

VILLAGE OF BALLSTON SPA  
HISTORIC DISTRICT COMMISSION  
APRIL 26, 2023 10 AM

Commission members Gary Stephenson, Carrie Chapman, and Keith Lewis met at 64 East High Street, with Mark and Patricia Hallenbeck in response to a building permit application dated April 11, 2023 and referred to the Historic District Commission on April 19, 2023. Member John Cromie arrived at 10:40.

The application sought to “replace existing slate roof with shingle roof, which had been completed before the application for building permit was submitted. Also, the application sought to remove the existing chimney, repair and restore front porch railing, replace existing garage [barn] shingles to match house’s roof.

Inasmuch as the main roof of the house had been totally replaced and the work had not been stopped by the village, there was little for the commission to discuss about the new asphalt or fiberglass shingle replacing a slate roof.

It was noted the applicant was proposing to remove the brick chimney which is an integral part of the house’s architectural presence.

The porch railing appears to have been built in the 1960s, probably by owner Bob Gower, who was a building contractor. There was no apparent evidence of the original railing. Various elements of the railing are rotted or compromised by weather. The newels at the foot of the steps were part of the 1960s replacement and are not of sufficient heft or design for the period of the building

Commission members discussed with Mr. and Mrs. Hallenbeck methods of preserving the home’s historic windows and using storms. The Commission would not look favorably on replacing them with modern windows. Modern windows have a life expectancy of much less than historic windows behind storms. Gary will provide sources that discuss preservation of historic windows.

When it came time to discuss the application for a building permit, Carrie abstained, as the applicants are her in-laws.

After discussion among Gary Stephenson, Keith Lewis and John Cromie, it was moved by John Cromie as follows:

1. That the Commission has no objection to replacing shingles on the garage/barn roof.
- 2, A permit to remove the chimney is denied. Rather the chimney is to be restored with lime mortar and, if not to be used, protected with a cap.

3. The porch railing may be repaired and restored without changing the height or profile of spindles and bottom and top rails. If two similar late Victorian newels can be obtained, they should be used in place of the current ones.

Gary Stephenson seconded, passed by Gary Stephenson, Keith Lewis, and John Cromie.