

New Construction

4.1 ADDITIONS AND DECKS



Example of rear deck that has been stained and designed to compliment the principal building.

Over the life of a building, its form may evolve as additional space, both interior and exterior, is needed for the continued use and function of the building. Many buildings in Covington have had additions and many of these alterations may be considered historic and contributing to the overall architectural character of the building. These historic additions need to be considered when new projects are being planned. Decks are a contemporary feature and addition to many buildings, both commercial and residential, that provide an opportunity to create an outdoor living space. Decks are usually raised to meet the level of the first floor and are usually made of wood or composite wood material.

All additions and decks should be built in a way that is compatible with the historic building. Its size should not overwhelm the elevation that it is on, but should just enhance the experience of the building. They should all be built in a way that does not damage the historic building and constructed in a way that if removed would not harm the building.

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Example of an addition



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GUIDELINES:

1. Design and construct new additions so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation.
2. Create new structures that are products of their own time in terms of style and features. Do not attempt to duplicate the architectural style of the existing building.
3. Allow the new building to look new. A person should be able to differentiate between old and new buildings.
4. Design new construction to complement existing buildings in the area.
5. Construct new additions in a manner that blends with the scale, massing, building materials, window spacing, and general color scheme of the original building, as well as surrounding buildings.
6. Additions, decks, and exterior stairs are to be located on the rear or an inconspicuous side of a secondary façade of the building. These structures are not to overwhelm the historic building.
7. When additions, decks, exterior stairs, or balcony additions are located in areas where they are visible to the public right-of-way, they should be treated in a more formally architectural way. These structures shall be stained a dark color or painted to compliment the building.