

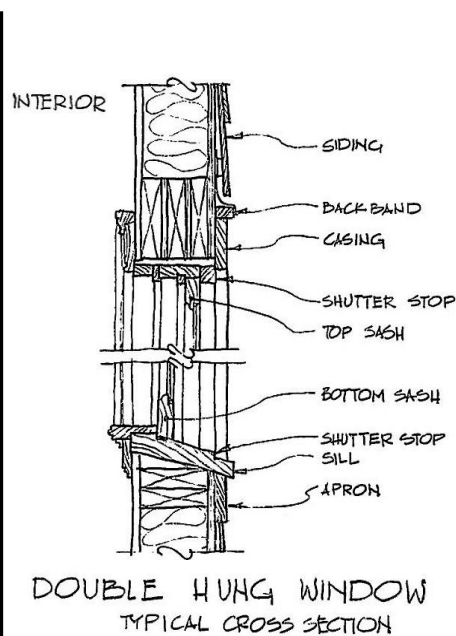
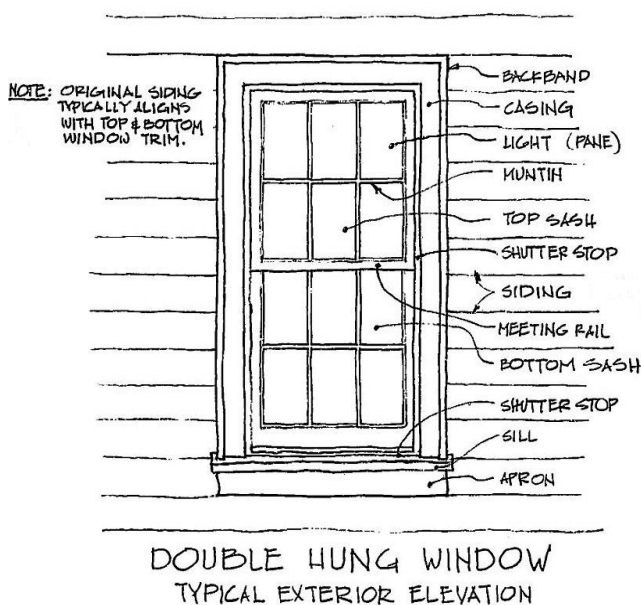


Village of Ballston Spa Windows & Doors Historic District Design Guidelines

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.

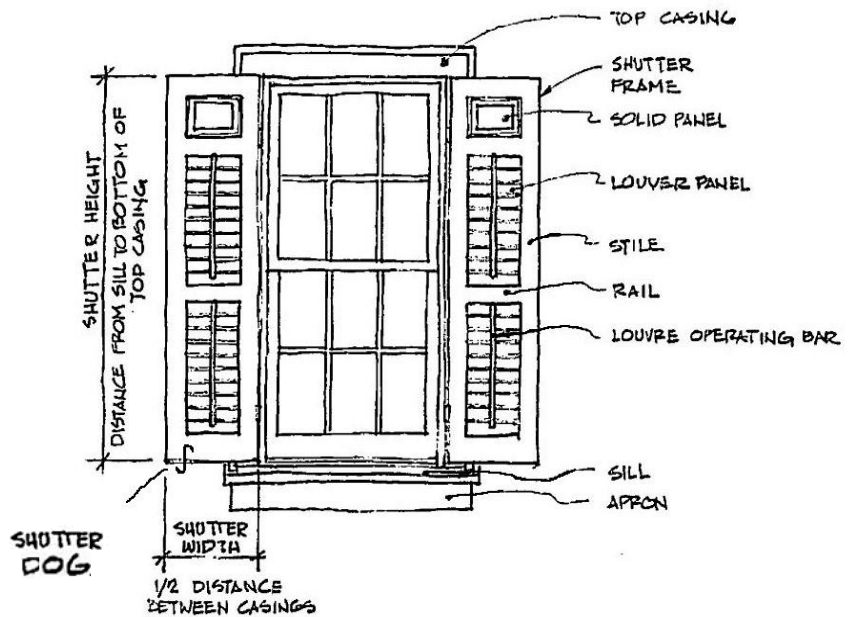
WINDOWS

- 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.



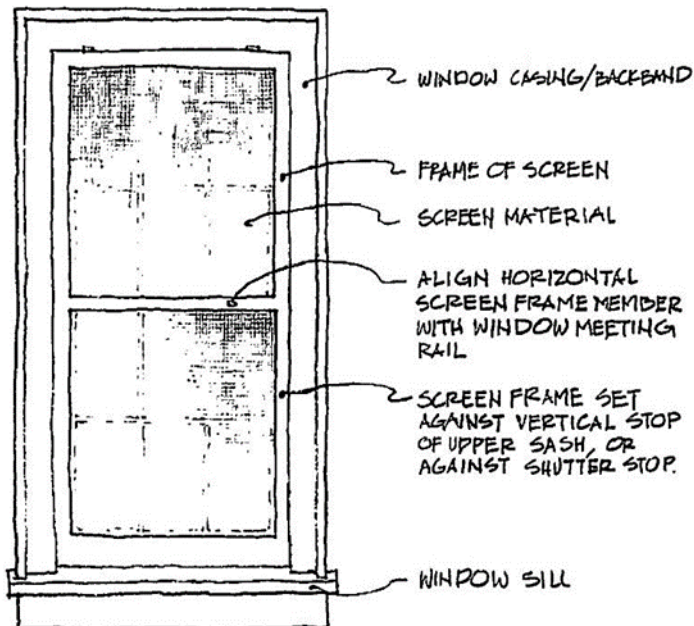
Shutters

- 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

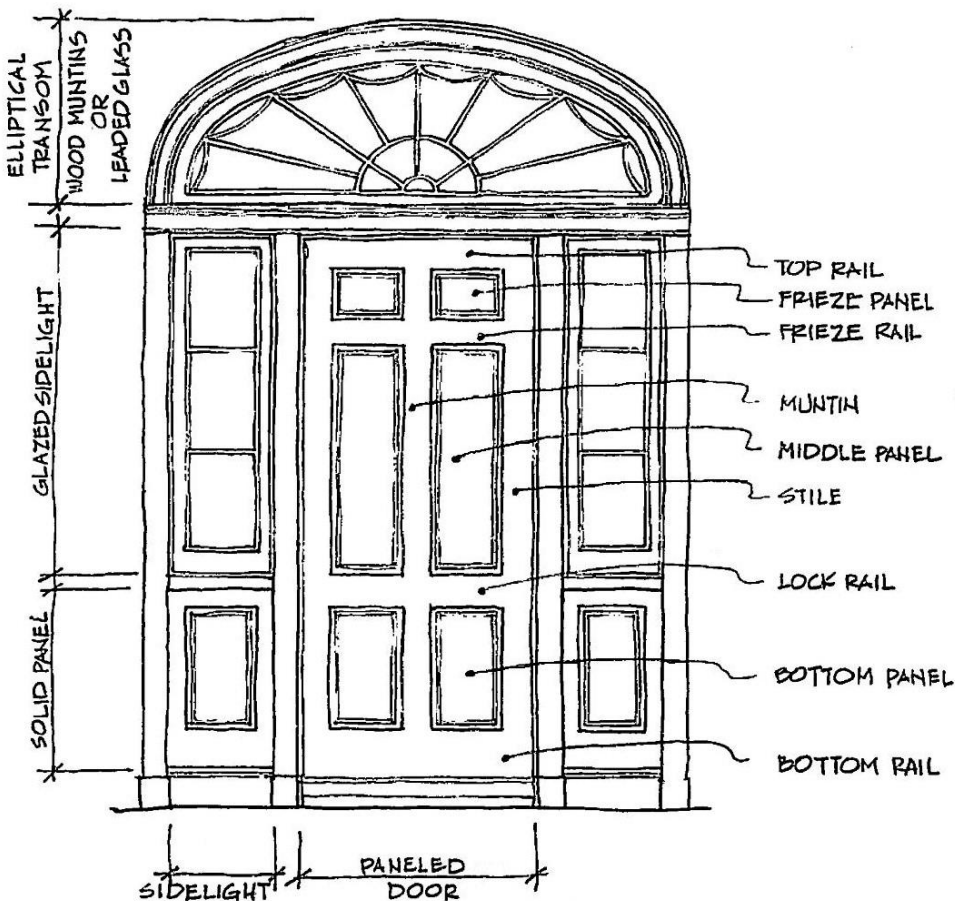
Screen/Storm Windows and Doors

- 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 denser and more 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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www.villageofballstonspa.org/historic-district-commission