



NEW ALBANY, OHIO

DESIGN PRINCIPLES & AMERICAN
ARCHITECTURAL PRECEDENT

DESIGN GUIDELINES & REQUIREMENTS

SECTION 1





The guiding principles for design in New Albany stress the importance of both architectural design and environmental setting.



Plan of the Village Center.

Introduction

These guidelines have been developed by New Albany to help ensure that our community enjoys the highest possible quality of architectural design. As growth and development continue, the guidelines will be useful in numerous ways – by showcasing good design principles; by explaining characteristics of the traditional American architectural styles that inspire our growth; and by suggesting best practices and appropriate steps to take so that new development will benefit the entire community.

Included here are both design and development guidelines and requirements. They are divided into eight sections, beginning with Section 1, which establishes the overall principles guiding design in New Albany. Section 1 applies to all development in New Albany. The following is a guide to the subsequent sections, to help you determine which section(s) applies to your specific development project.

Section 2 Village Center Residential –

For all residential properties within the Village Center, excluding isolated sites

Section 3 Village Center Commercial –

For all commercial properties within the Village Center, excluding isolated sites

Section 4 Existing Buildings –

For all existing buildings, excluding the Village Center and isolated sites

Section 5 Residential Outside Village Center –

For all residential new construction, excluding the Village Center and isolated sites

Section 6 Commercial Outside Village Center –

For all commercial new construction, excluding the Village Center and isolated sites

Section 7 Isolated Sites –

For all properties that are not visible from public roadways

Section 8 Civic and Institutional Buildings –

For all public buildings, including existing buildings and isolated sites

I. Guiding Principles for Design

The New Albany community, including elected public officials, property owners, developers, businesspeople and residents, recognizes that the desirability of New Albany as a place to live, work and invest is directly related to the quality of its built environment. Focus group interviews repeatedly reinforced the strong belief that the best way to maintain and increase property values is to continue the design review process that has been successful so far and to refine it, as necessary, to address the multiple development scenarios that exist in New Albany today. The following guiding principles grew out of the interview process and were ideas that were discussed by many of the people that were interviewed.

A. Four-sided architecture will be the standard throughout New Albany. This principle relates to the fact that every elevation of a building is important in terms of design, materials, patterns of windows and doors, and details.

Every elevation of a building should be carefully designed, although not all elevations must be the same. Special attention should be given to the principal elevation, which is likely to have more detail than secondary elevations. There should not be any blank elevations on principal structures. Special attention should be given to the use of materials on all elevations to avoid a common practice in many communities of using one material on the façade and other materials on the remaining elevations. Color is also an important aspect of design in New Albany, and for buildings based on the precedent of American architectural styles, the historic color palettes issued by nearly every major paint company should be used for guidance. The use of colors that are not consistent with American architectural precedent requires review and approval by the Architectural Review Board.

B. Design of new buildings in New Albany will be based on the precedent of American architectural styles.

New Albany has made the decision to encourage design based on several traditional American architectural styles, specifically those described in the section on “American Architectural Precedent.” This decision is based on the philosophy that these styles work together to create a high-quality physical environment, and that they have helped to define the character of New Albany, which is strongly differentiated from other Central Ohio communities. It should be noted that there are cases where divergence from American architectural styles may be appropriate, such as on large isolated sites, new suburban commercial development, or in cases of previously existing buildings.



Four-sided architecture refers to the consistent use of materials and design elements on all sides a structure, avoiding blank walls.



American architectural history is rich with design precedents appropriate for New Albany.



New Albany places a high value on walkability, access, and connections between different parts of the community.



Parking areas and garages should be screened and placed in inconspicuous locations.



Preferred building materials are brick and wood in New Albany.

C. Development in New Albany will be pedestrian-friendly.

New Albany places a high value on making the community pedestrian-friendly so that people are not entirely dependent upon automobiles. A pedestrian-friendly environment encourages more social interaction, provides greater mobility for children and those who do not drive, creates opportunities for recreational exercise, and contributes significantly to the overall quality of life in the community. Pedestrian-friendly buildings, streetscapes, and leisure trails are a priority in New Albany.

D. New development will provide connectivity to existing developed areas through streets, sidewalks, and leisure trails.

As New Albany continues to grow, connectivity is an important issue. Rather than isolated developments, New Albany is committed to having a community that is connected through a system of streets and sidewalks in residential areas and leisure trails connecting the various neighborhoods and areas of the community. This connectivity is a key to mobility that encourages a variety of transportation modes – automobiles, walking, bicycles – and increasing opportunities for recreational activities.

E. Parking areas and garages will be screened with landscaping and placed in locations to minimize their visual impact.

Although automobiles are essential to those living and working in New Albany, the design of the built environment is centered on people and not automobiles. Therefore all development will be expected to minimize the visual impact of cars through a combination of garage location and landscaping or other screening methods. Garage doors should not be on primary facades of buildings, nor should they face directly on a public street.

F. New Albany development will utilize authentic and high-quality building materials.

The quality of the architecture in New Albany is directly related to the use of building materials, with brick and wood preferred. These materials are typical of the historic architectural styles highlighted in the “American Architectural Precedent” section of the design standards. The use of other materials, where noted in subsequent sections, requires review and approval by the New Albany Architectural Review Board.

G. The design of buildings in New Albany will include attention to details and ornamentation consistent with the precedents of American architectural styles.

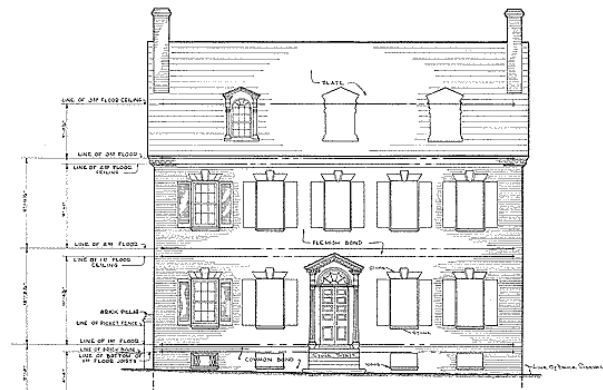
American architectural styles are described in the design guidelines, with additional information included at the end of this section. Great care should be taken to not mix elements from different styles or to try to produce elaborate ornamentation on a shoestring budget.

H. Development in New Albany will be designed to include street trees, landscaping, and public open space to enhance the quality and character of the built environment.

The distinctive character of New Albany is due to a combination of architecture and the physical environment. The creation of open spaces, both natural and landscaped, as well as the planting of street trees and other private landscaping, create a backdrop for the variety of buildings that have been and will continue to be constructed in New Albany. Over time, this physical environment will improve, as trees grow larger and green spaces enhance the visual connectivity among the various neighborhoods and areas of New Albany.

I. Development in New Albany will recognize the importance of long-term stewardship of the community's natural and historic resources and natural areas; woodlands and wetlands should be respected and preserved as a contributing element to development in New Albany.

Although much of New Albany was developed within the past two decades, the community has both historic resources and a rich variety of natural areas, including woodlands and wetlands. These areas should be protected and enhanced as future development occurs, because they are important to the quality of life in the community. Sustainability is another aspect of this stewardship. Ongoing development should consider green design, energy efficiency, and LEED-certified design.



The Historic American Buildings Survey (HABS) is a rich archive of information about details appropriate to various historical styles.



New Albany values the preservation of natural landscape features.



Abercrombie and Fitch's contemporary building is a good example of design flexibility on a large isolated site.

J. Design of new buildings on isolated sites and additions to existing buildings will respect the physical context of location.

Existing buildings and isolated building sites provide the opportunity for more flexibility in design in New Albany. Those buildings that existed prior to the creation of the Architectural Review Board, or building lots located within areas where there are a number of existing buildings, will not necessarily be expected to follow the American architectural precedent described in these standards. Greater attention should be given to the physical context of location so that the design is compatible with its neighbors. Large, isolated sites, where buildings are not visible from the public right-of-way or from neighboring properties, have the greatest flexibility with regard to architectural design, as the resulting design will not have any visual impact on its neighbors.

II. American Architectural Precedent

The original design standards for New Albany stated "Building design shall be based on traditional American styles found in the Field Guide to American Architecture, excluding 20th century." These standards were amended in 2004 to give more flexibility with design to individual lots of record that existed prior to 1990, recognizing that there are existing buildings that may not strictly meet the new standards.

A review of traditional American styles prior to the 20th century was undertaken as part of the development of the following standards. It became apparent that the diversity of American architecture, especially early regional vernacular architecture such as Spanish Mission style from the southwest, would not be appropriate for design precedent for New Albany. As a result, the standards have been revised to include specific American architectural styles that should be used for precedent. A brief discussion of each style, its character-defining features, and photographic examples of each is included. The selected architectural styles span a period of approximately two hundred years. While they differ in many ways, there are certain common characteristics shared by these styles. They are all highly-ordered with a certain formality to the design; utilize traditional building forms -- mainly with hipped or gabled rooflines; have detailing influenced by classical architecture; and provide opportunities for stylistic variations within each style.

Since the buildings of New Albany will vary in terms of scale and level of detail, it is important to recognize that certain styles will necessarily cost more to build. It is better to build a modest building, following a simpler vernacular form and to do it well, than to be overly ambitious with the

result being a poorly-executed Georgian Revival interpretation. Mixing and matching elements from different styles is strongly discouraged, as the resulting design will not be successful. Contemporary interpretations of these designs – especially in the category of vernacular building types – are not excluded and may be considered.

A. Georgian (18th Century)

Georgian architecture in the United States is an 18th century style. As such, there is no true Georgian architecture in Ohio, as the state was settled after the Georgian style was falling out of favor and the Federal style was beginning its period of popularity. There are, however, excellent examples of Georgian architecture in New England, Middle Atlantic states, and less frequently in the deep South. The style was virtually non-existent west of the Allegheny mountains.

Georgian architecture is named after the architecture that was popular beginning with the reign of King George I in the early 18th century and ending with King George III at the end of the century. American examples are directly influenced by those found in England and it was a dominant style in English colonies.

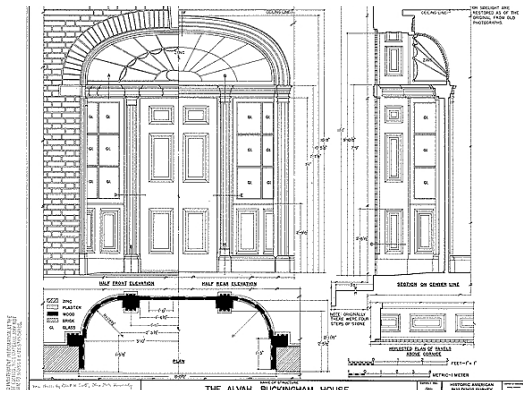
Fine examples of American Georgian architecture can be found in wood frame, brick, and stone and in houses that can range from one to three stories in height. The New England expression of Georgian was frequently constructed in wood frame – a readily-available building material – with a central chimney that helped warm the entire house. The availability of clay throughout the Middle Atlantic and Southern states made brick a common building material. These examples tended to have exterior chimneys and frequently had separate summer kitchens to keep houses cool during the hot summer months. Stone examples can also be found in the Middle Atlantic states but are much less common elsewhere. The Georgian style was utilized for houses, churches, and public buildings. It has a high degree of detail, and fine craftsmanship was essential.

Character-defining features of American Georgian include:

- Formal symmetry
- Three - and five-bay facades most common
- Gable or hip roofline
- Entrance with pediment and entablature and paneled door
- Divided light, 6/9, 9/9 and 12/12 multiple-pane windows
- Cornice with dentils and modillion blocks
- Pilasters and corner quoins also common
- Gabled roof dormers in some cases



These examples of Georgian houses illustrate the various materials and level of detail found in this historic style.



B. Federal (1780-1830)

The Federal style began its period of popularity with the formation of the new American republic. It is the first of America's architectural styles that was built in Ohio, which was just being settled in the early 19th century.

Federal architecture was adapted to all types of buildings – single-family homes, rowhouses, commercial buildings, and public buildings. Like the Georgian style, Federal architecture is formal and balanced in design, with classically-inspired detailing. Federal style buildings were typically built in brick and stone, although frame examples were common in New England. If constructed in brick, Flemish bond was a common bonding pattern. Federal style buildings share many characteristics with the earlier Georgian style, such as an emphasis on proportion and symmetry, although the detailing tends to be less robust. In high-style examples, the entrances are detailed with semi-circular or semi-elliptical fanlights above the door, rather than pediments and pilasters of the Georgian style.

Character-defining features include:

- Formal symmetry
- Three - and five bay facades most common
- Central entrance on five-bay facades, but off-center on three-bay facades
- Fanlight entrance, with or without sidelights
- Gable roofline, with center or end chimneys
- Divided light, 6/6 multiple-pane windows, narrow muntins
- Flat lintels or lintels with keystone (constructed in stone)
- Modest cornice detailing
- Roof dormers less common



One of the distinguishing features of a high-style Federal house is a fanlight entrance.



This example of high-style Greek Revival architecture features a two-story portico and entrance with transom sidelights.

C. Greek Revival (1820-1860)

Inspired by the struggles of Greece against its rival Turkey during the early 19th century, the United States became intensely interested in the ancient culture of Greece's early democracy. The popularity of the Greek Revival style overlapped with the Federal style in many places, including Ohio. Greek Revival is a formal style with classically-inspired detailing. One of the major differences is that arches are never found on Greek Revival architecture, as the arch was unknown to the ancient Greeks. It was later developed by the Romans and adapted to domes and vaults in their architecture.

The popularity of Greek Revival spread rapidly because of the production and wide distribution of builders' guides. These books, written by Asher Benjamin and Minard Lafever, among others, gave carpenter/builders the information they needed to

produce handsome Greek Revival buildings. Proportion and classical detailing were highlighted in these publications. High-style examples can be found in frame, brick, and stone. In addition to houses, many early churches and public buildings employed this style.

In Ohio, fine examples of Greek Revival architecture can be found throughout much of the state.

Character-defining features of Greek Revival include:

- Formal symmetry, with 3-bay or 5-bay facades, or
- Temple-front form with a two-story portico and gable end facing the street
- Gabled rooflines
- Cornice with returns
- Entrance with transom and sidelights
- Columns or pilasters flanking the entrance
- Wall pilasters
- Divided light, 6/6 multiple-pane windows

D. Colonial Revival (1880s to present)

The Colonial Revival style began its period of popularity in the late 19th century. Inspired by the nostalgia for our past – especially after the 1876 Philadelphia Exposition and the 100th anniversary of U.S. independence – architects and builders freely interpreted our early architecture. These buildings tended to select features from earlier architecture but typically paid less attention to scale and proportion than their earlier counterparts. There was tremendous variety in Colonial Revival architecture in scale, level of detail, and interpretation of elements. The style remained popular for decades and Colonial Revival homes are located in many older first-ring suburbs in cities throughout the country. In fact, many post-World War II houses exhibit Colonial Revival characteristics.

Character-defining features of Colonial Revival include:

- Regular forms
- Symmetrical facades
- Emphasis on front door – fanlights common
- Gable or hip rooflines, gambrel roofline on Dutch Colonial Revival
- Roof dormers are common
- Front porches with single or multiple grouped columns
- Balustrades on roofs and porches
- Divided light, multiple pane windows – sometimes in pairs
- Palladian and bay windows common
- Frame construction very common



These examples of Colonial Revival architecture illustrate the different roof shapes and entrance details that characterize the style.



E. Georgian Revival (1900-present)

The Georgian Revival grew in popularity at the turn of the 20th century. While it shared many characteristics with the Colonial Revival, the Georgian Revival examples tend to be grander, more historically accurate interpretations of 18th century architecture. Examples can be found throughout most middle to upper class neighborhoods, especially during the first several decades of the 20th century. Brick, stone, and wood frame are all appropriate building materials, and slate was the most common roofing material.

Character-defining features:

- Formal symmetry
- Central entrance with broken pediment or elaborate architrave
- Gable or hip roofline
- Roof dormers with classical detail used occasionally
- Cornice with dentils and modillion blocks
- Quoins and beltcourses
- Divided light, multiple pane windows
- Shutters used occasionally



These examples of Colonial Revival architecture illustrate the different roof shapes and entrance details that characterize the style.



This simple vernacular home demonstrates that simplicity in form, materials and design can give a house timeless quality.

F. Vernacular

The term “vernacular” architecture is used to describe buildings of the past that were constructed by builders or craftsmen, rather than designed by architects. They follow traditional forms and methods of construction; can be found with regional variations depending on available materials and local building tradition; and are simple in design with little extraneous ornamentation. While these buildings can be simple and straightforward, they can also be quite elegant if the scale, proportions and individual features are compatible and well-executed. They frequently had one or just a few elements of a specific architectural style but lacked the whole composition that would place them in a particular stylistic category. Houses, commercial buildings, barns, and outbuildings are all building types that could use vernacular forms for inspiration.

1. Rectangular Form Houses

This building form, which appeared throughout the Midwest for most of the 19th century is an excellent model for affordable contemporary houses. The simplicity of form, symmetrical pattern of windows and doors, and quality materials contribute to the classic appeal of these modestly-scaled buildings. While typically rectangular in form, many of these houses also had wings that were perpendicular to the main block of the house, creating an L-shaped building. Constructed most often in wood or brick, in some areas stone examples can be found. Gable rooflines are almost universal, as are divided light multiple-pane windows. Chimneys

are usually located at the gable ends. Cornice returns and transoms over front doors are other common features.

Another variation of this form is a rectangular building, with the gable end facing the street and a one-story wing. Sometimes referred to historically as an upright-and-wing, this style was popular in the New England states and in Ohio's Western Reserve in northeastern Ohio.

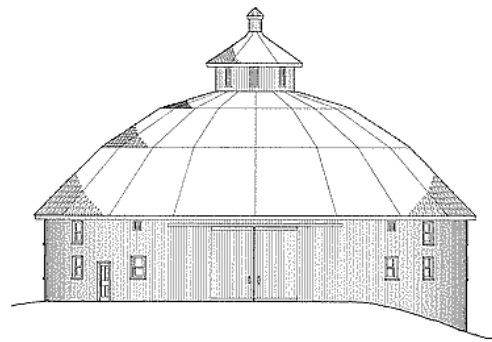
2. Barns

Ohio has a rich tradition of barn design, as early settlers came to Ohio from New England, the Middle Atlantic states and Virginia and other southern states during its formative period. All of these areas had traditions of barn building that appear in various areas of the state. Barns are most commonly braced wood frame construction with exterior wood siding – vertical siding is the most common. Gable and gambrel rooflines are both common, as are stone foundations. Variations include rectangular bank barns, which were constructed into a bank of earth creating access on two levels; cross-gable barns, which were L- or T-shaped in plan; and round or octagonal barns, which were elegant and fairly rare variations that became popular during the mid-19th century. Slate and standing seam metal were the most common roof materials. Openings were frequently louvered to allow air circulation or tended to be small if in the form of windows.

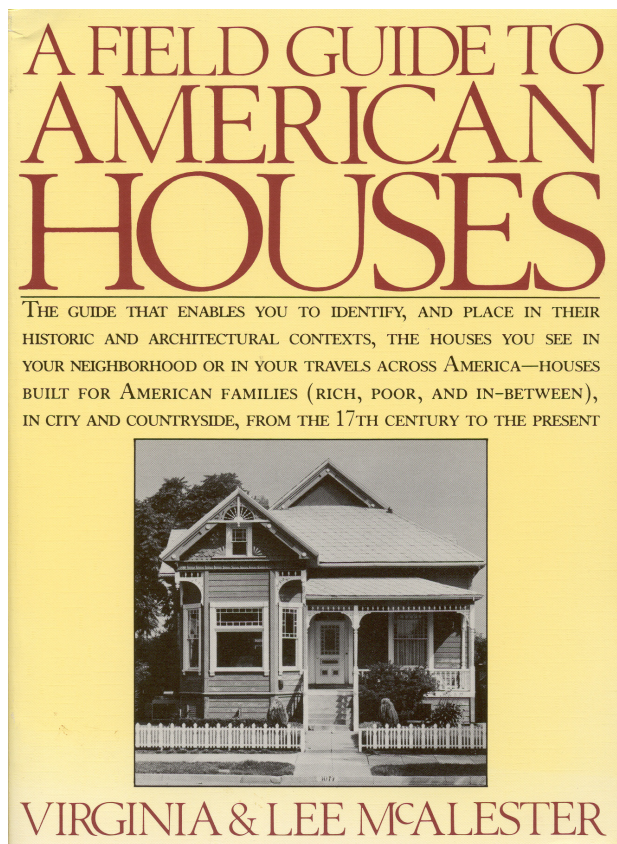
Smaller-scaled outbuildings – smokehouses, summer kitchens and springhouses were also common in rural areas. These building types could be easily adapted for use as outbuildings (garden sheds, poolhouses, and so on) for today's homes.

III. Sources of Additional Information

In order to assist property owners, architects, builders, and developers in learning more about the topic, the following sources provide additional information. This is not a comprehensive list, and you may be aware of excellent sources that are not listed here. However, this edited list provides guidance, and all the sources are easily available.



Barns are a rural building type that can be found in many different forms, which may provide inspiration for use in some areas of New Albany.



While there are many books about American architectural history, those listed here are excellent resources for learning more about design elements of various architectural styles.

A. Publications

Katz, Peter. *The New Urbanism: Toward an Architecture of Community*. New York: McGraw-Hill, Inc., 1994. Although “new urbanism” takes many architectural forms, the philosophy of creating communities with well-designed buildings, public spaces and connectivity is relevant for New Albany.

Kimball, Fiske. *Domestic Architecture of the American Colonies and of the Early Republic*. New York, Dover Publications, Inc., original copyright, 1922. This is one of the classic early studies of American architectural history, undertaken by an architecture professor at the University of Virginia.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 2005. This is an excellent publication that has numerous photographs and line drawings of details of American architectural styles.

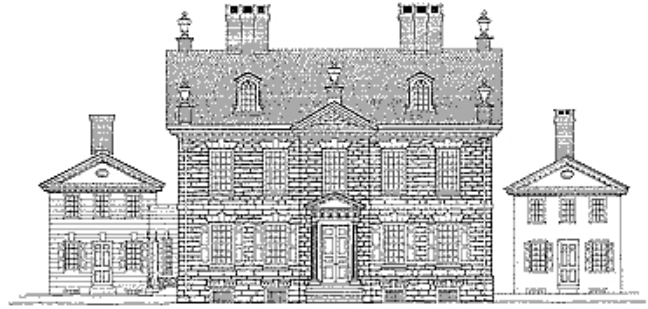
Rifkind, Carole. *A Field Guide to American Architecture*. New York: New American Library, 1980. An older version of an architectural history book, it focuses mainly on residential architecture.

The Architectural Treasures of Early America. The National Historical Society, 1987. A sixteen volume set based on material originally published as “The White Pine Series of Architectural Monographs” edited by Russel F. Whitehead and Frank Chouteau Brown. The collection of drawings and photographs is part of the research and reference collection of The American Institute of Architects, Washington, D.C.

Versaci, Russell. *Creating a New Old House: Yesterday's Character for Today's Home*. Newton, Connecticut: The Taunton Press, 2003. This is an excellent publication by the American Institute of Architects that shows how to create a new house with the scale, design and attention to detail found in historic homes. Regional examples are included, but all follow the same eight “Pillars of Traditional Design” outlined in the book.

B. Websites

http://memory.loc.gov/ammem/collections/habs_haer/ Founded in 1933 as a “make work” project for unemployed architects, the Historic American Buildings Survey (HABS) sent teams of architects throughout the United States to research, photograph, measure and record historic architecture. The Historic American Engineering Record (HAER) was established in 1969 to document engineering works such as bridges, canals, and industrial complexes. Through the Library of Congress, these files are now available to the public through the internet, and photographs and drawings can be downloaded.



The drawings and photographs maintained by the Historic American Buildings Survey (HABS) can be downloaded from the HABS website.

C. Library Resources

New Albany Resource Library

New Albany is developing a resource library that includes publications, samples of materials, and information on appropriate windows, doors, exterior materials, architectural trim and other building components. Contact New Albany’s Community Development Department for information about library hours and use policies.

Sahli Collection, New Albany Public Library

The Sahli Collection includes materials on architecture, planning and urban design and may provide useful research information for projects in New Albany.



Architrave

IV. Glossary of Terms

Architrave: In classical architecture, a horizontal element resting on columns or piers; in current usage, the trim elements around window and door openings.

Baluster: Vertical member, usually of wood, which supports the railing of a porch or the handrail of a stairway.

Balustrade: Railing or parapet consisting of a hand-rail on balusters; sometimes also includes a bottom rail.

Bay: 1) A spatial structural unit of a building facade; 2) A structure protruding out from a wall.

Beveled siding: Tapered wood siding that overlaps for weather protection. It is applied horizontally to buildings of frame construction.

Clapboard: Large wood boards which taper slightly (they are a type of beveled siding) so they overlap and lie flat; applied horizontally on buildings of frame construction.



Mullions



Pediment

Column: A post found on storefronts, porches, and balconies; may be fluted or smooth, round or square.

Cornerboard: A board used to cover the exposed ends of wood siding to give a finished appearance and make the building watertight.

Cornice: The projecting uppermost portion of a wall, often treated in a decorative manner with brackets.

Dormer: A structural extension of a building's roof, intended to provide light and headroom in an attic space; usually contains a window or windows on its vertical face.

Double-hung Window: A window with two balanced sashes, with one sliding over the other vertically to open.

Eaves: The lower portion of the sloping surface of a roof, especially the part that overhangs the building's wall.

Facade: The “face” of the building; usually refers to the main side of the building, though it can be applied to all sides.

Gable: The end of the building where the wall area is defined by the shape of the roof, with a triangular shape being the most common. A gambrel or double-pitch roof forms a non-triangular gable.

Glazing: Glass fitted into windows or doors.

Hipped Roofline: A roof formed by four angled roof surfaces.

In-Kind: Replacement of one element of a building with another of the same material, design, size, and appearance.

LEED: Leadership in Energy and Environmental Design. Certification granted by the U.S. Green Building Council to encourage “green” design. It is the recognized standard for energy efficiency and sustainability

Light: A single window pane or glazing unit.

Mullion: A vertical piece that divides window sash, doors or panels set close together in a series.

Muntin: The pieces that make up the small subdivisions in a multiple-pane glass window.

Pediment: The triangular face of a roof gable; or a gable which is used in porches, or as decoration over windows, doors, and dormers.

Pilaster: A flat pier which is attached to the surface of the wall and has a slight projection; the pier may be given a base and cap, and may be smooth or fluted.

Portico: An entrance porch, usually supported by columns and sheltering only the entry.

Quoins: Oversized rectangular blocks (or wood simulating blocks) that typically appear at the corners of buildings.

Return: The continuation of a projection or cornice in a different direction, usually around a corner at a right angle.

Sash: The framework of the window that supports the glass. Sash may be fixed, sliding, hinged, or pivoted.

Sill: The framing member that forms the lower part of a window or door opening.

Setback: The distance between the property line of a land parcel and the facade of a building.

Shutters: Shutters should be sized so they would cover the window entirely if closed. Shutters are usually mounted on hinges attached to the side of the window opening.

Sidelight: A glass panel, usually of multiple panes, to either side of a door; often used in conjunction with a transom.

Soffit: A flat wood member used as a finished undersurface for any overhead exposed part of a building, such as a cornice. Commonly found on the underside of the eaves.

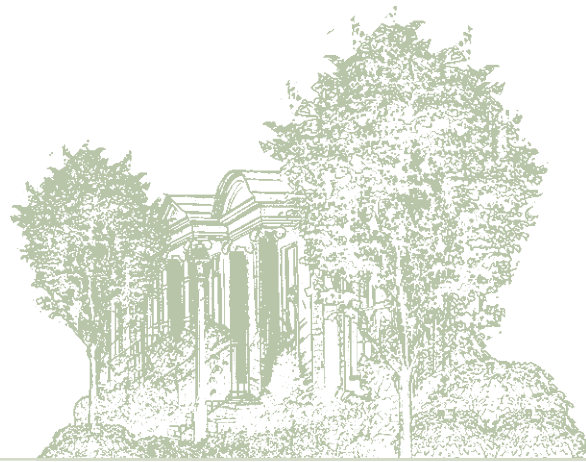
Transom: A glass panel, either fixed or moveable, which is placed over a door or window to provide additional natural light to the interior of the building. Used on both residential and commercial buildings.



Quoins



Entrance with transom and sidelights



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