

**EAST ROW
HISTORIC DISTRICT
NEWPORT, KENTUCKY**

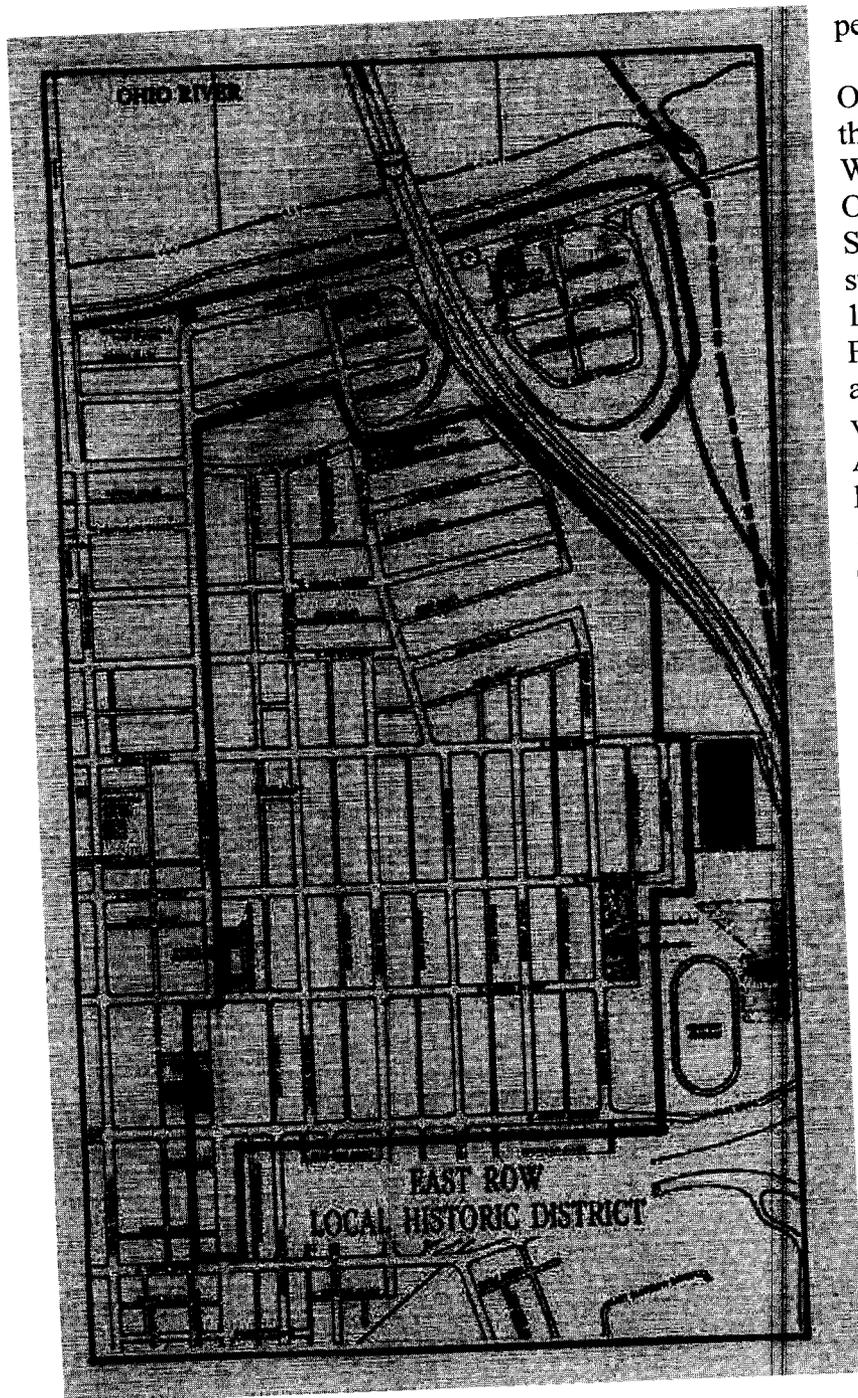
***EAST ROW HISTORIC DISTRICT,
NEWPORT, KENTUCKY
DESIGN REVIEW GUIDELINES***

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ARCHITECTURAL OVERVIEW

The East Row Historic District of Newport, Kentucky contains an excellent collection of late 19th and early 20th century urban house styles. The area is significant not only for its quality and quantity of residential architecture but also for its display of the evolution of styles during this period. As East Newport was subdivided from the 1870s to the 1920s each successive block going from west to east was developed with the prevailing architectural designs of its period.



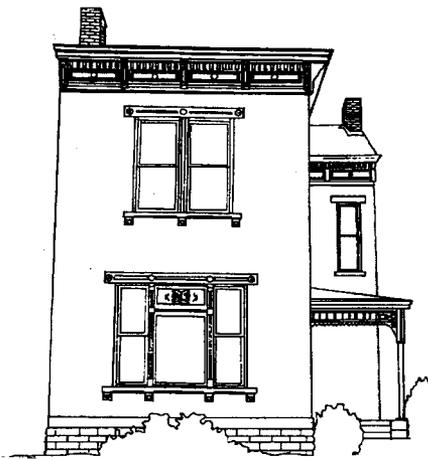
On the western streets of the area such as Washington Avenue and Overton and Monroe Streets, the Italianate style of the 1880s and 1890s predominate. Further east along Park and Maple Avenues variations of the Queen Anne style and Colonial Revival style of the early 1900s are common. As development of the area was completed in the 1910s and 1920s designs of the Bungalow and Craftsman styles were built along Linden Avenue and Oak Street. This display of architectural evolution can be observed along the six blocks extending from west to east through much of the area and is a significant aspect of its appearance.

ITALIANATE STYLE 1875 - 1890

Development of the East Row Addition by the Taylor family in the 1870s opened up a large area on the eastern edge of Newport for expansion. Many residences were built along East Row, which was later renamed Washington Avenue, and by the early 1880s numerous lots were sold and houses built along the 400, 500, and 600 blocks of Overton and Monroe Streets. The overwhelming architectural style utilized on these blocks was the Italianate style.

The Italianate style was the dominant architectural style in urban America from the 1860s to the early 1890s. The style was part of the Picturesque movement imported from Europe and was a derivative of the formal Italian Renaissance townhouses of the 15th and 16th centuries. The narrow lots of Newport were well suited for this style which featured extensive decoration on the main facades. Most buildings constructed in the East Row Addition were two story masonry residences with a number of smaller one-story residences scattered throughout. Common features included stone quoins, belt courses of stone and/or brick which divided each floor, and elaborate metal, stone, or wood cornices at the roofline. Windows and doors were also embellished with stone, wood, or metal hood moldings in rectangular or rounded arch sash variations.

Many of the Newport houses were built with side passage entrances and had large half-stories or attics for additional living space or storage. The "Newport Plan" residence emerged during the Italianate era and this floor plan was utilized in the East Row area until the 1910s. The typical Newport Plan house has a side entrance which opens onto a foyer and stairwell. Rooms are arranged behind one another and lack a connecting side hallway. Variations of the Newport Plan include one or two story rear wings built at right angles to the main block. These wings often contain a secondary entrance on the first story.



Italianate style Newport Plan residence
at 513 Lexington Avenue

QUEEN ANNE STYLE 1885 - 1910

By the 1890s, the Italianate style was beginning to fall out of favor due to the popularity of another residential house design of the Picturesque movement known as the Queen Anne style. The Queen Anne style was the dominant urban building style of the 1890s and early 1900s. It was derived from English Medieval building forms and gained popularity through pattern books and the availability of cheap sawn lumber used for architectural ornamentation. Decorative architectural ornamentation was often applied to gable eaves and porches and is often referred to as Eastlake ornamentation. The Queen Anne style was built throughout the area in the 1890s and it is especially predominant along the 300 block of Overton Street, East Third Street, East Fourth Street and Lexington and Park Avenues.

Many of the best examples of the Queen Anne style are large asymmetrical plan structures with a wide variety of decorative detailing. Most are of masonry construction and use stone or fired clay known as terra cotta for embellishing windows or gables. Roofs were generally gable of metal standing seam or slate and foundations were of limestone blocks. Typical decorative elements are corner towers or turrets, rectangular windows with stone lintels and sills, arched windows with stained glass, and porches with milled columns and sawn wood panels, spindles and brackets.

Due to the narrowness of lots many residences built in the 1890s were built in front gable rectangular plans with asymmetry expressed in angled rear bays or bay windows. The "Newport Plan" house of the period was also an adaptation to the narrow lots with entrances confined to a side facade and embellished with a decorative porch. Many of the more "restrained" Queen Anne residences of the area still managed to concentrate extensive decoration of the main facade such as stained glass, decorative brick and stone patterns, wood shingles in the gable field, and eaves vergeboard. Some homes from this period also display the influence of the Second Empire style which featured mansard roofs of slate laid in decorative patterns on the main facade.



Queen Anne/Shingle Style residence at
315 E. Third Street

COLONIAL REVIVAL STYLE 1900 - 1920

Following the Picturesque styles of the late 19th century was a renewed interest in the early American house forms of the Colonial period. Architects drew upon the designs of the Georgian and Federal periods of the 18th century which were distinguished by their symmetry and classically influenced decoration. These residences were generally built in rectangular forms and displayed rectangular windows, porches with Doric or Ionic columns, eaves decoration such as dentils and modillion blocks, and bracketed cornices. In the East Row area only a few elaborate examples of this style exist.

The majority of Colonial Revival influenced residences of the period are simple rectangular designs commonly known as Foursquare houses. These were built with hipped roofs, one-story porches displaying Doric or Ionic columns, and simple eaves decoration such as dentils or modillion blocks. Decoration was often largely confined to stained glass windows on the main facade or entrances with beveled leaded glass sidelights and transoms. Residences of these designs were built along Linden and Maple Avenues after 1900. Another Colonial Revival variation is the Dutch Colonial style which is distinguished by its gambrel roof.



Colonial Revival style residence at 610 Nelson Place.

BUNGALOW/CRAFTSMAN STYLE 1905 - 1930

The Bungalow or Craftsman style was the dominant residential building form in America in the 1910s and 1920s. This style was based loosely on the open Bungalow house forms of India and was modified and popularized in California in the early 1900s. This house form gained enormous attention and designs were made available through pattern books. Companies such as Sears, Montgomery Ward, and the Alladin Company also popularized Bungalows through their mail order catalogs. In areas developed after 1910, such as along Linden Avenue and Oak Street, Bungalow and Craftsman designs predominate.

Many of the homes built in this style in the East Row area were built in gable front plans featuring wide eaves, large eaves brackets, and full width porches with brick pier columns. Decoration is found in leaded or stained glass windows and beveled leaded glass at entrances. Most are of brick construction and are rectangular, symmetrical plan designs. Similar plan residences in this style can be seen in the 600 blocks of Maple and Linden Avenues and along East Fourth Street. Smaller examples of the Bungalow Style of brick and frame are located in the 600 block of Oak Street. These residences were built after 1927 and have prominent gable or hipped dormers on the main facade and combination basement/garage area. After 1927 very little construction occurred in the East Row Historic District and there are no examples of Art Deco or Moderne residences of the 1930s.



Row of Bungalow Style residences in the 300 block of E. Fourth Street.

STREETSCAPES AND CHARACTER

The overall appearance and character of the East Row Historic District was shaped in large part by the typography of the Newport area. The city is located on a rolling plain adjacent to the Ohio River and steep hills rise less than a mile from the river. During the late 19th century expansion was also limited on the east by the low lying areas along Covert Run. This small area available for development to the east and south of the existing city dictated deep narrow residential lots. These lots were relatively expensive and most property owners maximized their investment by building two story homes with large attic areas. The use of masonry construction was also common and skilled craftsmen were available to employ a wide variety of designs and detailing on the main facade. Side facades were generally much simpler and rear facades were almost always void of decoration.

Because of the limited space available for construction on each lot the size of yards on all facades are limited. On the main, or street, facade there are often setbacks of only ten to twenty feet with the width of yards also narrow and generally of twenty to thirty feet. Setbacks are generally uniform along most blocks with deeper setbacks found for some residences built after 1910 on Maple and Linden Avenues. Yards on side facades are generally non-existent or very narrow due to the width of lots. Yards at the rear facades are often the largest on the lot but are still not extensive.

During the late 19th and early 20th centuries residents often had cast iron fences erected to help define the limited lot sizes. During that period, the Newport and Covington areas boasted major fence manufacturers, such as the Stewart Fence Company. The availability and affordability of these fences led to their profusion on many blocks throughout the area. Most of these were erected in variations of hoop and dart design common of the period. These fences have proven to be most durable and are important defining features of the East Row area.

Blocks throughout the East Row Historic District were designed with central alleys which bisected each block. The alleys provided access to rear lots and buildings, such as stables and servants quarters in the 1880s and 1890s, and later for automobiles after 1905. The majority of frame or brick outbuildings from the late 19th century were razed and replaced with brick or hollow core concrete block garages in the 1920s and 1930s. Many of these garages still exist and remain in service. Alleys were often paved with bricks and many of these early surface materials remain. Brick or cobblestone pavers were also used on many streets in the area but most of these have been repaved with asphalt in recent decades. An important exception is the masonry surface along Nelson Place which remains from its development after 1898.

The overwhelming majority of buildings constructed in the east Row area were residences, but corner commercial buildings are also found in the neighborhood. These buildings were generally constructed to serve as grocery stores, small retail shops, saloons, or other businesses which served the surrounding blocks. In many instances the

storekeeper would operate the business on the first story while occupying the second story as a residence.

Since the 1920s very little new construction or alteration to existing buildings has taken place in the East Row Historic District. New construction has been limited to a few buildings such as churches along Washington Avenue. Most properties considered non-contributing in the Mansion Hill or East Newport Historic Districts (Gateway) are pre-1930 structures which have been significantly altered. The majority of these are frame residences which have had artificial sidings and porch materials added which negates their original appearance. The original historic and architectural character of the East Row Historic District remains dominant and of the almost 1,100 buildings within the historic district boundary, less than forty are new structures or have been substantially altered.

The primary change to the East Row area in the 20th century has been the conversion of single family dwellings to multi-family dwellings. With the construction of new roads and development of suburbs, there was out-migration of owner-occupants. Their residences were often purchased by investors who converted the homes to multi-family rental units. Metal fire escapes were frequently added on the main or side facades, but generally changes were limited to interior alterations to create several apartments within one building.

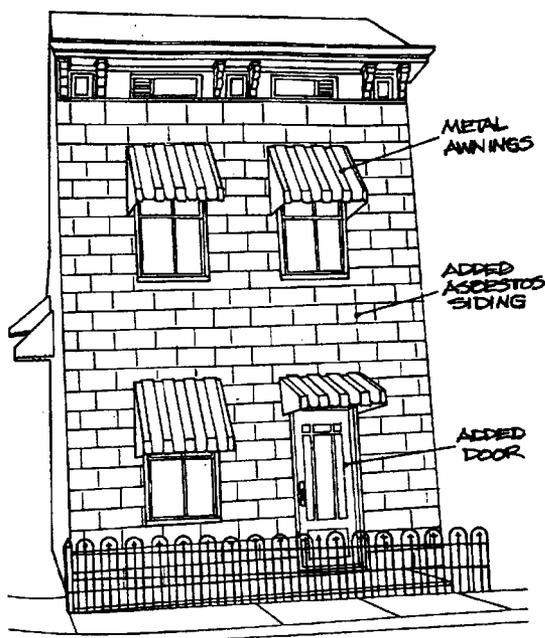
Today, the East Row Historic District is one of the finest urban historic areas in Kentucky. The quality of its architectural design and number of unaltered residences has been recognized through the inclusion of the area on the National Register of Historic Places as part of the Mansion Hill or East Newport Historic Districts. Appreciation for the East Row area has grown in recent years. It continues to be a livable area for its residents and many new families have moved to this section of Newport to renovate the historic homes.

DESIGN REVIEW GUIDELINES

The overall approach in sound preservation guidelines is to *respect the overall character of the historic neighborhood*. This principle does not prevent changes to a historic building or neighborhood, but does require careful planning before making repairs and alterations, undertaking demolition, or designing new structures. The following design review guidelines are written to provide the Historic Preservation Commission and building owners with recommendations for restoration and remodeling which are in keeping with its architectural character and add to the economic value of the property and the East Row Historic District.

The basics in design guidelines are:

- **Original qualities and character of a building or structure shall not be destroyed.**
- **Removal or alterations to historic materials shall be avoided and must be reviewed by the Newport Historic Preservation Commission.**
- **Repair of historic fabric is preferable over replacement. Repair and replacement shall be based on duplication of features and materials.**
- **New additions or alterations shall not detract from the overall architectural character of a property.**
- **The cleaning of historic structures shall be undertaken with the gentlest means possible.**
- **New design shall be compatible with historic structures.**



Remodeling to be avoided for buildings in the East Row Historic District.

The recommendations which follow are based on these important basic preservation principles and are specifically designed for the historic buildings and appearance of the East Row Historic District of Newport. These guidelines are also based on the Secretary of the Interior's **Standards for Rehabilitation** which are guidelines established by the U.S. Department of the Interior for historic buildings and areas. A copy of these guidelines is located in the Appendix.

CERTIFICATE OF APPROPRIATENESS (COA)

What is a Certificate of Appropriateness?

A Certificate of Appropriateness (COA) is a certificate issued by the Historic Preservation Commission authorizing plans for alterations*, construction, or demolition of a landmark, a landmark site, or a structure which is located within a historic district.

*An alteration is any act or process that changes one or more of the “exterior architectural features” of a structure designated for preservation. Painting or repainting of a structure shall not be considered an alteration, unless it involves the painting of a masonry or brick surface which has not been previously painted.

When does a homeowner need a Certificate of Appropriateness?

A Certificate of Appropriateness (COA) from the commission shall be required before a person may undertake the following actions affecting a landmark, a landmark site, or a property in a historic district:

1. Alteration of the exterior part of a structure that is visible to the public and the cutting down of a tree that is visible to the public.
2. New Construction
3. Demolition
4. Relocation

How long does the Certificate of Appropriateness process take to complete?

Most applications can be approved by the staff within a few working days. Those which cannot be approved by the staff shall be reviewed by the Newport Historic Preservation Commission, which meets on a monthly basis at the Newport Municipal Building, 998 Monmouth Street, Newport, Kentucky. Applications which must be reviewed by the Commission shall be submitted no later than fourteen days prior to the scheduled meeting. For additional details regarding the meeting time and date of the Newport Historic Preservation Commission, please contact the Historic Preservation Officer at (859) 292-3666.

A condition of a Certificate of Appropriateness permit is that the work be completed within 365 calendar days. After a COA expires, a new application must be submitted for review unless the work has been substantially completed.

No application fee shall be required for a timely applied for Certificate of Appropriateness. However, *any person who performs work without first obtaining a*

necessary Certificate of Appropriateness permit will be required to have their application heard before the commission and required to pay a fifty dollar (\$50.00) application fee to cover administrative costs. The City Manager has the right to revoke the occupational license of any person performing work without a necessary Certificate of Appropriateness permit.

Additionally, the City of Newport Code, Section 12.7-8. Penalties for violations states:

Any person violating any of the provisions of this chapter shall be guilty of a Class B misdemeanor and subject to a fine not to exceed two hundred fifty dollars (\$250.00) and/or incarceration in the county jail not to exceed ninety (90) days. Each day the violation continues shall constitute a separate offense.

Can a decision of the Newport Historic Preservation Commission be appealed?

The Newport Code 12,7-7 states: The applicant shall have an appeal to the board of commissioners from a decision of the commission denying an application for a Certificate of Appropriateness. Such appeal must be filed in writing with the Newport city clerk within fourteen (14) days after the decision of the commission. The board of commissioners shall hold a public hearing and shall vote on such appeal within sixty (60) days of its receipt. The board of commissioners shall transmit its decision in writing to the applicant, the commission and division manager.

<h1>Certificate of Appropriateness</h1> <h1>PERMIT</h1>	
LOCATION: _____	PERMIT No: _____
FOR: _____	
DATE ISSUED: _____	
<small>Historic Preservation Officer Newport, Kentucky</small>	
 EAST ROW HISTORIC DISTRICT NEWPORT, KENTUCKY	
<small>This Certificate of Appropriateness approves only the work described. Building and/or building permits must be obtained where required. A condition of this Certificate is that this work be completed within 180 calendar days.</small>	

ALTERNATIVE MATERIALS

On occasion, original materials are so badly deteriorated that they must be replaced. Replacing materials as limitedly as possible and with in-kind materials is the most desirable course of action. However, some historic details are difficult to appropriately replicate, and new materials may be permissible in those circumstances. All such applications for alternative materials must be reviewed by the Newport Historic Preservation Commission at a regularly scheduled meeting. Only proven materials with a highly realistic appearance such as those approved by the National Park Service in tax credit applications will be permissible. Any replacement must match the original in size, shape and design, and shall have an appropriate finished appearance.

If an element is repairable, replacement with new materials is not permitted. Wholesale replacement where significant deterioration is not evidenced will not be permitted.

Certain alternative materials have been expressly prohibited. Please review your particular project type to review these prohibitions.

ARCHITECTURAL ORNAMENTATION

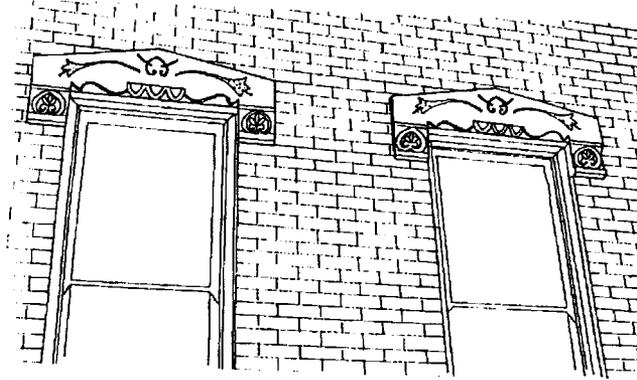
The East Row Historic District contains a wide variety of architectural ornamentation spanning over sixty years and illustrates the evolution of architectural styles during this period. The retention of this ornamentation is an essential part of retaining the East Row area's unique character.

Common ornamentation on Italianate buildings are sheet metal, stone or wood cornices at the roofline; sheet metal, stone or wood hood molding around doors and windows; brick or stone quoining at the corners of buildings; and decorative wood panels at eaves and porches. Cornices are often quite varied with large brackets, dentils, modillion blocks and other features.

Queen Anne buildings often feature extensive ornamentation and varied materials. In addition to milled porch columns and balusters, Queen Anne residences feature wood shingles or slate shingles laid in decorative patterns; wood panels cut in a variety of designs, corner towers or turrets, and milled panels beneath the eaves. Queen Anne residences from the early 20th century often display Doric or Ionic porch columns and eave trim of Classical derivation. A more unusual feature is the use of ceramic or glazed tile which are laid in decorative patterns in gable fields or pediments.

On early 20th century homes, decoration generally became simpler in design, especially on the popular "Foursquare" designs built in the Colonial Revival era. Decorative trim is generally based on classical ornamentation such as modillion blocks, dentils, volutes and pilasters and columns in the Doric, Ionic and Corinthian styles. These are most often of frame construction although some column capitals are of terra cotta, a fired clay material.

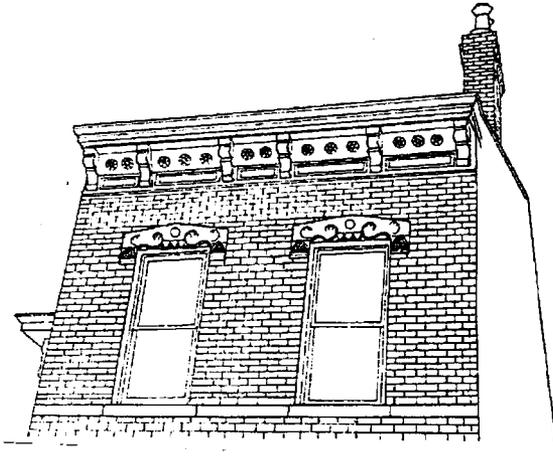
Bungalow designs in the Gateway area have more restrained architectural detailing and ornamentation such as large brackets at the eaves, exposed rafters and wood shingles in upper facades. Decoration is often expressed in stained or leaded glass doors and windows.



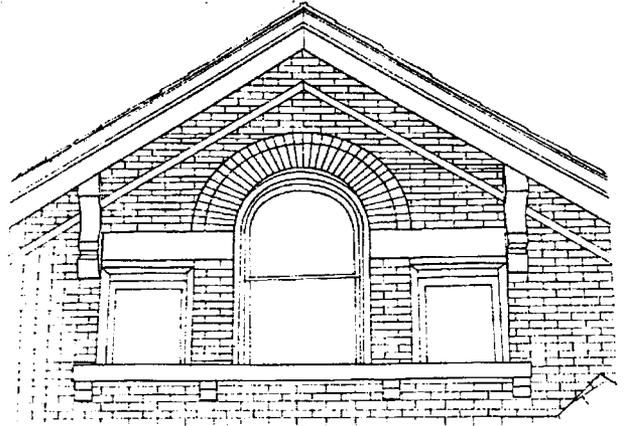
Decorative window hood moulding at 735 Overton Street.

ARCHITECTURAL ORNAMENTATION GUIDELINES

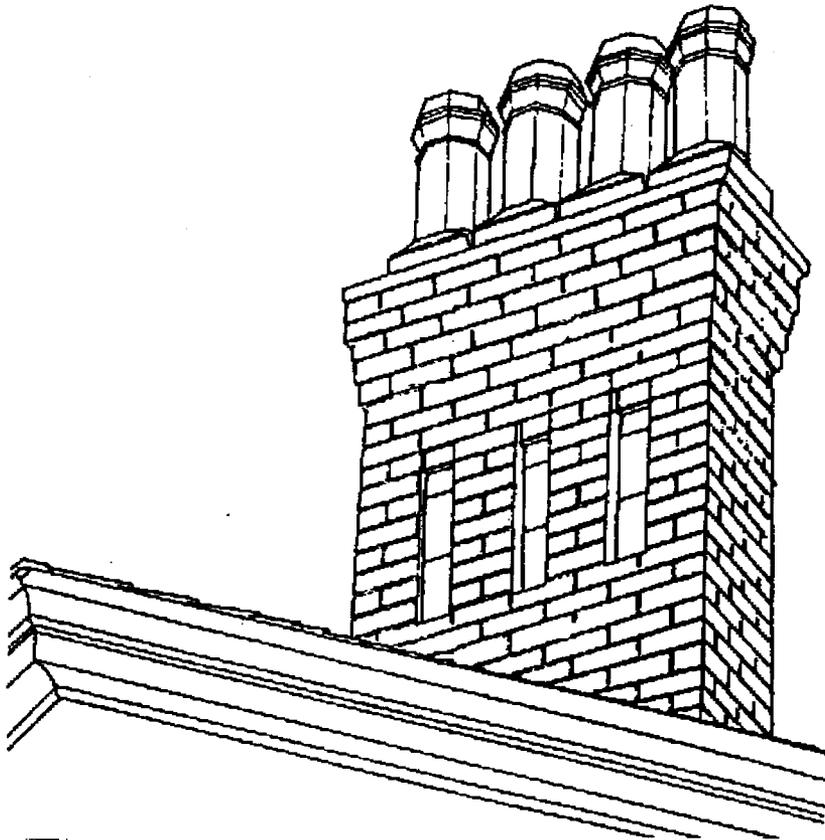
1. Architectural ornamentation shall be retained, repaired where necessary with matching materials and maintained. Removal shall only occur in cases of substantial deterioration and every effort shall be made to replicate removed elements with materials and design to match the original.
2. All replacement materials shall be similar to the original materials of the ornamentation or be appropriate to the period.
3. Architectural ornamentation inconsistent with the style of the building shall not be permitted.
4. Original exterior lighting on porches and exterior facades shall be retained.



Sheet metal cornice design common in the district.



Palladian attic window at 525 Maple Avenue.



Corbelled chimney at 794 Monroe Street.

CHIMNEYS

Brick chimneys and clay chimney stacks are common features of buildings in the East Row Historic District. Chimneys were and still may be essential parts of a house's heating system as well as a significant architectural feature. A number of residences in the East Row area have decorative exterior chimneys featuring corbelled brickwork and inset terra cotta clay panels. Chimney stacks from the late 19th century were both simple and decorative in design.

Exposure to wind, rain and pollutants often results in deterioration of a chimney's brick and mortar. Improper care of flashing around a chimney can also result in deterioration. Common repairs to chimneys include repointing the existing brick, replacing the existing chimney with a new brick chimney or adding slate or metal chimney caps.

While some of the past chimney repairs on buildings may match the existing brick, other buildings display contrasts in brick color and texture. Other historic chimneys have been removed and replaced with brick inappropriate in color and texture.

Chimney caps are often used to deter sparks from roofs and act as a barrier against rain. Clay chimney caps are most appropriate for homes in the East Row area. The use of slate caps or small metal caps may also be allowable. Clay chimney caps are best for their variety of styles, are made of a long lasting material, and they resist sulfuric acid, burning and corrosion.



Clay chimney caps at 715 Monroe Street.

CHIMNEY GUIDELINES

1. Chimneys shall be maintained and inspected regularly for deterioration.
2. Chimney repair and replacement shall match the existing mortar and brick color and texture.
3. Removal of readily visible or decorative chimneys, even if non-functioning, shall not occur. Removal of brick chimneys and replacement with metal or other materials shall not occur.
4. Chimney caps of clay are recommended for houses in the East Row. Large metal caps shall be avoided.

CORNER COMMERCIAL BUILDINGS

Scattered throughout the East Row Historic District are corner commercial buildings which serve area residents. Other concentrations of commercial buildings can be found along Washington Avenue. Most of these buildings contain grocery stores, laundries, offices and other businesses. These buildings are an important part of the neighborhood's character and were built in the late 19th and early 20th centuries. Although these buildings share similar detailing and overall character with residential structures there are a number of design elements which must be addressed independently.

Historic commercial buildings in the East Row area are primarily of brick construction and one to three stories in height. The buildings are generally of five and six course common bond construction and originally had storefronts constructed of wood, metal and plate glass. Many of the storefronts have been replaced or covered but several fine original examples remain.

STOREFRONTS

Existing historic storefronts date from the late 19th and early 20th centuries and are designs typical of commercial architecture of the period. Storefronts generally had five main characteristics:

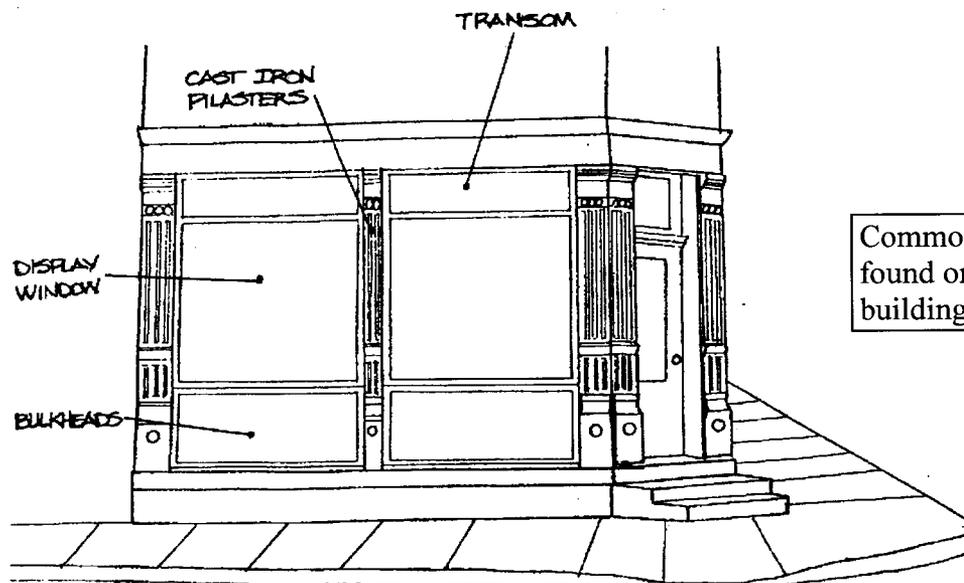
Lower panels or bulkheads: The large plate glass windows for the display of goods rested on lower panels, also called bulkheads. These were primarily rectangular in design, of frame or brick construction and often had raised relief patterns in various designs. After 1910, these panels were made of various materials, including decorative glass such as Vitrolite and Carrara glass, marble and metals such as copper or bronze.

Display windows: Merchants in the early 20th century relied on extensive window displays to advertise their goods. High visibility was a priority for these merchants, and the installation of large sheets of plate glass provided maximum exposure of wares.

Cast iron columns or pilasters: To support the weight of the brick masonry above the storefront, cast iron columns or brick piers were often added. The cast iron was shaped into decorative forms which supported the load of the brick upper facade allowing large display areas. Brick piers were also used to support the weight of the upper facade brick.

Large central or corner entrances: Many commercial buildings originally had large central or corner entrances of single or double doors. While some buildings retain these doors most have been replaced with modern doors in recent years.

Transoms: Over the display windows and entrances were usually transom bars and transoms. Transoms allowed light into the building and were used for additional areas of signage and display. In the early 20th century transoms were not only of clear glass but sometimes stained glass or textured glass was used.



STOREFRONT GUIDELINES

1. Original storefronts or storefronts which are more than fifty years old shall not be altered but repaired and retained.
2. Future storefront remodeling or renovation shall follow historic guidelines such as retaining historic features, reconstruction based on historic photos or illustrations, or renovation based on typical storefront designs of the period.
3. All decorative metals or glass on historic storefronts shall be retained and maintained.
4. Transoms over doors or display areas shall not be enclosed or painted out.

5. Designs and materials such as sloping mansard roofs, metal siding, wood shingles, imitation brick and imitation stone are not appropriate and shall not be added to storefronts.
6. Awnings shall be at a 45-degree angle to the building and of a canvas material. The use of retractable awnings is appropriate and permitted. Awnings shall have a loose valance, and should generally be located to fit within window or door recesses. They should avoid extending the full length of the building façade. Significant architectural details shall not be hidden.

UPPER FACADES

Upper facades of the corner commercial buildings display features and detailing similar to residential buildings in the East Row area. Guidelines which are applicable to residential structures regarding windows, exterior brick or frame siding, cornices, roof details, and other elements are also applicable for the upper facades of commercial buildings.

UPPER FACADE GUIDELINES

1. All original brick decoration on upper facades shall be preserved and maintained.
2. Sheet metal elements such as cornices and hood moldings shall be regularly maintained and repaired where necessary.
3. Windows on upper floors shall be kept in their original appearance and configuration. The enclosing or bricking in of windows shall not be permitted. See Window Guidelines for additional window information.
4. The upper facades of commercial buildings shall never be covered with added metal or frame panels.

SIGNS

Signs throughout Newport are regulated through the existing zoning Ordinance for the city. These regulations detail the appropriate types, sizes, and locations for signs and must be followed in order to receive a sign permit. The following guidelines are designed specifically to promote appropriate signs for corner commercial buildings in the East Row Historic District.

SIGN GUIDELINES

1. Styles of signs will not be restricted.
2. Signs which are designed to be historically appropriate shall not predate the facade to which they are applied. (For example, an early 1900s building shall not have a reproduction of a Colonial or 1700s sign.)
3. Numbers or colors shall not be restricted, however, color selection should complement but not necessarily match the building in question as well as other buildings within the block.
4. Lettering styles and combinations shall not be restricted.
5. Only shielded, incandescent external lights, or concealed incandescent lighting will be allowed.

TYPES OF ALLOWABLE SIGNS

1. Wall signs: any sign affixed in such a way that its exposed face and sign area is parallel to the plane of the building to which it is attached.
2. Window Signs: signs painted on or attached to, or suspended behind any window or door that serves as an identification of a business.
3. Neon Signs: neon will be allowed as interior signage only.

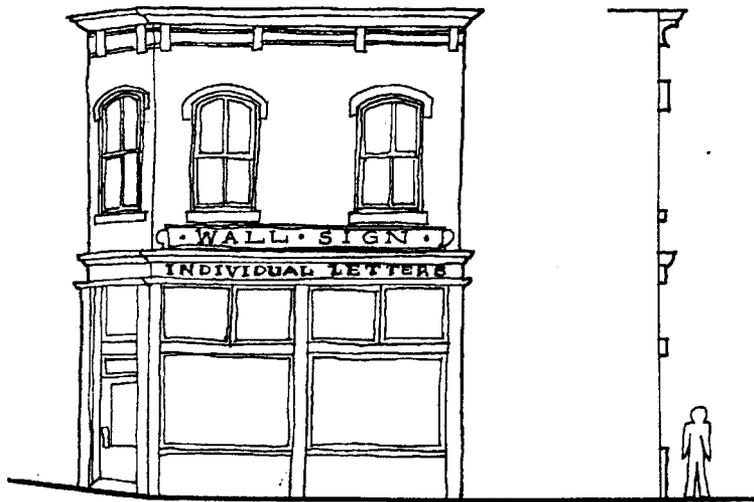
PLACEMENT OF SIGNS

1. Signs shall not obscure architectural details.
2. Space on the building facade specifically designed to contain signage shall be the most appropriate location for signs.

WALL SIGNS

1. A wall sign shall be confined to the flat, unadorned surfaces of the facade.
2. Wall signs should be placed where they best complement the building, for example, on blank expanses of wall or building areas clearly designed as potential sign locations, covered transoms, or broad plain fascias in the cornices. Such areas vary depending on the building's architectural style and/or date of construction.
3. Wall signs mounted above or incorporated into the storefront cornice shall be acceptable.

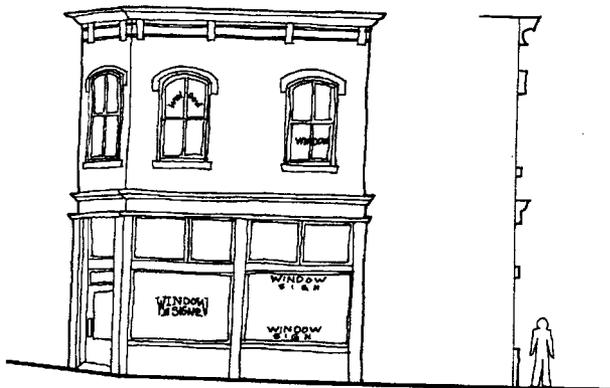
4. Wall signs mounted on building piers shall be acceptable.
5. Wall signs may extend not more than six inches from the building surface.
6. Wall signs in the East Row area which measure one square foot or less shall require no review by the Historic Preservation Commission.



Wall signs appropriate for the historic district.

WINDOW SIGNS

1. Window signs shall be located within eighteen inches from the top or bottom frame of the display window.
2. Another acceptable location shall be where the center-line of the sign is five feet, six inches above the sidewalk.



Window signs appropriate in the district.

NEON SIGNS

Neon signs shall be allowed only within the interior of the building. Mounting behind the window glass is appropriate.

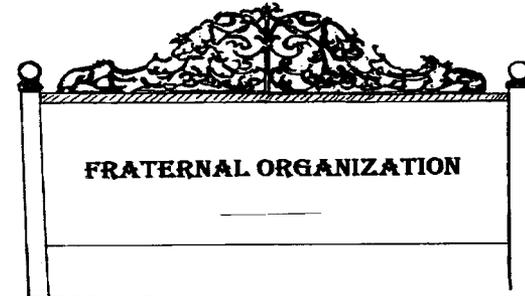
SIGN MATERIALS

1. Inappropriate materials and finishes generally include interior grade wood, unfaced plywood, plastic substrates, and unfinished wood.
2. Sign brackets shall be constructed of painted wood or pre-finished, pre-painted metal. Guy wires, if needed, shall be as inconspicuous as possible.
3. Signs shall be mounted in such a way so as to be reversible and to minimize damage to historic materials. (For example, bolts should extend through mortar joints and not through masonry units.)

YARD SIGNS FOR BUSINESSES, CHURCHES, FRATERNAL ORGANIZATIONS, ETC.

This Guideline pertains to businesses, churches, fraternal organizations, etc., which are located in the East Row Historic District, are not located in corner commercial buildings, and which require signs to be placed in yards. City zoning setback requirements will apply. In an effort to maintain the residential environment, yard signs shall be set in wrought iron frames (or material designed to resemble wrought iron) and frames shall be of a dark color (black or dark green). Sign frames shall not exceed five feet in length and four feet in height above ground level, but permitted size will vary and be in proportion and scale to the building and site as determined by the NHPC. Sign panels shall be of a subdued color such as cream, dark green, or black, with compatible lettering in white, cream, gold, brown, dark green or black. Lighting shall be by external ground lights. All such sign permits must be approved by the Newport Historic Preservation Commission at a regularly scheduled commission meeting.

Yard signs appropriate in the district.



DEMOLITION/RELOCATION

Demolition of buildings within the East Row Historic District must be approved by the Historic Preservation Commission except in cases where there is a threat to the public safety. The purpose of historic zoning is to protect historic properties and the demolition of a building which contributes historically or architecturally to the character of the district is inappropriate and shall be avoided. Demolition shall only occur where it has been demonstrated that public safety is threatened; if economic hardship has been determined and the demolition is approved by the Historic Preservation Commission; or for buildings or additions which are of a later time period, have lost their original architectural integrity, or do not contribute to the neighborhood's streetscape as determined by the Historic Preservation Commission. See staff for additional information required for demolition requests.

Relocation or moving a historic building should also be avoided. Moving a historic structure always negates its integrity of site and setting and could also result in the loss of the ability to use the historic tax credit. Moving a building which retains its architectural and historical integrity and which contributes to the district is inappropriate.

Moving a building which does not contribute to the historical and architectural integrity of the district or which has lost architectural integrity due to deterioration and neglect is appropriate if its removal or the proposed replacement will result in a more positive visual effect on the district.

A building may be moved into the neighborhood if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, texture and setback with existing buildings along the street.

A building may be moved from one site to another in the neighborhood if the integrity of location and setting of the building in its original location is seriously threatened; if the new location will be similar in setting and siting; if the building will be compatible with the buildings adjacent to the new location in style, height, scale, materials and setback; and if the relocation will not result in a negative visual impact on the site and surrounding buildings from which it will be removed.

ENTRANCES

The East Row Historic District displays a wide variety of entrances on the main and side facades. Doors have always been considered one of the main focal points of the house and often have been embellished with decorative panels and molding. Italianate and Queen Anne residences often display four panel doors of wood and more expensive homes have elaborate wood panels and raised moldings. Large single light glass and frame doors became popular in the Colonial Revival period with many displaying stained glass panels or leaded glass sidelights and transoms.

Door surrounds are also important elements of entrances and many early Italianate residences have entrances with molded arching of wood, stone, or sheet metal. These are often highly decorative and add greatly to a building's design.

Retention and repair of original doors is of primary importance to the character of an historic residence and helps define a house's particular style. Replacement of historic doors with doors of modern design will always detract from the appearance of the residence. Sidelights, transoms, and door surrounds are important features of entrances and original elements should be retained. Sidelights and transoms should not be covered over or enclosed.

All historic hardware such as locks, hinges, and doorknobs should be retained. If mechanical elements of locks are badly deteriorated, new locks and hardware based on historic designs are readily available from several mail order companies.

Screen doors are common additions to historic entrances. The most appropriate screen doors for buildings in the East Row area are of wood construction rather than of aluminum or other metals. Wood screen doors are available from several companies in the area or can be custom made. The wood on screen doors may be either painted to match the adjacent door trim or stained.

Buildings throughout the East Row area have exterior storm doors, which have been added in front of the original historic door. If property owners wish to apply storm doors, it is recommended that they be as compatible as possible with the historic entrance door. This can be accomplished by the use of wood frames or anodized aluminum frames to match the original door surround, and the use of storm doors with large expanses of glass to allow visibility of the historic door. "Raw" or silver aluminum storm doors shall be avoided unless the metal is primed and painted to match the historic door or surround.

Another option that should be considered is the use of an interior storm door that is added behind the original exterior door. These types of interior storm doors are becoming more readily available and provide energy savings while preserving the original appearance of the entrance.

The use of security storm doors that have large expanses of metal grillwork should not be used on the primary entrance or other entrances on the main facade. These types of doors are acceptable for rear doors or side doors which are not readily visible. Security doors which have limited amounts of metal grillwork and large expanses of glass may be considered for primary entrances.

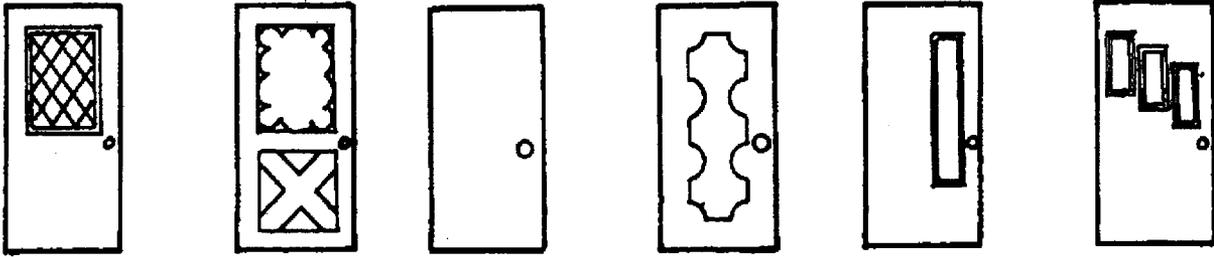


Original Italianate door surround
at 819 Overton Street.

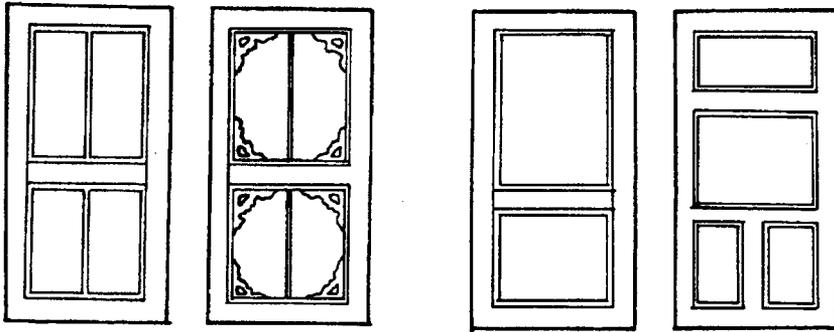
ENTRANCE GUIDELINES

1. Original doors shall be retained and maintained through continued repair and maintenance. Wood doors that were never painted shall remain unpainted. Deteriorated or missing elements should be replicated in kind with new frame or glass to match the original. Locks and other hardware should be repaired as long as practical. Where retention is not possible, new locks based on historic designs are available.
2. Enclosing of transoms and sidelights shall not occur. Original elements of transoms and sidelights shall be retained.

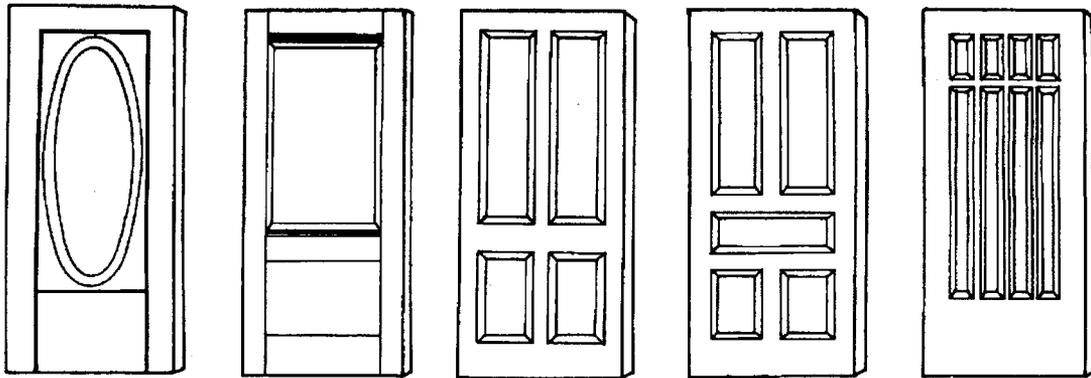
3. The installation of modern flush doors or variations out of keeping with the character of the house shall not occur.
4. New doors with ornate or elaborate metal designs shall not be installed. Modern motifs and brass casing not found historically are not appropriate for the historic district.
5. Door openings shall never be reduced, filled in or enlarged on the main or readily visible side facades. Alterations at rear entrances are discouraged but allowable if not readily visible from the street facade(s).
6. The removal of wood or brick elements for the addition of a new door on the main or side facades shall not occur. The removal of brick or wood elements at rear facades is discouraged but allowable if not readily visible from the street facade (s).
7. Replacement of an historic door on the main façade will only be considered after demonstration that restoration is infeasible or economically impractical. If replacement is necessary, the removal of an original door from the side or rear facades to the main entrance is acceptable providing the doors match in appearance and size.
8. Some buildings have lost their original main entrances and now display modern doors. The replacement of these doors with doors in keeping with the building's architectural design is recommended. Many salvage companies or stores specializing in historic architectural features have appropriate replacement doors.
9. If a front or readily visible side door must be replaced, the replacement shall be compatible with the architectural style of the building. For example, an Arts and Crafts door is not appropriate on an Italianate building.
10. Any door replacement visible from the street must be of wood construction. No metal, laminate or other materials permitted.
11. If screen doors are desired for doors on the main or side facades they should be of simple wood design with as much open screen area as possible. Screen door framing should be painted the same color as the door to blend together. If horizontal rails and vertical stiles are built into the door, they should be matched with the rail and stile design on the original door. Screen doors on rear facades may have metal frames, if so desired.
12. Storm doors should be of wood or of dark anodized or baked aluminum. Raw or unpainted aluminum frames should be primed and painted to match the surrounding trim.



Doors to be avoided in the historic district.
 Samples do not demonstrate all prohibited styles.



Appropriate screen door designs.



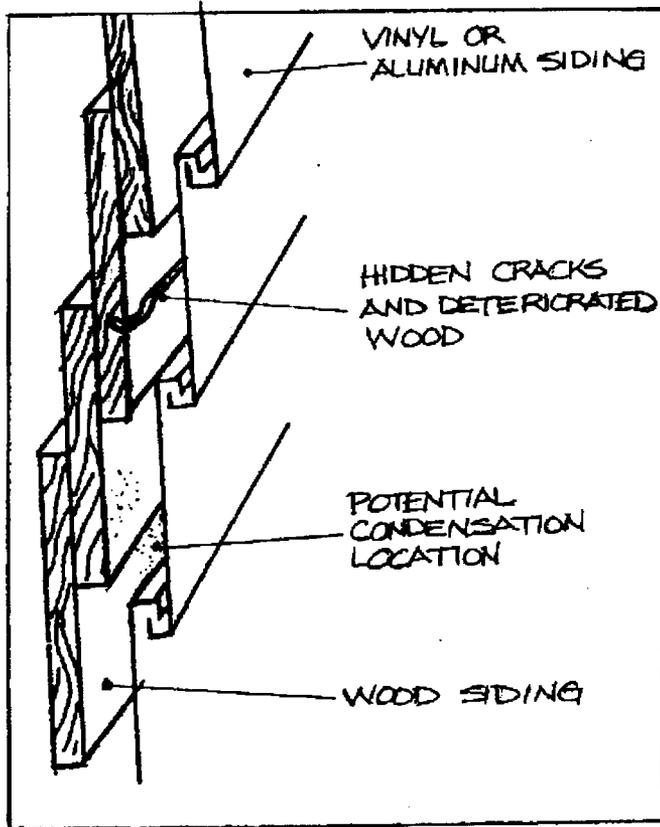
Common door designs found in the East Row
 Historic District.

EXTERIOR SIDING

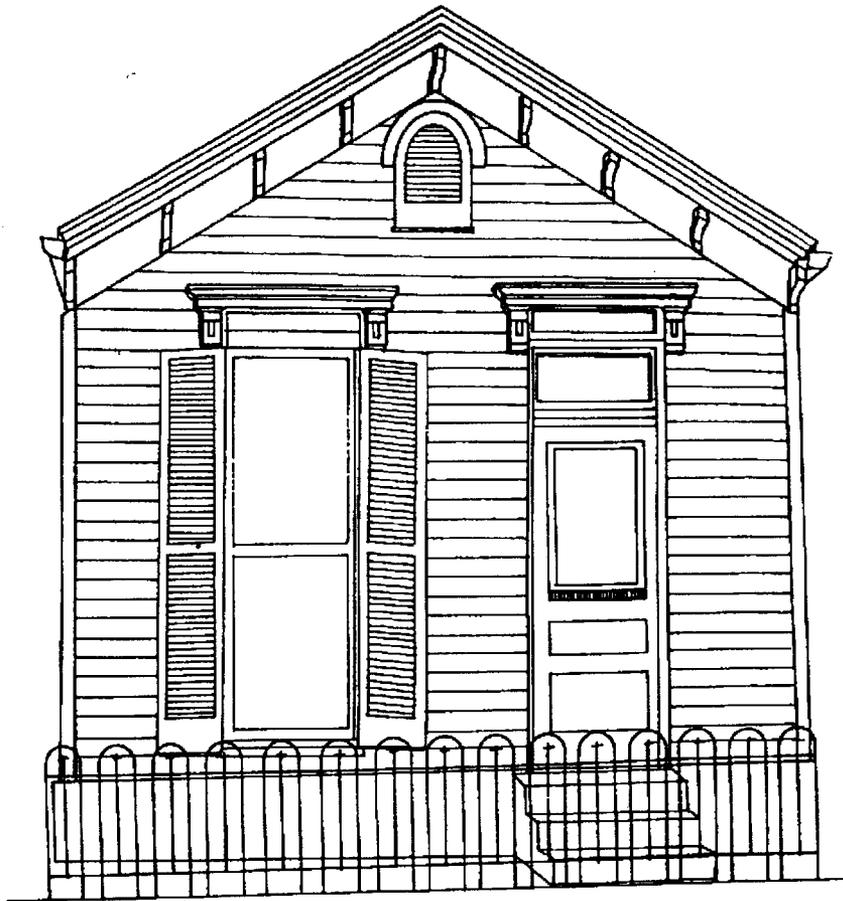
The retention of the frame weatherboard and/or wood shingles is essential for historic houses in the East Row Historic District. Modern materials such as aluminum or vinyl siding, imitation stone or imitation brick are not permitted. The appearance of artificial sidings is never convincing and always look out of place on older homes. Wood is a natural insulating material and, if properly maintained, will last indefinitely.

The reasons for not allowing artificial sidings on older homes are many and important.

- **Economy is questionable** - All materials have a limited life span, and baked enamel or vinyl sidings are no exception. After no more than twenty to twenty-five years many applied sidings begin to crack, mottle, or lose their finish making it necessary to paint the exterior of the artificial siding. The property owner is then left with painting the metal or vinyl siding which may be costlier than painting wood surfaces. Although you may save on one or two paint jobs following application of new siding, the initial expense and inevitable painting required later does not make economic sense.
- **Practicality** - On historic homes synthetic sidings are almost always placed over the original frame clapboard or weatherboard siding. Frame siding must “breathe” and allow moisture evaporation. Artificial sidings interfere with this natural process, and the wood can retain moisture and rot beneath the applied siding. When deterioration of the wood occurs it often goes undetected for many years.
- **Fire Susceptibility** - Firemen dislike artificial sidings because they intensify the heat within a house. Metal siding in particular traps and intensifies a fire on the interior of the home. Vinyl siding when burned often produces toxic fumes.
- **Insulation** - The insulating properties of metal siding are often promoted, but very little heat is lost through walls. Applying artificial siding will have little effect on a property owner’s bills.
- **Aesthetics** - No matter how good your contractor is, artificial siding looks like artificial siding and lacks the character of clapboard or weatherboard. The horizontal spacing and overlapping “boards” on the imitation siding often does not match siding appropriate for historic homes. Significant ornamental detailing is often removed or covered in the application process.



Artificial sidings result in moisture condensation and wood deterioration.



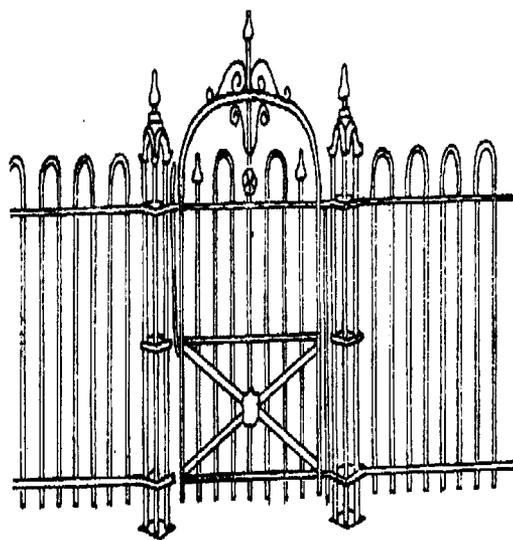
Original wood exterior elements shall be retained as at 343 E. Second Street.

EXTERIOR SIDING GUIDELINES

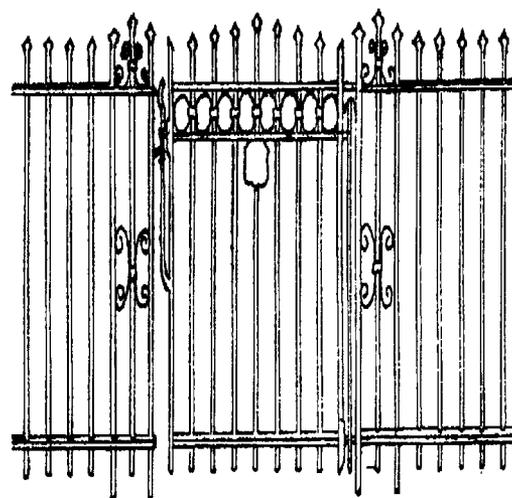
1. Replacement of siding and corner boards shall be with new wood to match original wood.
2. Artificial exterior sidings are not suitable for historic buildings in the East Row area. Property owners are encouraged to remove existing artificial siding and restore the original wood siding.
3. Existing vinyl or metal siding that is removed shall be replaced with wood siding or original siding beneath is to be restored.

FENCING

Fencing has traditionally been used in the East Row Historic District to delineate property lines and to separate front yards from the sidewalk or street. Cast iron fencing is especially abundant in the area due to the availability of iron fences from the Stewart Iron Works and Buecker Company which were local manufacturers. Hundreds of small fences were installed along the sidewalks and between lot lines throughout the neighborhood in the late 19th and early 20th centuries. The majority of these are hoop and dart variations two to three feet in height. Wooden picket fences of two to three feet in height are also found in the East Row area installed along the sidewalks and between lot lines.



Along several blocks of the East Row Historic District are residences which are located on lots two feet to four feet above the level of the sidewalk. Most of these residences have lawns which slope down to the sidewalk, while other lawns terminate in retaining walls at the sidewalk level. A number of original retaining walls of stone or hollow core concrete block construction still exist, as do modern retaining walls of concrete or brick. Wood timbers are not appropriate for use in the historic district for retaining walls, or as lawn borders or edging. Original retaining walls shall be maintained and repaired where necessary. If

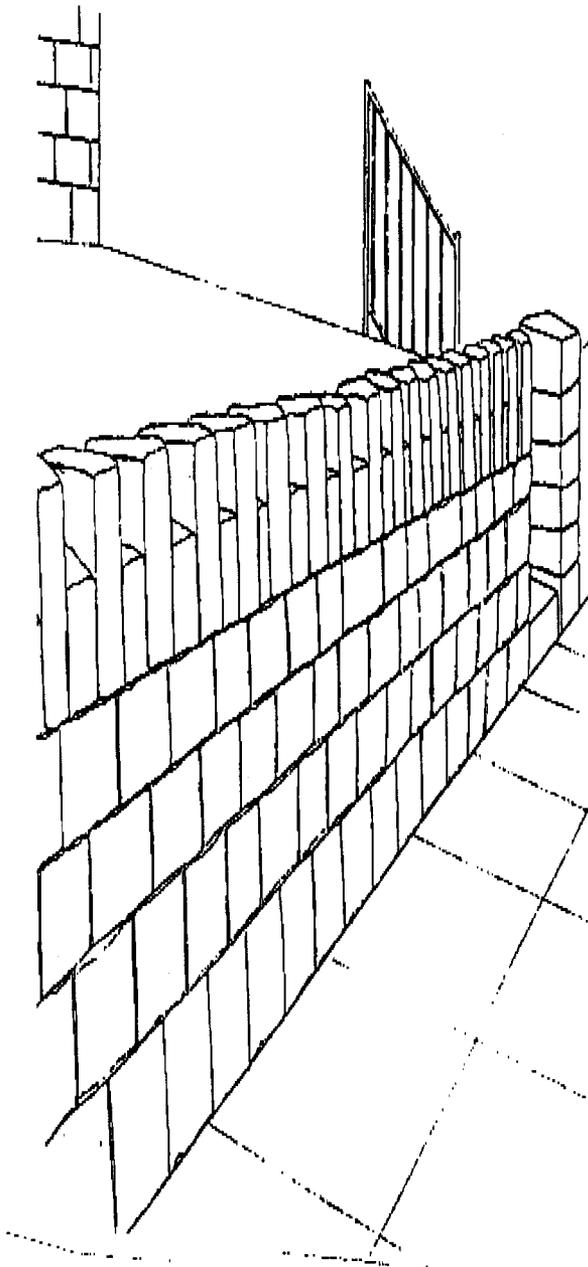


Typical cast iron fence designs found in the district.

If new retaining walls are desired, the natural stone is appropriate. In recent years new landscaping materials have become available. Many of these are not appropriate in the historic district. Contact the preservation office prior to commencing your wall work.

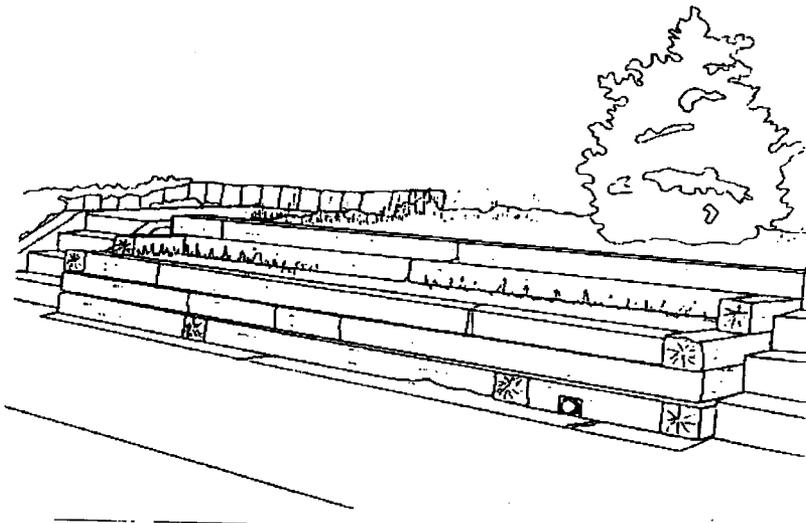
FENCE GUIDELINES

1. Cast iron fences are an integral part of the East Row area and shall not be removed for new fence materials. Cast iron fences shall be maintained and repaired where necessary.



Original stone retaining walls shall be preserved and maintained.

2. The use of chain link fences on the main facade or readily visible side facades shall not occur.
3. A fence located along any portion of a residential property abutting a public right-of-way (except along an alley) shall not be greater than thirty-six (36) inches in height.
4. Brick fences are rare in the district and the introduction of modern brick fences is not permitted.
5. New cast iron, aluminum or wood fences in historical designs are permitted for the neighborhood. Hoop and spear and other original designs found within the area historically are most appropriate. Vinyl and other artificial materials shall not be used.
6. Original retaining or landscaping walls shall be maintained and repaired where necessary. New construction of retaining or landscaping walls shall be of natural stone.
7. Readily visible rear or side yard fencing may be of wood plank construction. In the rear yard area, which may extend not more than three feet perpendicular to the rear corner of the main structure of a residence toward the public right-of-way, fencing may be up to eighty-four inches in height, so long as the height of the fencing does not create an impediment to safe traffic flow.



Landscaping materials such as wood timbers shall be avoided on the main facade.

ARCHITECT'S ALLIANCE REAR YARD FENCE RECOMMENDATIONS

The Architect's Alliance of Newport has prepared these guidelines to assist the City of Newport in evaluating the architectural character of rear yard fences. By maintaining a high level of quality within the entire historic district, individual homeowners interests and investments are safeguarded. The guidelines are not meant to limit creative problem solving but rather to call attention to certain features that are common among fences of the style and period of the architectural fabric of Newport.

WOOD FENCES

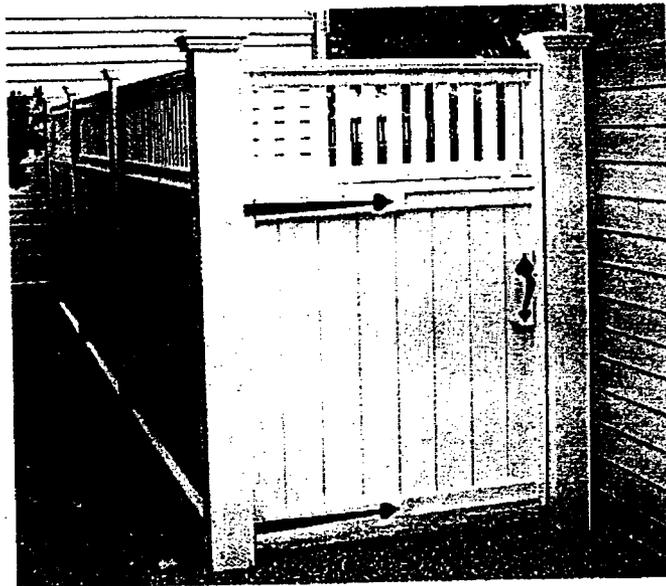
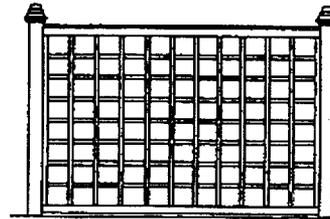
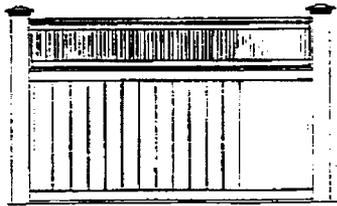
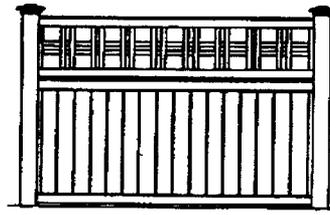
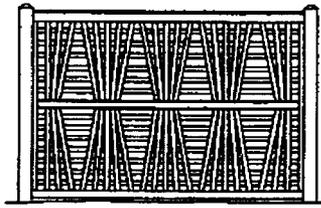
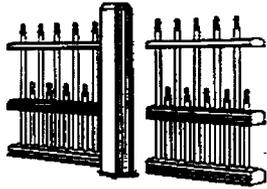
Fence "front" shall be considered to be the street side.

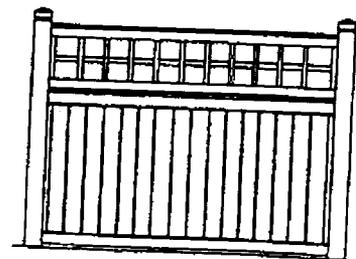
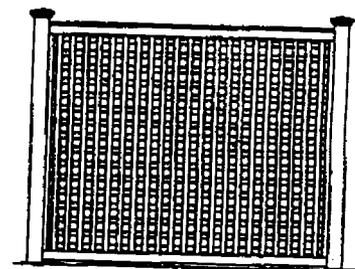
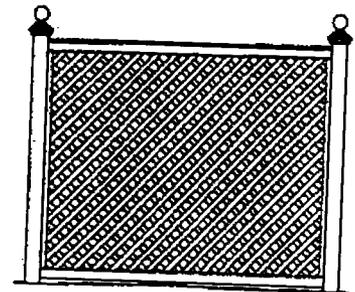
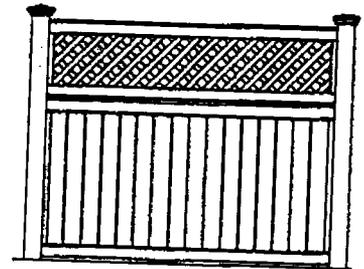
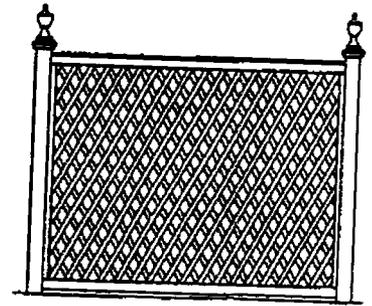
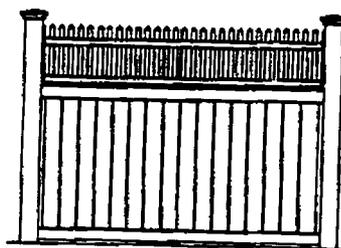
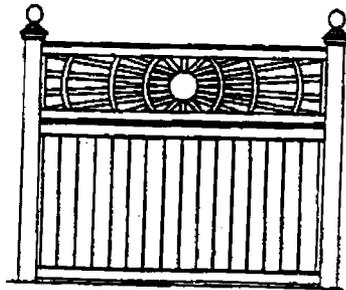
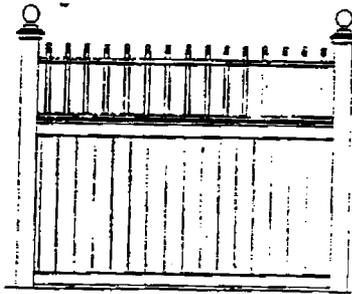
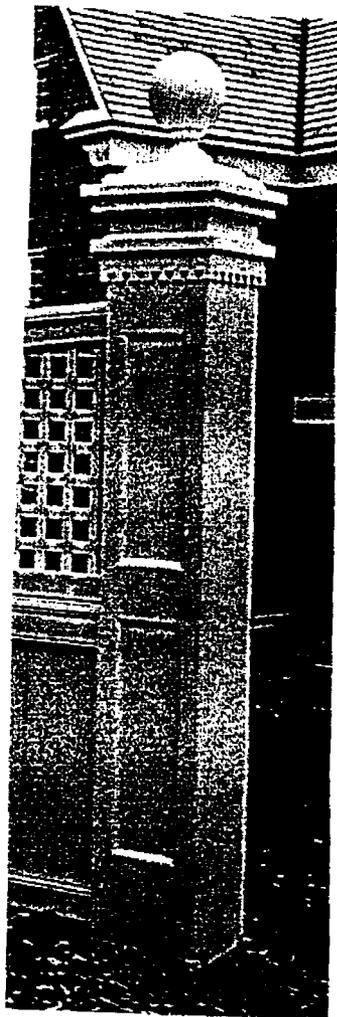
Fences in the front yard shall be painted.

Fences shall have vertical posts that read from front of fence. Detail within the post itself is encouraged. Post spacing shall occur in some logical rhythm. Posts shall extend above the top of the fence and have caps. Caps may be flat stock, beveled, spherical or finial types.

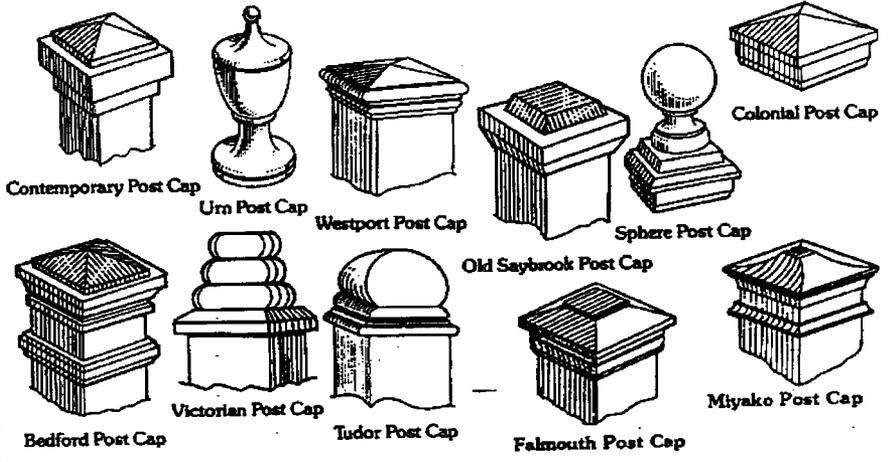
Fence body occurring between the posts shall consist of:

1. Entirely of thin lattice or grid
2. A solid no open spaces) base approximately $\frac{3}{4}$ of fence height with top $\frac{1}{4}$ consisting of a framework of lattice, spindles, pickets, etc.

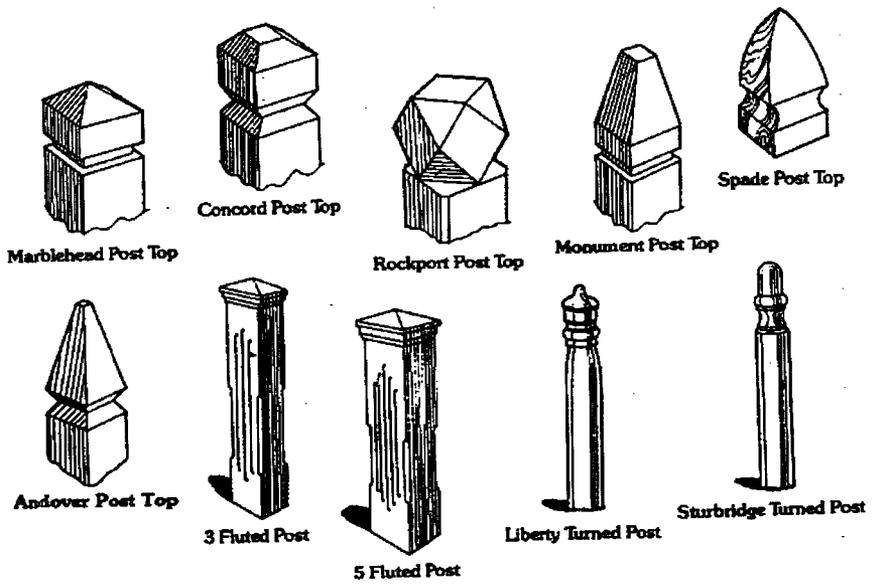




POST CAPS



POST TOPS



MASONRY FENCES

Fence “front” shall be considered to be the street side.

Masonry shall be consistent with the style, period, size, color and texture of the house.

Fences shall have vertical piers that read from front of fence. Detail within the pier itself is encouraged. Pier spacing shall occur in some logical rhythm. Piers shall extend above the top of the fence and have caps. Caps may be stone or masonry.

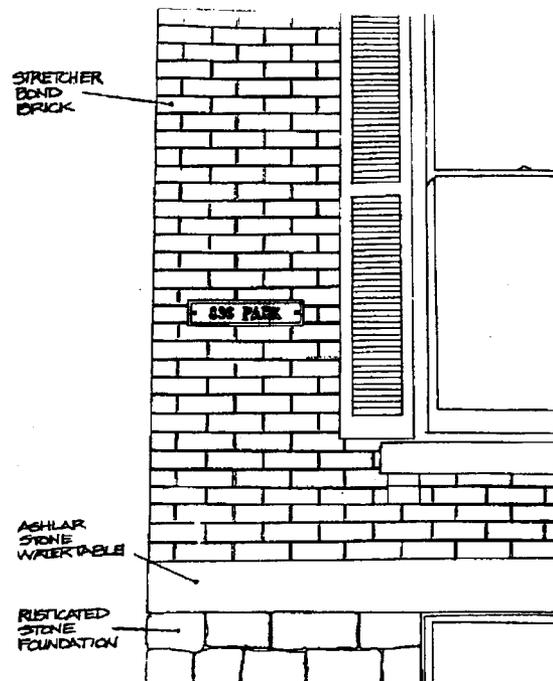
Fence body occurring between the posts shall consist of a solid (no open spaces) base approximately $\frac{3}{4}$ of fence height with top $\frac{1}{4}$ being either open or containing wrought iron work.

The Architect’s Alliance would like to thank the City of Newport in recognizing the importance of these design issues and for giving us the opportunity to assist them. Should you have any additional questions, please do not hesitate to contact us.

MASONRY

The overwhelming building material in the East Row Historic District Neighborhood is brick which is used for exterior structural walls or veneers on residences. Brick is also used for foundations, decorative inlays and detailing, chimneys, porch piers, and other architectural elements. Stone is also widely used with limestone and sandstone employed for foundations, veneers on main facades, window lintels and arches, and decorative detailing.

Another building material also found in the area is hollow core concrete blocks which are used as exterior veneers on residences and outbuildings.



Masonry construction at 836 Park Avenue typical of residences in the district.

All masonry materials and detailing shall be maintained, repaired, or if replacement is necessary, replaced with masonry or mortar to match the original. Deterioration of brick is most frequently caused by moisture infiltration. This is usually due to faulty gutters, downspouts, leaky roofs, or other structural problems. Cracks in brick may also exist due to settled foundations, insufficient support over doors and windows, or mortar failure. With the exception of severe cases of deterioration, most typical masonry siding and ornamentation can be repaired or replaced by professional bricklayers and masons.

Masonry buildings and details are a major part of the historic character of the East Row area and *the following guidelines provide proper cleaning, repointing, and sealing recommendations.*

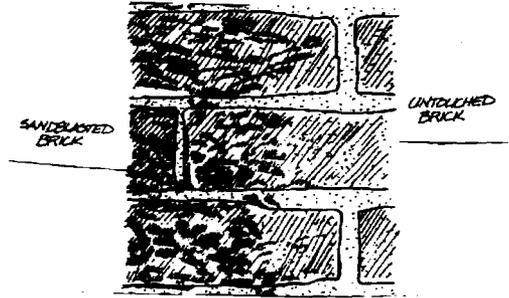
MASONRY CLEANING

Masonry cleaning shall be undertaken by the gentlest means possible. Most buildings in the East Row Historic District have never been painted and display their original brick and stone surfaces. Over time these masonry surfaces have weathered creating a richness of textures and colors, which provides distinction and individuality to buildings. In most cases cleaning of brick and/or stone surfaces may not be warranted. However, if cleaning is desired the following methods are available:

- **Water and Detergents** - This cleaning method is the least harmful to brick and stone surfaces and is relatively inexpensive. This cleaning can be performed by a non-professional although care must be taken not to soak the brick too extensively. For most buildings in the East Row area this cleaning method would be sufficient. Low pressure water cleaning is acceptable as long as the pressure is low to moderate, such as 30 - 60 pounds per square inch (*psi*). Water cleaning above this psi can damage the masonry and mortar and is not acceptable. A garden hose spray nozzle operates around 30-60 psi. It is best to begin at that pressure and gradually increase the pressure until it is effective, but remaining below 80 psi. Additionally, a pressure gauge mounted on the nozzle is more accurate than one mounted on the compressor.
- **Steam Cleaning** - This is also a good method for cleaning masonry but is more expensive and the machinery must be operated by a professional. This is a recommended and acceptable cleaning method for buildings in the East Row Historic District.
- **Chemical Cleaning** - The use of chemicals to remove paint on brick or masonry surfaces has been popular in recent years and can be an effective cleaning method. This process can be costly and professionals must be used who are experienced with this cleaning method and will not etch or scar the masonry surface. The repainting of brick or masonry surfaces rather than removal by chemicals should be considered.

Chemical cleaners do have problems that may include:

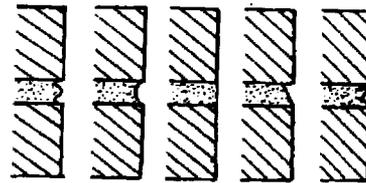
- A change in the color of the masonry caused by the chemicals, not by the removal of dirt
 - They may leave a hazy residue in spite of heavy rinsing
 - Chemicals can react with components of mortar, stone or brick to create soluble salts which can form efflorescence
 - Historic brick buildings are particularly susceptible to damage from hydrochloric (muriatic) acid
- **Abrasive Methods:**
Sandblasting/Abrasive Blasting/High Pressure Water - None of these methods are acceptable alternatives for masonry cleaning. Abrasive cleaning is destructive and causes irreversible harm to the historic building fabric. Abrasive methods remove the hard, outer protective surface of brick making it more susceptible to rapid weathering and deterioration. Additionally, abrasive methods can erode the bond between the mortar and the brick and also can remove portions of the mortar, requiring expensive repointing and masonry repair.



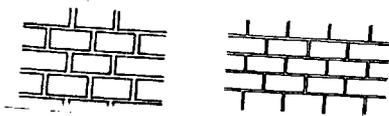
Effects of sandblasting on brick surfaces.

MASONRY REPOINTING

The mortar used throughout the area to bond the brick is generally a soft composition of lime and sand. This mortar allows for the expansion and contraction of the brick during warm and cold months and joints are recessed behind the face of the brick. *Masonry repointing shall always be of soft mortar composition, and hard or premixed mortars shall not be used. The use of hard mortars will not allow old brick to expand and contract and results in brick deterioration.* See below for mortar recipe.

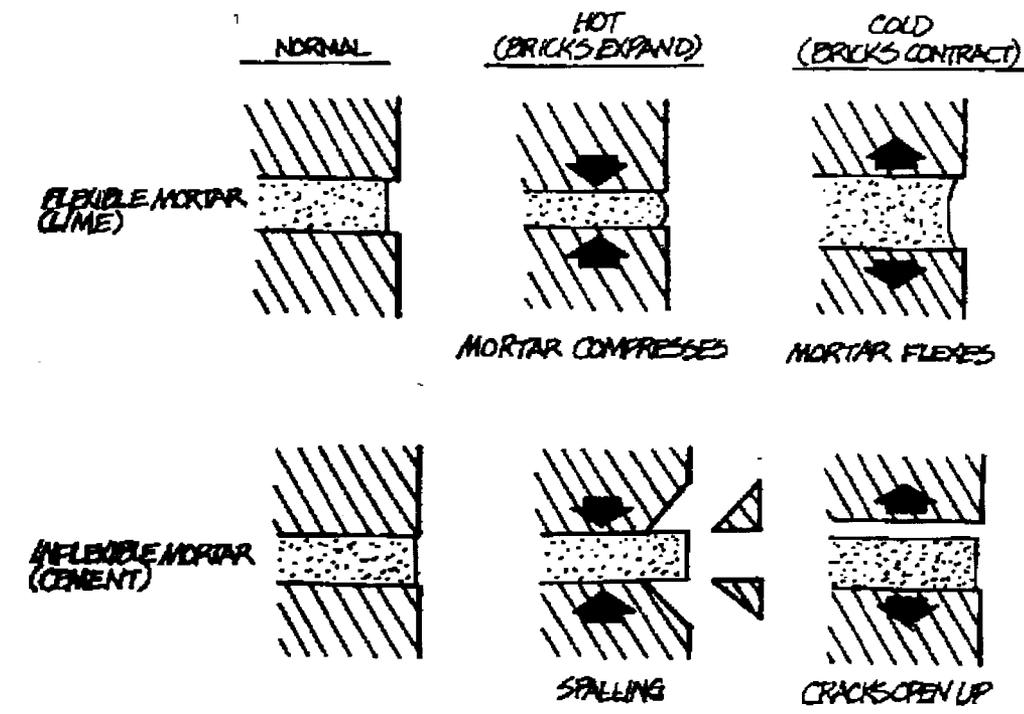


Appropriate mortar joints.



Mortar joints should not cover the face of the brick as at left, but should be recessed.

Most buildings in the East Row Historic District have concave or flush joints and repointing shall follow these profiles. Mortar shall not be applied to cover the face of bricks or obscure detailing.



Characteristics of mortar in expansion and contraction cycles.

MORTAR RECIPE FOR HISTORIC MASONRY REPAIR AND POINTING

Developed by the Kentucky Heritage Council: 1/81
Revised: 3/86

4 cups white, non-staining Portland cement
1 five gallon bucket hydrated lime
2 five gallon buckets sand
Enough water to form workable mix

NOTES

Repointing mortar for most historic buildings should ideally be composed only of sand and lime. A proportion of 1 part lime to 2 parts of sand is a useful starting point. The addition of Portland cement increases workability and achieves a whiteness of color. The National Park Service recommends that no more than 20% of the total volume of the lime and Portland cement-combined-should be Portland cement. Any greater amount of Portland cement increases the hardness of the repointing mortar to a potentially damaging degree.

Since this is a very light colored mortar, it should be tinted to match the original. Color matching should preferably be accomplished by using buff-colored sand such as that available from the Ohio River. Tinting powder should only be used if the color is otherwise unreproducible. Its appearance is likely to change over time as the mineral ingredients leach from the surface of the mortar.

The mixture is also suitable for exterior stucco work over brick. It has been tested and used successfully in Kentucky for both pointing and stucco work. If possible the Portland cement content can be further reduced. Its chief function is to increase workability and slow setting-up of the mortar. Any amount of Portland cement can cause damage to the historic masonry.

MASONRY REPLACEMENT AND SEALANTS

If brick is missing or requires replacement every effort should be made to match the original brick in size, color and texture. This can be accomplished by seeking out salvage companies which have a stock of historic bricks retrieved from razed structures. Brick can often be located which matches the original in most respects. In extreme cases if only a few bricks are required it may be acceptable to remove original bricks from a rear facade for replacement on side or main facades. The rear facade can then be patched with bricks that match as closely as possible. It is generally more difficult to match old brick with modern manufactured bricks but this should also be explored for brick replacement.

Sealants on brick and masonry surfaces are not recommended. They have a limited life span and in general have not been found to have a long-term preserving effect. Water repellents and waterproof coatings should only be used in extreme cases of damage, such as on sandblasted bricks that have become so porous that paint or some type of coating is essential. If a problem occurs on only a portion of the masonry, it usually is best to treat only the problem area rather than the entire building.

- **Waterproof coatings** - Waterproof coatings seal the surface from liquid water and from water vapor; they usually are opaque, such as bituminous coatings and some paints. If water does enter the wall the coating can intensify the damage because the water will not be able to escape. In cold weather the water in the wall can freeze, causing serious mechanical disruption, such as spalling. Additionally, the water will follow the path of least resistance, and can result in damage to interior surfaces.
- **Water repellent coatings** - Water repellents keep liquid water from penetrating the surface but allow water vapor to enter and leave the surface through the “pores” of the masonry. They usually are transparent, such as the silicone coatings, although they may change the reflective property of the masonry. As water repellent coatings do not seal the surface to water vapor, it can condense inside the wall at cold spots, producing liquid water, and result in the same adverse effects as described above. Additionally, damage can be done by soluble salts. Salts frequently are present in the masonry and liquid water can dissolve these salts and carry them toward the surface. The water repellent coating prevents the water and dissolved salts from coming completely to the surface and the salts are then deposited slightly below the surface. Over time these salt crystals will grow and develop substantial pressures which will spall the masonry.
- **Stucco and Concrete** - The use of stucco and concrete as sealants is not permitted. In addition to altering the appearance of a structure stucco and concrete can also damage the underlying brick or masonry surface through its bonding process.

MASONRY PAINTING

The majority of brick and stone surfaces in the East Row area have never been painted and the existing colors and textures contribute to the area's overall character. *The painting of masonry which has never been painted is not permitted.* Masonry that has been previously painted may be repainted as necessary. New paint must be compatible with existing paint.

MASONRY GUIDELINES

1. Use the most gentle means possible for cleaning masonry. Water and detergents are the least harmful to brick and stone surfaces.
2. Low to moderate pressure water (30 - 60 psi) or steam cleaning of masonry surfaces is permitted. Chemical cleaning may also be acceptable for the removal of stains and paint. Cleaners such as muratic acid, caustic soda or lye shall not be used on historic brick surfaces.
3. Abrasive or high pressure cleaning methods shall not occur.
4. Masonry repair, replacement or repointing shall match the original brick in color, texture and character.
5. Masonry repointing shall be undertaken using a soft mortar composition, and hard mortars such as Portland Cement shall not be used. See mortar recipe above.
6. Waterproof coatings and water repellent coatings are not permitted except under extreme circumstances.
7. Masonry walls shall not be covered with any type of applied siding including, but not limited to, artificial stone surfaces, stucco, concrete and metal siding.
8. Masonry which has not been previously painted shall not be painted.
9. Masonry details and ornamentation shall not be removed or obscured.

For retaining wall information see Fencing section.

NEW CONSTRUCTION

New, or infill construction describes any new buildings or additions in an historic area. In order to be compatible with historic buildings new construction must follow certain guidelines, but flexibility in design review is also important. Infill construction in historic areas has occurred throughout the country. Where preservation commissions have guided this construction new structures have complemented an historic area and

supported its overall character. Where review has not been exercised, infill design has often had a detrimental effect on a historic area.

Infill construction should clearly be contemporary and not be exact historic reproductions which could confuse an observer. The most successful new construction combines contemporary design with sensitivity to adjacent structures in the following areas:

1. **Height**
2. **Proportion**
3. **Rhythm of Openings**
4. **Massing**
5. **Rhythm of Spacing and Setback**
6. **Consistent Materials and Texture**
7. **Relationship of Roof Shapes**
8. **Additions**

The East Row Historic District of Newport is fortunate in having few vacant lots in the residential areas. Vacant lots are somewhat more numerous along Washington Avenue and adjacent streets but overall there remains an important visual appearance of compactness and unity. Construction on the area's vacant lots is appropriate and infill design guidelines are to guide new construction to be in keeping with adjacent structures. Insensitive new construction could result in lowered property values and compromises the aesthetic qualities of the of the East Row area.

All of the East Row Historic District is presently zoned R1 or Residential One under the City's Zoning Ordinance. The purpose of this zoning classification is to stabilize and protect the urban residential character within older sections of the city by permitting a mixture of single and two-family residences, and selective types of existing neighborhood retail and service establishments. Under these zoning regulations are specific criteria which new construction must follow and are incorporated into the infill design guidelines.

NEW CONSTRUCTION GUIDELINES

1. Height

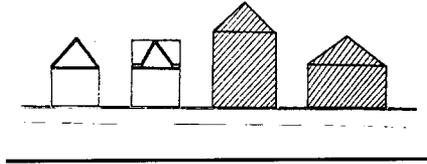
The majority of the structures in the East Row area are one to three stories in height. Slightly taller structures are confined primarily to commercial buildings along Washington Avenue. The height of new construction in the district should be compatible with adjacent structures and not exceed their height by more than ten percent (10%). The present zoning ordinance does not have any height limitations, however, it is important that the height of buildings remain compatible in the East Row area.

2. Proportion

New construction shall match adjacent structures in proportions of width to height. Buildings in the East Row Historic District are generally narrow and tall and vertical proportions dominate. Compatibility with adjacent structures in proportion shall be followed. The limited width of most lots in the East Row area (twenty to thirty feet) will preclude buildings whose proportions differ greatly from existing buildings. The minimum lot width of twenty-five feet (25') required under the present zoning will also preclude buildings which are too narrow in the area.



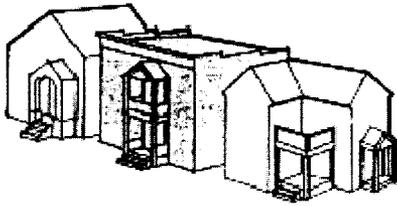
Proportion and height out of scale with adjacent buildings.



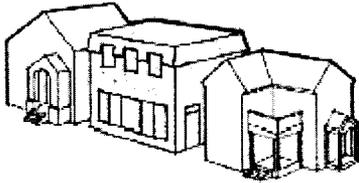
Oversized proportion and height of new construction.

3. Rhythm of Openings

New construction must maintain the rhythm of window and door openings on the main facade. Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) are visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade. Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures. Blank walls or single window and door openings on main facades are not acceptable. The height and width of window and door openings must also be maintained and openings shall not exceed height and width ratios of adjacent buildings by more than ten percent (10%). This shall prevent undersized or oversized windows out of character with the neighborhood. The sense of entry shall be retained: place the main entrance and associated architectural elements (porches, steps, etc.) so that they are compatible with surrounding structures.



Relate openings and entries of new construction to existing buildings.



Do not construct facades without a strong sense of entry.

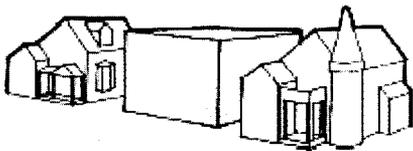
4. Massing

Arrange the mass of a new building so that it is compatible with existing historic buildings on the block or street.

The location of porches varies from block to block throughout the neighborhood. Many of the Italianate design residences along the western edge of the East Row area were built flush with the sidewalk or with limited setbacks and have no porches on the main facade. Later Colonial Revival and Bungalow designs in the eastern section of the neighborhood have full width, one-story porches on the main facade. New construction must maintain the rhythm of porch orientation on each block and follow the size, height and placement of adjacent buildings. Two-story porches are generally out of scale and shall not be placed on the main facade. Likewise, a porch shall not be introduced on the main facade where the block character lacks this porch orientation.



Vary the mass to be compatible with existing buildings.

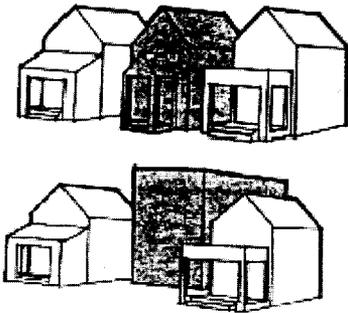


Non-sympathetic infill construction.

5. Rhythm of Spacing and Setback

It is important that new construction in the East Row Historic District be consistent with adjacent structures in rhythm of spacing and setback. Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures.

Setbacks throughout the district shall be consistent with adjacent structures. The present zoning regulations require a minimum setback on the main facade of ten feet (10'). The majority of buildings in the East Row area have between ten and twenty foot setbacks. Along Washington Avenue and adjacent streets some buildings have little or no setbacks. To meet zoning regulations new construction must meet the minimum setback of ten feet (10') as well as side yard and rear yard requirements. Maximum setbacks for new construction are not defined under the zoning ordinance but setbacks should not vary more than ten percent (10%) with adjacent structures except on blocks where the majority of existing buildings are built adjacent to the sidewalk.



Setbacks for new construction should be consistent with adjacent structures.

Violation of existing setback pattern.

6. Consistent Materials and Texture

The majority of existing buildings in the East Row Historic District are of brick construction. Frame buildings are also well represented on East Second Street and other blocks. New construction should be compatible with adjacent buildings on the block. In most cases this shall require brick construction for new buildings. The texture and color of the brick should be carefully considered to ensure compatibility with existing buildings.

Frame buildings should maintain materials and design found throughout the neighborhood such as horizontal weatherboard siding and horizontal shiplap siding. Vertical siding, wood shingles, concrete, imitation stone, and wide profile artificial sidings should be avoided. The use of varied colors, glazing, or patterned surfaces to give the appearance of a historic reconstruction should not occur.

7. Relationship of Roof Shapes

Roofs for new construction should be consistent with adjacent structures. The majority of blocks in the East Row area have variations of hipped, shed, gable, or mansard roofs and provide for some flexibility in roof design for new construction. Due to the density of lots it may be possible for new construction to have roofs which change roof lines in the rear one-half or one-third of the building. This would accommodate additional floors in a stepped fashion if not readily visible from the major street facade (s). Do not introduce roof shapes or pitches that are not found in the area.

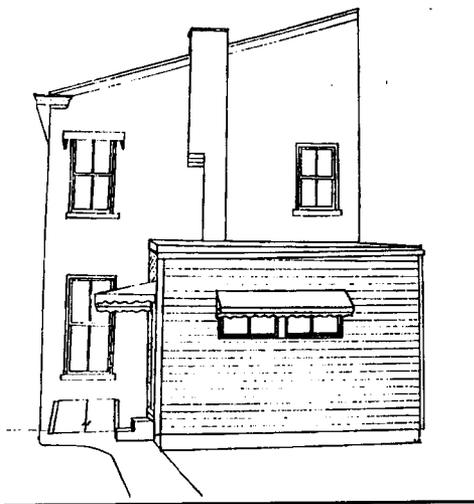


Roof shapes inconsistent with adjacent structures.

8. Additions

Additions to historic buildings in the East Row area are restricted by the narrowness of lots and zoning regulations. For R1 zones there are setback requirements of three feet on side facades, twenty-five feet on rear facades, and ten feet on main or front facades. These requirements effectively eliminate the possibility of additions on main or side facades for most buildings in the East Row area. Rear facade additions would be allowable for many structures and unless readily visible from a street (s), may display flexibility of design and materials.

Additions shall not occur on a main facade or readily visible side facade. Side facades which are not readily visible may receive additions which are compatible with the original structure. Additions shall follow existing roof lines, trim lines, material and massing of the building.



Example of an appropriate rear addition

PAINT

The majority of buildings in the East Row area are of brick construction and have been left unpainted over the years. Paint is often found only at wood eaves, window and door surrounds, and roof dormers. Appropriate paint colors are an important defining feature of a building and aid in defining features of a building as well as highlighting details and trim. In addition to accenting decoration, paint is an excellent preservative and consistent painting and maintenance can add years to the lifespan of a house's architectural ornamentation.

Paint manufacturing and color mixing processes greatly increased in the late 19th century which allowed a wide variety of colors to be available to homeowners. These coincided with the application of wood millwork decoration in the Italianate and Queen Anne styles resulting in a shift towards a larger variety of colors applied to homes. Most homes from the 1870s to the early 1900s displayed a wide variety of shades and contrasting colors. Tans, greens, reds and grays were all widely used. Often the siding of the house was painted a light color while darker colors were added to the windows, porch and trim.

After 1900, paint colors were generally more conservative with white and light pastels coming back into demand for the Colonial Revival styles. Bungalow designs often relied on contrasts between brick and stained wood shingles to provide color. Paint colors for Bungalows are generally grays, browns and other earth tones.

The painting of masonry which has not been previously painted is not permitted. The rich colors and textures of the brick found throughout the East Row area is an important defining feature of its character. The use of contrasting materials on facades such as brick, stone, and terra cotta are significant architectural elements and should never be painted a uniform color. The application of paint can decrease a property's character and can also result in increased maintenance costs in future years for repeated paint applications.

Property owners are encouraged to select paint colors in keeping with each home's style and design. Many publications are available which illustrate and detail appropriate paint colors, such as Century of Color by Roger Moss and Victorian Exterior Decoration by Roger Moss and Gail Caskey Winkler. These and other publications should be referred to if historic paint colors are to be applied, especially to ornamentation. These books are available for use from the Newport Branch of the Campbell County Public Library, and the Newport Historic Preservation Office.

General Color Recommendations

Italianate 1860-1890

Body of House: unpainted, medium gray, dark brown, dark red or dark green.

Ornamentation and Trim (cornices, porches, hood moldings, windows, shutters, eaves vergeboard): dark green, white or dark brown

Queen Anne 1885- 1910

Body of House: medium gray, dark red, dark blue, dark green or brown.

Ornamentation and Trim (windows, shutters, shingles and vergeboard): dark gray, dark brown, olive green and dark red.

Colonial Revival 1900 - 1930

Body of House: white, light yellow, tan or medium gray.

Ornamentation and Trim (shutters, eaves decoration, windows): cream, warm white, dark green.

Bungalow 1910 - 1940

Body of House: often unpainted with stained shingles, brown or dark red.

Ornamentation and Trim (eaves, brackets, windows): white, light yellow, gray, light green.

EXTERIOR PAINT GUIDELINES

1. Paint colors for painted masonry and ornamentation shall not be restricted with the exception of intense bright and arresting colors such as fluorescent green, orange, yellow and similar shades.
2. When removing paint from wood, use hand scraping, chemical solvents or a heat gun. Do not sandblast wood siding or brick under any circumstances.

***See masonry guidelines for additional information on brick painting.**

PORCHES

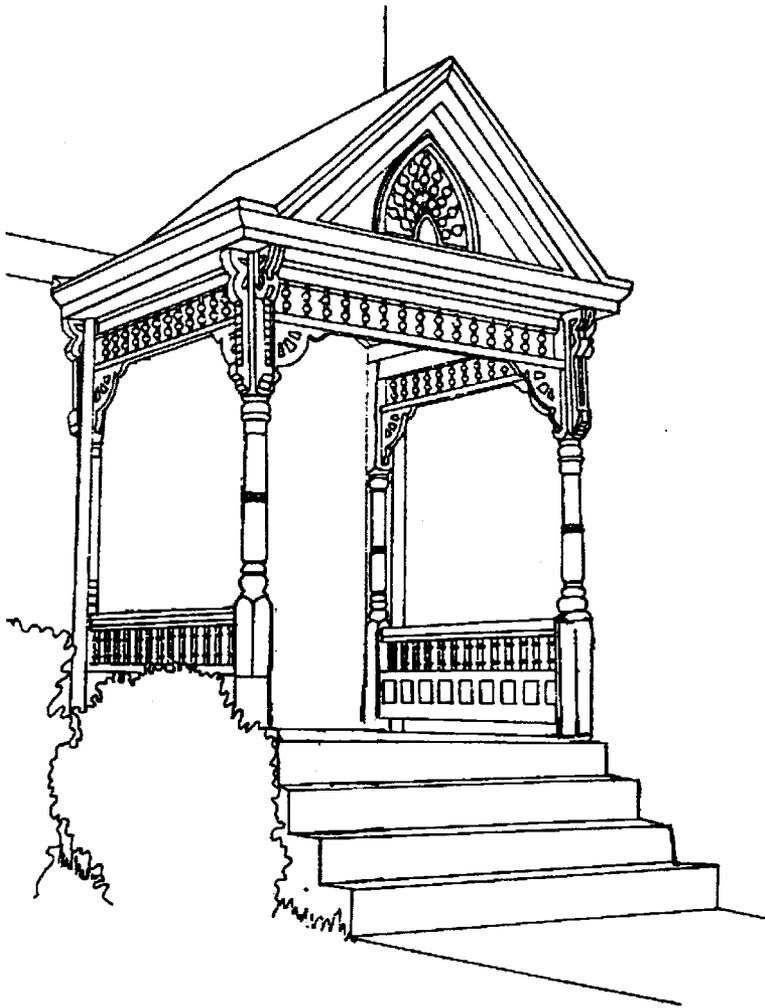
Porches are a feature found on the majority of East Row Historic District residential structures. Many of the residences build before 1900 have porches on the side facades and are recessed approximately five to ten feet from the plane of the main facade. This is especially true of the Newport Plan house type which has a side entrance. The majority of original porches on these residences have Eastlake design woodwork such as milled porch posts, turned balusters, and spindled friezes.

After 1900, residences built in the Queen Anne, Colonial Revival and Bungalow styles had porches constructed on the main facade. These often extend the full width of the facade and are no more than one-story in height. Most porches consist of wood floor boards resting on a frame substructure which in turn rests on brick or stone piers or a continuous brick or stone foundation.

The retention of the original porch configuration is very important for houses in the district. A porch is one of the main defining features of a house, and it often signifies a building's age and style. Almost all porches are of frame construction and replacement

with matching materials is essential. Wood porches should not be replaced with brick, inexpensive ironwork, concrete, or concrete blocks. Porch alteration compromises the overall appearance of a structure and disturbs its size and scale.

Porches/decks shall not be added at a location on the main or readily visible side or rear facades where one never existed. Generally the addition of a porch changes the original character of a building and shall not occur. Where photographic or physical evidence of an original removed porch exists it is acceptable to reconstruct a porch in a design that is appropriate with the building's architectural style.



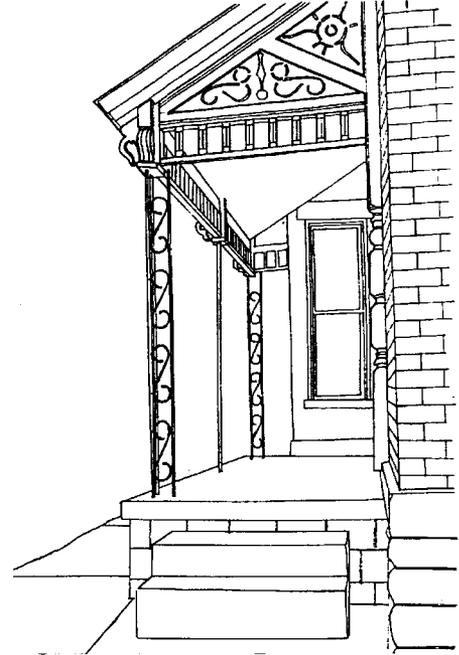
Original Queen Anne porch posts at 614 Park Avenue.

PORCH COLUMNS

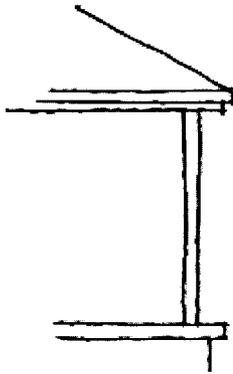
In the late 19th century, milled porch posts became popular on Italianate and Queen Anne styles and were readily available due to advances in woodworking machinery. These columns were often highly ornate with attached fretwork or milled panels. Columns were often beveled or “chamfered” at the corners.

In the early 20th century, resurgence of classical styles reintroduced formal Greek orders in column design. These include the simple Doric design, the Ionic design (distinguished by the circular volutes) and the ornate Corinthian design. Most Colonial Revival influenced buildings in the East Row area have Doric or Ionic columns.

In the early 20th century, after the arrival of the Bungalow, porch columns changed significantly. The most common form is a solid brick pier built in a square or rectangular form. Another popular column is a tapered frame post resting on a raised brick pier. This style porch is found on the majority of post-1910 residences in the East Row Historic District. Brick piers were also used to replace earlier porch posts on pre-1910 residences. The retention of these later porch posts is encouraged, however, if porch columns of an earlier period are appropriate and desired these are also acceptable.



Wrought iron porch posts are inappropriate changes to porches in the district.



Stock timber column porch posts are inappropriate changes to porches in the district.

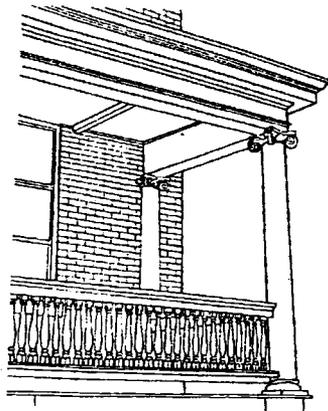
PORCH FLOORS

Original porch floors were generally of wood or concrete. The most common type of wood porch floor was made of tongue and groove boards that are interlocked and laid in one direction over structural framework. Wood porch floors require frequent maintenance, and replacement of deteriorated wood floors shall be with like materials.

White pine tongue and groove floorboards are the most common material sold locally, but pine does not hold up well in the local climate. Quartersawn fir or cypress, while more expensive, will give longer service and resistance to moisture. After 1910 concrete floors became common, and these also require periodic maintenance. Cracks in concrete floors should be repaired, and replacement of concrete porch floors shall be with concrete.

PORCH RAILINGS

In the late 19th century, the availability of sawn lumber enabled property owners to place extensive milled decoration on the exterior and interior of homes. Porch railings were a favorite location for decoration. On Italianate and Queen Anne influenced residences balusters were frequently milled in a variety of forms and flat interlocking panels were also common. Colonial Revival designs of the early 20th century often displayed simple square balusters or classically derived design complementing Doric or Ionic columns. On Bungalow styles, the porch railings were generally very simple with square pickets and rectangular handrails.



Colonial Revival porch at 805 Overton Street.



Added Bungalow style brick piers on a Queen Anne residence at 815 Overton Street.

PORCH FOUNDATIONS

The majority of residences in the East Row area have brick or stone foundations. These foundations are generally continuous with few openings except small ones for vents. The major exception is for porches located on the main facades of residences. These spaces were filled with frame or brick such as painted wood lattice or open weave brick patterns.

Painted wood lattice provides ventilation in the house's crawl space and prevents animals and unsightly vegetation access under the house. Most lattice runs at a 45-degree angle

with 60 degree and 90 degree angles less common. Lattice should be made from pine, redwood or other soft, knot-free wood. The best is redwood because of its resistance to decay and pressure-treated wood is also durable. Pierced brick walls beneath porches are also practical and solid brick foundations often display metal vents or grilles in the brick to provide airflow in the crawl space.

PORCH STAIRS

Original porch stairs were generally constructed of concrete or wood. These original stairs shall be maintained and repaired as required. When replacement is necessary, it shall be similar in design and materials to the original stairs.

PORCH AND PORCH COMPONENTS GUIDELINES

1. Porch elements which are deteriorated shall be retained and repaired where possible.
2. Deteriorated frame porch elements which require replacement shall be replaced with wood elements to match.
3. Original porches shall not be removed from a main facade or readily visible side facade (s).
4. Porches/decks shall not be added at a location on the main or readily visible side or rear facades where one never existed.
5. Columns and railings of metal or synthetic materials shall not be used.
6. Stock square timber porch supports are not acceptable and shall not be used.
7. Only wood columns shall be used to replace original wood columns or to restore altered porch supports.
8. Porches on main facades or side facades visible from the street shall not be enclosed.
9. Enclosure of areas beneath porches is permitted using brick or painted wood lattice panels. Brick patterns in decorative open weaves are appropriate on foundations for new construction and replacement on older homes. Framed painted lattice panels between porch piers are also appropriate.
10. Original porch floors of wood or concrete shall be preserved and maintained. Replacement of deteriorated wood or concrete porch floors shall be with matching materials.
11. Original exterior stairs shall be maintained and repaired as required. Replacement stairs shall be similar in design and materials to the original stairs.

12. The exterior use of carpeting or artificial turf is not permitted in the front or readily visible side facades of the property.

ROOFS

The East Row Historic District displays a wide variety of roof shapes and roof materials. Roof shapes include gable, pyramidal, hipped, shed and mansard. These roof variations were popular on Italianate, Second Empire, Queen Anne, Colonial Revival and Bungalow styles of the late 19th and early 20th centuries. The roof pitch and details such as intersecting gables, raised platforms, and dormers with vented openings help define a building's character. Alterations to roof forms and detailing on the main facade and side facades should not occur if these alterations will be visible from the major street facade(s).

Residences with slightly pitched gable or hipped roofs or shed roofs may receive skylights or additions under some circumstances. Due to the density of residences on most blocks, the raising of a roof to accommodate additional space, enlargement of attic areas, or the addition of skylights may be allowable in the rear one-half to one-third of a building depending on visibility from the street facade(s). In no instance should these additions exceed one additional story.

Original roof materials during the late 19th century included wood shingles or shakes, standing seam metal and slate. By the early 20th century the use of composition shingles became popular and was the most common roof material after 1910.

Through replacement over past decades the majority of buildings in the East Row area no longer retain their original roof materials. All original wooden shingle or shake roofs are gone or covered, as are many of the original metal roofs and some of slate. However, many buildings retain metal standing seam roofs and slate roofs and these elements are important in defining the character of the building.

Metal standing seam roofs were generally composed of copper-bearing steel, coated on each side with a terne alloy of 80% lead and 20% tin. Homeowners purchased roofs in individual sheets that were crimped together to form a watertight seal. Metal nails were then used to attach the metal sheets to the roof rafters. These roofs are durable and often last fifty to seventy years but require frequent painting to prevent rust. Metal standing seam roofs should never be painted with aluminum oxide paints.

The great majority of roofs in the East Row Historic District are of composition or asphalt shingles added in the 20th century. These roofs are economical, last twenty to thirty years depending on their grade, and easily are the most available material. All historic roofing materials should be maintained and retained wherever possible. However, it is likely that many of the metal roofs in the East Row area are reaching the end of their lifespan and replacement may become necessary. Replacement with a new metal standing seam roof is desirable given their longevity over composition roofs. The

costs of such roofs may be prohibitive and replacement with composition roofs is also acceptable.

The replacement of slate roofs is not recommended in most cases. Slate roofs can last indefinitely if properly maintained and repair of individual shingles is often more cost effective than wholesale removal and replacement. The decorative character of many slate roofs also is an argument against replacement. If 25% or less of a slate roof is demonstrated to be deteriorated, repair shall be mandatory. If 25% or more of the slate roof area is demonstrated to be deteriorated, replacement shall be allowed subject to review of its condition and disposition of decorative slate tiles by the Historic Preservation Commission. Prior to replacement of a slate roof, proper documentation of the level of deterioration is required. This should be provided by a qualified roofing contractor who has experience with slate roof repair and installation.

Original mansard slate roof at
633 Park Avenue.



The application of new wood shingles on roofs is appropriate for buildings constructed prior to 1910. The application of new metal standing seam roofs is also appropriate for buildings constructed before 1910. Bungalow design residences built after 1910 were generally not given these types of roofing materials and their application should not occur except where their original use can be documented.

Many homes in the East Row Historic District have roof ornamentation such as cast iron balustrades or finials. These elements are important decorative features and should not be removed. Deteriorated sections should be repaired and retained where possible and removal should only be allowed where these features can be demonstrated to be beyond repair or pose a safety hazard.



Ornamental iron
roof balustrade
at 635 Park
Avenue.

Roof gutters on buildings in the East Row area are generally of boxed or open roof design. Boxed gutters are sunken behind the eaves and are not readily visible, while open roof gutters are attached to the eaves of the house. Round gutters and downspouts are more appropriate for older homes but are generally harder to find than standard square corrugated gutters and downspouts. All gutters and downspouts should be painted to blend with the surface colors of the building and be as unobtrusive as possible.

ROOF DECKS

Roof decks are often desired in the historic district in order to take advantage of expansive views. However, not every home is suited for a roof deck. Roof decks shall only be added to the rear of a property, and are never appropriate on the front. They shall not be readily visible from the street. Iron and painted wood railings in appropriate proportions are most suitable. The Historic Preservation Commission shall review decks on an individual basis.

ROOF GUIDELINES

1. Historic roof materials, such as metal standing seam, or slate shall be retained, maintained and repaired when necessary. If these roofs have deteriorated less than 25%, they shall not be replaced.
2. The application of composition shingles to replace deteriorated composition or metal standing seam roofs is acceptable on buildings. Dark colors for composition shingles, including dark red, black and dark greens are preferred. Metal standing seam roofs and roofs of pressed metal shingles should be coated with silver galvanizing.
3. Wood shingle or metal standing seam roofs shall not be permitted for buildings

constructed after 1910 unless documentation for their use exists.

4. Roof forms and pitch shall not be altered on the main facade. Alterations shall not occur on side facades where such alterations would be visible from the street. Alterations in the rear one-half to one-third of a building may be allowable if not readily visible from the major street facade(s). In no instance should more than one-story be added to any existing building.
5. Roof ornamentation such as finials and balustrades shall not be altered or removed.
6. Original box gutters shall be retained and maintained. When relining box gutters metal shall be used. If soffits are damaged, they shall be repaired or replaced with wood to match the original materials.
7. Skylights are permitted as long as they are located in the rear one-third to one-half of a building depending on visibility from the street facade(s). They are never permitted on the front elevation.



Clay chimney caps at
715 Monroe Street.

**UTILITIES AND ACCESSORY STRUCTURES: Heating and Cooling Units,
Solar Energy Collectors, Satellite Dishes, Fire Escapes and Handicapped Ramps**

Heating and cooling units are an integral part of modern residences and their usage shall not be restricted. However, large condensers at the ground level or at rooftops, window air conditioning units, and exterior conduits and ducts should be placed in such a fashion as to not be visible from the main facade(s).

Condensers should never be placed on the main facade. Rear facades are recommended and if placement on a side facade is required the unit should be screened from the street by lattice panels or bushes. Window air conditioning units should be placed on side or rear facades and avoid windows on the main facade. All exterior conduits and ductwork should be placed on side or rear facades and not be readily visible. Roof condensers should be recessed from the main facade and not be readily visible.

A popular energy conservation method is the use of solar energy collectors. Solar energy collectors can aid in reducing bills associated with hot water heaters and air heating units. These solar collectors require large dark metal panels to trap the sun's rays. These are often placed on a building's roof or on a freestanding platform in the yard adjacent to the house. Solar collectors should not be discouraged but it is important that they be placed at the rear roofline, rear yard, or otherwise away from the main facade. These units are obviously non-historic and can detract from a building's appearance. Energy collectors or other modern energy systems should be placed on a side or rear facade not readily visible from the street.

Another accessory structure found in the area are satellite dishes for television reception. The use of satellite dishes is acceptable, but these devices shall be placed where they are not readily visible. Within the restrictions required by the dish for optimal reception, the commission prefers installation on the rear façade or the rear half of the structure if mounted on the roof or behind a chimney if this still provides optimal reception. The full commission must review any other installation on the front half of the structure.

Fire escapes are also accessory structures which have been added to many East Row homes. In a number of cases these metal fire escapes have been added to the main facades of residences that greatly detracts from their appearance. Future installation of fire escapes should occur on rear facades or a section of a side facade that is not readily visible. Fire escapes on readily visible facades shall not be permitted.

Handicapped ramps are usually graded to a low angle and are constructed to connect with porches or entrances. Ramps can often be incorporated behind historic features, such as railings, to minimize the visual effect. The designs should be kept simple and should not detract from the integrity of the house. The ramp can be faced with a variety of materials, including wood, brick and stone. Often the type and quality of the materials determines how compatible a ramp design will be with a historic property. A secondary or rear entrance is the preferred location for a handicapped ramp.

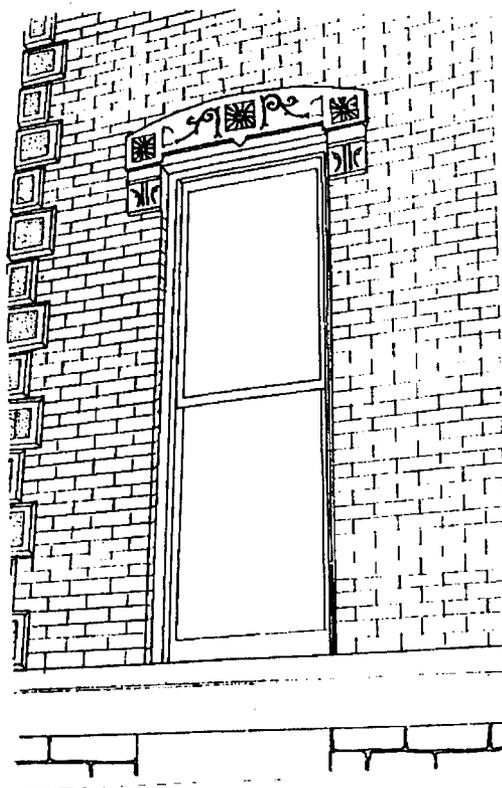
UTILITIES AND ACCESSORY STRUCTURES GUIDELINES

1. All heating and cooling mechanical units shall be placed away from the major facade(s). This includes window air conditioning units, ground and roof condensers and exterior conduits and ductwork. Condensers on the sides of the house shall be screened.
2. Solar energy collectors and satellite dishes are appropriate if the units are placed on a rear or side facade and are not readily visible from the street.
3. Fire escapes shall only be added on rear facades, unless otherwise required by fire codes.

4. Handicapped ramps are allowable under the Americans with Disabilities Act and the design shall be considered on a case-by-case basis.

WINDOWS

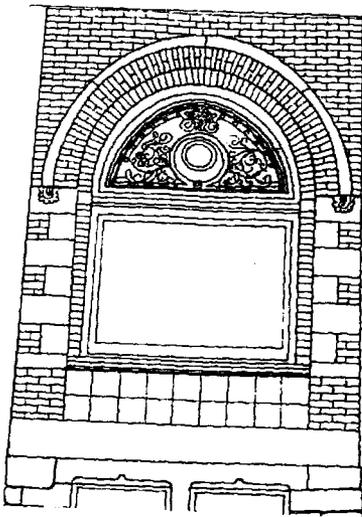
Windows are important contributing elements to the character of a building. Retention of the original window sash is a defining feature of a building while the addition of incompatible modern units can severely detract from its appearance. The shape of a window and the number of lights or panes differ from the 1870s to the 1930s in the East Row area and these differences in window configuration help to define style and age. With few exceptions, windows in the East Row Historic District are of frame sash design. Every effort should be made to maintain and retain the existing sash. Restoration of historic windows is strongly encouraged. Historic wood windows are constructed of a dense hardwood much more durable than today's second-growth species. Restoration, repair and weatherstripping of existing sashes is often much more cost effective than installing replacement sash, and offers as much insulation value, particularly when used in conjunction with storm windows. Costly window replacement is seldom economic when the energy savings are weighed against the relatively short life span of replacement windows. Many liquid epoxy and putty filler systems are available that will stabilize rotten wood and restore its structural integrity.



Italianate window at 721 Overton Street with one-over-one sash and stone hood moulding.

The earliest Italianate style residences have rectangular or rounded arch four-over-four sash windows. Toward the end of the 19th century, windows became simpler in form with two-over-two and one-over-one sashes predominating. In the late Italianate and Queen Anne period decorative glass, such as etched or stained glass was often used on the main facades and in areas such as stairwells and formal dining rooms. Leaded glass windows were also popular throughout the Colonial Revival period of the early 20th century. Bungalow style windows are often characterized by panes arranged in a vertical design in the top sash unit.

Storm windows can provide substantial savings for older homes and are found throughout the East Row area. The introduction of storm windows can generally pay for themselves within five to seven years in reduced energy costs. The most common storm window material is of aluminum or similar metals. Storm windows with an anodized or baked enamel surface are preferred over the untreated or "raw" aluminum metal. Brown, white, and other colors of baked enamel or anodized aluminum are readily available from distributors and blend in much more effectively with the colors on historic structures. If raw aluminum windows are used they should be primed and painted to match the color of the window surround or sash.

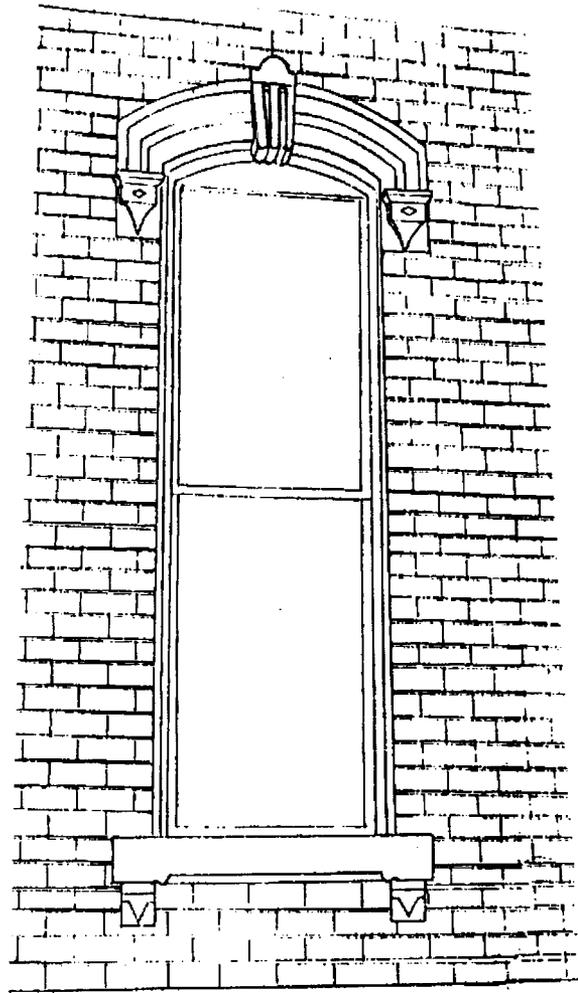


Stained glass window at
301 Overton Street

Storm windows should be of single pane design to leave visible the original sash configuration or be of double-hung appearance with the muntin bar matching the placement of the original window meeting rail.

WINDOW GUIDELINES

1. Windows shall be retained and repaired as needed. Repair or replacement of deteriorated window elements should match original elements in dimension, profile, size, shape, arrangement and pattern. Window repair must reuse as much of the original window as possible.
2. When original window replacement is unavoidable, new units should match original window design. All frame elements must remain and replacement sash units, muntins and trim elements should match original materials and design in dimension, profile, size, shape, arrangement, pattern and overall appearance. Window surrounds, including the brick mold, lintel and sill, shall not be covered over.
3. The replacement of original windows with vinyl, or aluminum or vinyl clad windows on the front or readily visible side facades shall not occur.
4. Some original windows in the district have been replaced with incompatible modern windows. If replacement of these units is necessary, replacement shall be with appropriate profile wood windows on the front and readily visible side facades.
5. The addition of modern picture windows or other openings not in scale with the building shall not be installed on the main or side facades. The addition of large windows on the rear facade or side facades which are not readily visible is discouraged but allowable.
6. Window openings shall never be reduced, filled in or enlarged on the main or readily visible side facades. Alterations at the rear are discouraged but allowable if not readily visible from the street.

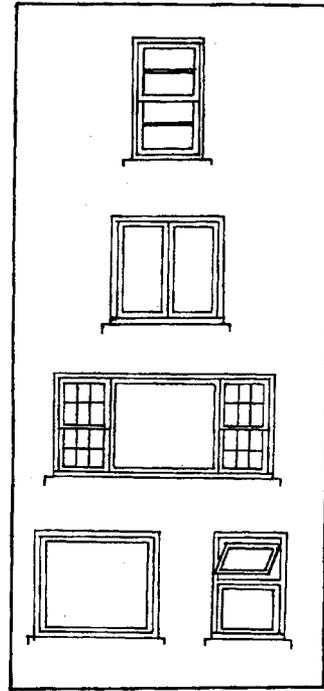


Italianate arched window with a sheet metal cornice at 703 Overton Street.

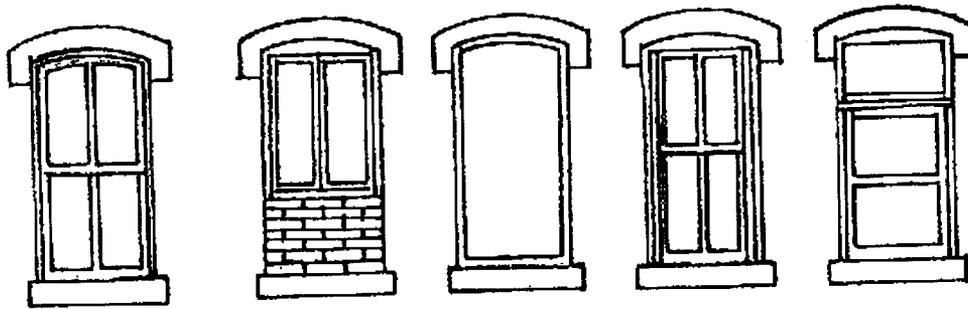
7. Stained glass, leaded glass, distinctive multi-lights or other decorative glass features shall not be removed.
8. The addition of historic window details such as bay windows or elaborate stained glass which are not original to a building shall not be installed on a main or readily visible side facade. Such window details may be added on rear facades or side facades which are not readily visible.
9. Window glass replacement shall be of clear glass on the main facade and readily visible side facades. No tinted glass shall be installed except on rear facades or side facades which are not readily visible.

10. Installation of glass block in foundation windows is not permitted on front or readily visible side facades. Wrought iron, wire security grates or laminated glass are appropriate alternatives for security purposes.

Windows to be avoided in the East Row Historic District.



11. Window replacement shall be of solid construction rather than “snap-on” mullions. Instant mullions are rarely appropriate and shall be avoided.
12. Storm windows shall be of baked enamel or anodized aluminum to blend in with the building. Common colors available are dark brown and white. These windows are preferable over the raw or untreated metal frames. Storm windows shall be of single pane design or double hung design to match the window’s meeting rail. Window surrounds, including the brick mold, lintel and sill, shall not be covered over.
13. When original window design information is missing, replacement windows should be an accurate restoration using historical, pictorial and physical documentation.



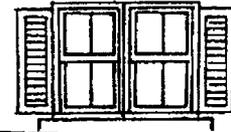
Original window

Inappropriate window alterations.

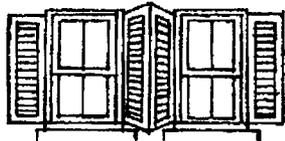
WINDOW SHUTTERS, BLINDS AND AWNINGS

Window shutters and blinds serve both functional and ornamental uses. In the summer they can be closed to restrict sunlight from entering a house and in colder months they may be left open to allow maximum sunlight into the house. Shutters and blinds are found on many buildings and still provide functional use. Historic shutters and blinds are generally of wood construction. Moveable

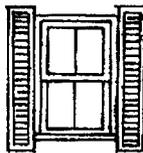
louvers control the amount of light permitted while fixed louvers keep the amount of light constant. Louvers are attached to the exterior of window frames with hinges and anchors.



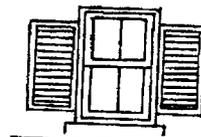
Should cover window when shut.



Should lay flat.



Too long and thin.



Too short and wide.

Canvas awnings were also used to restrict light through windows especially for Colonial Revival and Bungalow era residences. Awnings were also placed on the exterior of porches to provide porch shade in summer months. The use of canvas awnings on residences is appropriate, however, fixed metal or plastic awnings are inappropriate and are not permitted.

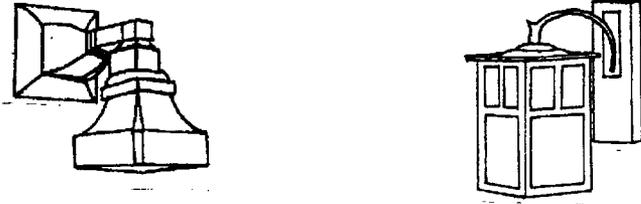
Window shutters and blinds must work or appear to work in order to be acceptable on a historic house. Original shutters are often removed and new ornamental shutters, which are not in proportion with the windows are installed. Window shutters and blinds that do not appear functional are inappropriate and detract from a building's overall appearance. Existing shutters and blinds should be repaired and maintained where possible. New shutters should always appear to work even if they are only ornamental and should be large enough to cover the window if closed.

WINDOW SHUTTER, BLIND AND AWNING GUIDELINES

1. Replace deteriorated elements with new wood to match. If shutters are extremely deteriorated they may be removed from a building entirely. Replacement shutters or blinds shall match the original in size, shape and configuration. Paneled wood shutters are acceptable, but louvered blinds are more appropriate due to the character of the East Row area. Replacement shutters or blinds shall be made of wood and must appear operable.
2. The application of metal awnings on the main facades or readily visible side facades shall not occur. Awnings shall be of a canvas material.
3. New shutters shall be proportional to the window opening. They should be neither too wide nor too narrow to cover the window opening. When closed they shall cover the window opening.

EXTERIOR LIGHTING

Many buildings have lighting fixtures located on the ceiling of the front porch or adjacent to the doorway. Many of these light fixtures are original, especially those on homes built after 1920. All historic exterior lighting should continue to be utilized and rewired when necessary.



The introduction of modern fixtures to replace original lighting should be avoided. Historic fixtures are often decorative and add to the appearance of a structure. The use of imitation “colonial” lighting is not appropriate and should be avoided. In yards, small footlights along walkways are preferable to gas or electric pole fixtures. The overall approach to lighting is to keep it as simple and unobtrusive as possible.

OUTBUILDINGS

Newport residences in the late 19th century had a variety of outbuildings located on the rear facades or adjacent to alleys. The majority of these were stables, storage sheds, servant’s quarters or privies of frame or brick construction. Most of these 19th century outbuildings were later demolished or razed to make way for automobile garages in the early 20th century. Many of these garages were built of frame although the use of hollow core concrete blocks was also popular.

Brick and frame outbuildings which pre-date 1910 are rare and every effort should be made for their preservation. These outbuildings contribute to our understanding of the East Row Historic District’s historical and architectural development and their retention is important. For automobile garages, sheds and other outbuildings erected after 1910, residents are encouraged to maintain and repair these structures rather than replace them with modern buildings. Brick and hollow core concrete block outbuildings should last many years if properly maintained.

Replacement of outbuildings should be of frame construction. Simple clapboard siding, gable roofs, and multi-light sash windows are encouraged for new outbuildings. Artificial sidings on new outbuildings will be considered if sensitively applied and utilized. New brick or metal outbuildings are also acceptable as long as they are located out of sight lines at the rear of the structure or along rear alleys.

OUTBUILDING GUIDELINES

1. Pre-1910 outbuildings should be preserved and maintained following the general guidelines applicable to residences in the district.
2. Many garages built in the early 20th century contribute to the character of the neighborhood and should be maintained.
3. A few garages in the district front the street. These often retain their character-defining wood doors, many with multi-light windows. These doors shall be retained and repaired as needed. If door replacement is required, new wood doors of a compatible design shall be installed. Modern metal garage doors are not appropriate.
4. New outbuildings should be simple in design to compliment and blend with the main residence. Modern brick, metal or frame outbuildings should be located to the rear of the main structure or recessed significantly from the street.

APPENDIX

LANDSCAPING

Landscaping elements in the East Row Historic District consist primarily of shade trees such as oaks and maples planted in front yards or in the median strip between the sidewalk and the street. Many blocks have relatively few shade trees due to the small size of front yards and hedges and bushes are the primary components of landscaping features of many yards. The trees which exist in the East Row area are valuable for their shade and appearance and excessive pruning or “topping” should not occur. Trees which exceed two inches in caliper are also protected under local ordinance and actions beyond minor pruning require prior approval.

The majority of residences have grass lawns bisected by concrete pavement or brick or stone pavers. Main sidewalks and exterior steps shall be maintained and repaired as needed. Any replacement of steps and/or wing walls should match the original material and design. Brick and other specialty pavers may be appropriate for walks in between lot lines. Parking lots in the East Row area are relatively few and most have minimal landscaping. New parking lots introduced into the area should have sufficient landscaping components to provide screening of vehicles and soften the visual impact of large expanses of asphalt.

LANDSCAPING GUIDELINES - RECOMMENDATIONS

1. Parking lots introduced into the East Row area shall be screened by shrubbery. Shrubbery should be at least 3 feet in height and be adequately “greened out” in the first year.
2. Existing trees should be pruned as necessary and retained. Excessive pruning or topping out should not occur and residents are required to follow ordinance provisions for tree protection. The planting of new trees to replace dead or diseased trees is recommended.
3. Plant materials shall be native to Northern Kentucky or be compatible with climate requirements.

See fencing guidelines for guidelines regarding retaining walls.

THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

GLOSSARY OF COMMON TERMS



1. Turret
2. Finial
3. Dormer
4. Wood shingles in gable peak
5. Brackets
6. Gable detailing on porch
7. Grouped columns set on brick piers
8. Brick arch
9. 1 over 1 double hung sash windows
10. Stone belt course
11. Stone water table
12. Cut stone foundation

Addition New construction added to an existing building or structure.

Alteration Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.

Baluster A turned or rectangular upright member supporting a stair rail.

Balustrade An entire railing system with top rail and balusters.

Bargeboard A board which hangs from the projecting end of a gable roof covering the end rafters, and often sawn into a decorative pattern.

Bay Window A window in a wall that projects at an angle to another wall.

Board and Batten Siding fashioned of boards set vertically and covered where their edges join by narrow strips called battens.

Bracket An ornamental or structural member or both set under a projecting element, such as the eaves of a house.

Bungalow Common house form of the early 20th century distinguished by horizontal appearance, wide eaves, large porches and multi-light doors and windows.

Capital The head of a column or pilaster.

Colonial Revival House style of the early 20th century based on interpretations of architectural forms of the American colonies prior to the Revolution.

Column A vertical support, usually supporting a member above.

Corbel In masonry, a projection, or one of a series of projections, each stepped progressively farther forward with height and articulating a cornice or supporting an overhanging member.

Corinthian Order Most ornate classical order. Characterized by a capital with ornamental acanthus leaves and curled fern shoots.

Cornice The uppermost projecting part of an entablature, or a feature resembling it. Any projecting ornamental molding along the top of a wall, building, etc.

Cresting Decoration applied along roof ridges generally consisting of ornamental metal.

Dentils A row of small tooth-like blocks in a classical cornice.

Doric Order A classical order with simple, unadorned capitals.

Dormer Window A window that projects from a roof.

Double Hung Window A window with two sashes, one sliding vertically over the other.

Eaves The edge of a roof that projects beyond the face of a wall.

Efflorescence A white powdery deposit on masonry or plaster caused by mineral salts migrating to the surface as a result of evaporation.

Elevation Any one of the external faces of a building.

Ell The rear wing of a house, generally one room wide and running perpendicular to

the principal building.

Engaged Column A round column attached to the wall.

Entablature The band of moldings near the top of a facade, divided into cornice, frieze, and architrave.

Facade The face or front of a building.

Fanlight A window, usually semi-circular over a door, with radiating muntins suggesting a fan.

Fenestration The arrangement of windows on a building.

Finial A pointed ornament at a gable peak

Fluting Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.

Fretwork Ornamental woodwork, cut into a pattern, often elaborate.

Frieze Board A flat board at the top of a wall directly beneath the cornice.

Gable The triangular section of a wall to carry a pitched roof.

Gable Roof A roof with a central ridge and one slope at each side.,

Greek Revival Style Mid-19th century revival of forms and ornament of architecture of ancient Greece.

Hipped Roof A roof with uniform slopes on all four sides.

Hood Mold A projecting molding above an arch, doorway or window.

Ionic Order A classical order characterized by a capital with spiral scrolls, called volutes.

Lattice An openwork grill of interlacing wood strips used as screening.

Lintel A horizontal beam or stone bridging an opening.

Mansard Roof A roof with two slopes on all four sides, with the lower slope almost vertical and the upper almost horizontal.

Metal Standing Seam Roof A roof composed of overlapping sections of metal such as copper-bearing steel or iron coated with a terne alloy of lead and tin. These roofs were attached or crimped together in various raised seams for which the roofs are named.

Modillion A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of a cornice.

Mullion A vertical strip dividing the panes of a window.

Muntin A secondary framing member to hold panes within a window or glazed door.

Neo-Classical Style Early 20th century style which combines features of ancient, Renaissance, and Colonial architecture; characterized by imposing buildings with large columned porches.

Palladian Window A window with three openings, the central one arched and wider than the flanking ones.

Pediment A triangular space in an gable closed on all three sides.

Pilaster A square pillar attached, but projecting from a wall, resembling a classical column.

Porte-cochere A porch large enough to enclose wheeled vehicles.

Portico A roofed space, open or partly enclosed, forming the entrance and centerpiece of the facade of a building, often with columns and a pediment.

Pyramidal Roof A roof with four identical sides rising to a central peak.

Queen Anne Style Popular late 19th century revival style of early 18th century English architecture, characterized by irregularity of plan and massing and variety of texture.

Quoins Stone blocks or bricks ornamenting the outside walls of a building.

Sash The movable framework containing the glass in a window.

Sill The bottom crosspiece on a window frame.

Siding The exterior wall covering or sheathing of a structure.

Spalling Flaking of the outer face of masonry, often caused by expanding moisture in freezing conditions.

Terra Cotta Cast and fired clay units, used as ornamentation.

Transom Horizontal window like element above the door.

Vergeboard The vertical face board following and set under the roof edge of a gable, sometimes decorated by carving.

Weatherboard Wood siding consisting of overlapping boards usually thicker at one edge than the other.

GUIDELINES SUMMARY

ARCHITECTURAL ORNAMENTATION GUIDELINES

1. Architectural ornamentation shall be retained, repaired where necessary with matching materials and maintained. Removal shall only occur in cases of substantial deterioration and every effort shall be made to replicate removed elements with materials and design to match the original.
2. All replacement materials shall be similar to the original materials of the ornamentation or be appropriate to the period.
3. Architectural ornamentation inconsistent with the style of the building shall not be permitted.
4. Original exterior lighting on porches and exterior facades shall be retained.

CHIMNEY GUIDELINES

1. Chimneys shall be maintained and inspected regularly for deterioration.
2. Chimney repair and replacement shall match the existing mortar and brick color and texture.
3. Removal of readily visible or decorative chimneys, even if non-functioning, shall not occur. Removal of brick chimneys and replacement with metal or other materials shall not occur.
4. Chimney caps of clay are recommended for houses in the East Row. Large metal caps shall be avoided.

CORNER COMMERCIAL BUILDINGS

STOREFRONT GUIDELINES

1. Original storefronts or storefronts which are more than fifty years old shall not be altered but repaired and retained.

2. Future storefront remodeling or renovation shall follow historic guidelines such as retaining historic features, reconstruction based on historic photos or illustrations, or renovation based on typical storefront designs of the period.
3. All decorative metals or glass on historic storefronts shall be retained and maintained.
4. Transoms over doors or display areas shall not be enclosed or painted out.
5. Designs and materials such as sloping mansard roofs, metal siding, wood shingles, imitation brick and imitation stone are not appropriate and shall not be added to storefronts.
6. Awnings shall be at a 45-degree angle to the building and of a canvas material. The use of retractable awnings is appropriate and permitted. Awnings shall have a loose valance, and should generally be located to fit within window or door recesses. They should avoid extending the full length of the building façade. Significant architectural details shall not be hidden.

UPPER FACADE GUIDELINES

1. All original brick decoration on upper facades shall be preserved and maintained.
2. Sheet metal elements such as cornices and hood moldings shall be regularly maintained and repaired where necessary.
3. Windows on upper floors shall be kept in their original appearance and configuration. The enclosing or bricking in of windows shall not be permitted. See Window Guidelines for additional window information.
4. The upper facades of commercial buildings shall never be covered with added metal or frame panels.

SIGN GUIDELINES

1. Styles of signs will not be restricted.
2. Signs which are designed to be historically appropriate shall not predate the facade to which they are applied. (For example, an early 1900s building shall not have a reproduction of a Colonial or 1700s sign.)
3. Numbers or colors shall not be restricted, however, color selection should complement but not necessarily match the building in question as well as other buildings within the block.
4. Lettering styles and combinations shall not be restricted.

5. Only shielded, incandescent external lights, or concealed incandescent lighting will be allowed.

TYPES OF ALLOWABLE SIGNS

1. Wall signs: any sign affixed in such a way that its exposed face and sign area is parallel to the plane of the building to which it is attached.
2. Window Signs: signs painted on or attached to, or suspended behind any window or door that serves as an identification of a business.
3. Neon Signs: neon will be allowed as interior signage only.

PLACEMENT OF SIGNS

1. Signs shall not obscure architectural details.
2. Space on the building facade specifically designed to contain signage shall be the most appropriate location for signs.

WALL SIGNS

1. A wall sign shall be confined to the flat, unadorned surfaces of the facade.
2. Wall signs should be placed where they best complement the building, for example, on blank expanses of wall or building areas clearly designed as potential sign locations, covered transoms, or broad plain fascias in the cornices. Such areas vary depending on the building's architectural style and/or date of construction.
3. Wall signs mounted above or incorporated into the storefront cornice shall be acceptable.
4. Wall signs mounted on building piers shall be acceptable.
5. Wall signs may extend not more than six inches from the building surface.
6. Wall signs in the East Row area which measure one square foot or less shall require no review by the Historic Preservation Commission.

WINDOW SIGNS

1. Window signs shall be located within eighteen inches from the top or bottom frame of the display window.
2. Another acceptable location shall be where the center line of the sign is five feet, six inches above the sidewalk.

NEON SIGNS

Neon signs shall be allowed only within the interior of the building. Mounting behind the window glass is appropriate.

SIGN MATERIALS

1. Inappropriate materials and finishes generally include interior grade wood, unfaced plywood, plastic substrates, and unfinished wood.
2. Sign brackets shall be constructed of painted wood or pre-finished, pre-painted metal. Guy wires, if needed, shall be as inconspicuous as possible.
3. Signs shall be mounted in such a way so as to be reversible and to minimize damage to historic materials. (For example, bolts should extend through mortar joints and not through masonry units.

YARD SIGNS FOR BUSINESSES, CHURCHES, FRATERNAL ORGANIZATIONS, ETC.

This Guideline pertains to businesses, churches, fraternal organizations, etc., which are located in the East Row Historic District, are not located in corner commercial buildings, and which require signs to be placed in yards. City zoning setback requirements will apply. In an effort to maintain the residential environment, yard signs shall be set in wrought iron frames (or material designed to resemble wrought iron) and frames shall be of a dark color (black or dark green). Sign frames shall not exceed five feet in length and four feet in height above ground level, but permitted size will vary and be in proportion and scale to the building and site as determined by the NHPC. Sign panels shall be of a subdued color such as cream, dark green, or black, with compatible lettering in white, cream, gold, brown, dark green or black. Lighting shall be by external ground lights. All such sign permits must be approved by the Newport Historic Preservation Commission at a regularly scheduled commission meeting.

DEMOLITION/RELOCATION

Demolition of buildings within the East Row Historic District must be approved by the Historic Preservation Commission except in cases where there is a threat to the public safety. The purpose of historic zoning is to protect historic properties and the demolition of a building which contributes historically or architecturally to the character of the district is inappropriate and shall be avoided. Demolition shall only occur where it has been demonstrated that public safety is threatened; if economic hardship has been determined and the demolition is approved by the Historic Preservation Commission; or for buildings or additions which are of a later time period, have lost their original

architectural integrity, or do not contribute to the neighborhood's streetscape as determined by the Historic Preservation Commission. See staff for additional information required for demolition requests.

Relocation or moving a historic building should also be avoided. Moving a historic structure always negates its integrity of site and setting and could also result in the loss of the ability to use the historic tax credit. Moving a building which retains its architectural and historical integrity and which contributes to the district is inappropriate.

Moving a building which does not contribute to the historical and architectural integrity of the district or which has lost architectural integrity due to deterioration and neglect is appropriate if its removal or the proposed replacement will result in a more positive visual effect on the district.

A building may be moved into the neighborhood if it maintains a sense of architectural unity in terms of style, height, scale, massing, materials, texture and setback with existing buildings along the street.

A building may be moved from one site to another in the neighborhood if the integrity of location and setting of the building in its original location is seriously threatened; if the new location will be similar in setting and siting; if the building will be compatible with the buildings adjacent to the new location in style, height, scale, materials and setback; and if the relocation will not result in a negative visual impact on the site and surrounding buildings from which it will be removed.

ENTRANCE GUIDELINES

1. Original doors shall be retained and maintained through continued repair and maintenance. Wood doors that were never painted shall remain unpainted. Deteriorated or missing elements should be replicated in kind with new frame or glass to match the original. Locks and other hardware should be repaired as long as practical. Where retention is not possible, new locks based on historic designs are available.
2. Enclosing of transoms and sidelights shall not occur. Original elements of transoms and sidelights shall be retained.
3. The installation of modern flush doors or variations out of keeping with the character of the house shall not occur.
4. New doors with ornate or elaborate metal designs shall not be installed. Modern motifs and brass casing not found historically are not appropriate for the historic district.

5. Door openings shall never be reduced, filled in or enlarged on the main or readily visible side facades. Alterations at rear entrances are discouraged but allowable if not readily visible from the street facade(s).
6. The removal of wood or brick elements for the addition of a new door on the main or side facades shall not occur. The removal of brick or wood elements at rear facades is discouraged but allowable if not readily visible from the street facade (s).
7. Replacement of an historic door on the main façade will only be considered after demonstration that restoration is infeasible or economically impractical. If replacement is necessary, the removal of an original door from the side or rear facades to the main entrance is acceptable providing the doors match in appearance and size.
8. Some buildings have lost their original main entrances and now display modern doors. The replacement of these doors with doors in keeping with the building's architectural design is recommended. Many salvage companies or stores specializing in historic architectural features have appropriate replacement doors.
9. If a front or readily visible side door must be replaced, the replacement shall be compatible with the architectural style of the building. For example, an Arts and Crafts door is not appropriate on an Italianate building.
10. Any door replacement visible from the street must be of wood construction. No metal, laminate or other materials permitted.
11. If screen doors are desired for doors on the main or side facades they should be of simple wood design with as much open screen area as possible. Screen door framing should be painted the same color as the door to blend together. If horizontal rails and vertical stiles are built into the door, they should be matched with the rail and stile design on the original door. Screen doors on rear facades may have metal frames, if so desired.
12. Storm doors should be of wood or of dark anodized or baked aluminum. Raw or unpainted aluminum frames should be primed and painted to match the surrounding trim.

EXTERIOR SIDING GUIDELINES

1. Replacement of siding and corner boards shall be with new wood to match original wood.
2. Artificial exterior sidings are not suitable for historic buildings in the East Row area. Property owners are encouraged to remove existing artificial siding and restore the original wood siding.

3. Existing vinyl or metal siding that is removed shall be replaced with wood siding or original siding beneath is to be restored.

FENCE GUIDELINES

1. Cast iron fences are an integral part of the East Row area and shall not be removed for new fence materials. Cast iron fences shall be maintained and repaired where necessary.
2. The use of chain link fences on the main facade or readily visible side facades shall not occur.
3. A fence located along any portion of a residential property abutting a public right-of-way (except along an alley) shall not be greater than thirty-six (36) inches in height.
4. Brick fences are rare in the district and the introduction of modern brick fences is not permitted.
5. New cast iron, aluminum or wood fences in historical designs are permitted for the neighborhood. Hoop and spear and other original designs found within the area historically are most appropriate. Vinyl and other artificial materials shall not be used.
6. Original retaining or landscaping walls shall be maintained and repaired where necessary. New construction of retaining or landscaping walls shall be of natural stone.
7. Readily visible rear or side yard fencing may be of wood plank construction. In the rear yard area, which may extend not more than three feet perpendicular to the rear corner of the main structure of a residence toward the public right-of-way, fencing may be up to eighty-four inches in height, so long as the height of the fencing does not create an impediment to safe traffic flow.

MASONRY GUIDELINES

1. Use the most gentle means possible for cleaning masonry. Water and detergents are the least harmful to brick and stone surfaces.
2. Low to moderate pressure water (30 - 60 psi) or steam cleaning of masonry surfaces is permitted. Chemical cleaning may also be acceptable for the removal of stains and paint. Cleaners such as muratic acid, caustic soda or lye shall not be used on historic brick surfaces.
3. Abrasive or high pressure cleaning methods shall not occur.

4. Masonry repair, replacement or repointing shall match the original brick in color, texture and character.
5. Masonry repointing shall be undertaken using a soft mortar composition, and hard mortars such as Portland Cement shall not be used. See mortar recipe.
6. Waterproof coatings and water repellent coatings are not permitted except under extreme circumstances.
7. Masonry walls shall not be covered with any type of applied siding including, but not limited to, artificial stone surfaces, stucco, concrete and metal siding.
8. Masonry which has not been previously painted shall not be painted.
9. Masonry details and ornamentation shall not be removed or obscured.

NEW CONSTRUCTION GUIDELINES

1. Height

The majority of the structures in the East Row area are one to three stories in height. Slightly taller structures are confined primarily to commercial buildings along Washington Avenue. The height of new construction in the district should be compatible with adjacent structures and not exceed their height by more than ten percent (10%). The present zoning ordinance does not have any height limitations, however, it is important that the height of buildings remain compatible in the East Row area.

2. Proportion

New construction shall match adjacent structures in proportions of width to height. Buildings in the East Row Historic District are generally narrow and tall and vertical proportions dominate. Compatibility with adjacent structures in proportion shall be followed. The limited width of most lots in the East Row area (twenty to thirty feet) will preclude buildings whose proportions differ greatly from existing buildings. The minimum lot width of twenty-five feet (25') required under the present zoning will also preclude buildings which are too narrow in the area.

3. Rhythm of Openings

New construction must maintain the rhythm of window and door openings on the main façade. Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) are visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade. Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures. Blank walls or single window and door openings on main facades are not acceptable. The

height and width of window and door openings must also be maintained and openings shall not exceed height and width ratios of adjacent buildings by more than ten percent (10%). This shall prevent undersized or oversized windows out of character with the neighborhood. The sense of entry shall be retained: place the main entrance and associated architectural elements (porches, steps, etc.) so that they are compatible with surrounding structures.

4. Massing

Arrange the mass of a new building so that it is compatible with existing historic buildings on the block or street. The location of porches varies from block to block throughout the neighborhood. Many of the Italianate design residences along the western edge of the East Row area were built flush with the sidewalk or with limited setbacks and have no porches on the main façade. Later Colonial Revival and Bungalow designs in the eastern section of the neighborhood have full width, one-story porches on the main façade. New construction must maintain the rhythm of porch orientation on each block and follow the size, height and placement of adjacent buildings. Two-story porches are generally out of scale and shall not be placed on the main façade. Likewise, a porch shall not be introduced on the main façade where the block character lacks this porch orientation.

5. Rhythm of Spacing and Setback

It is important that new construction in the East Row Historic District be consistent with adjacent structures in rhythm of spacing and setback. Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures.

Setbacks throughout the district shall be consistent with adjacent structures. The present zoning regulations require a minimum setback on the main façade of ten feet (10'). The majority of buildings in the East Row area have between ten and twenty foot setbacks. Along Washington Avenue and adjacent streets some buildings have little or no setbacks. To meet zoning regulations new construction must meet the minimum setback of ten feet (10') as well as side yard and rear yard requirements. Maximum setbacks for new construction are not defined under the zoning ordinance but setbacks should not vary more than ten percent (10%) with adjacent structures except on blocks where the majority of existing buildings are built adjacent to the sidewalk.

6. Consistent Materials and Texture

The majority of existing buildings in the East Row Historic District are of brick construction. Frame buildings are also well represented on East Second Street and other blocks. New construction should be compatible with adjacent buildings on the block. In most cases this shall require brick construction for new buildings. The texture and color of the brick should be carefully considered to ensure compatibility with existing buildings.

Frame buildings should maintain materials and design found throughout the neighborhood such as horizontal weatherboard siding and horizontal shiplap siding. Vertical siding, wood shingles, concrete, imitation stone, and wide profile artificial sidings should be avoided. The use of varied colors, glazing, or patterned surfaces to give the appearance of a historic reconstruction should not occur.

7. Relationship of Roof Shapes

Roofs for new construction should be consistent with adjacent structures. The majority of blocks in the East Row area have variations of hipped, shed, gable, or mansard roofs and provide for some flexibility in roof design for new construction. Due to the density of lots it may be possible for new construction to have roofs which change roof lines in the rear one-half or one-third of the building. This would accommodate additional floors in a stepped fashion if not readily visible from the major street facade (s). Do not introduce roof shapes or pitches that are not found in the area.

8. Additions

Additions to historic buildings in the East Row area are restricted by the narrowness of lots and zoning regulations. For R1 zones there are setback requirements of three feet on side facades, twenty-five feet on rear facades, and ten feet on main or front facades. These requirements effectively eliminate the possibility of additions on main or side facades for most buildings in the East Row area. Rear facade additions would be allowable for many structures and unless readily visible from a street (s), may display flexibility of design and materials.

Additions shall not occur on a main facade or readily visible side facade. Side facades which are not readily visible may receive additions which are compatible with the original structure. Additions shall follow existing rooflines, trim lines, material and massing of the building.

EXTERIOR PAINT GUIDELINES

1. Paint colors for painted masonry and ornamentation shall not be restricted with the exception of intense bright and arresting colors such as fluorescent green, orange, yellow and similar shades.
2. When removing paint from wood, use hand scraping, chemical solvents or a heat gun. Do not sandblast wood siding or brick under any circumstances.

PORCH AND PORCH COMPONENTS GUIDELINES

1. Porch elements which are deteriorated shall be retained and repaired where possible.
2. Deteriorated frame porch elements which require replacement shall be replaced with wood elements to match.

3. Original porches shall not be removed from a main facade or readily visible side facade (s).
4. Porches/decks shall not be added at a location on the main or readily visible side or rear facades where one never existed.
5. Columns and railings of metal or synthetic materials shall not be used.
6. Stock square timber porch supports are not acceptable and shall not be used.
7. Only wood columns shall be used to replace original wood columns or to restore altered porch supports.
8. Porches on main facades or side facades visible from the street shall not be enclosed.
9. Enclosure of areas beneath porches is permitted using brick or painted wood lattice panels. Brick patterns in decorative open weaves are appropriate on foundations for new construction and replacement on older homes. Framed painted lattice panels between porch piers are also appropriate.
10. Original porch floors of wood or concrete shall be preserved and maintained. Replacement of deteriorated wood or concrete porch floors shall be with matching materials.
11. Original exterior stairs shall be maintained and repaired as required. Replacement stairs shall be similar in design and materials to the original stairs.
12. The exterior use of carpeting or artificial turf is not permitted in the front or readily visible side facades of the property.

ROOF GUIDELINES

1. Historic roof materials, such as metal standing seam, or slate shall be retained, maintained and repaired when necessary. If these roofs have deteriorated less than 25%, they shall not be replaced.
2. The application of composition shingles to replace deteriorated composition or metal standing seam roofs is acceptable on buildings. Dark colors for composition shingles, including dark red, black and dark greens are preferred. Metal standing seam roofs and roofs of pressed metal shingles should be coated with silver galvanizing.
3. Wood shingle or metal standing seam roofs shall not be permitted for buildings constructed after 1910 unless documentation for their use exists.

4. Roof forms and pitch shall not be altered on the main facade. Alterations shall not occur on side facades where such alterations would be visible from the street. Alterations in the rear one-half to one-third of a building may be allowable if not readily visible from the major street facade(s). In no instance should more than one-story be added to any existing building.
5. Roof ornamentation such as finials and balustrades shall not be altered or removed.
6. Original box gutters shall be retained and maintained. When relining box gutters metal shall be used. If soffits are damaged, they shall be repaired or replaced with wood to match the original materials.
7. Skylights are permitted as long as they are located in the rear one-third to one-half of a building depending on visibility from the street facade(s). They are never permitted on the front elevation.

UTILITIES AND ACCESSORY STRUCTURES GUIDELINES

1. All heating and cooling mechanical units shall be placed away from the major facade(s). This includes window air conditioning units, ground and roof condensers and exterior conduits and ductwork. Condensers on the sides of the house shall be screened.
2. Solar energy collectors and satellite dishes are appropriate if the units are placed on a rear or side facade and are not readily visible from the street.
3. Fire escapes shall only be added on rear facades, unless otherwise required by fire codes.
4. Handicapped ramps are allowable under the Americans with Disabilities Act and the design shall be considered on a case-by-case basis.

WINDOW GUIDELINES

1. Windows shall be retained and repaired as needed. Repair or replacement of deteriorated window elements should match original elements in dimension, profile, size, shape, arrangement and pattern. Window repair must reuse as much of the original window as possible.
2. When original window replacement is unavoidable, new units should match original window design. All frame elements must remain and replacement sash units, muntins and trim elements should match original materials and design in dimension, profile, size, shape, arrangement, pattern and overall appearance. Window surrounds, including the brick mold, lintel and sill, shall not be covered over.

3. The replacement of original windows with vinyl, or aluminum or vinyl clad windows on the front or readily visible side facades shall not occur.
4. Some original windows in the district have been replaced with incompatible modern windows. If replacement of these units is necessary, replacement shall be with appropriate profile wood windows on the front and readily visible side facades.
5. The addition of modern picture windows or other openings not in scale with the building shall not be installed on the main or side facades. The addition of large windows on the rear facade or side facades which are not readily visible is discouraged but allowable.
6. Window openings shall never be reduced, filled in or enlarged on the main or readily visible side facades. Alterations at the rear are discouraged but allowable if not readily visible from the street.
7. Stained glass, leaded glass, distinctive multi-lights or other decorative glass features shall not be removed.
8. The addition of historic window details such as bay windows or elaborate stained glass which are not original to a building shall not be installed on a main or readily visible side facade. Such window details may be added on rear facades or side facades which are not readily visible.
9. Window glass replacement shall be of clear glass on the main facade and readily visible side facades. No tinted glass shall be installed except on rear facades or side facades which are not readily visible.
10. Installation of glass block in foundation windows is not permitted on front or readily visible side facades. Wrought iron or wire security grates are appropriate alternatives for security purposes.
11. Window replacement shall be of solid construction rather than “snap-on” mullions. Instant mullions are rarely appropriate and shall be avoided.
12. Storm windows shall be of baked enamel or anodized aluminum to blend in with the building. Common colors available are dark brown and white. These windows are preferable over the raw or untreated metal frames. Storm windows shall be of single pane design or double hung design to match the window’s meeting rail. Window surrounds, including the brick mold, lintel and sill, shall not be covered over.
13. When original window design information is missing, replacement windows should be an accurate restoration using historical, pictorial and physical documentation.

For skylight information see the Roof section.

WINDOW SHUTTER, BLIND AND AWNING GUIDELINES

1. Replace deteriorated elements with new wood to match. If shutters are extremely deteriorated they may be removed from a building entirely. Replacement shutters or blinds shall match the original in size, shape and configuration. Paneled wood shutters are acceptable, but louvered blinds are more appropriate due to the character of the East Row area. Replacement shutters or blinds shall be made of wood and must appear operable.
2. The application of metal awnings on the main facades or readily visible side facades shall not occur. Awnings shall be of a canvas material.
3. New shutters shall be proportional to the window opening. They should be neither too wide nor too narrow to cover the window opening. When closed they shall cover the window opening.

OUTBUILDING GUIDELINES

1. Pre-1910 outbuildings should be preserved and maintained following the general guidelines applicable to residences in the district.
2. Many garages built in the early 20th century contribute to the character of the neighborhood and should be maintained.
3. A few garages in the district front the street. These often retain their character-defining wood doors, many with multi-light windows. These doors shall be retained and repaired as needed. If door replacement is required, new wood doors of a compatible design shall be installed. Modern metal garage doors are not appropriate.
4. New outbuildings should be simple in design to compliment and blend with the main residence. Modern brick, metal or frame outbuildings should be located to the rear of the main structure or recessed significantly from the street.

COMMISSIONERS ORDINANCE NO. 0-2005- 05

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF NEWPORT, KENTUCKY ADOPTING REVISED HISTORIC DISTRICT DESIGN REVIEW GUIDELINES AS PART OF THE CODE OF ORDINANCES FOR THE CITY OF NEWPORT, KENTUCKY AND REPEALING THE EXISTING GUIDELINES.

WHEREAS, there has been compiled, edited and printed the Historic District Design Review Guidelines to be a part of the permanent and general ordinances of the City of Newport, Kentucky; and

WHEREAS, the City of Newport, Kentucky Historic Preservation Commission held public hearings to revise and adopt new guidelines for the regulation of the East Row Historic District, and

WHEREAS, these guidelines are now on file in the office of the City Clerk, entitled "East Row Historic District Design Review Guidelines;"

BE IT ORDAINED BY THE CITY OF NEWPORT, KENTUCKY:

SECTION I

Adoption. There is hereby adopted the "East Row Historic District Design Review Guidelines," as compiled, edited and printed by the City of Newport, Kentucky as of June 13, 2005.

SECTION II

Title--Citation--Reference These guidelines shall be known as the "East Row Historic District Design Review Guidelines" and it shall be sufficient to refer to said guidelines as the "East Row Historic District Design Review Guidelines" in any

prosecution for the violation of any provision thereof or in any proceeding at law or equity. It shall be sufficient to designate any ordinance adding to, amending, correcting or repealing all or any part or portion thereof as an addition to, amendment to, correction or repeal of the "East Row Historic District Design Review Guidelines." References may be made to the titles, chapters, sections and subsections of the said guidelines and such references shall apply to those titles, chapters, sections or subsections as they appear in such guidelines.

SECTION III

Reference Applies To All Amendments. Whenever a reference is made to these guidelines as the "East Row Historic District Design Review Guidelines" or to any portion thereof, or to any other historic preservation ordinance of the City of Newport, Kentucky, the reference shall apply to all amendments, corrections and additions heretofore, now or hereafter made.

SECTION IV

Title, Chapter and Section Headings Title, chapter and section headings contained therein shall not be deemed to govern, limit, modify or in any manner affect the scope, meaning or intent of the provisions of any other title, chapter or section thereof.

SECTION V

Effect of Code on Past Actions and Obligations. The adoption of these guidelines shall not affect prosecutions for ordinance violations committed prior to the effective date of said guidelines, and does not waive any fee or penalty due and

unpaid on the effective date of this code, and shall not affect the validity of any bond or cash deposit posted, filed or deposited pursuant to the requirements of any ordinance.

SECTION VI

Constitutionality. If any section, subsection, sentence, clause or phrase of said guidelines for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the guidelines.

SECTION VII

References to Prior Code. References in City forms, documents and regulations to the chapters and sections of the former guidelines shall be construed to apply to the corresponding provisions contained within these guidelines.

SECTION VIII

That this Ordinance shall be signed by the Mayor, attested by the City Clerk, recorded, published and effective upon publication.

PASSED: First reading 5/23/2005

PASSED: Second reading 6/13/2005


MAYOR THOMAS L. GUIDUGLI

ATTEST:

PAULA D. WILLIAMSON, CMC
CITY CLERK

PUBLISHED: In full in the Campbell County Recorder the 23 day of June, 2005.