Design Guidelines - New Construction

N1 New construction should be designed in a manner representative of its own time, rather than as an imitation of some historic design. New design should be compatible with and enhance the nature and character of the historic district, not mimic historic buildings. Avoid replicating styles of older periods.

This new building successfully blends with its East Main Street surroundings in its scale, massing, materials and lot location.

N2 New construction should relate in overall height and width to that of adjacent and surrounding structures. It should generally average the height and width of adjoining buildings, as well as those across the street (if applicable). Avoid new construction that varies too greatly in height or width from historic buildings in the vicinity.

N3 New construction should relate to the scale of surrounding historic buildings. Avoid new buildings that violate the scale of the neighborhood in height, width, proportion or massing.

N4 New construction should incorporate similar massing to that found in surrounding historic buildings. Avoid monolithic forms that are not relieved by variations in massing.

N5 The vertical, horizontal or non-directional façade features of new construction should reflect that seen in surrounding buildings. Avoid any strongly horizontal or strongly vertical façade expressions unless the character of the area strongly suggests it.

N6 New construction should conform to the established setback of buildings adjacent to and surrounding the site. Avoid violating the existing average setback by placing buildings in front of or behind the existing setback.

N7 The roof forms of new construction should relate to the shape of roofs on surrounding historic buildings. Consider using roof materials and colors found in the vicinity to make the new building more compatible. Avoid introducing roof shapes not already found in the district.

N8 New construction should reflect the rhythm and ratio of openings (window and door) to wall surface found in adjacent and surrounding historic buildings. Carefully consider the placement of openings, either symmetrically or balanced asymmetrically, on the façade of new structures. Avoid façade patterns that are incompatible with the rhythm of openings established by surrounding structures, or have markedly different solid-to-void ratios.

N9 The entries used in new construction should reflect the sense of entry found in surrounding historic buildings. Entrances and porch projections should maintain the rhythm established by surrounding buildings. Avoid facades that do not have a strong sense of entry.

N10 New buildings should maintain the rhythm of spacing of existing buildings on a street. The relationship of a building to open space between it and other buildings should be visually compatible with its surrounding.

N11 New buildings should reflect the orientation of surrounding historic buildings. Avoid siting new buildings at odd angles on a lot unless the historic district is characterized by such sitings.

N12 New materials should be of the same quality as those used on surrounding buildings. New buildings should be faced with traditional materials found in the district, such as brick, limestone, and wood siding. The colors and textures used on new buildings should also reflect colors and textures found on nearby historic buildings.

N13 New construction should utilize floor-to-floor heights similar to those found in adjacent historic structures.

N14 In commercial buildings, maintain the distinction between first and upper floors.

The details on this parking garage, such as the arched 'window' openings and the cornice details, help tie it to its historic neighbors on State Street.

N15 In commercial districts, incorporate set-back upper stories if a height is needed that exceeds the established cornice line.

N16 In residential districts where porches are prevalent and a character-defining feature, the design of new construction should incorporate porches. New porches should be compatible with the form, scale and detailing of surrounding historic porches.

N17 Ornamentation that contributes to the rhythm and alignment of the surrounding range of buildings should be considered.

N18 Do not demolish contributing buildings within a historic district to make way for new construction.

N19 Parking for new structures should generally be located behind the building and be accessed via an alley.

N20 Design new garages and other accessory structures so they complement the scale, setback, roof form, design and materials of the primary building and surrounding secondary structures.

N21 Site new garages adjacent to alleys where possible. Where no alleys exist, site new garages to the rear of the property behind the primary structure.

N22 New construction projects should be planned so as to minimize the disruption to the site, to avoid unnecessary destruction of unknown archaeological features or mature vegetation.

N23 Respect historic view sheds.

N24 New construction must comply with all applicable City of New Albany zoning and building regulations.

Old St. Mark's Church, Sunday School and Parsonage on East Spring Street.