

# **Historic District Commission**

## **Staff Report**

**Wednesday, January 08, 2025**

**Project Address:** 201 Islington Street  
**Permit Requested:** Certificate of Approval  
**Application:** Public Hearing A

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 4-L2
- Land Use: Commercial
- Land Area: 14,375 SF +/-
- Estimated Age of Structure: c. N/A
- Building Style: N/A
- Number of Stories: 1
- Historical Significance: N/A
- Public View of Proposed Work: Islington Street
- Unique Features: N/A
- Neighborhood Association: North End

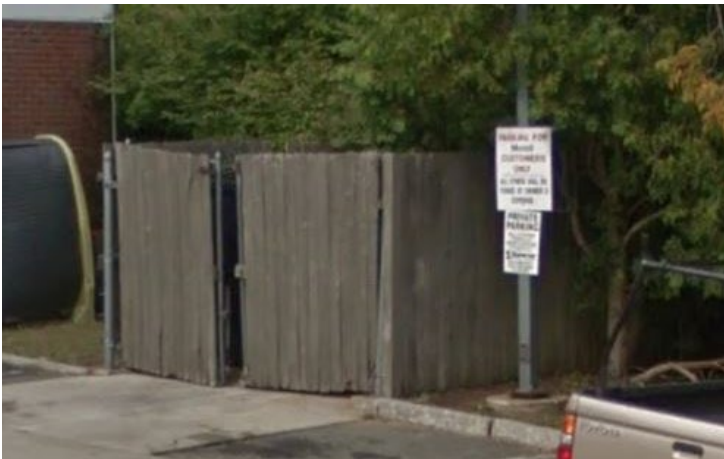


**B. Proposed Work:** Installation of new fencing surrounding the trash enclosures.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Install new fencing around the trash enclosures.



**HISTORIC  
SURVEY  
RATING  
N/A**

**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

**Project Address:** 192 New Castle Avenue

**Permit Requested:** Certificate of Approval

**Application:** Public Hearing #1



**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: Character District 4-L2
- Land Use: Residential
- Land Area: 3,340 SF +/-
- Estimated Age of Structure: c. 1800
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: New Castle Avenue
- Unique Features: N/A
- Neighborhood Association: South End

**B. Proposed Work:** Installation of new windows on the structure with Andersen 400 Series windows.  
These would match the adjacent Units windows.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Install new Andersen 400 Series windows.



**D. Purpose and Intent:**

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District
5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

**E. Review Criteria/Findings of Fact:**

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

# 192 New Castle Ave Window Replacement Plan

December 2024

Contractor: Thomas Antolino

Owners:

Sarah Fodero

192 Newcastle Ave #1

Portsmouth, N.H. 03801

603-502-1946

Sjfodero@gmail.com

Joseph Wolfkill

192 Newcastle Ave #1

Portsmouth, N.H. 03801

443-797-2983

Jwolfkill3@gmail.com

## Detailed Description of Proposed Work

We are requesting approval to replace 15 exterior windows on our residential property. The windows to be replaced are not original to the home, and were installed at an indeterminate time since the original construction of the structure circa 1740. Storm windows (glass panes and screens) were added to the exterior by a previous owner in an effort to mitigate the poor conditions of the windows. The current state of the windows is extremely poor, with warped and splintered wood on both the windows themselves and the surrounding sills. On some windows, glass is cracked or broken. Outside air freely enters the structure through gaps in the windows and can lead to frost inside the home.

The home is believed to be constructed as a dual residence and has two different property owners. The owner of the 192 New Castle Ave Unit 2 property has replaced the Unit 2 windows with Anderson 400 Series. We are seeking to replace Unit 1's windows to match the adjacent unit's windows which, most specifically, will be Andersen 400 Series double hung sashes with interior and exterior applied mullions. The large period crown molding above each window will be retained along with the existing casing and applied large sills. The windows will be painted the same flat moss green as the other unit's windows and the overall effort will be to bring our side into balance with our neighbor.

The current state of the windows is poor. The timing of this request, winter in New Hampshire, is also critical for us as the non-historic storm windows and worn and broken panes of glass are ineffectively insulating our home, thus requiring more natural gas usage than is necessary. Our goal is to retain the historic character of the residence while increasing insulation, and thus reducing the carbon footprint of our home.

## Scope and Materials

Supply and install 15 Andersen 400 series double hung windows with two over two mullion pattern. Grills will be simulated divided light with applied exterior grills. Single traditional lock mechanism. White standard full aluminum screen will replace existing storm screen and glass inserts.

- Re-use and replicate where necessary front exterior trim to match Unit 2 replacement windows and bring conformity.
- Re- use and replicate where necessary interior trim. Trim profiles to match existing period moldings throughout.
- Fill nails holes foam gaps caulk and prime coat interior and exterior trim. Paint exterior with one coat (flat moss green) to best match existing color and verify before application.
- Plaster interior wall areas where installation has caused damage, feather sand smooth and spot prime.

## Miscellaneous

- All areas to be plastic sheeted isolated and vacuumed each day. There is considerable dust with this type of installation and all efforts will be made to minimize and contain the debris.
- All debris will be bagged and removed as work proceeds.
- All work will be to industry standards and will take approximately 4 weeks.
- Tool trailer to remain on site in designated area.

## Window Specifications

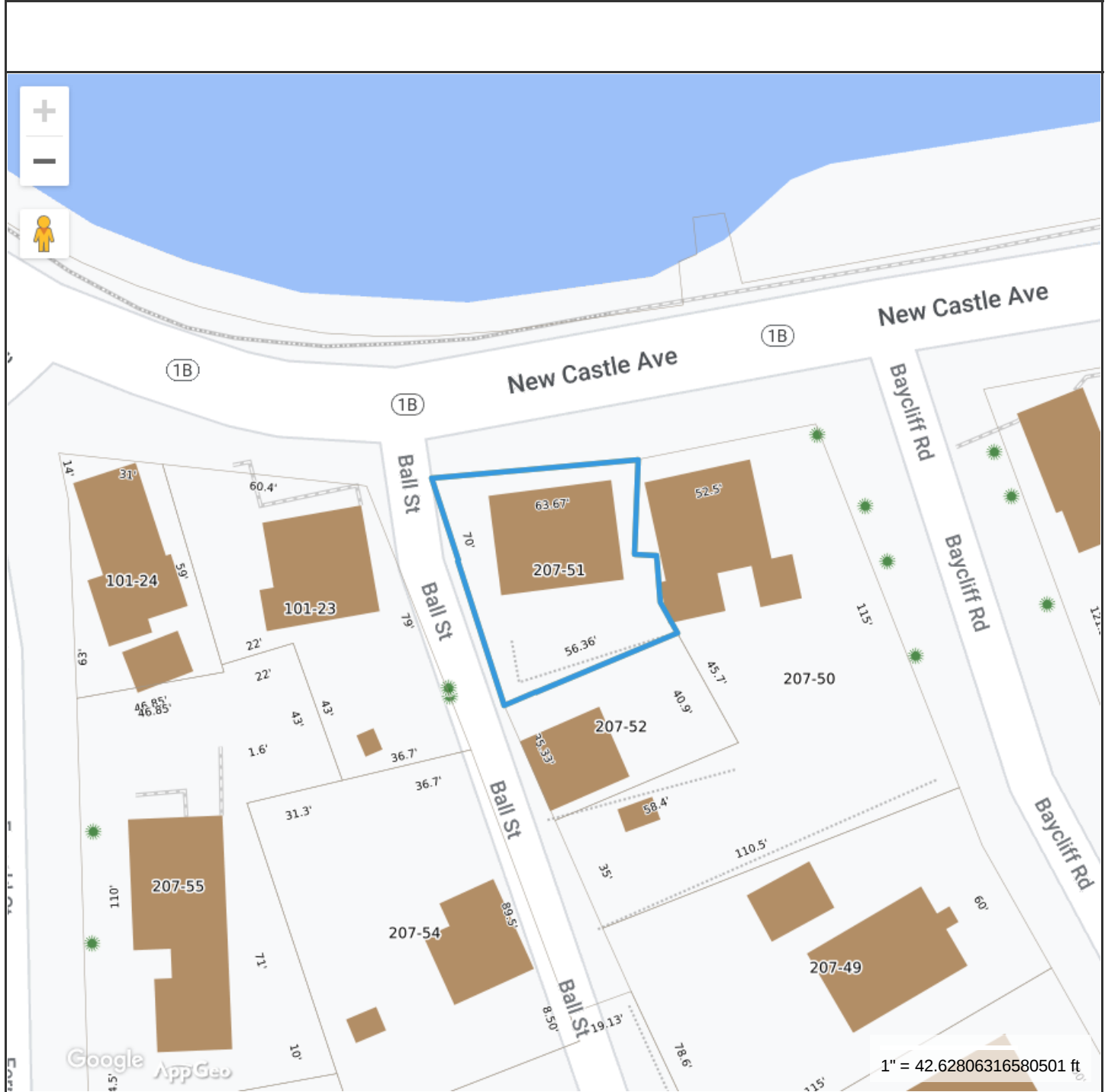
- Brand: Andersen 400 (continuity to Unit 2)
- Size: See Window Spec document attached.
- Materials: Wood and vinyl
- Type: Andersen 400 Series Tilt Wash Double Hung
- Schedules: 6-week lead time for delivery of materials. Work will commence upon receipt of windows. Work is anticipated to last approximately 3 weeks, weather permitting.

## Additional Materials

Materials used to complete the work are at the contractor's discretion (e.g. flashing, tape, tools, etc.)

## Condominium Approval

In 1985 the Charles Chase Condominium agreement was drafted. There is no digital record of this document. This two unit "condex" building does not require approval for window replacement.



**Property Information**

**Property ID** 0207-0051-0001  
**Location** 192 NEW CASTLE AVE #1  
**Owner** FARISH TERRY D



**MAP FOR REFERENCE ONLY**  
**NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/9/2022  
 Data updated 3/9/2022

Print map scale is approximate.  
 Critical layout or measurement  
 activities should not be done using  
 this resource.

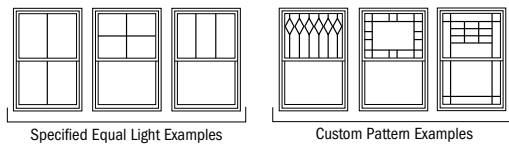


**Grille Patterns**

	Diamond*	Prairie A	6-Light Prairie	Colonial						
<b>Tilt-Wash Double-Hung</b>										
<b>Tilt-Wash Picture</b>										
<b>Tilt-Wash Transom</b>										

Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.**

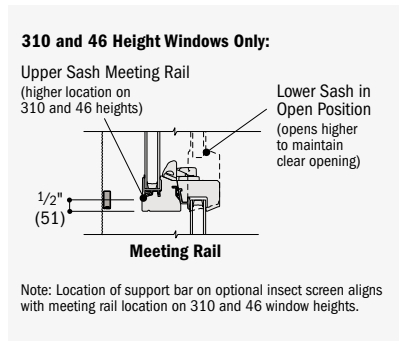
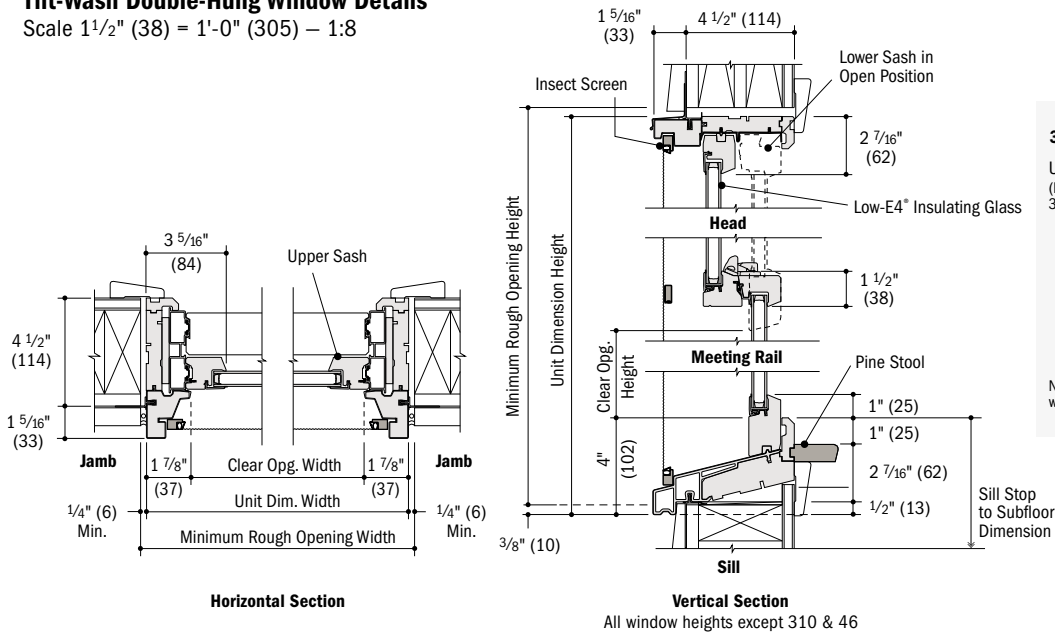
\*Available only in Simulated Divided Light (SDL) configuration and only in 3/4" (19) and 7/8" (22) widths.



Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit [andersenwindows.com/grilles](http://andersenwindows.com/grilles).

**Tilt-Wash Double-Hung Window Details**

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



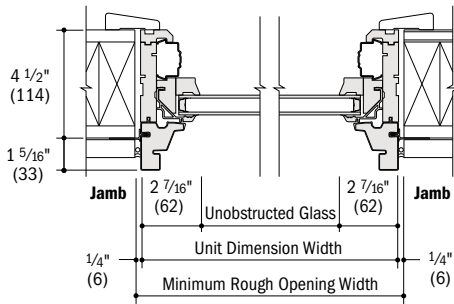
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Dimensions in parentheses are in millimeters.

400 Series Tilt-Wash Double-Hung Full-Frame Windows

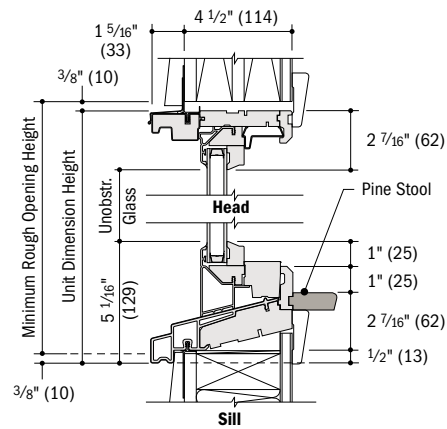
# TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

## Tilt-Wash Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



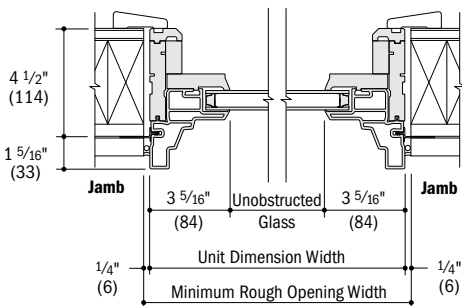
Horizontal Section



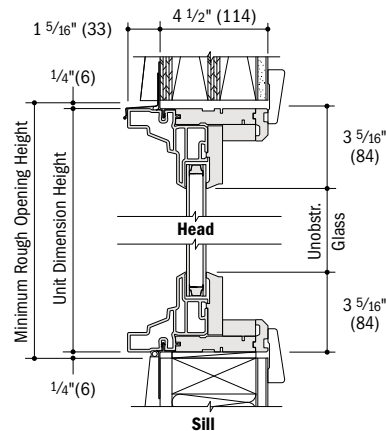
Vertical Section

## Tilt-Wash Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

## Horizontal (stack) Joining Detail

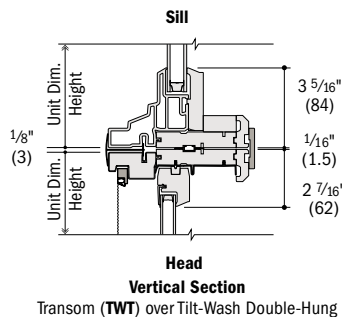
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

### Overall Window Dimension Height

Sum of individual window heights  
plus 1/16" (1.5) for each join.

### Overall Rough Opening Height

Overall window dimension height.\*



Transom (TWT) over Tilt-Wash Double-Hung

## Vertical (ribbon) Joining Detail

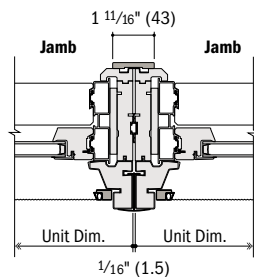
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

### Overall Window Dimension Width

Sum of individual window widths  
plus 1/16" (1.5) for each join.

### Overall Rough Opening Width

Overall window dimension width plus 1/2" (13).



Horizontal Section

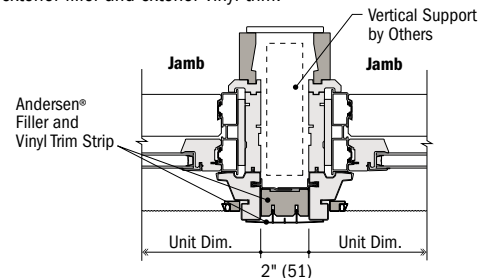
Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

For more joining information, see the combination designs section starting on page 181.

## Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



Horizontal Section

Tilt-Wash Double-Hung and Tilt-Wash Double-Hung

\* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.

\* Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.

\* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.

\* Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.

\* Dimensions in parentheses are in millimeters.

\* For stacks where bottom unit in combination is a double-hung or picture window with a sloped sill, if bottom window has a flat sill add 1/2" (13) to the overall window dimension height.

## 400 SERIES TILT-WASH DOUBLE-HUNG WINDOW

[LEARN](#)[DESIGN IT](#)[TECH](#)

### IS IT RIGHT FOR YOU?

#### Functionality

Slides open from the top and bottom and tilts in to make cleaning a breeze.

#### Material

Wood & vinyl. A vinyl exterior protects the window from weather while the interior is natural wood. This way you get the look you want without the worry of added maintenance.

[Read more →](#)









192































