



NEW ALBANY, OHIO

EXISTING BUILDINGS

DESIGN GUIDELINES & REQUIREMENTS

SECTION 4



I. Overview

This section applies to all existing buildings in New Albany, excluding those in the Village Center or those that qualify as Isolated Sites. Many buildings have been standing in New Albany for a long time. Outside the Village Center, existing buildings are almost entirely residential, mainly single-family houses. They vary in age from the 19th century on up to the 1950s and later and include many different designs and building types. Existing buildings within the Village Center and those on isolated sites should follow the standards in their respective sections of the Design Guidelines and Requirements.



The key to sensitive renovation of existing buildings, including additions and construction on existing developed sites, is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures.



These photos illustrate the variety of existing buildings in New Albany, which date from the mid-19th to the late 20th centuries.

I. Residential and Commercial Buildings

A. Site Characteristics

1. All construction shall observe the setback appropriate for the streetscape and the context of the existing building(s) on the property and nearby.
2. Primary entrances to commercial buildings shall be located on primary facades, which are those facing the public streets.

B. Building Characteristics

1. Additions, accessory structures and building modifications shall observe and respect the design elements of the existing building(s) on the site; and shall employ the same or similar design elements, including but not limited to roof shape, exterior surface materials, roof materials, windows, doors, and architectural style, details, or trim.
2. New construction shall employ similar form, scale, height, and massing as in the existing building(s) on the site; except that the new building may be required to be of larger or smaller size than the existing in order to create a building appropriately in scale with surrounding buildings. New construction should not employ elements in a way that is significantly at variance with the predominant character of the site or that would have a negative impact on its physical context.
3. Additions, accessory structures and building modifications shall be designed in a way that does not obscure, destroy, or otherwise compromise the character and design of the existing building(s) on the site.
4. Additions, accessory structures, and building modifications shall employ similar materials to those that predominate in existing structures or that are consistent with the character and architectural style of the original building design.
5. Removal of incompatible later additions and materials is acceptable.
6. Residential buildings converted to commercial uses shall retain their residential character, by means of retention of front yard spaces, front entrances, porches or other decorative features and minimal changes to the architectural character of the building. All signage should be scaled appropriately.



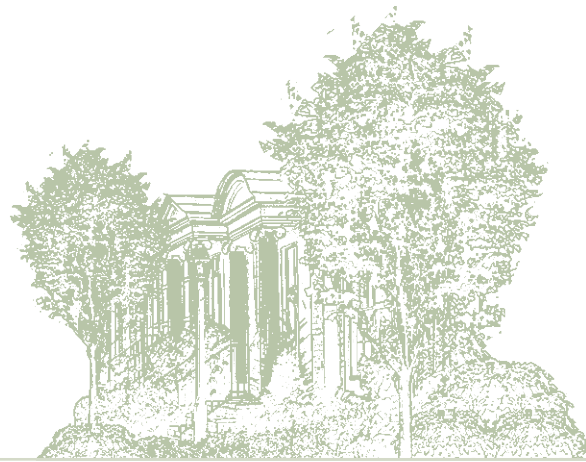
Commercial entrances should face the primary street, to encourage pedestrian activity.



Additions should be located to the rear of a building and be secondary in scale and design elements.



Residential buildings can be converted to commercial uses but they should retain the residential character and design elements.



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PHOTO AND DRAWING CREDITS

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