

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

1. Type of Area Form  
Town-wide: ☒  
Historic District: ☐  
Project Area: ☐
2. Name of area: New Castle Town-wide
3. Location: New Castle
4. City or town: New Castle
5. County: Rockingham
6. USGS quadrangle name(s): Kittery, ME
7. Dataset: N/A
8. SP Feet: N/A
9. Inventory numbers in this area:  
N/A
10. Setting: Island town off the coast
11. Acreage: approximately 500 acres (0.8 square miles)
12. Preparer(s): Laura Driemeyer
13. Organization: Preservation Company
14. Date(s) of field survey: 2019-2021

### 17. Methods and Purpose

The purpose of a Town-wide area form is to provide an overview of a community including its geography, history, and patterns of architectural development in order to provide a framework for future inventory efforts and to provide a synthesis of the resources to assist the Town's Historic District Commission in its work. This project, to be part of a Town-wide area form that will be prepared in phases as funding becomes available, is the first phase. The project was funded by a Certified Local Government (CLG) grant from the New Hampshire Division of Historical Resources (NHDHR). Specifically, the project is the Architectural Description section (#21) of a Town-wide Area Form. It is the identification and documentation of the more than 300 buildings and other historic resources in town that are fifty years of age or older, providing examples of buildings and other resources constructed within each developmental period, based on the town's development and identified chronological themes.

The identification and documentation process entailed fieldwork, photography, mapping, assignment of approximate dates to the resources (beginning with those given in the assessment records and adjusted occasionally based on professional judgement of the physical evidence) and drafting the architectural description overview (which summarizes chronologically by period the architectural forms and styles, building types, and characteristics of the built environment in New Castle). The chronological periods will represent the broad patterns of development in the town. In addition, a *Guide to Architectural Forms and Styles*, which defines the various building forms and styles common in New Castle, listing character-defining features and providing illustrative and representative examples has been included and may become a standalone document.

The Architectural Description identifies buildings and other resources constructed within each developmental period. A current photograph of each cited example is provided in the photograph section, as are photographs of all resources fifty years of age or more, organized by street address. Some historic photographs are also included; additional ones will be added in the next phase as the New Castle Historical Society has a vast collection of items, more than could be sorted through due to COVID-19 restrictions. The report includes a Table of Properties, taken from the Town's assessor's list of properties. Organized by street address, it lists all properties with resources built before 1975 in the entire town. So as to reduce duplicative information, only those properties not specifically mentioned in the text have information in the Notes column of the table. Those mentioned in the text however are typically identified in the table with a Form name and sometimes a style if applicable.

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

The town-wide survey is intended to be a starting point for more comprehensive future survey work. It also is meant to provide an overview of the town's historic resources and the various building forms and styles common in New Castle and the character-defining features of those.

Many of the buildings on the north side of the island within the local historic district lack exterior stylistic detailing often used by architectural historians as benchmarks for roughly dating a building. As a result, it is necessary to be very approximate in possible dates of construction for buildings of the eighteenth and early nineteenth century. While over the years local sources have suggested seventeenth century or early eighteenth-century dates, they cannot be confirmed through a windshield survey, the method for this town-wide survey. Only interior inspection might provide some refinement for the date of construction. In most instances the existing building is later than suggested in some local sources, having replaced an earlier building on the site. Or, the existing building may contain a small part of an earlier structure, but its current appearance dates to a later period. As was noted in the 1993 publication *New Castle 1693-1993*:

Houses 'converted into firewood' generally were replaced at some point, causing confusion to later owners researching a structure's age. It is not uncommon today to see houses ascribed dates, found on maps or deeds that belong to a predecessor. Other dates may be a bit more *vanitas* than *veritas* (Tarbell 1993, 5).

Change or mutability has long been a dominant theme of New Castle's built environment (with buildings being replaced, moved, expanded, altered, or updated). While it may be more prevalent in New Castle, it is by no means unique to New Castle. Buildings throughout New England have long been subjected to modifications and alterations as fashions and technologies change, owners' fortunes improve, or owners wish to make their newly acquired house more to their taste and style. As a result, the form of a house now may have been achieved over a period of time. So, a residence that may now present as a Cape Cod House or Center Hall House may have evolved into that full form over time. A number of buildings particularly along Main Street have seen changes through the use of first-floor spaces for commercial use and then more recently have been returned to residential use. These evolutions are primarily visible only on the interior, through an examination of historic building fabric such as the framing and historic finishes including door and window trim, doors, and fireplace surrounds. Such an analysis is of course not a part of a town-wide survey, which focuses on exteriors. Rather it is the first step in identifying and understanding the historic integrity of buildings. In addition, a great many of the smaller, older houses cannot be easily categorized by form or style due to the accretions over time.

This process of change has accelerated in New Castle since the 1970s as the town has become an increasingly desirable place in which to live or have a summer house. It has complicated the identification of historic features on buildings due to the large number of historic properties, particularly in the local historic district (New Castle Historic District), that have undergone extensive renovation including replacement of historic finishes and features such as front door surrounds, new window sash (including replacement of historic 2/2 wood sash windows with 6/6 or 9/6 sash windows), and exterior cladding though generally in kind. But it is difficult through windshield survey to distinguish between historic and modern features. In some instances, more elaborate door surrounds than those originally on a building have been installed. In addition, in other parts of town, increasing numbers of older houses are either being replaced with newer and larger residences, or the existing historic structure has been significantly expanded and altered, essentially creating an entirely new building. Many houses have been updated with additions, changing the historic footprint and massing,

**AREA FORM****NEW CASTLE TOWN-WIDE AREA FORM**

along with application of new finishes. Even the interiors are being extensively redone, sometimes stripped down to the studs, with only a few historic features, such as fireplace surrounds and overmantel paneling, retained.

**21. Architectural Description and Comparative Evaluation****Overview**

The building stock of the Town of New Castle consists largely of residential buildings. The historic core of the town is concentrated on the northerly side of the island, by the mouth of the Piscataqua River. The historic village consists predominantly of eighteenth, nineteenth, and early twentieth-century residential buildings plus a small number of commercial and institutional buildings, with a small amount of late twentieth and early twenty-first century infill.<sup>1</sup> The primary thoroughfare, Route 1B, which travels along Portsmouth Avenue, a portion of Cranfield Street, Main Street, and Wentworth Road and a number of short streets and subdivisions off Portsmouth Avenue and Wentworth Road consist predominantly of nineteenth and twentieth-century houses, with increasing amount of infill replacing older building stock. The greatest concentration of late twentieth century and early twenty-first century residential development is concentrated along Route 1B, in the post-war and 1960s subdivisions, and on the land historically owned by the Wentworth Hotel. The southwest end of the island, historically part of the property of the 1870s Wentworth Hotel, has undergone extensive development beginning in the late 1980s and continuing into the early twenty-first century, consisting of a large collection of single-family condominiums. Other resources in New Castle include an elementary school, a library, a church, clubhouses, and a handful of civic and commercial buildings along Main Street in the historic village center. Also present throughout the town, but especially in the most densely settled northerly portions of the town, are a diverse collection of small outbuildings, notably garages and small utilitarian buildings or boathouses of unknown dates (most tend to be small, wood-framed, gable-roofed structures with shingle exterior cladding, a double-leaf doorway on one gable end, and variously sized windows) associated or historically associated with the use of the water for commercial or recreational purposes, not to mention numerous piers and docks.

Landscaping is a significant character-defining component of New Castle's character. Numerous stone walls including sea walls, retaining walls, and a few demarcating historic property boundaries are present throughout the New Castle landscape. They vary not only in the type of stone, but how they are laid (random, ashlar, etc.) and the mortar patterns. Protruding ledge is also present in multiple locations.

The settlement pattern and density of development in the historic core of the town is characteristic of a historic village center, with the buildings set close together on small lots, though there is some variation of lot size, configuration and even setback. The roads are narrow and winding and some buildings are set adjacent to the front property; others have a front yard and front retaining wall. Outside the historic village core, the buildings are located on larger lots, the size dependent in part on the period of development, whether with a summer house, or as part of a planned subdivision. Whereas in the village center the buildings tend to be close to or along the front property line, elsewhere in town the setbacks range from modest (if a later nineteenth or early twentieth-century building) to greater setbacks (in the subdivisions and along Wild Rose Lane, creating a considerable degree of privacy in some instances). As an island, many properties in town, particularly in the historic village, on Wild

---

<sup>1</sup> It is possible that less than a handful have some seventeenth-century framing members.

**AREA FORM****NEW CASTLE TOWN-WIDE AREA FORM**

Rose Lane, Beach Hill Road, Laurel Lane, and along some of the streets in Bos'n's Hill, have either significant water views or alternatively a wooded setting beyond the clearing around the house. The residential developments that began in the mid-twentieth century are characteristic of suburban developments of that era. The roads are curvilinear, the lots generally uniform in size, with all the buildings featuring a similar setback. This pattern is being threatened with the considerable new development in New Castle, through large additions to existing houses or replacements with large, new houses.

In addition to the Island of New Castle (originally Great Island), eight other islands are also a part of the town limits. The largest of these and the only developed one is Goat Island, which is one of two avenues onto New Castle Island. Bridges at each end connect it to Portsmouth and New Castle Island. The other islands are generally undeveloped small, rocky islands scattered within the salt marshes and tidal areas between New Castle Island and Portsmouth. Five of the undeveloped ones are privately owned.

The Town established a local historic district in 1993. The expansive district is concentrated in the northerly partly of New Castle Island, with Portsmouth Avenue and Main Street as its spine, and extending north and south from there along multiple short, historic roads and lanes, and east to Wentworth Road. The New Castle Historic District boundaries are described as follows:

The New Castle Historic District boundaries are defined on Maps of the Tax Assessors of the Town of New Castle. The Boundary of the district is described as follows: Beginning at the point where Portsmouth Avenue enters Great Island from the west at the town cemetery, and extending easterly to the intersection with Oliver Street, one lot deep along the southerly side of that avenue and to the Piscataqua River on the northerly side of that avenue. Thence extending northeasterly along Oliver Street including both sides of the street to the intersection with Cape and River Roads. Thence extending southeasterly along River Road to its intersection with Cranfield Street one lot deep along the southwesterly side. Thence extending in two directions: first, southwesterly along Cranfield Street to the intersection with Neals Lane, one lot deep on the southeasterly side of the street and to the Piscataqua River on the northwesterly side; second, northeasterly along Cranfield Street to the intersection with Main Street and thence easterly along both sides of Main Street to the intersection with Wentworth Road, thence easterly along Ocean Street, one lot deep on the southeasterly side of Cranfield Street and southerly side of Main Street and to the Piscataqua River on the northwesterly side of Cranfield Street and northerly side of Main Street and Ocean Street (New Castle Zoning Ordinance 2008, Z-63-64).

### Seventeenth, Eighteenth, and Early Nineteenth Century, ca. 1650 -ca. 1820s: Early Settlement, Maritime Economy and Trade, Military, and Tidal Dams

Construction of a large percentage of the building stock on the north side of the island, along the Piscataqua River occurred in this period, extending approximately from early settlement to the third decade of the nineteenth century.

Initial European settlement on Great Island, now New Castle, in the Piscataqua River tidal estuary began in the 1620s by a small number of individuals and families who made their living on the sea.

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

At that time, it was a part of Portsmouth, remaining so until 1693 when the Town of New Castle was incorporated. The limited settlement was largely concentrated on the northerly side of the island, near the mouth of the Piscataqua River. Population remained limited for much of this period. As of 1790, at the time of the first U.S. Population Census, the population of New Castle totaled just 534.

Two early drawings of the area from around 1700 near Fort William and Mary (now Fort Constitution) illustrates the forms and types of residences in the vicinity including two larger-scaled houses known of from this period, homes for prominent individuals, but their size was rare. Most are small buildings. None of the extant buildings can be definitively linked to the earliest buildings.

For many decades, the majority of the building stock would have consisted of small-scale houses and small outbuildings largely associated with the fishing industry and boat repair and maintenance. While portions or pieces of some of the extant houses on the island may date to this early period, nearly all have undergone significant changes since initial construction on the exterior and interior through additions, upgrades in window types, and newer interior finishes in response to changing fashion and homeowners' changing fortunes. The houses were largely built close to the waterfront on small lots. Because transportation was largely by water, the houses were often oriented in that direction with only a few roads or lanes present. The buildings would have been sited close to those land routes.

### RESIDENTIAL

In this period, a majority of the houses, all of wood frame construction, were either built as an end chimney house which, with the construction of an additional bay on the other side of the chimney after initial construction, then became a central chimney house, or they were built with a central brick chimney. Of the surviving buildings, the majority are one room deep, a form known as a *Hall-and-Parlor House*. They could be one or two stories, though it appears that in the earliest years they were just one story. A smaller number of examples are two rooms deep. The one-story version is known as a *Cape Cod House* and the two-story version is known as a *Center Chimney House*. Because of their greater size, they are relatively rare in New Castle.

#### *End Chimney House*

One of the earliest house forms in New Castle may have been *End Chimney Houses*, just one room wide plus a chimney bay with a lobby entry, and likely a small rear room, possibly with a shed roof. Over time these three-bay wide, end chimney houses were expanded with additional rooms added to the other side of the chimney, creating a four or five-bay wide, center-chimney house. Consequently, this early house form rarely exists in its original configuration. It is possible or even likely that a number of the still extant one or one-and-a-half story houses in New Castle evolved in this fashion. Only a close examination of the interior historic building fabric, and specifically the framing members, would confirm such an evolution. New Castle has no obvious examples.

#### *One-story Hall-and-Parlor Houses*

After or even concurrent with End Chimney Houses, the most likely commonest early form was the *Hall-and-Parlor House*. It is a form that remained popular in New Castle into the early nineteenth century, in one-story and two-story versions. The plan consists of a one-room deep structure with one room on either side of the center brick chimney and a lobby entry. There also might have been access to an unheated space in the attic, under the gable roof. Often the main block was expanded with a lean-to or rear ell and in the twentieth century with a shed-roofed dormer on the rear roof slope to provide room and space on the upper story. Ornamentation is limited and may only consist of a transom above the entry, providing some light to the lobby entry. Exterior cladding could be wood shingles or clapboards. New Castle has a handful of examples of this early house form, all located in

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

the historic village center. They include four-bay and five-bay examples. All have been expanded over time and a number have been updated. Few appear to retain their original or historic windows, siding, or in a number of instances their front entry treatment. All have side gable roofs, but historic photos show some no longer extant examples had gambrel roofs.

**133 Main Street**, thought to date to the late eighteenth century, retains its large center chimney and has 6/6 windows on the five-bay façade. It has been expanded to the rear with two- and one-story additions. **155 Main Street**, said to date to the late eighteenth century, is an updated five-bay example with a one-and-a-half-story wing built sometime after 2003. **9 Elm Court**, which may date to the late eighteenth or early nineteenth century, has an asymmetrical five-bay façade with the narrow front entry topped by a multi-light transom and flanked by pairs of 9/6 wood sash windows. The pair on the right side are set closer together. Later additions include gabled dormers on the front roof slope, a two-story rear addition, and in the twentieth century a one-story wing set on a concrete block foundation and a modern oriel window on the north gable end.

**117 Piscataqua Street** likely dates to the eighteenth century, though local sources suggest a late seventeenth century date. It appears that the left three bays of this four-bay building are the older section which was expanded with a gabled roof dormer and to the right with a one-story addition, giving it an L-shaped footprint. **145 Main Street** began as a four-bay hall-and-parlor house, evidenced by the location of the chimney on the front roof slope. Possibly built in the early eighteenth century, according to local sources, it has been expanded several times mostly in the twentieth century including the addition of rooms across the rear and a raising of the roof pitch to accommodate a full-width rear shed dormer (Drew 1993, 18).

The current appearance of **33 Walbach Street** is the result of the replacement of the original steeply pitched side gabled roof with a gambrel roof with shed-roofed dormers, to provide a full second story. Local history suggests the building had been moved to this location sometime after the Civil War, but the 1857 Chace Map of Rockingham County has a house on this site. The building is said to be one-half of the seventeenth century "Province House," moved to this site. A historic photograph from before the addition of the gambrel roof shows the building as a four-bay wide, one room deep house with a slightly off-center stove flue chimney. Other alterations in 1923 or later include a polygonal bay window on the west gable end, a double window to the west of the rear center entry, and an enclosed flat-roof addition on the east gable end that also spans the rear elevation. The property sits on ledge between the road and the river and has a two-car, side-gabled garage.

A distinctive example is **39 Wentworth Road** which over the course of its more than two-hundred-year history has undergone multiple alterations and expansions, including most recently in 2019 when it was restored generally to its ca. 1890 appearance. Thought to date to ca. 1800, it is another example of the long-time popularity of one-room deep houses in New Castle into the late eighteenth or early nineteenth century. An 1881 New Castle Historical Society photograph shows it as a one-story hall-and-parlor building with end wall chimneys, a full-width porch on the rear elevation. It was connected to a one-story, side-gabled, end-chimney building by a breezeway (see historic photos). By 1892 a full second story with additional massing elements had been added to the main block and the wing had also been enlarged (or replaced) with a two-story Mansard and pyramidal roof sections. Over the course of the twentieth century, it underwent additional alterations. In 2019 it was extensively restored generally to portions of its 1890s appearance, along with some additions (Cerny 2020).

### *Two-story Hall-and-Parlor Houses*

New Castle has at least eight examples of two-story *Hall-and-Parlor Houses*, four of which are three bays wide and the other four are five bays wide. As with the one-story examples, the main block has

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

frequently been expanded with a one or two-story rear ell or rear lean-to, the latter giving it a saltbox profile. The second-story windows often abut the cornice. In contrast with the one-story examples, because of their slightly larger scale the two-story examples typically have two windows on the first story on each gable end. Other character-defining features include clapboard siding, narrow corner boards, and typically flat raking boards on the gable ends without cornice returns (though early nineteenth century examples might have slightly deeper eaves on the gable ends and cornice returns). The majority have fieldstone foundations, though the early nineteenth century ones might have a brick foundation. **42 Piscataqua Street**, a portion of which is said to date to the early eighteenth century, is a three-bay example with a later saltbox addition spanning two-thirds of the rear elevation. The frontispiece around the narrow front entry, which features an entablature above the multi-light transom supported by paneled pilasters, may date to the late eighteenth or early nineteenth century. Later additions and alterations include the 2/2 wood sash windows and a one-story rear addition. **34 Main Street**, said to date to the mid-eighteenth century, is another three-bay example, now with an L-shaped footprint owing to two later two-story rear additions. The gable-roofed enclosed entry porch centered on the façade was added sometime in the twentieth century. **74 Cranfield Street**, said to date to ca. 1756, is an updated example with a later two-story rear ell and one-story addition. Local sources indicate the original front entry was on the water side and the present entry on Cranfield Street was the rear door. The façade of the house has been updated in the past ten years, with the replacement of later double windows with smaller window openings with 6/6 wood sash windows on the façade to either side of the entry and above the center entry (Google Earth streetview 2011). The simple frontispiece of an entablature supported by plain pilasters was added at the same time, replacing a mid-twentieth century Colonial Revival door surround. **12 Steamboat Lane**, a restored five-bay example, appears to date to the eighteenth century based on photos of the historic interior finishes, with a later small one-story rear addition. It is possible a portion of the house is older and that it was expanded in the eighteenth century. **28 Cranfield Street** is a well-maintained late eighteenth-century or early nineteenth-century example with 9/6 wood sash windows on the first story and 6/6 wood sash windows on the second story. The front entry is framed by a mid-nineteenth-century Greek Revival frontispiece with pilasters detailed with molded Greek key pattern. Several twentieth-century additions on the rear include a shed-roofed dormer and an L-shaped one-story gable and shed-roofed addition set on a rock-face concrete block foundation. The property extends to the river's edge, along which a dry laid stone retaining wall runs. **91 Cranfield Street**, said to date to the 1720s, is a restored three-bay example with a lengthy rear addition enlarged in the past ten years and connected two-bay garage. The later Greek Revival frontispiece has paneled pilasters supporting an unornamented entablature and flanking three-quarter side lights.

### *Cape Cod House*

In this period some New Castle residents also built two-room deep, center chimney houses. This kind of central chimney house, characterized by three to five rooms arranged around a center chimney stack under a gabled roof, with two tiers of rooms, was in use by the early eighteenth century and remained so into the early nineteenth century. More than ten houses in New Castle are examples of the one-story plus attic version, known as a *Cape Cod House*, all located on the north side of the island. While five-bay or three-bay examples are the most common, some are four-bay examples, sometimes referred to as a three-quarter cape. Additional defining characteristics include small narrow sash windows (originally 9/9 or 12/9) set close together and abutting the eaves, framing the centered or nearly center entry on the façade. A multi-light transom may be above the entry door to illuminate the lobby entry. It appears that while the majority has fieldstone foundations, some have brick foundations demonstrating a late eighteenth or even early nineteenth century date of construction (or that they were moved at a later date). Due to the two-room deep plan, these houses typically have two

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

windows on each gable end at the first story. Nearly all examples in New Castle have been expanded or updated over time, owing to their age and comparatively modest original footprint. Alterations typically include added dormers, wings, and/or ells in addition to replacement siding and/or windows.

**95 Piscataqua Street**, which likely dates to the late eighteenth or early nineteenth century, is a characteristic five-bay example, set on a fieldstone foundation. The narrow front entry is topped by a multi-light transom and flanked by pairs of 9/6 wood sash windows. Unlike other examples, it has never been expanded with rear additions or gabled roof dormers. Located on the corner of Piscataqua Street and Elm Court, a mortared stone retaining wall runs along the front of the property and wraps around the west side of the small parcel. **70 Main Street** is a four-bay example that local sources suggest a late seventeenth century date of construction. The house has a number of characteristic features of this form including a steeply pitched gable roof, small windows with 6/6 wood sash windows set close to the flat board eaves on the facade, and flat raking boards on the gable ends. Later alterations include replacement of the original large center chimney with a smaller stove flue chimney and a full-width shed-roofed dormer on the rear roof slope. The property also includes a former workshop, sited just northeast of the house.

**160 Main Street**, also thought to date to the late seventeenth century, is a five-bay example with 12/12 wood sash windows that has a large twentieth-century rear addition to provide a second residential unit on the property. **64 Piscataqua Street** is a heavily restored four-bay example, also thought to date to the late seventeenth century. It may have begun as an End Chimney Form with the smaller left bay added at a later date. The chimney is now stuccoed and a full-width shed-roofed dormer spans the rear roof slope.

Possibly dating to the mid-eighteenth century is **40 Walbach Street** which is set back from the street on a rise. It was moved from Ocean Street to this location in 1923 (Cerny 2020). Later alterations, likely all more than fifty years old, include gabled dormers on the front roof slope, three-quarter sidelights around the front entry, a full-width front porch with Tuscan columns, and a rear addition. Stone steps from the street to the front yard are flanked by random laid mortared field stone retaining walls along the front property line. **127 Main Street** has 6/6 wood sash windows, and twenty-first century alteration includes an expanded rear ell.

**50 Piscataqua Street** is an updated five-bay example that may date to the early nineteenth century as it has a brick foundation, cornice returns, and a molded raking cornice on the gable ends. Later alterations include reduction of the size of the center chimney and the addition of a full-width shed-roofed dormer on the rear roof slope. Local sources suggest its neighbor to the east, **46 Piscataqua Street**, dates to around the turn of the nineteenth century, but its higher corner posts and detailing such as deeper eaves and cornice returns suggests it might date to slightly later. The house has 6/6 wood sash windows (which may be a late twentieth-century replacement as historic photos suggests the house had 2/2 windows by the early twentieth century) and a narrow entry topped by a transom and framed by a frontispiece with fluted pilasters and entablature with corner blocks. While the front foundation is brick, the side foundations appear to be fieldstone. **69 Cranfield Street**, which was heavily restored in the twenty-first century, may also date to the early nineteenth century even though local sources suggest a 1770s date of construction. The building rests on a brick foundation and has a one-story wing addition.

### *Center Chimney House*

The center-chimney form is also used in two-story and unfinished attic houses, known as a *Center Chimney House*. Because of their larger size, built typically by a community's wealthier residents, they tend to have fewer additions over time compared to the smaller Cape Cod House. Like the Cape



## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

Cod House, character-defining features include a gable roof with center chimney, usually with a three- or five-bay façade and symmetrical fenestration with windows flanking the center entry, wood clapboard exterior sheathing, typically field stone foundations, and multi-light wood sash windows (9/6, 6/6 most common or 2/2 nineteenth-century replacements). Decorative detailing varies according to the period of construction, but typically used was a modicum of Georgian and/or Federal style details around the window and door openings. In some instances, a Greek Revival style frontispiece has been added around the front entry. On the interior, the plan consists of a lobby entry, one room flanking either side of center chimney in the front pile and one large room (typically the kitchen with a large cooking fireplace) and often one or two smaller rooms in the rear pile.

New Castle has relatively few examples of Center Chimney Houses with an original two-room deep plan on both stories. A few appear to be saltbox houses with the kitchen in an original one-story rear lean-to. This provides a two-room deep plan on the first floor but only a one-room deep plan on the second floor. In some instances, the second-floor rear lean-to has been raised to a full story to provide additional space. Nearly half of the examples are three bays wide.

Several examples can be found along the easterly end of Piscataqua Street. **33 Piscataqua**, likely dating to the second half of the eighteenth century, has a saltbox profile. The well-maintained three-bay house, which has been updated, sits on a fieldstone foundation and has a modern frontispiece with a pediment supported by pilasters framing the door and transom. **15 Piscataqua Street** is a well-maintained, five-bay example that likely dates to the late eighteenth or early nineteenth century. It is unusual in that it is sited with the gable end to the street. It has been expanded several times on the west gable end and most recently to the rear. **22 Piscataqua Street** is a three-bay example with 2/1 early twentieth-century windows on the second story and recently added 6/6 vinyl windows on the first story, replacing 2/1 windows and aluminum siding. Later alterations include a rear porch and connected one-bay garage on the rear. Though local sources suggest an early eighteenth-century date of construction, a review of deeds suggests the present structure, or at least its present form, may date to the early nineteenth century.<sup>2</sup>

Local sources suggest several examples date to the mid-eighteenth century. **11 Atkinson Street** has its original narrow center entry topped by a transom and framed by a simple Georgian frontispiece consisting of plain pilasters supporting an entablature. It may have been built with a saltbox profile, as the original kitchen is in the rear pile, but the second story of the rear pile appears to be a later addition. Sometime in the mid-nineteenth century, the house became a two-family residence with different owners for each half, remaining so well into the twentieth century. It still retains small, enclosed entry porches on each gable end, a remnant of that period, though it is now a single-family dwelling. A modern garage with a finished space above is located behind the house. It was extensively remodeled on the interior in 2010 and is a single-family house again. **19 Walbach Street** is a five-bay example now with 6/6 wood sash windows, but historic photos show it had 2/2 wood sash windows in the early twentieth century. The detailing around the front entry has been updated in the past ten years with a small elliptical arched entry porch with a fan light in the gable, suggestive of the old elliptical fanlight above the entry. **39 Cranfield Street** is a late eighteenth-century three-bay example with a prominent frontispiece with paneled pilasters supporting an entablature. It has 2/1 windows added sometime before 1904. More recent alterations include application of vinyl siding.

---

<sup>2</sup> Deeds from 1802 and 1809, describe the building on the property as an “old house,” suggesting it could be a one-story building of considerable age. An 1889 deed, however, describes the building as a two-story dwelling suggesting it is not considered that old. An examination of the framing and interior finishes might easily resolve this question.

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

The distinctive **61 Walbach Street** now has the form of a Center Chimney House, but its current appearance is the result, like so many buildings in the town dating to the eighteenth century, of a series of additions and alterations to create its present substantial form. Though historically some small portion of the building possibly dated to the mid-seventeenth century, in more recent times local sources have reconsidered that date. Local sources suggested the earliest form may have been a one-story building with a hall-and-parlor plan that was expanded further to the east and west and also with the addition of a second story and attic. Though its earliest use was as a tavern, it has been long been a private residence. Much of its exterior appearance is the result of a series of changes made in 1923 including a kitchen wing addition, porches along the water side elevation, dormer windows, and the segmental arched frontispiece.

### *Center Hall Form*

By the late colonial period in New Hampshire, but particularly in the early decades of the nineteenth century, an increasing number of new two-story plus attic houses featured different forms, the result of moving the chimney out of the center of the building and reducing the size of the fireplaces. In the largest examples, the *Center Hall Form* featured a *Georgian plan* distinguished by two tiers of rooms on either side of a center stair hall and bi-lateral symmetry on the façade. It was often historically referred to as a *double house*. Common character-defining features for New Castle examples include a five-bay façade with pairs of windows flanking the center entry, chimneys typically on interior between front and rear rooms, a gable roof, wood clapboard exterior sheathing, fieldstone foundations, and wood multi-light sash windows, 9/6 or 6/6 historically, often replaced with 2/2 in the historic period. Decorative detailing varies according to period of construction, but they typically have a modicum of Georgian and/or Federal elements concentrated around the front entry and occasionally around the windows. New Castle appears to have only two examples of this form, both located in the local historic district and thought to date to the middle decades of the eighteenth century. Both have been updated in the last quarter century, and so retain few of their original or historic exterior finishes or windows, and their footprints have also been expanded.

**17 Becker Lane** occupies an irregularly shaped parcel at the river's edge, which is known to have had a late seventeenth or early eighteenth-century house, and by the 1740s a wharf, warehouse, and barn. The present building may date to the mid-eighteenth century, but an examination of interior finishes would provide additional information on the date of the house. Between 2003 and 2006 it was expanded to the rear with an addition. Around the same time, a connected modern stone garage was constructed to the northwest of the house and in the last ten years a trio of gable dormers have been constructed on the front roof slope. **62 Main Street** is also a Center Hall Form house, but all its finishes including its 6/6 wood sash windows are modern. Recent additions include dormers on the rear roof slope. By 1920 the house had been subdivided, according to the Sanborn Fire Insurance map.

### *Ell house/L house*

In the late eighteenth and early nineteenth century throughout New Hampshire and New England generally, but especially in more densely settled town and village centers including New Castle, builders introduced houses that on the façade suggested the Center Hall or double house form but in fact were only one room deep. In addition to the main block there is a connected rear ell to accommodate the service spaces such as the kitchen and work rooms.<sup>3</sup> This placement of service

---

<sup>3</sup> Ell houses, also called L houses (both historic terms) get their name from the shape of the footprint. In port towns in New Hampshire, such as Portsmouth, other variations of these single-pile houses were also constructed including the three-room-plan Ell House and Hall-and-Parlor-plus Houses, owing to the narrow frontage of these urban lots. See Laura B. Driemeyer, "Rising From the Ashes: The Transformation of Nineteenth-century Building Culture in Charlestown, Massachusetts" (Ph.D. diss., Boston University, 2006).

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

spaces in ells corresponded to the increased specialization of interior spaces and increased separation of more formal public, social spaces and the more informal, private workspaces. Known as an *Ell House (or L House)*, because of its L-shaped footprint, its construction corresponds to a small amount of growth and development in the early nineteenth century in the Village of New Castle, particularly along Main Street. New Castle has at least eleven examples of this form of house. All examples have chimneys located on the rear wall of the main block and all but one with a gable roof; there is one hip-roofed example. Many have a modicum of Georgian and Federal style elements, typically concentrated around the front entry. The majority appear to retain their historic symmetrical fenestration patterns though not necessarily their historic windows or even front entry treatment. It appears a majority have a fieldstone foundation, but some have a brick foundation, indicating an early nineteenth century date of construction. Also, it appears that some of the brick chimneys have been rebuilt above the roof line or been extensively worked on in recent decades. Though it is possible a portion of the building may date to the early or mid-eighteenth century, its current appearance as an Ell House would be the result of a late eighteenth or the early nineteenth century expansion or alteration.

A well-preserved representative example with a two-story rear ell and historic fenestration patterns is **96 Main Street**. Centered on the five-bay façade is a frontispiece with pilasters supporting an unornamented entablature, framing the entry door which is topped by a four-light transom. Other period details include clapboard sheathing, thin corner boards, and first-story 9/6 window sash and second-story 6/6 window sash, all with simple surrounds. A 1960s one-story addition on the east gable end is set back. **15 Cape Road**, which is set back from the road on a slight rise and is one of the larger examples in New Castle, has a large two-story rear ell added since 1956 and at the same time was updated with some Colonial Revival features including the large frontispiece. Other later alterations include a shed-roofed addition on the east gable end, a two-story side-gabled wing and attached shed-roofed screened porch on the west gable end, and a Colonial Revival styled side-gabled two-bay garage to the west of the house. **68 Cranfield Street** has a two- and one-story shed-roofed addition across the rear elevation. The house sits on a fieldstone foundation.

**58 Cranfield Street** is a three-bay example with a two-story rear ell and a frontispiece of pilasters supporting an overly large entablature framing the door and multi-light transom. Later alterations include a one-story, shed-roofed addition in the re-entrant angle between the main block and ell. **17 Elm Court** is a little altered four-bay example with a two-story rear ell and shed-roofed addition in the re-entrant angle between the main block and ell, and 6/6 wood sash windows. A shed-roofed screened porch on the north gable end is a later addition. The property also includes a gable-front boat house with a two-bay garage addition.

Unlike the other New Castle Ell Houses, **23 Main Street**, which dates to the first quarter of the nineteenth century, has a hip roof. Historic photographs show that this house has undergone several alterations. In an early twentieth-century photograph, the house had 2/2 wood sash windows, which would have replaced the original multi-sash windows. Also, at that time, a flat-roofed entry porch (deeper than the current one) supported by Tuscan columns screened the front entry which features a door flanked by single molded pilasters and topped with a multi-light transom. By the mid-1950s, the entry treatment had changed, featuring a Colonial Revival frontispiece comprised of a segmental arch above a denticulated cornice supported by pilasters. The current entry treatment of an entry porch with Tuscan columns and a transom above the door dates to the later twentieth century as do likely the 12/12 wood sash windows. A modern dry laid retaining wall (that replaced an older wall) runs along the front of the property, wrapping around the west side of the parcel.

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

**119 Main Street** is a later example. Though one chimney has been removed, it otherwise retains a significant amount of its historic decorative trim including scrolled brackets at the eaves and a pedimented frontispiece. Later alterations include a recent one-story addition in the reentrant angle between the main block and rear ell, and most recently a new three-bay garage.

**36 Piscataqua Street**, which has a shed-roofed kitchen ell, sits on a brick foundation and has been updated in recent years. Other later alterations include added oriels on the east gable end, a late twentieth-century two-bay garage wing, and alterations to the ell sometime after 2013. **74 Main Street** has a two-story rear ell and also rises from a brick foundation. A pedimented Greek Revival frontispiece frames the full-length sidelights and front door. Later additions include a one-story addition in the re-entrant angle between the main block and ell and a small hip-roofed enclosed entry porch on the east side of the ell.

Some New Castle residents built houses that combined the Ell House main block of rear wall chimneys but the plan of the older Hall-and-Parlor form, with the kitchen in one of the first-floor rooms. Though **57 Oliver Street** appears to be an Ell House now, it was built as a two-story house with rear wall chimneys but no rear ell. The left front room contained the original cooking fireplace and bake oven. Not until sometime after 1956 was the house expanded, with the addition of a two-story rear ell and a one-story addition in the re-entrant angle between the original house and added rear ell. The house has recently been updated with new windows and a new enlarged frontispiece with sidelights, replacing the original narrow frontispiece of pilasters supporting an entablature and flanking a narrow door topped by a multi-light transom. Granite fence posts, some with chamfered corners, remnants of an older fence, run along the Oliver Street edge of the property. **104 Main Street** is an example in the Greek Revival style of a two-story house with rear wall chimneys but no rear ell, though historically it had a one-story L-shaped addition on its northwest corner which was removed sometime after 1956. Though it has been subdivided on the interior into three apartments, it retains some historic detailing including a frontispiece with a pedimented entablature supported by pilasters, corner pilasters, cornice returns and later scrolled brackets under the eaves.

### *Center Entry Form*

Late in this period, a new variation of the Center Hall House began to be constructed in New Castle: the *Center Entry Form*. On the exterior, it resembles the Center Hall Form, but the plan is slightly different. The stair hall usually does not extend the full depth of the building and the service spaces, such as the kitchen, are in a one- or two-story rear ell. The front entry typically does not extend the full depth of the building, and in some instances the building may not be a full two rooms deep. The chimneys can be located between the front and rear rooms flanking the entry hall and stairs, or on each gable end, particularly if the building is not fully two rooms deep. In some instances, the plan may be a pair of rooms on one side and a single large room on the other side, thus distinguishing it from the earlier Center Hall form. This form remains common up to the present day though with slightly different variations in the plan over time, and in New Castle the form is more common in later periods. Common characteristics are a two-story-and-attic, two-room-deep main block with a one- or two-story rear ell, five-bay façade with a center entry, and wood frame construction. New Castle also has some one-room deep examples, with rear ells, in the later period. All examples from this period have a gable roof. Wood clapboard exterior sheathing is typical, as are multi-light wood window sash with varied configurations depending upon period of construction with 6/6 the most common in this period. Only one example of this form appears to date to this period. **111 Main Street** is a characteristic example with brick chimney flues between the front and rear rooms. The windows are recent replacements, and the frontispiece may also be a twentieth-century replacement.

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

### *Duplexes*

New Castle has several examples of houses built originally in this period as single-family houses that were subdivided into a duplex later in the nineteenth century. **31 and 33 Cape Road**, which may date to the eighteenth century, is a two-story, gable-roofed building with bi-lateral symmetry on the five-bay facade and a Georgian-Federal-style frontispiece and later 2/2 sash windows. In the last quarter of the nineteenth century, it was subdivided to house two families. The west side has several later additions including a sunporch and rear ell. **158 Portsmouth Avenue**, constructed in the mid-1820s, possibly as a hip-roofed Ell House, was subdivided in the 1850s and expanded to the rear with a second ell. At that time, a second entrance was added on the west elevation, so the building has two five-bay facades with center entries. The original form and plan of the Oliver-Marvin House, **56 Oliver Street**, which local sources date to ca. 1800, is unclear but it was two stories with a hip roof, possibly with an L-shaped footprint; the porch spanning the waterfront elevation is a later addition.<sup>4</sup> In the late 1890s, a two-and-a-half story wood frame gable-roofed addition with a two-story polygonal bay on the northeast gable end (**56A Oliver Street**) was built at right angles to the southeast end of the original house. Though the two parts remain visibly distinct and are under separate ownership, they have remained in the same family since before 1808 (Rockingham County Registry of Deeds, Book 192, Page 290). The properties include three outbuildings, the oldest of which appears to be a medium-sized two-story gable-front barn. The other two buildings, a garage and a shed, are likely twentieth-century buildings.

### NON-RESIDENTIAL RESOURCES

From the time of its earliest European settlement, New Castle has been the site of military fortifications, owing to its prominent location at the mouth of the Piscataqua River. In the Colonial period, the British established Fort William and Mary on Fort Point, at the northeast point of the island. No extant resources survive prior to 1808, when Fort Constitution was constructed as part of the Second System of American coastal defense construction. Since the site is not publicly accessible at this time and the resources previously have been surveyed, they are not included as a part of this town-wide survey.

New Castle has had comparatively little industry over the course of its history. Some physical evidence of it remains, however, both above ground and likely archaeologically. In the 1700s, New Castle had two tide mill ponds to power grist and sawmills, utilizing the eight-to-twelve-foot tides in the back channel. Located on the western side of the island, the earthen dams created mill ponds, into which water flowed in and out through wooden vertical wall-like gates. The rising tide would open the gates, allowing the water to flow into the mill pond. As the tide ebbed, the gates closed keeping the water in the mill pond, which was directed through a sluice system to power a turbine water wheel for mill operations (Cerny 2013, 12-13). The ponds powered three mills, including the Bell/Ritson Mill and the Abraham Trefethan Mill. Remnants of the dams remain visible (see Google Earth aerials).

One cemetery, **Frost Cemetery**, on Main Street opposite the Congregational Church, dates to this period. Set below the level of the road, it has thirty-four eighteenth- and early nineteenth-century monuments. One small family cemetery, the **George Locke Field Cemetery** (near Cape Road), has at least three early nineteenth-century stones.

---

<sup>4</sup> Thomas E. Oliver's 1868 probate inventory names the different rooms, but the plan is not easily discerned. The property has been in the same family since before the early nineteenth century.

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

### 1820s through 1870s: Maritime Economy

Residential architectural forms underwent a significant transformation in this period, though some builders continued to use traditional forms but with modifications to chimney placement (as a result of changing heating technologies) and structural framing techniques, and with newer stylistic details.<sup>5</sup> The availability of heating and cooking stoves reduced the need for larger open hearths, allowing for smaller chimney flues. In new construction, chimney locations could be between front and rear rooms or on gable end walls, but they occupied less interior space. At the same time, changes in window glass manufacturing technology beginning in the third quarter of the nineteenth century led to decreased costs, allowing for larger panes of glass along with larger window openings with different sash configurations, most notably 2/2 wood sash windows. Later in the period, or even in the following period, owners of some of the older houses in the village updated their homes by replacing the multi-light wood sash windows with 2/2 or 2/1 wood sash windows, providing increased light to the interior along with a more modern appearance. In New Castle, wood frame construction remained the primary method for residential and non-residential resources, but the framing members size was reduced as builders recognized the large framing members used in eighteenth century buildings were unnecessary. The reduced size also facilitated their hiding within the walls and ceilings, no longer projecting into the rooms as boxed corner posts and cased beams as found in the eighteenth and even early nineteenth century houses. In addition, ceiling heights could be increased because of more efficient means of heating spaces.

### RESIDENTIAL RESOURCES

#### *Cottage Form*

The scale and plan of the one-story, Hall-and-Parlor Form remained common in this period in New Castle. By the 1830s, however, owing in part to technology changes, builders began to alter the traditional Hall-and-Parlor and Cape Cod Forms, removing the central chimney to allow for a center stair hall while generally maintaining a one-room deep or two-room deep building, possibly with a small rear ell. To distinguish this form from the earlier one-story Hall-and-Parlor and Cape Cod Forms, the nineteenth-century examples are called *Cottage Form*.<sup>6</sup> The chimneys, usually stove flue chimneys, could be placed on the gable ends, or in some instances kept in the near center as a flue chimney in the one-room-deep plans.<sup>7</sup> In the two-room-deep plans, the flue chimneys might be located between the front and rear rooms on either side of the stair hall. At the same time, the structural framing was modified, lengthening the corner posts and providing higher ceilings on the interior. This transformation is present by the 1830s or 1840s in New Castle, often featuring Greek Revival style elements, though not all examples did so, with the ornament concentrated around the door openings and the edges of the building. In New Castle, the entry treatment might include side lights and a door surround with varying degrees of elaboration from simple boards to a frontispiece with an entablature above supported by pilasters. Other detailing often included molded raking cornices and cornice

---

<sup>5</sup> It is also possible that some builders continued to use the older chimney placement and framing techniques into the 1820s, meaning some of the capes may actually date to later than thought. Deed work on individual properties might help to narrow the dates and allow for a better chronology for building details and patterns.

<sup>6</sup> The term "Cottage" historically referred to small houses, often associated with laborers or the working class. The mid-nineteenth century landscape designer, horticulturist, and writer Andrew Jackson Downing used the term for his designs of smaller-scaled house designs. It is an imprecise term and a bit of a catch-all, useful for denoting smaller-scaled housing. In New England it does have some common characteristics as noted above. Of course, in the late nineteenth-century the term was distorted to reference the large summer houses of the wealthy.

<sup>7</sup> This is also seen in older Hall-and-Parlor houses where the original center chimney has been replaced with a smaller flue chimney.

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

returns. Windows are typically 6/6 sash, though as with other house forms in New Castle, many owners replaced those with 2/2 wood sash windows in the late nineteenth or early twentieth century. Brick is typically used for the foundation.

**33 Cranfield Street** is a well-preserved example in the Greek Revival style with many characteristic elements of this form and style, one of two roughly contemporary examples located next to each other. It has one of the more elaborate Greek Revival frontispieces in New Castle featuring pilasters with Greek keys. Other period decorative trim includes molded corner pilasters. The 2/1 wood sash windows are one of the few later alterations to the house which largely retains its historic footprint. Several examples are located on Oliver Street, demonstrating the period of development of that road.

**23 Oliver Street** is a Greek Revival styled example with a characteristic frontispiece and knee wall windows abutting the eaves on the façade, providing a higher upper story. Later alterations include additions to the rear ell and some modification to the windows and entry. **41 Oliver Street** is a plainer example without any decorative detailing or frontispiece around the front entry. Later alterations include the removal of the east chimney and a modest two-story rear addition. **17 Oliver Street** is a later example, built sometime before 1857, that combines elements of Gothic and Italianate styles. The five-bay façade has a center entry screened by a shed roof supported by scrolled brackets, a common feature of the Italianate style. Above is a gabled wall dormer, a signature massing element of the Gothic style, flanked by gabled dormers. The house retains its historic 2/1 wood sash windows. The only ornament on **152 Main Street** is the Greek Revival frontispiece with pilasters supporting an entablature and framing sidelights. The house has 6/6 wood sash windows. Later alterations include a one-story rear ell, a shed-roofed dormer on the rear elevation, and a shed-roofed garage at the rear of the property.

### *Gable-Front Houses/End Houses*

At the same time, as changing technologies contributed to modifications of older house forms and plans, beginning in the second quarter of the nineteenth century a new house form gained popularity in New England. It is associated with the change in the outward appearance by reorienting the building to the street to produce the gable-fronted house, historically known as an *End House*. While retaining the rectangular gable roofed block, turning the building ninety degrees, changing the roof ridge from parallel to perpendicular to the front wall so that the façade became the tall and flat gable end significantly altered the massing. On the exterior, the main block is typically three bays wide, with the entry in the first or third bay, leading to the side hall. At the same time, secondary ells or wings housed service spaces such as the kitchen and workspaces. The form appears in both one-and-a-half- and two-and-a-half-story buildings, usually with additional massing elements including bays, porches, ells, and/or wings. Other character-defining features include wood multi-light sash windows typically 6/6, 2/2 or in later periods 2/1; wood clapboard exterior sheathing, brick foundation (though granite in other New Hampshire communities sometimes). The form remained popular into the early twentieth century in both one-and-a-half and two-and-a-half story versions. The form lent itself to a range of styles over the decades including Greek Revival, Gothic Revival, Italianate, Classical, or a combination of two stylistic elements. The plan typically consisted of a side hall with stairs, occasionally with a room behind, and two rooms front to back adjacent to the stairs in the main block, and the kitchen in the rear ell. The near total absence of this form in New Castle during the second and third quarter of the nineteenth century may be attributable to the limited amount of new construction during that time.

Though extremely common in many New Hampshire cities in this period for new construction, only one example is present in New Castle from this period: **91 Main Street**. Though the two-and-a-half story end house, built ca. 1840, has been remodeled with vinyl siding, the original fashionable Greek

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

Revival detailing remains visible though also covered with vinyl. These include corner pilasters and a pedimented entablature and pilasters around the recessed entry. The house does retain historic, though likely not original, 2/2 wood sash windows. The End House Form would be built in greater numbers in New Castle in the next period, however.

### *Miscellaneous Traditional Forms*

**4 Oliver Street**, likely built between 1853 and 1857, is a Center Entry Form but appears to have late nineteenth alterations, such as a square bay window on the south gable end and a large projecting gabled bay centered on the façade, extending over the center entry. It is now supported by Doric columns, but a ca. 1905 historic photograph shows large turned posts originally supported it. It also had decorative shingles in the gable.

**85 Main Street** is a well-preserved late example of an Ell House in the Greek Revival style. The house appears to date to the 1850s. Greek Revival trim includes paneled pilasters, boxed eaves and wide cornice, cornice returns, a frontispiece with paneled pilasters supporting a pedimented entablature, framing the full-length sidelights and a narrow door, and 6/6 wood sash windows. The house appears to have been converted to two units, possibly in the 1940s, through the possible enclosure of a porch on the east gable end and construction of a small shed-roofed addition on the southwest corner of the west gable end.

**107 Main Street** appears to combine the Ell House and Center Entry Forms. It has an L-shaped footprint but only one rear wall chimney, located between the main block and two-story hip-roofed rear ell. The second chimney rises above the front roof slope, near the west gable end. Set on a brick foundation, Greek Revival styled decorative detailing includes corner pilasters, cornice returns on the gable ends, a wide cornice under the boxed eaves, a frontispiece with pilasters supporting a plain entablature, and 6/6 wood sash windows. A later addition is a greenhouse in the re-entrant angle between the main block and rear ell.

### *Duplexes/“Block of Two Houses” and Other Multi-family Housing*

Duplexes were a popular housing choice in many New Hampshire towns and cities including nearby Portsmouth. These one-and-a-half-story or larger two-and-a-half-story, side-by-side duplexes can have late Federal, transitional Federal/Greek Revival, Greek Revival, or early Italianate detailing (depending upon when they were constructed). New Castle, however, has few purpose-built duplexes likely due to its small size and lower density of housing, and relatively little new construction in this period. Instead, in New Castle throughout much of its history, New Castle residents subdivided existing housing stock to accommodate multiple generations or different members of the same family. Though two main types of duplexes exist, the one example in New Castle built in this period is the type known as a “block of two houses” or a side-by-side duplex.<sup>8</sup> This form consists of two houses set adjacent to each other to create a six-bay-wide, double-pile-deep block, most commonly with a gable roof. Entries could be paired in the middle bays, placed at the outer bays, or occasionally at the first or last bay of each half. A one-story kitchen ell could augment the main block. Plan variations, aligned with the scale of the duplex, derived from the placement of the chimney or chimneys, presence of secondary circulation space, and location of the most formal social spaces and of the kitchen.<sup>9</sup> The plan of each house likely consisted of a side-entry hall, two rooms front to back, and occasionally a small room behind the stair. **15-17 Atkinson Street** is a characteristic example (possibly dating to the

<sup>8</sup> A duplex is two joined houses with living spaces on at least two floors in each half. By the end of this period deeds reference “a block of two houses” demonstrating that each half was considered an individual house. They were also known as “double houses” but to minimize confusion with Georgian plans with that name it will not be used here.

<sup>9</sup> See Driemeyer, especially chapters 4 and 5.



## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

1860s) with paired entries in the middle of the six-bay façade, protected by a door hood supported by scrolled brackets. The Italianate/Gothic detailing includes the Italianate door hood, pedimented window lintels, and mill-sawn vergeboards along the eaves. A two-part addition extends to the rear. Recent work includes replacement of the wood exterior clapboards and of the original 6/6 wood sash windows with 6/6 grill pattern windows on the main block and 2/2 on the addition.

### NON-RESIDENTIAL RESOURCES

Several of the town's congregations erected new churches in this period. Only one of the buildings remains in use as a church; the other has been repurposed several times and now is the home of the New Castle Historical Society. Both are nave churches, of wood frame construction and emphasize symmetry, with a modicum of ornament concentrated on the façade and around window and door openings.

Construction of the New Castle Congregational Church, **65 Main Street**, began in 1828 and was completed in 1836 in the late Federal/early Greek Revival style. A three-bay shallow pavilion topped by a flat parapet is centered on the façade of the gable-front building. The four-bay side elevations each have two rows of 12/8 wood sash windows. A tower with a single stage topped by an irregular octagon with alternating balustraded arched openings and panels straddles the ridge just behind the parapet. Later alterations include the parish hall and activity room addition, built in the late 1960s and connected to the southwest corner of the church with a short passageway. **120 Main Street** is a gable-front wood building built in the mid-nineteenth century as the Free Will Baptist Church with a belfry. Sold to the town in 1923, it was remodeled for use as the town library, and used as such until 1980. In the early 2000s the New Castle Historical Society updated the building for its use.

The town of New Castle has multiple small family cemeteries scattered throughout the northern half of the town, along with several larger ones. While some may include a few monuments from the late eighteenth or early nineteenth century, the majority appear to contain mid-nineteenth century stones. The funerary monuments typically feature tablet headstones or footstones along with a smaller number of pedestal stones. The **Amazeen Field Cemetery** (behind 141 Cranfield Street) contains three mid-nineteenth century funerary monuments. The **Amazeen-Tarleton Cemetery** (in front of 38 Neals Pitt Lane) contains less than a dozen nineteenth-century monuments. The **Batson Field Cemetery** (Neals Lane) has fourteen nineteenth-century monuments. The **Lower Prescott Cemetery** on Main Street contains approximately seven mid-nineteenth century monuments, and the **Upper Prescott Cemetery** contains approximately ten early nineteenth-century monuments. Both include small family plots and miscellaneous graves. **Preble Cemetery**, behind 25 Piscataqua Avenue, contains three mid-nineteenth century monuments and one or two granite posts, remains of a former fence. The **Ruce Family Burial Ground**, near Wentworth Road and Pitt Lane, has an unknown number of monuments. Only one mid-nineteenth century monument remains in the **Tarlton Field Cemetery** at 15 Cape Road. The **Vennard Field Cemetery**, adjacent to Vennard Court, contains sixteen nineteenth-century monuments and one early twentieth-century monument. **Marvin Cemetery** (Portsmouth Avenue, Tax Map 11, Parcel 39) with nearly forty-five monuments is one of the larger ones. It is demarcated by a granite post and iron railed fence. The **Marsh-Tarlton Cemetery**, at the corner of Pitt Lane and Wentworth Road, consists of three sections with twenty-seven mid-nineteenth to early twenty-century monuments plus one from 1990. The largest cemetery in New Castle, **Riverside Cemetery**, contains 1,132 monuments dating from the 1840s to the present. The cemetery is the most parklike of the town's cemeteries, sited on a hillside above the water's edge, on the south side of Portsmouth Avenue.

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

### 1870s through 1920s: Summer Tourism, Automobile Tourism

During this period, summer tourism became a significant feature of the built environment of New Castle. As result, new development occurred, particularly on the previously relatively undeveloped south side of the island but also along the river and ocean's edges in the northeast part of the village. The construction and frequent expansion of the Wentworth Hotel represented the most dramatic change to the built environment of the island. It did not prompt emulation of its French Second Empire style or the use of the mansard roof which reproduced the modern associations of the Second Empire style, without the more elaborate picturesque elements, such as towers. It did, however, contribute to the construction of a few large summer homes designed by well-known New England architects, set on large parcels along both sides of Wild Rose Lane. At the same time, some new houses were constructed within the village, replacing earlier buildings or erected on previously undeveloped pieces of land. Builders continued to use earlier forms for residential construction, such as the Center Entry, but utilizing additional massing elements and, in a number of instances, large picture windows. At the same time, some used new house forms, such as the Foursquare or Bungalow, for more modest examples. The most common styles used in this period on New Castle houses includes the Queen Anne, Shingle, Classical styles, and Colonial Revival styles. Queen Anne styled buildings are the most prevalent in this period. Though the smaller hotels and guesthouses from this period are no longer extant or, in the case of the latter have been altered, much of this history remains evident in New Castle's other building stock from this period.

### RESIDENTIAL

#### *Cross-wing or Bent House*

In this period, as part of the continued use of picturesque elements, including additional massing such as polygonal bay windows, builders adopted another form that consisted of gable-front and side-gable masses set at right angles to each to create a picturesque structure yet maintain some balance and symmetry. This type, known as the *Cross-wing or Bent House* typically featured an interior arrangement of the parlor in the wing rather than the main block (Upton 1984, 144). This form bears a close relationship to published house types of the mid-nineteenth century and later, executed initially in the Gothic, Italianate, and other Picturesque styles. The entry is most commonly on the cross-wing rather than the gable-front block.

New Castle has one example of this form, **17 Seabreeze Lane**, which may date to the late nineteenth century. The two-and-one-half-story Queen Anne styled house has a T-shaped footprint with a wrap-around screened porch with turned posts on the waterside elevation. Though it has replacement windows, it retains decorative shingles in the gable ends. Other later alterations include a one-story addition on the east gable end and an exterior brick flue chimney. An early one-bay gable-front garage is located just southwest of the house.

#### *Shingle Style/Complex Massing*

A popular form in the period is the *complexly massed building*, often in the Shingle style. Property owners, often times individuals from cities such as Boston and New York, erected new summer houses on large lots in the south half of the island by or near the water's edge, to capture the scenic views in multiple directions. One of the better-known examples, is "Kelp Rock," designed in 1884 as a summer home for Laura and Edmund Clarence Stedman of New York City by the Boston architect Edmund March Wheelwright (**149 Wild Rose Lane**). The present appearance dates to the 1930s when the second of two alterations of the original house occurred. An individual inventory form was recently prepared on this locally and regionally known property that is threatened with demolition (Mausolf 2020). The house features many of the signature elements of the Shingle Style. These include

**AREA FORM****NEW CASTLE TOWN-WIDE AREA FORM**

complex massing, wood shingled and stone walls; irregular, steeply pitched roof line with cross gables; expansive porches; elongated footprint; and banks of windows. The elongated house has mostly first-story stone walls and second story shingled walls and multiple broad gables on the roof, banks and bands of multi-light sash and casements windows, and several recessed porches with stone piers. The house occupies one of the larger parcels in New Castle and has expansive views of the water. A remodeled three-bay Colonial Revival styled garage is sited just north of the house. The grounds include a tennis court and stone walls along the road in front of the house.

*End Houses*

The earlier residential form, the *End House*, became more popular in New Castle in this period. One-and-a-half story and two-and-a-half story examples are present in New Castle. While many have brick foundations, some have stone foundations. Other common characteristics in this period include asymmetrical fenestration, additional massing elements such as projecting bays, dormers, and/or front or side porches, a mix of wood sash windows (typically 2/2 or 2/1 or even 1/1 wood sash windows) and picture windows, decorative wood cladding materials (clapboards, shingles) or varied sheathing types by story, and cornice returns on the gable ends. The Queen Anne styled porches often have turned posts and brackets or spindle friezes, while Classical styled ones often have Tuscan columns.

**24 Elm Court** is a characteristic two-and-a-half story example with some Queen Anne style elements including a front porch and polygonal bay window. A later shed-roofed addition extends from the rear elevation. **47 Cape Road** has not only additional massing elements, notably gabled bays on the façade and side elevations, but also exterior decorative elements including a wide band of decorative shingles above the first story windows and in the gables and scroll sawn decoration in the peak of the raking cornices. The windows, however, been replaced with 6/6 or multi-lighted picture windows. **27 Steamboat Lane** has multiple additional massing elements including a two-story polygonal bay on the façade and a gabled polygonal bay and a gabled square bay on the side elevations, though few decorative finishes. A hip-roof supported by truss brackets screens the front entry. The house retains its original 2/2 wood sash windows but has mid-twentieth century asbestos shingle siding. A new two-bay, gable-front garage recently replaced an older one-bay garage. **40 Atkinson Street**, built ca. 1910, also has additional massing elements (polygonal bay window, oriel), a wrap-around front porch, 2/1 wood sash windows and decorative shingles in the front gable. One of the larger, later examples is **55 Main Street**, the Congregational Church Parsonage, begun in 1904 and completed in 1911. Set far back from the road on a rise, to the south of the church, the Colonial Revival styled house sits on a stone foundation and has a full-width front porch with Tuscan columns. Additional massing elements include polygonal bays and large wall gables on each side elevation. **31 Oliver Street**, which has been recently updated, has a large rear and wing addition and features varied window openings including pairs of windows and varied exterior cladding materials by story. **20 Neals Lane** is a late nineteenth- or early twentieth-century example set on a stone foundation with a full-width enclosed front porch that wraps around the west elevation, a back porch with turned columns, some of its original 2/2 wood sash windows, and mid-twentieth-century asbestos shingle sheathing.

Beginning in the late nineteenth century development occurred in the area around Ocean Street to the south of Fort Constitution to house summer residents. A trio of two-and-a-half-story End Houses set on high foundations were built facing the water, along the west side of Fellows Court sometime between 1892 and 1920. **18 Fellows Court** is the least altered of the three, retaining much of its historic footprint and its modicum of Queen Anne details. A porch with turned posts and a spindle frieze spans the façade and wraps around the north elevation.

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

One of the larger examples from this period with complex massing and a side hall plan is **106 Portsmouth Avenue**. Sited on a rise and prominently visible for those crossing the Portsmouth Avenue Bridge, the house has one-and-a-half story and two-story sections with a three-story polygonal tower at the intersection of the two. A porch with turned post wraps around all the publicly visible elevations.

New Castle residents also built one-and-a-half story End Houses, mostly in the Queen Anne style. Most have front porches with turned posts, brackets or spindle friezes, cornice returns, and clapboard or shingle siding. **23 Elm Court** has clapboards on the façade, shingles on the side elevations, and retains its original 2/2 wood sash windows. A later alteration is a small, one-story rear addition. **90 Cranfield Street** has a full-width front porch and gabled wall dormers. Later alterations include a one-story addition along the north side to capture views of the water. The north side of the property has a number of dry laid granite block retaining walls. **238 Wentworth Road** has more period decorative finishes than most examples. The second story is clad with decorative shingles while the first story has clapboard siding. A porch with trussed posts and distinctive balustrade wraps around both side elevations to bays. A triple window in the front gable has a bracketed lintel. The rear ell has a later addition.

**117 Cranfield Street** is a rare two-story, gambrel-roofed example in the Shingle style with a gambrel-roofed bay and patterned asphalt roof shingles. Though the property suffers from deferred maintenance, it retains some of its original 2/1 wood sash windows on the first story. An original gambrel-roofed barn (one of the few barns on the island), later modified with a garage door replacing the original barn doors, is located to the east of the house.

### *Center-Entry Form*

Nearly half of New Castle's Center Entry Form houses date to this period with period appropriate finishes and massing, notably bays on the front or side elevations or porches on the main block. **3 Oliver Street**, built in the 1890s, is a well-preserved two-story example in the Queen Anne style with additional massing elements and varied exterior cladding by story. The three-bay façade includes a gabled wall dormer, shed-roofed dormer, and a two-story polygonal bay. A polygonal bay window occupies the front bay on the west gable end. Period details also include clapboard siding on the first story, shingle siding on the second story, and 2/2 wood sash windows. An early one-bay gable front garage is located near the rear of the property. A later well-preserved example in the Classical style is **63 Piscataqua Street**, built in 1907. As first built, this two-and-a-half-story, center-entry house had a full-width front porch with Tuscan columns. The porch, later screened, wrapped around the east gable end to a square bay window in the rear pile on the north gable end. The west gable end has a polygonal bay in the front pile. Paired windows flanked the center entry on the first floor with single window openings above on the second floor. Above, a large gabled dormer on the north roof slope (possibly a later addition) provided additional light and space (along with a good view of the Piscataqua River) to the attic story. Sensitively done work since 2017 has included removal of the wrap-around section of the porch, construction of a square bay window on the north gable end in the front pile, and replacement of the 6/6 wood sash windows with new 2/1 ones, all in keeping with the historic massing and details. The front entry opening was widened with a double-leaf entry door. **93 Portsmouth Avenue** is also an example in the Queen Anne style with a large gabled bay on the façade, a nearly full-width porch, along with several polygonal bay windows and a square bay window. The house retains decorative shingles in the gables of the main block and additional massing elements.

Though it is possible portions of the house dates to the eighteenth century, the appearance of **39 Cape Road** is that of a late nineteenth-century two-story, Center Entry, one-room deep house with a two-

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

story rear ell in the Queen Anne style with many additional massing elements and finishes representative of that style. Queen Anne features included a full-width front porch with turned posts, brackets, and turned balusters, wrapping around the west gable end, polygonal bay windows to either side of the double-leaf door center entry, a large gabled bay with a deep eave supported by brackets centered on the façade above the entry, two-sided oriels on each gable end, and large 1/1 wood sash windows. The property also has two nineteenth-century barns.

New Castle builders continued to build Center Entry, double-pile buildings in the early twentieth century. **107 Piscataqua Street**, built 1906, is set back from the street on a rise to capitalize on a view of the river. The three-bay wide gable-roofed house has a large cross gable centered on the front roof slope (though with a later three-part window) and a polygonal bay provides additional space in the rear pile. Classical detailing includes a large entry porch supported by paired Doric columns, modillion block cornices, sidelights with tracery. Later alterations include a one-story addition on the west gable end and a large two-story three-bay garage to the south of the house.

Though fire tragically destroyed the Tarbell House in 2016 (formerly 152 Portsmouth Avenue), the 1906 Carriage House that had been converted to a residence in the 1940s remains, providing some evidence of the now lost house, which featured several large façade gables. **146 Portsmouth Avenue** is a one-and-a-half story, four-bay wide, side-gabled house with a large cross gable above the first three bays and center entry. Shed-roofed dormers flank the cross gable.

**56 Piscataqua Street** demonstrates that New Castle builders continued to build Center Entry, single-pile buildings into the third quarter of the nineteenth century. In addition, it is a rare example in New Castle of a three-story mansard-roofed house in the Italianate style. As first built, historic photos and maps show it had a one-story rear ell, rear wall chimneys, and no corner pilasters. The three-bay building has been extensively updated, including the addition of a two-story rear ell. Historic features include the mansard roof, fenestration patterns on the main block including a polygonal bay window on the west elevation, paired brackets at the eaves, and hipped roof supported by brackets above the center entry.

### *Center-Entry Colonial Form*

Similar to the Center Entry Form, late in this period, a few New Castle residents built *Center-Entry Colonial Form* (to distinguish it from the earlier version) houses. These two-story models incorporate modern ideas about space use within a more traditional exterior appearance and detail. Side-gable roofs, sometimes with gabled dormers, are the most common, but sometimes a hip roofed is used. The main block is loosely based on the historic Georgian form with a rectangular footprint. They typically feature bi-lateral symmetry (center entry) and are three or five bays. Occasionally a side entry, three-bay form is used later in the period. The entry is commonly detailed with a Colonial Revival frontispiece. While wood cladding (clapboards or shingles) is the most common in New England, they can also have brick veneer. Wood windows with multi-light configurations (i.e., 6/6, 8/8) predominate though occasionally a picture window or three-part window is used on the façade for the living room. Alternatively, early in the twentieth century, the large window can have 1/1 or 2/1 sash configurations. Ornament is usually concentrated around the front entry and on the eaves. Frequently an over-scaled chimney is present, often on the exterior. As a nod to the ascendancy of the automobile after the turn of the twentieth century, most have either an attached garage with a hyphen (breezeway or family room) or a detached garage. Sometimes a one-story wing is present on the side away from the garage. The typical plan is a Center Entry with two rooms on one side of the stair hall, one large room on the other side, and not a full-depth stair hall. Typically, the decorative detailing is classically derived, such as Colonial Revival, Classical, Mid-Century Colonial Revival, or in the late twentieth

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

century New Traditional. Until very recently a pair of examples located next to each other generally resembled each other and shared a number of similar character-defining features including a Colonial Revival detailed frontispiece, cornice returns, interior brick end wall chimneys, pairs of quarter-windows in each gable end, brick foundations, and wide clapboard siding. Due to recent alterations on one, now only **4 Cranfield Street** (built 1908) retains its historic fenestration pattern of paired windows with 2/1 wood sash windows on the façade (and single 2/1 wood sash windows elsewhere), reflective of its construction in the early twentieth century.

**136 Wild Rose Lane** (built 1895) is a well-preserved gambrel-roofed example in the Shingle and Colonial Revival styles. Additional massing elements include full-width shed-roofed dormers with pairs of windows and an expansive veranda set on a mortar stone foundation. The property also includes three-bay side-gabled garage topped by a ventilator and a stone well.

### *Miscellaneous Other*

**38 Laurel Lane** is a distinctive, complexly massed house that combines the Tudor and Shingle styles, the only example of its kind in New Castle. This house features a two-and-one-half story gable-front main block with a large two-story wing, gabled dormers, wrap around porches and a large deck on a raised brick foundation with segmental arched openings. While shingles cover the lower two stories, the various gable ends feature half timbering. Historically it had two similarly styled side gabled garages, though one is now associated with a newly built house on an abutting parcel.

### *Bungalows*

In the early decades of the twentieth century, house plans and styles were in a transitional phase. This produced some houses that blend traditional and new ideas about plan and style. The housing reform ideas ultimately led to several new house forms, the result of the movement to simplify and rationalize the home and housekeeping. One new form was the *Bungalow* though there are less than ten examples in New Castle. Typically, bungalows are a single story or single story with a dormer-lit attic story, side-gabled building (though there is a front gable type with a full-width front porch). A broad porch, frequently designed as an extension of the roofline, often dominates the façade. The plan is usually deep and linear featuring three tiers of rooms from front to back to accommodate the living room, dining room, kitchen and one or two bedrooms on the first story. Period details in the Craftsman style might include exposed rafter feet, deep eaves, shingle cladding, fieldstone foundation and exterior chimneys, and banks of windows, often 1/1 sash.

**161 Wentworth Road**, which appears to date to ca. 1940, is a representative example of the gable-front type, with a three-season full-width front porch that features its original distinctive wood windows consisting of a row of three lights above a pair of vertical lights. The rest of the house has 6/1 wood sash windows. Though not a typical example, **314 Wentworth Road**, which appears to date to the 1910s or 1920s, is set back from the road on a wooded lot. The well-preserved house features a number of common characteristics of a bungalow such as an exterior brick chimney and front and rear roof slopes extending across the full-width porches (the rear porch has been enclosed). Large two-bay dormers with deep flared eaves are centered on each roof slope, providing considerable additional space on the second floor. The original wood sash windows include a mix of multi-light patterns, often in pairs. A gable-front wood shingled boat shed with a small loft is sited in the back corner of the property. The structure retains its original double-leaf doors which have multi-lights in each door panel.

### *Foursquare*

By the second decade of the twentieth century a second new form, the *Foursquare*, became a popular house form in New England and nationally but not in New Castle. The basic form typically features

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

a nearly square two-story double-pile main block often under a hip roof, with an offset entry screened by a front porch and dormers augmenting the third story. These four-room plans include a large stair/entry area and living room in the front and a dining room and kitchen in the rear. Decorative ornament can be in the Craftsman, Classical, or Colonial Revival style. **73 Piscataqua Street** is one of the few, if not only, examples in New Castle. Characteristic features of this two-story, hip-roofed house in the Classical style include the full-width front porch with Tuscan columns and the mix of single and double windows with 2/1 window sash.

### NON-RESIDENTIAL RESOURCES

A number of New Castle's non-residential resources date to this period, an indication that it was a relative period of prosperity and growth, brought about in large part by the influx of summer visitors and residents. The most significant of the non-residential resources to be built in this period is the **Wentworth Hotel (588 Wentworth Road)**, first built in 1873-1874, and significantly expanded and altered in 1880, creating the French Second Empire building that generally survives today, though with an extensive remodeling and update in 2002-2003, with much of its historic building fabric replaced and expansive four-story wings added on the east and west ends. Located at the southern end of the island atop a rocky promontory, the imposing, four-story wood-frame historic section of the building is set on a high stone foundation and topped by a broad gable roof detailed to appear as a Mansard roof along with a central massive Mansard-roofed tower and slightly smaller ones at each end. A wide verandah spans much of the façade, though the southwest portion is now enclosed. An off-center porte-cochere extends from the façade.

In the village center, the Wentworth Lodge of the Knights of Pythias built the Pythian Hall in 1894 at **49 Main Street**. Designed by the well-known Portsmouth architect William A. Ashe (1843-1918), the first floor has been used as the **New Castle Town Hall** since 1927 when the town purchased the building. The two-and-a-half story wood-frame, gable-front building in the Classical and Queen Anne styles is characteristic of institutional and civic buildings of the period. As first built, the interior featured an auditorium and stage on the first floor and a ceremonial hall on the second floor. The first floor was modified in 1980 to accommodate professional office space for the town staff, but the second floor remains unaltered, though not usable, due to accessibility issues.

Several purpose-built commercial and residential buildings date to the 1890s. The iconic, former **Piscataqua Café** (built 1898), **32 Cape Road**, is a two-story, gable front wood-frame building built on a pier extending out into the Piscataqua River. The well-preserved three-bay, Center Entry building has a full-width front porch, 2/1 wood sash windows, and a two-story and one-story additions on the west side of the building, built sometime before 1920. **52 Main Street** is a large two-and-a-half-story gable-front building in the Queen Anne style with store fronts on the first floor and apartments on the upper floor. Large cross gables provide additional light and space on the attic story. Characteristic Queen Anne detailing includes the additional massing elements and the varied exterior cladding, including clapboards on the first story and decorative wood shingles on the upper level and in the gables. Later alterations include replacement windows and some modifications to the first-story store fronts and entry to the upper floors.

Also built in this period is the only lighthouse in New Castle. The **Portsmouth Harbor Light**, also known as the Fort Point Light, New Castle Light, or Fort Constitution Light, is sited on Fort Point at the west side of the entrance to Portsmouth Harbor. It is directly adjacent to the U.S. Coast Guard Station Portsmouth Harbor, just outside the southern wall of Fort Constitution. Erected in 1878 atop

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

an octagonal masonry foundation built in 1804 for the preceding light, the forty-eight-foot cast-iron conical structure supports a ten-sided lantern (Koski-Karell and Cutler 2009).

Fort Stark State Historic Site underwent a major building campaign in the late decade of the nineteenth century. Most of the resources (three buildings, six structures) on the approximately ten-acre property (**211 Wild Rose Lane**), located at the southeast tip of the island, date to the first decade of the twentieth century. They include the one-story brick Ordnance Machine Shop (1910); the fifty-foot-high tapering hexagonal, poured concrete First Mine Command Tower (1908); the poured concrete Battery Alexander Hays (1905), Battery Edward Kirk (1904), and Battery David Hunter (1904); and the small, one-story brick Oil Storage House (1903). Extending off the south end of the site is a large, granite-block breakwater constructed in 1898. At the time of the expansion of the fort it became the largest of the Portsmouth Harbor's defensive installations with a twelve-gun earth-protected battery (PAL 2019).

Fort Constitution also underwent a building campaign in this period. Added resources to the long-time military site included the unreinforced Rosendale cement Battery Farnsworth (built 1897) with a formed concrete mines casemate and a one-story reinforced concrete power station (built 1920-1921).

### 1930s through 1960s: Military Expansion, Era of the Automobile

#### RESIDENTIAL

In this period, New Castle experienced increased residential development, particularly beginning in the 1940s, in large part due to the island's proximity to the Portsmouth Naval Shipyard. The military build-up in connection with World War II brought large numbers of individuals to the area in need of housing. Most of the construction, initially of modestly scaled houses, occurred on newly subdivided parcels along the primary route through the island or on newly created one-road subdivisions. The houses tended to be small scale and often in forms and styles suggestive of older ones but with more open plans representative of more modern living. Riverview Road is one of the roads developed in the post-war period, primarily with Cape Cod Form and Minimal Traditional houses. Though a number have been replaced or expanded, several retain much of their historic massing, fenestration patterns, and detailing. In the last decade of this period, Bos'n's Hill was first platted, and development began on one of New Castle's higher points. The initial plat of twenty-six lots along Ritson, Davidson, Locke and Walton to its intersection with Locke was in July 1960, with a number of revisions over the next several years. In August 1966, the second phase of development with an approximately twenty additional lots along an extension of Walton Road, plus the new streets of Main Mast Circle, and Quarter Deck Lane. Development continued into the 1980s, with redevelopment of some of the lots or extensive remodeling of the 1960s houses occurring in the twenty-first century and continuing up to the present. A cross-section of common house forms of those decades can be found along the curvilinear streets of this section of New Castle.

#### *Minimal Traditional, 1930s-1950s*

The *Minimal Traditional* form can be found on the outskirts of the historic village, particularly along Portsmouth Avenue and Wentworth Road, in addition to the several earliest small subdivisions off those main thoroughfares. It became common nationally particularly in the post-war period. The scale and basic form emerged from guidelines provided by the Federal Housing Authority in the mid-1930s, in the wake of a shortage of housing for war workers. Character-defining features include a small rectangular or L-shape footprint (generally less than 1,000 square feet) and just one or one-and-one-half stories, little or no exterior ornamentation or decorative detailing, asymmetrical fenestration



## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

(picture, double-hung [sometimes paired], or casement), wood or steel frame windows, and a moderately pitched gable or hip roof with shallow eaves. The exterior cladding is typically clapboard, board and batten, or shingle. It usually has a garage, typically detached though can be connected with a breezeway. Many in New Castle have either been altered with later additions or demolished and replaced with newer, larger houses. New Castle has more than ten examples of Minimal Traditional houses.

A good example is **161 Portsmouth Avenue**, built 1941, which features not only its historic massing including a façade gable and gable-roofed entry porch with thin square columns but also its original 8/1 and 6/1 wood sash windows, wide board clapboard sheathing, and large interior brick chimney. The one-bay, gable-front garage has a replacement garage door. Though the windows have been replaced, **96 Portsmouth Avenue** (built 1954), is otherwise a characteristic example with its historic massing and fenestration pattern and original exterior brick chimney.

New Castle has several good examples of this form with a façade gable and gable-roofed entry porch with an arch screening the entry. **34 Riverview Road** (built 1942) is an example with more Colonial Revival detailing than is commonly found on this form of housing. It includes a frontispiece with an elliptical blind fanlight and sidelights and fluted columns supporting the entry porch roof.

### *Transitional Ranch Form*

The *Transitional Ranch* form combines elements of the small size of the Minimal Traditional with the more linear and open plan of the Ranch form. It is larger than the Minimal Traditional form but typically smaller than the full Ranch form. Like a Ranch, it is one story with horizontal massing but a more compact size and topped with a low-pitched roof with wide overhanging eaves. The asymmetrical fenestration can include picture, double-hung, and/or casement windows, all typical of wood construction. It commonly has an attached garage or carport but sometimes the garage is detached. Exterior cladding can be just one material or a combination of clapboard, stone, and brick veneer. New Castle has fewer than one-half dozen examples of this form and most have been updated. **250 Wentworth Road** is a representative example with most of its historical finishes. The three-part living room consists of a picture window with a tier of three awning windows on either side. Tiers of awning windows are also present on other elevations. The house is clad with original painted shingles and has an attached two-bay garage with original wood paneled doors. A later addition is the concrete block flue chimney on the west gable end.

### *Modern Colonial Houses: Cape Cod Form, Colonial, Garrison Colonial*

At the same time as the construction of new house forms in this period, there was the continued construction of earlier building forms, notably the Cape Cod and the Georgian Colonial, but with more open plans. In New Castle they typically had some Mid-Century Colonial Revival detailing. The smallest of the Modern Colonial models is the *Cape Cod Form* house (to distinguish it from the earlier form). These are single-story with an attic story, two-rooms deep buildings, sometimes with a dormer-lit attic story, and often in a nod to modern needs, an attached garage connected by an enclosed breezeway or family room, especially for houses built in the 1920s and later. Sometimes the attic story is initially unfinished. The symmetrical or nearly symmetrical façade is three or five bays wide with a center entry though occasionally it is four bays with an off-center entry. The footprint tends to be more square than rectangular, and the plan is usually two rooms deep with a center or near center entry, or on three-bay examples a side hall entry plan. The side gable roof is steeply pitched to provide more height on the upper story. A variation uses a gambrel roof, which serves the same purpose. There can be a center brick chimney or alternatively an exterior brick chimney on a gable end. The exterior cladding is typically clapboards, asbestos, or shingles. Usually the windows are double-hung

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

wood windows with multi-light sash but can also have picture or tri-partite windows on the smaller examples. Many have an attached garage and/or a small, set-back wing. Stylistic detailing is limited but with some modern interpretations of Georgian or Federal style decorative elements.

New Castle has nearly forty examples of the Cape Cod Form, largely dating to the 1930s through the 1950s, which were built mostly outside the historic village not only on newly subdivided parcels on Wentworth Road, Portsmouth Avenue, and Cranfield Street, but along new roads within small subdivisions in the southern two-thirds of the islands such as Beach Hill Road, Laurel Lane, Riverview Road, and Colonial Lane. While the majority are modestly scaled examples, there are some larger examples in scattered locations. Most have a side-gable roof, but a small number have a gambrel roof. Variations can be seen in the entry treatment, whether Mid-Century Colonial Revival styled frontispieces, occasionally with sidelights, or alternatively a gabled entry porch. New Castle also has several larger examples, with wings, breezeways, and connected garages, largely dating to the 1930s.

Beach Hill Road was first laid out in the 1930s, after fire had destroyed a large summer house on Sandy Beach, at which the road now terminates. The road is considered one the first residential “developments” in town. A range of representative examples of the Cape Cod Form can be found along it. A representative example is **98 Beach Hill Road**, built 1938, which has a five-bay main block with a center chimney, gabled dormers, multi-light window sash, and a Mid-Century Colonial Revival door surround. It has a set-back wing with additional massing that connects to an enclosed breezeway and garage beyond. **8 Beach Hill Road** is a later, well-preserved, smaller example. Built in 1954, the four-bay main block with 9/6 wood sash windows has an attached garage that has the door on the gable end with a loft door above and 6/6 wood sash windows. **5 Beach Hill Road**, built 1936, is a rare six-bay wide example but otherwise has many of the characteristics common to the Cape Cod Form house of this period. Later alterations include a brick wing addition that connects the original detached three-bay side-gabled garage to the house. Sited on a corner lot, the front property lined is defined by a mortared random laid fieldstone retaining wall which wraps around to run along the paved driveway.

Other well-preserved examples from the 1930s are scattered along primary thoroughfares. **8 Main Street** on the corner of Main and Wentworth is a well-preserved example with not only a large majority of the common characteristics of the Cape Cod Form house, such as 6/6 wood sash windows, but also several additional fine details such as a gable-roofed enclosed entry porch, an arched key-stoned doorway in the breezeway, a pair of segmental-arched blind fanlights above the original wood paneled garage doors and gabled dormers on the garage wing.

A second short street, Laurel Lane, also first developed beginning in the 1930s, has several Cape Cod Form houses, each with slight differences in terms of entry treatment. **29 Laurel Lane**, built in 1936, has been updated with a large rear addition, but it has the same type of fluted pilasters framing the front entry as present on 5 Beach Hill Road. The detached two-bay garage is detailed with segmental arched openings and a cupola centered on the roof ridge. **13 Laurel Lane**, built in 1943, is a later example and like some examples elsewhere in New Castle from the 1940s and 1950s, has polygonal bay windows on the façade to either side of the center entry decorated with a Mid-Century Colonial Revival frontispiece and three-quarter sidelights. **26 Laurel Lane**, built 1937, has a small wing and a connected breezeway leading to a two-bay garage which has segmental arched openings.

A second group of five are present on Riverview Road, built in the 1940s or early 1950s. To take advantage of the topography, at **24 Riverview Road**, the garage is under the house. This five-bay example has gabled dormers, a small gable-roofed entry porch, wide board clapboards, original 6/6 wood sash windows, and screened rear porch, though the garage doors have been replaced. **39**

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

**Riverview** is a modest three-bay example with a small wall gable above the entry and wide 8/8 sash windows on the façade but no additional massing elements.

New Castle has several larger examples of the Cape Cod Form house. **9 Wild Rose Lane**, built in 1966, is an elongated version with a three-bay main block with a recessed entry, set back section to either side, and a one-story wing and breezeway with wide arched openings connecting to a side-gabled garage set at right angles to the breezeway.

**141 Cranfield Street**, built in 1953 for George S. and Virginia F. Pitts, is a well-preserved example, located just outside the boundaries of the local historic district. The four-bay house has a steeply pitched gable roof with a large center chimney rising above the front roof slope, adjacent to the ridge to allow a full-width shed dormer on the rear roof slope. A three-part one-story side-gabled wing includes a garage with a large shed-roofed bay and a 2002 large front gable addition above the garage. Character-defining details include the 12/8 wood sash windows, narrow front entry and vertical board front door, clapboard siding on the front, and weathered shingles on the other elevations. A mortared stone wall runs along the front property line.

A well-preserved three-bay Center Entry example with a connected garage is **98 Cranfield Street**, built in 1950. In addition to many characteristic features, including gabled dormers, original 8/8 wood sash windows, a breezeway connecting to a large, two-bay gable-front garage with semi-circular louvred vent centered in the gable, the house also has a Mid-Century Colonial Revival frontispiece with three-quarter side lights and entablature. On the five-bay façade of **410 Wentworth Road** (built in 1947) the front roof slope extends over the enclosed shallow projecting center entry porch which is flanked by pairs of 6/6 sash windows. An exterior masonry chimney abuts the northwest gable end. Later additions include a large rear ell and a garage with an apartment. **17 Walton Road** is a three-bay side entry example with an original one-story wing, below-grade garage (to take advantage of the topography of the site), and many original features including 8/8 wood sash windows, wood clapboards, front door, and garage door. **134 Portsmouth Avenue**, built in 1943, is one of the larger three-bay examples with additional massing elements including a one-story wing connecting to a one-and-a-half story cross wing, and shed-roofed dormers on the rear roof slope of the main block and east roof slope of the cross wing, along with an attached two-bay garage with its original paneled wood doors and ventilator straddling the roof ridge.

Some of the small examples could also be considered a Minimal Traditional form, in that they tend to be three-bays wide with a side gable roof and lack a center chimney but are slightly larger due to an original wing. One such example is **183 Wentworth Road**, built in 1942. While the main block now has vinyl siding, the set-back wing retains its historic shingle siding.

While the majority of Cape Cod Forms in New Castle have gable roofs, there are a handful of gambrel-roofed examples. Though hard to see from the road **372 Wentworth Road**, built in 1968, is a large example. It has a gambrel roof, three gabled dormers, offset chimney and entry, original multi-light windows of different sizes, and a three-bay one-story wing that connects to a two-bay garage that is set at a lower elevation. **174 Wild Rose Lane**, built ca. 1970, is a large, late example with a gambrel roof, one-story wings, and connected garage. The property includes several small outbuildings and a tennis court.

**34 Oliver Street** (built in 1975) is a rare example in New Castle of a brick veneered and shingled Gambrel Cape Cod Form house. Set on a rise with a masonry retaining wall along the street front, it has a brick veneered five-bay façade with 12/12 wood sash windows and a trio of gabled dormers with 8/12 wood sash windows arrayed across the wood-shingled front roof slope. A large center chimney

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

with stepped corners rises above the roof line. A one-story wing with casement windows connects to a garage. **396 Portsmouth Avenue**, built 1981, is a small two-bay example with a one-story wing, gambrel roof and character-defining features including a large center chimney, 12/12 and 9/9 wood sash windows, original entry door, and wood clapboards.

Another of the larger types of the modern colonial models is the *Garrison Colonial Form*, which features a second-story overhang on the façade suggestive of some New England seventeenth- and early eighteenth-century houses. Like the Center Entry Form, these two-story models incorporate modern ideas about space use within a more traditional exterior appearance and detailing. These buildings generally have symmetrical fenestration, can be three, four, or five bays wide, and have a center entry or one in the first or third bay. Windows are typically 6/6 wood sash (sometimes in pairs) but can be other multi-light configurations, and occasionally a picture or three-part window is present for the living room front window. Other character-defining features include a lower pitched, side-gable roof; large chimney; attached garage with breezeway or family room or detached garage; and exterior cladding wood clapboards, shingles, or brick veneer, sometimes varied by story. Typically, the plan is Center Entry with one or two rooms on either side of a center stair hall. New Castle has only a handful of examples. **97 Spring Hill Road**, built in 1973, is a characteristic example. The garage doors on the attached two-bay garage are later replacements. **54 Portsmouth Avenue**, built in 1953, is an earlier example with original asbestos shingle siding and a picture window illuminating the living room and pairs of windows elsewhere, though the sash are replacements. It also features an original or early shed-roofed canopy with a scalloped metal frieze.

### *Ranch Form*

The final transformation of mid-twentieth-century house plans appears in the *Ranch Form house*. These one-story, sprawling structures under a low-pitched roof with deep eave overhangs feature an entry hall that separates the bedrooms on one side and the more public spaces on the other side. The plan often consists of a combination living room and dining room in the front with open access to the kitchen at the rear. Indicative of suburban residents' reliance upon the automobile, the houses include integrated garages which often lead into a family room or mud room attached to the kitchen. The design aesthetic employs varied building materials, masonry panels and slab or wide chimneys (exterior or interior), asymmetrical fenestration, large banks of windows or picture windows plus smaller privacy windows in the bedrooms, and little or no historical detailing. Window types can be double-hung, casement, picture, and occasionally awning or fixed. Window materials typically wood though occasionally the frames may be steel or aluminum. Combining exterior cladding materials (wood, brick, accent veneer) is common. Some examples feature a colonnaded porch along the façade. Wood or wrought iron accents are common around the entry. The ranch form was never as popular in New England as it was in other parts of the United States, though some are present in New Castle. Many of the examples in New Castle have been updated with replacement windows and exterior sheathing, along with sometimes altered fenestration. **172 Walton Road**, built 1966, has many characteristics common to this form. Sited below the grade of the road and not readily visible, the house is clad with board and batten and wood shingle siding and has deep eaves, some polygonal bay windows, and a wide stone chimney.

### *Split-Level Form*

This form gained popularity beginning in the mid-1950s. Like the Ranch form, the *Split-level* separates public and private living spaces but located on three levels of living space. The form consists of a two-story section which usually contains the bedrooms above a garage, utility space, and a third space often used as a family room, and a one-story section set at mid-level between the two-story section, with the living room, dining room, and kitchen. Fenestration patterns and exterior finishes

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

are often similar to those seen on Ranches, along with deep eaves and other characteristics. While not common in New Castle some examples are present, built between the 1950s and 1970. Common characteristics included varied roof heights because of the different sections, integrated garage, varied exterior cladding, low-pitched gable or hip roof with wide eaves, and wide and visually prominent chimneys. The asymmetrical fenestration often includes a slightly off-center (and sometimes recessed) entry, and a variety of window types such as picture or bank of windows for the public or living rooms and smaller windows for the bedrooms. The prominent front entrances may have double-leaf doors, transoms, decorative side lights, and extra height. Architectural detailing often references the Mid-century Colonial Revival. **188 Portsmouth Avenue**, built 1960, is a representative example. The house has a stone-faced lower level and wood shingled upper, broad stone chimneys, casement windows, and an accented recessed entry with glass block sidelights framed by angled walls.

### *Split-Entry Form (also called Split-Foyer)*

In the post-war period some builders employed a new house form that featured a two-story block with a plan that featured some more formal spaces but also some of the open plan of the Ranch. A center entry positioned between the primary living areas, an above-grade basement with some finished spaces (and often the garage), and frequently an overhanging upper story are some of the key defining characteristics of the *Split-entry* form. On the interior, the entry hall with an open stair leads down to the lower level and up to the primary living spaces. Many use a combination of exterior cladding materials (wood, brick, accent veneer), with wide gauge clapboarding or shingles. The windows on these two-story houses may include large expanse of windows, picture windows, bands of windows, and even clerestory or privacy windows. Window types can include double-hung (often in groups), casement, picture, and clerestory and constructed of wood, steel, and/or aluminum. Many have a wide or prominently placed interior or exterior chimney. Traditional or classically derived ornament is common around the entry. This form is rare in New Castle with only two identified examples, each of which has characteristics common to this form. **22 Walton Road**, the older (built in 1965) and more unmodified of the two, has a full-height colonnade spanning the façade, supporting the extended front roof slope, a Mid-Century Colonial Revival door surround, and characteristic varied window types. The one-bay integral garage has its original wood paneled and glazed overhead door. The colonnaded variation is comparatively rare in New England. **59 Spring Hill Road** (built in 1970) has brick veneer cladding on the lower level and clapboarding on the upper level.

### *Bi-Level Form*

This form first appeared in the 1950s and was never a common form in New Castle. The distinguishing characteristics of the *Bi-level* Form include a basement level that is not completely below grade and a full walk out, often on the rear but depending on the topography, on the front, allowing the main entry to be at grade. Like split-levels, the garage and more utilitarian spaces such as a family room and utility room are located on the lower level. On the upper main level are not only the public entertainment spaces, such as a living room and dining room plus the kitchen, but also the bedrooms. They also often have some design features common to Ranch houses, such as varied fenestration and exterior finishes. The roof form is typically side gabled or hipped. As with ranch houses, a large brick or occasionally stone chimney is present, often on the interior but occasionally on the exterior. A distinguishing feature from the Split-Entry Form is that the entry is into the lower level rather than between the two levels. **37 Beach Hill Road** is a well-preserved example of this form with varied exterior finishes, including a stone-clad lower level which matches that of the interior stone chimney and asbestos shingled upper level, original varied fenestration including picture windows flanked by narrow sash with horizontal muntins illuminating the public rooms, and sash windows with horizontal

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

muntins in the bedrooms over the garage. The second-story porch on the easterly end has an original wide horizontal board balustrade.

### *Modern Shed-Roof Form*

This form first appeared nationally beginning in the mid-1960s but only appears in New Castle in the 1970s. Nationally this form was initially used for second homes, but it was also adopted for suburban housing, though never in the numbers found for other forms of the period. While there are only two examples in New Castle, they are intact, representative examples. Their construction coincides with the local building boom that began in the last quarter of the twentieth century as part of the continued “suburbanization” of the town landscape. The primary character-defining features of the *Modern Shed-Roof Form* are multiple shed roofs often in multiple directions with no overhang or eaves, asymmetrical geometric massing and fenestration, wood wall cladding (vertical, diagonal, horizontal boards, or shingles), varied window scales, often in bands and typically large sheets of glass to allow for views, plus clerestory windows, banks of casement windows, and even skylights. The overall impression is of large expanses of natural materials, lots of sharp angles, and no decorative ornament as the massing and mix of wood and glass are the primary design features. **159 Walton Road** (built 1974) features most of the common characteristics of this form, including a steeply pitched shed roof, vertical board exterior siding, and broad window expanses, along with a connected flat-roofed garage clad in the same material. The slightly later **350 Portsmouth Avenue** (built 1978) has a pair of opposing shed roofs, a greater variation of window shapes and types including vertical fixed windows and banks of casement windows. A shed roof extends over the connected two-bay garage. **53 Laurel Lane**, originally built in the 1920s as an end house with a concrete block foundation was updated in the 1970s as a Modern Shed-Roof Form with the addition of a round corner tower, shed-roofed bay, rear addition, and wing, all clad with vertical board siding and featuring a mix of fenestration characteristic of this form.

### *Contemporary*

New Castle has a number of examples of modern houses built in the late 1960s and 1970s, nearly all in the Bos’ns Hill development or on Wild Rose Lane. **75 Wild Rose Lane** (built 1958) is a well-preserved, elongated, one-story side-gabled building in the Mid-Century Modern style. Character-defining features include the low-pitched gable roof, deep eaves, exposed roof beams, banks of windows and varied window types (privacy, picture) sometimes set just under the eaves, mixture of exterior materials (brick, wood), a wide interior chimney, recessed or obscured entry, and expanses of uninterrupted wall surfaces. The house is set back from the road on a rise, oriented for views of the water. **204 Wild Rose Lane**, built in 1969, is a two-story house oriented with the gable end to the road to allow for views of the ocean from the cantilevered deck or through the banks of windows. Other period details include the deep eaves and vertical board siding. **115 Walton Road**, built 1968, sits above the road. Owing to the topography of the site, the house essentially has a bi-level plan. Character-defining features include the banks of casement windows, a wide brick interior chimney, varied exterior finishes including flush board siding, and brick foundation flanking the below grade garage. A distinctive feature is a pair of cross gables rising above the low pitched, deep-eaved roof.

## NON-RESIDENTIAL RESOURCES

As is the case for the earlier periods, New Castle has comparatively little non-residential architecture built in this period. The Portsmouth Yacht Club (established 1898) built a new clubhouse in New Castle in 1937 at **76 Piscataqua Street**, replacing their original clubhouse in Portsmouth near Strawberry Bank. As first built, the one-story, side-gabled building had centered shed-roofed dormers

## AREA FORM

## NEW CASTLE TOWN-WIDE AREA FORM

on each roof slope and regular fenestration on each long elevation. Later alterations include a gabled addition on the east elevation, modified fenestration patterns and replacement siding and windows.

In 1952 a new United States Post Office was built on Main Street in the village center on the former site of the “lower school.” **73 Main Street** is a small, one-story, three-bay, side-gabled building with large multi-light sash windows flanked a center entry. The town built a new grade school, the Maude H. Trefethen Elementary School (**142 Cranfield Street**) in 1952, designed by Ashton, Huntress, and Pratt. The firm designed multiple schools particularly in Massachusetts but also in New Hampshire including the Central Elementary School in Salem. As first designed, the one-story, gable and hip-roofed brick building in Mid-century Modern style had an L-shaped footprint with a projecting gabled front ell and walls of windows. The school was later expanded to the east with another gabled front ell and to the rear in the mid-1990s and again in 2015.

As has been the case since a military presence was established on the northeast point of the island, existing resources were altered, or new resources replaced them, at Fort Constitution. During World War II an elevated fire control tower was built atop the Battery Farnsworth.

Over the centuries, bridges have provided access between the Island of New Castle and the mainland, initially from Rye and later from Portsmouth. They have been rebuilt or replaced at different times. The bridge crossing Little Harbor between New Castle and Rye (built 1942 and rebuilt 1975) is a six-span bascule span bridge. The Joseph Sawtelle Memorial Bridge over the Piscataqua Estuary between the island and Portsmouth is a nine-span I-beam and concrete deck bridge built in 1955 and rebuilt in 1987.

### 1970s to present: Continued growth of the Seacoast Region

During this period, new construction has more than doubled the number of residential properties in the town. A large percentage of it has been on previously undeveloped portions of the island, including continuing on Bos’n’s Hill and beginning on former Wentworth Hotel property. On the latter in particular, beginning in the late 1980s and into the early 2000s over 100 one-and-one-half and two-story high-end houses (condominiums) have been erected on newly platted curvilinear streets, to the southeast and north of the Wentworth Hotel. The expansive wood frame dwellings are set closely together on mostly rectangular lots, arrayed along Duck’s Head Road, Harbor View, Mill Pond Road, Old Bay Road, North Gate Road, Bay Gate Road, Marina Heights, Morgan’s Way, and Little Harbor Road. Most have street elevations dominated by two-car garages to allow for scenic views of the water or a garden from the elevation away from the road; more than fifty percent of the lots have waterfront frontage. Many of the buildings are in New Traditional styles, mostly Colonial Revival or Shingle style variations.

In addition to new areas of development, older houses, particularly mid-twentieth-century houses including Ranches, Cape Cod Form houses, and Cottages are being replaced with new, larger houses with complex massing in the New Traditional Shingle style or Colonial Revival style. Some new construction has occurred in the local historic district though with more modestly scaled houses. If the older houses are not replaced, many are extensively updated on the exterior often with additions including wings, ells, and/or dormers, and on the interior with the majority of historic finishes removed and the plans modified to accommodate modern living styles. The great quantity of new construction tends to be considerably larger than the older building stock and consequently is changing the character of New Castle’s built environment. While areas such as Wild Rose Lane and several other roads on the outskirts of the historic town center historically had large properties with larger houses, the new

**AREA FORM****NEW CASTLE TOWN-WIDE AREA FORM**

construction is not only of a large scale but frequently on modest sized lots creating a more densely developed landscape outside the historically densely developed village center.

In addition, there is considerable updating to houses with additions to provide larger living spaces favored by homeowners of the twenty-first century, along with the replacement of windows (not always retaining the historic sash pattern or fenestration pattern), replacement of the historic exterior cladding (though generally replacing in kind but not always), and other updates that while they sometimes provide some sense of the old are not necessarily what was present historically. Since 2011 alone at least two houses in the Bos'n's Hill development have been extensively altered with second-story additions and additional massing elements, new fenestration and shingled siding, along with entirely new interiors including altered floor plans and finishes.

In a few instances, the upgrades are in general keeping with the scale of the original structure. **27 Colonial Lane**, built in 1953 as a Cape Cod Form house with 12/8 windows and breezeway connecting to a gable-front garage, has recently been altered. The roof of the garage has been raised and turned to a side gable to provide new space above with a shed-roofed dormer. At the same time, the roof of the breezeway has been raised to allow space providing access to the new space above the garage.

Some of the new construction resembles earlier traditional forms and is generally of the same scale, though featuring more opening plans to accommodate modern lifestyles, including multi-car garages. Modern interpretations of Colonial house forms continue to be built in New Castle, including some in the local historic district. Three examples of Center-Entry Colonial Forms have been built at the eastern end of Main Street, all on previously undeveloped land (**3 Main Street** (built 1997), **15 Main Street** (built 1998), and **12 Main Street** (built 2016). **32 Walbach Street** (built 2019) replaced an old Cape Cod House. Built on a corner lot, mortared stone retaining walls that predate the house run along the front and side property lines. A variation with a gambrel roof also has been built in New Castle in the early 1970s. **76 Beach Hill Road** is an example with shingle siding, shed-roofed dormers on the façade, and a one-story wing. The property includes a recently constructed stone outbuilding and has a dry-laid retaining wall along the front property line. **58 Spring Hill Road**, a three-bay New Traditional Cape Cod Form with a rear ell and attached large garage. The detailing includes a large center chimney, 8/8 sash windows, and a narrow front entry with a door surround of pilasters supporting an entablature.

Some of the new houses built in the twenty-first century are good examples of New Traditional Shingle style houses, such as **106 Walton Road**. In massing, finishes, and fenestration patterns they generally draw upon features of the late nineteenth century Shingle style but in a more modern parlance and often in a slightly exaggerated scale.

Also scattered throughout New Castle are singular examples of relatively uncommon house forms from this period. One such example is **166 Walton Road** (built 1980), a *chalet* form house, that is set back from and difficult to clearly see from the road. This form historically was first used in the nineteenth century (touted by Andrew Jackson Downing), one of a number of exotic revival styles found in small numbers nationally. The house exhibits many of the characteristics common to this relatively rare twentieth-century house form, more commonly found in mountainous vacation areas. These include a low-pitched elongated front gable roof with deep eaves, varied materials by stories, banks of windows, a second-floor balcony with a flat, cut-out balustrade. The house has an original connected two-bay garage and a wrap-around deck on the rear elevation, providing views of the water.



**AREA FORM**

**NEW CASTLE TOWN-WIDE AREA FORM**

**NON-RESIDENTIAL RESOURCES**

As in earlier periods, very little non-residential development occurred on the Island of New Castle. The town did construct a new library and recreation building on Wentworth Road in 1989. **301 Wentworth Road** is an elongated one-and-a-half story wood frame building in the New Traditional style with a T-shaped footprint. The library occupies the north half, and the south half contains a large gymnasium/meeting hall.

The newest cemetery in New Castle, **Oceanside Cemetery**, adjacent to the Great Island Common, opened early in the twenty-first century.

**27. Bibliography and/or References**

Albee, John

1884 *New Castle, Historic and Picturesque* (originally published 1884, reprinted Hampton, NH: Peter E. Randall, 1974).

Aykroyd, Elizabeth R.

2007 "New Castle Congregational Church." NHDHR Individual Inventory Form (NWC0010). Copy on file at New Hampshire Division of Historical Resources.

Anonymous.

1884 "House of E.C. Stedman, Newcastle, N.H., E.M. Wheelwright, Arch't., Boston, Mass." *American architect and Building News (AABN)*. Vol. XVI, no. 470 (27 Dec)

Candee, Richard

2006 *Building Portsmouth: The Neighborhoods & Architecture of New Hampshire's Oldest City*. New Edition, revised and expanded. Portsmouth, NH: Back Channel Press.

Cerny, Jim

2013 "Mill Ponds and Grist Mills." *New Castle Islander* May: 12-13.

Copley, Joseph, Nancy C. Merrill, and Leonard Rhodes

1973 Fort Constitution (Fort William and Mary Site). National Register of Historic Places Nomination.

D'Entremont, Jeremy

2013 "Portsmouth Harbor Lighthouse." On Friends of Portsmouth Harbor Lighthouses website. [www.portsmouthharborlighthouse.org/portsmouth-harbor-lighthouse/history-portsmouth/](http://www.portsmouthharborlighthouse.org/portsmouth-harbor-lighthouse/history-portsmouth/). Accessed April 2021.

Driemeyer, Laura B.

2006 "Rising From the Ashes: The Transformation of Nineteenth-century Building Culture in Charlestown, Massachusetts." Ph.D. diss., Boston University, 2006.

Dutton, Garvin

2000 "Wentworth Hotel." NHDHR Individual Inventory Form (NWC0001). Copy on file at New Hampshire Division of Historical Resources.

**AREA FORM**

**NEW CASTLE TOWN-WIDE AREA FORM**

Frost, Thomas Bell

1865 *History of Fort Constitution and "Walbach Tower."* Portsmouth, NH: C. W. Brewster & Son, 1865.

Giffen, Sarah L. and Kevin D. Murphy, eds.

1992 *"A Noble and Dignified Stream:" The Piscataqua Region in the Colonial Revival, 1860-1930.* York, ME: Old York Historical Society.

Hartgen Archeological Associates.

2012 "New Castle-Rye Bridge." NHDHR Individual Inventory Form (NWC0007). Copy on file at New Hampshire Division of Historical Resources.

Koski-Karell, Daniel and Leigh Cutler

2009 "Portsmouth Harbor Light." National Register of Historic Places Nomination.

Lewis, Arnold

1982 *American Country Houses of the Gilded Age.* New York: Dover Publications, Inc.

Mausolf, Lisa

2020 "'Kelp Rock'," 149 Wild Rose Lane. NHDHR Individual Inventory Form (NWC0014). Copy on file at New Hampshire Division of Historical Resources.

Openo, Woodard Dorr

1990 "The Summer Colony at Little Harbor in Portsmouth, New Hampshire, and Its Relation to the Colonial Revival Movement." PhD diss., University of Michigan.

Page, Samuel W. and Etoile H. Holzaepfel

2013 "New Castle Town Hall." NHDHR Individual Inventory Form (NWC0011). Copy on file at New Hampshire Division of Historical Resources.

Preservation Company

2001 "Battery Elon Farnsworth." NHDHR Individual Inventory Form (NWC0002). Copy on file at New Hampshire Division of Historical Resources.

Preservation Company

2001 "Mines Casement." NHDHR Individual Inventory Form (NWC0004). Copy on file at New Hampshire Division of Historical Resources.

Preservation Company

2001 "US Coast Guard Picnic Shelter." NHDHR Individual Inventory Form (NWC0005). Copy on file at New Hampshire Division of Historical Resources.

Preservation Company

2001 "Walbach Tower." NHDHR Individual Inventory Form (NWC0003). Copy on file at New Hampshire Division of Historical Resources.

**AREA FORM****NEW CASTLE TOWN-WIDE AREA FORM**

Public Archaeology Laboratory, Inc. (PAL)

2019 "Fort Stark State Historic Site." NHDHR Area Form (NWC-FSHS). Copy on file at New Hampshire Division of Historical Resources.

Steinitz, Michael

1989 "Rethinking Geographical Approaches to the Common House: The Evidence from Eighteenth-century Massachusetts." *Perspectives in Vernacular Architecture, III*, Thomas Carter and Bernard L. Herman, eds. Columbia: University of Missouri Press: 16-26.

Upton, Dell

1984 "Pattern Books and Professionalism: Aspects of the Transformation of Domestic Architecture in America, 1800-1860." *Winterthur Portfolio* 19 (Summer/Autumn): 107-150.

*Email Correspondence*

2020 Jim Cerny to Lynne Monroe, 22 January.

*Historic Maps*

1699 "The Fort Upon Great Island in Piscataqua River." Maine State Archives.  
[https://digitalmaine.com/arc\\_baxter/87/](https://digitalmaine.com/arc_baxter/87/)

1705 ca. "An explanation on the prospect draft of the Fort William and Mary on Piseatagua [sic] River in yr. province of New Hampshire on the continent of America." New Castle Piscataqua River, New Hampshire, Maine, Fort Constitution. [Photograph]. Retrieved from the Library of Congress, <https://www.loc.gov/item/2011661322/>.

Chace, J. Jr.

1857 *Map of Rockingham County, New Hampshire*. Philadelphia: Smith & Coffin.

Des Barres, J.F.W.

1779 "Piscataqua Harbour and Portsmouth." *Atlantic Neptune*. London: Des Barres.  
<http://www.nmm.ac.uk/collections>.

Grant, James

1774 *A Plan of Piscataqua Harbor, the Town of Portsmouth*. Collection of the New Hampshire Historical Society, Concord, N.H.

Hurd, D.H.

1892 *Town and City Atlas of the State of New Hampshire*. Boston: D.H. Hurd.

Portsmouth Harbor Plan

1866 Collection of Kittery Historical and Naval Society, Kittery, ME.

Sanborn Fire Insurance Maps

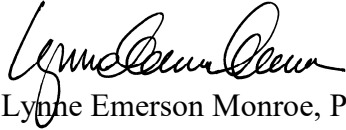
1887, 1892, 1898, 1904, 1910, 1920, 1949, 1956

*Websites*

[https://www.northamericanforts.com/East/New\\_Hampshire/Fort\\_Constitution/history.html](https://www.northamericanforts.com/East/New_Hampshire/Fort_Constitution/history.html).

**AREA FORM****NEW CASTLE TOWN-WIDE AREA FORM****Digital Photography Statement**

I, the undersigned, confirm that the photos in this inventory form have not been digitally manipulated and that they conform to the standards set forth in the NHDHR Photo Policy. These photos were printed using the following: Dell H625 printer on archival paper. The digital files are housed with Preservation Company in Kensington, NH.

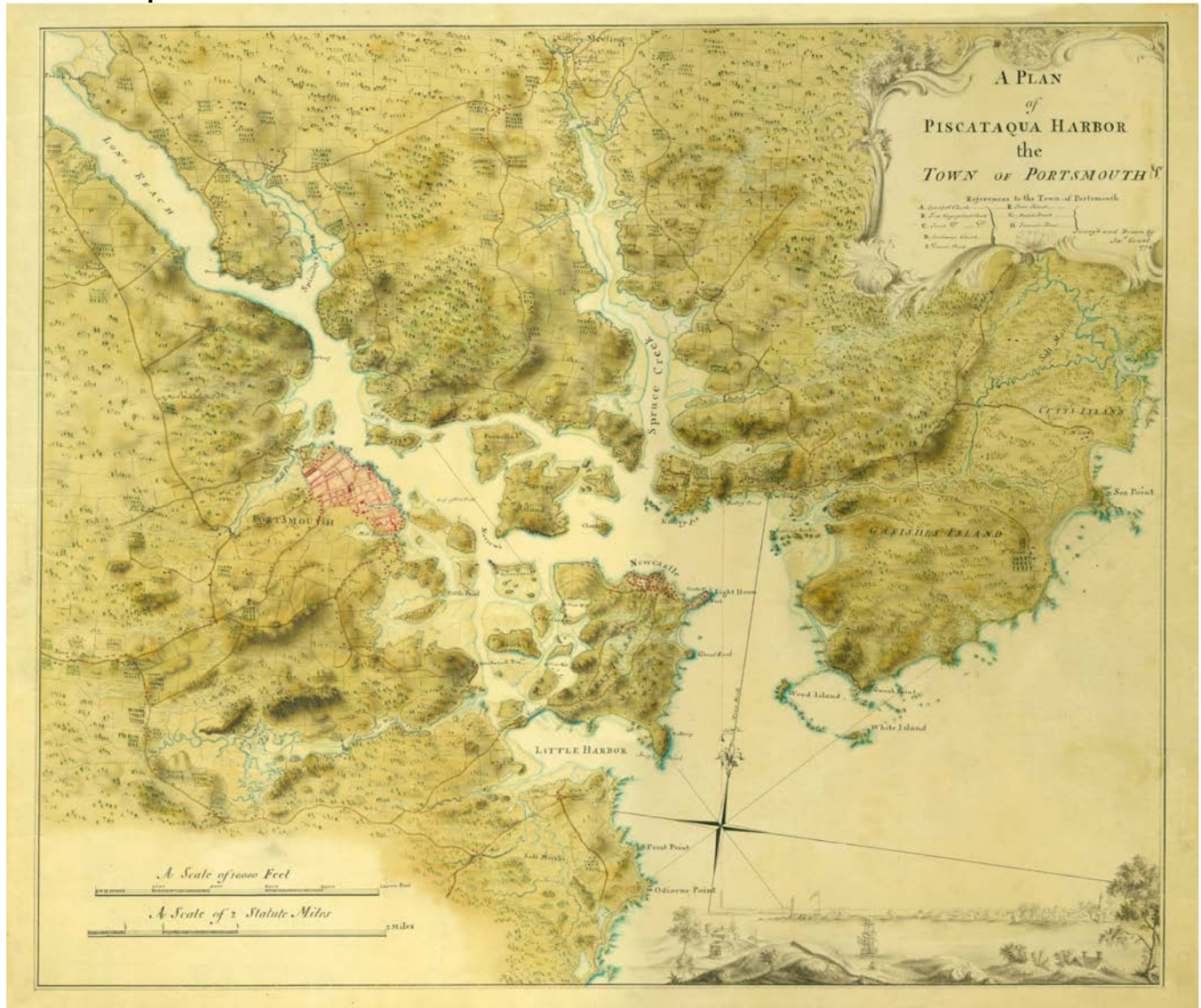


Lynne Emerson Monroe, Preservation Company

## AREA FORM

## NEW CASTLE TOWNWIDE AREA FORM

### Historic Maps



Grant 1774 A Plan of Piscataqua Harbor, the Town of Portsmouth, showing Great Island's location relative to Portsmouth and Gerrish Island. Collection of the New Hampshire Historical Society, Concord, N.H.



**AREA FORM**

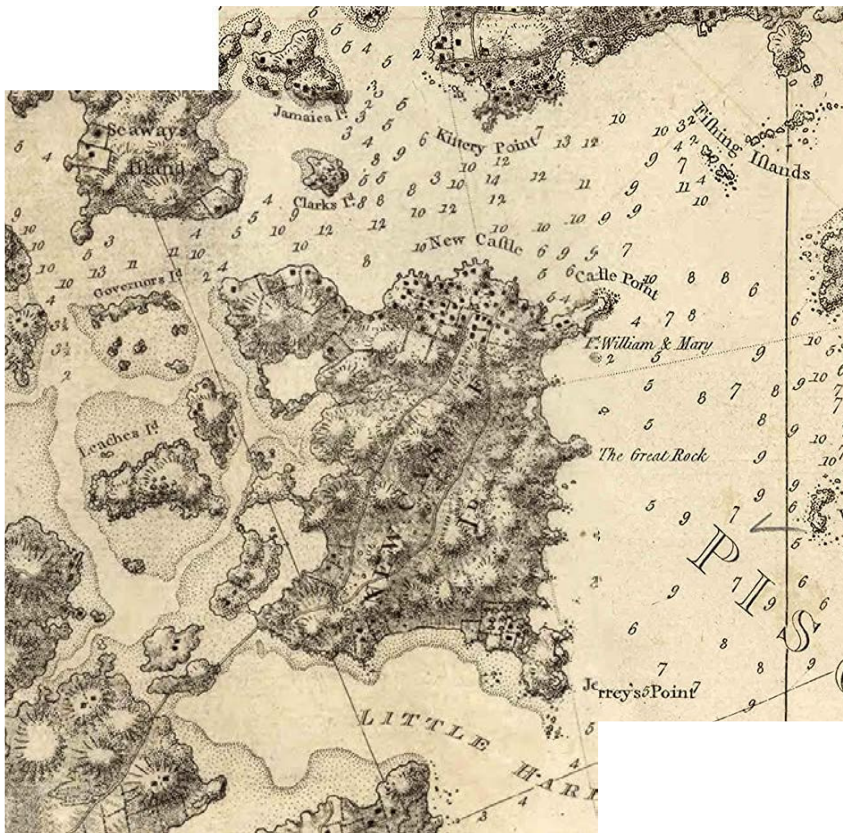
**NEW CASTLE TOWNWIDE AREA FORM**



New Castle Detail, Grant 1774 A Plan of Piscataqua Harbor, the Town of Portsmouth. Collection of the New Hampshire Historical Society, Concord, N.H.

## AREA FORM

## NEW CASTLE TOWNWIDE AREA FORM

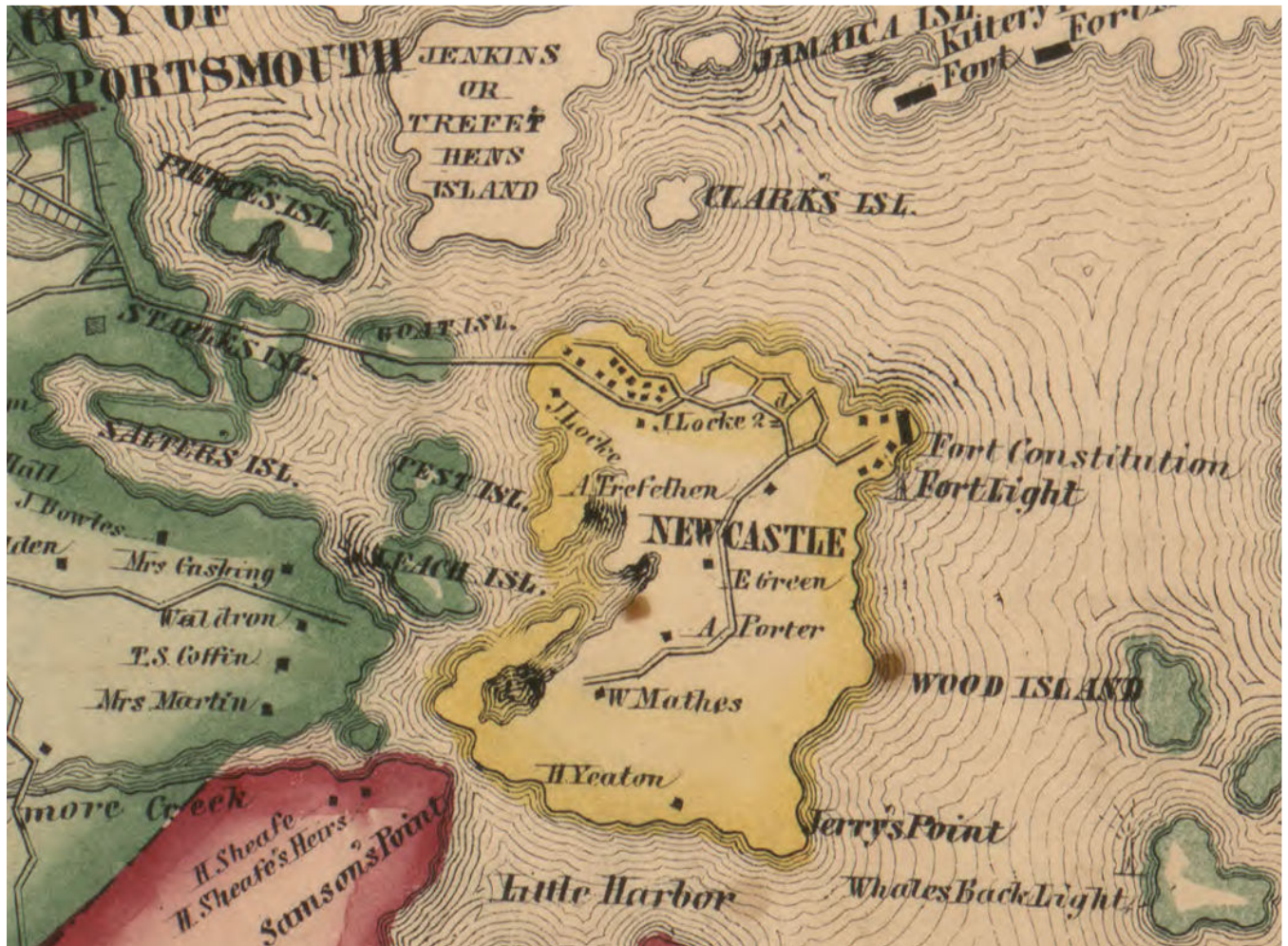


New Castle, detail from Des Barres 1779 Piscataqua Harbour and Portsmouth.  
<http://www.nmm.ac.uk/collections>



AREA FORM

NEW CASTLE TOWNWIDE AREA FORM



New Castle, detail from Chace 1857 Map of Rockingham County, New Hampshire.

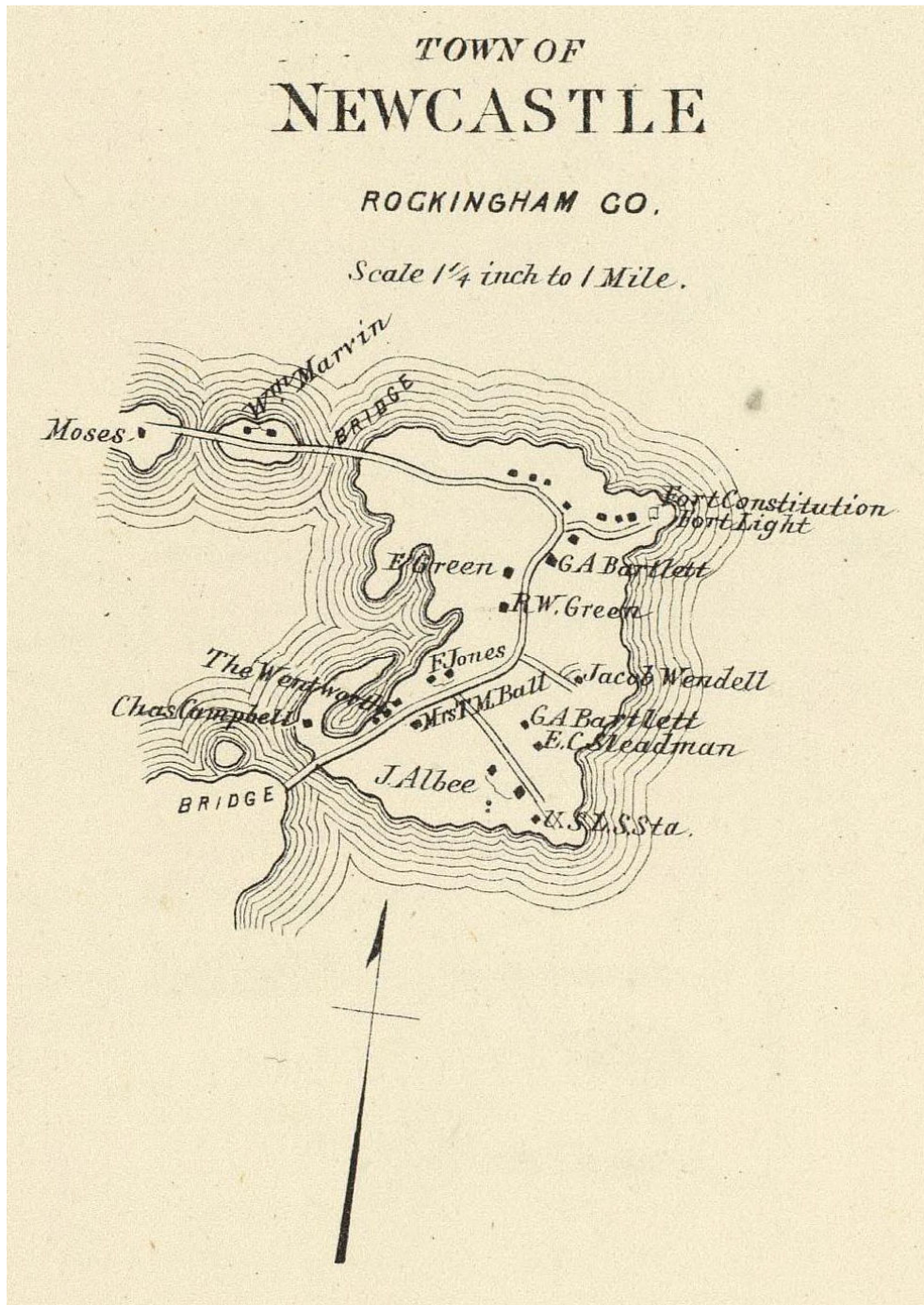


New Castle Village, detail from Chace 1857 Map of Rockingham County, New Hampshire.



**AREA FORM**

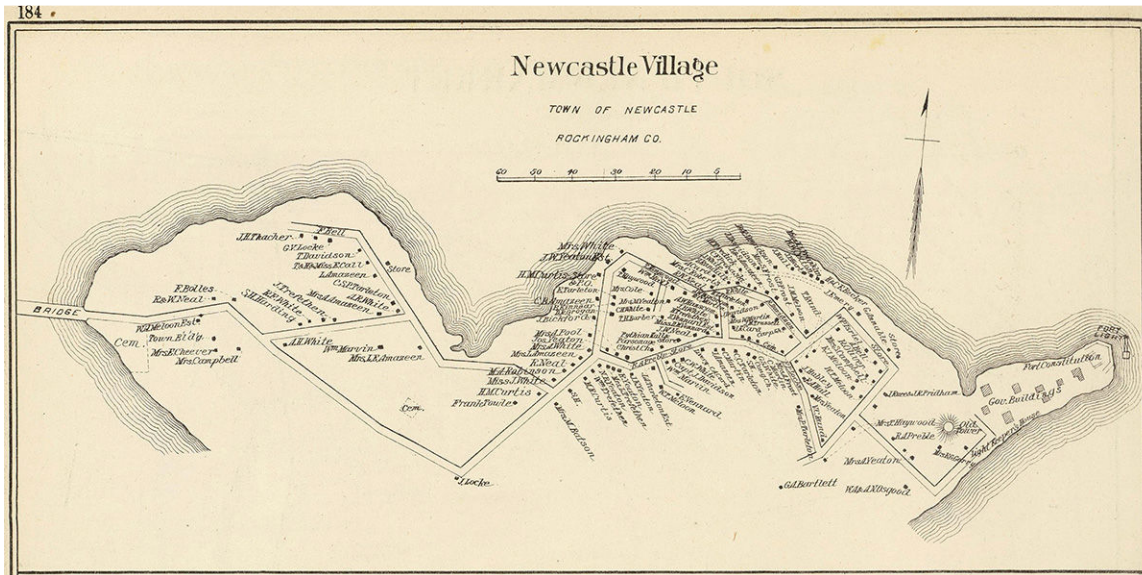
**NEW CASTLE TOWNWIDE AREA FORM**



New Castle, detail from Hurd 1892 Town and City Atlas of the State of New Hampshire.

## AREA FORM

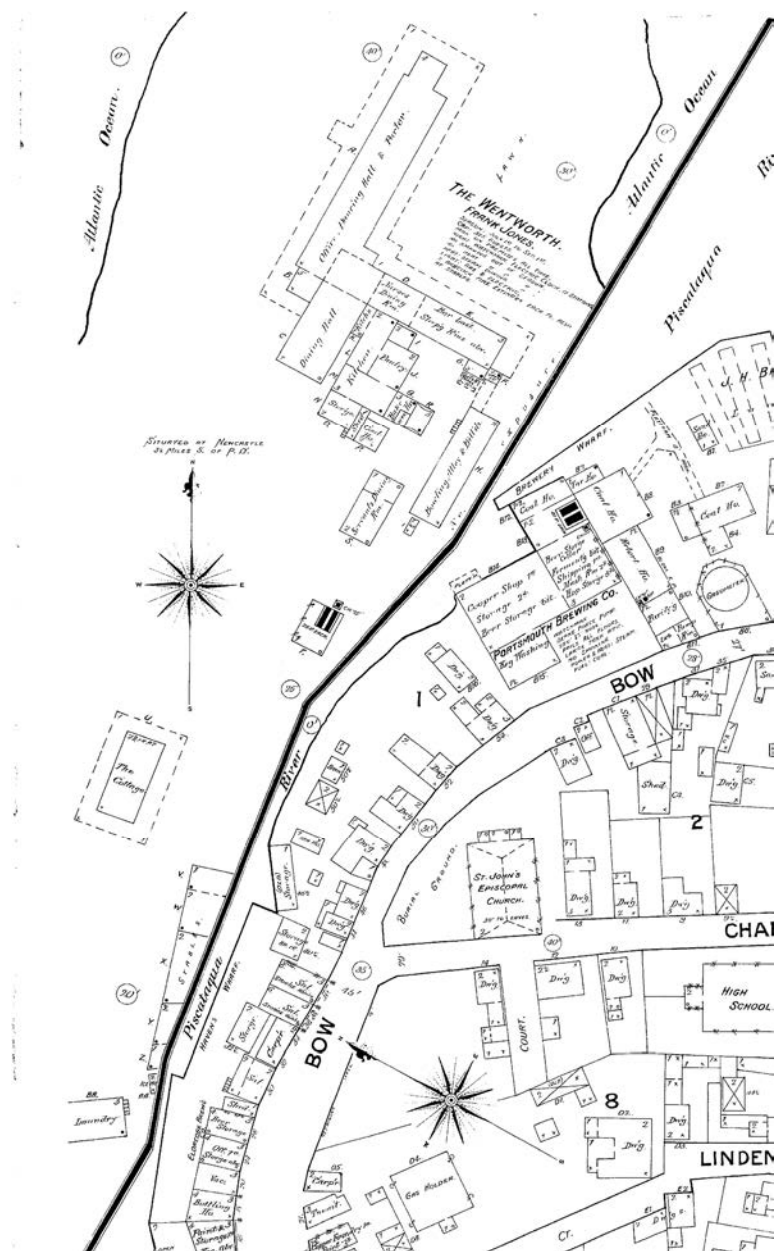
# NEW CASTLE TOWNWIDE AREA FORM



New Castle Village, detail from Hurd 1892 Town and City Atlas of the State of New Hampshire.

AREA FORM

NEW CASTLE TOWNWIDE AREA FORM



1887 Sanborn Fire Insurance Map, Portsmouth, sheet 40, Hotel Wentworth

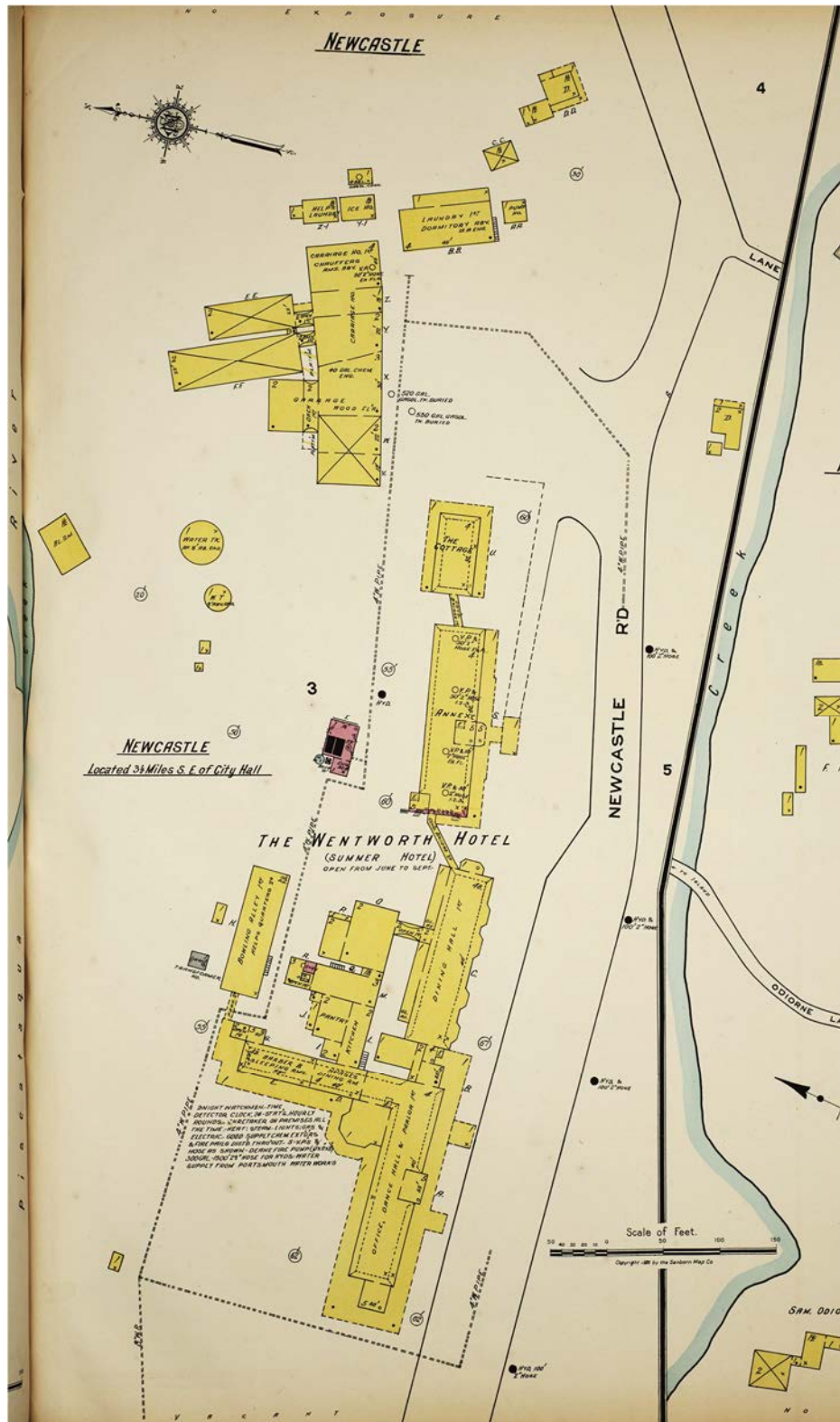
# NEW CASTLE TOWNWIDE AREA FORM





AREA FORM

NEW CASTLE TOWNWIDE AREA FORM



1920 Sanborn Fire Insurance Map, Portsmouth, sheet 40, Hotel Wentworth

AREA FORM

NEW CASTLE TOWNWIDE AREA FORM



1920 Sanborn Fire Insurance Map, Portsmouth, sheet 41, West half of Village Center



AREA FORM

NEW CASTLE TOWNWIDE AREA FORM



1920 Sanborn Fire Insurance Map, Portsmouth, sheet 42, East half of Village Center

AREA FORM

NEW CASTLE TOWNWIDE AREA FORM



1949 Sanborn Fire Insurance Map, Portsmouth, sheet 40, Hotel Wentworth



AREA FORM

NEW CASTLE TOWNWIDE AREA FORM



1949 Sanborn Fire Insurance Map, Portsmouth, sheet 41, West half of Village Center

AREA FORM

NEW CASTLE TOWNWIDE AREA FORM



1949 Sanborn Fire Insurance Map, Portsmouth, sheet 42, East half of Village Center



AREA FORM

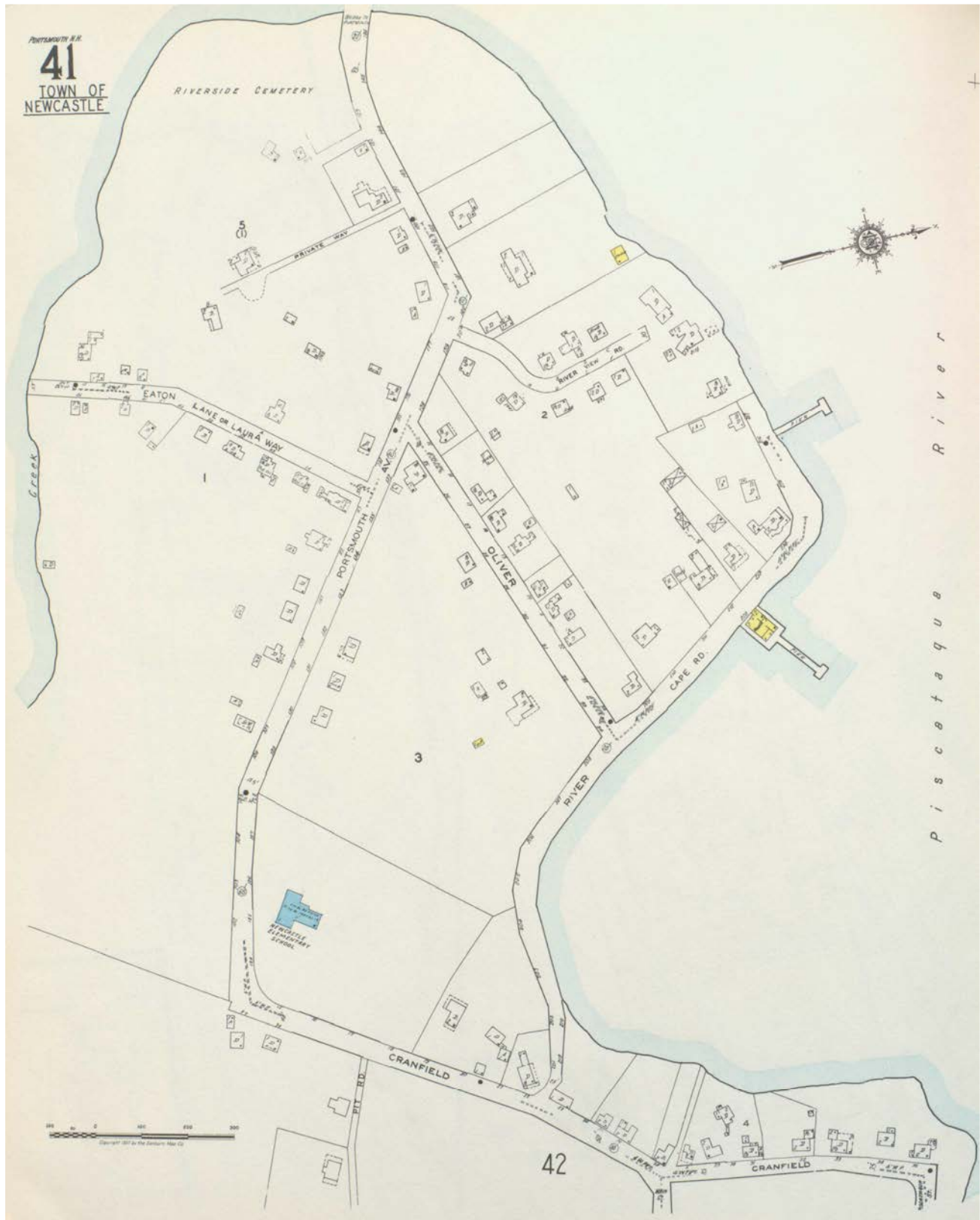
NEW CASTLE TOWNWIDE AREA FORM



1956 Sanborn Fire Insurance Map, Portsmouth, sheet 40, Hotel Wentworth

**AREA FORM**

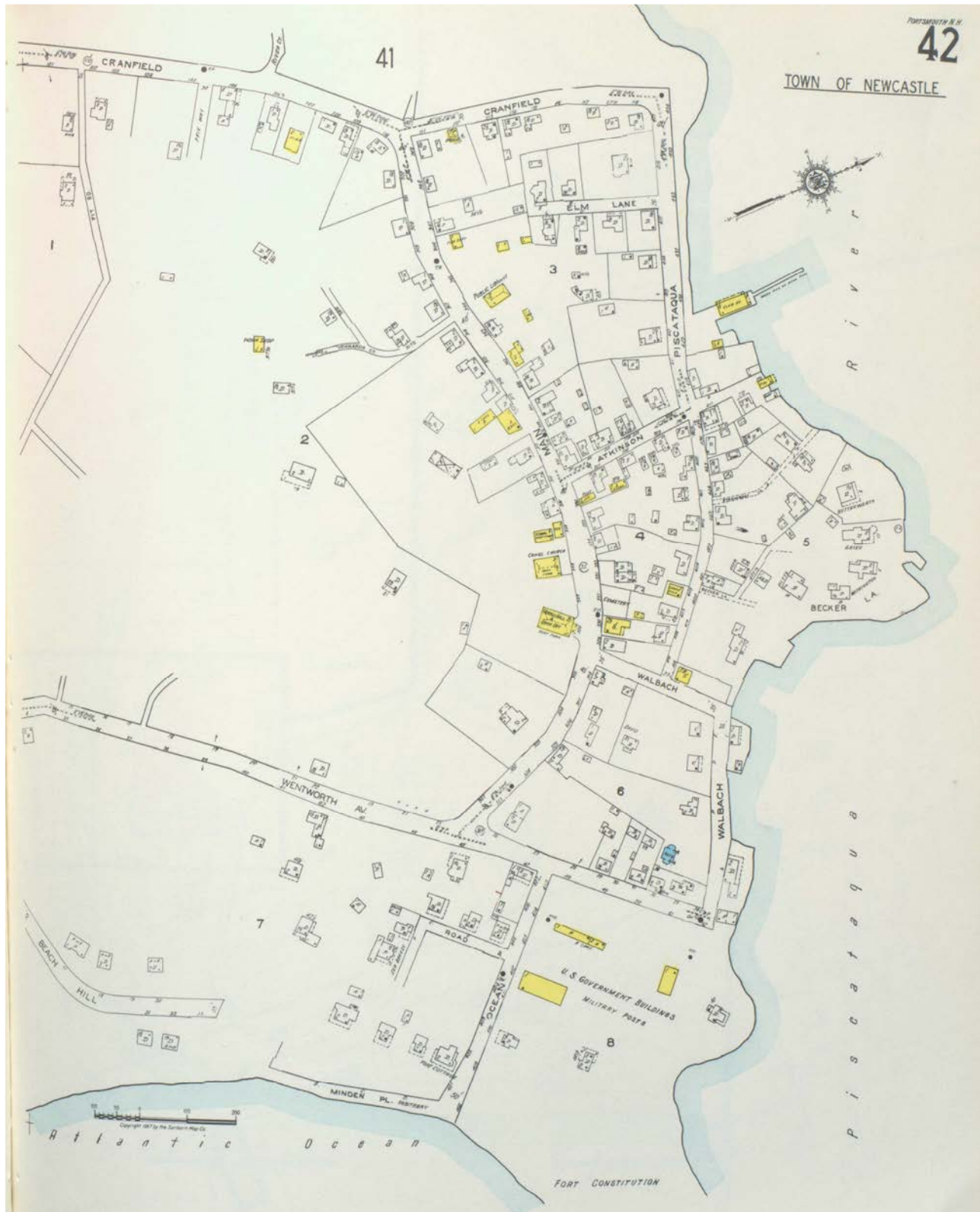
**NEW CASTLE TOWNWIDE AREA FORM**



1956 Sanborn Fire Insurance Map, Portsmouth, sheet 41, West half of Village Center

**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



1956 Sanborn Fire Insurance Map, Portsmouth, sheet 42, East half of Village Center



## AREA FORM

## NEW CASTLE TOWNWIDE AREA FORM

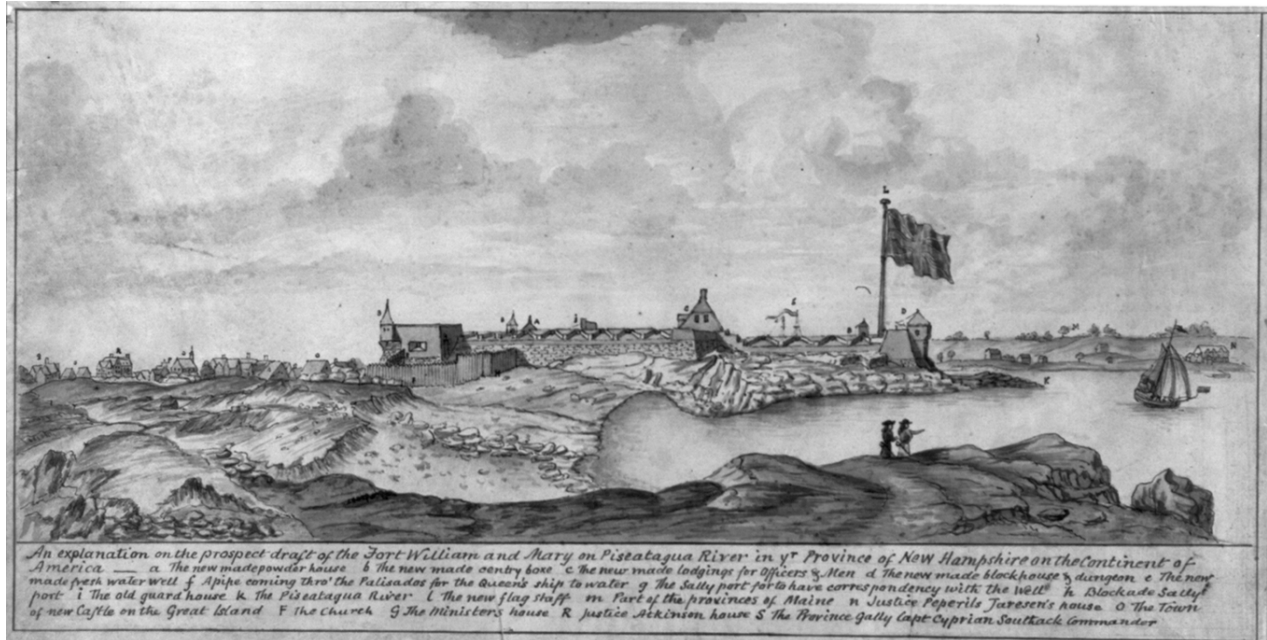
### Other Images



Google Earth Aerial, 10 October 2020. Arrows show remnants of mill pond earthen dams connecting the west side of New Castle Island near Grist Mill Lane and the several islands (Birch Island, Mill Island) in the back channel.



Google Earth Aerial, 10 October 2020. Arrow show remnants of mill pond earthen dam just east of Leach's Island, connecting the southwest point of New Castle Island near Campbell Lane and Long Point. The Wentworth Hotel is at the bottom center of the image.

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM****Historic Images**

“An explanation on the prospect draft of the Fort William and Mary on Piscataqua [sic] River in yr. province of New Hampshire on the continent of America.” Circa 1705. Library of Congress.



**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



Joseph F.W. Des Barres, [1780?], "A View of New Castle with the fort and light house on the entrance of Piscataqua River." < <https://collections.leventhalmap.org/search/commonwealth:dz010v22p>>



**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



33 Walbach Street, before 1923 addition of mansard roof. Undated photo. Collection of New Castle Historical Society

**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**

**Ewing Photos**

Dates for photos is ca. 1905. Collection of New Castle Historical Society, Ewing Family photos.



Looking east from Cape Road towards the Hotel Curtis (demolished) located on Cranfield Street just to north of 28 Cranfield Street. [n41b]



Bos'n Allen's House, Cranfield Street (demolished early 1920s). Located on the approximately site of 12 Cranfield Street, this gambrel-roofed, hall-and-parlor house with shed addition illustrates the variety of older house forms once present in New Castle. [n34b]



**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



29, 33, 39 Cranfield Street [n35b]



90 Cranfield Street [n36b]



**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



23 Main Street [n20b]



23 Main Street [n21b]

**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



34, 32 (demolished), and 26 Main Street [n22b]



New Castle Congregational Church Parsonage, 55 Main Street [5b]



**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



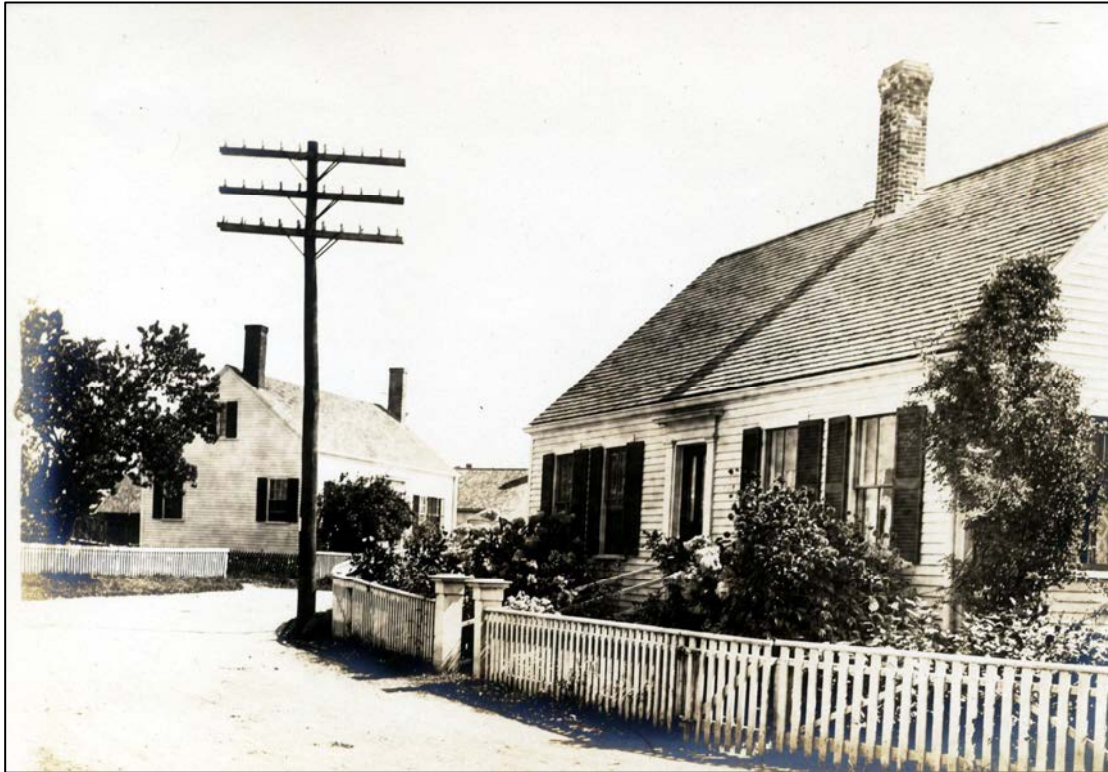
133, 127, 119, 111, and 107 Main Street on right and 120 (now New Castle Historical Society) and 116 Main Street on left. [n30b]



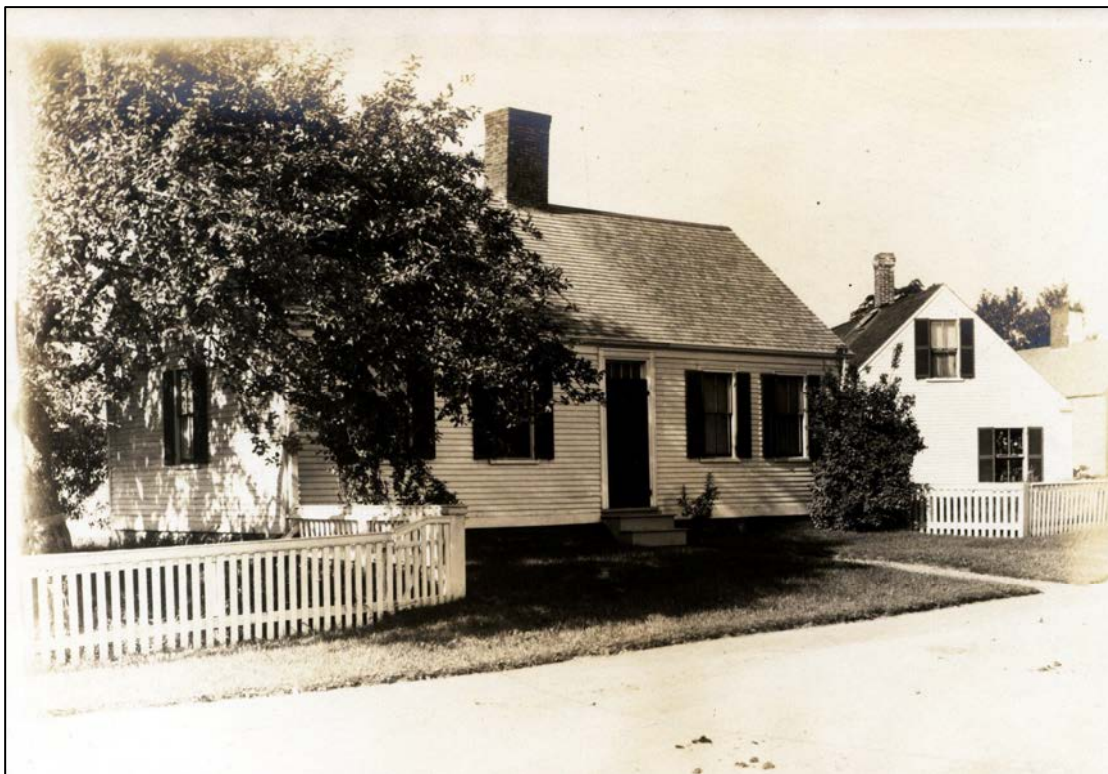
127, 133, and 145 Main Street [n31b]

**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



152 Main Street (left); house at right stood on site 57 Cranfield Street [n32b]



155 Main Street [n33b]



**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



4 Oliver Street [n37b]



42, 36, demolished house, and 22 Piscataqua Street on left [n25b]



**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



50 and 46 Piscataqua Street [n19b]



Looking east with Piscataqua Street at right, towards north end of Atkinson Street, including 40 Atkinson and 64 Piscataqua Street [n40b]

**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



95 Piscataqua Street [n23b]



Possibly 24 Salamander Lane [n38b]



**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



Two-story house with corner gazebo is 29 Salamander Lane, house in foreground was on site of 15 Steamboat Lane [n39b]



View of Wentworth Road, looking towards river. 20, 16, and 12 (demolished) Wentworth at left; Hotel Cerro Gordo (demolished) at right. [n18b]

**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



Wild Rose Lane, looking south with fence in front of the Jaffrey House (burned 1968) at right and the still extant stone wall on the east side of the road [n27b]



View of Fort Constitution with lighthouse [fortb]



**AREA FORM**

**NEW CASTLE TOWNWIDE AREA FORM**



Outbuilding by water [n07b]

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM****Table of Properties**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
5 ATKINSON STREET	000018 000007 000000		1900	End House		Two-bay, square bay on façade; all new on interior; exterior updated 2021, new windows	4446+2021-06-17 photos 5340, 5341
6 ATKINSON STREET	000018 000050 000000		1858 before	Cape Cod House		Five bay, recently restored with 9/6 sash windows, transom above entry, modern double garage	4506, 4507
11 ATKINSON STREET	000018 000008 000000	William Trundy House	1760s ca.	Center Chimney			4447
14 ATKINSON STREET	000018 000049 000000		1851	Cottage		2/1 sash windows; dormer, rear additions after ca. 1920	4505
15&17 ATKINSON STREET	000018 000010 000000		1860 ca.*	Duplex, Side- gable	Italianate/Gothic		4448, 4450
18 ATKINSON STREET	000018 000048 000000		1939	Cottage		One-story, side-gable, two bay, replacement windows, shingle siding	4504
22 ATKINSON STREET	000018 000047 000000		1740	Center Chimney	Georgian/Federal	3-bay. Updated. 6/6 sash windows, historic rear lean-to with salt box roof profile, later raised to two stories; remodeled on interior. Door and most exterior detailing appears modern	4502, 4503
28 ATKINSON STREET	000018 000046 000000		1929	Cottage		Polygonal bay window, paired windows, concrete block foundation, dormer; one-bay garage; historically had 2/2 windows	4500, 4501
35 ATKINSON STREET	000018 000015 000000		1900 ca./1992	Cottage		Extensively rebuilt 1992, large modern addition, two small outbuildings	4454, 4568, 4570, 4572

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
40 ATKINSON STREET	000018 000020 000000		1910 ca.	End House	Queen Anne		4562, 4563, 4565, 4573
5 BEACH HILL ROAD	000010 000021 000000		1936	Cape Cod Form	Mid-Century Colonial Revival	Stone retaining wall; addtion to connect house and large garage	5576, 5577, 5578, 9657, 9658, 9659
8 BEACH HILL ROAD	000010 000036 000000		1954	Cape Cod Form		Several outbuildings	5606, 5605, 9674, 9675
27 BEACH HILL ROAD	000010 000022 000000		1951	Bi-Level Form		Addition 2014; new windows	5579, 5580, 9660, 9661
30 BEACH HILL ROAD	000010 000035 000000		1970	Split-Level Form		Updated	5602, 5603, 5604, 9671, 9672, 9673
37 BEACH HILL ROAD	000010 000023 000000		1951	Bi-Level Form			5581, 5582
63 BEACH HILL ROAD	000010 000025 000000		1973	Irregular		Updated. One-and-a-half story, side gable, banks of windows, large chimney, shed dormer, one-story wing. Stone retaining wall.	5584
76 BEACH HILL ROAD	000010 000034 000000		1971	Center-Entry Colonial Form Gambrel			5599, 5600, 5601, 9669, 9670
79 BEACH HILL ROAD	000010 000026 000000		1936	Ranch Form		Altered fenestration	5585, 5586, 9662
89 BEACH HILL ROAD	000010 000027 000000		1933	Cottage		Altered	5587, 5588

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
98 BEACH HILL ROAD	000010 000031 000000		1938	Cape Cod Form			5596, 5597, 5598, 9666, 9667, 9668
11 BECKER LANE	000018 000034 000000		1951	Cape Cod Form		Remodeled	4534-4535
17 BECKER LANE	000018 000033 000000		1730	Center Hall	Georgian/Federal		4536, 4537, 4538
7 CAPE ROAD	000016 000029 000000	White-Chase House	1700	Cottage		renovated mid- to late 20th century?; detached garage mid-20th century?	4722, 4724, 4779, 5250
15 CAPE ROAD	000016 000030 000000		1690	Ell house	Federal/Greek Revival		4721, 4780, 4781, 5250
31 CAPE ROAD	000016 000031 000000	Amazeen House	1740	Duplex (1/2)	Federal	SE 1/2 of building, gable-front carriage barn	4782
32 Cape Road	000016 000033 000000	Piscataqua Café	1898	Gable front	Classical		4725, 4797, 4798, 4799, 4800, 4802, 4821, 5250
33 CAPE ROAD	000016 000032 000000	Amazeen House	1740	Duplex (1/2)	Federal	NW 1/2 of building; New England barn set back from road	4783, 4789
39 CAPE ROAD	000016 000034 000000		1740?/1890s	Center Entry	Queen Anne		4784, 4785
47 CAPE ROAD	000016 000035 000000		1899	End House	Queen Anne		4786, 4787, 4788, 4791



**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
59 CAPE ROAD	000016 000036 000000		1930	Cape Cod Form		Updated fenestration. Large detached two-bay garage with pedestrian entrance	4790, 4792
73 CAPE ROAD	000016 000037 000000		1794	Cape Cod House		Three-bay, remodeled, added dormers, 20th-century wing, replacement windows and siding. Garage	4793, 4794
77 CAPE ROAD	000016 000038 000000		1940	Cape Cod Form		Modified fenestration. Detached gable-front garage with cupola	4795, 4796
14 COLONIAL LANE	000012 000007 000000		1957	Cape Cod Form Gambrel		9/6 wood sash windows, garage underneath house, rear saltbox profile. Relacement vinyl siding	5524, 5525,5526
28 COLONIAL LANE	000012 000005 000000		1950	Cape Cod Form		Altered. Expanded over time. One- and two-story, gabled dormers, two-story garage additions, altered fenestration	5520, 5521
27 COLONIAL LANE	000017 000015 000000		1954	Cape Cod Form		Updated. Vinyl siding. Recently expanded garage with second-story addition	5519, 9741, 9742
4 CRANFIELD STREET	000017 000034 000000		1908	Center-Entry Colonial Form	Colonial Revival		4472, 4492, 4493, 4801
12 CRANFIELD STREET	000017 000033 000000		1925	Center-Entry Colonial Form		New windows 2021, changed fenestration pattern	4490, 4491, 4801, 5247, 9585, 9586
17 CRANFIELD STREET	000017 000048 000000		1941	Cottage		Altered fenestration, stone walls	4473, 4474, 4475
28 CRANFIELD STREET	000017 000031 000000		1790	Hall-and-Parlor Two Story	Greek Revival		4487, 4488, 4489, 5247

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
29 CRANFIELD STREET	000017 000049 000000		1697	Cottage	Greek Revival	Gabled dormers, later small rear addition	4476
33 CRANFIELD STREET	000017 000050 000000		1850	Cottage	Greek Revival		4477, 4478, 4480
39 CRANFIELD STREET	000017 000051 000000		1790	Center Chimney		garage	4479, 4480
58 CRANFIELD STREET	000017 000026 000000		1790	Ell house	Federal		4484, 4811, 4813
62 CRANFIELD STREET	000017 000025 000000					Boathouse and pier only	4812
63 CRANFIELD STREET	000017 000010 000000		1780	Irregular		Updated. One story, side gable, porch, rear addition.	4605, 4606, 4607, 4608, 4610
68 CRANFIELD STREET	000017 000024 000000		1725	Ell House			4805, 4808, 4809, 4810
69 CRANFIELD STREET	000017 000011 000000		1776	Cape Cod House			4605, 4608, 4609
74 CRANFIELD STREET	000017 000023 000000		1755	Hall-and-Parlor Two Story			4805, 4806, 4807
81 CRANFIELD STREET	000017 000013 000000		1930	Bungalow		Originally a small, pyramidal-roofed bungalow with rear ell, double windows, screened front porch, rusticated concrete block foundation. Large rear addition since 2006	4612, 4613

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
90 CRANFIELD STREET	000017 000020 000000		1920	End House			4763, 4764, 4765, 4766, 4767, 5246
91 CRANFIELD STREET	000017 000014 000000		1728	Hall-and-Parlor Two Story	Georgian and Greek Revival		4614, 4615, 4616
98 CRANFIELD STREET	000017 000019 000000		1950	Cape Cod Form	Mid-Century Colonial Revival		4762, 4768
106 CRANFIELD STREET	000017 000017 000000		1850 ca.*	End House		Updated: replacement windows, shingle siding; new garage	4761
117 CRANFIELD STREET	000012 000009 000000		1900	End House Gambrel			4617, 4618, 4619, 4620, 5514, 5527
141 CRANFIELD STREET	000012 000013 000000		1953	Cape Cod Form		Add to LHD?	4621, 4623
142 CRANFIELD STREET	000012 000033 000000	Maude H. Trefethen Elementary School	1952		Mid-century Modern		4626
147 CRANFIELD STREET	000012 000014 000000		1952	Cape Cod Form		Attached shed-roofed garage wing w/segmental arched garage door opening	4624, 4625
CRANFIELD STREET	000017 000012 000000			Garage-storage		One bay gable front and one-and-a-half story side gable with large overhead door and pedestrian door.	4611
131 DAVIDSON STREET	000011 000011 000000		1967	Ranch Form		Updated	5388, 5389

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
9 ELM COURT	000017 000040 000000		1800	Hall-and-Parlor One Story			4462, 4463
17 ELM COURT	000017 000041 000000		1750	Ell House	Federal		4464, 4465, 4466, 4467
20 ELM COURT	000017 000044 000000		1845	Cottage		1905 Photo shows had rear wall chimneys, transom over entry, 2/2 or 2/1 windows, assymetrical 5-bay facade	4470
23 ELM COURT	000017 000042 000000		1883	End House	Classical		4468
24 ELM COURT	000017 000043 000000		1919	End House	Queen Anne		4469
4 FELLOWS COURT	000013 000025 000000		1900	End House		Altered. Total rehab 2014. Two story on high foundation, wing addition, new fenestration patterns.	5343, 5344, 5348, 9707, 9708, 9711
10 FELLOWS COURT	000013 000024 000000		1910	End House		Altered	5336, 5343, 5344, 5347, 9696, 9707, 9710
18 FELLOWS COURT	000013 000023 000000		1920	End House			5336, 5344, 5346, 9696, 9707, 9709
2 LAUREL LANE	000016 000005 000000		1920	Irregular		Altered. Two-story hip roof with several one and two-story additions.	4646, 4647, 4648, 5304, 9550, 9551



**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
13 LAUREL LANE	000016 000003 000000		1943	Cape Cod Form	Mid-Century Colonial Revival		5277, 9526
21 LAUREL LANE	000011 000036 000000		1935	Minimal Traditional		Updated. Later large rear addition	5276, 5278, 9527, 9528
26 LAUREL LANE	000016 000004 000000		1937	Cape Cod Form		Updated. Wing additions.	5301, 5303, 9547, 9548, 9549
29 LAUREL LANE	000011 000035 000000		1936	Cape Cod Form	Mid-Century Colonial Revival		5279, 9527, 9529, 9530
37 LAUREL LANE	000011 000034 000000		1930	Garrison Colonial Form		Vinyl siding	5280, 9531
38 LAUREL LANE	000011 000032 000000		1920	Irregular	Tudor/Shingle		5295, 5297, 9542, 9545, 9546
47 LAUREL LANE	000011 000033 000000		1883	End house gambrel		Altered	5281, 5282, 9532, 9534
53 LAUREL LANE	000011 000029 000000		1920s(?)/19 70	Modern Shed-roof Form			5283, 5284, 5286, 5316, 5317, 9533, 9535
63 LAUREL LANE	000011 000028 000000		1900		Shingle Style	Originally two-story house with rectangular footprint. Expanded to the east ca. 2000 with a large gambrel roof and garage addition, doubling the size	5287, 5288, 5313, 5314, 5315, 9536, 9537

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
66 LAUREL LANE	000011 000031 000000		1904	Bungalow		Later wing addition	5293, 5294, 9538, 9539, 9540
12 LOCKE ROAD	000012 000028 000000		1966	Irregular		Updated. One-story gable roof w/two-story addition. New fenestration patterns.	9577, 9578
35 LOCKE ROAD	000011 000003 000000		1958	Split-Level Form		Updated and expanded with addition on east end; hip roof over garage turned 90 degrees	5410, 9575
46 LOCKE ROAD	000011 000008 000000		1963	Cape Cod Form		updated	5398, 9576
67 LOCKE ROAD	000011 000010 000000		1964			Altered. Was a Cape Cod Form?	5418
18 MAIN MAST	000009 000007 000000		1968	Center Entry		Updated	5485, 5486, 9569
41 MAIN MAST	000009 000017 000000		1968			Updated	9570
49 MAIN MAST	000009 000018 000000		1973	Cape Cod Form Gambrel			5448
71 MAIN MAST	000009 000020 000000		1970	Ranch Form		Updated	5452, 5453
81 MAIN MAST	000009 000021 000000		1970			Updated	5454, 9571, 9572

## AREA FORM

## NEW CASTLE TOWNWIDE AREA FORM

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
90 MAIN MAST	000009 000010 000000		1970	Colonial Form side entry		Updated. Three bay, side entry, roof of full-width front porch extends to connected garage, exterior brick chimney. Wing raised to two stories?	5474, 5475, 9567
91 MAIN MAST	000009 000022 000000		1970	Garrison Colonial Form		Updated, addition	5455, 5456, 9573, 9574
8 MAIN STREET	000018 000063 000000		1930	Cape Cod Form	Mid-Century Colonial Revival		4423, 4528, 4529
23 MAIN STREET	000013 000006 000000	Thomas F. Foye House	1820	Ell house			5376, 5377, 5547
26 MAIN STREET	000018 000062 000000		1800	Cottage	Greek Revival	Aluminum siding, gabled dormer, 1-story wing addition, Greek Revival frontispiece, molded corner pilasters, mid-20th century gable front garage	4524, 4525, 4526
34 MAIN STREET	000018 000060 000000		1750	Hall-and-Parlor Two Story			4522
42 MAIN STREET	000018 000059 000000		1750	Ell House		Recently updated; modern 6/6 windows (2018) and clapboards; some historic building fabric on interior; hip-roofed two-garage, fieldstone foundation	4518, 4521, 4439
49 MAIN STREET	000013 000008 000000	New Castle Town Hall	1900	Gable front	Classical/Queen Anne		4440
52 MAIN STREET	000018 000055 000000		1890	Commercial/Resid ential	Queen Anne		4516, 4517, 4520

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
55 MAIN STREET	000013 000009 000BLD	Congregational Church Parsonage	1904-1911	End house	Colonial Revival	Small garage or shed	9587, 9588, 9589
62 MAIN STREET	000018 000053 000000		1740	Center Hall			4514, 4540
70 MAIN STREET	000018 000052 000000		1690	Cape Cod House			4510, 4512, 4513, 4846
74 MAIN STREET	000018 000051 000000		1750	Ell House	Federal/Greek Revival		4509, 4511, 4845
65 MAIN STREET	000013 000009 000000	New Castle Congregational Church	1835	Gable front	Federal/Greek Revival		4441, 4442, 4508, 5381, 5382
73 MAIN STREET	000013 000010 000000	U.S. Post Office	1952		Mid-century Colonial Revival	On former site of New Castle Lower School	4443, 4508
79 MAIN STREET	000013 000011 000000	Thomas Follansby House	1750 ca.	Irregular		Updated. One-story, side gable, rear addition. Store for many years	4444, 4508
85 MAIN STREET	000013 000012 000000		1855 ca.	Ell house	Greek Revival		4445, 4585
86 MAIN STREET	000018 000006 000000		1775	Irregular		One- and two-story, hip roof with cross gables, polygonal bay window. New siding 2021.	4837, 4843+2021- 06-17 photo 5339
90 MAIN STREET	000018 000005 000000		ca. 1790?	Irregular		Distinctive, 3-bay wide, 2 rooms deep on 2/3ds, 1 room deep 1/3d, 2-story, 12/12 windows	4841, 4842



**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
91 MAIN STREET	000013 000013 000000		1840	End House			4445, 4586
93 MAIN (REAR)	000013 000015 000001		1880			Altered	
95 MAIN STREET	000013 000015 000000		1904			Altered	
96 MAIN STREET	000018 000004 000000		1781	Ell house			4837, 4840
103 MAIN STREET	000013 000014 000000		1926	Irregular		Altered. One-story, gable front, three-bay garage wing	4587, 4588, 4589
104 MAIN STREET	000018 000003 000000		1850 ca.	Ell House	Greek Revival/Italianate		4836, 4837, 4839
106 MAIN STREET	000018 000002 000000		1936	Irregular		Altered. One-and-a-half story, side gable, two bay with one-bay wing	4818, 4838
107 MAIN STREET	000013 000016 000000		1850	Ell house/Center Entry	Greek Revival		4589, 4590, 4819
108 MAIN STREET	000018 000001 000001		1785	Irregular		Altered, converted to condominiums. Two-and-a-half story, side gable, gabled dormers, five bay, center entry, two-story rear addition. Historically, had store 1st floor (closed 1984), Knights Pythias lodge room 2d floor (later used as library).	4835
108 MAIN STREET	000018 000001 000002		1785	Irregular			4835

## AREA FORM

## NEW CASTLE TOWNWIDE AREA FORM

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
108 MAIN STREET	000018 000001 000003		1785	Irregular			4835
111 MAIN STREET	000013 000017 000000		1825 ca.	Center Entry	Greek Revival		4591
116 MAIN STREET	000017 000059 000000	First Christian Society Parsonage	1840 ca.	Cottage		Two-room deep plan, interior chimneys originally; interior extensively renovated ca. 2019 including removal of one interior chimney. Has boxed corner posts, Greek Revival newell post on 2d floor	4833
119 MAIN STREET	000017 000001 000000		1775, 2001	Ell House			4593, 4596, 5501, 5502, 5517, 5518, 9732, 9733
120 MAIN STREET	000017 000058 000000	First Christian Society/New Castle Public Library/New Castle Historical Society	ca. 1820/1845	Gable-front Church			4816, 4831, 4832
120 MAIN STREET	000017 000057 000000	Prescott Cemetery		cemetery			
127 MAIN STREET	000017 000005 000000		1800 ca.	Cape Cod House			4592, 4597, 4599
133 MAIN STREET	000017 000006 000000		1780	Hall-and-Parlor One Story			4598, 4599, 5514
142 MAIN STREET	000017 000056 000000		1839	cemetery		Garage	4829, 4830

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
144 MAIN STREET	000017 000055 000000		1915	Cottage		expanded over time	4826, 4828
145 MAIN STREET	000017 000007 000000		ca. 1700	Hall-and-Parlor One Story			4600
152 MAIN STREET	000017 000053 000000		1800	Cottage			4825, 4827
155 MAIN STREET	000017 000008 000000	Trefethen House	ca. 1790	Hall-and-Parlor One Story			4601, 4602
160 MAIN STREET	000017 000052 000000		1680	Cape Cod House			4481, 4482, 4483, 4814
MAIN STREET	000018 000054 000000	Frost Cemetery		Cemetery		Late 18th-19th stones	4515
10 NEALS LANE	000012 000011 000000		1937	Cape Cod Form		Later addition	4622, 5528
20 NEALS LANE	000012 000010 000000		1880	End House			5529, 5530, 9579
63 NEALS LANE	000012 000002 000000		1970		American vernacular		5532
40 OCEAN ROAD	000013 000018 000000		1940			Altered	5324, 5325, 5326, 5327
28 OCEAN ROAD	000013 000022 000000		1965	Cape Cod Form		Large addition	5323, 5335, 5337, 5342, 5345, 9697

## AREA FORM

## NEW CASTLE TOWNWIDE AREA FORM

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
40 OCEAN ROAD	000013 000018 000000	Fort Cottage	1900	Irregular		Altered. Two-and-a-half story, side gable, polygonal corner tower, altered fenestration.	9688
23 OLIVER STREET	000016 000024 000000		1825	Cottage	Greek Revival		4710
47 OLIVER STREET	000016 000027 000000		1829	Center Entry		Updated, new windows and garage since 2011; Had 2/2 windows	4716, 4717
26 OLIVER STREET	000016 000041 000000		1940	Cape Cod Form		Updated	4744
57 OLIVER STREET	000016 000028 000000		1776	Hall-and-Parlor Two Story		Originally no ell (added after 1956). Updated 2019/alterd front entry/added sidelights, wider entablature, new windows	4718, 4719, 4720, 4721, 4723
56 OLIVER STREET	000016 000039 000000	Oliver-Marvin House	1800	Irregular Form			4728, 4729, 4730, 4731, 4732, 4733, 4735, 4736, 4773, 4774, 4775, 4776, 4777, 4778
17 OLIVER STREET	000016 000023 000000		1850	Cottage	Italianate/Gothic Revival		4708, 4709
41 OLIVER STREET	000016 000026 000000		1850	Cottage	Greek Revival		4715
4 OLIVER STREET	000016 000042 000000		1865	Center Entry	Classical		4703, 4705, 4745, 4746, 4747



**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
31 OLIVER STREET	000016 000025 000000		1890	End House	Queen Anne		4711, 4712, 4713, 4714
3 OLIVER STREET	000016 000022 000000		1897	Center Entry	Queen Anne		4703, 4704, 4706, 4707
56A OLIVER STREET	000016 000039 000001		1899	Irregular Form			4773, 4774, 4775, 4776, 4777
7 PISCATAQUA STREET	000018 000039 000000		1952	Minimal Traditional		Updated, L-shaped footprint. Modern stone retaining wall	4530, 9725
15 PISCATAQUA STREET	000018 000040 000000		1800	Center Chimney	Georgian		4532, 4533
22 PISCATAQUA STREET	000018 000036 000000		1805 ca.	Center Chimney			9726, 9727
33 PISCATAQUA STREET	000018 000042 000000		1750	Center Chimney	Georgian		4547, 4548, 4579
36 PISCATAQUA STREET	000018 000030 000000		1750	Ell House	Georgian/Federal		9728, 9729
41 PISCATAQUA STREET	000018 000043 000000		1940	End House Gambrel		Updated	4549, 4581
42 PISCATAQUA STREET	000018 000024 000000		1728	Hall-and-Parlor Two Story			4551, 4555, 9730, 9731
46 PISCATAQUA STREET	000018 000023 000000		1800 ca.	Cape Cod House			4499, 4584, 9730

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
47 PISCATAQUA STREET	000018 000045 000000		1795	Hall-and-Parlor One Story		Gable end chimneys, 9/6 windows, one-story wing and ell, added two-story outbuilding	4550, 4580, 4582
50 PISCATAQUA STREET	000018 000022 000000		1800 ca.	Cape Cod House			4499, 4584
56 PISCATAQUA STREET	000018 000021 000000		1870 ca.	Center Entry Mansard	Italianate		4499, 4564, 4583
63 PISCATAQUA STREET	000018 000011 000002		1907	Center Entry	Classical	Updated; square bay added; full-width wrap around porch removed; new 2/1 windows; connected garage addition	4449, 4451
64 PISCATAQUA STREET	000018 000014 000000		1675	Cape Cod House			4452, 4453, 4496, 4498
69 PISCATAQUA STREET	000018 000011 000001		1950			Updated	4451
73 PISCATAQUA STREET	000018 000012 000000		1920	Foursquare	Classical		4455
76 PISCATAQUA STREET	000018 000013 000000	Portsmouth Yacht Club	1938				4494, 4495, 4497, 4567, 4569
77 PISCATAQUA STREET	000018 000012 000001		1948			Updated	4456
87 PISCATAQUA STREET	000017 000038 UNIT-1		1893	End House	Queen Anne	Updated. 1.5 story, 2/1 wood sash windows, front porch, polygonal bay window	4457, 4458

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
95 PISCATAQUA STREET	000017 000039 000000		1800	Cape Cod House			4458, 4459, 4460
107 PISCATAQUA STREET	000017 000045 000000		1906	Center Entry	Classical		4461, 4471
115 PISCATAQUA STREET	000017 000046 000000		1947	Cottage	Shingle Style	Altered. Gambrel roof	4472, 4473
117 PISCATAQUA STREET	000017 000047 000000		1671	Hall-and-Parlor One Story			4472
PISCATAQUA STREET	000017 000060 000000						
14 PIT LANE	000013 000001 000000		1954	Center-Entry Colonial Form		4-bay. Originally Cape Cod form. Expanded or replaced since 2011 to present form	5537, 5538, 5539
5 PORTSMOUTH AVENUE	000012 000032 000000		1960	Ranch Form		Updated	4627
44 PORTSMOUTH AVENUE	000011 000039 000000	Marvin Cemetery	ca. 1834			44 funerary monuments, 1830s to present; granite fence posts, iron railing fence, iron gate,	4738, 4760
54 PORTSMOUTH AVENUE	000011 000037 000000		1953	Garrison Colonial Form			4757, 4759
57 PORTSMOUTH AVENUE	000011 000019 000000		1960	Minimal Traditional		Original picture window flanked by narrow sash windows with horizontal mutins, other windows also horizontal mutings	4632
73 PORTSMOUTH AVENUE	000011 000021 000000		1952	Minimal Traditional		Altered, new fenestration, additions	4635

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
78 PORTSMOUTH AVENUE	000016 000045 000000		1950	Ranch Form		Replacement windows. Shingle siding. Stacked firewood detailing, formed stone block retaining wall	4752, 4753, 4754
86 PORTSMOUTH AVENUE	000016 000044 000000		1957	Transitional Ranch Form		Original windows. Vinyl siding, replacement standing seam metal roof	4751
93 PORTSMOUTH AVENUE	000016 000001 000000		1890	Center Entry	Queen Anne		4639, 4640, 4642, 5309
96 PORTSMOUTH AVENUE	000016 000043 000000		1954	Minimal Traditional			4749, 4750
101 PORTSMOUTH AVENUE	000016 000002 000000		1895	End House	Queen Anne	Decorative shingles in gable; clapboard siding, front porch, square oriel, polygonal bay; replacement windows; later rear addition	4641, 4643, 4644
119 PORTSMOUTH AVENUE	000016 000006 000000		1850				not accessible
125 PORTSMOUTH AVENUE	000016 000007 000000		1903	Bungalow		4-bay, Updated; rear addition added 2017- 2018; garage ca. 2007	4649, 4650
134 PORTSMOUTH AVENUE	000016 000021 000000		1943	Cape Cod Form		3-bay, gabled entry porch, two-bay garage w/cupola	4701, 4702, 9525
146 PORTSMOUTH AVENUE	000016 000011 000000		1906	Cottage	Classical		4677, 4680, 4681, 4682
147 PORTSMOUTH AVENUE	000016 000049 000000		1947	Cape Cod Form		Updated, distinctive front entry treatment	4651, 4652



**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
158 PORTSMOUTH AVENUE	000015 000009 000000		1824	Duplex	Georgian/Federal	Long-time duplex, garage, shed	4672, 4673, 4674
161 PORTSMOUTH AVENUE	000015 000001 000000		1941	Minimal Traditional			4653, 4654
164 PORTSMOUTH AVENUE	000015 000008 000000		1963	Cape Cod Form	Mid-century Colonial Revival	Updated, expanded to rear	4666, 4668, 4669
169 PORTSMOUTH AVENUE	000015 000003 000000		1880	End House	Queen Anne	Complex massing includes corner polygonal tower, gabled dormers, wrap-around porch; replacement siding mostly	4655, 4656, 4667, 5256, 5259
183 PORTSMOUTH AVENUE	000015 000004 000000		1892	Irregular		Much altered with additions; originally a bungalow/cottage. Set back from road, not accessible	4657, 4658, 5256
188 PORTSMOUTH AVENUE	000015 000007 000000		1960	Split-Level Form		Stone-faced lower level, stone chimney, casement windows, brick flanking entry with glass block sidelights	4663, 4664
320 PORTSMOUTH AVENUE	000014 000013 000000		1930			Altered	5257, 5272
334 PORTSMOUTH AVENUE	000014 000011 000000		1930	Irregular		Altered. Club house. Two- and one-story, side gabled, three-bay, shed roofed addition, vinyl siding, replacement windows	5269
358 PORTSMOUTH AVENUE	000014 000009 000000	Island Club of New Castle	1950	Minimal Traditional		Altered	5267

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
372 PORTSMOUTH AVENUE	000014 000008 000000		1698	Irregular		Altered. One-and-a-half story main block, side gable, dormers, wings either side and connected garage, altered fenestration. High mortared retaining wall along street front.	5254, 5263, 5264, 5266
396 PORTSMOUTH AVENUE	000014 000007 000000		1947	Cottage		altered	5261
USC6 HARBOR STATION	000019 000002 000000		1960			Not publicly accessible. Includes Portsmouth Harbor Light	5338, 5339???
USC6 HARBOR STATION	000019 000002 000000		1960			Not publicly accessible. Includes Portsmouth Harbor Light	5338, 5339???
19 RITSON STREET	000011 000013 000000		1962	Ranch Form		Altered. Streetview shows altered since 2011. Had 2 integral garages on left. Have been converted to living space.	5385, 5386
35 RIVER ROAD	000017 000018 000000		1974	Irregular		Two-story, side gable with one-story wings, façade gables and gabled dormers. Stone retaining walls	4769, 4770, 5246
47 RIVER ROAD	000016 000047 000000		1965	Cape Cod Form		Updated	4771, 4772, 5246
20 RIVERVIEW ROAD	000016 000020 000000		1942	Cape Cod Form		Three-bay, enclosed gabled entry porch, one-story wing, detached garage. Replacement vinyl siding	4699, 4700
24 RIVERVIEW ROAD	000016 000019 000000		1943	Cape Cod Form			4696, 9523
27 RIVERVIEW ROAD	000016 000012 000000		1953	Cape Cod Form		Vinyl replacement siding	4683

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
33 RIVERVIEW ROAD	000016 000013 000000		1930	Irregular		Altered. Was Minimal Traditional. Large front, rear addition 1998	4684, 4686
34 RIVERVIEW ROAD	000016 000018 000000		1942	Minimal Traditional	Colonial Revival		4694, 4695, 4697
39 RIVERVIEW ROAD	000016 000014 000000		1953	Cape Cod Form		Updated	4685
40 RIVERVIEW ROAD	000016 000017 000000		1941	Cape Cod Form		Updated	4692, 4693
24 SALAMANDER	000018 000032 000000		1669	Cape Cod House		Three-bay, gabled dormers, one-story wings, altered fenestration on facade. Enclosed walkway to garage and street. Façade not visible from street	4545, 4546
29 SALAMANDER	000018 000031 000000		1900			Remodeled	4542, 4543, 4544
17 SEABREEZE LANE	000013 000020 000000		1900	Cross-wing House		One-bay garage	5330, 5331, 5334, 9693, 9694, 9700
25 SEABREEZE LANE	000013 000021 000000		1954	Irregular		Altered. Two story, gabled roofs, additions, mixed exterior finishes	5332, 5333, 9695, 9699
15 SHAW CIRCLE	000010 000011 000000		1952	Irregular		Altered 2021. Two-story, side gable, connected garage	5561, 9676
25 SHAW CIRCLE	000010 000012 000000		1953	Cape Cod Form		Altered	5562

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
45 SHAW CIRCLE	000010 000015 000000		1953	Ranch Form		Updated. Shingle siding	5565, 9677
51 SHAW CIRCLE	000010 000016 000000		1951	Split-Level Form		Updated	5567, 5568
14 SHORE LANE	000017 000027 000000		1910	Irregular	Stick style	Modified over time. Two story, side gable, 6/6 windows, additions. Side gable outbuilding	4822, 5244, 5248, 5249
41 SPRING HILL ROAD	000004 000006 000000		1955	Cape Cod Form		Five bays, 6/6 wood sash windows. Detached gable-front two bay garage.	5696, 9629
48 SPRING HILL ROAD	000004 000024 000000		1958	Cape Cod Form		Updated, altered fenestration, expanded garage addition	5717, 9634, 9635
59 SPRING HILL ROAD	000004 000008 000000		1970	Split-Entry Form			5698
81 SPRING HILL ROAD	000004 000010 000000		1970	Ranch House Form		Updated. Projecting two-bay garage ell, front roof slope extended to create front porch with classical-styled columns, mix of brick and wood cladding	5701, 9630
97 SPRING HILL ROAD	000004 000012 000000		1974	Garrison Colonial Form			5703, 9631, 9632
102 SPRING HILL ROAD	000004 000014 000000		1973	Center-Entry Colonial Form Gambrel		Windows in bays altered since 2011	5705
1 STEAMBOAT LANE	000018 000016 000000		1900	Boathouse			4571, 4575

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
6 STEAMBOAT LANE	000018 000019 000000		1800	Cottage		Stone retaining walls. Boathouse across road. Additions-shed dormer, polygonal bay window	4561, 4574
12 STEAMBOAT LANE	000018 000025 000000		1683	Hall-and-Parlor Two Story			4560
15 STEAMBOAT LANE	000018 000028 000000		1973			Modified	4556, 4557
17 STEAMBOAT LANE	000018 000027 000000		1853	Cottage		Modified	4558, 4559
27 STEAMBOAT LANE	000018 000029 000000		1890	End House	Queen Anne		4541, 4542, 4552, 4553, 4576, 4577, 4578
Sullivan Lane	000019 000003 000000	Fort Constitution				Not publicly accessible	
36 TARBELL LANE	000016 000010 000000		1910	Cottage		Updated	4678, 4679
29 VENNARDS COURT	000017 000002 000000		1948	Cape Cod Form		Three-bay wide, large 8/8 windows on façade, small one-story wing	5507, 5508
14 VENNARDS COURT	000017 000004 000000		1820	Cottage		One-story, modified over time	4594, 4595, 5515, 5516, 9739, 9740



## AREA FORM

## NEW CASTLE TOWNWIDE AREA FORM

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
40 VENNARDS COURT	000017 000003 000000		1905	End House		Wrap-around porch w/turned posts, spindle frieze and brackets, recent vinyl siding, replacement windows; one-bay garage shiplap siding and original double-leaf doors, newer two-car garage also	5511, 5512, 5513, 9734, 9735, 9736, 9737, 9738
3 WALBACH STREET	000018 000056 000000		1820	Irregular		Two-story, side gable, five bay, added gable and shed dormers. Remodeled multiple times, most recently 2017-2018. In 20th century, Locke Store, then restaurant & pool room, then apartments. Had 2 fires. Now an Inn.	4516, 4519, 4520
12 WALBACH STREET	000018 000058 000000		1932			Altered;	4438, 4523
19 WALBACH STREET	000018 000038 000000		1750	Center Chimney		Had a store once	9724
33 WALBACH STREET	000018 000072 000000		1660				5342, 5343, 5344_2021- 06-17 photos
40 WALBACH STREET	000018 000071 000000		1760	Cape Cod House			4436
50 WALBACH STREET	000018 000070 000000		1780	Irregular		Originally three-bay, center-chimney. Significantly expanded in recent decades. Stone retaining walls. Boathouse across road. Additions-shed dormer, polygonal bay window.	4434, 4435
61 WALBACH STREET	000018 000073 000000	George Walton's Tavern	1647	Center Chimney	Colonial Revival		4430, 4432, 4433

## AREA FORM

## NEW CASTLE TOWNWIDE AREA FORM

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
5 WALTON ROAD	000012 000015 000000		1961	New Traditional Shingle		Original 1961 ranch extensively renovated ca. 2018. Roof raised, all new finishes, fenestration	5391, 5392
17 WALTON ROAD	000012 000016 000000		1963	Cape Cod Form			9552
22 WALTON ROAD	000012 000030 000000		1965	Split-Entry Form			5395, 5396
29 WALTON ROAD	000012 000017 000000		1967	Back-to-back duplex		Updated. Side gable, shed-roof dormers	5394, 5420, 5421
57 WALTON ROAD	000012 000019 000000		1966	Colonial Form Mid-Century modern		2-story, mid-century fenestration pattern, vertical board siding, may be Colonial form?	5422
63 WALTON ROAD	000012 000020 000000		1963	Transitional Ranch Form		Updated	5423, 9553, 9554
75 WALTON ROAD	000009 000001 000000		1965	Cape Cod Form Gambrel		Large wing addition	5424, 5425, 5426, 5430
89 WALTON ROAD	000009 000002 000000		1970			Updated. One-and-a-half story, side gable, attached garage. Gabled and shed dormers and front porch added after 2003.	5427, 5428
110 WALTON ROAD	000008 000007 000000		1966	Ranch House Form		Updated	5493, 5494
111 WALTON ROAD	000009 000003 000000		1970			Updated	5429
115 WALTON ROAD	000009 000008 000000		1968		Contemporary		5487, 9555, 9556, 9557

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
137 WALTON ROAD	000009 000024 000000		1964	Cape Cod Form		Three-bay, recessed center entry, wood sash windows, polygonal oriel, below grade garage	5458, 5459
159 WALTON ROAD	000009 000025 000000		1974	Modern Shed Roof Form			5460, 5461, 9558, 9559
164 WALTON ROAD	000008 000005 000000		1966	Ranch House Form		Updated	5470
172 WALTON ROAD	000008 000003 000000		1966	Ranch Form			5466, 5467, 9563
180 WALTON ROAD	000008 000001 000000		1971	Ranch Form		6/6 wood sash windows, shingle siding	5462, 5463, 9560, 9561, 9562
12 WENTWORTH ROAD	000018 000068 000000		1800	Center Chimney		3-bay; 1992 moved to this site and renovated with new fenestration patterns	4428
16 WENTWORTH ROAD	000018 000067 000000	Thomas Bell House	ca. 1650/1776/1 990s	Ell House		Modified multiple times, like had a store on one side. Originally gable roof; gambrel roof added after 1990s fire. Rear-wall flue chimney, small rear ell	4426, 4428
20 WENTWORTH ROAD	000018 000066 000000		1732	Cottage		Three-bay, center flue chimney, gabled dormers, later shed-roofed wing addition. Small hip-roofed outbuilding w/shi lap siding.	4427, 4429
24 WENTWORTH ROAD	000018 000065 000000	Joseph Morse House	1676	Cottage		3-bay wide; no center chimney; dormers added	4426
34 WENTWORTH ROAD	000018 000064 000000	Ivan Meloon House	1855	Cottage	Shingle	Gambrel roof, hip-roofed dormers; 2020 garage addition	4425, 9686

## AREA FORM

## NEW CASTLE TOWNWIDE AREA FORM

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
39 WENTWORTH ROAD	000013 000026 000000	Thomas Haywood House	ca. 1775- 1800/1880s/ 1940s/2019	Hall-and-Parlor			5349, 5350, 5351, 5352, 5369, 5370, 9721, 9722, 9723
55 WENTWORTH ROAD	000013 000027 000000		1900	Bungalow		Altered fenestration, later rear addition	5371, 9712, 9713
85 WENTWORTH ROAD	000013 000029 000000		1812	Hall-and-Parlor One Story	Greek Revival	Greek Revival frontispiece with fluted trim and corner blocks, rear wall chimney, gabled dormers, later rear additions	5551, 5552
86 WENTWORTH ROAD	000013 000005 000000		1955	Cape Cod Form		replacement windows/garage front ell	5545, 9685
91 WENTWORTH ROAD	000013 000030 000000		1891		Shingle Style	Update/addition. Two-story, gambrel roof, shed-roof dormers. Garage addition.	5553, 5554, 5555, 5556, 9678
118 WENTWORTH ROAD	000013 000002 000000		1953	Ranch Form		Updated extensively in 2014-2015	5540, 5541, 9683, 9684
153 WENTWORTH ROAD	000010 000010 000000		1900	Irregular		Two-story, hip roof, vinyl siding, small one- story wing addition. Moved to this location; former military quarters	5559, 5560, 9680, 9681, 9682
160 WENTWORTH ROAD	000010 000007 000000		1850 ca.	Cottage		Enclosed full-width front porch, gabled dormer, replacement windows	5691
161 WENTWORTH ROAD	000010 000017 000000		1940	Bungalow			5571, 5572

**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
170 WENTWORTH ROAD	000010 000005 000000		1940	Bungalow		Altered	5688, 5693
174 WENTWORTH ROAD	000010 000004 000000		1930	Center Entry		Altered	5686, 5687, 5692
175 WENTWORTH ROAD	000010 000019 000000		1941	Minimal Traditional		3-bay, rock face concrete block foundation, original 6/1 windows, replacement vinyl siding, detached garage	5569, 5570, 5573
183 WENTWORTH ROAD	000010 000020 000000		1942	Cape Cod Form		3 bay, shingled 1-story original wing, 6/1 wood sash windows	5574, 5575
212 WENTWORTH ROAD	000010 000002 000000		1955	Cape Cod Form		Updated, side addition	5681, 5682
218 WENTWORTH ROAD	000010 000001 000000		1940	Minimal Traditional		Updated, new windows, exterior cladding, and small addition	5679, 5680
224 WENTWORTH ROAD	000005 000012 000000		1943	Transitional Ranch Form		Updated	5677, 5678
238 WENTWORTH ROAD	000005 000011 000000		1880	End House	Queen Anne		5675, 5676, 9655, 9656
258 WENTWORTH ROAD	000005 000007 000000		1952	Minimal Traditional		New windows recently replaced original 8/8 wood sash windows, classical door surround	5668, 5670, 9654
250 WENTWORTH ROAD	000005 000010 000000		1953	Transitional Ranch Form			5669, 5674
252 WENTWORTH ROAD	000005 000009 000000		1957	Ranch Form		Garage doors replaced since 2011	5673, 9655



**AREA FORM****NEW CASTLE TOWNWIDE AREA FORM**

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
266 WENTWORTH ROAD	000005 000006 000000		1900	Side gable		Updated. Two-and-a-half story, side gable oriented to road, four-bay wide. Modified fenestration. Had store originally.	5666, 5667, 5671, 9653
301 WENTWORTH ROAD	000005 000013 000000		1935			Altered. One story, side gable roof with shed extension, large garage wing, vinyl siding	9648, 9650, 9651
314 WENTWORTH ROAD	000005 000005 000000		1900	Bungalow			5662, 5663
372 WENTWORTH ROAD	000005 000003 00000A		1968	Cape Cod Form Gambrel			5719
410 WENTWORTH ROAD	000004 000004 000000		1947	Cape Cod Form			5718
588 WENTWORTH ROAD	000002 000043 000010	Wentworth Hotel	1874	Hotel	French Second Empire		9590, 9597, 9598, 9601
WENTWORTH ROAD	000002 000043 0000S1	Condo Association Club	1900	Irregular		One-and-a-half story, side gable, gabled front bay, gabled dormers, later two- and one-story additions, altered fenestration	9615, 9616
WENTWORTH ROAD	000019 000003 000000	Fort Constitution				Not publicly accessible.	
9 WILD ROSE LANE	000005 000014 000000		1966	Cape Cod Form			5609, 5610

## AREA FORM

## NEW CASTLE TOWNWIDE AREA FORM

ADDRESS	TAX MAP- PARCEL NUMBER	NAME (if known)	Approx. Construct. Date	FORM	STYLE	NOTES	PHOTOS NO.
75 WILD ROSE LANE	000005 000016 000000		1958	Contemporary	Mid-century Modern		5611, 5612, 5613, 5614, 5615, 5617, 5618, 5619, 9636
92 WILD ROSE LANE	000005 000001 000000		1955	Split-Level Form		Updated after 2011	5647
129 WILD ROSE LANE	000003 000001 000000		1880	Irregular		Altered with several expansions. Two-story hip and gable roof. Older two-bay stone garage. New connected two-bay gable roof garage (2021)	5621, 9637, 9638
136 WILD ROSE LANE	000003 000008 00000A		1895	Center Entry	Shingle/Colonial Revival		5642, 5643, 5644, 5645, 5646
149 WILD ROSE LANE	000003 000002 00000A		1883	Complex, Shingle			5622, 5624, 5625, 5629, 5630
149 WILD ROSE LANE	000003 000002 00000A		1900	Garage	Colonial Revival		5623,
174 WILD ROSE LANE	000003 000005 000000		1970	Cape Cod Form Gambrel			5634, 5635, 5636, 9643
204 WILD ROSE LANE	000003 000004 000000		1969	Side gable	Mid-century Modern		5633, 9642
WILD ROSE LANE	000003 000003 000000	Fort Stark	1903-1911				5626, 5631, 5632, 9639, 9640, 9641