

Energy Meets History Restoration & Preservation Of Old Buildings



July 21st, 2019

The Peters-Lockrow farmhouse in Clifton Park was built in the 1830s and had been vacant for a decade. It had holes in the roof, water in the basement and a menagerie of animals living inside. Paul & Joanne Coons, discuss rehabbing this farmhouse using energy conserving and green building practices, while maintaining its historical integrity.



Sometimes you Win!!!!

359 Riverview Rd





357 Riverview Rd



Our Starting Point



Our 3 Goals

- Achieve a Net Zero Energy home
- Keep the structure historic
- Use green building practices

“Old meets new”

4 Balsam Way, Before



Thomas Edison was once part of the history of Clifton Park!!



Ted Carlson with baseball bat, Moe Road near Englemore Road, c. 1920. Baseball was as popular then as it is today. The barn in back still stands. It was originally one of Thomas Edison's laboratories in Schenectady, and was moved to the Carlson farm for use as a barn.

Project Scope

- Energy- produce enough renewable energy to live including heat, electricity and hot water and use remaining, if any, for transportation,
- Historic- properly replace jalousie windows, 1950's garage, shingled siding, concrete slab porch, asphalt shingled roof, reproduce historic trim and fenestrations
- Green- limit chemicals and VOC's, recycle waste material, FSC wood products (Forest Stewardship Council), recycled content in materials used in reconstruction, proximity to transportation and quality of life, buy local

Chose the barn design



Planning Historic Restoration

- Old Photos
- Exposed original trim and moldings
- Documents
- Personal recount
- Look at other period examples



Interior Detail



- Expose and restore tin ceiling
- Keep the same trim and moldings
- Keep the wainscotting



non period door

Interior & Exterior Demolition



Interior Demolition





**frozen sawdust
holding column
up!!**

damage to north side





**attic above kitchen
- no collar ties
or roof supports**



attic above kitchen



roof dissecting west side window



demolition



**keeping track of moldings
for future use**



original structure – windows,
foundation, eaves, moldings

Examples of trim, molding and damage





Should bedroom door stay or go? Consulted Historic Preservation to decide.



**North side before
chimney/siding removal**

north damage





north damage, previous unknown doorway exposed



tarps move flow of water away from foundation

Demolition of non period structures





removed oil tank

cleaned out basement



Landscaping



landscaping to clear solar path for PV



Witches Broom
Trees surveyed for disease and damage- landscaping



security system



What a mess!!!
Now let's put it back together from the bottom up!!