



Introduction to the Historic District Design Guidelines

The 2023 Village of Ballston Spa Comprehensive Plan highlights the importance of the Village's architectural character as a constant theme. "The variety of architectural styles present in the Village helps create the image of community and attracts people to visit, live in, and invest in the Village"

Accordingly, it's important to have a goal to protect the Village's historic character through careful conservation of our historic structures and the sensitive design of new buildings. While these guidelines are particularly important for the Historic District, they are applicable to all parts of the Village. The District alone does not possess the full character of the Village, and other parts of the Village may in the future be included in an expanded historic district or be included in new districts. Also, it's important to remember that we as owners are only a temporary steward of any building as it is more than likely to outlast us.

Preservation, Rehabilitation and Remodeling

- **Preservation:** "Preservation is a frame of mind, an attempt to understand how a historic building came to what it is and to identify the elements that make it historic".* Full-on preservation is the purview of museum and National Register properties.
- **Rehabilitation:** "Rehabilitation makes creative use of the preservation mindset to adapt a historic building to the needs of the contemporary world while retaining the most important historic elements. Every project will require compromises, but with the right frame of mind it is possible to retain the historic character of an old house while adapting it to modern life" *
Clearly, virtually all owners will be renovating or rehabilitating an old house to some extent as opposed to performing a museum quality preservation. Therefore, these guidelines are geared toward practical and thoughtful changes that help preserve a building's character.
- **Remodeling:** To remake or to make over the design image of a building is to "remodel" it. The appearance is changed by removing original detail and by adding new features that are out of character with the original. A remodeling project is inappropriate in the Historic District and indeed questionable within the Village proper.

Character Defining Elements

- Character defining elements are closely related to the buildings' architectural style. Understanding this style will assist in determining the specific character defining elements as well as previous work that may or may not complement that style.
- In general, rehabilitation work should not adversely affect the distinguishing quality or character of the property or its environment.
- Deteriorated architectural features should be repaired rather than replaced wherever possible. Not only is this better for the building, but it is ecologically sound as using replacement materials is almost always harsher on the environment.
- To assist in ease of use, the Design Guidelines are organized into sections according to the elements addressed. The sections covered are:
 - Porches and Decks
 - Windows and Doors
 - Roofs
 - Site Details
 - Signage

Incremental Changes

- Small changes may seem minor or innocuous when they are made, but the changes accumulate over time, putting the character of a building at risk.
- A composite example of the detrimental effect of accumulated changes is illustrated below. The first image shows the house in its original 1875 Italianate form. The next image shows the original windows and door have been replaced. The third image shows the porch and chimney removed. Fourth, brackets, door trim and attic window were removed with wide synthetic siding applied. Lastly, the foundation is cemented over, and windows changed as the building is put to a new use having lost all character over the span of fifteen years. *Illustration produced by the University of Vermont Preservation Program*



- With sufficient knowledge often a change can be made in a sensitive manner without incurring significant extra cost.

The Historic District Review and Guidelines

- Any project within the Historic District requiring a building permit and which would be visible from the primary street is subject to review by the Historic District Commission.
- The design standards are intended to help provide an objective basis for evaluating the appropriateness of individual design proposals.
- To the extent that these guidelines can be followed from the inception of project planning, the review process will proceed smoothly.
- To minimize "incremental deterioration" of building integrity.
- Gives an opportunity to provide hands on guidance for appropriateness and alternatives.
- Reinforces the character of the historic district and protects its visual elements.
- Protects the value of public and private investment, which might otherwise be threatened by the undesirable consequences of poorly managed growth and development.
- Increases increase public awareness of design issues and options.

Recommended Resources

- National Park service Preservation Briefs. <https://www.nps.gov/orgs/1739/preservation-briefs.htm>
- Book: "Renovation: A Complete Guide" by Michael W. Litchfield. Taunton Press.
- Book: "Restoring your Historic House" by Scott T. Hanson. Tilbury House Publishers. Purchase directly from the author at www.YourHistoricHouse.com/shop
- Village of Ballston Spa Comprehensive plan 2023

Village of Ballston Spa
Historic District Commission
66 Front Street, (518) 885-5711

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Village of Ballston Spa Alternative Energy Systems Historic District Guidelines

In recent years, alternative energy technologies, such as solar and wind systems and outdoor wood furnaces, have become increasingly more efficient and affordable. In historic districts, the key challenge is finding a way to accommodate these emerging energy systems while still preserving the historic integrity of the buildings and District.

GENERAL GUIDELINES

- Before installation of a new alternative energy system, owners should first consider maximizing the energy efficiency of their existing historic building and its systems. It may be far less expensive to reduce heating, cooling and lighting costs than to introduce a new energy system.
- Alternative energy systems should be installed in a manner that limits negative visual impacts to the building and from the public right-of-way.
- Installation of any energy system should not damage or remove historic materials or cause irreversible changes to historic features. The energy system should be able to be removed in the future without damage to the historic structure.
- Installation of any energy system should not change the historic roof configuration, dormers, chimneys, or other features.
- Before installing a system on a primary building, consider other viable installation options such as mounting on an accessory structure, a contemporary addition or, possibly, ground-mounting to limit the negative visual impact to the building and from the public right-of-way.
- Historic roofing materials should not be removed during the installation of wind and solar energy systems.
- Non-functioning alternative energy systems should be immediately repaired or removed.

ROOF-MOUNTED SYSTEMS

- Locating solar panels on the roof of the primary facade may have the greatest adverse effect on the property's character defining features. Other installation and location options should be thoroughly explored.
- Solar panels should be considered as part of the overall building design. Shape and proportions of the solar array should match the shape and proportions of the roof.
- Utilization of low-profile solar panels is recommended. Solar shingle laminates, glazing, or similar materials should not replace original or historic materials.
- Solar panels should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
- Where possible, panels should be installed flat and should not alter the roof slope. Minimum panel angle is encouraged, once achieving at least 85% efficiency, so as to limit negative visual impact. Solar panels should run parallel to the original roof line and not rise above the roof line.
- On flat roof structures, solar panels should be set back from the roof edge to minimize visibility. Pitch and elevation should be adjusted to reduce visibility from public right-of-way.
- All exterior metal surfaces and mechanical equipment should be unobtrusive as possible and should be finished to blend with surrounding roofing materials and colors.

Façade-mounted Systems

- The use of solar energy systems in historic windows, walls, siding, and shutters should be avoided.
- Solar energy systems in non-historic windows, walls, siding, or shutters should be installed with limited visibility from the public right-of-way.
- Façade energy systems, such as trombe wall and solar energy siding, should not be placed on historic facades. Installation on new construction or new additions to historic buildings may be more appropriate.

Accessory Structures

- Accessory structures, such as solar greenhouses or outdoor wood furnaces, should be located to the rear or side yard to limit visibility from the public right-of-way.

Ground-Mounted Systems

- Freestanding or detached on-site solar panels, backup generators, and air conditioners should be installed in locations that minimize visibility from the public right of way. These systems should be screened from the public right-of-way with earth berms, fencing, vegetation or other suitable methods found and in scale with the setting and district.
- Placement and design of ground-mounted systems should not adversely impact the historic character of the site nor destroy historic landscape materials.

Zoning Compliance

- All alternative energy system installations must conform to the site, building and area requirements of the Village of Ballston Spa Zoning Ordinance.

Consideration for Wind Energy

- According to the US Department of Energy, National Renewable Laboratory Wind Power Classification Map, the Ballston Spa area has the lowest (#1) rated for annual wind power estimates. Therefore, wind energy generation in this area may not be a cost- effective means of energy conservation.

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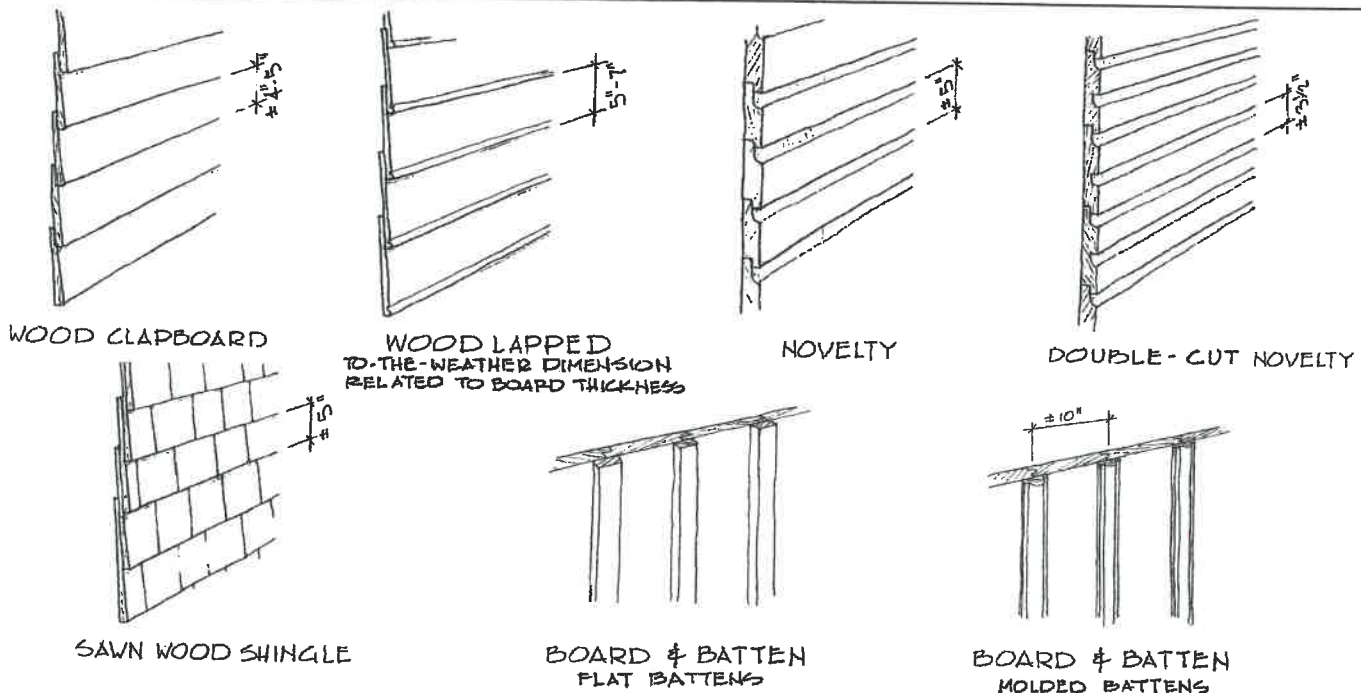
Village of Ballston Spa Exterior Claddings Historic District Design Guidelines

"Exterior cladding" refers to the finish covering of exterior building walls, applied vertically, horizontally or diagonally. Exterior cladding encloses the building from weather and contributes to the architectural character by providing texture, scale, proportion, color, and horizontal and vertical visual elements.

Typical exterior cladding in Ballston Spa includes wood shingles and siding, masonry, stone and brick. Typically, wood siding was horizontal and applied in an overlap fashion, showing a portion exposed. Board and batten, a vertical siding with narrow strips (battens) that cover seams between wide boards, was also used.

Existing WOOD CLADDING

- Every effort should be made to preserve original, historic exterior cladding. Selective replacement of deteriorated pieces is often all that is needed.
- Remove synthetic siding materials and restore original exterior cladding whenever possible.
- If exterior cladding is so deteriorated or damaged that it cannot be preserved, new cladding should be replaced in-kind and match the original or historic cladding in design, texture, exposure and other visual qualities.
- The installation of vinyl or metal siding materials over historic cladding, or the replacement of historic materials with vinyl or metal, is not an appropriate preservation treatment and is strongly discouraged.
- When there are no alternatives to preserving the original cladding and a synthetic material must be used, the following considerations shall apply:
 - The use of synthetic materials should only be installed without irreversibly damaging or obscuring the architectural features and trim.
 - Fake wood grains are inappropriate and strongly discouraged. Exaggerated wood grains would have been undesirable on real wood siding.
 - The width and exposure of the new siding should match the original as closely as possible.



MASONRY

- Maintain and repair original masonry. Repairs should match the original brick or stone in color and size as well as appearance, texture and strength of the mortar joints.
- Replacement bricks should be installed in the same brick pattern as the original.
- Concrete block is an inappropriate substitute for masonry.
- Exposed masonry surfaces should remain exposed. Surfaces should not be covered with new materials.
- Avoid painting previously unpainted masonry. This will cover defining features such as joint profiles and bonding patterns and may also create maintenance issues.
- Brick surfaces that have been historically stuccoed or painted should remain finished as these uncovered bricks are typically softer and may deteriorate if exposed.
- When cleaning masonry, use a gentle detergent with a natural bristle brush and low-pressure water rinse. Do not use metal brushes.
- If repointing of historic masonry is necessary, the mortar should match the original in profile, color and composition. The old mortar needs to be cut out carefully to avoid damaging brick and be removed to a sufficient depth to insure proper bonding.
- Mortar serves as a cushion between masonry units to allow expansion and contraction, which is why replacement mortar should be made of the same composition as the original. **Portland cement should not be used for masonry repairs as it is inflexible and may cause irreversible damage and significant long-term problems with spalling and cracking of masonry.**

CONSIDERATIONS

- Conduct periodic inspections of exterior cladding to preserve the original or historic siding. When materials are deteriorated, determine and correct the cause of the deterioration before repairing the materials. Remove deteriorated paint using the gentlest means possible.
- A historic paint color palette is encouraged.
- Repaint or re-stain previously painted or stained exterior cladding when needed.
- Keeping cracks where water can penetrate caulked and diverting water away from siding where possible will give long term results.
- Repair or selectively replace historic wood cladding instead of covering with synthetic materials. Often deterioration is limited, and historic materials can be repaired or only partially replaced.
- vinyl siding considerations:
 - o **Maintenance:** Vinyl siding presents its own maintenance issues. Wind, projectiles, and poor installation may cause vinyl siding to warp, split, crack or buckle. Improper installation or damage to vinyl siding can cause moisture to be concealed beneath it. This hidden moisture may accelerate rot, promote mold and mildew, and invite insect infestations.
 - o **Energy Efficiency:** Vinyl is not a good insulator and the thickness of any insulating backing would be minimal in order to not obscure the architectural features. Thus, the installation of vinyl siding would add very little to the overall energy efficiency of the building and will not have a competitive payback on an energy-saving basis alone (*Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings*, National Park Service).
 - o **Color:** While the color is permanent, time and weather will alter the finish of the siding. If a panel is damaged, it will be difficult to find a new replacement panel that will be an exact match in color and gloss. Vinyl siding may be painted, but will require regular, ongoing maintenance similar to wood in order to maintain the surface.
 - o **Fire:** Vinyl is made from a PVC (polyvinyl chloride) plastic resin that can pose serious health risks when burned.

- o **Installation:** The use of visible "J Channel" is discouraged; use trim and corner boards with rabbeted spaces to hide vinyl siding joints. Use the longest lengths possible to minimize the number of vertical joints. The surface must be smooth, fake wood grain is not appropriate.
- Engineered siding considerations:
 - o **Cost:** Can be more expensive than other options
 - o **Maintenance:** Very durable often with a 30+ year warranty. Insect and rot as well as impact resistant. Stands up to freeze-thaw cycles.
 - o **Color:** Comes either pre-painted or just primed. Can be repainted.
 - o **Installation:** Use products with smooth texture unless specifically replacing wood grain effect like rough cedar.
 - o **Fire:** Fiber cement siding is non-combustible. It won't burn away like wood nor melt like vinyl.

Recommended Resources

- National Park service Preservation Briefs. <https://www.nps.gov/orgs/1739/preservation-briefs.htm>
Brief #1 : "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings"
- National Park service Preservation Briefs. <https://www.nps.gov/orgs/1739/preservation-briefs.htm>
Brief #2 : "Repointing Mortar Joints in Historic Masonry Buildings"
- National Park service Preservation Briefs. <https://www.nps.gov/orgs/1739/preservation-briefs.htm>
Brief #8 : "Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings"

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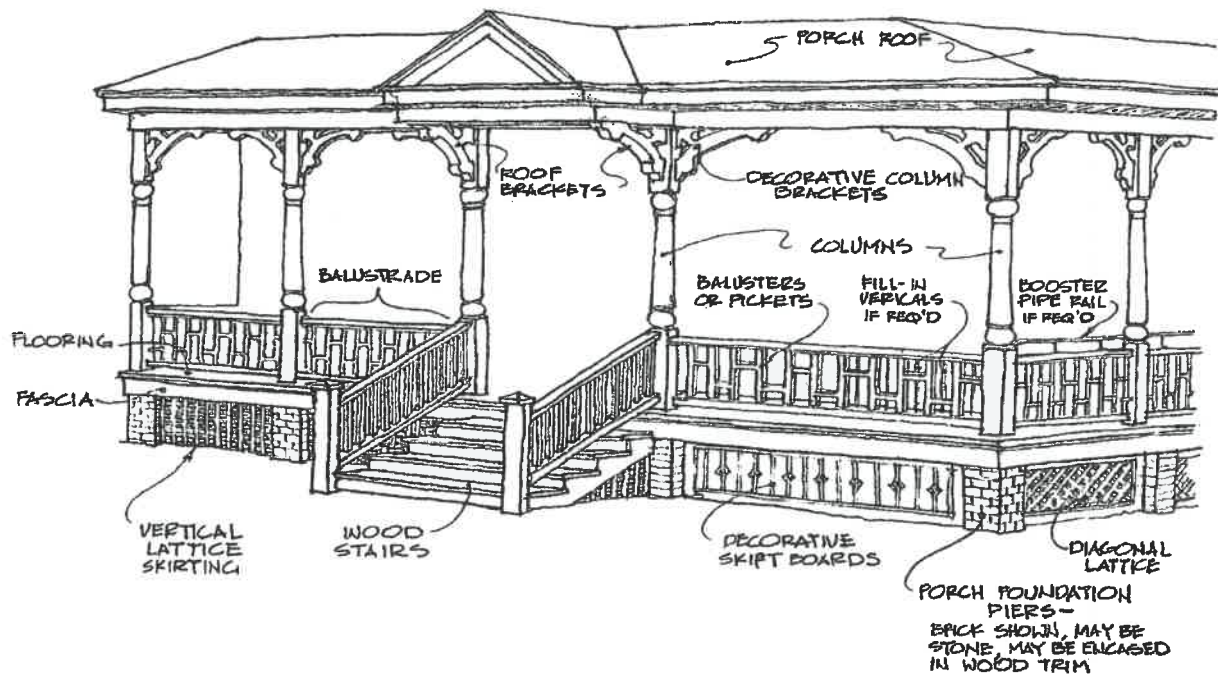
Village of Ballston Spa Porches & Decks Historic District Design Guidelines

Porch size, design and materials are integral to the style of a building. Functionally, they frame and protect main entrances while they also contribute to the visual character and architectural significance of a building. Porches may be small and utilitarian, such as an entry porch, or large and elaborate, such as a wrap-around porch with decorative column and brackets. For the purpose of these guidelines "porch" refers to the assembly of the porch roof structure and roofing, foundation, columns, balustrade, flooring, stairs and ornamentation.

A deck is an uncovered outdoor living space. For the purpose of these guidelines "deck" refers to the assembly of the foundation, flooring, balustrade, stairs, and ornamentation.

PORCHES

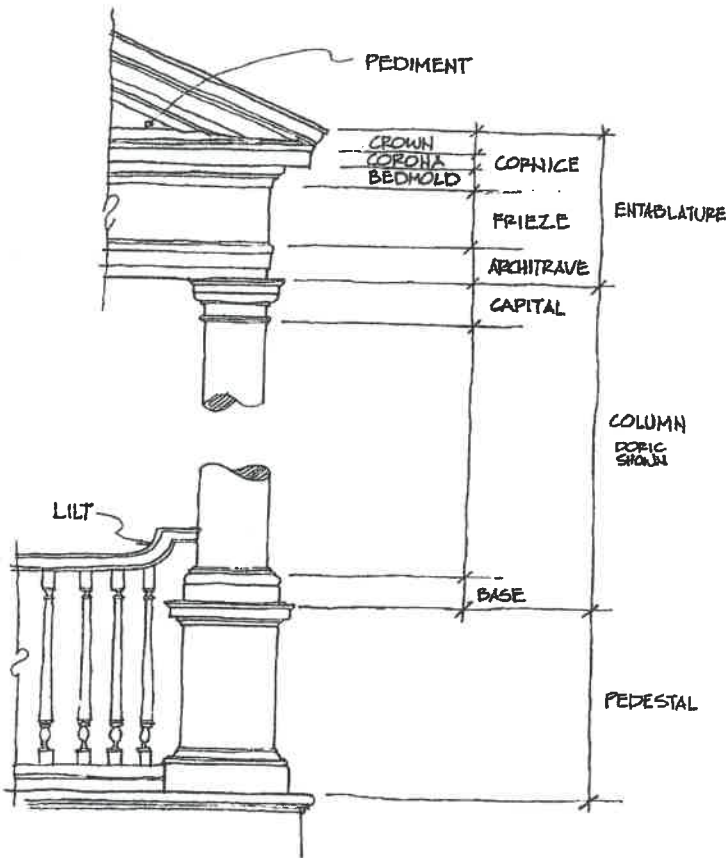
- Every effort should be made to preserve an original or historic porch including the original size, design and materials. Demolition of an existing historic porch is to be avoided.
- A porch and its elements, replaced due to severe deterioration, should match the original in size, shape, rhythm, dimensions, material and quantity. Duplication is preferred. Keep original elements to use as patterns. If duplication is not possible, try to locate features at an architectural salvage location.
- Rear and side porches can be important architectural features of a building, especially for buildings that are located on corner lots; they should be preserved.
- Reorienting a porch entrance and relocating front stairs is discouraged.



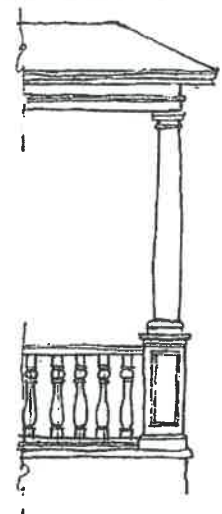
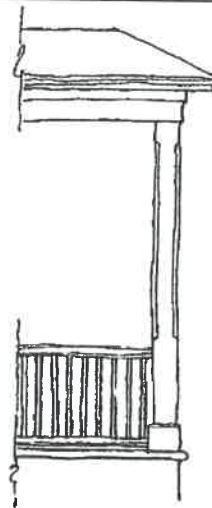
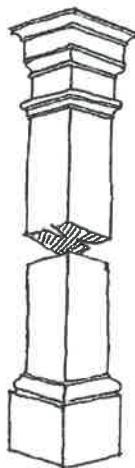
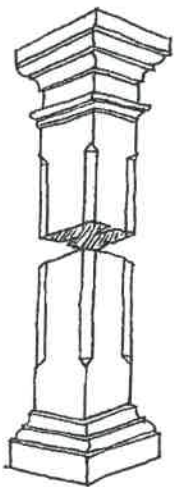
TYPICAL PORCH
COMPONENTS

Porches Continued

- If replacing a previously removed porch, it should replicate the original in size, design and materials, or be based on historical documentation.
- If no historic evidence is available, the porch should match the design and materials of the architectural style and period of the historic building. Note that an addition of a new front porch to a historic building may not be appropriate, especially if the original building was not designed to accommodate one.
- The use of natural materials is preferred. The use of pressure treated wood is appropriate for concealed substructure. Exposed or painted pressure treated wood is discouraged.
- Avoid the use of cast-iron columns and railings if not historically accurate.
- Avoid the use of masonry bases for wood columns unless it is in keeping with the style and period of the house.
- The full and permanent enclosure of a porch, particularly the front porch, is strongly discouraged as it alters the historic appearance of the building.



TYPICAL COLUMN COMPONENTS



TRADITIONAL POST COLUMN

SIMPLIFIED POST COLUMN

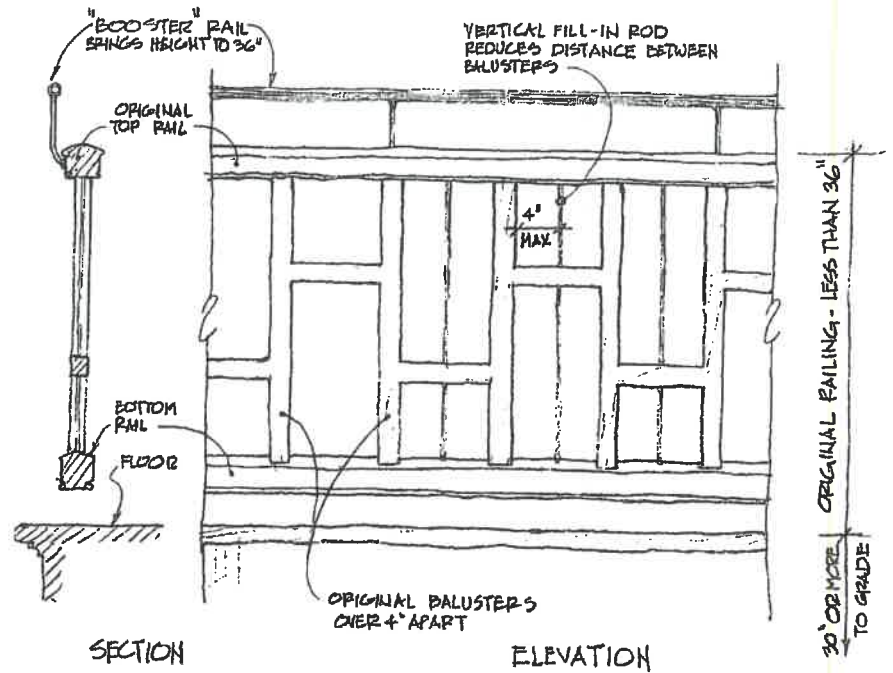
CHAMFERED POST COLUMN WITH SIMPLE ENTABLATURE

WOOD PEDESTAL WITH SHORT THIN COLUMN

PORCH COLUMNS

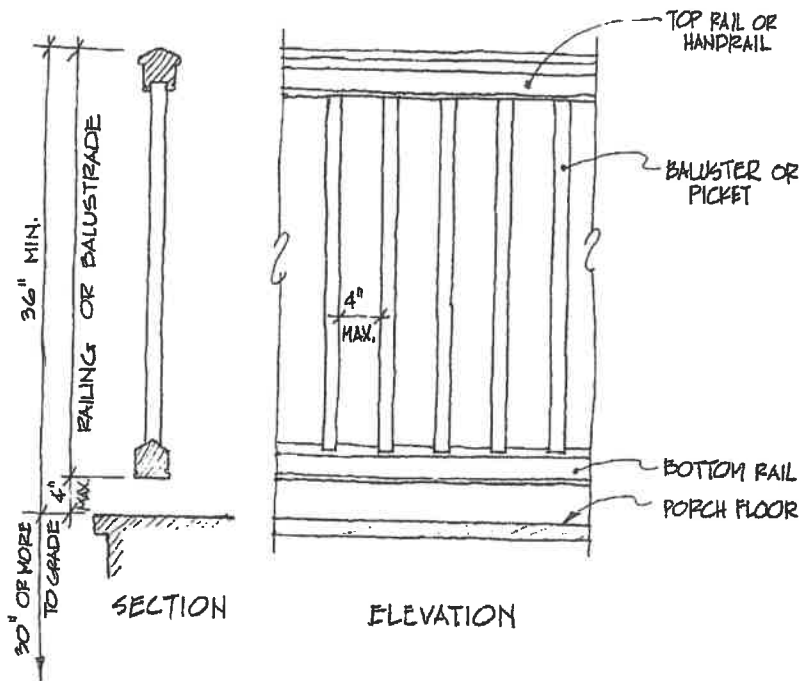
Porches Continued

- Original or historic balustrade designs may need to be adapted to meet the building code. The use of booster rails may be an appropriate solution to making the original balustrade code-compliant.
- A replacement balustrade may also have a booster rail in order to preserve the original intended building proportions and original rail height.
- Replacement railing and balusters should be of a weight appropriate to the building style. Modern stock railings and balusters are often too light to be appropriate.



NOTE: ORIGINAL RAILINGS MAY NOT MEET CODE REQUIREMENTS OF A GUARD! DEVICES SHOWN CAN MAKE RAILING CODE COMPLIANT WITHOUT SIGNIFICANT CHANGE TO APPEARANCE.

PORCH RAILING



NOTE: IF PORCH FLOOR IS HIGHER THAN 30" ABOVE GRADE, THE PORCH MUST HAVE A RAILING. THIS IS REFERRED TO AS A "GUARD" BY CODE, AND HAS REQUIRED DIMENSIONS AS SHOWN.

- The use of pre-cast stairs and concrete flooring is discouraged.
- Latticework and skirting boards, when used, should be placed in a frame. The use of natural materials is preferred. The use of vinyl latticework is not appropriate.
- If unavoidable, a porch enclosure should be reversible. The new enclosure should be designed to minimize any adverse visual impact and should be made of complimentary materials. Screens should be set behind the columns and railings to preserve the original appearance of the porch. The use of retractable screens may be appropriate provided that the storage and mechanisms are concealed from view.

NEW DECKS

- The design, size, scale and materials, as well as the relationship between proportion and height of the railing, should complement the existing historic structure.
- It is preferable to place additions at the rear of the existing structure. If this is not feasible, a side addition on the least character-defining elevation may be acceptable.
- An addition should not obscure, damage or destroy the character-defining features of the building or the streetscape.
- An addition should be made in such a manner that, if removed in the future, historic materials would not be irreparably damaged. Proper attachment and flashing is important.
- The use of natural materials is preferred. The use of pressure treated wood is appropriate for concealed substructure. Exposed or painted pressure treated wood is discouraged.

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Village of Ballston Spa

Roofs

Historic District Design Guidelines

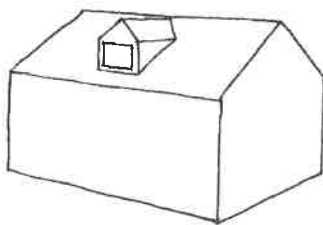
Roofs are an important character-defining feature of a building. Roof shape, materials and details contribute to the historic character and significance; roof form and the pattern, scale, color and texture of roofing materials are important visual features of historic buildings. Not only is the roof a significant feature of a building, a weather-tight roof is key to the long-term preservation of the entire structure.

Roofs of historic buildings are typically hipped, gable, gambrel, pyramidal or a combination of gable and hipped. Typical roofing materials of the 19th and early 20th century were slate, metal, wood shingles or composition materials.

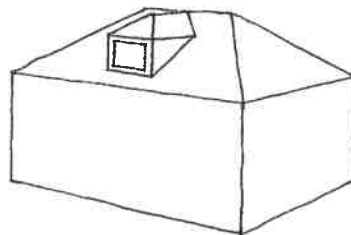
If roof repairs are needed, inspect to determine if active leaks are present and identify their source. Do not assume the roof material is at fault; gutters, valleys and flashings may be the cause. Also, "false leaks" can be caused by moisture condensation in the attic due to improper ventilation.

Roofs

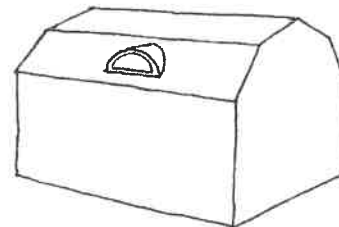
- The original size, shape and pitch of the roof should be maintained.
- Altering the roofline should be avoided if it redefines the architectural style of the structure.
- Repair and maintain original roofing materials whenever possible.
- If replacement is necessary, the roof should match the original design, size, shape, material and texture or should be based on historic evidence. If no historic evidence is available, the roof should match in design and materials the architectural style and period of the historic building.
- The use of rolled roofing is discouraged except for flat roofs.
- The use of plastic, fiberglass and tar and gravel roofing materials is also discouraged on historic and contributing structures.
- The introduction of skylights, sun tunnels, vents or attic ventilators is to be avoided on visible street facades.



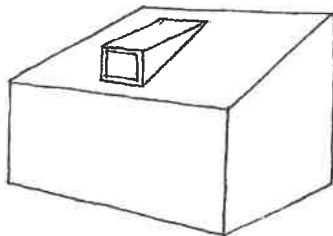
GABLED ROOF
W/ GABLED ROOF DORMER



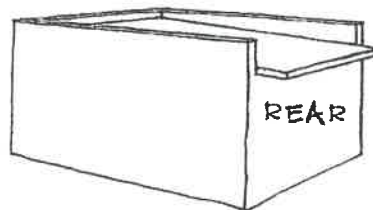
HIPPED ROOF
W/ HIPPED ROOF DORMER



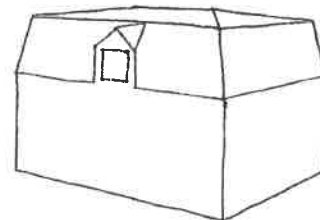
GAMBREL ROOF
W/ EYEBROW ROOF DORMER



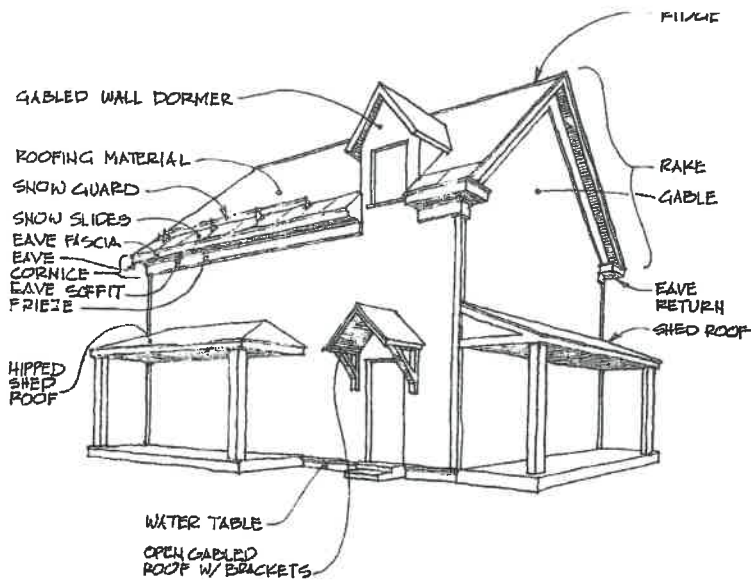
SHED ROOF
W/ SHED ROOF DORMER



LOW PITCHED SHED ROOF
W/ PARAPET & OVERHANG



MANSARD ROOF
W/ GABLED WALL DORMER



GABLED ROOF BUILDING

DETAILS

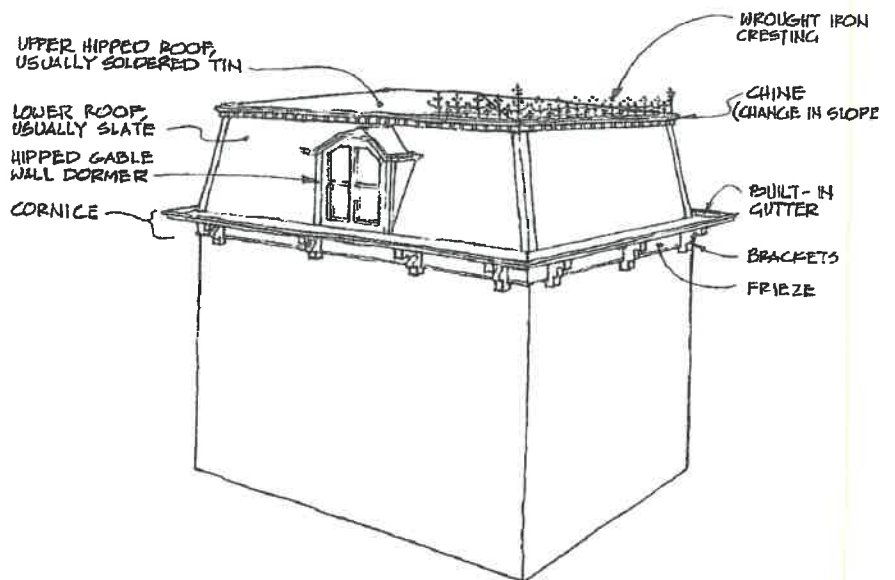
- Roof details, including eaves, cornice, gable-end trim and the entablature, should be maintained and preserved whenever possible as they contribute and define the architectural character of the structure.
- A building cornice acts as a sculptural "cap" with three-dimensional depth and shadows. Cornices should be prominent and scaled to visually balance the façade.

DORMERS

- Preserve and maintain the original size and shape of dormers particularly on the primary façade.
- New dormers should be reserved for the rear or less visible sides of the structure and be appropriate in scale and proportion.

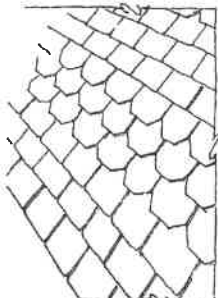
SATELLITE DISHES & ALTERNATIVE ENERGY SYSTEMS

- Satellite dishes should be minimal in size. The addition of satellite dishes and alternative energy systems should be reserved for the rear or less visible sides of the structure
- No exterior woodwork or trim detail should be altered or damaged in the installation of these devices.



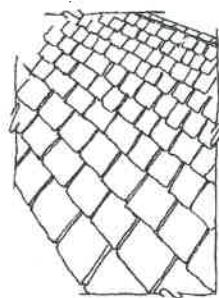
MANSARD ROOF BUILDING

STANDARD

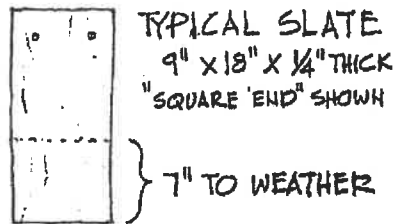
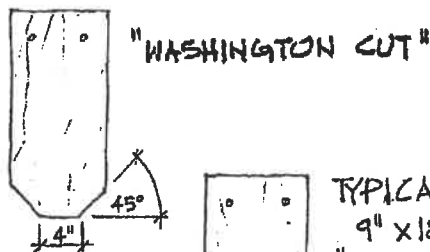


MIN. SLOPE 4:12

GRADUATED



FROM EAVE TO RIDGE, EACH COURSE GETS NARROWER & SLATES ARE REDUCED IN LENGTH, WIDTH & THICKNESS

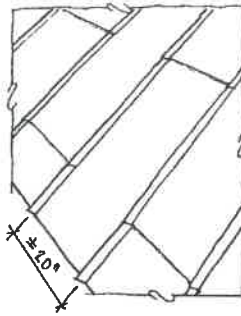


SLATE ROOFING

METAL ROOFING

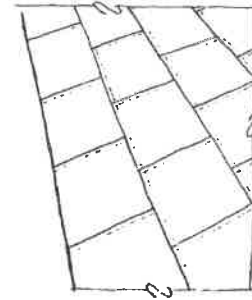
- New sheet metal roofs are encouraged to be ribbed or have a standing metal seam to break up the surface.

STANDING SEAM



COPPER, PRE-PAINTED STEEL, STAINLESS, GALVANIZED STEEL, TIN
MIN. SLOPE 2 1/2 : 12

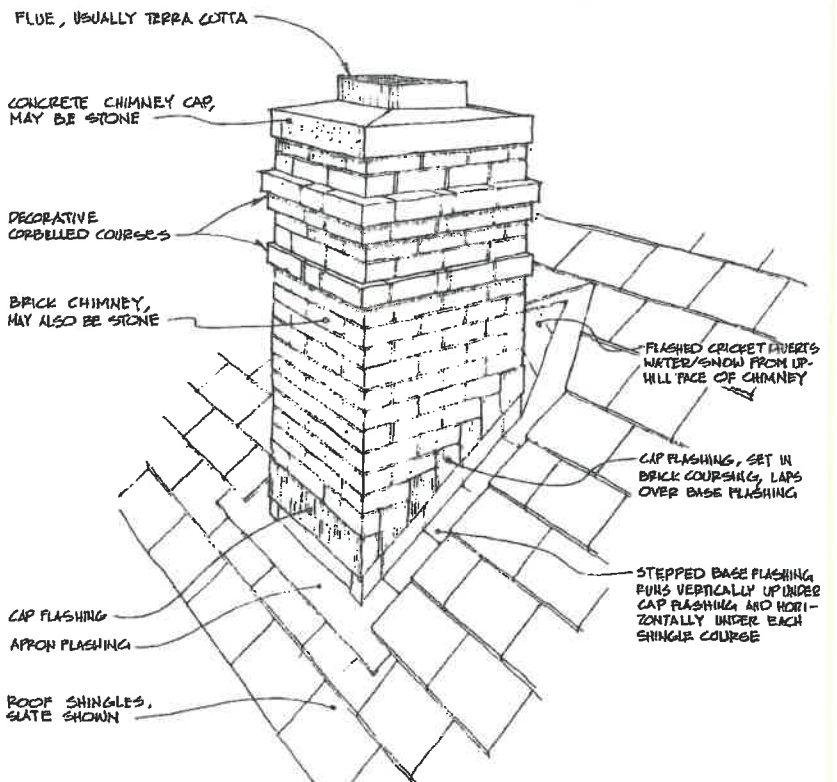
FLAT SEAM



ROOFS OF SLIGHT FITCH, CURVED SURFACES
TIN, LEAD COATED COPPER, MONEL
SEAMS HAMMERED & SOLDERED
PITCH OF 1/2 : 12 OR LESS

CHIMNEYS & VENTS

- Chimneys are a visible character-defining feature of a house. Many have decorative features that substantially contribute to the overall design of the structure.
- Existing chimneys should be maintained. Removing a historic chimney in good repair is strongly discouraged.
- Any repairs should match the original in shape, material, and color. Finishing a chimney with cement/stucco parging should only occur if historically accurate.
- New chimneys should match the style and scale of the building.
- Penetrations for plumbing, HVAC mechanicals and stove/fireplace vents should be placed on less visible sides of the structure. These penetrations should relate in color and texture to the roofing material and/or flashing. Galvanized or aluminum penetrations are discouraged.

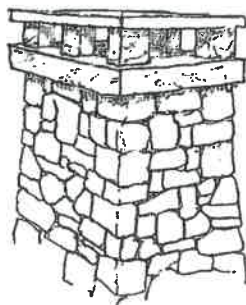


TYPICAL CHIMNEY INSTALLATION

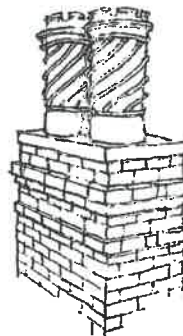
STONE CAP OVER BRICK EXTENSIONS



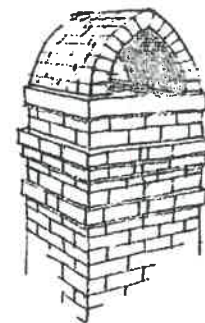
STONE CAP AND EXTENSIONS



CHIMNEY POTS

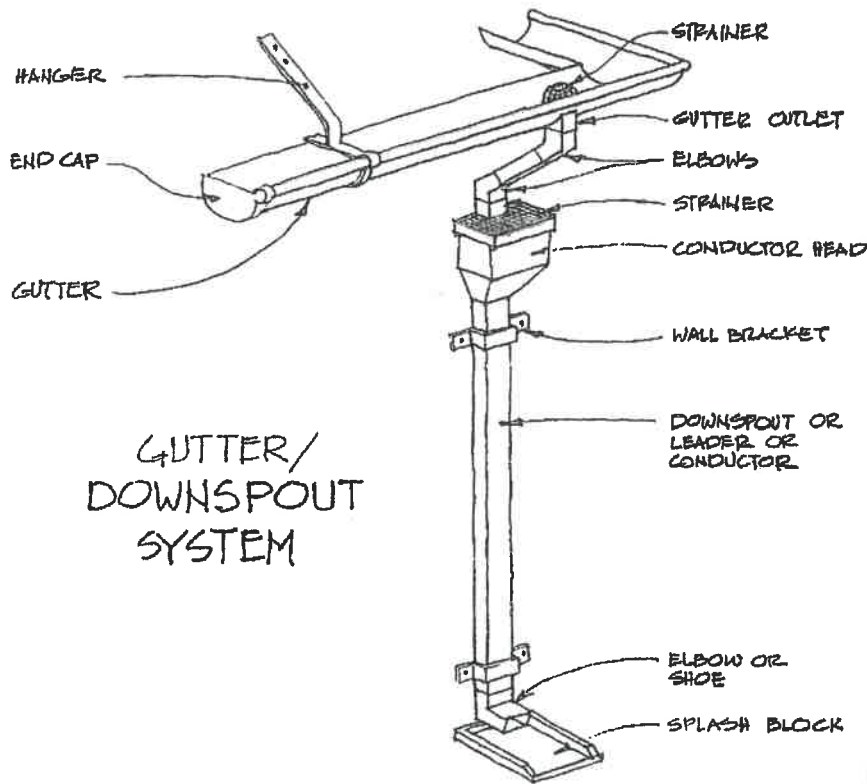


ARCHED CAP



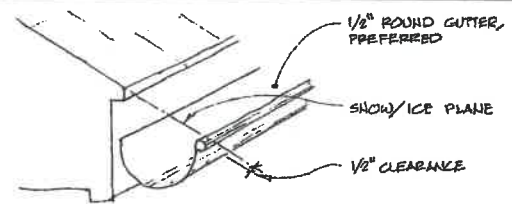
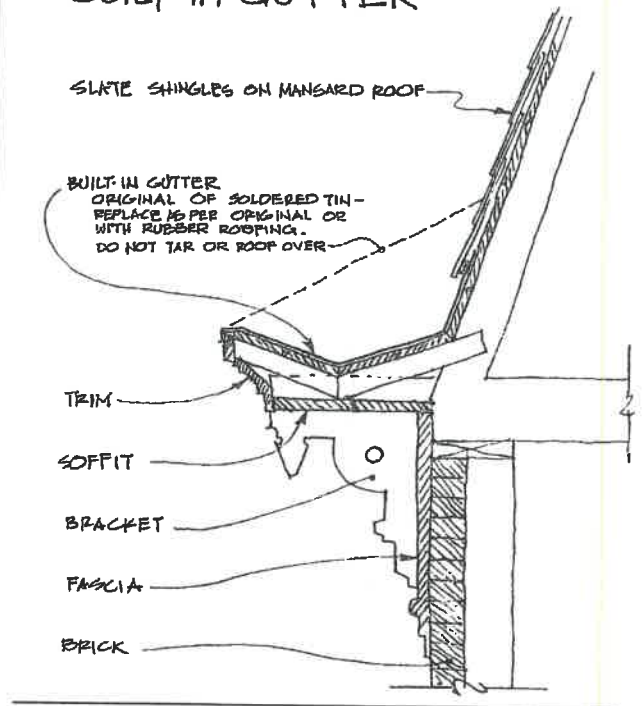
GUTTERS

- Original gutters and drainage features should be maintained whenever possible.
- If replacement is necessary, gutters and downspouts should be historically appropriate. The half-round form is historically appropriate for many 19th and early 20th century buildings.
- Gutters and downspouts are recommended to be painted a color to match the nearest surface (wood trim, brick, etc.).
- New gutters and downspouts should replicate historic materials. Vinyl is discouraged on historic and contributing structures.
- Replacing concealed, or built-in, gutters with exposed gutters is discouraged.

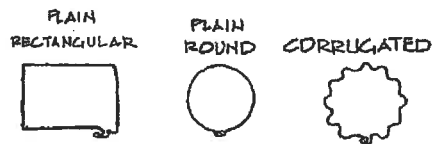


GUTTER/
DOWNSPOUT
SYSTEM

BUILT-IN GUTTER



DOWNSPOUT SHAPES



CONSIDERATIONS

- Replacing a roof with high quality materials will result in less long-term maintenance and replacement costs.
- When replacing a historic roof material, consider the life cycle and long-term return on the cost of the material. A slate roof may initially be more expensive but may last three to five times longer than a less expensive asphalt shingle roof.
- Recommended Resource, NPS Preservation brief:

<https://www.nps.gov/orgs/1739/upload/preservation-brief-04-roofing.pdf>

Village of Ballston Spa
Historic District Commission
66 Front Street, (518) 885-5711

<http://www.villageofballstonspa.org/historic-district-commission>

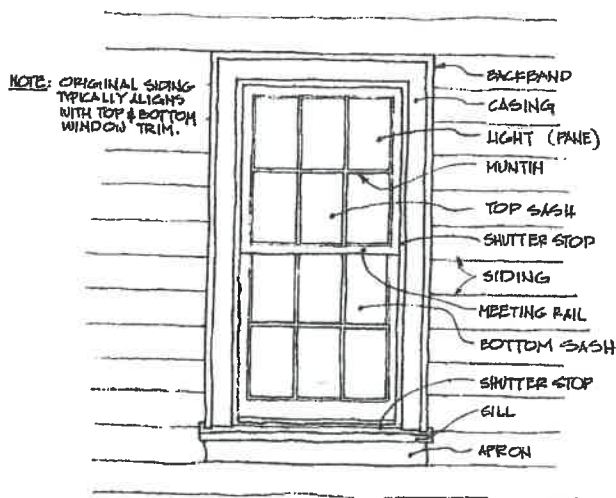


Village of Ballston Spa Windows & Doors Historic District Design Guidelines

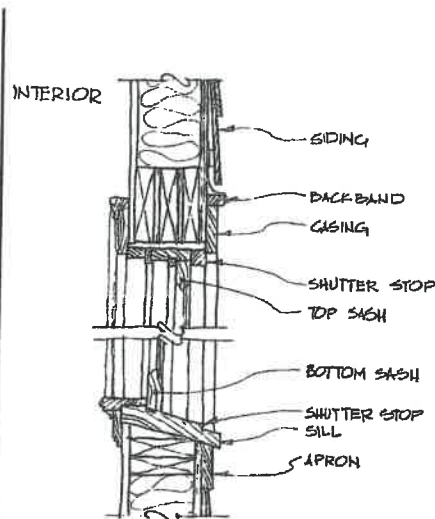
Windows and doors are among the most significant character-defining features of a building. They help to identify the style and period of the building. Every effort should be made to maintain and preserve these important features. Generally, replacement windows do not provide any better insulating quality than the original sash with quality storms. Further, wooden windows can last for another century if behind storms, unlike plastic and vinyl which will deteriorate and parts break well before then. Saving your existing windows is the true "green choice" saving resources, energy and supporting landfills. Replacement should only be considered when windows and doors are beyond reasonable repair.

WINDOWS

- Maintain original trim details and the original configuration, size, shape and proportion of windows.
- Historic stained or colored glass windows especially should be maintained and preserved.
- Original window size and location should be preserved. Do not replace windows with units that alter the original size of the window opening or trim detail.
- Restoration of original window configurations and openings that were previously altered or removed is encouraged.
- Replacement windows should match the existing in material and design and should be based on historic evidence. If no historic evidence is available, the windows should match the design and materials of the architectural style and period of the historic building.
- The use of snap-in muntin bars to achieve the appearance of divided lights is discouraged. Original muntins and mullions reflect the architectural style and period of the house as well as provide architectural detail and depth (see illustration).
- The use of non-traditional window types (picture windows, sliders, etc.) and contemporary materials and designs is discouraged on historic and contributing properties. Vinyl and metal windows are strongly discouraged, particularly on primary façades.



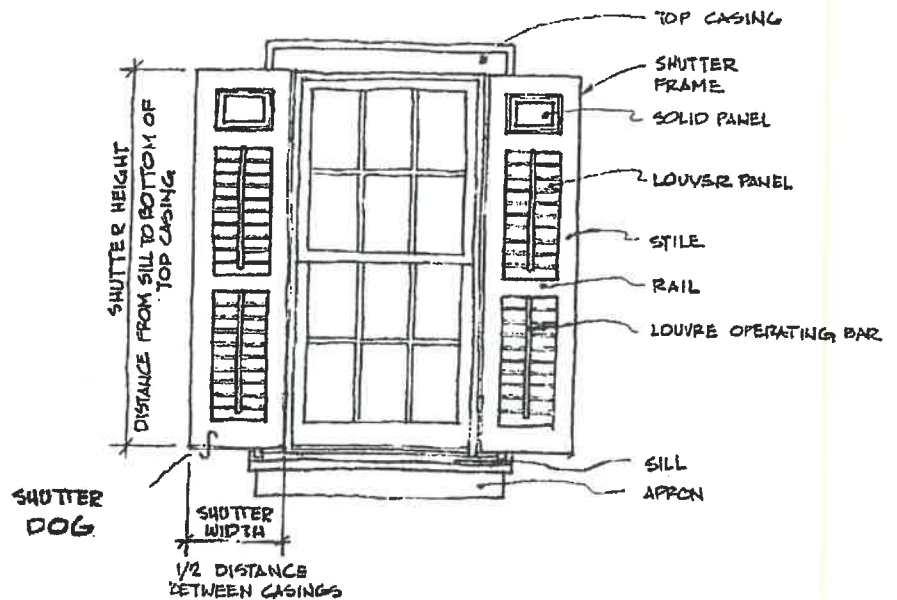
DOUBLE HUNG WINDOW
TYPICAL EXTERIOR ELEVATION



DOUBLE HUNG WINDOW
TYPICAL CROSS SECTION

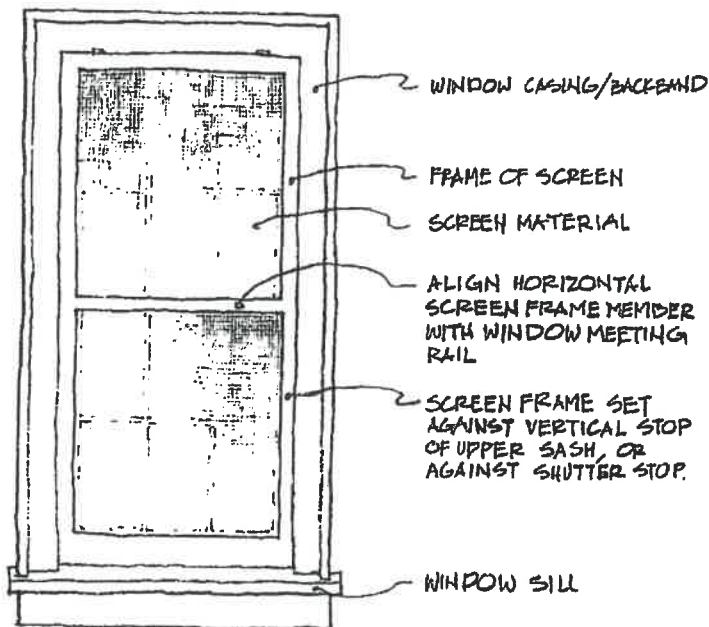
SHUTTERS

- Historic wood shutters should not be removed. They should instead be preserved and maintained.
- Shutters should fit the size of the window openings and be operable. Those that are installed for appearance only should appear as though they are functional.
- Replacement shutters must match the original shutters in size and proportion.
- Metal and vinyl shutters are discouraged on historic and contributing structures.



WINDOW SHUTTERS

LOUVER & SOLID PANEL SHOWN - MAY BE ALL SOLID OR ALL LOUVERED



WOOD WINDOW SCREEN

WOOD STORM WINDOW SIMILAR

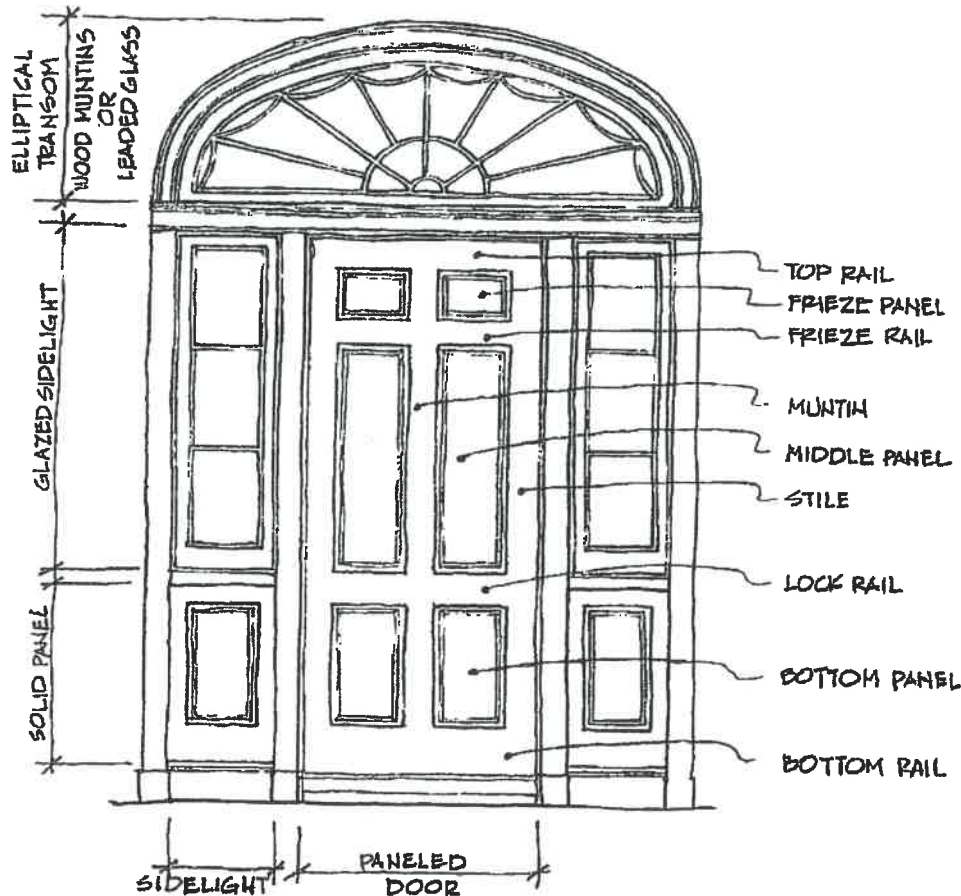
Screen/Storm Windows and Doors

- The installation of screen/storm windows and doors should be reversible and should not damage the original door or window openings.
- Screen/storm windows and doors should match the size of the existing opening and should have a narrow perimeter frame so as not to obscure the design and decorative detailing of historic doors and windows. Consider the installation of interior storms.
- Screen/storm windows and doors should be simple and avoid decorative elements that are not consistent with the architecture of the building.
- Contemporary materials should be painted or clad to match or complement the existing building trim. Unpainted metal is inappropriate on historic or contributing structures.

DOORS

Entrance doors and frames are critically important decorative elements of a historic house. Historically, door designs included double wood doors, single doors with wood panels, wood doors with glass lights, or wood doors with sidelights and/or transoms.

- Every effort should be made to preserve original or historic doors as well as the associated functional and decorative features including door frames, sills, heads, jambs and moldings. Do not alter/enclose important architectural features such as existing sidelights or transoms.
- Deteriorated or missing pieces should be replicated with materials that match the original.
- The location, size and shape of original or historic doorway openings should be maintained.
- Relocating or altering an original door opening is discouraged, particularly on a primary façade.
- The addition of new door openings on primary facades is discouraged.
- Replacement doors should match the existing in material and design or should be based on historic evidence. If no historic evidence is available, the doors should match the design and material of the architectural style and period of the historic building.
- Contemporary materials and designs are discouraged on historic and contributing structures.



ENTRANCE DOOR

CONSIDERATIONS

When considering repair or replacement of windows or doors or any of their components consider visiting architectural salvage stores – often they have what you need for considerably less cost.

Energy efficiency is one of the main reasons people seek to replace their historic windows. Before considering wholesale replacement, please consider the following:

- Windows account for only 10% of heat loss in a building while floors, walls and ceilings account for over 30% of heat loss. In addition, ducts account for 15%, fireplaces 14%, and plumbing penetrations 13%. (U.S. Department of Energy).
- The average return on investment for replacement windows may be 30-40 years while insulating floors and ceilings may have a rate of return on investment of 3-5 years.
- A single-pane window with a storm window can be as energy efficient as a replacement window.
- The typical life-cycle of a replacement window is 15 years. The life cycle of original wood windows, if properly maintained, can last *hundreds* of years. Historic windows are typically constructed of milled hardwood or old growth wood, which is more dense and durable than wood that is available today.
- Historic wood windows are designed to allow a single component to be repaired when it fails, whereas modern replacement windows often require replacing the entire unit, a significantly more costly repair.
- It is extremely rare that ALL windows of a building fail at the same time. Repairing and maintaining individual windows as they need work is most cost-effective. Most people can do window repairs themselves. Replacing glazing putty, glass, sash cords and weather-stripping can be done at a fraction of the cost of replacement.
- It is more environmentally sustainable to repair existing windows than to replace windows: historic windows take up valuable space in landfills and new replacement windows use man-made materials that consume significant energy, deplete resources, are non-recyclable, and require considerable energy to transport since most are not made locally.

Recommended Resources

- National Park service Preservation Briefs. <https://www.nps.gov/orgs/1739/preservation-briefs.htm>
- Book: "The Window Sash Bible" A Guide to Maintaining and Restoring Old Wood Windows. www.YourHistoricHouse.com/shop
- Book: "Storm Windows" A Comprehensive Guide. www.YourHistoricHouse.com/shop

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