



NEW ALBANY, OHIO
RESIDENTIAL OUTSIDE
VILLAGE CENTER
DESIGN GUIDELINES & REQUIREMENTS
SECTION 5





High style designs incorporate specific architectural elements.



Buildings should be oriented toward primary streets and sidewalks.

I. Overview

This section applies to all residential development in New Albany that is outside of the Village Center. Standards for new residential buildings located outside the Village Center vary little from the standards used within that district. The goals in both areas are the same: creation of high-quality new buildings that enhance the character and livability of New Albany.

A. Site Characteristics

The siting of a building on a lot is an important design feature, as are elements such as orientation to the lot boundaries; setback from the public right-of-way; spaces between buildings; driveways and parking areas; landscaping and open space; and connections to other parts of the neighborhood and community.

A great deal of the attractiveness and high quality of the physical character of New Albany is due to careful design that blends all these elements into a harmonious composition. This arises from the fact that the spaces between and around buildings can be as important as the buildings themselves.

As in the choice of architectural style, traditional practice suggests workable ways in which both the man-made and the natural settings in New Albany can be treated to work hand-in-hand with the community's architecture.

New Albany's zoning requirements have a significant impact on site design. Refer to the New Albany Zoning Ordinance when beginning project planning, and always confer as early as possible with staff about a planned project.

In addition to zoning requirements, the following guidelines apply to site planning for all residential buildings outside the Village Center.

1. Asphalt, brick, stone, or simulated stone driveway pavers are appropriate surfaces for driveways and parking areas.
2. Parking areas and garage sites should be located at the rear of lots.
3. In addition to creating a setback, as defined in the Zoning Ordinance, a new building's site shall take account of precedent set by adjacent and/or nearby buildings, including the size, shape, and scale of spaces between the buildings. Consistency with traditional practice and with existing developed sites is the most appropriate.
4. Lot sizes may vary in size, and creation of appropriate green spaces between buildings is encouraged. Excessively large or excessively small spaces between buildings shall be avoided.
5. Buildings should face onto open spaces and natural corridors. A road is often best used to create an edge along these spaces.
6. For townhouses and apartment buildings, front setbacks should be appropriate to the setting, building type, architectural style and relationship to the surrounding buildings.



No garage doors face this street, enhancing the feel of a traditional streetscape.



Primary elevations should face public streets and open spaces.



Vernacular designs often include interesting elements and details.



These historic shutters are operable and made to fit the window opening.

II. Single-Family

A. Building Characteristics

Single-family homes are the most common residential building type in New Albany, and therefore have a significant impact on the visual quality of the community. The key to successful design of homes and accessory structures is a thorough understanding of traditional design practices as illustrated in the “American Architectural Precedent” section of these standards, as well as in A Field Guide to American Houses. This information, as well as the guidance provided by the “Guiding Principles” section and additional information sources outlined in Section 1, will provide a sound basis for creative design of new structures.

B. Design

1. Buildings shall be in one of the architectural styles described in the “American Architectural Precedent” section of these standards. The only permitted exception is in the case of individual lots of record existing prior to 1990. In such cases, any traditional American architectural style may be employed, provided that such architectural style is similar to that of an existing home within a radius of one-quarter of a mile. No such homes utilizing this exception shall be constructed without first obtaining a Certificate of Design Appropriateness pursuant to Codified Ordinances of New Albany. Properties utilizing this exemption shall not be required to comply with requirements of the Design Guidelines and Requirements which are inconsistent with the architectural style proposed.

2. Building designs shall not mix elements from different styles. Designs must be accurate renderings of traditional historical styles. The number, location, spacing, and shapes of window and door openings should be the same as those used in traditional historical styles.

3. Garages and outbuildings shall be clearly secondary in character, by means of a simplified design compatible with that of the primary structure. Garages may be attached or detached and must have single-bay doors no greater than ten feet in width. Side load garages on corner lots should be designed to minimize their visual impact. Side load garage doors facing a public street must be set back at least 20 feet from all portions of the front façade of the house.

4. Side or rear vehicular entry into garages is strongly encouraged. If garage doors face the primary street, the facade of the garage shall be set back a minimum of ten feet from all portions of the principal facade of the primary building.

5. Over-use of elements such as shutters, cupolas, and roof balustrades shall be avoided. Such elements may be employed only when they are common elements of specific architectural styles. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.

6. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed and located so as to minimize their visibility and visual impact.



This building is oriented toward the street, with the wing containing a side-load garage secondary in character to the house



Here the large main mass predominates, with smaller forms used for the wings.

C. Form

1. Building forms shall follow forms depicted in the “American Architectural Precedent” section and in A Field Guide to American Houses. Building forms shall be appropriate for the particular architectural style being employed, as shown in the examples given in the sources cited above.

2. Massing of building forms (the way in which forms are fit together to create a complete composition) shall be consistent with traditional practice as depicted in the cited sources.

3. Orientation of main building facades, those with the primary entrances, shall be toward the primary street on which the building is located.

4. All building elevations shall be designed in a manner consistent with the selected architectural style. Refer to Guiding Principle #1 regarding design of all elevations of a building. Random mixing of exterior materials shall be avoided.

5. Particular attention shall be paid to correct proportions of building walls; gable and roof surface slopes; window and door openings; and window sash and glass panes. Proportions illustrated in the “American Architectural Precedent” and in the book A Field Guide to American Houses shall be observed.



Historic entrances and windows were carefully proportioned and finely detailed.

D. Scale

1. New building designs shall exhibit the same sense of scale as was typical of the traditional architectural style selected for that building. Significant variance from traditional scale shall be avoided.
2. Building scale shall be controlled by careful attention to width of facades and to floor-to-floor heights on exterior walls. In general, the architectural styles selected as appropriate for New Albany are of modest or intimate scale rather than large or grand. In some cases, a larger scale for buildings designed in the Colonial Revival and Georgian Revival styles may be appropriate and will be considered on a case-by-case basis.

E. Height

1. Building height may vary between a minimum of 1.5 and a maximum of 2.5 stories. The number of stories is measured at the main entrance to the building. Walk-out basements do not count toward building height. All half-stories must have the appearance of being occupiable through the use of windows, dormers, or other architectural elements, unless otherwise appropriate for the proposed architectural style.
2. Entrances to the first floor of a building shall be a minimum of two feet above grade.
3. The height of garages, wings, dependencies, and detached structures shall not exceed the height of the roof peak of the main portion of the building.

F. Materials

1. The materials of which new buildings are constructed shall be appropriate for and typical of materials traditionally used in the architectural style in which the building is constructed. In general, wood siding and brick are preferred exterior materials. The use of alternate materials such as hardi-plank, vinyl, and other modern materials may be appropriate when they are used in the same way as traditional materials would have been used. This means that the shape, size, profile, and surface texture of alternate materials must exactly match historical practice when these elements were made of wood. Especially close attention must be paid to details such as cornerboards, window and door trim, soffits and eaves, and porch trim to ensure a correct match to traditional wood elements. Use of façade materials other than brick or wood requires review by the Architectural Review Board.
2. Exterior material selection shall be guided by examples given in the “American Architectural Precedent” section and in A Field Guide to American Houses.

3. Exposed concrete foundation walls are not permitted.
4. All exposed exterior chimneys shall be constructed of brick. Wood, artificial siding and stucco, as well as fireboxes that utilize cantilevered floor joist construction, are not permitted on chimneys.
5. Skylights must not be visible from the public right-of-way.
6. Historically, true divided-light wood window sash were the only ones available for multi-paned windows. Today most people prefer to simulate the divided-light look. However, great care must be taken to ensure that the divided-light look and the proportions of the window panes are correct. The only acceptable form of this window is one in which the glass panes have vertical proportions (height greater than width) and correctly-profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. In addition, there must be an offset between the upper and lower sash to give the window a double-hung appearance. No snap-in or flat muntins will be approved. New windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.
7. Another appropriate option is to use true wood or clad one-over-one windows. The window sash need not be operable if it correctly simulates a double-hung appearance.
8. When a window design has been selected for a building, the same design must be used on all elevations. Use of other window designs as "accent" windows must be appropriate for the architectural style of the building.



This historic true divided-light window illustrates correct vertical proportions for window panes.



Multi-family buildings often follow traditional architectural design practices.



This entrance serves multiple apartments and is clearly visible to pedestrians.

II. Multi-Family

A. Design

1. Buildings shall be in one of the architectural styles described in the “American Architectural Precedent” section of these standards. A building’s design must be derived from examples of traditional American architecture that was built in a scale appropriate to that of the proposed new building. High quality, simple designs are encouraged.
2. Building designs shall not mix elements from different styles. Designs must be accurate renderings of traditional historical styles. The number, location, spacing, and shapes of window and door openings shall be the same as those used in traditional historical styles.
3. Buildings that do not have individual entrances to residential units shall follow traditional practice by employing distinctive central entrances that facilitate pedestrian access.
4. Garages and outbuildings shall be clearly secondary in character, by means of a simplified design compatible with that of the primary structure. Garages may be attached or detached and must have single-bay doors no greater than ten feet in width.
5. Garage doors may not face toward the primary street.
6. Over-use of elements such as shutters, cupolas, and roof balustrades shall be avoided. Such elements may be employed only when they are common elements of specific architectural styles. When shutters are employed, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability.
7. Elements such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, basement window enclosures, and trash containers shall be designed and located so as to minimize their visibility and visual impact.

B. Form

1. Building forms shall follow forms depicted in the “American Architectural Precedent” section and in A Field Guide to American Houses. Building forms shall be appropriate for the particular architectural style being employed, as shown in the examples given in the sources cited above.

2. Massing of building forms (the way in which forms are fit together to create a complete composition) shall be consistent with traditional practice as depicted in the cited sources. Use of traditional "U," "E," and "H" shapes, which maximize admission of natural light to the building interior, is encouraged.

3. Orientation of main building facades, those with the primary entrances, shall be toward the primary street on which the building is located. When "U," "E," and "H" building shapes are used, entrances may also be on non-primary facades but must open onto courtyard areas that have sidewalks connected both to the internal system of walks and to walks along public streets.

4. All building elevations shall be designed in a manner consistent with the selected architectural style. Refer to Guiding Principle #1 regarding design of all elevations of a building. Random mixing of exterior materials shall be avoided.

5. Maximum building length should not exceed 160 feet unless otherwise found appropriate to the building design, context, scale and massing.

6. Particular attention shall be paid to correct proportions of building walls; gable and roof surface slopes; window and door openings; and window sash and glass panes. Proportions illustrated in the "American Architectural Precedent" and in the book A Field Guide to American Houses shall be observed.

C. Scale

1. New building designs shall exhibit the same sense of scale as was typical of the traditional architectural style selected for that building. Significant variance from traditional scale shall be avoided.

2. Building scale shall be controlled by careful attention to width of facades and to floor-to-floor heights on exterior walls. In general, the architectural styles selected as appropriate for New Albany are of modest or intimate scale rather than large or grand. In some cases, a larger scale for buildings designed in the Colonial Revival and Georgian Revival styles may be appropriate and will be considered on a case-by-case basis.



This U-shaped building has a landscaped courtyard to connect the building to the street.



Three story buildings are appropriate for townhouses and apartment buildings.



When a courtyard is located within the recessed wings of a building, the entire courtyard may be at least two feet above grade.

D. Height and Length

1. Building height may vary between a minimum of 1.5 and a maximum of three stories. In general, a minimum height of two stories is most appropriate for townhouse and apartment building types and is encouraged. The number of stories is measured above grade at the primary entrance to the building. Walk-out basements do not count toward height. All half-stories must have the appearance of being occupiable through the use of windows, dormers, or other architectural elements, unless otherwise appropriate for the proposed architectural style.

2. Entrances to the first floor of a building shall be a minimum of two feet above grade. In cases where a building has courtyards recessed within wings of the building, the entire courtyard may be placed at least two feet above the surrounding grade and entrances may be located at the grade of the courtyard.

3. The height of garages, wings, ells, dependencies, and similar portions of a building shall not exceed the height of the roof peak of the main portion of the building.

E. Materials

1. The materials of which new buildings are constructed shall be appropriate for and typical of materials traditionally used in the architectural style in which the building is constructed. In general, wood siding and brick are preferred exterior materials. The use of alternate materials such as hardi-plank, vinyl, and other modern materials may be appropriate when they are used in the same way as traditional materials would have been used. This means that the shape, size, profile, and surface texture of alternate materials must exactly match historical practice when these elements were made of wood. Especially close attention must be paid to details such as cornerboards, window and door trim, soffits and eaves, and porch trim to ensure a correct match to traditional wood elements. Use of façade materials other than brick or wood require approval by the Architectural Review Board.

2. Exterior material selection shall be guided by examples given in the “American Architectural Precedent” section and in A Field Guide to American Houses.

3. Exposed concrete foundation walls are not permitted.

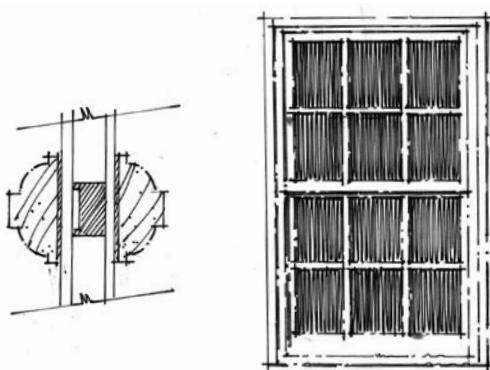
4. All exposed exterior chimneys shall be constructed of brick. Wood, artificial siding and stucco, as well as fireboxes that utilize cantilevered floor joist construction are not permitted on chimneys.

5. Skylights must not be visible from the public right-of-way.

6. Historically, true divided-light wood window sash were the only ones available for multi-paned windows. Today most people prefer to simulate the divided-light look. However, great care must be taken to ensure that the divided-light look and the proportions of the window panes are correct. The only acceptable form of this window is one in which the glass panes have vertical proportions (height greater than width) and correctly-profiled muntins with an internal spacer that gives the appearance of a muntin extending through the glass. In addition, there must be an offset between the upper and lower sash to give the window a double-hung appearance. No snap-in or flat muntins will be approved. New windows must be made of wood and may have either vinyl or aluminum cladding on the exterior.

7. Another appropriate option is to use true wood or clad one-over-one windows. The window sash need not be operable if it correctly simulates a double-hung appearance.

8. When a window design has been selected for a building, the same design must be used on all elevations. Use of other window designs as “accent” windows must be appropriate for the architectural style of the building.



Good quality new windows can simulate traditional through-the-glass muntins.



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PHOTO CREDITS & DRAWINGS

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