

RESOURCE GUIDE III: ARCHITECTURAL STYLES AROUND THE VILLAGE

This section describes architectural styles that are commonly seen around the Historic District. In rare cases, individual Cold Spring buildings offer a “high-style” example of commercial or residential architecture, and include multiple textbook details of an individual style. Buildings like this were generally architect-designed and built by owners who had financial resources. However, simple renditions of high styles are more common in the Village; Cold Spring was founded as an industrial village and the most of its early population had limited economic means. The houses that served as homes for foundry and other workers, as well as workaday commercial buildings, were commonly taken from pattern books or designed by their builders with input from the owner. Such structures commonly have visual relationships to recognized styles, but are simpler interpretations of them. These are known as vernacular or folk designs.

There are few “pure” versions of any style in the Village. Often—frequently, in fact—elements of multiple recognized styles are mingled on individual District buildings. These “style hybrids” might pull together elements of different styles that were popular concurrently, or in different periods. That is, design choices might reflect the eclectic tastes of the owner, architect or builder when the house was first built, or they might be evidence of changing tastes over time. Modifications done in later periods were sometimes intended to look “of the moment” and therefore to tell the story of the period in which they, themselves, were made. These kind of style hybrids and/or buildings that were changed over time don’t necessarily reduce a building’s historic value or its importance in the District. In fact, they can tell a story of their own.

Note: the following text relies heavily on the “A Field Guide to American Houses,” second edition, by Virginia Savage McAlester (2014). Different guides vary in the date ranges they assign styles, and can also differ in specifics for inclusion in the style.

Federal (1780-1820, locally to ca. 1840)

Simple box forms, two or more rooms deep. Side-gable roofs (ridge runs parallel to the street) are most common; cornices are emphasized with dentils or other decorative molding. Doors and windows are arranged in strict symmetry. Double-hung windows of multiple panes (usually six-over-six). Decorative door surround with top light and side lights are common; sometimes there is a small entry porch.

20 The Boulevard
43 Main Street
1 Market Street
5 Market Street
7 Market Street
19 Market Street
21 Market Street
4 Rock Street
6 Rock Street
10 Rock Street
14 Stone Street
16 Stone Street
18 Stone Street

Greek Revival (1825-1860)

Gabled roof, side or front facing. Wide, banded cornices and pediment returns. Symmetrical facades, often with entry or full-width porch supported by prominent square or round columns. Double-hung sash windows, usually six-over-six, sometimes small frieze band windows (“eyebrow” windows). Primary door commonly surrounded by narrow transom and sidelights.

184 Main Street (Commercial)
45 Market Street (Commercial)
5 Parrott Street
56 Paulding Avenue

RESOURCE GUIDE III: ARCHITECTURAL STYLES AROUND THE VILLAGE (cont.)

Gothic Revival (1840-1880)

Steeply pitched roof, sometimes with cross-gables; frequently decorated with patterned vergeboards (“gingerbread”). Often have single-story entry porches with flattened decorative arches. Wall surface extends into gable ends (i.e. there is no defining pediment line) Windows are tall and narrow, sometimes with pointed arches. Drip mold or “hoods” common over windows and doors. Doors can have elaborate panels; sometimes they are double. Vertical board-and-batten siding is sometimes seen.

7 Fair Street (Carriage house)
18 Fair Street
7 High Street
37 Paulding Avenue
64 Paulding Avenue

Italianate (1840-1885)

Low-pitched roof, commonly hipped, with wide overhanging eaves and decorative brackets. Sometimes a square cupola (“widow’s watch”). Usually two or three stories. Tall, narrow double-hung windows, usually 2-over-2 panes, with elaborate hoods or “crowns;” sometimes with curved upper sashes. Paneled doors, sometimes double, often with glass panes; framed elaborately like the windows. Small, columned entrance porches often seen, sometimes full porches.

8 Chestnut Street

12 Grove Court
162 Main Street
36 Paulding Avenue

Second Empire (1855-1885)

Mansard roof, often with dormer windows. Decorative cornices usually found on the lower roof slope, along with intricate brackets below the eaves. Windows are usually two-over-two and sometimes paired (“ganged”); generally bracketed or hooded. Doors are multi-paneled or include glass, frequently doubled on larger buildings.

10 Chestnut Street
2 Main Street (Commercial)
75 Main Street (Commercial)
174 Main Street
9 Morris Avenue
12 Morris Avenue
18 Parrott Street
24 Paulding Avenue

Queen Anne & Related Variants, including Stick & Shingle (1875-1910)

These styles are recognizable for their decorative detailing. Distinguished by lively, steep rooflines with one or more front-facing gables; often have cross-gables and/or hipped portions; sometimes include towers or turrets. Common decorative elements: partial shingling, patterns of horizontal, vertical

or diagonal raised boards (“stick work”), exposed rafter ends; overhanging eaves; bays or oriel windows. Partial or full-width porches (sometimes wrapping to side walls) with spindlework and detailed brackets (in later versions, more simple Classical columns are seen). Windows are usually 1-over-1 double hung sashes but sometimes window shapes and styles are mixed (as on a stairwell). Doors vary but usually contain glass, sometimes patterned.

11 High Street
25 High Street
14 Church Street
39 Church Street
164 Main Street
220 Main Street

Colonial Revival (1880-1955)

Colonial Revival styles came into fashion around the nation’s centennial and persisted for decades; they are still seen in new construction today. Common District variants: Dutch Colonials and early Cape Cods; a few examples of Tudor Revival. (we have lots of second story overhangs outside the District; need to look around inside) There is great variation in these styles. Roofs can be gable, hip or gambrel (“barn” shaped). Windows commonly multi-pane, double-hung, frequently paired. Front doors are accentuated by overhangs and/or top/side lights.

RESOURCE GUIDE III: ARCHITECTURAL STYLES AROUND THE VILLAGE (cont.)

Facades are normally symmetrical. Materials vary. Decorative elements are restrained.

1 Bank Street (Commercial)
1 Chestnut Street (St. Mary's Parsonage)
28 Chestnut Street
61 Chestnut Street
11 Church Street
17 High Street
11 Locust Ridge
40 Paulding Avenue

American Four Square (1890-1920)

Sometimes considered a variant of Colonial Revival and/or an early Prairie/Craftsman Styles—this is a transitional style between periods. Named for interior layout: commonly are four rooms downstairs and four up. Square massing and strong horizontals, hipped roof. Symmetrical facades with central entrance. Often have front dormers. Full or partial porches emphasize primary facades; columns are simple and squared, sometimes Classical, sometimes paired. Materials and window/door styles vary.

14 Academy Street
9 Orchard Street

Craftsman (1905-1930)

A truly American architectural style. Low-pitched gable or hipped roofs, exposed rafters or braces in eaves. Porches supported by tapered (battered) square columns or piers. Stone and brick commonly used on porches, foundations and chimneys. Windows commonly were 3-over-1, there are many variations; sometimes picture or oriel windows.

10 B Street
33 Church Street
10 High Street
6 Fishkill Avenue
7 Fishkill Avenue
19 Parsonage Street

Mid-Century Minimal Traditional (1935-approx 1980)

Like Colonial Revival, there is much variation in Minimal Traditional residential architecture: later Cape Cods, simple Gable and Wing forms, Ranches and Split Levels. Common features: small scale, frequently single story; low to intermediate pitched roofs; little to no roof overhang. Windows patterns vary; picture windows common; metal sashes sometimes used. Materials vary. Cold Spring has many of these houses outside the Historic District, and a few strong examples in the District.

1 The Boulevard
3 The Boulevard

18 Church Street
20 Church Street
17 Fair Street
41 Garden Street
2 Haldane Street
46 Paulding
13 Stone Street
40 Wall Street

Mid Twentieth Century Commercial (1950—approx. 1975)

Mid-twentieth century car culture inspired commercial development along Chestnut Street. The Village modernized with plazas and drive-throughs. Buildings are low-slung, oriented to parking and can contain multiple tenants.

53-57 Chestnut Street
40 Chestnut Street
27 Chestnut Street

Neo Traditional (1985-Present)

Neo Traditional architecture draws on forms from architectural history and uses them in new ways and combinations—rules of style, including scale, form and material—do not necessarily apply. Neo Traditional buildings look familiar—the architectural vocabulary is not new—but they are new iterations of older design themes. Composite materials often replace traditional materials like

RESOURCE GUIDE III: ARCHITECTURAL STYLES AROUND THE VILLAGE (cont.)

wood and stone. Roof, window and door patterns vary a great deal.

15 High Street

26 Main Street (Commercial)

114 Main Street (Commercial)

121 Main Street (Commercial)

230 Main Street

11-19 Marion Avenue

12-22 West Street

Northern Gate Development

Millennial Modernism (1985-present)

The Cold Spring Historic District not only preserves historic styles, but it creates space for design innovation—every style was innovative in its time. The Review Board strives to encourage architectural creativity that respects and compliments historic precedent. The District's evolution can include form, material, building technology and typology.

46 Kemble Avenue

225 Main Street