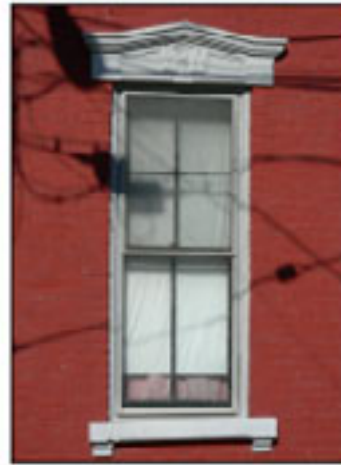


Design Guidelines for Impacted Properties on the South Side of 12th Street

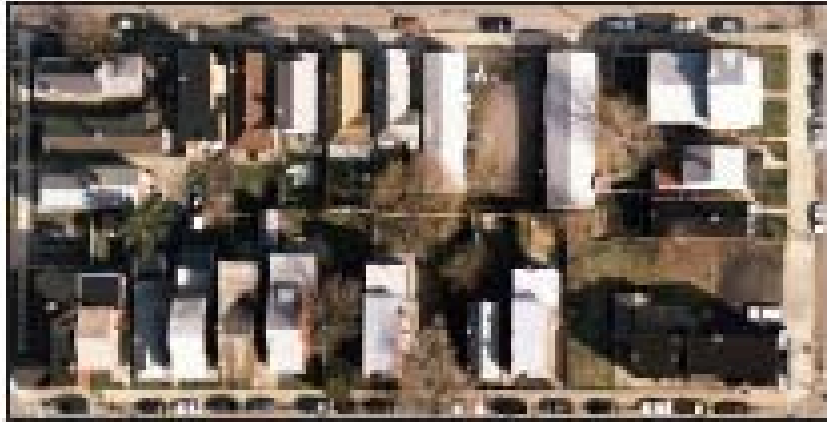
Covington, Kentucky



April 17, 2009

Design Guidelines

- Chapter 1: 12th Street Design Traditions
- Chapter 2: Guidelines for Historic Properties
- Chapter 3: Guidelines for New Construction
- Chapter 4: Guidelines for Streetscape and Landscape



Map detail of 1999 of properties along the north side of 12th Street show most lots are long and narrow with minimal setbacks between buildings. Several additions are also shown at the backs of buildings.

Building Alignment and Orientation



Traditionally, a 12th Street house meets the street and generally has a uniform setback, although a slight variation does occur in some locations.

Architectural Features



Entries can be found at the sides of buildings with a small porch.



Narrow, rectangular windows and decorative brackets in cornices, overhanging eaves, and hooded window crowns are key, character-defining features on many of the historic buildings in the 12th Street neighborhood. These important architectural features should be preserved.

Building Form and Scale

- Low sloping, side gable or flat roofs
- Mansard roof for three story
- Structures usually long, narrow and rectangular in form
- Majority 2 story buildings with 1- and 3-story buildings
- Materials include brick, stone, and wood frame

- Side entry with a one story porch
- Corner shops with wide, angular, covered entries
- Windows and door opening symmetrical
- Stone lentils above windows and doors
- Chimneys



A front yard was often defined by a fence and enhanced with a garden.



Low, transparent, wrought iron fences were used to define property lines at the sidewalk edge.



Limestone walls were prevalent along 12th Street.

Streetscape and Landscape Features

Architectural Styles



Queen Anne



Italianate



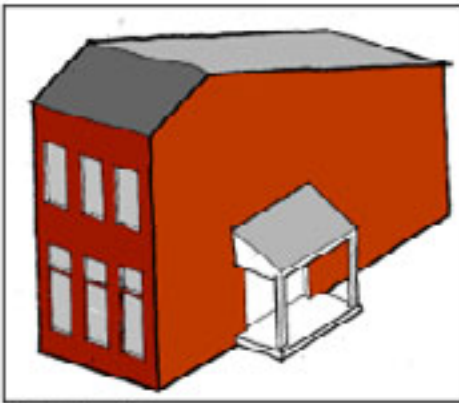
Warehouse Structures

Guidelines for Historic Properties

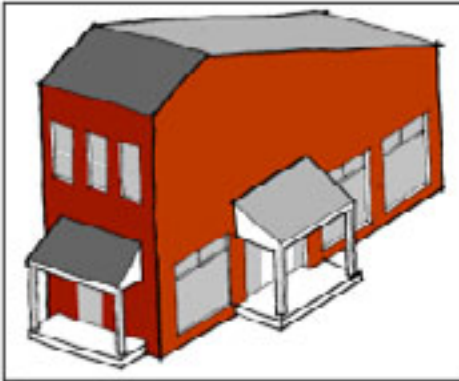
Chapter 2:

- Character Defining Features
- Building Materials
- Individual Building Elements
- Alterations
- New additions to historic buildings

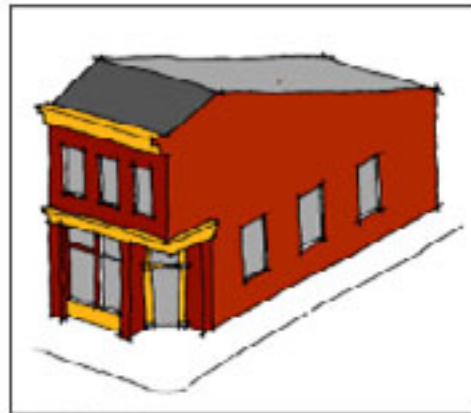
Alterations



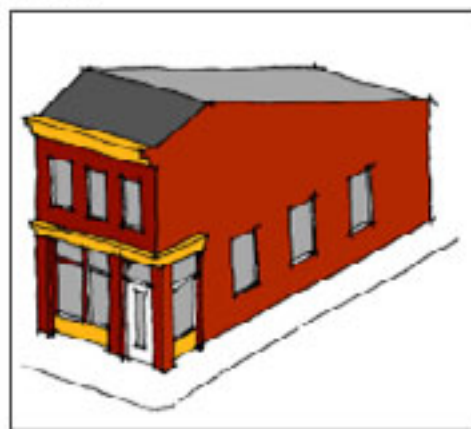
Historic Condition:
A residence, with the primary entrance located on the side



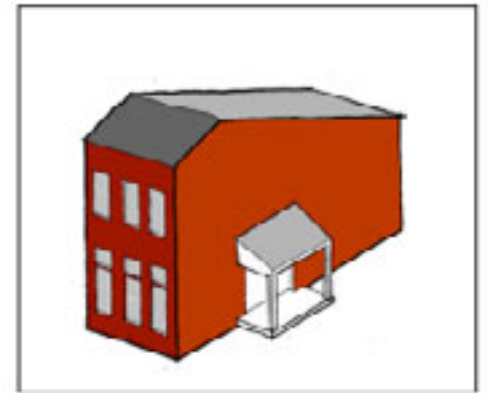
Inappropriate alterations:
Adding a porch and replacing windows with doors on the front of the building. Also adding large display windows to the side of the building.



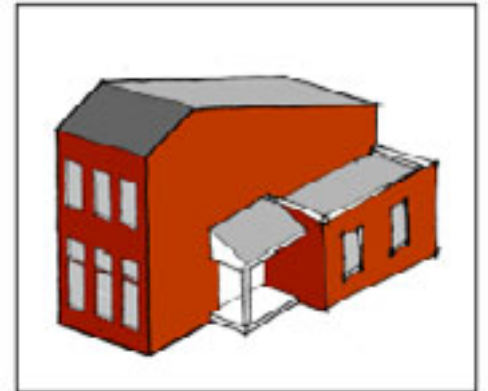
Historic Condition:
A vertical mixed use building, with a recessed corner entrance.



Inappropriate alteration:
Changing corner entrance configuration.



Historic Condition:
A residence, with the primary entrance located on the side



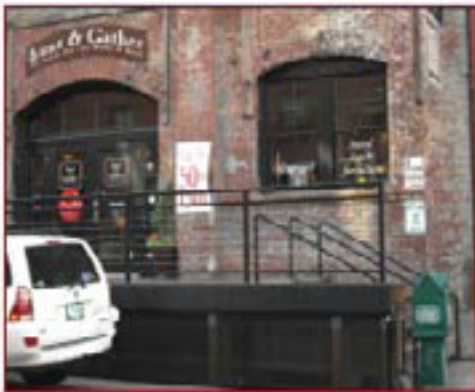
Appropriate alterations:
One-story side addition set back from the front facade. A one-story rear addition would also be appropriate.

Historic Buildings-New Additions



An addition of a balcony to a warehouse would be appropriate if it is in character with the building.

- Balconies should be in character with the building



The handrails shown here are appropriately installed on a loading dock. The railing remains transparent allowing one to see through to the historic building fabric.

- Handrails should be simple in design

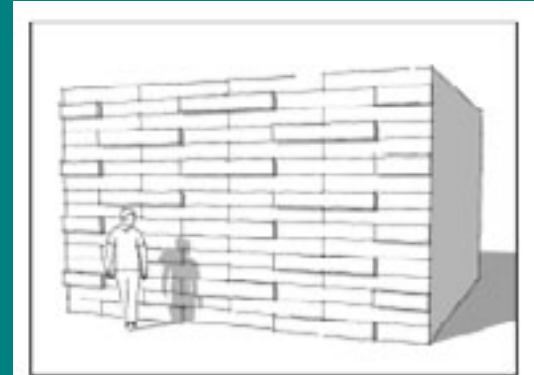
Guidelines for New Construction

Chapter 3:

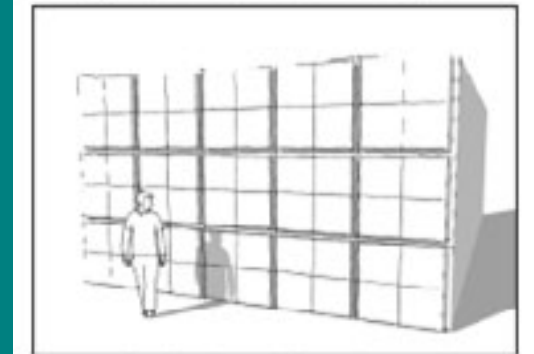


Building setbacks should be similar to those seen traditionally in the area.

- Building Alignment
- and Orientation



Building materials should have a human scale.



Stucco and synthetic materials are inappropriate.

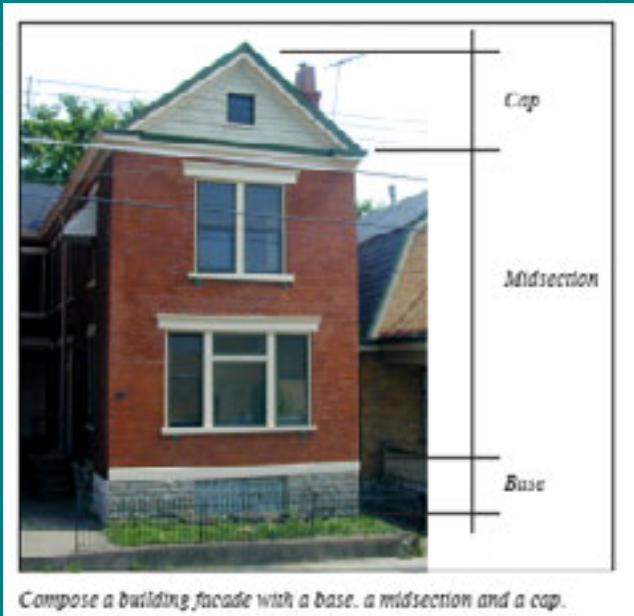


Use windows that reflect the scale and proportion of those seen traditionally.

Building
Materials

Building Form, Mass, and Scale

New Construction



Compose a building facade with a base, a midsection and a cap.

Façade Composition



Architectural Character

Guidelines for Streetscape and Landscape Features

Chapter 4:

- Landscape
- Parking and Access
- Site Features
- Parks
- Medians
- Sidewalks
- Corner Lots
- Signs

Landscape

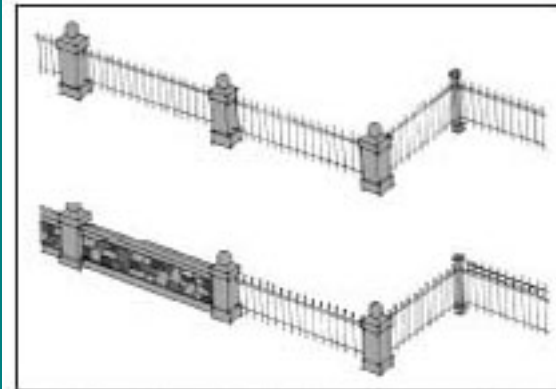
Tree plantings



A conceptual sketch for a park in the 400 West block of 12th Street, looking southwest. Stone walls and fences define the street edge, recalling historic residential yards in the area.



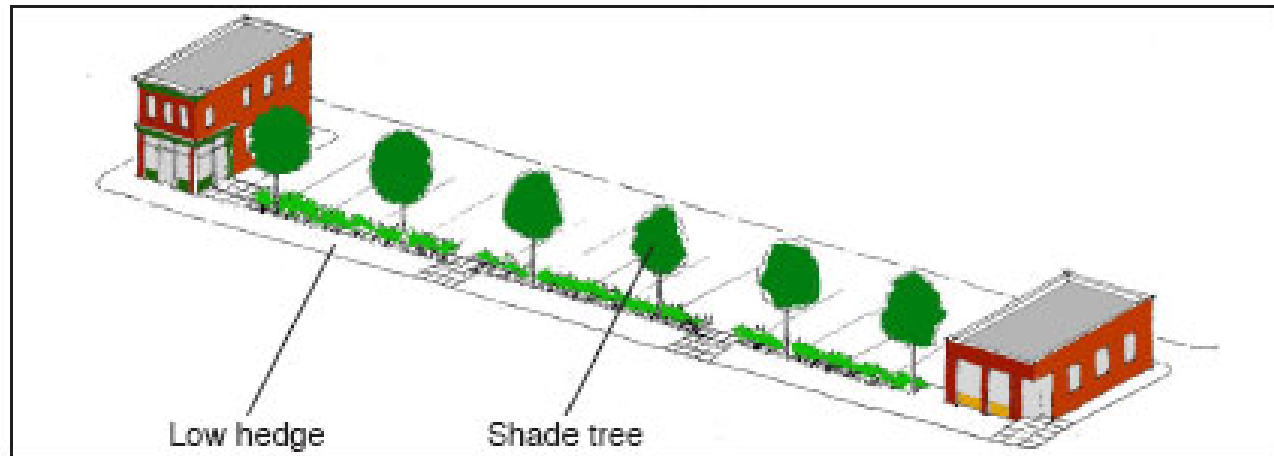
Wrought iron fences were traditionally utilized.



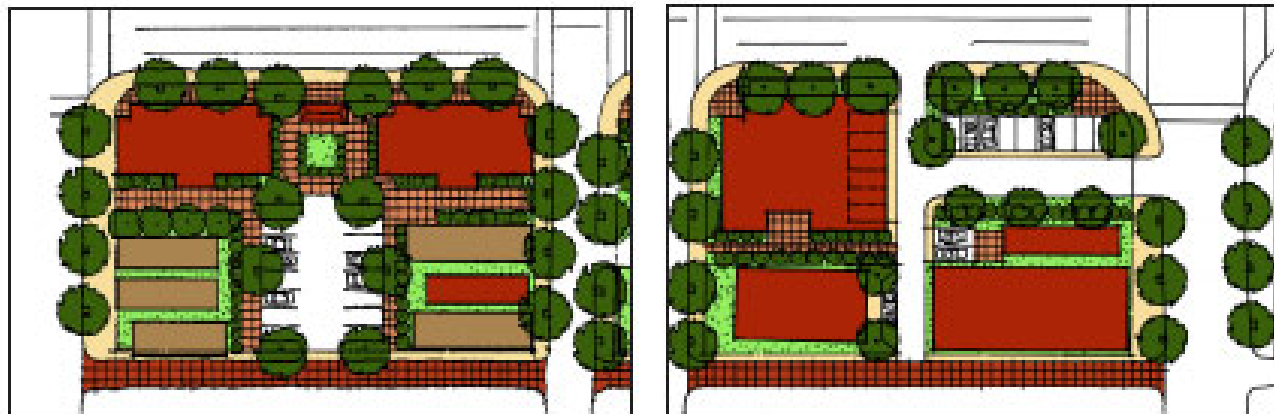
Fences should have a similar design and scale to those used historically.

Site Features

Parking and Access



Parking lot edges that abut streets and adjoining lots should be screened with landscaping.



Parking lots should be buffered by landscaping or framed by buildings.

Parks



This sketch illustrates park designs for the south side of the 500 and 400 blocks of 12th Street.

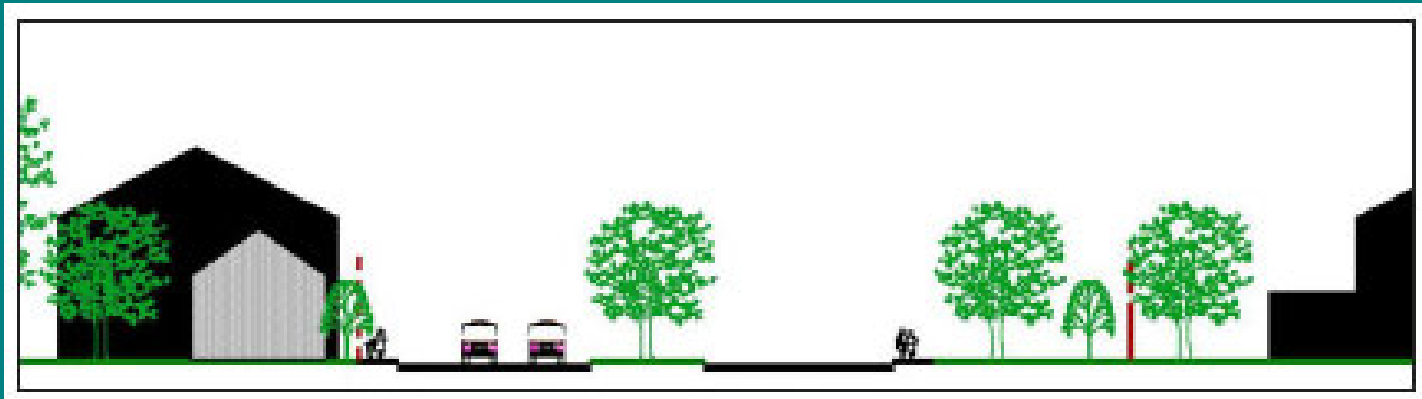
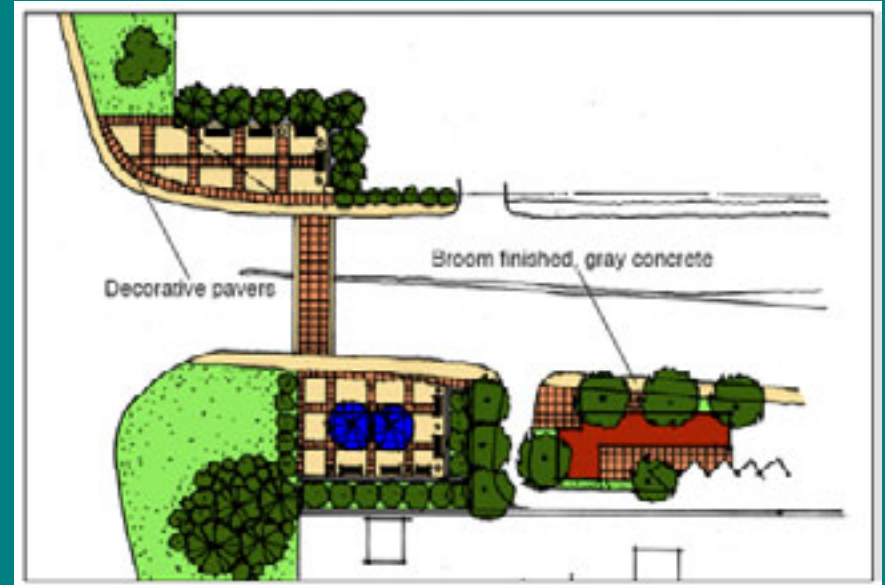
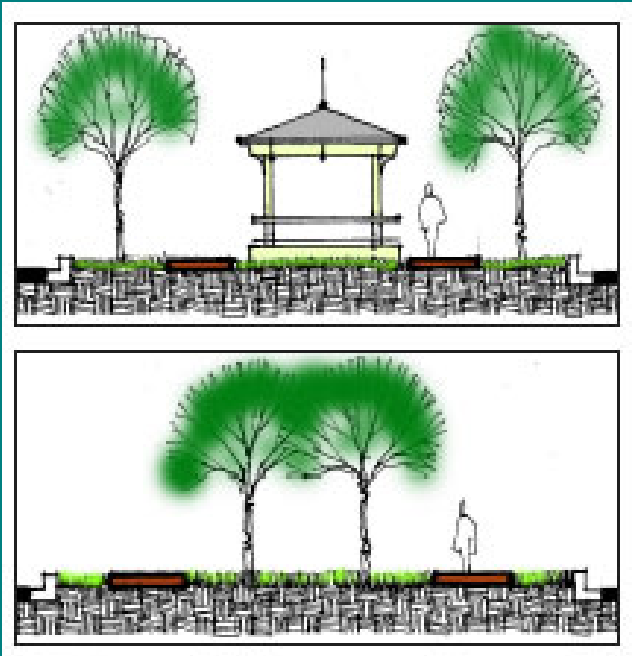


Example of parks and small plazas along 12th Street. Trees should be installed to buffer views from back yards to 12th Street.

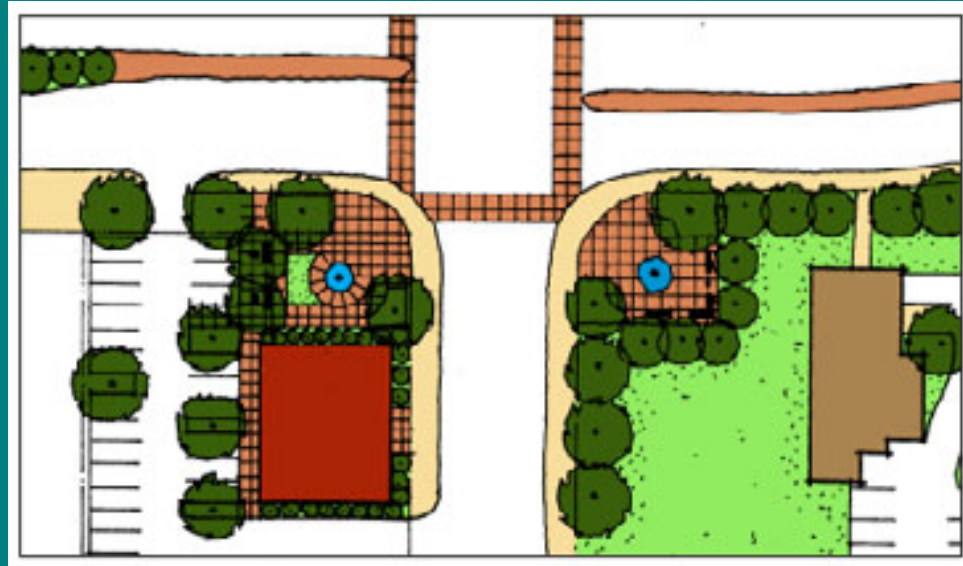
Whenever possible, provide filtered views from the back yards of properties on Watkins Street.

Reflect historic paving materials in hard surfaces in parks.

Medians and Sidewalks



Corner Lots



Buildings should be positioned at a corner when feasible

Relocate an existing building to newly formed corner or construct a new compatible infill

Create an active outdoor activity

Signs

- Should be kept to a minimum
- Integrate a sign on a buildings façade when possible
- Utilized shielded light fixtures to minimize
- Consult Historic Covington Design Guidelines on signs.