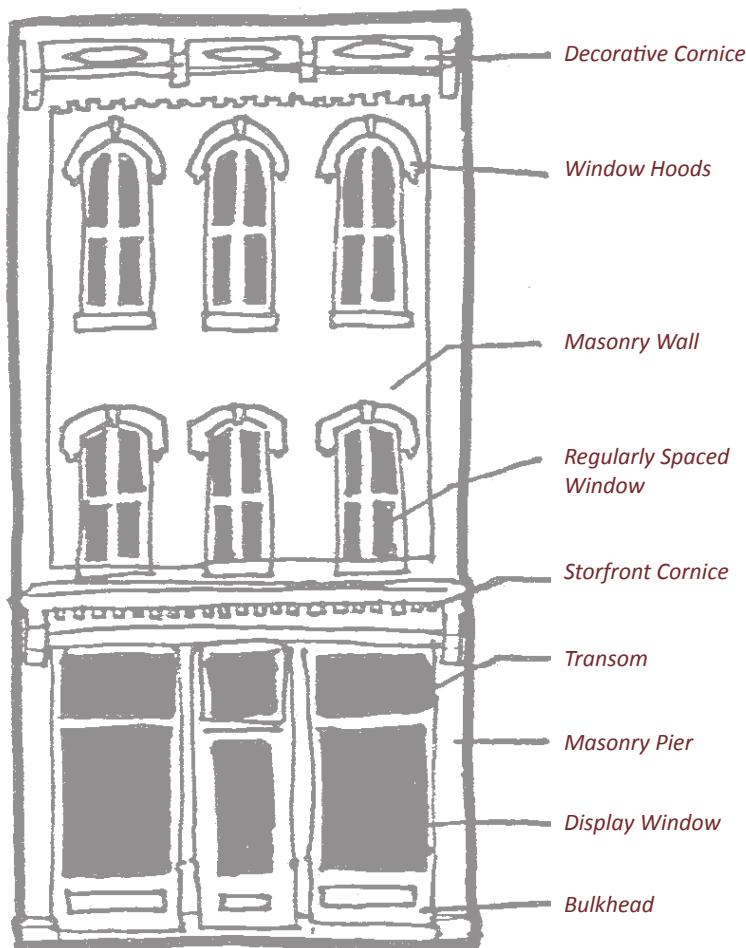


Changes to the Building Exterior

2.10 COMMERCIAL STOREFRONTS AND FACADES

For commercial buildings the storefront is the most prominent architectural feature. Traditionally, commercial buildings have a well-defined opening that contained the original storefront and is usually confined to the first floor of the building. Typical functional and decorative features of a storefront include display windows, doors, transoms, signs, awnings, columns, pilasters, entablatures, and bulkhead panels. Typical storefronts also have recessed entrances with tiled floors and decorative exterior ceilings.

The basic elements that give the storefront its character are illustrated here.



Commercial buildings are the principal building type in Covington's downtown, but are also found throughout the historic areas. The traditional storefront façade always has the same basic components as illustrated, although the size, shape, style, materials, and details may vary depending on when the building was constructed. Typical commercial buildings in Covington are 2 to 4 stories in height with a few buildings in the Historic Central Business District rising 5 or more stories. Most buildings are brick or masonry construction, but a few frame buildings can still be found. The majority of the commercial buildings are flush to the sidewalk. The storefront display windows rest on low wooden recessed or raised panels or on bulkheads constructed of masonry or faced with tile. Many storefronts used glazed and fixed transom windows to pull in diffused daylight deep into the building and at the same time will have awnings, sometimes retractable, to provide much needed shade and protection from the sun in summer months.

Example of storefront façade

When changes are made to a storefront, the basic elements as described above need to be represented. Also note that any ADA or access requirements such as door stoops or steps will need to be within the property boundaries. If this is not possible because of the need to retain and rehab the original storefront, then a revocable license can be sought through the Board of Commissioners to build within the public right-of-way. Please reference Section 2.14.

Changes to the Building Exterior

2.10 COMMERCIAL STOREFRONTS AND FACADES



Example of new storefront façade on W 5th St.

GUIDELINES:

1. Storefronts cannot be enlarged or expanded to additional floors unless it was determined that this was the original design of the building.
2. Preserve and maintain piers, columns, or pilasters that separate a storefront into distinctive bays.
3. Preserve and maintain cornices that separate first floor storefronts from the remainder of the building.
4. Preserve and maintain existing storefronts, including all unique architectural features. Do not cover or obscure original façade elements. Uncover the original storefront if it has been covered with inappropriate additions.
5. If a storefront must be replaced or installed due to heavy damage or if the original storefront has been removed, the new design will be constructed with respect to the existing architectural style of the building. Scale, materials, proportion, color, and number and size of window and transom openings are to be consistent with the style of the building.
6. Maintain original window openings and preserve their original size and shape.
7. Retain and repair all window transoms, doors, and storefront ornamentation whenever possible. Replace original materials where needed. Where no original materials exist, work should be compatible with the original character of the building.
8. Storefronts are to be located on the front and street facing elevations of the building.
9. The entry to the building should be recessed slightly to provide shelter. This does not apply to buildings where the original design did not have a recessed entry.
10. Retain and repair all non-original storefronts that have historic integrity.
11. Avoid inappropriate and inaccurate historic replicas, such as coach lanterns, storefront shutters, or colonial doors.
12. Avoid materials such as rough textured wood siding and fake brick or stone for use on storefronts.
13. Avoid the use of false mansard roofs on storefronts
14. Storefronts are to be comprised of about 75% clear glass. Mirrored or shaded glass should not be used.
15. Use appropriate materials to repair and replace storefronts. Vinyl or aluminum siding or vinyl windows are not appropriate. Wood siding, trim, and wood or aluminum windows are to be used on storefronts. Where aluminum window frames are used to replace those that were originally wood, the exterior frames should either be anodized aluminum or painted.
16. Storefronts should not be placed on buildings that were not originally designed to be commercial buildings.
17. When a building sign is used in the storefront, it is not to be an appendage, but is an integral part of the overall design and should be approved through the 10 point system (see Section 3.6).