

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, although contemporary interpretations of traditional designs may be appropriate.



Although larger in scale than most of the nearby historic homes, this multi-family structure utilizes changes in the roofline and multiple façade planes to break up that massing.

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. If a larger footprint is needed, the new structure should be visually “broken down” through changes in design features to suggest the traditional scale.

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. Open spaces, window and door openings, and projections such as porches all are features that will impact massing.

N5 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.

N6 The proportions of openings in new construction should be visually compatible with those used in adjacent and nearby historic buildings. Windows with a vertical emphasis are encouraged: a general rule is that the height of the window should be equal to twice the width.

If a larger window is needed, consider combining sets of vertically-proportioned windows.

N7 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 surroundings. Site features such as walls, fences or landscape masses that characterize a district help to create a visual wall of continuity between structures should also be considered and reflected with the design of new construction.

N8 The entries used in new construction should reflect the sense of entry found in surrounding historic buildings. Porch projections and entries – either recessed or flush – should maintain the rhythm established by surrounding buildings. Avoid facades that do not have a strong sense of entry.

N9 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. New materials that are similar in character to traditional materials may be acceptable with appropriate detailing, but vinyl siding is generally not appropriate for use in new construction in New Albany's historic districts. The colors and textures used on new buildings should also reflect colors and textures found on nearby historic buildings.

N10 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.

N11 New construction should conform to the established setback of buildings adjacent to and surrounding the site. Avoid positioning new buildings in front of or behind the average setback.

N12 New buildings should reflect the orientation of surrounding historic buildings. Avoid positioning new buildings at odd angles on a lot unless the historic district is characterized by such lot positioning.



The palette of materials used for the new mixed-use building on the left, along with details like the cornice height, were designed to help it complement the historic Second Baptist Church next door.

N13 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.

N14 New construction should utilize floor-to-floor heights similar to those found in adjacent historic structures. Foundation heights should also reflect surrounding historic buildings: if built on a slab with no visible foundation, new construction will appear shorter and out of scale with nearby structures.

N15 In commercial buildings, maintain the distinction between first and upper floors. The first floor on the primary elevation should be largely made up of transparent glass, while the upper floors should generally be perceived as being more opaque.



Located on a prominent corner in the East Spring Street Historic District, this duplex was designed to have a similar scale and presence to the home that was previously here but was destroyed by fire.

N16 In commercial districts, incorporate setback upper stories if a height is needed that exceeds the established cornice line. Taller buildings should step down toward lower-scaled neighbors.

N17 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, although this detailing may be simplified.

N18 Ornamentation that contributes to the rhythm and alignment of the surrounding range of buildings should be considered, although this detailing may be simplified. The general positioning of horizontal features such as cornices, windows, porches, or the top of storefront display windows in new construction should reflect that seen in adjacent historic structures.

N19 If multiple adjacent lots are to be developed with new structures, variations in design and details among the individual buildings should be utilized to avoid a cookie-cutter appearance.

N19 Do not demolish contributing buildings within a historic district to make way for new construction.

N20 Parking for new structures should generally be located behind the building and be accessed via an alley.

N21 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.

N22 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.

N23 New construction projects should be planned in a manner to minimize the disruption to the site, to avoid unnecessary destruction of unknown archaeological features or mature vegetation.

N24 Respect historic view sheds.



The scale, roof shape, window proportions, and front porches of these two new homes all help them to fit in with the nearby historic structures.

N25 New construction must comply with all applicable City of New Albany zoning and building regulations.



*New Albany
Carnegie Library
under
construction, 1903.*

*From the collection
of the Stuart Barth
Wrege Indiana
History Room,
Floyd Co. Library*