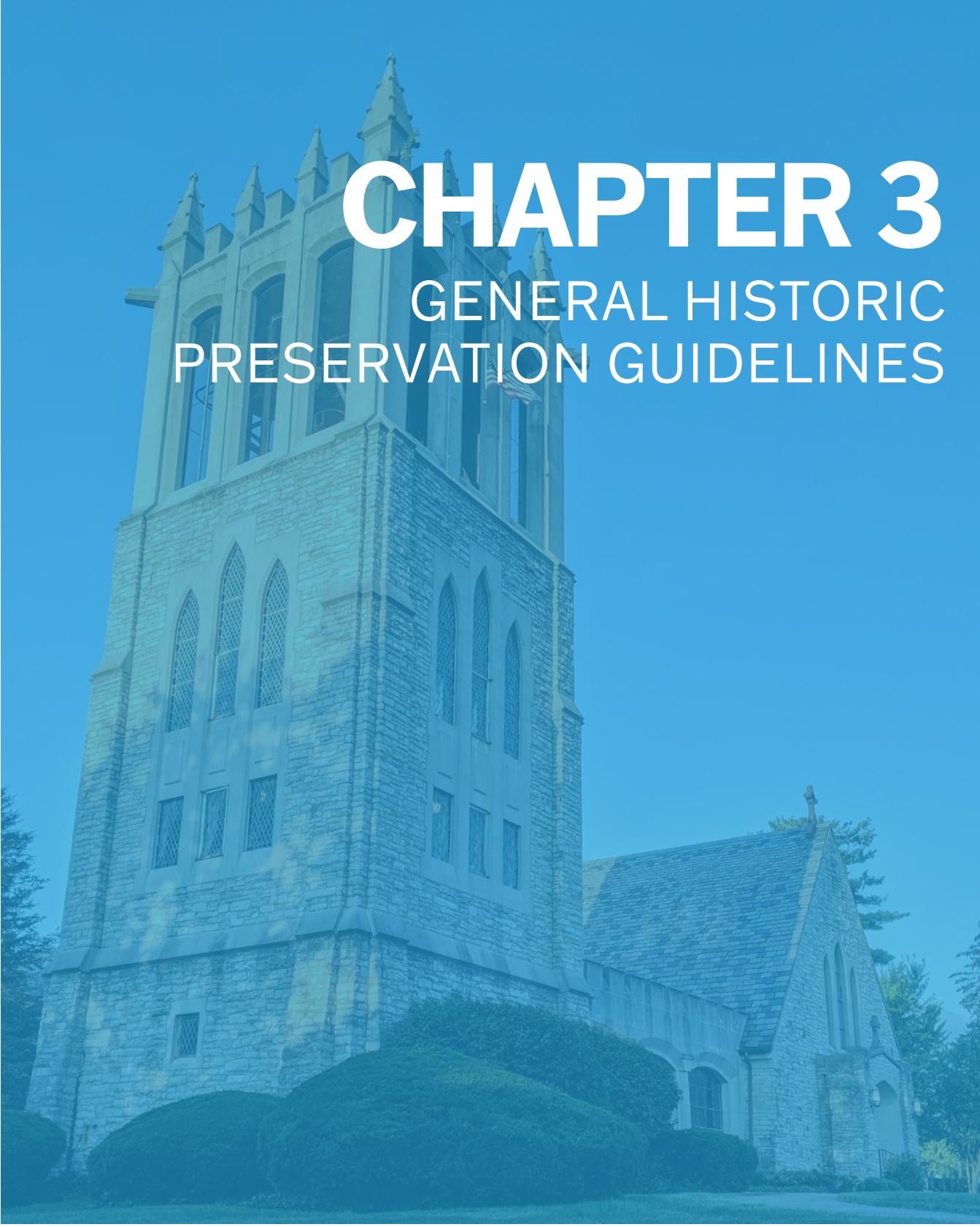
Architectural Styles Within Each District

South Main Street

- High Victorian
- Italianate
- Victorian
- Federal
- Greek Revival
- Romanesque
- Victorian Italianate
- High Victorian Italianate
- Jacobethan Revival
- Queen Anne
- Spanish Colonial
- Italian Villa
- Shingle
- Stick Style
- Wrightian
- Colonial Revival
- Georgian Revival
- American Craftsman
- Late Gothic Revival
- Carpenter Gothic
- Richardsonian Romanesque

Main Street Commercial

- Federal
- Italianate
- Romanesque Revival
- Beaux-Arts
- Art Deco
- Commercial Style
- Neo-Classical



CHAPTER 3

GENERAL HISTORIC PRESERVATION GUIDELINES

Introduction

The general historic preservation guidelines contained in this section have been developed to assist property owners in planning for the rehabilitation, preservation, and continued use of historic buildings. These guidelines are based on the Secretary of Interior's Standards for Rehabilitation developed by the U.S. Department of the Interior and consist of 10 general principles that should be considered when planning for rehabilitation or new construction. In addition to these principles, the specific guidelines located in this chapter should be utilized for this type of work to ensure that distinguishing qualities of the building will not be lost because of remodeling effort.

Secretary of the Interior's Standards

The Secretary of the Interior's Standards for Rehabilitation were adopted in 1995 by the U.S. Department of the Interior, under the guidance of the National Park Service. These guidelines were established to preserve the integrity of historic properties by ensuring that rehabilitation and preservation efforts maintain their historical significance and character.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. The severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Historic Commission and the Review Process

“The Historic Commission shall be comprised of seven members, all of whom shall be residents of the City and appointed to the Historic Commission by City Council.” In considering appointments or reappointments to the Historic Commission, the Middletown City Council shall attempt to achieve the composition based on criteria listed in § 1226.01 of the Middletown Ohio Code of Ordinances.

Historic Commission members serve voluntarily and are therefore not compensated for their service. City staff performs administrative functions for the Historic Commission, including processing applications, conducting staff reviews, preparing reports, recommendations, presentations, etc.

An owner or occupant wishing to make changes to a property that is designated or located in a historic district must submit a Certificate of Appropriateness (COA) application to the City Planner, in the Planning and Zoning Division, along with payment of a fee, made payable to City of Middletown. Additional required documentation includes a site plan, photos, material samples, copies and description of proposed work, and anything that could best detail the project. Supporting documentation must be submitted within seven days of the COA application.

The Historic Commission may approve or deny the application. While City of Middletown staff will strive to expedite the process, it may take up to 30 days from the date the application is complete. If the application is approved, a COA will be issued by the City Planner. After the application is submitted to the Historic Commission, it will be reviewed during a public meeting; they will consider applicable standards and review the criteria.

The Historic Commission may approve, approve with modifications, table or deny the application within 45 calendar days of the completed application. The applicant, their representative or agent, is encouraged to be present at the meeting to converse with the commission if needed. If the Historic Commission does not decide within 60 calendar days of the date the completed application, the COA shall be deemed approved, unless the applicant authorizes an extension of the deadline.

More detailed information, guidelines and requirements may be found in the Middletown Development Code in Section 1226.08 Review Authority and Procedures, Certificate of Appropriateness (COA), available [here](#).

Applicability of Guidelines

GENERAL

The first preference in rehabilitation is the preservation of original architectural features. These features and materials should be retained and or repaired. Repairs of existing features (or replacement when supported by the Commission) should be based on an accurate replication of the materials or features, and where possible, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. If it is not feasible to retain the original materials or features due to the condition, unavailability, safety, or energy efficiency of original materials, then quality, contemporary substitute materials, when approved by the Commission, should replicate the materials being replaced in composition, design, color, texture, and other visual qualities. Contemporary materials may be used if it is demonstrated that they have the same quality and character as historic materials.

BUILDING PLACEMENT AND ORIENTATION

- The placement and orientation of a historic building should be preserved within its context and setting.

BUILDING FORM

- A historic building's distinctive features such as size, scale, mass, color, materials, and details should be preserved. Any elements that can be considered contributing to the building's style or historic significance should be preserved.

ROOFS

- The original roof shape of the building should be maintained and preserved.
- Architectural features such as dormer windows, cupolas, cornices, brackets, chimneys, cresting and weather vanes should be reserved or replaced.
- The original roof shape should not be changed.
- Avoid roof additions such as oversized dormer windows or skylights. The original roofing material should be preserved.



Photo of roof of historical home in the Main Street Historic District in Middletown, OH.

DECKS, PORCHES, AND STOOPS

- Decks, porches, and steps which are appropriate to the building and its development should be preserved as well as porches or additions reflecting later architectural styles.
- Avoid removing or altering decks, porches, or steps which are appropriate to the building, its development, and the style it represents.
- Avoid enclosing porches and steps in a manner that destroys their intended appearance
- Avoid stripping porches and steps of original material and architectural features, such as handrails, balusters of wood, iron, cast iron, terracotta, tile, and brick.
- Deteriorated materials and architectural features should be repaired or replaced with new material that matches the original.
- Avoid applying new material or detailing which was unavailable when the building was constructed.

EXTERIOR FINISHES AND MATERIALS

Masonry

- Original masonry and mortar should be preserved without the application of any surface treatment.
- Deteriorated masonry or stucco should be repaired or replaced with new material that matches the old material in terms of color and appearance.
- Tuck pointing of masonry should match the color, texture, joint tooling, and physical composition of the building's historic pointing.

- Avoid painting masonry walls or foundations that have not previously been painted.
- Avoid abrasive cleaning of historic masonry and siding, specifically power washing, sandblasting, and harsh detergents.

Wood Frame

- Historic wood siding, shingles, weatherboard, board-and-batten, and other historic wooden elements should be maintained and preserved.
- Historic wooden elements should not be covered or concealed.
- Deteriorated wood siding should be repaired or replaced with siding that matches the original.

ENTRANCES

- Existing door openings including lintels, transoms, and all hardware should be preserved and repaired
- Avoid introducing new door openings into the principal elevations or enlarging or reducing door openings to fit new door sizes.
- Original doors or hardware should be repaired or reused rather than replaced.
- The material, design, and the hardware of older doors should be duplicated if new doors are used.
- Screen doors should match the design of the entrance and be made of wood or aluminum that is primed and painted a color that complements the entrance.
- Screen doors should be designed to maintain visibility of the original door.

FOUNDATIONS

- The original foundation should be preserved and repaired.
- Avoid applying artificial materials or obscuring the existing historic foundation.

DETAILS AND ORNAMENTATION

- Historical details and ornamentation should be preserved.
- Avoid adding architectural features that would diminish the historic significance of the building.
- Avoid covering original details and ornamentations on facades facing the street.

COMMERCIAL STOREFRONTS

- The original ornamentation and trim of historic storefronts should be preserved.
- Historic photographs should be referenced when restoring altered storefronts to their original design.
- Avoid replacing original features of storefronts with designs and materials which are incompatible with the historic architectural style of the building.

WINDOWS

- Existing window openings including window sash, glass, lintels, sills, architraves, shutters, hoods, and all hardware should be preserved and repaired.
- New windows should be designed to be similar in material, design, size, and placement of existing windows on the historic building.
- New windows should be placed on secondary facades of the building and be similar to the symmetry of the existing window placement.
- Avoid creating new window openings into the principal elevations or enlarge or reduce window openings to fit new stock window sash sizes.
- Avoid altering the size of windowpanes or sashes, which could detract from the scale and proportion of the building.
- Avoid installing inappropriate new window features such as aluminum storm windows.
- Clear glass should be used in replacement panes located on the front facade and where visible from the street.



Example of a historic entrance and fencing.

SHUTTERS

- Existing shutters should be preserved and repaired.
- Missing shutters should be replaced with new shutters that match the original in composition, size, shape, color, and texture.

AWNINGS

- Existing canvas awnings should be preserved and repaired.
- New awnings should be of a size, shape, color, and texture that is compatible with the building's architectural style.
- Avoid installing plastic or metal strip awnings that detract from the appearance of the building.

CHIMNEYS

- Existing chimneys should be preserved and repaired.
- Avoid using stucco or any other treatment as a solution to cover chimney damage.
- Avoid removing historic chimneys unless the chimney is structurally unstable. In this case the chimney should be reconstructed to match the original.
- Chimney caps should consist of clay, slate, stone, or metal and should not hang over the rim of the chimney.



Example of an old chimney as well as solar panels on a historical house.

GUTTERS AND DOWNSPOUTS

- Existing box gutters should be preserved and repaired.
- If new gutters are necessary due to deterioration, similarly, designed box gutters should be installed for the front elevations and other facades that are visible.
- For other elevations, modern hanging gutters may be installed.

FENCING, WALLS, AND GATES

- Fencing, walls, and gates that reflect the property's history and development should be preserved and maintained.
- Fencing should be designed to support the historic character of the building regarding height, material, and elements.
- Fencing should be located along the property line and have a level of opacity that is similar to other fences in the vicinity.

LANDSCAPING

- Plants, trees, walkways, and benches that reflect the property's history and development should be preserved and maintained.

PAINTING

- Painted surfaces of historic buildings or features should be preserved and repaired.
- Paint colors and finishes typical of the age and style of the building should be used.
- Avoid using white as the dominant color of the building.
- Avoid removing paint and finishes down to the bare surface. Strong paint strippers, whether chemical or mechanical, can permanently damage the surface. If paint removal is desired, hand scraping or other non-abrasive methods should be used.

LIGHTING

- Original lighting features should be preserved and repaired.
- Additional lighting added to the building should be appropriate to the character, scale, and style of the building.
- Light fixtures should be simple in design and emit subdued, soft, warm light.
- Avoid installing large, ornate light fixtures.

OUTBUILDINGS

- Original outbuildings such as garages, sheds, and outhouses should be preserved and repaired.
- If repairs are needed due to deterioration of the original elements, new materials should match the old.

MODERN FEATURES

- Avoid placing modern features such as communications equipment, solar panels, and air conditioning units in a location in which they can be seen from the street.

COMMERCIAL SIGNAGE

- Signs should be well designed in a simple manner and painted with colors that are compatible with those of the building.
- Utilize signs that have been designed to be compatible with the building and signs of the building's architectural period.
- Avoid erecting a sign that is contrary to the character of the building or has a haphazardous appearance.
- Avoid applying signs that either predate the building or are built with materials that were not available at the time of the building's construction.



Example of appropriate commercial signage -
The Sorg Opera House.

BUILDING ADDITIONS

- Additions to historic structures should be subordinate to the primary structure and be located in areas that minimize its impact and visibility from the street frontage.
- The design of an addition should minimize any damage to character-defining site features such as mature landscaping, historic landscape walls.
- The design of an addition should be compatible with the exiting historic building regarding massing, size, scale, color, materials, and details.
- The size of an addition should not exceed 50 percent of the footprint of the existing historic building.
- The size of existing historic buildings, addition, and accessory structures should not result in a lot coverage that is incompatible with that of surrounding properties.

New Construction

The following Guidelines are applicable to commercial and residential construction located in Middletown's Historic Districts and outlying historic properties.

GENERAL

New construction should be visually compatible with the site, setting, and surrounding area in terms of setbacks, building height, and massing; but may be distinguished through the use of contemporary design. It should also use materials that are complementary to surrounding buildings such as masonry and wood over modern and synthetic materials. New construction should be similar to existing contributing buildings and clearly distinguishable from the historic fabric of the district.

BUILDING PLACEMENT AND ORIENTATION

- A new building should have similar placement, setbacks, and orientation of surrounding historic buildings in the district in which it is located.
- Avoid placing new buildings in a location that would encroach upon the view shed of neighboring historic buildings.
- New buildings should not be constructed with garage doors facing the street, unless the building is located on a corner lot in which case the garage door should face the street on the secondary frontage.

BUILDING FORM

- New buildings should be consistent in massing, scale, size, and lot coverage with surrounding historic buildings and properties.
- New buildings should be designed with common elements of surrounding historic buildings such as foundation height, window spacing and height, door openings, and roof style to be harmonious with the surrounding historic buildings.
- The height of a new building should be compatible with the height of existing historic buildings on the same block face.

ROOFS

- The roof should be designed to share a similar shape, pitch, and level to the roof to be compatible with surrounding historic buildings.
- Avoid roof forms that are not found on the surrounding historic buildings.

PORCHES AND STOOPS

- Porches on new buildings should be designed to appropriate to the style of the building and complement surrounding historic buildings.
- Avoid using materials that are not compatible with the new building or surrounding historic buildings.
- Porches should consist of wood and masonry.



Example of a historic commercial storefront.

FOUNDATIONS

- The foundation for new buildings should be designed to be compatible with the foundation of existing historic buildings and should utilize similar materials such as brick, concrete, or stone.
- The height of the foundation should be consistent with the foundation reveal of surrounding historic buildings.

EXTERIOR FINISHES AND MATERIALS

- New buildings should utilize materials that are complementary to the surrounding historic buildings such as brick, wood, or stone.
- Avoid painting new masonry buildings if surrounding masonry historic buildings are not painted.
- New wood frame buildings should be painted with colors that are similar to and complement existing historic buildings in the surrounding area.

DETAILS AND ORNAMENTATION

- Details and ornamentation such as eaves, soffits, molding, cornices, and other decorative elements should be included on new buildings as modern interpretations of historic details.
- Avoid adding details and ornamentation that does not replicate or complement historic styles.

COMMERCIAL STOREFRONTS

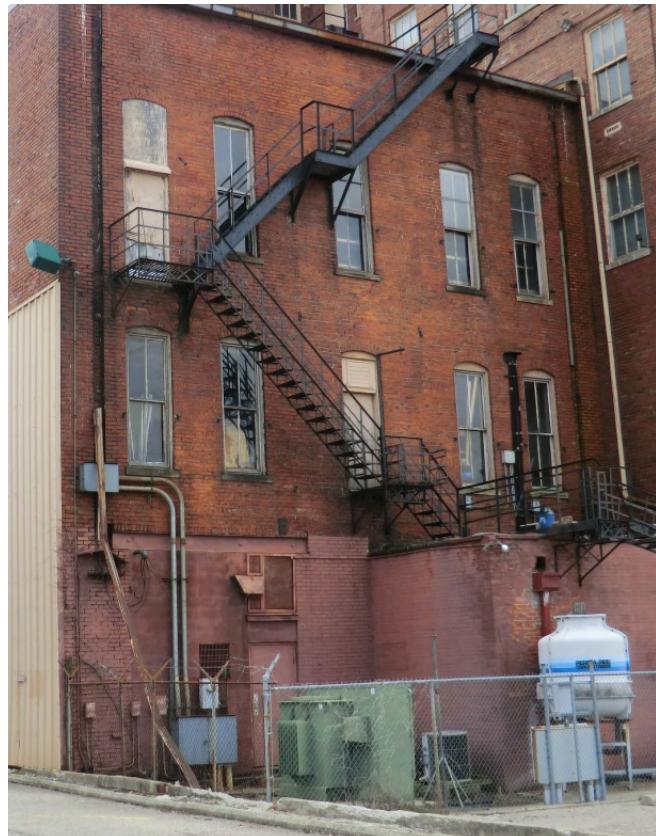
- Traditional storefront ornamentation and trim such as bulkheads, cornice lines, display windows, and transoms should be included on new buildings as modern interpretations of historic details.

MODERN FEATURES

- Avoid placing modern features such as communications equipment, solar panels, and air conditioning units in a location in which they can be seen from the street.

ENTRANCES

- The primary entrance for a new building should be located on the front facade.
- The design of the door should be complementary to the surrounding historic buildings and include traditional materials such as wood and glass.
- Screen and storm doors should match the design of the entrance and be made of wood or aluminum that is primed and painted a color that complements the entrance configuration of the exterior door and should be of wood construction.



Example of modern technology features located behind building in Middletown, OH

WINDOWS

- Windows on new buildings should be complimentary in detail, framing materials, pattern, and proportion to the surrounding historic buildings.

SHUTTERS

- Shutters should be compatible with the architectural style of the building and appear operable.
- Shutters should be made of wood and be designed to fit the size of the window.

AWNINGS

- New awnings should be of a size, shape, color, and texture that is compatible with the building's architectural style.
- Avoid installing plastic or metal strip awnings that detract from the appearance of the building.

CHIMNEYS

- The design of chimneys should be complementary to the surrounding historic buildings and include stone, brick, or veneer materials.
- Chimney caps should consist of clay, slate, stone, or metal and should not hang over the rim of the chimney.

GUTTERS AND DOWNSPOUTS

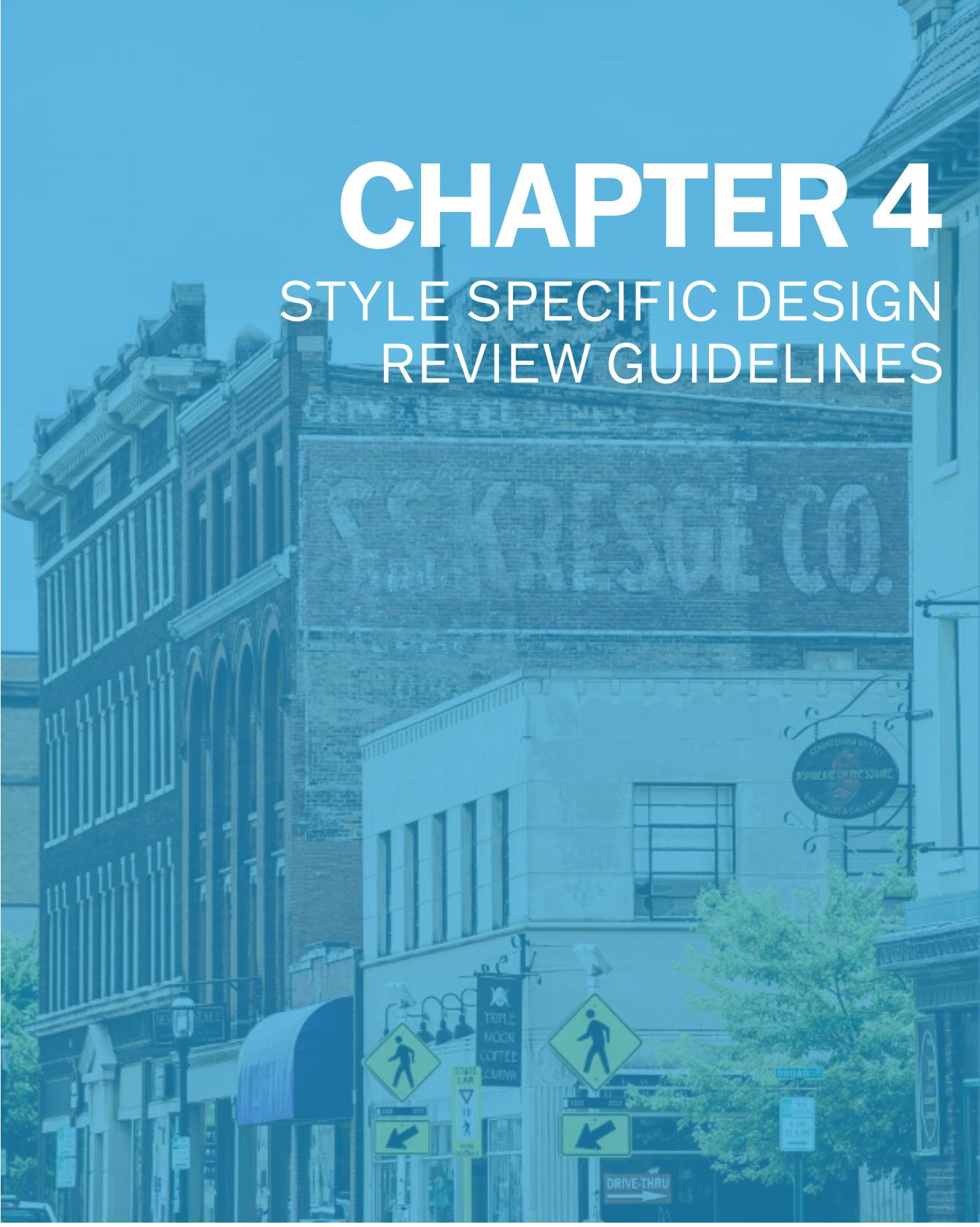
- Gutters and downspouts should be compatible with the architectural style of the building.
- Downspouts should be located in less visible locations and away from architectural features.

FENCING AND WALLS

- Fencing should be designed to support the architectural style of the building regarding height, material, and elements.
- Avoid using non-traditional materials such as concrete or composite materials for fencing and walls.
- Fencing should be located along the property line and have a level of opacity that is similar to other fences in the vicinity.

OUTBUILDINGS

- Outbuildings should be subordinate to the primary structure and be located in areas that minimize its impact and visibility from street frontage.
- The design of an outbuilding should be compatible with the surrounding outbuildings regarding massing, size, scale, color, materials, and details.



CHAPTER 4

STYLE SPECIFIC DESIGN REVIEW GUIDELINES

Introduction

The purpose of this chapter is to establish the best practices and principles of the Design Review Guidelines (DRG) specific to each architectural style present within the Historic Districts within the City of Middletown. The DRG is meant to preserve and revitalize the historic character of existing buildings, as well as to maintain consistency and uniformity in style for any and all new construction within the Historic Districts. Note: for the interior layouts of new construction, though preferred, it is not required to precisely adhere to historic layouts.

Style-Specific Guidelines

AMERICAN FOURSQUARE

Summary

The American Foursquare is a practical and straightforward architectural style that emerged in the late 19th century. Characterized by its boxy shape, it typically features a two-and-a-half-story design with a hipped roof, large front porch, and simple, symmetrical facade. This style emphasizes functionality and often incorporates elements like wide eaves and decorative brackets.

Plat

- **Shape:** The American Foursquare is typically a boxy, two-and-a-half story structure with a square footprint.
- **Layout:** Central hallways are common, with rooms arranged symmetrically on either side. Consider an open floor plan on the first level, connecting the living and dining areas.
- **Foundation:** A raised foundation is often used, sometimes with a stone or brick base.

Roof

- **Type:** The roof is generally a low-pitched, hipped design with a square or nearly square silhouette.
- **Eaves:** Wide overhanging eaves are a characteristic feature.
- **Gables:** Dormer windows can be included to add light and space to the upper levels.



Example of an American Foursquare style building

Chimney

- **Style:** Often, the chimney is a prominent, brick structure located centrally or on one side of the roof.
- **Height:** It should extend above the roof line, possibly with a decorative cap or detailing.
- **Placement:** Consider using multiple chimneys for larger homes, reflecting the interior layout.

Windows

- **Type:** Double-hung windows are common, typically with a vertical proportion.
- **Arrangement:** Symmetrical placement, often in groups (two or three together) on each facade.
- **Details:** Window trim is often wider and more decorative, with may include pediments or other architectural details.

Materials

- **Siding:** Wood clapboard is traditional, but some examples may use brick or stucco.
- **Details:** Board-and-batten siding can be used for emphasis, particularly on gables or upper stories.
- **Roofing:** Asphalt shingles are common, but slate or tile may be appropriate for higher-end designs.

Porches

- **Style:** A wide, deep front porch is a defining feature, often spanning the width of the home.
- **Columns:** Typically supported by sturdy, square or round columns, sometimes with a slight taper.
- **Railings:** Use simple balustrades or railing designs that complement the overall style.

Details

- **Trim:** Detailed cornices and friezes can add visual interest; consider decorative brackets under eaves.
- **Entryways:** Front doors are often highlighted with transoms or sidelights; consider using decorative glass.
- **Decorative Elements:** Incorporate simple geometric patterns or motifs in the woodwork and railings.

Color Guide

- **Exterior Colors:** Traditional colors include soft earth tones like beige, cream, or light gray. Darker hues like forest green or navy can be used as accents.
- **Trim:** White or contrasting colors for trim are common to highlight architectural details.
- **Door Colors:** Bright colors for doors, such as red or blue, can add a pop of color while maintaining an inviting appearance.

ART DECO

Summary

Art Deco is a glamorous architectural style that flourished in the 1920s and 1930s, known for its bold geometric shapes, vibrant colors, and opulent details. Often seen in skyscrapers and theaters, it combines modernist forms with decorative motifs, including zigzags and chevrons, and is associated with luxury and exuberance.

Plat

- **Shape:** Art Deco buildings often feature geometric forms, with a focus on symmetrical and streamlined designs.
- **Layout:** Interior layouts can vary but often include open floor plans with defined zones. Consider incorporating curved walls or alcoves for added visual interest.
- **Foundation:** Flat or slightly raised foundations are common, allowing for clean lines and a polished appearance.



Example of an Art Deco style building

Roof

- **Type:** Flat roofs with decorative parapets are typical, sometimes accented with stepped or zigzag patterns.
- **Eaves:** Eaves are often minimal or non-existent, emphasizing the sleek lines of the design.
- **Skyline:** Rooftop gardens or terraces can enhance outdoor space while maintaining the architectural aesthetic.

Chimney

- **Style:** Chimneys may be integrated into the building's design, often with streamlined or geometric shapes.
- **Height:** Keep chimneys low and decorative, using materials that match the overall design.
- **Placement:** Consider placing chimneys off-center for a more dynamic look, aligning with the building's geometric forms.

Windows

- **Type:** Large, horizontal windows with Art Deco detailing, such as frosted or etched glass, are common.
- **Arrangement:** Windows are typically arranged in bands or vertical strips, emphasizing height and light.
- **Details:** Use decorative window frames or transoms with geometric patterns to enhance the style.

Materials

- **Siding:** Common materials include smooth stucco, brick, or decorative stone with a polished finish.
- **Details:** Incorporate metallic elements such as aluminum, chrome, or bronze for trim and accents.
- **Textures:** Use varied textures, such as glossy tiles or patterned surfaces, to create visual depth.

Porches

- **Style:** Porches are often minimal or integrated into the facade, with emphasis on strong lines.
- **Columns:** Use tapered, streamlined columns, sometimes with geometric detailing or motifs.
- **Railings:** Incorporate metal railings with bold patterns, reinforcing the geometric aesthetic.

Details

- **Trim:** Decorative motifs inspired by nature, geometry, and technology, such as zigzags and chevrons, should be featured in trim.
- **Entryways:** Grand entryways with bold door designs, possibly featuring glass panels or intricate carvings.
- **Decorative Elements:** Sculptural elements, such as bas-reliefs or friezes, can enhance the building's character.

Color Guide

- **Exterior Colors:** Rich, bold colors like deep greens, blues, and reds paired with metallic accents. Neutral tones like cream or gray can provide balance.
- **Trim:** Metallic colors (gold, silver, or chrome) are often used for trim and detailing to reflect the opulence of the style.
- **Accent Colors:** Consider using brighter colors for doors and decorative elements to create focal points.

BEAUX ARTS

Summary

Beaux Arts architecture, originating from the École des Beaux-Arts in Paris, combines classical European styles with grand scale and elaborate ornamentation. Popular in the late 19th and early 20th centuries, it features symmetrical designs, large domes, intricate stonework, and elaborate decorative elements, often conveying a sense of grandeur and sophistication.

Plat

- **Shape:** Beaux-Arts buildings typically have grand, symmetrical layouts, often in a rectangular or square footprint.
- **Layout:** Interior spaces are often organized around a central hall or grand staircase, with rooms radiating outward, emphasizing a formal and hierarchical arrangement.
- **Foundation:** A solid, raised foundation of stone or brick enhances the grand appearance.



Example of a Beaux Arts style building

Roof

- **Type:** Flat or low-pitched roofs, often hidden behind elaborate cornices or parapets.
- **Eaves:** Deep, overhanging eaves are common, often adorned with decorative molding.
- **Dormer:** Incorporate dormers with classical detailing for added visual interest and light.

Chimney

- **Style:** Tall, prominent chimneys, often with decorative caps, should harmonize with the overall design.
- **Height:** Chimneys can be substantial and are typically made of brick or stone, integrated into the facade.
- **Placement:** Centrally located or symmetrically placed, enhancing the building's balance.

Windows

- **Type:** Tall, multi-pane windows, often arched or with classical detailing, including keystones.
- **Arrangement:** Symmetrical arrangements, sometimes in pairs or groups, reflecting a sense of order.
- **Details:** Use elaborate window trims, possibly with fluted or pilaster-style moldings.

Materials

- **Siding:** Stone (marble, granite) or brick with a smooth finish is commonly used, reflecting durability and permanence.
- **Details:** Incorporate decorative stonework, including carvings and reliefs, to enhance the facade.
- **Textures:** Use varied materials for visual contrast, such as terracotta tiles or cast stone for ornamental features.

Porches

- **Style:** Grand porticoes or colonnades, often featuring large columns that create an impressive entrance.
- **Columns:** Use classical orders (Doric, Ionic, Corinthian) for columns, with detailed capitals.
- **Railings:** Ornate balustrades in stone or wrought iron that complement the overall grandeur.

Details

- **Trim:** Richly detailed cornices, friezes, and pediments should be employed, often featuring classical motifs like acanthus leaves or garlands.
- **Entryways:** Grand entrance doors, possibly with sidelights or transoms, adorned with decorative carvings.
- **Decorative Elements:** Incorporate sculptures, reliefs, or allegorical figures that emphasize themes of culture, history, or nature.

Color Guide

- **Exterior Colors:** Soft, muted tones like beige, cream, or light gray, often in natural stone finishes.
- **Trim:** Use contrasting colors for trim, typically darker shades that enhance architectural details.
- **Accent Colors:** Subtle colors can be used for doors and decorative elements, perhaps in deep greens or rich blues, adding a touch of elegance.

CARPENTER'S GOTHIC

Summary

Carpenter's Gothic is a style that emerged in the mid-19th century, characterized by wooden construction that mimics Gothic stone architecture. Features include pointed arches, decorative wooden trim, and steep gable roofs. This style is often seen in churches and residences, blending traditional Gothic elements with local materials and craftsmanship.

Plat

- **Shape:** Carpenter's Gothic structures typically have a rectangular or cross-shaped footprint, often with a steeply pitched roof.
- **Layout:** Interiors often feature a central hall with rooms branching off, allowing for an open and airy feel.
- **Foundation:** A raised foundation is common, sometimes with a stone base to elevate the structure.



Example of a Carpenter's Gothic style building

Roof

- **Type:** Steeply pitched roofs with gables, often featuring decorative wooden shingles or scalloped detailing.
- **Eaves:** Pronounced overhanging eaves that add depth to the roof line.
- **Gables:** Elaborate gables with decorative trim and verge boards (decorative boards along the edge of the gable).

Chimney

- **Style:** Prominent, often asymmetrical chimneys made of brick or stone, adding visual interest to the facade.
- **Height:** Tall and narrow, sometimes with decorative caps or corbeling.
- **Placement:** Typically located on one side of the roof or at the rear, enhancing the overall asymmetry.

Windows

- **Type:** Tall, narrow, and often arched or pointed windows, reflecting Gothic influence.
- **Arrangement:** Symmetrical or asymmetrical placement, often grouped together in multiples.
- **Details:** Use wooden frames with decorative trim and leaded or stained glass, enhancing the Gothic aesthetic.

Materials

- **Siding:** Wood is the primary material, often with board-and-batten or clapboard siding.
- **Details:** Incorporate decorative wooden elements, such as carved finials, brackets, and moldings.
- **Textures:** Use varying wood finishes and patterns to create visual interest and emphasize craftsmanship.

Porches

- **Style:** Large, wraparound porches with steep roofs, supported by decorative columns or brackets.
- **Columns:** Use slender, turned wooden columns with ornate details that reflect the Gothic style.
- **Railings:** Simple wooden railings with intricate patterns or cutouts, enhancing the overall charm.

Details

- **Trim:** Elaborate trim work, including intricate cornices, friezes, and brackets that showcase craftsmanship.
- **Entryways:** Grand doors with decorative carvings, often framed by sidelights or a transom.
- **Decorative Elements:** Include ornamental features such as carved wooden elements, finials, and intricate lattice work.

Color Guide

- **Exterior Colors:** Natural wood tones (stained or painted) in earthy shades like deep browns, greens, or muted blues.
- **Trim:** Use contrasting colors for trim, often lighter than the siding to highlight architectural details.
- **Accent Colors:** Consider using brighter colors for doors and decorative elements, such as reds or yellows, to create focal points.

EARLY REPUBLIC FEDERAL

Summary

The Early Republic Federal style, prevalent from the late 18th to early 19th century, reflects a shift toward a more refined aesthetic in American architecture. It typically includes symmetrical facades, tall windows with shutters, and decorative motifs like fanlights and dentil molding. This style embodies the ideals of democracy and national identity following the American Revolution.

Plat

- **Shape:** Federal buildings often have a rectangular or square footprint, emphasizing symmetry and proportion.
- **Layout:** Interior layouts typically include a central hall with rooms arranged symmetrically on either side, allowing for a formal and balanced feel.
- **Foundation:** A solid, raised foundation, often made of brick or stone, provides stability and elevates the structure.



Example of an Early Republic Federal style building

Roof

- **Type:** Generally, flat roofs with a slight pitch, or hipped roofs with a symmetrical appearance.
- **Eaves:** Minimal overhangs that emphasize clean lines and a formal appearance.
- **Parapets:** Parapets can be used to conceal the roof, adding height and architectural interest.

Chimney

- **Style:** Tall, centrally located or symmetrically placed chimneys, often made of brick or stone.
- **Height:** Chimneys are typically substantial and may feature decorative caps or detailing.
- **Placement:** Positioned on the roof line, enhancing the symmetry of the facade.

Windows

- **Type:** Double-hung sash windows with a rectangular shape, often with six-over-six or nine-over-nine pane configurations.
- **Arrangement:** Symmetrical placement on the facade, often with a clear hierarchy (larger windows on the first floor).

- **Details:** Use simple, elegant window trim, possibly with keystones or decorative lintels.

Materials

- **Siding:** Brick or wood siding, often painted in soft, muted colors; brick may be left unpainted for a more traditional look.
- **Details:** Incorporate stone or stucco elements for foundations or decorative accents.
- **Textures:** Use smooth finishes to emphasize clean lines, with occasional relief for architectural detailing.

Porches

- **Style:** Simple porticoes with flat roofs or hipped roofs supported by classical columns.
- **Columns:** Use slender, classical columns (Doric or Ionic) with minimal ornamentation.
- **Railings:** Simple wooden railings that maintain the formal aesthetic, often with a balustrade.

Details

- **Trim:** Elegant cornices, friezes, and pediments that reflect classical influences.
- **Entryways:** Grand entry doors, often with sidelights or transoms, featuring classical moldings or pilasters.
- **Decorative Elements:** Incorporate simple motifs such as garlands or swags for added visual interest.

Color Guide

- **Exterior Colors:** Soft, neutral colors such as cream, pale yellow, or light gray are common, reflecting a classic aesthetic.
- **Trim:** Use contrasting colors for trim, typically darker shades to highlight architectural details.
- **Accent Colors:** Consider muted colors for doors and decorative elements, such as deep greens or reds, to create focal points.

FRENCH COUNTRY

Summary

French Country architecture draws inspiration from the rural homes of France, characterized by its rustic charm and cozy appeal. Features often include steeply pitched roofs, exposed wooden beams, stone facades, and asymmetrical designs. This style combines elegance with a laid-back atmosphere, often incorporating elements like gardens and outdoor living spaces.

Plat

- **Shape:** French Country homes typically feature a rectangular or L-shaped footprint, often with a compact, asymmetrical layout.
- **Layout:** Interiors are cozy and functional, often with an open-concept living space that flows into dining and kitchen areas.
- **Foundation:** Low, solid foundations made of stone or brick provide a rustic feel and elevate the structure.



Example of a French Country style building

Roof

- **Type:** Steeply pitched roofs, often hipped or gabled, covered with slate or clay tiles.
- **Eaves:** Overhanging eaves with exposed rafters are common, adding to the rustic charm.
- **Dormers:** Include dormer windows to enhance the roof line and provide additional light and space in upper levels.

Chimney

- **Style:** Prominent stone or brick chimneys, often located centrally or at one end of the house, showcasing traditional craftsmanship.
- **Height:** Tall and decorative, often featuring corbeled details or ornate caps.
- **Placement:** Consider placing multiple chimneys to enhance the asymmetrical design and provide visual interest.

Windows

- **Type:** Tall, narrow, and often multi-paned windows, typically with wooden shutters and decorative arches.

- **Arrangement:** Symmetrically or asymmetrically placed, depending on the overall design; often grouped in pairs or triples.
- **Details:** Use thick wooden frames with detailed trim and, if possible, wrought iron or decorative grilles for added character.

Materials

- **Siding:** Natural materials like stone, stucco, or rough-hewn wood create a rustic and inviting appearance.
- **Details:** Incorporate timber framing or exposed beams to emphasize the French Country aesthetic.
- **Textures:** Use varied textures and finishes to enhance the organic feel, such as rough stone, stucco, and aged wood.

Porches

- **Style:** Wide, inviting porches or verandas, often with stone or brick flooring and supported by sturdy columns.
- **Columns:** Use robust wooden or stone columns, possibly with decorative capitals, to create a rustic yet elegant entry.
- **Railings:** Simple wooden railings with a natural finish or wrought iron accents that reflect the organic style.

Details

- **Trim:** Simple yet elegant trim work, including exposed rafter tails and decorative cornices
- **Entryways:** Grand entry doors made of solid wood, often featuring intricate carvings or metal hardware.
- **Decorative Elements:** Incorporate wrought iron details, such as window grilles and railings, and consider using hand-painted tiles or ceramics for added charm.

Color Guide

- **Exterior Colors:** Earthy, muted tones such as warm beige, soft gray, and light terracotta, reflecting the natural landscape.
- **Trim:** Use contrasting colors for trim, often in darker shades to highlight architectural details.
- **Accent Colors:** Consider soft pastel colors for doors and decorative elements, such as lavender, olive green, or muted blue, to enhance the welcoming ambiance.

GREGORIAN REVIVAL

Summary

The Gregorian Revival style, popular in the late 19th and early 20th centuries, revives elements of Georgian architecture with an emphasis on symmetry and proportion. Characterized by its classic brick or clapboard exteriors, multi-paned windows, and pedimented doorways, it reflects a sense of timeless elegance and understated sophistication.

Plat

- **Shape:** Revival homes typically feature a symmetrical rectangular or square footprint, emphasizing classical proportions.
- **Layout:** Interiors are organized around a central hallway, with formal rooms on either side, creating a structured and balanced feel.
- **Foundation:** Raised, solid foundations often constructed of brick or stone enhance the grandeur of the design.

Roof

- **Type:** Medium-pitched hipped or gabled roofs, often with a symmetrical design
- **Eaves:** Slightly overhanging eaves that may include decorative cornices or moldings.
- **Dormers:** Include dormer windows to add visual interest and light to upper levels, often with pedimented roofs.

Chimney

- **Style:** Double-hung sash windows, typically with a six-over-six or nine-over-nine configuration.
- **Height:** Chimneys are generally tall and may feature decorative caps or corbeling.
- **Placement:** Positioned to enhance symmetry, often with paired chimneys on larger homes.

Windows

- **Type:** Tall, narrow, and often multi-paned windows, typically with wooden shutters and decorative arches.
- **Arrangement:** Symmetrical placement on the facade, with larger windows on the first floor to emphasize height.



Example of a Gregorian Revival style building

- **Details:** Use simple, elegant window trims, possibly with decorative lintels or architraves

Materials

- **Siding:** Brick is the most common material, often painted or left in its natural color; clapboard siding may also be used.
- **Details:** Incorporate stone accents, especially for foundations, cornices, and decorative elements.
- **Textures:** Smooth, refined finishes are typical, emphasizing the elegance of the architectural style.

Porches

- **Style:** Classic front porches or porticos supported by columns, often featuring a flat roof.
- **Columns:** Use robust, classical columns (Doric, Ionic, or Corinthian) with detailed capitals to reflect the grandeur of the style.
- **Railings:** Simple balustrades that complement the overall design, often made of wood or wrought iron.

Details

- **Trim:** Richly detailed cornices, friezes, and pediments with classical motifs, emphasizing symmetry and proportion.
- **Entryways:** Grand double doors, often made of solid wood, adorned with sidelights and decorative transoms.
- **Decorative Elements:** Incorporate classical motifs such as garlands, urns, and pediments to enhance visual interest.

Color Guide

- **Exterior Colors:** Traditional colors include soft whites, creams, pale yellows, and light grays to reflect the elegance of the style.
- **Trim:** Use contrasting colors for trim, typically darker shades to highlight architectural details.
- **Accent Colors:** Consider muted or rich colors for doors and decorative elements, such as deep reds or greens, to create focal points.

GREEK REVIVAL

Summary

Greek Revival architecture emerged in the early 19th century, inspired by the classical architecture of ancient Greece. This style features monumental columns, pediments, and porticoes, often creating a temple-like appearance. It symbolizes democracy and civic virtue, making it popular for public buildings and homes during a period of national pride.

Plat

- **Shape:** Greek Revival structures typically feature a rectangular or square footprint, emphasizing symmetry and grandeur.
- **Layout:** Interiors often include a central hallway with rooms arranged symmetrically on either side, creating a formal and open feel.
- **Foundation:** Raised, solid foundations, often made of brick or stone, provide stability and elevate the structure.



Example of a Greek Revival style building

Roof

- **Type:** Low-pitched or gabled roofs, often with a pediment at the front.
- **Eaves:** Wide, overhanging eaves that enhance the structure's classic lines.
- **Dormers:** Dormers are less common but can be included for added light, typically featuring simple gables.

Chimney

- **Style:** Tall, centrally located chimneys made of brick or stone, often decorative and prominent.
- **Height:** Chimneys should be substantial, often with corbeled detailing or decorative caps.
- **Placement:** Symmetrically placed to enhance the overall balance of the facade.

Windows

- **Type:** Tall, rectangular windows, typically double-hung, often with six-over-six pane configurations.
- **Arrangement:** Symmetrical placement across the facade, often larger on the ground floor.
- **Details:** Use simple, elegant window trims, possibly with decorative lintels or pediments above.

Materials

- **Siding:** Primarily wood or brick, often painted white or left in natural colors to reflect the classical influence.
- **Details:** Incorporate stone for foundations or accent areas, adding texture and richness.
- **Textures:** Smooth finishes emphasize clean lines and a formal appearance.

Porches

- **Style:** Grand porticos or front porches with tall columns, often running the full width of the home.
- **Columns:** Use robust, classical columns (Doric or Ionic) with detailed capitals to convey strength and elegance.
- **Railings:** Simple wooden or wrought iron railings that complement the classic aesthetic.

Details

- **Trim:** Elaborate cornices and friezes, often featuring classical motifs such as Greek key patterns or egg-and-dart designs.
- **Entryways:** Grand double doors, often made of solid wood, highlighted by sidelights and decorative transoms.
- **Decorative Elements:** Include classical sculptures or reliefs, emphasizing Greek themes and historical references.

Color Guide

- **Exterior Colors:** Predominantly white or light colors, such as soft beige or pale gray, to reflect the classic aesthetic.
- **Trim:** Use contrasting colors for trim, typically darker shades to enhance architectural details.
- **Accent Colors:** Consider rich colors for doors and decorative elements, such as deep blues or greens, to create focal points.

INTERNATIONAL STYLE

Summary

The International Style is a modernist architectural movement that emerged in the 1920s and 1930s, emphasizing minimalism and functionalism. Characterized by clean lines, open spaces, and a lack of ornamentation, this style often employs glass and steel to create structures that prioritize light and transparency, reflecting the ideals of modernity.

Plat

- **Shape:** International style buildings often feature rectangular or cubic forms, emphasizing simplicity and geometric purity.
- **Layout:** Open floor plans that prioritize functionality and spatial flow; minimal compartmentalization is common.
- **Foundation:** Typically, a flat or slightly raised foundation, often using reinforced concrete for a sleek look.



Example of an International Style building

Roof

- **Type:** Flat roofs with clean lines, often used to create usable rooftop spaces.
- **Eaves:** Minimal or non-existent overhangs, emphasizing the flatness of the roof.
- **Parapets:** Flat parapets often conceal rooftop mechanical systems and provide a smooth silhouette.

Chimney

- **Style:** Chimneys are usually integrated into the overall structure, often hidden or minimally designed.
- **Height:** Typically, low-profile, serving functional rather than decorative purposes.
- **Placement:** Discreetly positioned to maintain the clean lines of the facade.

Windows

- **Type:** Large, floor-to-ceiling windows that maximize natural light and provide expansive views.
- **Arrangement:** Windows are often asymmetrically arranged, creating a dynamic facade.

Details: Use of thin frames or curtain wall systems, often made of aluminum or glass, emphasizing transparency.

Materials

- **Siding:** Predominantly glass and steel, with concrete or masonry for structural elements.
- **Details:** Use of smooth, unadorned surfaces that enhance the minimalist aesthetic.
- **Textures:** Emphasis on materials that reflect a modern industrial feel, such as polished concrete and glass.

Porches

- **Style:** Minimalist entryways that often blend seamlessly with the overall structure, rather than protruding as traditional porches.
- **Columns:** If present, use slender, unobtrusive supports that do not detract from the overall design.
- **Railings:** Simple glass or metal railings that maintain transparency and openness.

Details

- **Trim:** Minimal decorative elements; the focus is on clean lines and functional design.
- **Entryways:** Simple, often featuring large glass doors that invite light and accessibility.
- **Decorative Elements:** Minimal ornamentation, with an emphasis on function and form over decoration.

Color Guide

- **Exterior Colors:** Neutral colors such as white, gray, or black are predominant, often creating a stark contrast with the surroundings.
- **Trim:** Use of the same color as the siding or subtle variations in tone to maintain a cohesive look.
- **Accent Colors:** Bold colors can be used sparingly for specific elements (such as doors or art installations) to create focal points without overwhelming the design.

ITALIANATE

Summary

Italianate architecture, popular in the mid-19th century, draws inspiration from the villas of Italy. Features include low-pitched roofs, wide eaves with decorative brackets, and tall, narrow windows. This style often emphasizes vertical and ornamental details, creating an elegant and picturesque appearance that evokes the charm of Italian countryside.

Plat

- **Shape:** Italianate buildings typically feature a rectangular or square footprint, often with a symmetrical layout.
- **Layout:** Interiors often have an open floor plan with defined rooms that promote flow, often centered around a grand hallway or staircase.
- **Foundation:** Raised foundations, commonly made of brick or stone, add to the stately appearance of the structure.



Example of an Italianate style building

Roof

- **Type:** Low-pitched, hipped roofs or flat roofs with decorative cornices; often featuring wide eaves.
- **Eaves:** Deep, overhanging eaves supported by decorative brackets or corbels.
- **Cupolas:** Consider adding a decorative cupola or small tower to enhance visual interest.

Chimney

- **Style:** Tall, decorative chimneys made of brick or stone, often with ornate caps or detailing.
- **Height:** Substantial and prominent, often positioned asymmetrically to add character.
- **Placement:** Typically located on the roof line or near the center, enhancing the overall balance.

Windows

- **Type:** Tall, narrow, and arched or rectangular windows, often with decorative hood molds or headers.
- **Arrangement:** Symmetrical placement, with larger windows on the first floor and often grouped in pairs.
- **Details:** Use wooden frames with intricate detailing, including shutters and decorative glass.

Materials

- **Siding:** Commonly brick or stucco, often painted in soft earth tones; stone accents can enhance the rustic feel.
- **Details:** Incorporate decorative trim and molding to emphasize architectural features.
- **Textures:** Use varied textures, such as rough stone and smooth stucco, to create visual depth.

Porches

- **Style:** Grand porches or porticoes, often featuring tall columns that support a roof.
- **Columns:** Use slender, classical columns with ornate capitals, possibly in a Roman or Corinthian style.
- **Railings:** Decorative railings, often made of wood or wrought iron, that complement the overall design.

Details

- **Trim:** Elaborate cornices, friezes, and decorative brackets that showcase craftsmanship.
- **Entryways:** Grand double doors, often made of wood, highlighted by sidelights and a transom above.
- **Decorative Elements:** Incorporate motifs such as floral patterns, scrolls, or geometric shapes for added detail.

Color Guide

- **Exterior Colors:** Warm earth tones such as soft beige, taupe, or light brown; consider pastel colors for accents.
- **Trim:** Use contrasting colors for trim, typically in darker shades to highlight architectural features.
- **Accent Colors:** Consider rich colors for doors and decorative elements, such as deep greens, burgundy, or gold, to create focal points.

MODERNISM

Summary

Modernism is an architectural movement that emerged in the early 20th century, characterized by a break from traditional forms and styles. It emphasizes simplicity, functional design, and the use of new materials like concrete and glass. Modernist buildings often feature open floor plans, large windows, and a focus on the relationship between indoor and outdoor spaces.

Plat

- **Shape:** Modernist buildings typically feature simple, geometric forms, often rectangular or cubic in shape.
- **Layout:** Open floor plans that prioritize functionality and fluid movement between spaces; minimal compartmentalization is common.
- **Foundation:** Flat or minimalistic foundations, often using concrete or pilings to create a clean look.



Example of a Modernism style building

Roof

- **Type:** Flat or low-pitched roofs that emphasize horizontal lines; can also include cantilevered elements for added interest..
- **Eaves:** Minimal eaves, often flush with the walls to enhance the streamlined design.
- **Parapets:** Often positioned to maintain clean lines, sometimes incorporated into interior spaces.

Chimney

- **Style:** Discreet, often integrated into the overall design; may be minimal or even absent in many modernist homes.
- **Height:** Typically, low-profile if present, serving more functional purposes than decorative.
- **Placement:** Typically located on the roof line or near the center, enhancing the overall balance.

Windows

- **Type:** Large, expansive windows or glass walls that promote transparency and connection to the outdoors.

- **Arrangement:** Asymmetrical or grouped in innovative configurations to create visual interest.
- **Details:** Use thin frames, often aluminum or fiberglass, that enhance the minimalist aesthetic.

Materials

- **Siding:** Commonly glass, steel, and concrete, with an emphasis on industrial materials that reflect modern sensibilities.
- **Details:** Smooth, unadorned surfaces that emphasize the simplicity of form and function.
- **Textures:** Use varied finishes, such as polished concrete, glass, and metal, to create depth and contrast.

Porches

- **Style:** Minimalist entryways that may feature overhangs or terraces, seamlessly blending into the structure.
- **Columns:** If used, columns are typically slim and unobtrusive, contributing to the clean lines of the design.
- **Railings:** Simple glass or metal railings that maintain openness and transparency.

Details

- **Trim:** Minimal decorative elements; focus on clean lines and functional design.
- **Entryways:** Simple, often featuring large glass doors that invite light and accessibility.
- **Decorative Elements:** Ornamentation is limited; emphasis is placed on materials and forms instead of decorative features.

Color Guide

- **Exterior Colors:** Neutral colors such as white, gray, or black dominate, creating a stark and modern appearance.
- **Trim:** Use the same color as the siding or subtle variations to maintain a cohesive look.
- **Accent Colors:** Bright colors can be used sparingly for specific elements (like doors or artwork) to create focal points without overwhelming the design.

NEO-CLASSICAL REVIVAL

Summary

The Neo-Classical Revival, emerging in the late 19th and early 20th centuries, reinterprets classical Greek and Roman architectural elements. Characterized by grand columns, symmetrical facades, and elaborate cornices, this style reflects a sense of grandeur and historical reverence, often used for public buildings and institutions.

Plat

- **Shape:** Neo-Classical Revival buildings typically have a symmetrical rectangular or square footprint, emphasizing balance and proportion.
- **Layout:** Interiors often feature a central hallway with rooms symmetrically arranged on either side, promoting a formal, grand feel.
- **Foundation:** Raised foundations, commonly constructed of stone or brick, add to the stately presence of the structure.

Roof

- **Type:** Low-pitched hipped roofs or flat roofs with decorative cornices; often topped with a prominent pediment.
- **Eaves:** Wide overhanging eaves that enhance the building's grandeur.
- **Cupolas:** Include decorative cupolas or domes to add visual interest and verticality.

Chimney

- **Style:** Tall, often decorative chimneys made of brick or stone, typically with classical detailing.
- **Height:** Substantial, often topped with ornate caps or corbeling.
- **Placement:** Symmetrically positioned on the roof line to enhance overall balance.

Windows

- **Type:** Tall, rectangular windows, often with multi-pane configurations and decorative moldings.



Example of a Neo-Classical Revival style building

- **Arrangement:** Symmetrical placement across the facade, often with larger windows on the ground floor.
- **Details:** Use elegant window trims, including decorative cornices or pediments above.

Materials

- **Siding:** Commonly brick, stone, or stucco, often painted in soft, muted colors or left in natural tones.
- **Details:** Incorporate classical elements like stone columns, pilasters, and intricate moldings.
- **Textures:** Smooth, refined finishes with rich textures for decorative elements, emphasizing the grandeur of the style.

Porches

- **Style:** Grand porticos or front porches with tall columns, often running the full width of the home.
- **Columns:** Use robust, classical columns (Doric, Ionic, or Corinthian) with detailed capitals to reflect the architectural elegance.
- **Railings:** Decorative railings, often in wrought iron or wood, that complement the classical aesthetic.

Details

- **Trim:** Elaborate cornices, friezes, and pediments with classical motifs that emphasize symmetry and proportion.
- **Entryways:** Grand double doors, typically made of solid wood, adorned with sidelights and decorative transoms.
- **Decorative Elements:** Incorporate classical motifs such as laurel wreaths, garlands, or medallions for added detail.

Color Guide

- **Exterior Colors:** Traditional colors include soft whites, creams, pale yellows, and light grays, reflecting a classic aesthetic.
- **Trim:** Use contrasting colors for trim, typically darker shades to highlight architectural features.
- **Accent Colors:** Consider rich colors for doors and decorative elements, such as deep greens or burgundies, to create focal points.

QUEEN ANNE

Summary

Queen Anne architecture, popular in the late 19th century, is known for its eclectic and ornate design. Characterized by asymmetrical facades, varied roof lines, and decorative woodwork, this style often incorporates elements like turrets and bay windows. It reflects the Victorian fascination with historical styles and craftsmanship.

Plat

- **Shape:** Queen Anne buildings often feature complex, asymmetrical shapes with a combination of rectangular and polygonal forms.
- **Layout:** Interiors are typically organized with a central hall and a variety of interconnected rooms, promoting a sense of openness and flow.
- **Foundation:** Raised foundations, often of brick or stone, contribute to the visual height and grandeur of the home.



Example of a Queen Anne style building

Roof

- **Type:** Multi-gabled roofs with steep pitches; a mix of hipped and gabled sections is common.
- **Eaves:** Deep overhanging eaves with decorative brackets or corbels that add to the intricate silhouette.
- **Turrets:** Often include prominent turrets or towers that enhance the verticality and visual interest.

Chimney

- **Style:** Tall, decorative chimneys made of brick or stone, often featuring intricate detailing and multiple flues.
- **Height:** Substantial and sometimes elaborately designed, contributing to the overall architectural character.
- **Placement:** Typically positioned asymmetrically on the roof line, adding to the eclectic nature of the style.

Windows

- **Type:** A mix of shapes and sizes, including tall double-hung windows, bay windows, and stained glass; often with multiple panes.

- **Arrangement:** Asymmetrically placed across the facade to create visual interest and variety.
- **Details:** Use intricate window trim, sometimes with decorative lintels or hoods, and consider adding shutters.

Materials

- **Siding:** Commonly wood clapboard, shingles, or a combination of both, often painted in rich, vibrant colors.
- **Details:** Incorporate a variety of textures, including patterned shingles and decorative moldings, to enhance visual depth.
- **Textures:** Use varied materials such as brick, stone, and decorative wood elements to create a rich tapestry of surfaces.

Porches

- **Style:** Large, wrap-around porches that often feature intricate woodwork and railings.
- **Columns:** Use turned or chamfered columns with elaborate detailing that reflects the craftsmanship of the period.
- **Railings:** Decorative wooden railings with spindles or balusters that complement the overall design.

Details

- **Trim:** Elaborate cornices, friezes, and decorative brackets that showcase craftsmanship; often include spindle work or gingerbread.
- **Entryways:** Grand entry doors made of solid wood, often with sidelights and transoms, showcasing intricate designs.
- **Decorative Elements:** Incorporate motifs such as floral patterns, tiles, and ornamental woodwork for added charm.

Color Guide

- **Exterior Colors:** Rich, warm colors such as deep reds, greens, and browns, often combined for a playful effect.
- **Trim:** Use contrasting colors for trim, typically lighter shades to highlight architectural features and details.
- **Accent Colors:** Consider bold or muted accent colors for doors and decorative elements, such as bright yellows or blues, to create focal points.

RENAISSANCE REVIVAL

Summary

Renaissance Revival architecture draws inspiration from the architectural traditions of the Renaissance period, particularly in Italy. Popular in the late 19th century, it features symmetrical designs, rounded arches, and classical columns. This style emphasizes harmony and proportion, often seen in civic buildings and cultural institutions.

Plat

- **Shape:** Renaissance Revival buildings typically feature symmetrical, rectangular, or square footprints with a focus on proportion.
- **Layout:** Interiors often follow a classical layout with a central hallway and formal rooms arranged symmetrically on either side.
- **Foundation:** Raised foundations made of stone or brick enhance the grandeur of the structure.



Example of a Renaissance Revival style building

Roof

- **Type:** Low-pitched, hipped or gabled roofs with a pronounced cornice line; may include decorative pediments.
- **Eaves:** Wide overhanging eaves that create a shadow line, often adorned with decorative brackets.
- **Cupolas:** Consider incorporating cupolas or domes to emphasize verticality and add visual interest.

Chimney

- **Style:** Tall, decorative chimneys often made of brick or stone, featuring classical detailing and ornate caps.
- **Height:** Prominent and substantial, designed to be an integral part of the architectural silhouette.
- **Placement:** Symmetrically located to enhance the overall balance and composition of the facade.

Windows

- **Type:** Tall, rectangular windows, often with arched tops or decorative pediments; typically arranged in pairs or triplets.

- **Arrangement:** Symmetrically placed across the facade, with larger windows on the ground floor to emphasize height.
- **Details:** Use intricate window trims and headers, possibly featuring decorative mullions or glazing patterns.

Materials

- **Siding:** Commonly brick, stone, or stucco, often painted in earthy tones or left in natural finishes.
- **Details:** Incorporate classical materials like marble or terracotta for decorative elements, enhancing the richness of the style.
- **Textures:** Emphasize smooth, refined surfaces contrasted with textured materials for visual depth.

Porches

- **Style:** Grand porticos or entryways featuring classical columns, often running the full width of the facade.
- **Columns:** Use robust classical columns (Doric, Ionic, or Corinthian) with detailed capitals to reflect the grandeur of the design.
- **Railings:** Decorative railings, often in wrought iron or wood, that complement the overall classical aesthetic.

Details

- **Trim:** Elaborate cornices, friezes, and moldings that showcase craftsmanship; often include classical motifs such as laurel wreaths or acanthus leaves.
- **Entryways:** Grand double doors, typically made of solid wood, often adorned with sidelights and a transom above.
- **Decorative Elements:** Incorporate classical sculptures, reliefs, and ornamental motifs for added detail and richness.

Color Guide

- **Exterior Colors:** Earthy tones such as warm browns, soft creams, and muted greens that reflect the natural landscape.
- **Trim:** Use contrasting colors for trim, typically in darker or richer shades to highlight architectural features.
- **Accent Colors:** Consider deeper or richer colors for doors and decorative elements, such as deep reds, blues, or golds, to create focal points.

ROMANESQUE

Summary

Romanesque architecture, prevalent from the 9th to the 12th centuries, is characterized by its heavy, solid structures, rounded arches, and thick walls. It often features decorative arcading and intricate stone carvings, reflecting a sense of permanence and strength. This style is commonly associated with churches and castles from the medieval period.

Plat

- **Shape:** Romanesque buildings typically feature robust, rectangular or square footprints, emphasizing stability and mass.
- **Layout:** Interiors often include a central nave flanked by aisles, creating a longitudinal layout that promotes a sense of grandeur.
- **Foundation:** Thick, solid foundations made of stone provide a strong base and enhance the weighty appearance of the structure.

Roof

- **Type:** Round or barrel-vaulted roofs that create a sense of height and space, often with a steep pitch.
- **Eaves:** Minimal overhangs; roofs may extend only slightly beyond the walls, emphasizing solidity.
- **Cupolas:** Occasionally include domes or clerestory windows to enhance natural light and verticality.

Chimney

- **Style:** Typically, low-profile, if present; often integrated into the building's mass without elaborate detailing.
- **Height:** Generally modest, with a focus on functionality rather than decoration.
- **Placement:** Positioned discreetly to maintain the solid appearance of the facade.

Windows

- **Type:** Small, rounded, or arched windows, often deeply set into thick walls; stained glass is commonly used for decoration.



Example of a Romanesque style building

- **Arrangement:** Symmetrical placement, usually in rows or pairs to create a balanced facade.
- **Details:** Use heavy stone surrounds or decorative arches, sometimes featuring intricate carvings or motifs.

Materials

- **Siding:** Primarily stone, often rough-hewn or ashlar, providing a robust and rustic appearance.
- **Details:** Incorporate brick or terracotta for decorative elements, enhancing visual texture.
- **Textures:** Emphasize the natural qualities of materials, using variations in stone finishes to add depth.

Porches

- **Style:** Grand entrance porches or porticos, often with rounded arches and thick columns that convey strength.
- **Columns:** Use sturdy, rounded columns with capital designs that may include floral or geometric motifs.
- **Railings:** Minimal railings, often featuring wrought iron or stone that complements the overall solidity of the design.

Details

- **Trim:** Simple, heavy cornices and friezes that showcase craftsmanship, often with relief carvings of biblical or mythical scenes.
- **Entryways:** Large, imposing doors typically made of solid wood, often adorned with ironwork and flanked by columns.
- **Decorative Elements:** Incorporate sculptural reliefs, tympanums, and other ornamental motifs that reflect the historical context and themes.

Color Guide

- **Exterior Colors:** Natural stone hues such as grays, browns, and tans that reflect the materials used; consider earth tones for painted details.
- **Trim:** Use complementary colors for trim, often in darker or muted tones to maintain a cohesive, rustic aesthetic.
- **Accent Colors:** Consider muted or rich colors for doors and decorative elements, such as deep reds or greens, to create focal points without overwhelming the structure.

SHINGLE STYLE

Summary

The Shingle Style, emerging in the late 19th century, is characterized by the use of wood shingles for exterior cladding, giving buildings a cohesive and informal appearance. This style often features asymmetrical designs, large porches, and a blend of architectural elements, emphasizing a connection to the landscape and a relaxed, coastal aesthetic.

Plat

- **Shape:** Shingle style buildings often feature asymmetrical, irregular shapes, commonly incorporating a mix of rectangular and polygonal forms.
- **Layout:** Interiors typically have open floor plans with a flow between spaces, often incorporating multiple levels and nooks.
- **Foundation:** Typically raised, using stone or brick, enhancing the home's connection to the landscape.

Roof

- **Type:** Complex roof lines with steep pitches, gables, and dormers; often featuring multiple intersecting roof planes.
- **Eaves:** Overhanging eaves with decorative brackets or simple detailing that emphasize the roof's form.
- **Gables:** Prominent gables that may include decorative elements such as scalloped or pointed shingles.

Chimney

- **Style:** Tall, prominent chimneys made of brick or stone, often extending from the roof line with a decorative cap.
- **Height:** Substantial, contributing to the verticality and character of the design.
- **Placement:** Often centrally located or asymmetrically placed to add visual interest to the facade.

Windows

- **Type:** Varied window sizes and shapes, including double-hung, casement, and multi-pane configurations; often with diamond or leaded glass.



Example of a Shingle Style building

- **Arrangement:** Asymmetrically arranged to enhance the eclectic nature of the style.
- **Details:** Use of decorative window surrounds, sometimes incorporating arched tops or elaborate trim.

Materials

- **Siding:** Typically, wood shingles, either painted or left in natural tones; shingles may be installed in various patterns (e.g., staggered, straight).
- **Details:** Incorporate wood trim and accents, providing contrast to the shingle siding and enhancing visual texture.
- **Textures:** Emphasize the natural grain and texture of wood, creating a warm and inviting aesthetic.

Porches

- **Style:** Large, welcoming porches that often wrap around the front or sides of the house, creating outdoor living spaces.
- **Columns:** Use tapered or turned wooden columns with simple detailing that complements the overall style.
- **Railings:** Wooden railings with decorative balusters, often matching the home's shingle siding.

Details

- **Trim:** Simple, elegant cornices and eaves with subtle decorative elements that enhance the overall silhouette.
- **Entryways:** Grand, solid doors, often made of wood, potentially featuring sidelights or transoms with glass detailing.
- **Decorative Elements:** Incorporate motifs inspired by nature, such as floral patterns or organic shapes, for added charm.

Color Guide

- **Exterior Colors:** Natural, earthy tones such as grays, browns, and greens that reflect the surrounding landscape; consider muted shades for a harmonious look.
- **Trim:** Use contrasting colors for trim, typically lighter or darker shades that highlight architectural features.
- **Accent Colors:** Consider soft, inviting colors for doors and decorative elements, such as pale blues or yellows, to create focal points.

SPANISH COLONIAL REVIVAL

Summary

The Spanish Colonial Revival style, popular in the early 20th century, draws inspiration from the early Spanish colonial architecture of the Americas. Characterized by stucco exteriors, red-tiled roofs, and arched doorways, this style evokes a warm, rustic charm, often incorporating decorative wrought iron and colorful tile accents.

Plat

- **Shape:** Spanish Colonial Revival buildings typically feature asymmetrical, sprawling layouts, often incorporating L-shaped or U-shaped plans.
- **Layout:** Interiors often center around a courtyard or patio, promoting outdoor living and natural light within the home.
- **Foundation:** Solid, raised foundations made of stone or adobe, enhancing the structure's connection to the ground.

Roof

- **Type:** Low-pitched, tiled roofs with wide overhangs, often featuring decorative barrel tiles or clay tiles.
- **Eaves:** Thick, overhanging eaves that provide shade and protection from the elements.
- **Dormers:** Occasionally include small dormer windows that add character and light to upper levels.

Chimney

- **Style:** Prominent, often decorative chimneys made of brick or stucco, sometimes featuring colorful tile accents.
- **Height:** Taller chimneys that often extend above the roof line, enhancing the visual profile of the home.
- **Placement:** Asymmetrically located, adding to the informal, eclectic aesthetic.



Example of a Spanish Colonial Revival style building

Windows

- **Type:** Arched or rectangular windows, often with wooden or wrought iron grilles, providing security and aesthetic appeal.
- **Arrangement:** Symmetrical placement around the facade, often grouped in pairs or triplets.
- **Details:** Use thick, stucco surrounds or decorative tile accents for added richness.

Materials

- **Siding:** Commonly stucco, often painted in warm, earthy tones; brick and adobe may also be used for added texture.
- **Details:** Incorporate wrought iron and wood for doors, window grilles, and railings to enhance the rustic character.
- **Textures:** Emphasize smooth stucco finishes contrasted with rougher materials like brick or stone.

Porches

- **Style:** Wide, inviting porches or verandas that encourage outdoor living and relaxation, often with terracotta tile flooring.
- **Columns:** Use thick, round or square columns, often made of stucco or masonry, that support the overhanging roof.
- **Railings:** Simple wrought iron or wooden railings that complement the overall design.

Details

- **Trim:** Simple, clean lines with occasional decorative elements; use of colorful tile accents around doors and windows.
- **Entryways:** Grand arched doorways typically made of wood, often adorned with intricate carvings and wrought iron hardware.
- **Decorative Elements:** Incorporate motifs such as tiles, arches, and ironwork to enhance the Spanish-inspired aesthetic.

Color Guide

- **Exterior Colors:** Warm, earthy colors such as terracotta, ocher, and soft whites; colors should reflect the natural landscape.
- **Trim:** Use contrasting colors for trim, typically in darker shades to highlight architectural features.
- **Accent Colors:** Consider vibrant colors for doors and decorative elements, such as deep blues, reds, or greens, to create focal points.

STICK STYLE

Summary

The Stick Style, popular in the late 19th century, emphasizes wooden frame construction with exposed structural elements. Characterized by decorative diagonal and vertical wooden sticks applied to the facade, this style combines elements of Gothic and Queen Anne architecture, creating an eclectic and visually striking appearance.

Plat

- **Shape:** Stick style buildings typically feature asymmetrical, rectangular footprints with varying heights and projections.
- **Layout:** Interiors often showcase open floor plans with defined rooms, promoting flow and accessibility, and frequently incorporate multiple levels.
- **Foundation:** Raised foundations using stone or brick to enhance the building's presence and connection to the ground.



Example of a Stick Style building

Roof

- **Type:** Steeply pitched roofs with multiple gables and intersecting planes; often featuring decorative stick work along the eaves.
- **Eaves:** Deep overhanging eaves that emphasize the horizontal lines of the roof and add visual interest.
- **Gables:** Prominent gables with decorative detailing, often featuring cutouts or elaborate woodwork.

Chimney

- **Style:** Tall, decorative chimneys, often made of brick, featuring intricate detailing and sometimes placed at the center or asymmetrically.
- **Height:** Substantial to enhance the verticality of the design, often with decorative caps.
- **Placement:** Typically positioned to complement the asymmetrical nature of the facade.

Windows

- **Type:** Tall, narrow, double-hung or casement windows, often with multiple panes and decorative wooden frames.

- **Arrangement:** Asymmetrically placed, with varying sizes and shapes to create visual interest across the facade.
- **Details:** Use of decorative window trim, including pediments, lintels, or elaborate sash designs.

Materials

- **Siding:** Commonly wood, featuring horizontal or vertical boards, shingles, or clapboard; often painted in earthy or muted colors.
- **Details:** Incorporate contrasting materials such as brick or stone for foundation and decorative elements to enhance visual depth.
- **Textures:** Emphasize the natural grain of wood and variations in finishes to create a rich, tactile quality.

Porches

- **Style:** Large, welcoming porches that may wrap around the front, encouraging outdoor living and social interaction
- **Columns:** Use slender, vertical columns, often with decorative detailing or turned designs to reflect the craftsmanship of the period.
- **Railings:** Wooden railings that complement the architectural style, often featuring decorative balusters or spindles.

Details

- **Trim:** Elaborate cornices, friezes, and decorative brackets that showcase craftsmanship; often includes geometric or floral motifs.
- **Entryways:** Grand, often arched doorways made of solid wood, with decorative sidelights and transoms to enhance light and openness.
- **Decorative Elements:** Incorporate stick work details, such as diagonal braces or decorative panels, to enhance the overall design.

Color Guide

- **Exterior Colors:** Warm, muted tones such as soft browns, greens, and grays that reflect natural materials; colors should harmonize with the surrounding environment.
- **Trim:** Use contrasting colors for trim to highlight architectural features, typically in darker or lighter shades for added depth.
- **Accent Colors:** Consider rich colors for doors and decorative elements, such as deep reds or blues, to create focal points without overwhelming the design.

TUDOR

Summary

Tudor architecture, inspired by medieval English homes, features steeply pitched roofs, decorative half-timbering, and tall, narrow windows. Popular in the early 20th century, this style evokes a sense of history and charm, often incorporating elements like large chimneys and arched doorways for a cozy, cottage-like feel.

Plat

- **Shape:** Tudor buildings typically feature asymmetrical, irregular shapes with a combination of square and rectangular forms.
- **Layout:** Interiors often have a mix of defined rooms and open spaces, frequently centered around a great hall or living area.
- **Foundation:** Solid stone or brick foundations, often raised, giving the home a sturdy and grounded appearance.



Example of a Tudor style building

Roof

- **Type:** Tall, decorative chimneys, often made of brick or stone, featuring elaborate detailing and sometimes multiple flues.
- **Eaves:** Wide, overhanging eaves that add to the visual depth and shadowing of the facade.
- **Dormers:** Prominent gabled or hipped dormers that provide additional light and enhance the roof line.

Chimney

- **Style:** Tall, decorative chimneys, often made of brick, featuring intricate detailing and sometimes placed at the center or asymmetrically.
- **Height:** Substantial and visually prominent, often extending above the roof line as a central feature.
- **Placement:** Typically, asymmetrically located, adding to the informal charm of the design.

Windows

- **Type:** Tall, narrow windows with diamond-pane or leaded glass, often set within arched or flat-topped frames.

- **Arrangement:** A symmetrical placement across the facade, enhancing the eclectic nature of the style.
- **Details:** Use thick wooden or stone surrounds, sometimes featuring decorative woodwork or window boxes.

Materials

- **Siding:** A mix of materials including brick, stone, and half-timbering (exposed wood frame), often painted in earthy tones.
- **Details:** Incorporate stucco and decorative tile elements for added texture and richness.
- **Textures:** Emphasize the contrast between smooth surfaces (brick, stone) and rougher textures (wood, stucco) for visual interest.

Porches

- **Style:** Small, inviting porches or porticoes that create a welcoming entry; often with a combination of stone and wood elements.
- **Columns:** Use stout wooden or stone columns that complement the overall massing of the home.
- **Railings:** Simple wooden railings, often with decorative spindles or wrought iron detailing.

Details

- **Trim:** Elaborate woodwork and cornices, featuring decorative elements like brackets, finials, and cresting.
- **Entryways:** Large, solid doors made of heavy wood, often with intricate carvings or iron hardware.
- **Decorative Elements:** Incorporate motifs such as heraldic designs, floral patterns, or medieval-inspired details for added character.

Color Guide

- **Exterior Colors:** Warm, earthy tones such as rich browns, deep greens, and muted reds; colors should reflect the natural landscape.
- **Trim:** Use contrasting colors for trim, often in lighter or darker shades to highlight architectural features.
- **Accent Colors:** Consider using vibrant colors for doors and decorative elements, such as bright blues or reds, to create focal points.

VICTORIAN

Summary

Victorian architecture refers to a variety of styles popular during the reign of Queen Victoria (1837-1901). Characterized by ornate detailing, asymmetrical shapes, and eclectic design elements, Victorian homes often feature vibrant colors, intricate woodwork, and unique roof lines. This style embodies the richness of the era's artistic expression.

Plat

- **Shape:** Victorian buildings often feature complex, asymmetrical shapes with a mix of rectangular and polygonal forms, including towers and turrets.
- **Layout:** Interiors typically have distinct rooms with a formal flow, often centered around a grand staircase or hallway.
- **Foundation:** Raised foundations made of brick or stone, providing a sturdy base and elevating the home's presence.



Example of a Victorian style building

Roof

- **Type:** Steeply pitched roofs with a variety of gables, dormers, and decorative elements; often covered in slate or asphalt shingles.
- **Eaves:** Wide overhanging eaves adorned with intricate brackets or cornices.
- **Turrets:** Frequently incorporate prominent towers or turrets that add vertical interest and charm.

Chimney

- **Style:** Tall, elaborate chimneys made of brick, often featuring decorative caps and corbeling.
- **Height:** Substantial, visually striking elements that contribute to the overall silhouette of the building.
- **Placement:** Asymmetrically positioned to enhance the eclectic nature of the facade.

Windows

- **Type:** Varied window styles, including large bay windows, tall double-hung windows, and stained glass, often with decorative molding.

- **Arrangement:** Asymmetrical placement with a mix of shapes and sizes to create visual interest.
- **Details:** Use of intricate window trim, including pediments, lintels, and decorative glass elements.

Materials

- **Siding:** Commonly wood, featuring clapboard, shingles, or decorative patterns; often painted in rich, bold colors.
- **Details:** Incorporate a variety of materials such as brick, stone, or decorative tiles for added texture and richness.
- **Textures:** Emphasize a mix of smooth and textured surfaces to create visual depth.

Porches

- **Style:** Grand wrap-around porches or large entry porches that create inviting outdoor spaces.
- **Columns:** Use of ornate, turned wooden columns with intricate detailing that reflects the craftsmanship of the era.
- **Railings:** Decorative railings, often featuring spindles or gingerbread details that enhance the porch's charm.

Details

- **Trim:** Elaborate cornices, friezes, and decorative brackets showcasing craftsmanship; often includes ornamental motifs such as floral patterns or geometric designs.
- **Entryways:** Grand entry doors, typically made of solid wood, often adorned with intricate carvings, sidelights, and transoms.
- **Decorative Elements:** Incorporate motifs like spindles, tiles, and painted details that reflect the exuberance of the Victorian era..

Color Guide

- **Exterior Colors:** Rich, vibrant colors such as deep reds, greens, purples, and blues, often combined in bold color schemes.
- **Trim:** Use contrasting colors for trim, typically in lighter shades to highlight architectural features and detailing.
- **Accent Colors:** Consider using even brighter or softer colors for doors and decorative elements, such as golds or pastels, to create focal points.

WRIGHTIAN (PRAIRIE STYLE)

Summary

Wrightian or Prairie Style, developed by architect Frank Lloyd Wright in the early 20th century, emphasizes harmony with the landscape and horizontal lines. Characterized by low-pitched roofs, wide overhangs, and open interior spaces, this style often incorporates natural materials and integrates indoor and outdoor environments, reflecting a philosophy of organic architecture.

Plat

- **Shape:** Prairie style buildings typically feature low, horizontal forms that blend with the landscape, often with broad, sweeping shapes.
- **Layout:** Interiors emphasize open floor plans with fluid spaces, integrating living areas with the outdoors through large windows and open layouts.
- **Foundation:** Typically raised on a low foundation, often using stone, to enhance connection to the surrounding environment.



Example of a Wrightian style building

Roof

- **Type:** Flat or low-pitched roofs with wide overhangs that extend significantly beyond the walls, creating a protective and sheltering effect.
- **Eaves:** Deep eaves that provide shade and emphasize the horizontal lines of the structure.
- **Gables:** Occasionally include subtle gables or hipped sections, but the overall profile remains low and horizontal.

Chimney

- **Style:** Short, stout chimneys that often blend seamlessly with the overall design, made of stone or brick with minimal decoration.
- **Height:** Generally low, designed to be functional rather than a dominant visual element.
- **Placement:** Integrated into the building's mass, often located centrally or towards the rear.

Windows

- **Type:** Long, horizontal windows, often grouped together to create a sense of unity; may include casement or double-hung styles.

- **Arrangement:** Symmetrical or asymmetrical placements that emphasize the horizontal lines of the facade.
- **Details:** Use of art glass or leaded glass in a geometric pattern to enhance the overall aesthetic while allowing natural light.

Materials

- **Siding:** Commonly wood, brick, or stucco, often in earthy tones that blend with the natural surroundings; natural finishes are preferred.
- **Details:** Incorporate stone accents or natural materials to enhance the connection to the landscape.
- **Textures:** Emphasize smooth, flat surfaces and natural textures that create harmony with the environment.

Porches

- **Style:** Wide, expansive porches that encourage outdoor living, often seamlessly integrated into the overall design.
- **Columns:** Use of sturdy, tapered columns that reflect the horizontal lines of the structure, typically made of wood or stone.
- **Railings:** Simple, low railings that enhance the openness of the space and blend with the overall design.

Details

- **Trim:** Clean, simple lines with minimal ornamentation; emphasize horizontal bands and detailing that echo the prairie landscape.
- **Entryways:** Low, wide entry doors often made of wood, with geometric or organic designs that reflect the natural surroundings.
- **Decorative Elements:** Incorporate built-in furniture, such as benches or bookcases, and subtle decorative elements that enhance functionality.

Color Guide

- **Exterior Colors:** Earthy tones such as browns, greens, and muted yellows that reflect the natural landscape and blend harmoniously.
- **Trim:** Use slightly darker or lighter shades to highlight architectural features, maintaining a cohesive palette.
- **Accent Colors:** Consider soft, muted colors for doors and decorative elements, such as deep reds or blues, to create focal points without overpowering the design.

Accessibility

The American Disabilities Act (ADA) Standards mandate that alterations to historic buildings must comply with accessibility regulations, unless compliance would threaten or destroy the historic integrity of the building. The National Park Service echoes this, stating that historic properties should be accessible insofar as possible without compromising the historic significance of the building.

Difficult decisions arise around when and how to make historic buildings accessible to everyone. Public accommodations such as shops, restaurants, and theaters are required by law to make “readily achievable” changes. For changes not deemed readily achievable and for other historic properties open to the public, the options should be evaluated on a case-by-case basis, with the expectation of providing a high level of access without compromising significant features or the overall character of the property.

Middletown's Accessibility Guidelines are based on The National Park Service publication “[Making Historic Properties Accessible](#)” which provides guidance to owners of historic properties as it relates to ADA.

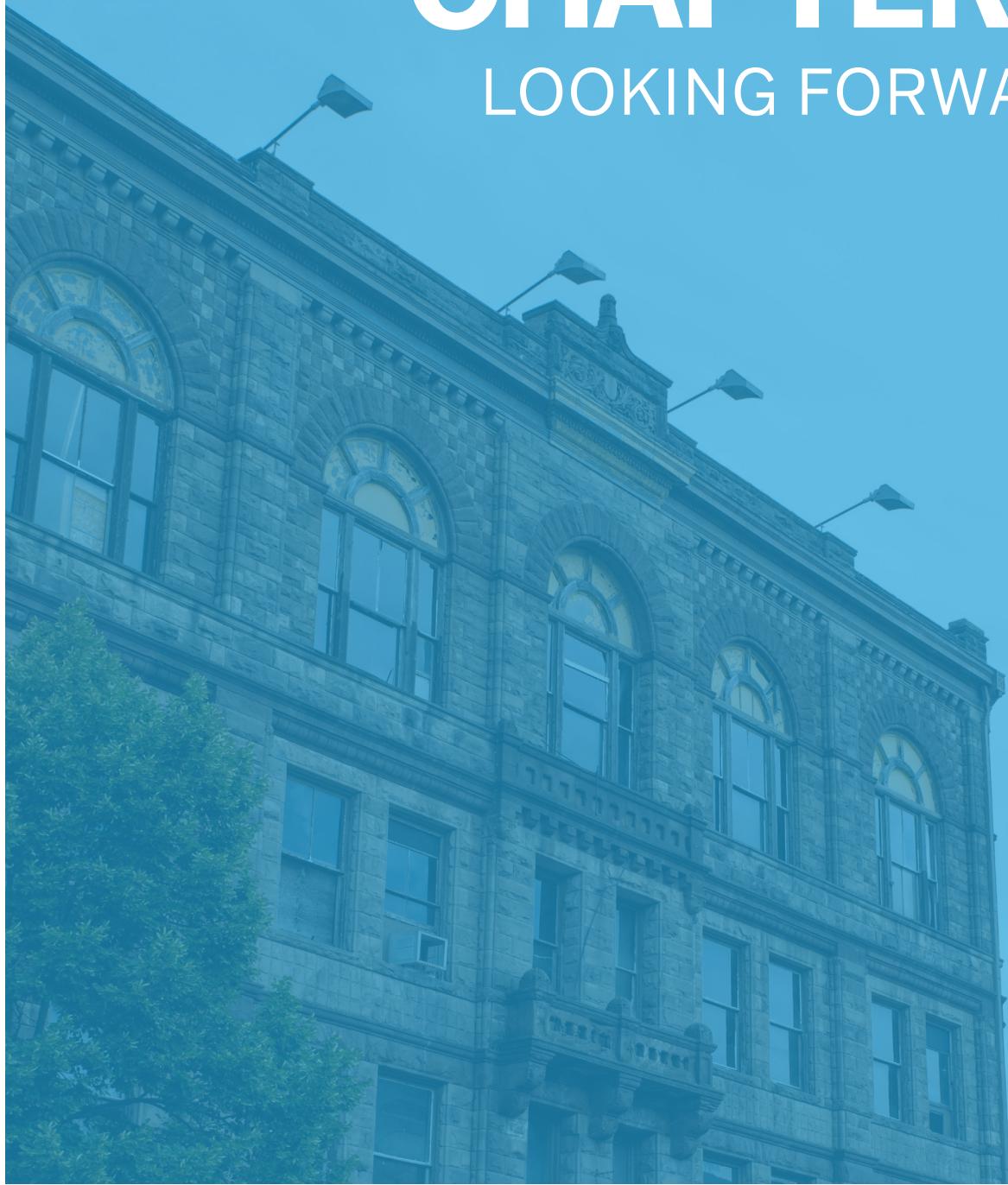
For example: a three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of historic properties:

1. Review the historical significance of the property and identify character-defining features;
2. Assess the property's existing and required level of accessibility; and
3. Evaluate accessibility options within a preservation context.



CHAPTER 5

LOOKING FORWARD



Introduction

Historic preservation in Middletown, Ohio, offers significant social benefits by fostering a sense of community identity and pride. By preserving landmarks and historical sites, Middletown not only honors its rich heritage but also strengthens social cohesion among residents. This connection to the past can enhance community engagement, as local events and educational programs centered around historic sites encourage residents to come together and celebrate their shared history. Moreover, preserved historic areas often attract visitors, stimulating local businesses and creating opportunities for economic development, which in turn supports community well-being. Ultimately, the commitment to preserving Middletown's unique character enriches the lives of its residents and contributes to a vibrant, interconnected community.

In an effort to restore and improve the City's Historic Districts and overall quality of life, City Staff under the Community and Economic Development Department have coordinated with each Historic District's Board, with the various historic societies, organizations and associations as well as conducted research based on various case studies of other cities. Based on our findings and discussions these are our recommendations for the future of Middletown's Historic Preservation and Revitalization efforts.

Certified Local Government Status & Its Benefits

As mentioned in the introduction the City of Middletown is a Certified Local Government (CLG), this means that the City is eligible to apply for special grants that assist to identify and evaluate significant historic properties, review and submit nominations to the National Register of Historic Places, produce preservation education materials (such as booklets and brochures), and make updates to the city's preservation plan. As a CLG, the city has direct access to State Historic Preservation Office (SHPO) staff for assistance with the historic commission, building assessments, surveys and nominations, and general preservation assistance. State staff and the National Park Service offer regular training for CLGs, as well.

Each SHPO designates a CLG Coordinator to assist CLG communities. States receive annual appropriations from the Federal Historic Preservation Fund. States are required to give at least 10% of their funding to CLGs as sub grants. The grants can fund a wide variety of projects including the following: surveys, National Register nominations, rehabilitation work, design guidelines, educational programs, training, structural assessments, and feasibility studies.

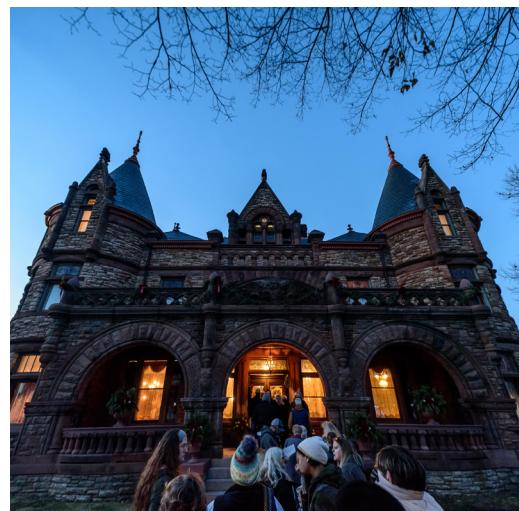
Uniform Signage for Districts & Historic Landmarks

The City as a part of its larger uniform signage program intends to work with each historic district and their respective leadership in order to acquire and place signage clearly marking each historic district with its name and a brief description of the district as well as signage for the various landmarks across the districts by way of grant funding that the city's CLG status allows us to pursue.

Community Awareness, Education, & Engagement

In Middletown, there are existing educational programs and resources available to the public for free. The Middletown Historical Society often organizes workshops, guided tours, and lectures that focus on the city's history and its architectural heritage. Annual events related to historical reenactment, celebration of historical events, heritage, culture, etc. includes the South Main Candlelit Tour of Historic Homes, Port Middletown Arts Festival, Ohio Challenge Hot Air Balloon Festival, Greek Festival, Fenwick Festival, the Civil War reenactment, and Butler County War Birds events. These initiatives and events provide residents with opportunities to learn about their community while fostering a deeper appreciation for the preservation of local landmarks.

City staff recommends that a concerted effort to promote and advertise these events be made by the various historical societies, associations, organizations and the City itself. Another future objective is to collaborate with different partners to put on more events as well as improve existing events. One such program is the historical plaques/markers program which can distribute a "passport" that participants get filled at each point of interest they visit, or take a photo to prove they went to these locations. Then at the end of their journey, participants can redeem their reward(s) at a local business participating in the Middletown History Passport.



Images from the South Main Candlelit Tour of Historic Homes, 2022 courtesy of the Journal News, photographer Tom Gilliam

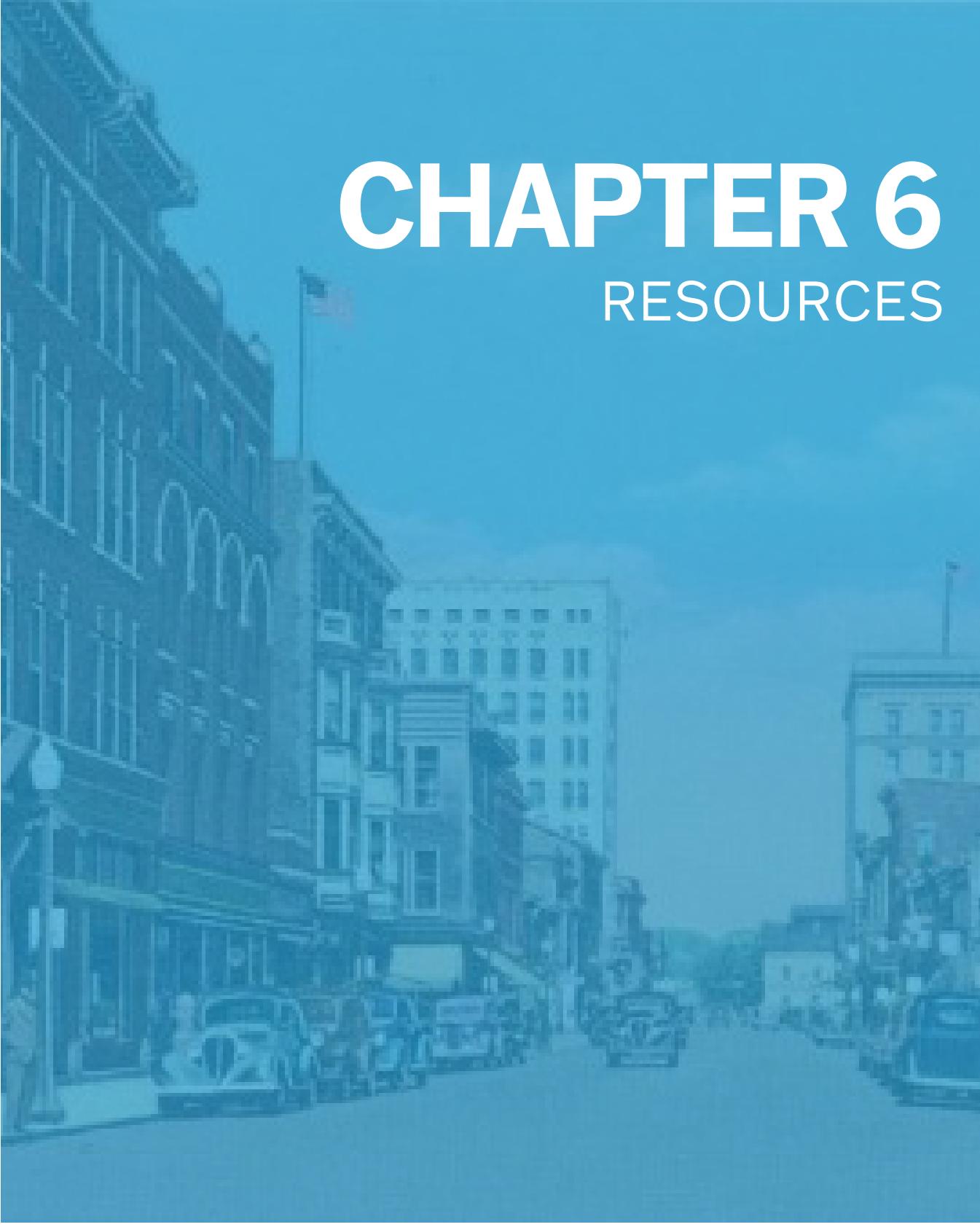
Heritage Tourism

Heritage tourism in Middletown, Ohio, plays a crucial role in the city's historic preservation and revitalization efforts. By showcasing its rich history, including its architectural landmarks and industrial heritage, Middletown attracts visitors eager to explore its unique cultural narrative. This influx of tourism not only supports local businesses but also fosters community pride and engagement, encouraging residents to actively participate in preservation initiatives.

The aspect of revitalization emphasizes restoring and re-purposing historic buildings as well as keeping new construction consistent with existing architectural styles and themes within the City's Historic Districts. This ultimately enhances the city's aesthetic appeal and historical integrity. As these sites are preserved, they become focal points for educational programs and community events. Heritage tourism creates economic opportunities by drawing visitors to museums, festivals, and tours, which can lead to increased investment in the City.

Moreover, by promoting its historical assets, Middletown can cultivate a distinct identity that differentiates it from neighboring communities. This strategic focus on heritage tourism aligns with broader goals of the City's Comprehensive Plan, ensuring that the city's historical legacy is not only preserved but also celebrated by future generations. Ultimately, the intersection of heritage tourism and historic preservation/revitalization positions Middletown as a vibrant, thriving community that honors its past while working towards a promising future.





CHAPTER 6

RESOURCES

Historic Societies, Organizations, and Associations

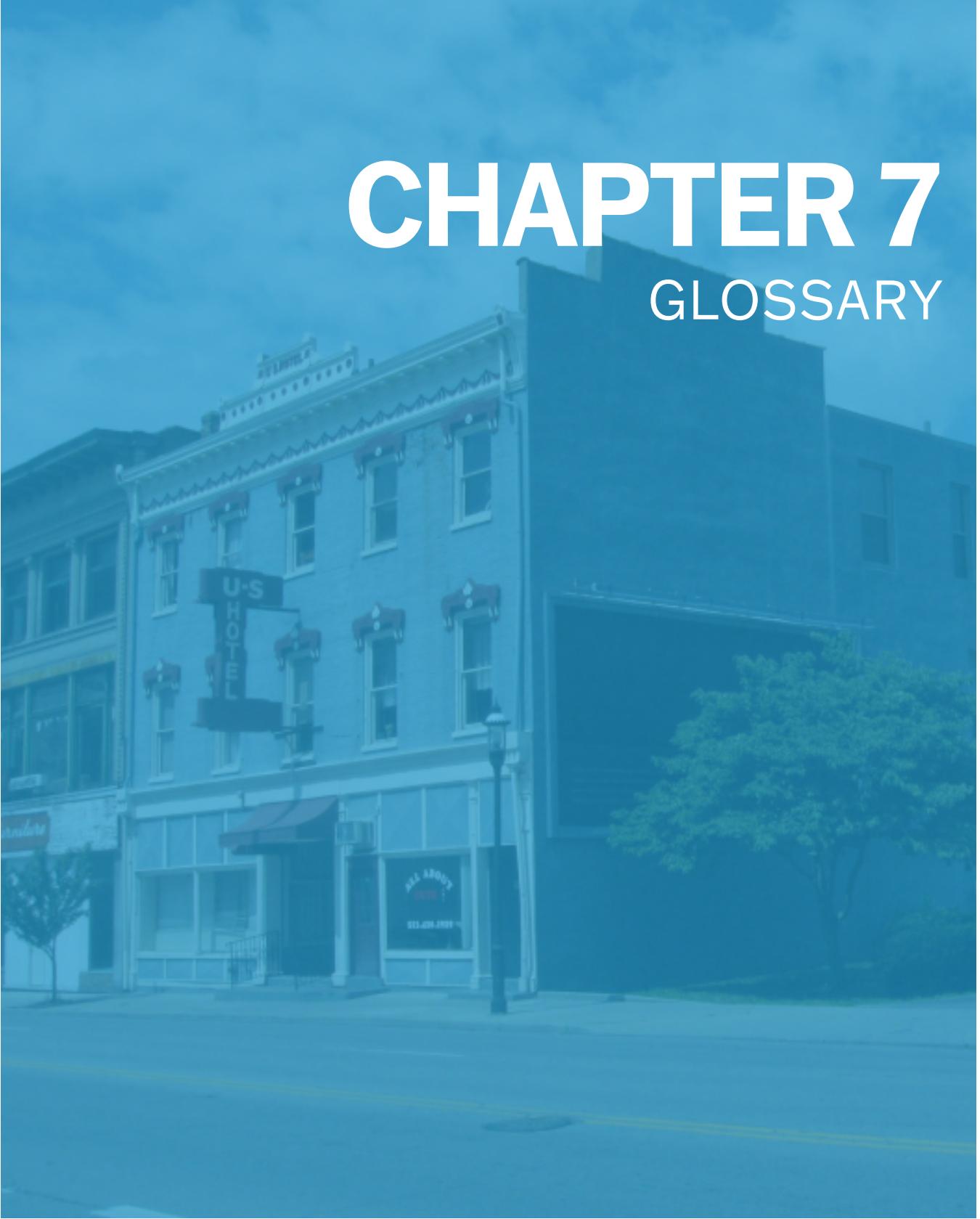
The following is a hyperlinked list of relevant historic societies, organizations, and associations.

- 1.** [The Oakland Residential Historic District](#)
- 2.** [The Highlands Historic District](#)
- 3.** [The Central Avenue Historic District](#)
- 4.** [South Main Street Historic Neighborhood Association \(SMSHN\)](#)
- 5.** [Main Street Commercial Historic District](#)
- 6.** [MidPointe Digital Archive](#)
- 7.** [Middletown Historical Society](#)
- 8.** [Ohio History Connection](#)
- 9.** [Ohio Memory](#)
- 10.** [City of Middletown Historic Districts and Landmarks](#)
- 11.** [Middletown Historic Commission](#)
- 12.** [Travel Butler County](#)

Resources

The following is a hyperlinked list of historic resources.

- 1.** [Respectful Rehabilitation: Answers to Your Questions About Old Buildings](#)
- 2.** [Caring For Your Old Home: A Guide for Owners and Residents](#)
- 3.** [Preservation Briefs - Technical Preservation Services \(U.S. National Park Service\)](#)
- 4.** [Subscribe to Old House Journal Magazine](#)
- 5.** [Preservation Brief 32: Making Historic Properties Accessible](#)



CHAPTER 7

GLOSSARY

Accessory Use, Building, or Structure: Any secondary use, building, or structure situated on the same lot with, and of a nature customarily incidental and subordinate to, the principal building or structure. A detached garage is an accessory use to a residence.

Addition: Any act or process that changes one or more of the exterior architectural features of a building or structure by adding to, joining with, or increasing the size, height, or capacity of the building or structure.

Alteration (as defined by the Development Code): Any change, addition or modification in construction, any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as "altered" or "reconstructed;" any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction or removal of any structure.

Any change of copy, sign face, color, size, height, shape, illumination, position, location, construction, or supporting structure of any sign.

Appropriate: Consistent or compatible with existing characteristics. Example: a brick addition is appropriate for a brick building because the proposed materials are consistent with the existing materials.

Archeology: The study of human history and prehistory through the excavation of sites and the analysis of artifacts and other physical remains.

Architectural Elevation: The front, side, or rear of a building or structure.

Architectural Feature: A prominent or significant part or element of a building, structure or site. Including but not limited to: doors, windows, siding, chimneys, dormers, moldings, trim, sills, casing, paneling, pediments, bracketing, quoins, or other similar features that typify a specific architectural period or periods, or project a distinctive appearance that is unique to a building or structure.

Architectural Review Board (ARB): The Architectural Review Board of the City of Middletown as established in Section (1) of the Development Code.

Architraves: The horizontal or vertical molding that is created around doors, windows, or other openings.

Baluster: The upright support commonly found in stairways, parapets, railings, and other architectural features. A balustrade is a series of upright supports.

Blasting: A method of cleaning buildings that utilizes pressurized solid particles to abrade dirt from surfaces. Blasting damages historic building materials and is prohibited.

Bracket: A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any overhanging member.

Board and Batten Siding: An exterior building finish that consists of alternating vertical boards (boards) and narrow vertical strips (battens).

Box Gutters: Gutters that are shaped like a box and are built into the roof's structure and are concealed from the outside.

Building: A structure, of more or less permanent construction, having a roof and intended to be used for sheltering people, animals, property, or business activity.

Building, Accessory: See definition for "Structure, Accessory"

Building or Structure, Detached: Any building or structure not sharing common walls with another building or structure.

Building, Nonconforming: See "Structure, Nonconforming"

Building, Principal: A building that is the primary use of a lot.

Bulkheads: The part of a storefront that forms a base for one or more display windows.

Cantilever: A suspended building form that is anchored perpendicular to a supporting wall. Example: an awning is cantilevered from a building wall.

Certificate of Appropriateness: A document issued by the Middletown Historic Commission certifying that plans for a proposed use, re-use, development, building, or structure meet all applicable Codes and regulations.

Certificate of Zoning Compliance: A certificate issued by the Development Code Administrator stating that a proposed development or activity complies with the development code as established in Section 1226.12.

Chimney Cap: A protective covering at the top of a chimney.

City: The City of Middletown.

Code of Federal Regulations (CFR): In the law of the United States, the Code of Federal Regulations is the codification of the general and permanent regulations promulgated by the executive departments and agencies of the federal government of the United States.

Common Bond: Also known by some as the American bond, and involves a course of full headers being inserted every six courses. A header is always centered on one of the stretchers, and the joints of each course of headers should always align.

Compatible: Creating a unified and harmonious appearance. Example: a brick wall is compatible with a stone foundation.

Conservation District (CD): Any area designated by ordinance of the City to preserve a defined district's character, architecture styles, densities, massing, and similar features.

Cornice: A horizontal band that serves as a transition between a roof and a wall. A cornice may contain either profile lines or dentils.

Cupola: A turret-like window structure that projects above a roof.

Demolition: Any act or process that destroys in part or in whole any building or structure.

Dentil: A shape that is repeated in a horizontal row below the continuous band of a cornice.

Design Review Guidelines (DRG): A document containing architectural design guidelines for buildings, signs, landscaping, and screening.

Detached Garages and Carports: An accessory building primarily intended for and used for the enclosed storage or shelter of private motor vehicles of the owner or occupant of the principal building that is detached from the principal building.

Detached Storage/Utility Sheds, Gazebos, Pool Houses, and other Similar Buildings: An accessory building, other than a detached garage, that are typically used for storage of items utilized by the occupants of the dwelling or a building used for the general enjoyment of the occupants including, but not limited to, gazebos, structural trellises, play sets, storage sheds, etc.

Developer: Any person, corporation, association, partnership or other entity who or which creates or proposes to create a development, all or a portion of which will be located within the City.

Development: Any man-made change to improved or unimproved land, including but not limited to the construction of buildings or other structure, mining, dredging, filling, grading, paving, excavation, or drilling.

Development Code Administrator: The staff person at the City of Middletown who has the primary responsibility for administering the duties of this code. Such person shall be appointed by the City Manager.

Dormer Window: A window that is built into a roof structure, parallel to the wall plane.

Easement: A grant by the property owner of the use of a strip of land by the public or a person for specified purposes.

Eave: The projecting lower edges of a roof that overhangs the wall of a building.

Facade: The exterior wall on the front, side, or rear elevation of the building regardless of whether the building side faces a street.

Facade, Front: The facade of a building that contains the primary entrance of the building.

Fence: An artificially constructed barrier of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas. See Middletown's Development Code for standards related to heights, materials, visibility, etc.

Flemish Bond: A pattern of brickwork that is a common feature in Georgian architecture. The pattern features bricks laid lengthwise (stretchers) alternating with bricks laid with their shorter ends exposed (headers) within the same courses.

Ground Floor Area: The total area of the ground floor of a building.

Historic: Identified with a person, place, event, activity, trade, technology, construction method, architectural style, or other significant defining characteristic of American or world history that existed at least 50 years ago.

Historic Commission: The Historic Commission of the City of Middletown, Ohio as established in Section 1226.01(c) of the development code.

Historic District: Any area designated by ordinance of the City which may contain within definable geographical boundaries, buildings, structures, or sites of historic, architectural or archaeological significance.

Historic Landmark: Any individual site designated by ordinance which contains within definable geographical boundaries, buildings, structures, or sites of historic, architectural or archaeological significance.

Historic Structure: Any building or structure which has historic, architectural or archaeological significance and has been designated according to the provision of this chapter. This designation is based on the significance of a property to the history, architectural, archaeology or culture of the community, State or nation. It may be achieved in several ways:

- Association with broad patterns of our history, events, or activities;
- Association with important persons;
- Distinctive physical characteristics of design, construction, workmanship, or form; and
- Potential to yield information important in history or pre-history.

Human Scale: Sizes, dimensions, and proportions associated with the human body. Example: a low wall that accommodates sitting is related to the human scale.

Landscaping: The improvement of a lot, parcel, tract of land, or portion thereof, with grass, shrubs, and trees. Landscaping may include pedestrian walks, flower beds, trees, shrubs, and ornamental objects such as fountains, statuary, and other similar natural and artificial objects

Landmark: An official, locally-designated historic place, building, or structure that is subject to the City's design review guidelines and procedures.

Legal Non-Conforming Use, Lot, and Structure (including buildings and signs): Some properties in the Historic Districts contain uses that do not conform to the requirements of the HPRP because the use(s) lawfully existed prior to the establishment of the current requirements. The HPRP

contains provisions for the continuation of legal non-conforming entities, provided the degree of non-conformity is not increased. Legal non-conforming uses, lots, and structures are not setting a precedent and shall not be construed as a basis or justification for permitting new entities that do not conform to the HPRP.

Lintel: A horizontal architectural detail located directly above a wall opening. Lintels are typically composed of stone, concrete, or brick. Lintels were historically used to span bearing wall openings, supporting the masonry above.

Lot: A parcel of land designated by metes and bounds, plat, registered land survey, auditor's plot, or other accepted means and separated from other lots or portions by the description for the purpose of sale, lease, or separation thereof.

Lot Area: The total area within the lot lines of a lot, excluding any street right-of-way or other legal public dedication.

Lot Coverage: That portion of a lot that is covered by the principal and accessory buildings, structures, and surfaces that prevent the passage or absorption of stormwater including paving and driveways (impervious surfaces).

Mass: The bulk of a building as defined by an object or shape. Large buildings should be composed of several masses integrated together.

Molding: A strip of contoured wood or other material placed just below the juncture of a wall and a ceiling.

Mullion/Muntin: A vertical/horizontal element used in a window grid to divide the window into smaller panes.

National Register of Historic Places (NRHP/National Register): The official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966. The National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archaeological resources.

Ornamentation: The addition of any element that can be found at the top of a wall or above a doorway or window.

Pediment: Triangular architectural element that can be found at the top of a wall or above a doorway or window.

Planning Commission: The Planning Commission of the City of Middletown, Ohio as established in Section 1226.01(b) of the Development Code.

Preservation: The act or process of applying measures necessary to sustain and retain the original historic form, integrity and materials of a historic property.

Profile: The outline of an object or shape.

Proportion: The ratio of width to height; applies to building mass, roof, walls, wall openings, architectural details, etc. Proper proportions fall into a certain range of ratios for particular building characteristics. The appropriateness of a given proportion ultimately depends on the nature of the building design.

Redevelopment: The demolition or major structural renovation of existing structures or the clearance and re-use of a lot.

Rehabilitation: The act or process of altering a property for a suitable use while preserving the historic, architectural, and cultural value of that property.

Restoration: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and the reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-related work to make properties functional is appropriate within a restoration project.

Riser: A horizontal wall or window that “rises” above the roof.

Roof Cresting: A decorative element historically made from wrought iron, cast iron, or wood which is placed along the ridge of a roof to provide ornamentation.

Roof Finial: A decorative element such as a small pinnacle knob, or other vertical motif, that is used to emphasize the apex of a roof.

Scale: Relative size; building size should bear a close relationship with the size of neighboring buildings and the human scale.

Screening: A physical barrier of living or non-living material that separates and/or obscures vision from a higher intensity land use to a residential use.

Setback: The minimum distance a building or structure must be built from a property line or road right-of-way as defined further in Section 1204.10(a) of the development code.

Shingles: A thin piece of building material that is widely used as a roof covering on residential buildings and are sometimes used for siding. Shingles are made of various materials which include wood, asphalt, and slate.

Shutter: A cover for a window or door that is typically made of wood.

Sign: Any object, device, display or structure or part thereof situated outdoors or adjacent the interior of a window or doorway which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, pictures, logos, figures, designs, symbols, fixtures, colors, illumination or projected images.

Soffit: The underside of a structural component such as a beam, arch, or recessed area.

Structure, Accessory: A structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure.

Transom: A horizontal bar of wood or stone across a door or window.

Tuckpointing: Also known as repointing or pointing, is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar.

Use, Accessory: A use subordinate to and servicing the principal use or structure on the same lot and customarily incidental thereto.

Use, Conditional: A use which may be appropriate or desirable in a specified zone, but requires special approval through the Conditional Use approval process, as established in the Development Code.

Use, Nonconforming: Any use lawfully being made of any land, building, or structure on the effective date of this code or any amendment thereto rendering such use nonconforming, which does not comply with all of the regulations of this code or any amendment thereto.

Use, Principal: The main use of land or buildings as distinguished from subordinate or accessory uses. A principal use may be either permitted or conditional.

Variance: A modification of the strict terms of these regulations where such modification will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of these regulations would result in a practical difficulty or unnecessary hardship. See Section 1226.10 of the Development Code.

Violation: The failure of a structure or other development to be fully compliant with these regulations.

Weatherboard Siding: Also known as clapboard or bevel siding, is an exterior building finish which is characterized by long, horizontal planks of wood or wood imitation material.

Window Hood: An architectural projection located above window openings that is typically ornamental but may be used to project rainwater away from the window.

Window Sash: The frame that holds a window's glass panes. The window sash which may be fixed or movable.

Window Still: The horizontal member at the bottom of a window opening.

Zoning District: An area within the City limits for which the regulations and requirements governing use are uniform as defined by Chapter 1204: Zoning Districts and Use Regulations of the Development Code.