



NEW ALBANY, OHIO

VILLAGE CENTER RESIDENTIAL

DESIGN GUIDELINES & REQUIREMENTS

SECTION 2





Village Center Planning District

I. Overview

This section applies to all residential development within the Village Center of New Albany. New Albany adopted an updated Village Center Strategic Plan in March 2006. This document guides future development in the heart of New Albany and is available on compact disk, in print and online. Anyone considering new construction of any kind in the Village Center should consult the plan to ensure that a proposed development is consistent with plan requirements. Contact New Albany's Community Development Department for information about obtaining a copy of the plan.



Higher density development distinguishes the Village Center from other areas of New Albany.



Buildings in the Village Center are placed close to the street with parking at the rear.

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.

New Albany's zoning requirements have a significant impact on site design. Refer to New Albany's 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 in the Village Center.

1. Asphalt, brick, stone, or simulated stone driveway pavers are appropriate surfaces for driveways and parking areas.
2. Parking areas shall be located behind primary buildings, except in the case of single-family or two-unit driveways. Garages shall face the rear of lots. No garage doors may be visible from primary streets.
3. Alleys are required to provide access to Village Center residential properties. Alleys may be publicly dedicated and need to provide interconnectivity between properties. Private drives behind buildings must connect parking areas and provide shared/cross access agreements.
4. In addition to creating a setback, as defined in the Zoning Ordinance, a new building's site shall take account of the relationship established 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. For townhouses and apartment buildings, front setbacks should also be appropriate to the setting, building type, and architectural style.
5. 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.
6. Buildings should face onto open spaces and natural corridors. A road is often best used to create an edge along these spaces.



Alleys are an important design element in the Village Center to provide access from the rear of buildings.



Scale and setback are critical design elements for maintaining a compact and cohesive streetscape in the Village Center.



Public open spaces within the Village Center are an alternative to larger private yards typical elsewhere in the community.



Traditional American architectural designs and forms, including these vernacular buildings, provide inspiration for single-family homes in the Village Center.

II. Single-Family

A. Building Characteristics

The most common type of traditional American architecture is the single-family house. It has been built in a wide variety of designs over more than two centuries and has been expressed in many different styles. Most single-family houses, particularly those built in the traditional architectural styles that have been selected as appropriate in New Albany, shared some common characteristics: a well-marked entrance, often with some extra trim or architectural treatment; prominent windows, usually large in size and number but organized in specific ways that varied with style; sloping roof surfaces with integrated gutter and downspout systems; and character-defining elements that usually -- but not always -- placed the house in a particular architectural style.

Successful design of new single-family homes in New Albany will come from careful attention to design characteristics and stylistic elements. These features are well established in traditional American architectural styles, several of which have been selected as appropriate for new home construction in New Albany. See the section titled “American Architectural Precedent” for basic information about these styles, as well as *A Field Guide to American Houses*, which has been chosen as New Albany’s basic guide to architectural styles. Every designer or builder will find this book helpful and should obtain a copy. The following standards deal with design elements that are critical to successful design and suggest specific ways to approach new home design.

B. Design

1. Buildings shall be in one of the architectural styles described in the “American Architectural Precedent” section of these standards. This includes vernacular as well as high-style designs.

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.

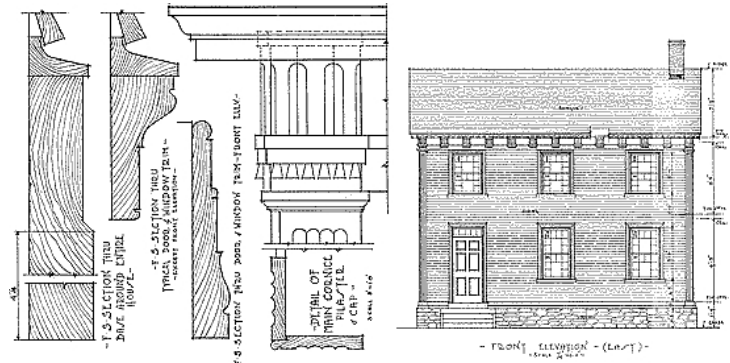
3. Garages and outbuildings shall be clearly secondary in character, by means of a simplified design compatible with that of the primary structure. Garages may be attached or detached and must have single-bay doors no greater than ten feet in width. Attached garages must maintain at least a ten-foot setback from all portions of the principal façade. No garage doors may be visible from the primary street.

4. Roof elements such as cupolas, dormers, and balustrades shall be avoided unless a specific architectural precedent calls for such elements. When they are employed in a design, the scale, materials, and details of such elements shall be in strict conformance with historical practice.

5. When shutters are employed, they need not be used on all elevations, but shall be used on all windows on an elevation. Shutters must be solid-paneled or louvered and, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability and full coverage of the window.

6. Primary entrances must face the street and must provide paved pedestrian access.

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.



Historic American Buildings Survey drawings often provide excellent detail about architectural features.



When utilizing historic architectural precedent in designing a new building, it is critical to pay attention to scale, proportion and detailing.



Primary building entrances must face public streets or open spaces.



These buildings are all different but they create a pleasant streetscape because they respect the scale and setback within the block.



This historic 2.5-story house exhibits four-sided architecture, orientation toward a primary street, and traditional form, height, and scale.



This 1.5-story New Albany home would be appropriate in form, size and scale for the Village Center.

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. Particular attention should be given to traditional massing of elements; roof forms and pitch; floor-to-ceiling heights; window patterns and designs; overall proportions; and the relationship of each part of the building to the whole and to the general symmetry of the design.

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.

4. All buildings shall be oriented toward the primary street on which the building is located.

5. 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 and architectural elements shall be avoided.

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 for single family homes may vary between a minimum of 1.5 stories and a maximum of 2.5 stories. The number of stories is measured at the primary entrance. A walk-out basement does not count toward the 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.

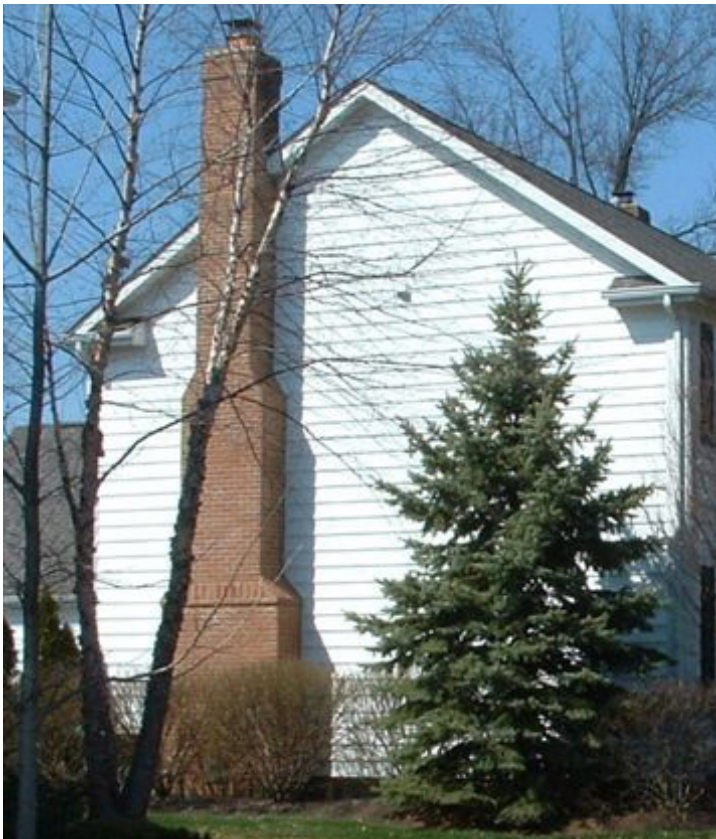
2. Entrances to the first floor of a building shall be a minimum of two feet above grade



Primary entrances must be at least two feet above grade.



Wood siding, here in the form of beveled siding with cornerboards, has long been traditional.



This new house illustrates a correct design for an exterior chimney.

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 the most appropriate exterior materials. Use of other façade materials requires approval of 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. True wood exterior siding and trim materials are most appropriate. The use of alternate materials such as vinyl, aluminum, 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.

4. Exposed concrete foundation walls are not permitted.

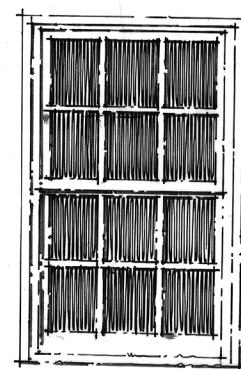
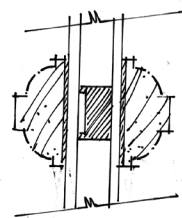
5. All exposed exterior chimneys shall be constructed of brick. Wood, artificial siding and stucco, as well as fireboxes that utilize cantilevered floor joist construction, are not permitted on chimneys.

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

7. 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.

8. 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.

9. 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.



Careful attention to traditional details such as windows is essential to good design.



Although the forms may vary, multi-family buildings usually have a strongly unified character.



Garages, wings, and outbuildings should always be secondary to the main structure.

III. Townhouses and 2-to-4-Unit Buildings

A. Building Characteristics

This section applies to townhouses (any size building) and 2-to-4-unit buildings with each unit having a separate entrance. The common building characteristics include shared party walls, distinct entrances, repetitive design features and greater density. Rowhouses are typically multi-story buildings, while a 2-to-4-unit building could be 1.5 stories in height.

B. Design

1. Buildings shall be in one of the architectural styles described in the "American Architectural Precedent" section of these standards. Examples of traditional designs for multi-family buildings, typically in a townhouse or rowhouse form, shall be followed.
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 and in traditional examples of this building type. Each individual unit must have its own entrance facing the street.
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. Attached garages must maintain at least a ten-foot setback from all portions of the principal façade. No garage doors may be visible from the primary street.
4. Roof elements such as cupolas, dormers, and balustrades shall be avoided unless a specific architectural precedent calls for such elements. When they are employed in a design, the scale, materials, and details of such elements shall be in strict conformance with historic practices.
5. When shutters are employed, they need not be used on all elevations. Shutters must be solid-paneled or louvered and, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability and full coverage of the window.
6. Front entrances of each individual unit must face the street and must provide paved pedestrian access.
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.

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. Particular attention should be given to traditional massing of elements; roof forms and pitch; floor-to-ceiling heights; window patterns and designs; overall proportions; and the relationship of each part of the building to the whole and to the general symmetry of the design.

3. All buildings shall be oriented 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 and architectural elements shall be avoided.

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 and height of 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.

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.



These historic buildings are both multi-family structures but have different basic forms.



Townhouses can be long buildings, but individual entrances and variation in detail provide visual interest.



These townhouses are 2.5 stories in height and illustrate the historic use of stucco as an exterior material.

E. Building Length and Height

1. Recommended maximum allowed building length should be 160 feet. Buildings should be appropriate in terms of scale and mass.
2. Building height for townhouses and 2-to-4-unit buildings vary between a minimum of 1.5 and a maximum of 2.5 stories, with a minimum height of two stories the most appropriate for townhouses. The number of stories is measured at the primary 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
3. 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.

F. Materials

1. The materials of which new buildings are constructed shall be appropriate for and typical of the architectural style in which the building is constructed. In general, wood siding and brick are the most appropriate exterior materials. Use of facade materials other than brick or wood requires 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. True wood exterior siding and trim materials are most appropriate. The use of alternate materials such as vinyl, aluminum, 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 historic 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.

4. Exposed concrete foundation walls are not permitted.

5. 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.

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

7. 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.

8. 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.

9. 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 modest two-family residence combines stone and brick as well as variation in window shape to create an interesting facade.



One-over-one windows are also appropriate for buildings in New Albany.



Apartment buildings can contain just a few units, or many as in this example of a historic Georgian Revival apartment building.

IV. Apartment Buildings

A. Building Characteristics

Traditional apartment buildings tend to differ from townhouses in several ways -- the individual living units are on a single floor even though the building is several stories high, and frequently the individual units do not have separate entrances at street level. These buildings can contain just a few units or many, but the scale and design elements should be carefully considered. Shared parking and pedestrian circulation areas are also typical of apartment buildings and are part of the overall development plan.

B. Design

1. Buildings shall be in one of the architectural styles described in the “American Architectural Precedent” section of these standards. Examples of traditional designs for apartment buildings, typically of greater than four units, shall be observed. Essential design elements include location and design of entrances, scale, and shared parking and circulation areas.

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 and in traditional examples of this building type.

3. Apartment 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. Attached garages must maintain at least a ten-foot setback from all portions of the principal façade. If garages are located completely behind principal buildings, garage doors may face the rear or side of the building. No garage doors may be visible from the primary street.

5. Roof elements such as cupolas, dormers, and balustrades shall be avoided unless a specific architectural precedent calls for such elements. When they are employed in a design, the scale, materials, and details of such elements shall be in strict conformance with historic practices.

6. When shutters are employed, they need not be used on all elevations but shall be used on all windows on an elevation. Shutters must be solid-paneled or louvered and, even if they are non-operable, they must be sized and mounted in a way that gives the appearance of operability and full coverage of the window.

7. Front entrances must face the street and must provide paved pedestrian access.

8. 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.



Apartment buildings typically feature one principal entrance as in this historic example.



This apartment building illustrates the use of wood balconies that contrast with the masonry walls.



Landscaped courtyards work well for both townhouses and apartment buildings.

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. Use of traditional “U,” “E,” and “H” shapes, which maximize admission of natural light to the building interior, are 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. The buildings should always address the primary street in a way that creates an active and appropriate Village Center streetscape.

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

5. 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.

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.

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 and height of 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 apartment building shows how an appropriately scaled portico can accentuate a single entrance.



The length of a large apartment building can be broken up through the use of recesses, courtyards, landscaping and architectural details.

E. Building Length and Height

1. Recommended maximum allowed building length should be 160 feet. Buildings should be appropriate in terms of scale and mass.
2. Building height for all multi-family buildings may vary between a minimum of 1.5 and a maximum of 3.5 stories. A minimum height of two stories is most appropriate for townhouse and apartment buildings. The number of stories is measured at the primary 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
3. 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.

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. Use of façade materials other than brick or wood requires 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. True wood exterior siding and trim materials are most appropriate. The use of alternate materials such as vinyl, aluminum, 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 historic 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.
4. Exposed concrete foundation walls are not permitted.

5. 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.

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

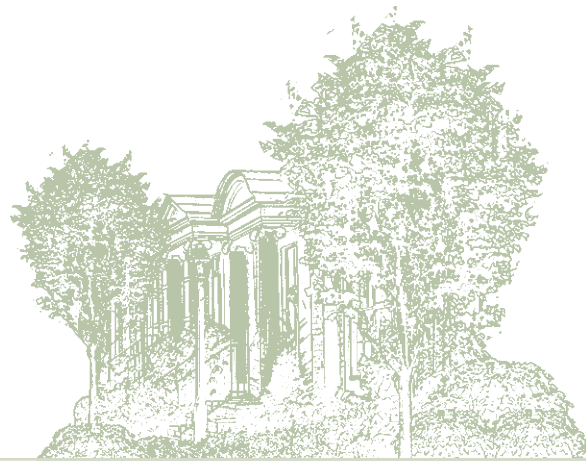
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8. Another appropriate option is to use true wood or clad one-over-one windows. The window sash need not be operable if it correctly simulates a double-hung appearance.

9. 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.



The use of stone quoins, window trim and gable detail gives this apartment house a formal character.



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PHOTO AND DRAWING CREDITS

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