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.

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

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.
Architectural Styles

Italianate

Queen Anne

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

• Balconies should be in character with the building

• Handrails should be simple in design
Guidelines for New Construction
Chapter 3:

• Building Alignment
• and Orientation

Building Form, Mass, and Scale
New Construction

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

Site Features

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.
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

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.