



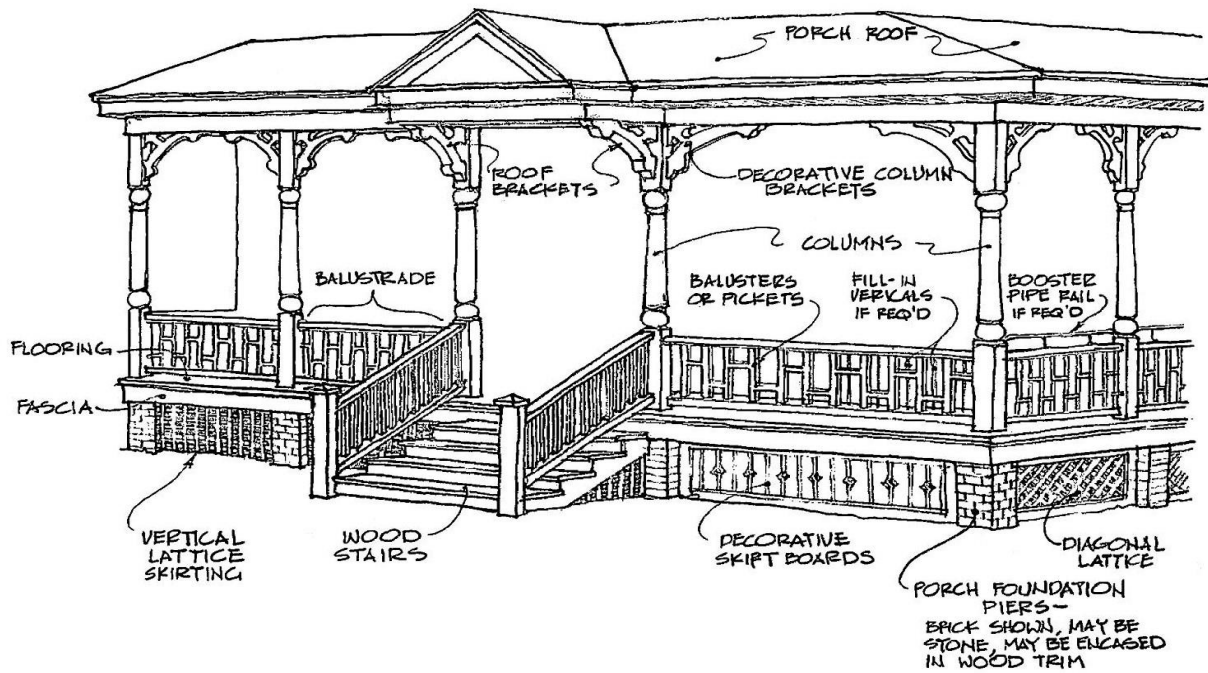
Village of Ballston Spa Porches & Decks Historic District Design Guidelines

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.

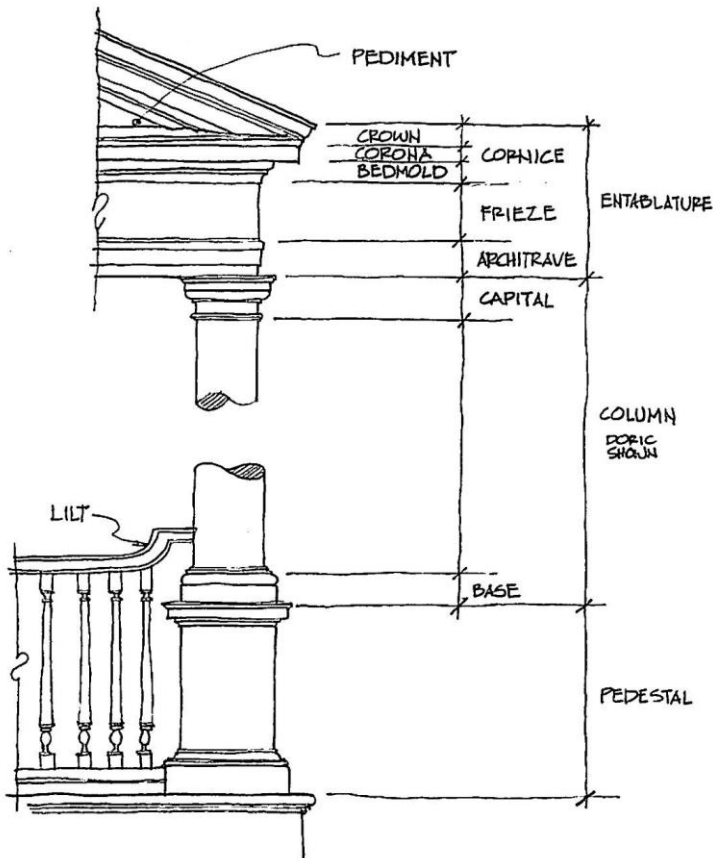
PORCHES

- 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.



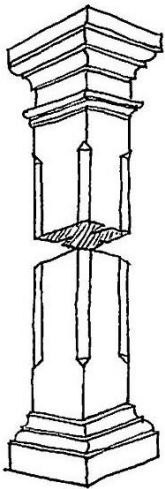
TYPICAL PORCH
COMPONENTS

Porches Continued

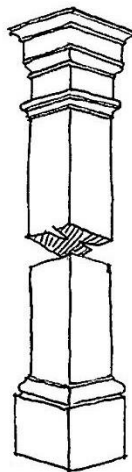


TYPICAL COLUMN COMPONENTS

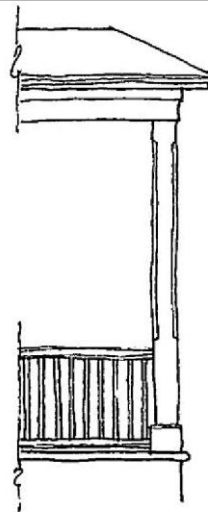
- If replacing a previously removed porch, it should replicate the original in size, design and materials, or be based on historical documentation.
- If no historic evidence is available, the porch should match the design and materials of the architectural style and period of the historic building. Note 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.



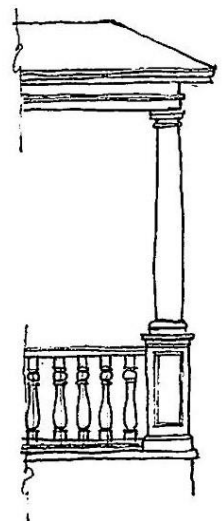
TRADITIONAL POST COLUMN



SIMPLIFIED POST COLUMN



CHAMFERED POST COLUMN WITH SIMPLE ENTABLATURE

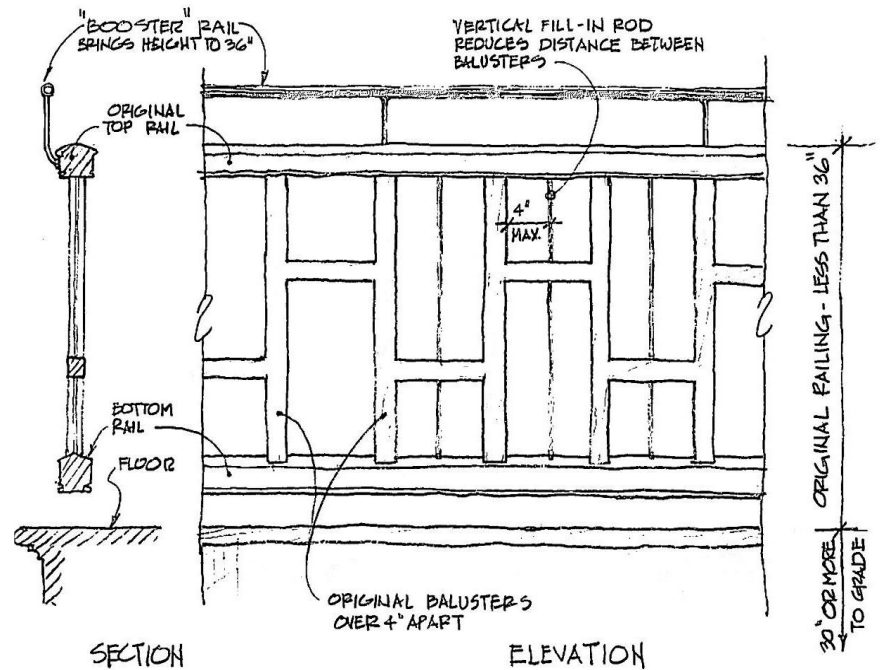


WOOD PEDESTAL WITH SHORT THIN COLUMN

PORCH COLUMNS

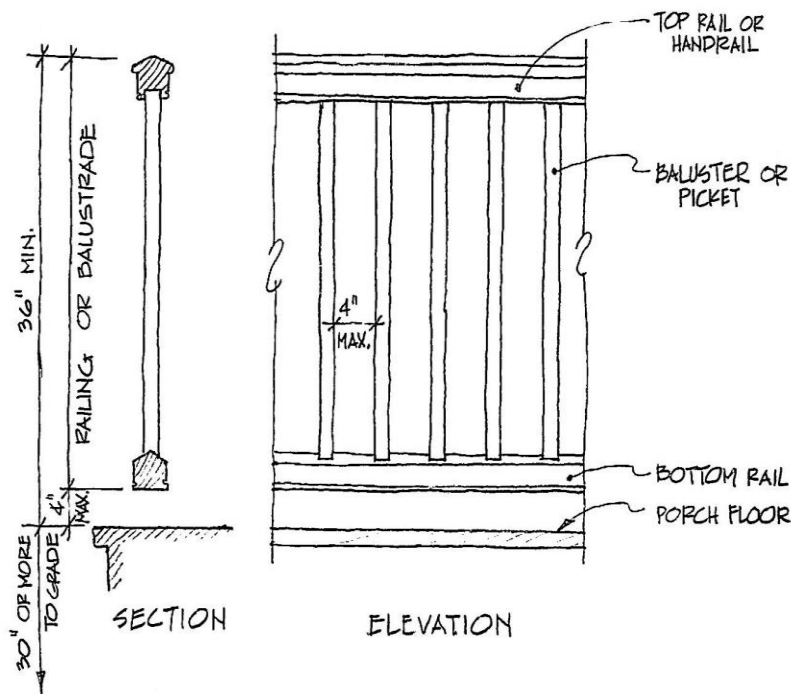
Porches Continued

- 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.

Village of Ballston Spa
Historic District Commission
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