

VILLAGE OF COLD SPRING

HISTORIC DISTRICT DESIGN STANDARDS



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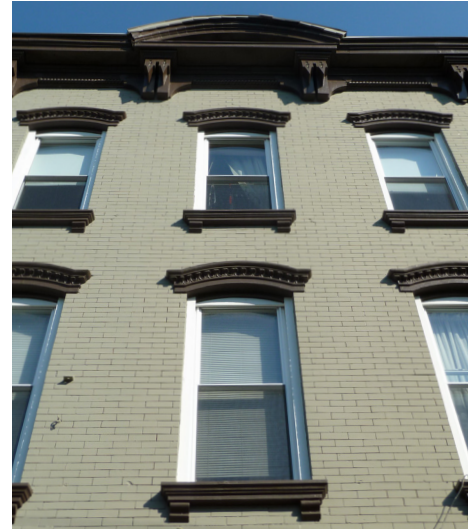


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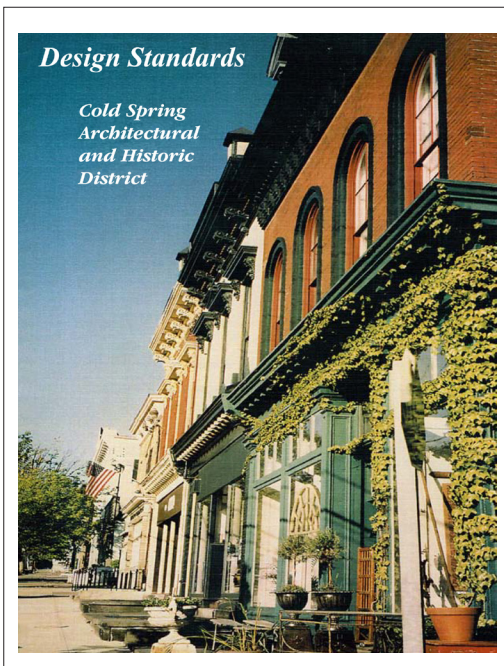
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A MESSAGE TO APPLICANTS

These Design Standards for the Architectural and Historic District of the Village of Cold Spring replace the version adopted in 1999. During the ensuing years, innovations have occurred in building materials technology, environmental laws and practices have changed, and historic preservation policies have evolved. These developments caused the HDRB to question whether the then-existing Standards possessed the clarity and flexibility to properly serve the public, and to find creative solutions for problem-solving. In addition, during the decades from its earlier adoption, the Standards needed to respond to issues raised in the 2012 Village Comprehensive Plan

1999:

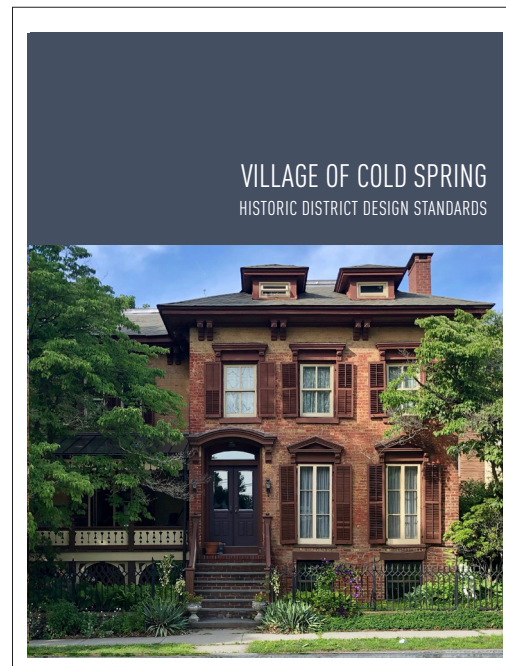


and the draft Local Waterfront Revitalization Program, and to revisit the Standards promulgated by the US Secretary of the Interior.

The new Design Standards contained in this document aim to address these issues. However, responses to them will continue to be modified during the lifetime of this document's use. It is not a static set of strict rules or regulations.

Just as architectural styles, building construction methods and materials, and regulatory measures pertaining to them have changed during the nearly two centuries of the Village's growth, so will the interpretation of these Standards.

2022:



The HDRB hopes to continue an open-minded, objective approach to new developments in materials, building techniques, technologies, and responses to climate change. Creativity and constructive dialogue should always be encouraged, while respecting the heritage of a living historic Village

The Historic District consists of the area designated on the map filed with the Village Clerk. The boundaries of the Historic District may be changed upon the recommendation of the Review Board and/or Planning Board and amendment by the Mayor and Board of Trustees as set forth in [Section 64-6 of the Village Code](#). The map is also available on our website.

INTRODUCTION: COLD SPRING LOOKS AHEAD



The prevailing character of the Cold Spring Historic District derives from the mid- to late-nineteenth century, when the West Point Foundry was at the peak of its production capacity. The District also contains several significant, contributing buildings and improvements dating to the early- and mid-twentieth century. These resources contribute to the evolving character of the Village of Cold Spring. Over time they have achieved their own architectural and historical significance and equally contribute to the unique character of Cold Spring.

These Design Standards celebrate the extraordinary character of Cold Spring, a community with a river setting that inspired Hudson River School Painters and valley landforms and vistas that gave rise to an American style of landscape planning. In 1976, Village Trustees enacted the Village Historic Preservation Ordinance, thereby establishing a local historic district. A subset of the buildings in the local historic district was entered in the State and National Registers of Historic Places in 1982. Since its creation in 1976, the Historic District Review Board (HDRB or Review Board) has been the steward of the architectural heritage of the Village.

The Standards are informed by a series of structured focus groups with interested owners of commercial and residential properties, professionals in the fields of architecture, construction, and development, and by the experience of members of the HDRB. The Standards reflect a growing awareness that preservation is a fundamental sustainability activity, conserving resources and energy while maintaining our deep roots in history. As has been said: “the greenest building is one that is already built” (Elefante, 2012).

Complying with New York State Historic Preservation Office requirements for Certified Local Governments, the single set of Design Standards presented in this document apply equally to all of the areas of the District, including those that are listed locally as well as on the State and National Registers.



Early 20th century view looking east up Main Street.



Early 21st century view looking east up Main Street.

COLD SPRING'S ARCHITECTURAL INTEGRITY

FINDING CLUES FOR APPROPRIATE PROJECT CHOICES

Regardless of style blurring or mingling, buildings that have changed over time can retain their significance and integrity. Their evolution is part of their history and helps to tell their unique story. That evolution is sometimes as important or compelling as a building's original form.

When planning a restoration or rehabilitation project, it is important to determine each building's primary design impulse—its essential character. While recreations are not necessarily called for in the Historic District, changes to historic properties are more likely to be successful if the property owner and/or project designer has first considered a building's design origins and evolution, from overall proportions and materials to minute details.

First, and above all, study your building. Find out if old pictures are available for comparison to existing conditions. Sometimes, researching your building

may require, for example, removing later 20th Century alterations such as vinyl or asphalt siding to determine historic cladding materials or original window placements. Occasionally, interior finishes, such as paneling or plaster board, might require partial removal to determine structural systems or hidden conditions. "Ghosts" of missing brackets or other trim, visible beneath the current paint, can also be informative.

Second, look around the Historic District for comparable buildings. Explore the neighborhood and view the rhythm of roof gable orientations, the size and scale of nearby properties, and the massing of building additions. The forms and styles already existing around the District afford latitude for invention and problem solving. Looking carefully can help you discover the stylistic relationships among structures in the neighborhood, as well as the wide variations that are possible even under a clearly defined style. Spending time studying remaining intact examples can provide inspiration for compatible alterations.

[See Resource Guide III: Architectural Styles Around the Village](#)



WHY WE HAVE DESIGN STANDARDS & HOW TO USE THEM

PURPOSE OF THE DESIGN STANDARDS

The Design Standards are intended to establish an objective basis for decision-making by the Historic District Review Board. They also provide other Village officials, as well as property owners and renters, architects, and contractors a manual by which to gauge what the Review Board will consider appropriate modifications to individual buildings and the District overall.

The Standards should be used to gain a general sense of the process for securing approvals of a Certificate of Appropriateness for proposed modifications in the Historic District that are visible from a public right of way. A Certificate of Appropriateness must be obtained by owners or lessors in the Historic District who wish to:

- Make alterations to an existing structure
- Build a new structure on a site
- Make site improvements including, but not limited to, installing fencing, retaining walls, sheds, and signs
- Demolish or move an existing structure

Routine maintenance or repairs in kind that do not change a

structure's primary materials and appearance need not be reviewed by the HDRB.

HOW TO USE THE DESIGN STANDARDS

To assist in project planning, the Design Standards provide guidance on the broad preservation concepts that form the basis of project reviews in the Historic District, as well as specific construction and repair topics.

For most property owners and most restoration and rehabilitation projects, [Resource Guide I: Design Standards A-Z](#) provides the information needed for planning. Use it to find broad categories of information on topics such as windows, doors, siding, trim, etc.

For larger projects—such as additions and new construction—broader issues like neighborhood context, mass and scale must be considered. A discussion of these topics is found in [Context & Compatibility](#).

The context of a building and a neighborhood is critical. Context helps shape the character and maintain the integrity of the Historic District. The section entitled [Selected Elements of Context](#) describes ways to approach items in the Historic District like signs and exterior

lighting, fences, walls, paving and permanent landscape elements.

More can be learned in the Resource Guidelines:

- I: [Design Standards A-Z](#)
- II: [A Brief History of Cold Spring and Its Built Environment](#)
- III: [Architectural Styles Around the Village](#)
- IV: [Glossary of Common Architectural Terms](#)
- V: [Selected Guidance on Materials Conservation: Paint](#)
- VI: [Selected Guidance on Materials Conservation: Stone/Masonry](#)
- VII: [Sustainable Building Design and Historic Preservation](#)
- VIII: [Helpful Resources](#)

MAINTENANCE OF HISTORIC PROPERTIES

When it comes to the maintenance, repairs and overall preservation of historic properties, the Secretary of the Interior issued The Standards and Guidelines for Archaeology and Historic Preservation in 1983 and continues to update it. Links to the guidelines, and more detailed references to them, can be found in Resource Guide [VIII: Helpful Resources](#).

WHY WE HAVE DESIGN STANDARDS & HOW TO USE THEM (cont.)

Within our Village Historic District, the guidelines from the Department of Interior that are referenced most by the Review Board are:

- The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, finish, and texture.
- The historic character of a property shall be retained and preserved. The replacement of intact or repairable historic materials and features will be avoided.
- If required and appropriate, chemical or physical treatments will be undertaken using the gentlest means possible; treatments that cause damage to historic materials will not be used.

In most cases, the repair of existing elements with the same materials and in the same form, will not require Board review. However, there are times when a change of material may be necessary for efficiency and durability. The Board has granted leniency in the use of credible composite or manufactured materials for some architectural elements that are further from eye-level or street level, but as with any material change, an

application and review is required. There are some composite materials or treatments which may require less physical maintenance on a yearly basis, but ultimately do not have the long-term durability of natural materials. These should be avoided.

Significance & Integrity



In preservation, there is a distinction between what makes a building “significant” and what gives it material “integrity.” Put simply, significance is what makes a building landmark-worthy, and integrity is what keeps it landmark-worthy. A large part of keeping a building’s integrity is proper maintenance.

Significance connects a property to our Village history in at least one of six ways:

- Its role played in a cultural movement, group or event
- Its relation to a historical person or event
- Its demonstration of an important architectural style, design era, or engineering feat

- Its unique location representing an established and familiar visual feature of the Village
- Its recorded or potential archeological findings
- Apart from the above, its general contribution to the overall visual characteristics of any other landmark or landmarks within the district

Integrity is defined by the Secretary of the Interior as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic or prehistoric period.” Integrity is demonstrated through:

- Design
- Materials
- Workmanship
- Setting
- Character/Feeling
- Location
- Association to other sites

In reviewing applications to the Historic District Review Board, the effect of changes to a property will be weighed against both its significance and integrity. Refer to [Village Code, Chapter 64, Section 64-6](#).

WHY WE HAVE DESIGN STANDARDS & HOW TO USE THEM (cont.)

ENERGY EFFICIENCY AND CLIMATE CHANGE PREPAREDNESS

The greenest building is already built. The retention and reuse of existing buildings and materials is a highly sustainable activity. Among other benefits, it avoids the waste materials created by demolition and new construction; it limits the carbon footprint created in the production and transportation of new materials; and it reduces the disruption of otherwise undeveloped and natural land. The Historic District Review Board is a partner—and a resource—in our community’s shift toward a more sustainable future.

The Secretary of the Interior has helpful guidelines for specifically addressing sustainability in historic architecture. [See Resource Guideline VII: Sustainable Building Design and Historic Preservation.](#)

Existing sites, existing buildings and existing materials shall be conserved and repaired rather than replaced, to the greatest extent possible. While it is the mission and the responsibility of the HDRB to protect, preserve and enhance the historic fabric and integrity of our District, it is a reality that our changing climate presents unique challenges for which some historic architecture may be underprepared.

All applications that incorporate energy efficiency and climate change preparedness measures will be reviewed on their merits and on a case-by-case basis. The incorporation of new technologies such as solar panels, electric car charging stations,

split-system HVAC units and alternate insulation methods have precedents in the Historic District. In those cases, effort has been made to reduce the visual impact of the technological innovation.



WHO MUST APPLY TO THE HDRB AND HOW IT WORKS

GENERAL INFORMATION ON THE CERTIFICATE OF APPROPRIATENESS

The Architectural and Historic District was established in 1976; a smaller portion of that district is also listed on the National Register of Historic Places. A map of the district is on file with the Village Clerk, and is available at www.coldspringny.gov/historic-district-review-board.

The Historic District Review Board is charged with protecting, enhancing, perpetuating and preserving the elements and characteristics of the Historic District, as outlined in [Chapter 64 of the Village Code, Section 64-6](#).

Types of Work Subject to HDRB Review:

- New construction, additions to structures, reconstruction and repair beyond replacement in kind
- Demolition of structures, moving and relocation of structures, or removal of structures
- Any exterior material changes to structures which are visible from any street, road, sidewalk, alley, path or navigable waterway freely available for use by the public; exterior material changes include, but are not limited to:
 - Modifications to the mass and bulk of a structure
 - Roofing and siding materials, doors and windows, trims, decorative elements, light fixtures and signs
 - Utilitarian structures such as fences, permanently installed air conditioners and trash receptacles, and the like

Types of Work NOT Subject to HDRB Review:

- Work that remedies dangerous conditions when it is directed by the Building or Fire Inspector
- Work that is not visible from any public right of way
- Interior work

- Regular and normal maintenance which replaces in-kind the extant materials—that is, when the replacement materials match existing materials exactly in terms of composition, construction, size, and profile
- Color of paint and stain selections, or particular colors of metal finishes (however the Board can stipulate how a material is finished, for example whether something is painted, stained or left natural, or whether a metal surface is powder-coated, permafinished, or left unfinished)

CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES IN THE DISTRICT

The significance of the Cold Spring Historic District is based on its association with the peak operations of the West Point Foundry. But the District is not frozen in that time—there are buildings included in the boundaries of the District from within the period and after; there is also new construction. That means that styles and design features range in the District, as does the degree to which buildings have been modified over time. Together, these factors determine whether a building is “contributing” to the character of the District, or if it is “non-contributing.”

Contributing Properties

“Contributing” properties are buildings or structure that reflect the significance of the Historic District as a whole, either because of historic associations or architectural qualities, or because of the part they play in telling the story of the District’s development over time. As the District and individual properties age, buildings once considered not to reinforce the character of the District can attain their own architectural and/or historic significance, and their designation can be modified. A key aspect in determining whether a property is contributing is the degree to which it retains its historic and design integrity.

WHO MUST APPLY TO THE HDRB AND HOW IT WORKS (cont.)

Non-Contributing Properties

There are two types of Non-Contributing Structures: those that date from the period of significance and those that do not.

From the Period of Significance

Non-contributing buildings and/or structures that date from an area's period of significance are structures that were built in the same time period as contributing structures, but have had their historic character significantly altered through subsequent modifications or additions. Loss of historic integrity can determine non-contributing status of buildings or structures.

NOT from the Period of Significance

Non-contributing buildings and/or structures not dating from the period of significance are those buildings that were constructed more recently and do not necessarily and/or at present contribute to the collective character of the District. As described above, however, some of these structures may achieve their own architectural and/or historical significance over time, so all modifications to structures in the District should be made thoughtfully and in ways that reinforce their individual, essential character.

Each non-contributing structure may have its own architectural integrity—an expression of the owner, builder and of the time in which it was built. Within an historic district, these non-contributing structures demonstrate changes in building styles, and approaches. Maintaining the inherent character of each enhances the experience of the District as a living, evolving community. Management of incremental change, including insertion of contemporary buildings, sustains the vitality of strong historic districts. Since these structures are within the District and therefore impact it visually, the alteration guidelines and new construction guidelines do apply to these structures.



WHAT IS A CERTIFICATE OF APPROPRIATENESS?

A Certificate of Appropriateness documents that the Historic District Review Board has reviewed a proposed material change to a property within the Historic District and has determined that the change respects, preserves and perpetuates the historic character of the structure, surrounding structures and the historic district overall. It authorizes the Code Enforcement Officer to issue a building permit, once all other required approvals (such as zoning variances, site plan, etc) are secured

Workshopping Your Project

Property owners are encouraged to seek project guidance at the earliest stages of planning. The HDRB welcomes “workshop” sessions with property owners before applications are made. In these informal brainstorming sessions, ideas can be presented and feedback exchanged in a non-binding discussion. Workshops are time well spent to ensure smooth application processing.

Public Hearing

The HDRB will determine the need for a public hearing in its initial review of your proposal, following criteria laid out in [Chapter 64-12 of the Village Code](#). If a public hearing is required, you will be given specific instructions for notifying neighboring property owners of the date and subject of the hearing. Public hearings require additional administrative costs; an additional fee may be required.

WHO MUST APPLY TO THE HDRB AND HOW IT WORKS (cont.)

STEPS TO SECURING A CERTIFICATE OF APPROPRIATENESS

1. Apply for a building permit available from the Village Clerk or on the Village website.
2. Receive a referral from the Code Enforcement Officer to the Historic District Review Board for review of any applicable work; a copy of the referral will be forwarded to the HDRB from the office of the Code Enforcement Officer.
3. Refer to these Design Standards for the Historic District to guide your project planning.
4. Complete the application for a Certificate of Appropriateness, using the checklist provided.
5. Submit to the Village Clerk: (1) the complete HDRB application, (2) all supporting materials and (3) required filing fees. Submission deadlines are available from the Village Clerk.
6. A Village representative will contact you regarding the complete status of your application and the date and time that it will be reviewed by the HDRB.
7. Attend your scheduled meeting of the HDRB (a duly-designated representative may attend in an Owner's place). Be prepared to answer detailed questions related to the project, including material specifications. Completing the checklist will help you to be prepared for your discussion with the board and will make a timely review process more likely.

Depending on the outcome of the review, your project may be approved for a Certificate of Appropriateness that evening, or it may require additional review sessions with the HDRB. Some projects will require a public hearing. Instructions will be provided to you in the review session.

8. Once your application for a Certificate of Appropriateness is approved by the HDRB, the Chair will notify the Code Enforcement Officer, who will issue a building permit once all other required approvals are secured. You may not begin any work until you have received a building permit from the Code Enforcement Officer.

Deadlines for the completion of work will be listed on the Certificate of Appropriateness.

CONTEXT & COMPATIBILITY

INTRODUCTION

This section covers the context of your property—the surroundings that can amplify the impact of architecture improvements, create greater neighborhood coherence and reinforce the historic character of the district. Proposals will be reviewed with their impact on nearby buildings in mind. They will be evaluated on the way in which they take their place in a larger collection of structures that make up the District. Some elements are subject to review by the HDRB; some are presented here as recommendations, suggesting best practices for historic neighborhoods.

When considering projects, simple shapes and volumes are preferable to overly ornate structures. The use of conjectural historical or perceived “old-fashioned” styles is discouraged. Design innovation and diversity can be compatible with the District. Around the Village, the existing buildings, many of them built in the 19th century, show a great range of styles, as well as individual accommodations to specific sites. Nothing in these standards should be construed to prohibit the use of modern construction methods and technologies.

ZONING AND BUILDING CODES

All new construction must comply with the provisions of the New York State Fire Prevention and Building Code and the Cold Spring Zoning Statute which establish limits on building bulk, height, lot coverage and building setbacks. The Village was substantially built before zoning was adopted. As such, many of our historic structures do not comply with existing zoning regulations. These may be factors you will need to consider in your design process and also discuss with both the Zoning Board of Appeals (ZBA) and the HDRB to find solutions that maintain block and District character.



CONTEXT & COMPATIBILITY (cont.)

CONTEXT CONSIDERATIONS

Aspects of design proposals to be considered in determining context and compatibility are:

Size

Size refers to dimensions. The Village is primarily composed of homes two to three stories high and some larger commercial buildings. While size is primarily limited by zoning regulations, proposals will be viewed with their impact on neighboring buildings in mind.

Scale

Scale refers to visual relationships between elements, for example between window sizes and the overall building volume or between a house and its garage, or in relation to surrounding buildings. Building elements such as cornice lines, roof lines, trim bands, chimneys and foundation lines have a direct impact on scale. Buildings along a single block tend to be of the same scale and present the street with a mostly unified edge.

Rhythm

Rhythm refers to the spacing, size and siting of buildings in a grouping or on a block. Attention should be paid to the rhythm of building mass to open space along a street and to the solid and void elements, such as entrances and porches, of building facades.

Massing

Massing refers to the arrangement of volumes within a building. The massing of a typical structure in the Village is most commonly a simple volume with sloped roofs.

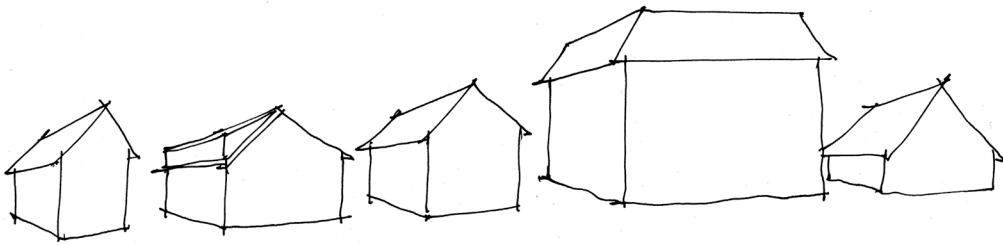
Siting

Siting refers to the placement of a structure on the building lot. Placement of new construction should reinforce the pattern established by its neighbors.

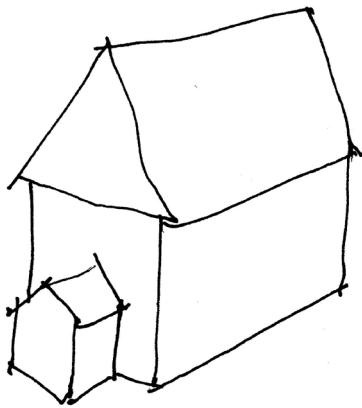
Style and Character

Style and character are attributes of a building's appearance established by various building elements. These include: architectural ornament; the shape and pitch of the roof; window and door proportions, size, spacing and design; the presence and detailing of porches; and the type and detailing of exterior materials.

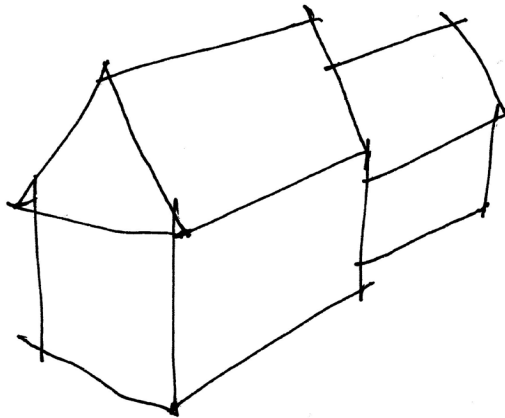
CONTEXT & COMPATIBILITY (cont.)



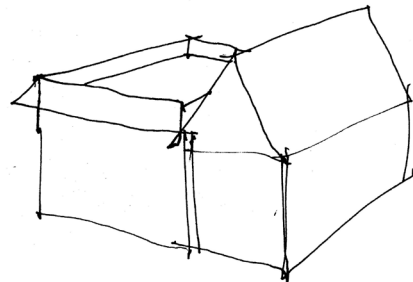
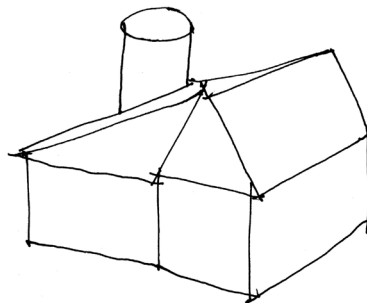
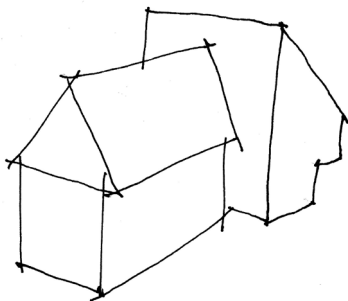
An out of scale element can be disruptive to an otherwise harmonious collection.



Smaller entry additions may be permissible in the front of the building.



Larger additions are best placed to the rear.



Additions should be secondary to the main volume and not overwhelm it.

CONTEXT & COMPATIBILITY (cont.)

TYPES OF ALTERATIONS & BEST PRACTICE RECOMMENDATIONS

In general, proposed alterations reviewed by HDRB fall into these broad categories, or a combination thereof.

Exterior Materials and Component Alterations

This type of alteration does not affect building volume. Examples include modification or replacement of doors and windows, roofing and siding materials, trims and decorative elements, light fixtures and signs. Replacement of windows and doors should not enlarge or shrink openings or window glazing surface. Defining elements such as cornice lines, rooflines, trim bands, and chimneys should reinforce patterns and materials in the District. Typically, these material changes alone, which solely consist of surface materials treatments and/or component replacement parts, do not require a public hearing.

RECOMMENDATIONS: Refer to specific topics in the [A-Z section](#) and to specific topics within this section.

Additions to Existing Buildings



Material changes which add to the mass and bulk of an existing structure, such as increasing building height, or additions which create a larger footprint. In most cases, a public hearing may be required.

RECOMMENDATIONS: Additions should not detract from or compete with the primary building in scale, placement, style, materials, and detail. They must be deferential in placement, visual impact and level of detail. Additions should not dwarf the original building. Proportions of new work should relate to proportions of existing structures. Large blank walls are discouraged in locations where highly articulated facades are the norm. Cantilevered masses are generally discouraged and angular building forms and roof lines not normally seen in the Village should be avoided.

CONTEXT & COMPATIBILITY (cont.)

New Construction

New construction may be a principal structure, or an outbuilding such as a garage or shed, or a substantial replacement thereof. A public hearing is necessary with few exceptions.

RECOMMENDATIONS: New structures are not required to rigidly mimic an existing style. Local patterns or collections within the District should be reinforced, not disrupted or interrupted by new elements. New construction, including garages and accessory buildings, shall be sympathetic to District context in size, scale, massing, siting, style and character. Infill projects should relate to prevailing setbacks from the street, and to the scale, style and shape of neighbors.

Accessory buildings must be compatible with the primary building in scale, placement, style, materials, and detail. They must be secondary in size, placement, visual impact and level of detail. Garages, for instance, whether attached or free-standing should not visually outweigh either houses to which they are an accessory or houses on adjoining properties.



CONTEXT & COMPATIBILITY (cont.)

SELECTED ELEMENTS OF CONTEXT

The following are items that commonly come before the HDRB and are considered in context of the structure they accompany, as well as the character of the street they are on and the neighborhood they are in.

COLOR: TEMPORARY AND PERMANENT

The HDRB does not review colors for siding and trim on structures within the Historic District. However, the Board does review finishes that are integral to materials including metal elements (such as sheen) and masonry (such as dyes in cast or manufactured stone) and roofing materials. The Board is particularly concerned with “long-life,” permanent materials that cannot be painted or refinished.



In general:

- Metal finishes should be low-sheen and in keeping with the period and style of the structure or property on which they are to be installed
- Cast and manufactured stone, where deemed appropriate for use, should be of natural hues native to the Hudson Valley
- Brick, masonry and ceramics should reflect the age and style of the structure



The HDRB encourages, but does not require, owners of buildings in Historic Districts to select paint colors that are appropriate to the age and style of their structures, and in hues that emphasize a structure’s character and detail. For tips and resources on historic color selections and approaches to conserving and restoring painted surfaces, may stipulate a particular color scheme as a required condition of approval to mitigate the impact of an alteration. [see Resource Guide V: SELECTED GUIDANCE ON MATERIALS CONSERVATION: PAINT.](#)



CONTEXT & COMPATIBILITY (cont.)

CAUTIONARY NOTES ON PAINTING MASONRY

In general, masonry such as brick and stone should not be painted. When originally constructed, these materials were meant to be exposed. Stone is impermeable and does not need a coating. Brick naturally allows a certain amount of moisture to penetrate its surface, but also allows it to evaporate; a coat of paint will prevent that important evaporation from taking place. Paint layers on brick trap moisture behind the paint layer and damage the material. Further, this trapped moisture causes the applied paint to blister and peel, and can also cause the brick face to spall, or break apart, from freezing and thawing cycles.

If you have a masonry surface that has previously been painted, minimal intervention is recommended. Paint may be best left to wear away naturally over time. But if paint removal is desired or required, it should be as gentle as possible to avoid damaging the material surface. The use of hand tools is recommended over power methods like grinders and sandblasting, as they will damage the historic material you are trying to protect. This concept applies to the removal of damaged mortars between masonry elements, as well.

FORGE GATE CONDOMINIUMS SUPPLEMENTAL INFORMATION

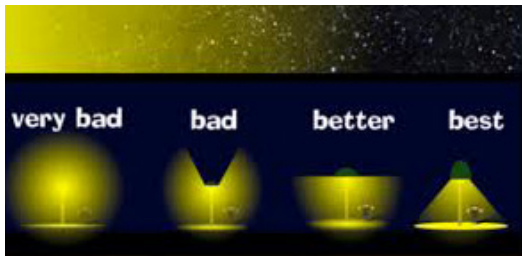
The Forge Gate Condominium Complex is an example of infill construction from the early years of the Historic District (1977/78). The multi-family development's layout, traffic flow, and architectural style are all of their time and represent a distinct period in the Village's development. The modern building materials used in Forge Gate are character-defining features for the development, and are uniquely appropriate to this portion of the District. As such, the Design Standards for Forge Gate reinforce a palette of composite materials such as vinyl, fiberglass and aluminum for siding, windows and doors.

EXTERIOR LIGHTING

The HDRB reviews exterior lighting for compatibility.

When considering an exterior lighting plan for your historic property, look for fixtures that comply with Dark Sky design, as called for in our Village's Comprehensive Plan. Dark Sky lighting design has goals to reduce light pollution for the reduction of energy consumption and the benefit of our environment, ecological balance and human health.

CONTEXT & COMPATIBILITY (cont.)



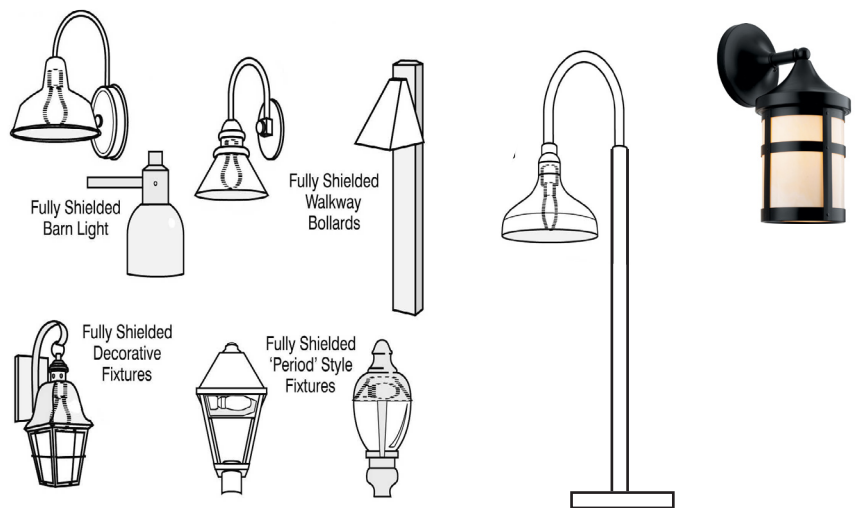
Above: Dark Sky fixtures cut off stray light.

DARK SKY INITIATIVE

Recommendations from the International Dark Sky Association explain objectives and economies of modified lighting, recommended light levels and fixture types, as illustrated above. Period appropriate lantern-like fixtures are available with dark sky light shielding.

<http://darksky.org/lighting/lighting-basics>

Various Examples of Dark Sky fixture types



General Guidelines for Commercial & Residential Exterior Lighting

- For all types of lighting—exterior wall sconces, hanging fixtures, pole-mounted fixtures and pathway lighting—choose designs that cast light down toward the ground and limit light spilling out beyond property lines
- If you do not have photographic or physical evidence of the original lighting at a property, choose simple fixtures that are compatible with the style and period of the house; there are many reproductions of historic light fixtures available on the market
- Avoid elaborate historic or reproduction fixtures
- When lighting pathways on your property, look for subtle designs that offer downcast lighting
- Avoid theatrical lighting aimed up at signs, property facades, trees, and landscape features
- Flashing, intermittent, rotating or moving lights, and neon are not permitted in the Historic District
- In publicly accessible properties, the minimum required “foot candles” of light — the amount of light lumens per square foot — is determined in the code review or site plan review process is determined by the Planning Board or by the Code Enforcement Officer

CONTEXT & COMPATIBILITY (cont.)

FENCES

The HDRB reviews fences, gates and walls visible from the public right-of-way for compatibility. As with all other proposed alterations in the District, fences should complement and coordinate with the style and character of the primary structure on the property and/or the surrounding streetscape.



Present-day Cold Spring has numerous low fences, both wood and metal, that separate property from sidewalk, appropriately allowing a view of the building and porch. Some homeowners have no fences and leave their frontage unobstructed; some provide gardens with hedges or low plants as foreground to the house. Where fencing is desired, it should have strong termination features—built or vegetative.

CONTEXT & COMPATIBILITY (cont.)

Limitations on Fences

See Village of Cold Spring zoning statute for height limits on front, side, and rear yard fences. It should be noted that corner lots possess two frontages. Where properties abut other zoning designations, different requirements may apply. Fencing around swimming pools is governed by New York State Fire Prevention and Building Code. Temporary, seasonal fencing around vegetable gardens or as snow/deer protection is exempt from HDRB review.

Higher fences used for privacy further back from the frontage and visible from the street should be compatible with the character of the existing house; the transition between low front fencing and rear utilitarian fencing requires careful design.

General Guidelines for Fences

- The character of the fencing should derive from the same period as the house, and materials and colors should coordinate with the existing structure
- Avoid undocumented, overly ornate designs. Where no precedent or documentation exists, use the spacing, profile and scale of railings of buildings similar in style. The fence should not be more elaborate than the trim elements of the house
- Acceptable materials are wood and metal; pressure treated wood may be used if painted or stained, and must be free of manufacturer's marks
- Vinyl fencing is not permitted
- Palisade or stockade fencing is not permitted in front yards
- Chain-link fencing is not permitted; galvanized metal piping is not permitted for posts or rails
- Rails and pickets should not be applied on outward-facing sides of posts, but rather hung between the posts so the posts are fully exposed. Spacing of pickets in both wood and metal fences is regulated by State Building Code
- Wood or metal post caps and finials are permitted, but both should be compatible with the design and scale of the fence
- No new ornamental metals shall be used without documentation of their use in the proposed manner on the site. Ornamental iron work shall be compatible with the style and character of the primary structure. New modern metal designs may be considered on a case-by-case basis, and will be reviewed for compatibility, in terms of size, scale, and rhythmic elements, with both the primary structure on the property and with neighboring patterns
- Non-perimeter fencing visible from the public right-of-way, such as dog runs, enclosures for mechanical equipment, trash receptacles, or swimming pools, will be reviewed using the same criteria as for property line fencing
- Hybrid fencing designs, with a lower portion paneled and upper portion picketed or latticed, may be considered, but minimization of opaque surface areas is encouraged. Wood or metal fencing units may be installed between masonry posts or atop low masonry retaining walls ([See Context & Compatibility WALLS](#)).

CONTEXT & COMPATIBILITY (cont.)

GATES

Gates define pedestrian entries as well as enclose driveway entrances. Gates should be welcoming. In some applications, the purpose of the gate is to be restrictive, but care must be taken to minimize opacity and retain District character. Gates are subject to same zoning height restrictions as fences.

Gates should be of same material as the fences they accompany, but they may incorporate other distinctive features. Where gates are set between masonry walls, wood or metal is acceptable. Gates may also be inserted between hedgerows where no fence or wall exists, and/or affixed to either wood or masonry posts. Gate posts terminations, such as finials and the like, should be to scale with the gate. Hardware on gates and fences is reviewed as well.



LANDSCAPE AND PLANTINGS

Because lawn and garden care does not require a building permit, and because the Review Board does not consider vegetation to be “permanent,” landscape changes are generally not reviewed by the Board, although elements like retaining walls are reviewed. However, just because a plant or tree is not permanent, that doesn’t mean that it can’t have permanent or lasting effects on an historic property.

Consider all landscape choices that might impact your historic structure. Avoid planting trees too close to foundations, where their roots can undermine the structure. Use clinging and twining plants carefully; they can adhere to, and damage mortar and wood, leading to water intrusion, rot and material failure.

PAVING

Modifying paving on an historic property can have visual impacts on its character. Driveways and parking areas can have particularly large impacts. One issue the District faces in the context of modern commerce is providing sufficient parking for local businesses or multi-family houses. Choosing permeable surfaces that allow vegetation to grow through them can achieve the necessary area while preserving the sense of a yard and historic landscape context.

It is also important to consider the impact of water run-off and erosion on properties within the District. Fortunately, there are many paving products that let water percolate through to the ground underneath, limiting water runoff and preventing erosion. If you are planning a driveway, patio, sidewalk, consider permeable pavers or pervious concrete to allow for natural drainage while providing a solid surface strong enough to handle foot and vehicle traffic. Here are some different types of pervious materials:

Permeable aggregate concrete products look and feel just like traditional cement but allow water to drain through and reach the ground below.

CONTEXT & COMPATIBILITY (cont.)



Porous concrete is made with little to no sand. It has the appearance of tightly clustered pea gravel and offers a smooth, cement-like surface.

Open concrete grid is often considered for driveways. Concrete grids are strong enough to handle the weight of vehicles while offering ideal conditions for draining water. Open concrete blocks can be arranged in a pattern and size of your choosing. They are then filled with soil and durable plantings, such as grass, or gravel.

Permeable pavers are individual units that come in a variety of shapes. They allow water to percolate through joints or holes of the paver itself. Permeable pavers are available in a variety of shapes and designs and can be set into the ground in patterns of your choosing. To applicant's advantage otherwise they have to provide site drainage and the code requires permeability.

Natural stone and gravel are a more traditional approach to ensuring a firm and durable groundcover that also offers exceptional drainage capability.

Commercial properties and public buildings within The District may be required to make modifications to a building to make it compliant with accessibility code requirements. The goal should be to provide the highest level of access with the least impact to the character defining features, finishes, and the over-all original historical fabric.

CONTEXT & COMPATIBILITY (cont.)

SIGNAGE, BANNERS & FLAGS

Signs have been a lively part of Cold Spring's commercial and civic life since its earliest days. Historic photos of Main Street reveal signs of many types and styles. Whether new signs are based on historic designs or are reflective of contemporary design, the key consideration is the interaction of the design and the streetscape, its compatibility with the building on which it is mounted, and its material and quality.

The HDRB reviews most commercial and other permanent signage – see page 22 for signs exempted from review. In addition to complying with these Design Standards, applicants must comply with all Village ordinances related to signage. Signs that are designated as individual landmarked shall not be counted in square footage calculations for the purpose of zoning limitations.

The HDRB does not review sign content (eg typefaces, wording or color). Sign reviews focus on the materials the sign is made from, how it is constructed, its shape and dimension, how it is attached to the surface of a structure.



SIGN DEFINITIONS

Sign: Any material, structure or device, or part thereof, which is composed of lettered or pictorial matter and placed in view of the public. Signs can be located out-of-doors, and/or on the exterior of a building, or indoors as a window sign. It displays an advertisement, announcement, notice or name, and can include any declaration, demonstration display, representation, illustration or insignia used to promote the interests of any person, business or cause.

Surface Area: The entire area within a single continuous perimeter which encloses the elements that form a sign. Both faces of a double-sided sign are included in surface area.

Supporting Structure: The element to which a sign is affixed, including but not limited to poles, brackets, walls, bases, masonry. Supporting structures are reviewed by the HDRB along with signs.

Free-Standing Sign: Any sign not attached or part of any building but separate and permanently affixed by means in or upon the ground. This includes but is not limited to pole signs, pylon signs and signs affixed to masonry.

Illuminated Sign: Any sign illuminated by artificial light of any kind, either from the exterior or the interior.

Portable Sign: Any sign designed to be movable and not structurally attached to the ground, a building, or another sign.

Projecting Sign: A sign which is attached to a building wall or structure and extends horizontally. On projecting signs, the surface area of both sides are reviewed.

Sign Directory: A listing of two or more business enterprises on a single sign.

CONTEXT & COMPATIBILITY (cont.)

Temporary Sign: A sign that is in place for a duration of no more than 30 days, including days when the sign is taken in overnight.

Wall Sign: A sign that is painted on or attached to the outside of a building with the face of the sign parallel with the plane of the wall and not extending more than twelve (12) inches from its face.

Window Sign: A sign that is painted or affixed to a window, or is located within four feet of the window. No more than 25% of glass area may be covered with permanent window signs. Graphics connected with customary window displays of products, and/or temporarily advertising specials/sales are not reviewed by the HDRB.

General Guidelines for Sign, Banner & Flag Materials and Forms

The HDRB will consider a wide range of well designed, well-built signs. The following materials and construction recommendations should be considered when planning your sign:

- Wood or metal sign boards are recommended; composite or resin boards may be acceptable
- Lettering shall be painted, cut into wood or be stamped metal letters; applied cut vinyl will be considered with certain types of signs
- Edging should be compatible with the sign board
- Sign lighting must be dark sky compliant; see [Exterior Lighting](#)
- If a sign, banner or flag is being installed on a pole brackets, base, wall, masonry or similar object separate from a building, these supporting structures shall have minimum impact on and be compatible with, the primary structure
- Flags and banners shall be constructed of durable materials with fade resistant graphics
- The bottom of signs, banners and flags must be a minimum of seven (7) feet above the pedestrian walkway
- Flags and banners shall be securely attached to the building or another structure under the control of the property owner.



Artistic signs can serve commercial purposes, clearly convey the nature of the business and enhance Cold Spring's streetscape.

CONTEXT & COMPATIBILITY (cont.)

Prohibitions for Signs, Banners & Flags

Signs, banners and flags in the Historic District, including signs on or within four feet of the window and visible from the sidewalk, shall

- Not be illuminated by or contain flashing, intermittent, rotating or moving lights
- Not be wholly or partly constructed of neon or LED lighting
- Not be backlit
- Not impair or cause confusion of vehicular or pedestrian traffic in its design, color or placement
- Not be placed upon the roof of any building, nor shall sign supports or poles

Making an Application for a Sign, Banner or Flag

The applicant should provide an image of the full building elevation on which the sign will be placed. This can be architectural drawing or digitally manipulated photograph; an image of the sign alone will not suffice. Samples of all proposed materials, colors and textures should be provided as well as technical details for installation (how the sign is connected to the building) and any lighting of the sign.

SIGNS, BANNERS & FLAGS THAT ARE EXEMPT FROM HDRB REVIEW

- Temporary signs, banners or flags, including political signs, posters, holiday decorations, sandwich boards and sale signs. Any sign, banner or flag in place for more than 30 days is not considered temporary and must comply with HDRB Design Guidelines and Zoning Regulations
- Banners and flags fifteen (15) square feet or smaller which are put out in the morning and taken in at the end of the day
- Temporary non-illuminated “For Sale” or “For Rent” real estate signs concerning the premises upon which the sign is located. One sign is allowed not exceeding four (4) square feet. All such signs shall be removed within three (3) days after the sale, lease or rental of the premises
- Price signs attached to and graphics integral with gas pumps at gasoline stations.
- One sign, not exceeding six (6) square feet listing the architect, engineer, contractor and owner on a premises where construction, renovation or repair is in progress
- Flags of any government
- Non-illuminated warning, private drive, posted or no trespassing signs not exceeding one (1) square foot
- The number and name plates mounted on a house, apartment, mailbox or posted elsewhere on the property, identifying residents. This sign shall not exceed one (1) square foot
- For home occupations and permitted professional offices in residential buildings, one sign, either free standing or attached to the residential building. The sign shall not exceed one (1) square foot
- Emblems installed on walls by governmental agencies, religious or fraternal organizations and that do not exceed one (1) square foot
- Historical markers, memorial signs and plaques, names of buildings and dates of erection that are attached to structures and do not exceed one (1) square foot.

CONTEXT & COMPATIBILITY (cont.)



STOREFRONT

The Village's Comprehensive Plan has as a goal the retention of storefronts for commercial, retail and professional uses. Storefronts are the welcoming face of commercial districts and a key element in building facades. Attractive storefronts encourage pedestrians or passersby in vehicles to slow down, linger and shop. Storefronts are frequently altered by changes in use and to express contemporary tastes, and in the process buildings risk an erosion of their historic character. Maintaining, preserving, and restoring historic storefronts is especially important to the Village's Main Street character.

Well-preserved buildings provide enduring "packages" for the changing contents of a retail zone. Alterations that replace or conceal original details (wood, brick, glass, etc.) detract from a building's inherent character. Alterations that change the size of the storefront opening or display window area also diminish its historic character. Historic transoms, the fixed or operable glass strips above doors and display windows, must be retained and kept exposed; all efforts must be pursued to reopen transoms which have been boarded over.

Storefronts shall retain their historic features and especially the four primary elements:

- Cornices separating storefronts from the building above
- Signboard (aka Fascia or Entablature) under the cornice spanning across the storefront
- Storefront entry, and its relation to any other entry on the primary facade
- Display windows at street level.

Metal storefront systems shall be discouraged unless they are consistent in character with a particular structure and/or the District. Retain recessed entries from street and traditional raised display platform in storefront as well as any original glazing, framing or siding. While individual buildings along Main Street vary in age and style, designs must be reviewed for compatibility with nearby storefronts and facades, not simply on an individual basis.

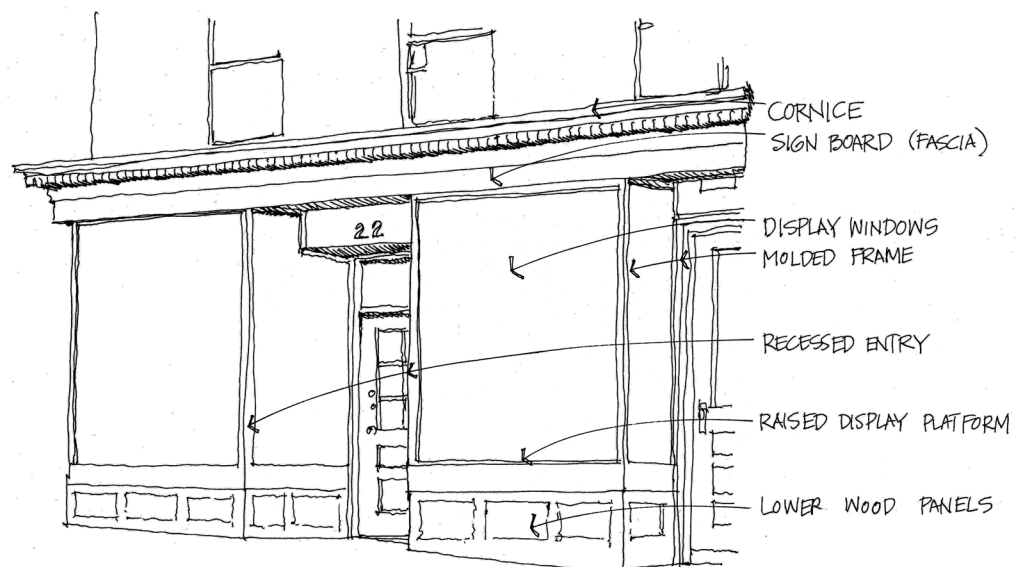
CONTEXT & COMPATIBILITY (cont.)

RECOMMENDED:

- Take cues for new work from the surrounding context and reinforce its character
- Retain and preserve storefronts and elements sympathetic to surrounding commercial buildings and districts including overall materials, dimensions, signage, and lighting, and special features including display windows, transoms, and mid-cornices
- Develop an understanding of the building's original style, and identify the type of storefront that would be characteristic of that style's design; if conjecture or adaptation to current retail needs is necessary, err on the side of simplicity rather than ornateness
- Maintain and rehabilitate the features, materials surfaces, and details using repair methods appropriate to the storefront material
- Remove soffits or dropped ceilings that conceal original elements
- Open/restore transoms above doors and windows which have been previously covered or obscured
- Retain original inset entries.
- Stores and businesses located on residential blocks should not detract from the residential streetscape and residential character
- Stores and businesses situated in buildings that historically had residential uses should continue to reflect that residential character

NOT RECOMMENDED:

- Closing off portions of an open storefront or transom
- Closing off or removing an entryway, even if it is no longer in use
- Letting signage accumulate into distracting clutter
- Any design which detracts from adjacent storefronts located within the same structure
- Installing features whose size, operating mode, or shape are significantly at variance with the pattern of surrounding buildings and businesses



Also see SIGNAGE within this section and AWNING/COMMERCIAL, [RAILINGS](#) and WINDOWS in the [Resource Guide I: Design Standards A-Z](#).

CONTEXT & COMPATIBILITY (cont.)

STREETScape

The Village Board of Trustees approves permanent installations of street amenities and furniture. The Trustees refer such installation to the HDRB for design review. Please see [Exterior Lighting](#) and [Signage, Banners & Flags](#).

Cold Spring's commercial streetscape is at the core of Village life. The physical components, such as trees, paving, lighting, signage, guard rails and street furniture, and their arrangement around the flow of pedestrian traffic, afford a sense of place for residents and visitors alike.

The Village is responsible for placing and maintaining the roads, sidewalks, trees, street signs, lighting, public street furniture and trash receptacles. Questions about the health, care and safety of trees in the public way are the purview of the Tree Advisory Board.

Building owners and shopkeepers can enhance the experience of a visit to the village center by tailoring their own contributions such as bike racks, planters, and additional seating to the larger themes of the public right way. The HDRB will work with businesses to achieve a balance between the proud expression of each individual enterprise and the ensemble character of the Historic District. Permitted additional street elements must be commercial grade and should not impede pedestrian circulation.

Building owners and tenants should determine the boundary of their property in front of commercial buildings, as well as in front of residential properties located on commercial streets. Any proposed improvements on the property owner's area should be submitted as an individual application to the HDRB. Proposed improvements on Village-owned property must first be approved by the Board of Trustees.



CONTEXT & COMPATIBILITY (cont.)

WALLS

Walls are subject to the Village's zoning provisions.

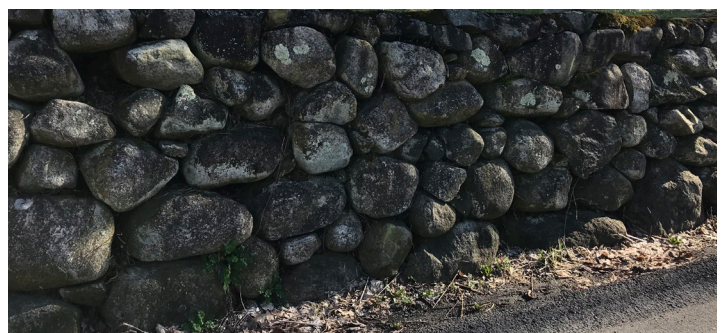
A notable, character-defining feature of Cold Spring is its many stone walls. The geology of the Hudson Highlands offered early settlers plentiful and beautiful stone for construction. Due to the topography of the Village, stone retaining walls were constructed to terrace the land in order to create reasonably level building sites and to define roadways. Few, if any, were created solely for the purpose of establishing property borders. Consequently, Cold Spring's Historic District is not burdened by high-walled properties that are exclusionary visual barriers. Similarly, in the 19th century, the Hudson River was lined with brickworks, and their output is shown in many handsome brick structures, as well as in landscaped walls.

Landscape and retaining walls shall be stone, brick or masonry. Use of unfinished or ornamental concrete block or railroad ties is not permitted. The inner structural core of walls may be constructed of concrete masonry units, but they must be clad with stone, brick or stucco on all visible sides.

Use of natural stone or brick is preferred. Manufactured cast stone may be permitted on a case-by-case basis. Stone, whether cast or natural, and brick should be of overall visual character that is appropriate to the Village's Hudson Valley context, including color and texture range.

Sometimes wall designs appropriately incorporate a mix of materials, such as a wood or metal fence atop brick or stone plinths, or brick and stone, or brick and stucco combinations.

For detailed information on wall construction and other building and conservation issues related to stone and brick, [Resource Guide VI: Selected Guidance on Materials Conservation: Stone/Masonry](#)



DEMOLITION & RELOCATION

Since the purpose of the Historic District is to preserve and enhance its building stock, demolition is discouraged, and justification to do so must be compelling. Moving a structure from its historic location is also discouraged, as movement can jeopardize its historic status and compromise material integrity. All other options must be explored before moving and/or demolition is considered. Further information about these topics can be found in [64, Section 64-6](#).

