

Guide to Architectural Forms and Styles in New Castle

New Hampshire

PRESERVATION COMPANY
Kensington, NH



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Guide to Architectural Forms and Styles

Historically, investigation of buildings has focused on style. It also has tended to emphasize buildings designed by architects or occupied by the elite in a community. An analysis of buildings by types and forms provides a more expansive and complete understanding of buildings associated with localities, periods, and groups. The following typology focuses on house types in particular, as they comprise the greatest number of buildings in New Castle. A house type is a combination of form and plan or spatial configuration, utilizing a particular structural system and featuring some architectural decoration, often quite modest. **Form** is the shape of the building comprised of its footprint; massing, including its roof type, number of stories, fenestration patterns (window and door openings); and plan. The last is important because it provides information about household organization and in particular the occupants and how they used the spaces. It provides a window into ideas about privacy, domesticity, agricultural practices, and numerous other aspects of domestic life. Form contributes to **Style** which is defined not only by the shape and massing of the building and fenestration patterns but also its type and location of any decorative detailing.

This methodology derives from that established for the study of regional or vernacular architecture, or the common buildings of a given time and place. In *Invitation to Vernacular Architecture* Thomas Carter and Elizabeth Collins Cromley describe vernacular architecture as “the architecture most people build and use, comprising buildings that are commonly encountered” (p. 8).¹ Vernacular architecture refers to quantity rather than quality.

The list below provides the key characteristics of the types and identifies one or more examples in New Castle that retain all, or a majority of, the character-defining features for a particular form or style. Twenty-two **Forms** and twelve **Styles** have been identified in New Castle and are described in detail here. An understanding of character-defining features not only provides the Historic District Commission with a means to evaluate if a building has integrity based on whether it retains a majority of its character-defining features, but it can also assist homeowners in recognizing such features in their house. Historic buildings typically have been modified over time, but if those changes have occurred in the historic period and the character-defining elements for those different periods remain legible, then they become part of the building’s character-defining features.

Examples for each Form and Style were selected to show the most representative buildings within the town of New Castle for a particular Form and/or Style. The examples may also illustrate that a building rarely features character-defining features from just one historic period.

Building Typologies (Forms)

The time span for a form is approximate. The floor plans are meant to be representative; there will be variations for each house.²

¹ Thomas Carter and Elizabeth Collins Cromley, *Invitation to Vernacular Architecture: A Guide to the Study of Ordinary Buildings and Landscapes* (Knoxville, TN: University of Tennessee Press, 2005).

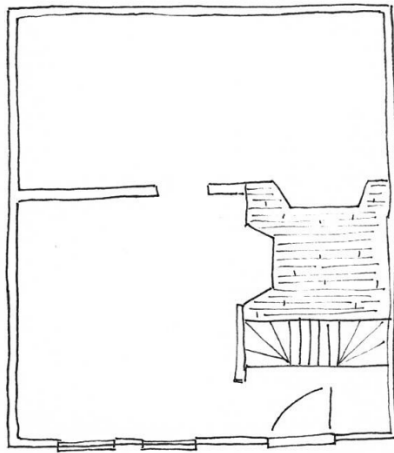
² *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture* by Virginia Savage McAlester was particularly helpful for forms and styles of the second half of the twentieth century and the twenty-first century. See bibliography for complete publication information.

1) End Chimney, 17th century-ca. 1830

End Chimney Houses, also called half houses, are rare in the New Castle in large part because they likely were expanded at a later date, often with additional bays on the other side of the chimney bay to create a four- or five-bay building.

- a) Three bays wide with entry in first or third bay³
- b) Side gable roof with chimney in first or third bay
- c) One or two stories, often with rear ell
- d) Wood clapboard exterior sheathing
- e) Wood multi-light window sash, 9/6 or 6/6 most common but also 2/2 replacements
- f) Minimal architectural detailing but may include molded window trim and entry treatment such as sidelights, transom, and/or frontispiece (the whole of the decorative detailing or ornament around the doorway)

Example: none



End Chimney Plan (Preservation Company 2019)

³ Bays refer to spaces between structural posts or framing members.

2) Hall-and-Parlor, 18th century-ca. 1830

This house form is another early house form in New Hampshire, typically found in village and town centers and one that remained popular in New Castle into the early nineteenth century, in one-story and two-story versions. New Castle has multiple examples, largely concentrated in the local historic district, in both one-story and two-story buildings. While the extant examples have gable roofs, historic photographs show no longer extant examples with gambrel roofs. Though it can be expanded over time, in New Castle such changes at least into the twentieth century were modest, leaving the original configuration legible. The main block often has a rear ell, likely a later addition in the historic period. Most of the examples in New Castle, largely concentrated in the local historic district, have been modified or altered to varying degrees, initially in the historic period, owing to their age and comparatively modest original footprint, and again in the last several decades with updates. While earlier alterations typically include added dormers, wings, and/or ells in addition to updating the window sash, more recent work has tended update the building with all new exterior cladding and window sash, albeit in a manner of historic features. This type appears to have remained popular until ca. 1830.

- a) One or two stories plus attic
- b) Five bays wide, one room deep
- c) Center chimney
- d) Wood multi-light window sash, 9/6 or 6/6 most common or 2/2 nineteenth-century wood replacements
- e) Wood clapboard exterior sheathing
- f) Minimal architectural detailing but may include molded window trim, entry treatment such as sidelights, transom, and/or frontispiece, thin corner boards, flush raking cornice, and in nineteenth-century examples cornice returns
- g) Interior plan of one room on either side of lobby entry

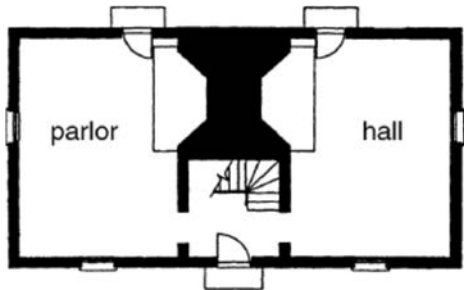
Examples: 155 Main Street, 42 Piscataqua Street



155 Main Street



42 Piscataqua Street



from NH Architectural Survey Manual (NHDHR)

3) Cape Cod House, ca. 1720s-ca. 1830s

Another early house form constructed in New Castle in the eighteenth and first quarter of the nineteenth century is a Center Chimney House. This form is used for one-story plus attic and two-story plus attic houses. The plan consists of three to five rooms arranged around a central chimney stack. The one-story type is known as a **Cape Cod House**. Most of the examples in New Castle, largely concentrated in the local historic district, have been modified or altered to varying degrees, initially in the historic period, owing to their age and comparatively modest original footprint, and again in the last several decades with updates. While earlier alterations typically include added dormers, wings, and/or ells in addition to updating the window sash, more recent work has tended update the building with all new exterior cladding and window sash, albeit in a manner of historic features. This type appears to have remained popular until ca. 1830.

- a) One story and attic
- b) Gable roof with center chimney
- c) Four or five bays wide, two rooms deep front to back or double pile⁴
- d) Flush raking cornices on gable ends
- e) Historically small narrow multi-light wood sash windows (9/6 or 6/6 most common or 2/2 nineteenth-century wood replacements) set close together and abutting the eaves
- f) Often a transom light above the entry door illuminating the lobby entry
- g) Typically fieldstone foundations, but occasionally brick foundations especially by the nineteenth century
- h) Typical later modifications in historic period may include added wings, ells, and/or dormers
- i) Wood clapboard exterior sheathing
- j) Decorative detailing varies according to period of construction (see styles below) but typically a modicum of Georgian, Federal, and/or Greek Revival elements around window and door openings
- k) Plan consisting of center lobby entry with stairway abutting the chimney, two rooms in the front pile flanking the chimney and one to three rooms in the rear pile

Examples: 95 Piscataqua Street, 70 Main Street

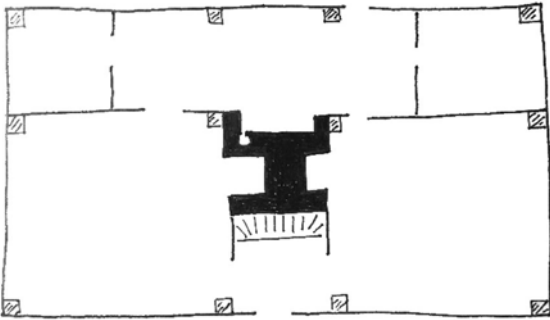


95 Piscataqua Street

⁴ The four-bay version is commonly referred to as a ¾ Cape House. Pile refers to the number of rooms from front to rear.



70 Main Street



Cape Cod House (Preservation Company 2019)

4) Center Chimney, ca. 1720s-1820s

The two-story version of the most common house form constructed in New Castle in the eighteenth and first quarter of the nineteenth century is 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. New Castle has 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.

- a) Two stories plus attic
- b) Gable roof with center chimney
- c) Five- or three-bay façade, symmetrical fenestration with pairs of windows flanking the center entry
- d) Wood clapboard exterior sheathing
- e) Typically fieldstone foundations
- f) Historically multi-light wood sash windows (9/6, 6/6 most common or 2/2 nineteenth-century replacements)
- g) Decorative detailing varies according to period of construction (see styles below) but typically a modicum of Georgian and/or Federal
- h) Plan of lobby entry, one room flanking either side of center chimney in front pile and one large room and often one or two smaller rooms in rear pile

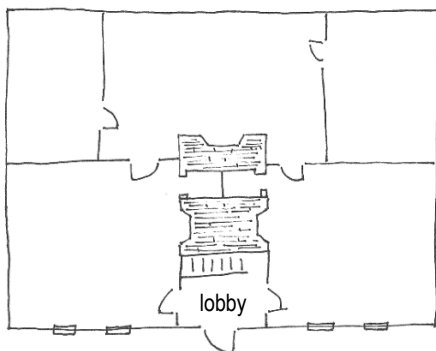
Examples: 33 Piscataqua Street, 19 Walbach Street



33 Piscataqua Street



19 Walbach Street



Center Chimney Plan (Preservation Company 2019)

5) Center Hall, ca. 1730s-1820s

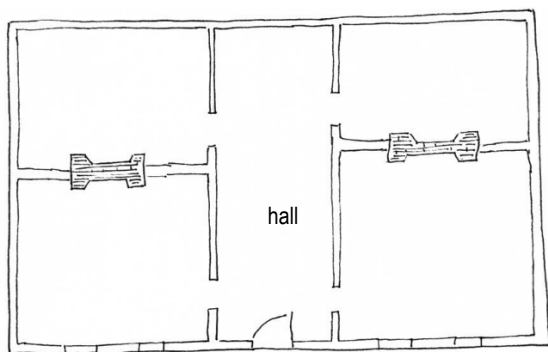
By the late colonial period in New Hampshire, typically a town's most prosperous residents constructed two-story plus attic Georgian houses for themselves. Because of its larger size, this form, though built into the Federal period in New Hampshire's larger towns, is quite rare in New Castle. Only two examples are present, and both have been updated.

- a) Two stories plus attic
- b) Five-bay façade with pairs of windows flanking center entry
- c) Chimneys typically on interior between front and rear rooms or occasionally on end walls
- d) Gable or hip roof
- e) Wood clapboard exterior sheathing
- f) Typically fieldstone foundations
- g) Wood multi-light sash windows, 9/6 or 6/6 historically, often replaced with 2/2 in the historic period
- h) Decorative detailing varies according to period of construction (see styles below) but typically a modicum of Georgian and/or Federal
- i) Plan characterized by two tiers of rooms on either side of a center stair hall

Example: 17 Becker Lane



17 Becker Lane



Center Hall Plan (Preservation Company 2019)

6) Ell House/L House, ca. 1810s-1840s

In the Federal period (ca. 1790 to ca. 1830) 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 form but in fact were only one-room deep.

- a) Is an historic term
- b) Consists of a two-story plus attic main block and one or two-story rear ell, creating an L-shaped footprint
- c) Typically five-bay façade with center entry but also four bay on occasion
- d) Gabled or hipped roof
- e) Typically chimneys on rear wall of main block (but can be integral on gable ends) and on gable end of rear ell
- f) Wood clapboard exterior sheathing
- g) Typically fieldstone foundations, but occasionally brick foundations
- h) Typically regular fenestration and wood multi-light sash windows, usually 6/6 historically, often replaced with 2/2 in the historic period
- i) Stylistic finishes typically Federal, Greek Revival, or a combination of those
- j) Plan typically consists of one room on either side of center stair hall with kitchen and other service spaces in rear ell

Examples: 15 Cape Road, 17 Elm Court, 23 Main Street



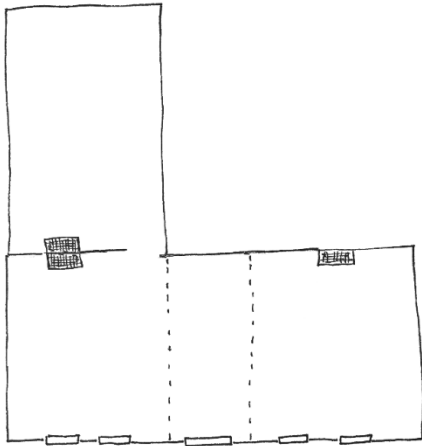
15 Cape Road



17 Elm Court



23 Main Street



Ell House Plan (Preservation Company 2019)

7) Center Entry Form, ca. 1830s-1910s

This form became popularized beginning in the second quarter of the nineteenth century, typically built for a town's more prosperous residents. Though the Center Entry Form resembles the Center Hall house on the exterior, the plan is different in that the stair hall usually does not extend the full depth of the building and the service spaces, such as the kitchen, frequently are located in a one- or two-story rear ell. In addition, the plan of the main block typically features a center stair hall (not full depth) flanked by 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. Most examples in New Castle are from the late nineteenth or early twentieth century.

- a) Typically consists usually of a two-story-and-attic main block with a one- or two-story rear ell
- b) Façade is usually five bays wide with center entry
- c) Main block is often two rooms deep but in some instances is not a full two rooms deep
- d) Wood frame construction
- e) Gable roof (but occasionally mansard roof or hip roof)
- f) Often additional massing elements such as bays on façade or side elevations or porches
- g) Rear ell may have dormers
- h) Typically wood clapboard exterior sheathing, but in the late nineteenth and early twentieth century may be shingles or a mix of the two
- i) Regular fenestration, typically multi-light wood window sash with varied configurations depending upon period of construction but 6/6 or 2/2 sash most common, or 2/1 on occasion
- j) Decorative detail typically Greek Revival, Greek Revival/Italianate, Italianate, Gothic Revival, Queen Anne, or Classical
- k) Plan consists of one or two rooms on either side of a central stair hall (not full depth) with service spaces in rear ell

Examples: 3 Oliver Street, 107 Piscataqua Street, 93 Portsmouth Street



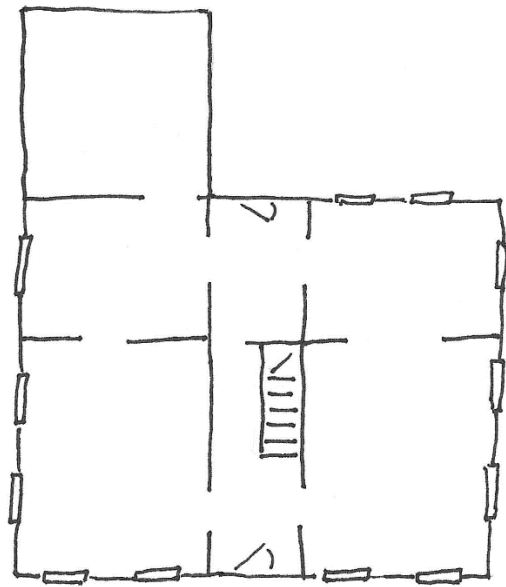
3 Oliver Street



107 Piscataqua Street



93 Portsmouth Street



Center Entry Plan (Preservation Company 2019)

8) End House, ca. 1820s-1910s

Residential architectural forms underwent a significant transformation beginning in the second quarter of the nineteenth century when a new house type gained popularity in New England. The rise of this house type is associated with the change in the outward appearance of houses with the reorientation of the house to the street to produce the gable-fronted house, historically known as the **End House**. While retaining the rectangular gable-roofed block, the massing was significantly altered by 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. At the same time, service spaces were moved into secondary ells or wings. This form remained popular into the early twentieth century in both one-story plus attic and two-story plus attic versions.

- a) Front gable (roof ridge perpendicular to the front wall so the façade is the flat gable end)
- b) Typically three bays wide, entry in the first or third bay, leading to the side hall
- c) One or two stories with attic
- d) Service spaces moved into secondary ells or wings
- e) Often additional massing elements such as projecting bays, dormers, and/or porches
- f) Wood multi-light sash windows, typically 6/6 or 2/2
- g) Wood clapboard exterior sheathing
- h) Fieldstone or brick foundation
- i) Range of styles depending upon date of construction; most common are Greek Revival, Gothic Revival, Italianate, Queen Anne, Classical, or a combination of two stylistic elements
- j) Plan typically 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

Examples: 40 Atkinson Street, 27 Steamboat Lane, 238 Wentworth Road



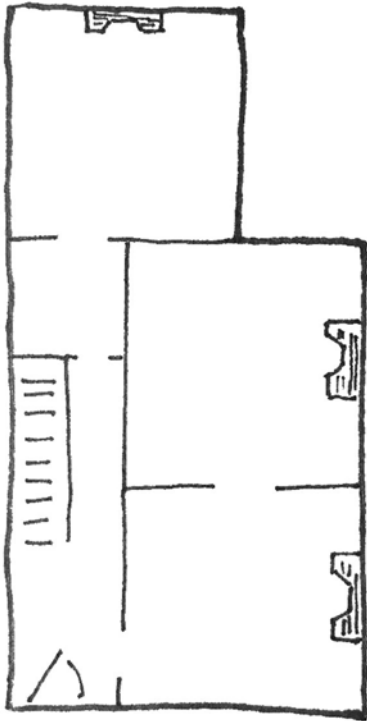
40 Atkinson Lane



27 Steamboat Lane



238 Wentworth Road



End House Plan (Preservation Company 2019)

9) Cottage, ca. 1840s-1910s

Some builders continued to use traditional forms but with modifications to chimney placement as a result of changing heating technologies and structural framing techniques. By the 1830s, builders began to modify the traditional Cape Cod form, replacing the center chimney with pairs of stove-flue chimneys, placed either between the front and rear rooms or on the gable ends. In addition, the structural framing was altered, using lengthened corner posts which provided more room at the attic level that could be used for living space.

- a) One-story and attic, often with one story and attic rear ell or wing, or one-and-a-half stories
- b) Usually one room deep but sometimes a shallow two rooms deep
- c) Higher corner posts than on a traditional Cape, so knee walls on the interior at attic level
- d) Stove flue chimney(s)
- e) Typically bilateral symmetry and regular fenestration
- f) Facade usually five bays wide with center entry but sometimes
- g) Multi-light wood sash windows (6/6 or 2/2 most common)
- h) Wood clapboard exterior sheathing
- i) Usually a brick foundation
- j) Range of styles depending upon date of construction; most common is Greek Revival, Gothic Revival, Classical, or a combination of two stylistic elements

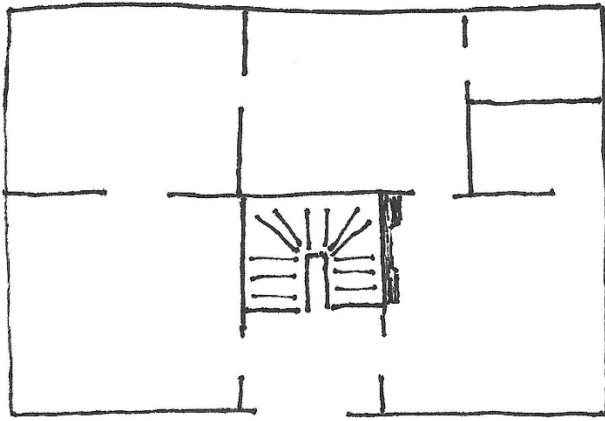
Examples: 33 Cranfield Street, 17 Oliver Street



33 Cranfield Street



17 Oliver Street



Cottage Plan (Preservation Company 2019)

10) Bungalow, 1910s-1940s

In the early decades of the twentieth century, house plans and styles were in a transitional phase. This produced some houses that blended traditional and new ideas about plan and style. Housing reform ideas ultimately led to several new house forms, the result of the movement to simplify and rationalize the home and housekeeping. The **Bungalow** was one of the new house types of this era, popularized nationally and internationally. It provided attractive living spaces within a fairly small living area. Comparatively few examples are present in New Castle.

- a) Typically one story with attic (sometimes finished for living space)
- b) Side gable roof with front and rear dormers (often shed roofed) illuminating attic story most common (though also occasionally front gable examples with full-width front porch)
- c) Front roof slope often extends out over full-width front porch
- d) Asymmetrical fenestration including pairs and banks of windows
- e) Wood sash windows occasionally with varied light configurations
- f) Wood siding, sometimes a mix of clapboards and shingles
- g) Stylistic detailing may be Craftsman, Colonial Revival, Shingle, Classical, or a combination
- h) Plan typically deep and linear with three tiers of rooms from front to back

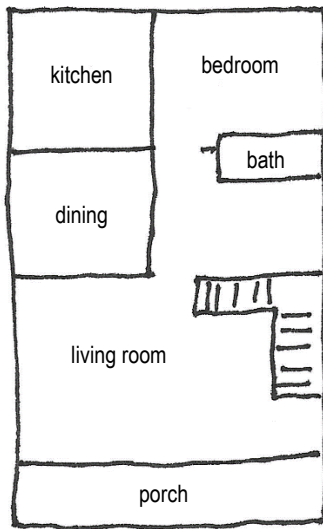
Examples: 161 Wentworth Road, 314 Wentworth Road



161 Wentworth Road



314 Wentworth Road



Bungalow Plan (Preservation Company 2019)

11) Foursquare, 1900s-1940s

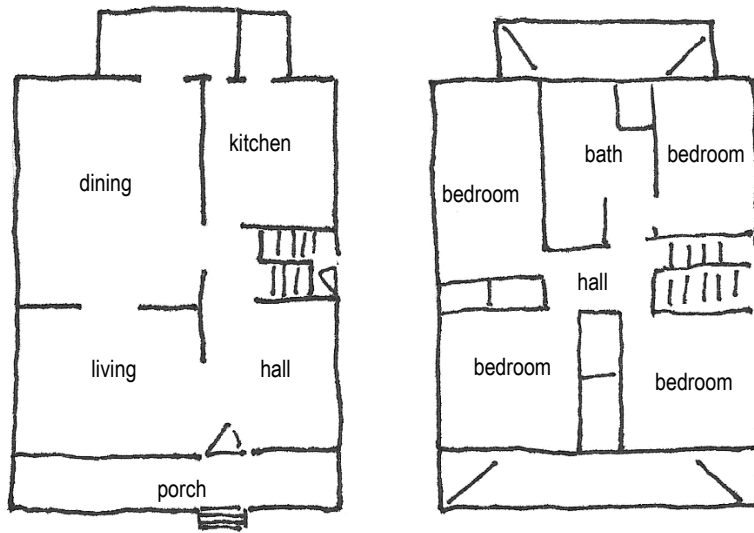
The **Foursquare** is another one of the new house types of this era, popularized regionally and nationally. Though popular regionally and nationally, only one example appears to be present in New Castle.

- a) Typically two stories with dormer lit attic
- b) Nearly square double-pile main block
- c) Hip roof is most common
- d) Façade is usually two or three bays with an offset entry (not a center entry) screened by a front porch
- e) May have a bay on the façade and/or side elevation providing additional space to the living room and/or dining room
- f) Fenestration pattern largely regular
- g) Windows maybe be all large sash windows (often in pairs) with different light configurations including 2/1 and 6/1 or even a picture window on the façade
- h) Wood exterior clapboard and/or shingle sheathing; combination of wood exterior sheathing materials common
- i) Often a fieldstone foundation
- j) Decorative ornament can be in the Craftsman, Classical, or Colonial Revival style
- k) Four-room plans include a large stair/entry area and living room in the front and a dining room and kitchen in the rear

Example: 73 Piscataqua Street



63 Piscataqua Street



Foursquare Plan (Preservation Company 2019)

12) Cape Cod Form, 1920s-present

Several earlier building forms became popular in the second and third quarters of the twentieth century but featured more open plans than the older versions. The smallest of the modern colonial models is, to distinguish it from the earlier version, the **Cape Cod Form** house. This was an extremely popular regional form, in a range of scales from minimal traditional to large main block with additional massing elements. It was typically dressed with Colonial Revival or Mid-Century Colonial Revival detailing. These single-story, side-gabled buildings often have a dormer-lit attic story, and in a nod to modern needs, often have an attached garage connected by an enclosed breezeway or family room. This has been an extremely popular form in New Castle and remains so. Multiple examples are present in a range of scales and with varying degrees of integrity.

- a) Typically one story with an attic story sometimes initially unfinished; larger ones typically have dormers
- b) More square than rectangular footprint
- c) Steeply pitched side-gable roof or variation with gambrel roof
- d) Symmetrical or nearly symmetrical façade; 3 or 5 bays and center entry or occasionally four bays with off-center entry
- e) Exterior cladding: clapboards, asbestos, or shingles
- f) Typically double-hung wood windows with multi-light sash but also sometimes picture windows
- g) Attached garage and/or small, set-back wing
- h) Center chimney or sometimes exterior brick chimney on gable end
- i) Stylistic detailing limited but with some modern interpretations of Georgian or Federal style decorative elements
- j) Plan two rooms deep, center or near center entry; side entry on three-bay examples

Examples: 98 Beach Hill Road, 8 Main Street, 24 Riverview Road, 9 Wild Rose Lane, 174 Wild Rose Lane



98 Beach Hill Road



8 Main Street



24 Riverview Road



174 Wild Rose Lane



9 Wild Rose Lane



Cape Cod Form (Preservation Company 2019)

13) Center-Entry Colonial Form, ca. 1910s-present

One of the larger types of the modern colonial models is the **Center-Entry Colonial form** (to distinguish it from the earlier version). These two-story models incorporate modern ideas about space use within a more traditional exterior appearance and detailing. Historically, this larger version has not been nearly as common in New Castle as the smaller Cape Cod Form house, though that has changed in recent years.

- a) Two stories
- b) Side-gable roof, occasionally hip roof, sometimes with gabled dormers
- c) Main block loosely based on historic Georgian form with rectangular footprint
- d) Typically bi-lateral symmetry (center entry), three or five bays; occasionally side entry, 3 bays
- e) Entry detailed with Colonial Revival detailed frontispiece
- f) Wood cladding (clapboards or shingles) or brick
- g) Wood windows, multi-light configurations (i.e. 6/6, 8/8) and occasionally a picture window or three-part window for living room
- h) Over-scaled chimney
- i) Attached garage with hyphen (breezeway or family room) or detached garage
- j) Sometimes one-story wing on side away from garage
- k) Variation: Garage roof pitch project to create nearly full-width front porch for main block
- l) Typical plan is center entry with two rooms on one side of stair hall, one large room on other side, stair hall not full depth
- m) Typically classically derived decorative detailing (Colonial Revival, Classical, Mid-Century Colonial Revival, New Traditional)

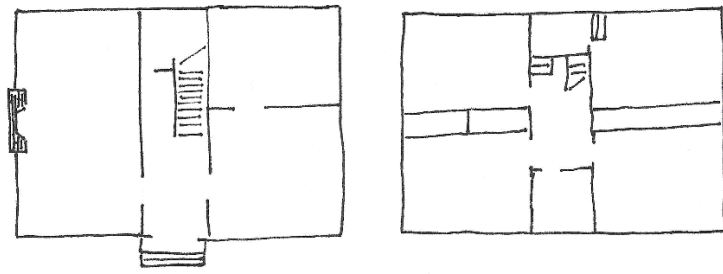
Examples: 4 Cranfield Street, 136 Wild Rose Lane



4 Cranfield Street



136 Wild Rose Lane



Center-Entry Colonial Plan (Preservation Company 2019)

14) Garrison Colonial Form, 1930s-1980s

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.

- a) Side gable roof, lower pitch
- b) Overhanging second story
- c) Typically three bays but also two and four bays
- d) Entry can be centered or in first or third bay
- e) Large chimney
- f) Attached garage with breezeway or family room or detached garage
- g) Exterior cladding wood clapboards, shingles, or brick veneer, sometimes varied by story
- h) Generally symmetrical fenestration.
- i) Windows, typically 6/6 wood sash but also other multi-light configurations and occasionally a picture window or three-part window for living room
- j) Stylistic detailing limited but occasionally with some Colonial Revival elements
- k) Plan is generally center entry with one or two rooms on either side of stair hall

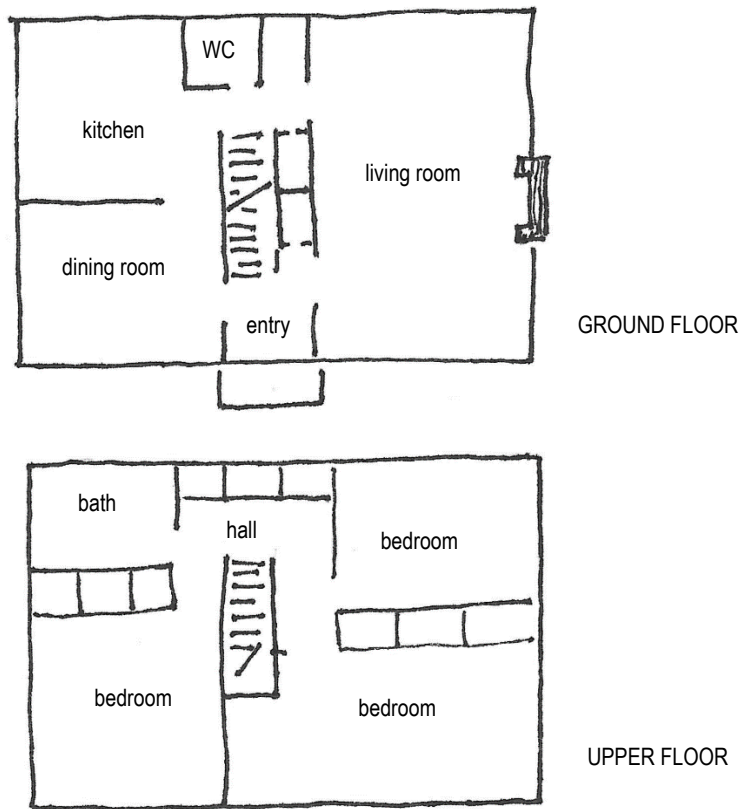
Examples: 54 Portsmouth Avenue, 97 Spring Hill Road



54 Portsmouth Avenue



97 Spring Hill Road



Garrison Colonial Plan (Preservation Company 2019)

15) Minimal Traditional, 1930s-1950s

This form, the smallest version of the basic Cape Cod form, became common particularly in the post-war period nationally. The scale and basic form emerged from guidelines provided by the Federal Housing Authority guidelines of the mid-1930s. Multiple examples are present in New Castle, though many are being replaced with new construction, or have been expanded.

- a) Small size (generally less than 1,000 square feet)
- b) Little or no exterior ornamentation or decorative detailing
- c) One or one-and-one-half stories
- d) Rectangular or L-shape footprint
- e) Asymmetrical fenestration (picture, double-hung [sometimes paired], or casement)
- f) Wood or steel frame windows, double-hung or casement
- g) Moderately pitched gable or hip roof
- h) Shallow eaves
- i) Exterior cladding typically clapboard, board and batten, or shingle
- j) Detached garage typically though can be connected with breezeway

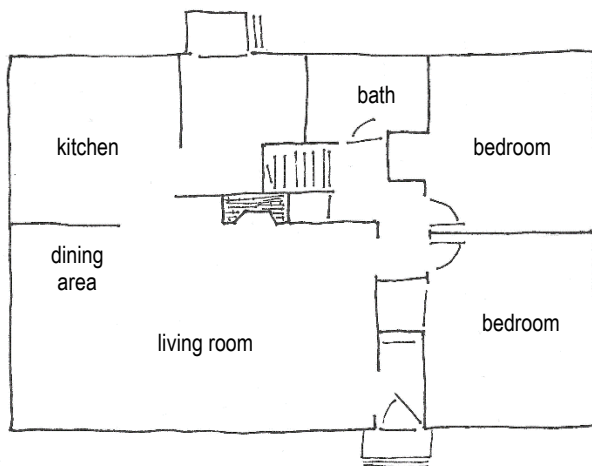
Example: 96 Portsmouth Avenue, 161 Portsmouth Avenue



96 Portsmouth Avenue



161 Portsmouth Avenue



Minimal Traditional Plan (Preservation Company 2019)

16) Transitional Ranch Form, ca. 1930s-1960s

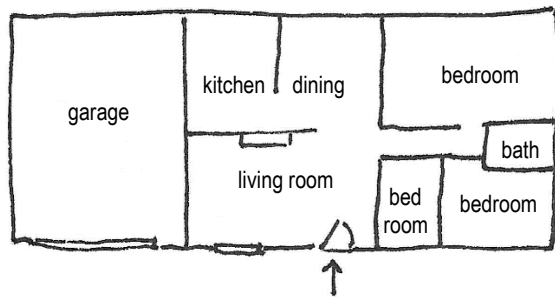
This form combines elements of the small size of the Minimal Traditional with the more linear and open plan of the Ranch form (see next item). The form was built in the 1940s and 1950s in New Castle, but a number have been replaced with new construction. Most of the remaining examples have been updated with new windows and exterior sheathing.

- a) One story horizontal massing
- b) Compact size
- c) Low-pitched pitched roof with wide overhanging eaves
- d) Asymmetrical fenestration with picture, double-hung, and/or casement windows, all typically wood
- e) Attached garage or carport common but also detached garages
- f) Exterior cladding can be just one or combination of clapboard, stone, and brick veneer

Example: 250 Wentworth Road



250 Wentworth Road



Transitional Ranch Plan (Preservation Company 2019)

17) Ranch Form, 1940s-present

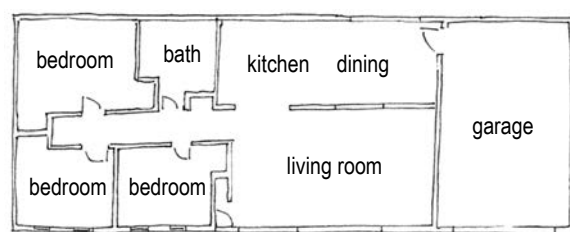
The **Ranch form** represents the final transformation of mid-twentieth-century house plans. These one-story, sprawling structures under a low-pitched hipped roof with wide eaves emphasize horizontality and a more casual lifestyle. The plan frequently consists of an entry hall that separates the bedrooms on one side and the more public spaces on the other side. Indicative of suburban residents' reliance upon the automobile the houses include integrated garages which may lead into a family room or mud room attached to the kitchen. The design aesthetic employs varied building materials, masonry panels and slab chimneys, large banks of windows or picture windows plus smaller privacy windows in the bedrooms, and little or no historical detailing. The Ranch form was never as popular in New England as it was in other parts of the United States, though plenty of examples are present in New Castle, though many have been updated with replacement windows and exterior sheathing, along with sometimes altered fenestration.

- a) One-story horizontal massing, sometimes with staggered roof line
- b) Low-pitched roof often with deep eave overhangs
- c) Asymmetrical fenestration
- d) Large expanses of windows, picture windows, bands of windows, clerestory or privacy windows
- e) Window types include typically are double-hung, casement, picture, and occasionally awning or fixed; materials typically wood though occasionally the frames may be steel or aluminum
- f) Combination of exterior cladding materials (wood, brick, accent veneer)
- g) Wide chimneys, either interior or exterior
- h) Attached garages, carports, breezeways
- i) Colonnaded porches along façade
- j) Wrought iron or wood accents, particularly around entry
- k) Patios, built-in planters at entry
- l) Zoned floor plan with public spaces keyed to outdoors and rear patio

Example: 172 Walton Road



172 Walton Road



Ranch Plan (Preservation Company 2019)

18) Split-Level Form, ca. mid-1940s-1970s

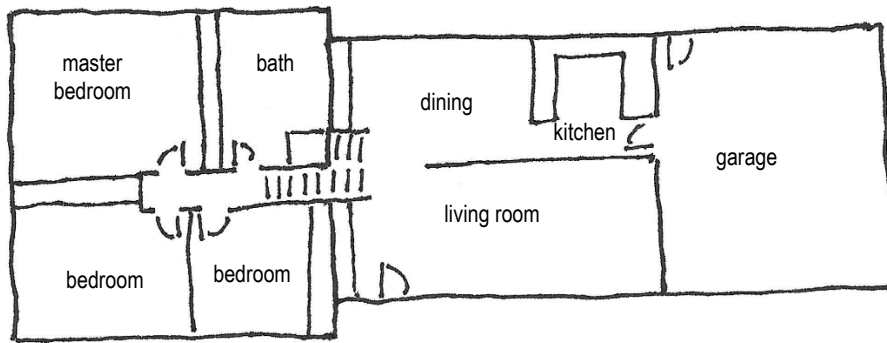
This form gained popularity beginning in the mid-1950s. Like the Ranch form, the Split-level separates public and private living spaces but located on three levels of living space. The form consists of a two-story section which usually contains the bedrooms above a garage, utility space, and a third 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 are often similar to those seen on Ranches, along with deep eaves and other characteristics. Though not common in New Castle, some examples are present.

- a) Form typically consists of a two-story section and one-story
- b) Varied roof heights on split-level
- c) Integrated garage
- d) Varied exterior cladding like on a Ranch
- e) Low-pitched gable or hip roof with wide eaves
- f) Asymmetrical fenestration
- g) Entry usually slightly off center, can be recessed
- h) Window types and materials like on a ranch
- i) Picture or bank of windows denote the public or living rooms; smaller windows denote bedrooms, usually above the garage
- j) Wide, visually prominent chimneys
- k) Architectural detailing can include Colonial Revival features
- l) Prominent front entrances often with double-leaf doors, transoms, decorative lights, extra height
- m) Wrought iron or wood accents, particularly around entry
- n) Three-level or zone plan consists of family room and garage on lowest level; kitchen, dining, and living areas on mid-level; and private spaces such as bedrooms and bathroom(s) on top level

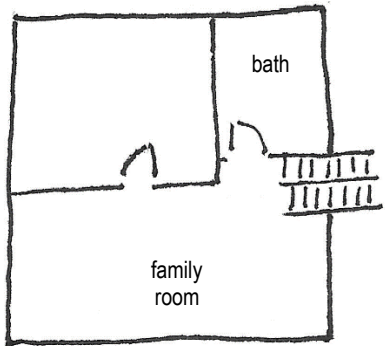
Example: 188 Portsmouth Avenue



188 Portsmouth Avenue



UPPER and GROUND LEVELS



LOWER
LEVEL

Split-Level Plan (Preservation Company 2019)

19) Split-Entry Form (also called Split-Foyer), ca. 1940s-1970s

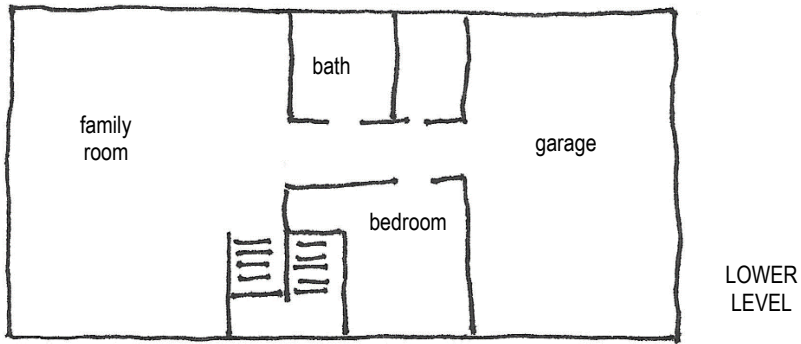
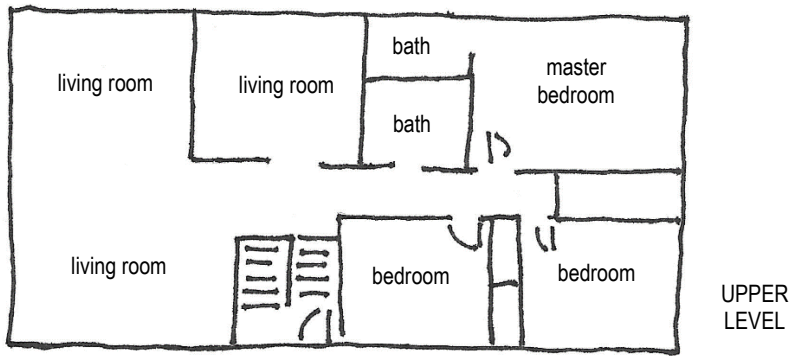
In the post-war period some builders employed a new house form that featured a two-story block with a plan that featured some more formal spaces but also some of the open plan of the ranch. A center entry positioned between the primary living areas, an above-grade basement with some finished spaces (and often the garage), and frequently an overhanging upper story are some of the key defining characteristics. On the interior, the entry hall with an open stair leads down to the lower level and up to the primary living spaces. Only two examples have been identified in New Castle.

- a) Two stories
- b) Upper level frequently cantilevered over elevated or partially elevated basement story
- c) Center or nearly center entry positioned between the two main living levels and often recessed
- d) Primary spaces (living room, dining room, kitchen, bedrooms, bathroom) on upper level
- e) Lower level typically includes recreation room, utility room, often integrated garage, and occasionally additional bedrooms
- f) Large expanses of windows, picture windows, bands of windows, clerestory or privacy windows
- g) Window types include double-hung, typically arrayed as bands of windows (ribbon windows), casement, picture, and clerestory; materials may be wood, steel, and/or aluminum
- h) Combination of exterior cladding materials (wood, brick, accent veneer), with wide gauge clapboarding if present
- i) Wide chimney or prominent, either interior or exterior
- j) Traditional or classically derived ornament around entry, sometimes wrought iron

Example: 22 Walton Road



22 Walton Road



Split-Entry Plan (Preservation Company 2019)

20) Bi-Level Form, ca. 1950s-1970s

The Bi-Level Form is a variation of the 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. The distinguishing characteristics 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. Like the other multi-level house forms, the Bi-Level is relatively rare in New Castle.

- a) Two stories
- b) Partially elevated basement story
- c) Center or nearly center entry at grade and often recessed
- d) Primary spaces (living room, dining room, kitchen, bedrooms, bathroom) on upper level
- e) Lower level typically includes recreation room, utility room, often integrated garage, and occasionally additional bedrooms
- f) Large expanses of windows, picture windows, bands of windows, clerestory or privacy windows
- g) Window types include double-hung, typically arrayed as bands of windows (ribbon windows), casement, picture, and clerestory; materials may be wood, steel, and/or aluminum
- h) Combination of exterior cladding materials (wood, brick, accent veneer), with wide gauge clapboarding if present
- i) Wide chimney or prominent, either interior or exterior
- j) Traditional or classically derived ornament around entry

Example: 37 Beach Hill Road



37 Beach Hill Road

21) Modern Shed-Roof Form, ca. mid-1960s-ca. 1990

The primary character-defining features of this form are the multiple shed roofs and asymmetrical geometric massing. While this form is not common in New Castle, there are some intact examples present. 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. In New Castle, their construction represents both types of housing.

- a) Multiple shed-roofs, typically multi-directional, and often at different heights, with no or few overhangs or eaves
- b) Geometric, asymmetrical massing and fenestration patterns
- c) Wood exterior sheathing, frequently vertical or diagonal but also horizontal or shingles. The vertical siding is often T1-11 plywood
- d) Varied window forms and sizes, mix of fixed and operable ones, clerestory windows, picture windows, window walls on less visible, non-public elevations

Examples: 350 Portsmouth Avenue, 159 Walton Road



350 Portsmouth Avenue



159 Walton Road

22) Contemporary, ca. 1940s-ca. 1990

This form typically has an open plan but with public rooms and more private, family spaces separated by the primary entry which is frequently recessed or obscured. This form is not common in New Castle, but there are some intact examples present.

- a) Low-pitched gable roof, deep eaves, exposed roof beams
- b) Use of natural materials such as wood, stone, and brick
- c) Wide interior chimney
- d) Expanses of uninterrupted wall surfaces
- e) Banks of windows and varied window types (privacy, picture) sometimes set just under the eaves

Examples: 52 Quarterdeck Lane, 115 Walton Road, 75 Wild Rose Lane, 204 Wild Rose Lane, 159 Walton Road



52 Quarterdeck Lane



115 Walton Road



95 Wild Rose Lane



204 Wild Rose Lane



159 Walton Road

Styles, Character-defining features

A building's style is a combination of its form, fenestration patterns, roof form, and decorative components. Many buildings have only a modicum of decorative elements as such features add to the cost of a building, limiting their use on more modest residences. When ornamental elements are used, it is concentrated usually on building edges such as corners and eaves and around window and door openings. Additional decorative detailing can include varied exterior cladding materials beginning with buildings constructed in the late nineteenth century, window configurations and glazing configurations and patterns, and trim around the edges of the building and window and door openings. Many houses combine elements from two different styles rather than featuring just one because they are constructed during a period of transition or because a house has been updated after its original construction, such as with the addition of a Queen Anne-styled porch on a late eighteenth-century house. These additions are within the historic period and can be part of a building's character-defining features.

1) Georgian, 18th century

The Georgian style was prevalent throughout the English colonies and continued into the several decades after the establishment of the United States. Derived from features popularized in the Italian Renaissance, which in turn were based on classical details, Georgian elements tend to be weighty in appearance, with an emphasis on symmetry. Detailing is concentrated around window and door openings, the building's edges, including corners and at the cornice. While very fashionable examples can be elaborately decorated on the exterior, in places such as New Castle, examples have detailing limited to the doorways and window surrounds, additional ornamental elements tend to be found only on large, fashionable houses constructed by the elite of a city or town. All examples in New Castle have ornament only around the front entry, with as a transom above the door and in some instances a frontispiece consisting of pilasters support an entablature, though many of those likely date to the late eighteenth century. In addition, due to the extensive updating of many of the older houses, few retain their historic clapboard or shingle siding or their historic windows, though the new ones may convey a sense of the historic sheathing and window sash configurations and muntin profiles.

- a) Bilateral symmetry
- b) Hip or gable roof with boxed cornice, occasionally with dentils
- c) Classically inspired decorative detailing
- d) Center entry with frontispiece, often with entablature, occasionally with pediment
- e) Often transom above molded door and below frontispiece entablature
- f) Molded window caps
- g) Clapboard exterior sheathing
- h) Multi-light wood window sash (9/9, 12/12, 9/6, 6/9, 8/12, or 12/8) with thick muntins but frequently changed in historic period to 6/6 or 2/2
- i) Molding profiles heavy, based on circle

Examples: 31 Cape Road. Historic photos show original Georgian details on 17 Becker Lane, 34 Main Street that have since been removed



31 Cape Road



17 Becker Lane, ca. 1918 (before later alterations)



34 Main Street (two-story building), ca. 1905

2) Federal, ca. 1790s-1820s

The Federal style in the United States draws upon contemporary European architectural fashions, especially that of the Adams brothers in England, but within the American context. In contrast with the earlier Georgian style, the ornament was more delicate and based on early Greek and Roman forms. The molding profiles were based on the ellipsis. New Castle has no examples of the characteristic Federal style frontispieces with a semi-circular or elliptical fanlight or other common Federal style detailing found on houses in neighboring Portsmouth. Instead, any new house continued to apply that used earlier, consisting of pilasters supporting an entablature, with a multi-light transom above the door.

- a) Bilateral symmetry
- b) Hip or gable roof, occasionally with decorative detailing at cornice
- c) Ornament concentrated around front door opening, usually as a frontispiece. In prosperous towns or cities, elliptical or semi-circular fanlights and three-quarter sidelights are common
- d) Window lintels thin or occasionally splayed lintels with keystones
- e) Multi-light wood window sash (12/12, 6/9, 8/12, or 9/6) but often replaced in historic period with 6/6 or 2/2 sash
- f) Ornament more delicate than earlier period
- g) Molding profiles based on an ellipsis
- h) Based on Roman Classical details

Example: 65 Main Street



65 Main Street

3) Greek Revival, late 1820s-1850s

Greek Revival, historically known as Grecian, was popular especially in the second quarter of the nineteenth century. Based on Greek classical details, the proportions are generally weightier than the Federal style and plainer. Molding profiles are based on the Grecian ovolo. New Castle has a handful of examples with characteristic Greek Revival detailing, mostly found around the door surround and occasionally on the building corners.

- a) Historically known as Grecian
- b) Based on Grecian classical details
- c) Side gable or front gable roof
- d) Entry (sometimes recessed) with frontispiece, side lights, occasionally also transom
- e) Corner pilasters or corner boards
- f) Molded cornice and cornice returns on the gable ends or enclosed pediment on front gable end
- g) Wide frieze boards at the eaves on the primary elevations
- h) Lintels sometimes with low pitched pediment or splayed lintels
- i) Window and door surrounds with corner blocks on occasion
- j) 6/6 wood sash windows though often replaced in historic period with 2/2 or 2/1 sash windows
- k) Pedimented gabled dormers
- l) Typically wood clapboard exterior sheathing or occasionally flush board siding

Example: 33 Cranfield Street



33 Cranfield Street

4) Italianate, 1860s-1870s

This style is extremely rare New Castle, in part because relatively little new construction appears to have occurred in the decades when this style was popular. Some homeowners updated their houses in the third quarter of the nineteenth century with 2/2 wood sash windows or occasionally an updated door hood but little other evidence of the use of this style remains apparent in New Castle. A recently demolished building on Cranfield Street (an older house that had been updated and subdivided in the nineteenth century), featured a characteristic Italianate-styled entry hood and 2/2 wood sash windows. Like the preceding styles, Italianate-style detailing is concentrated around the windows, cornices, porches, doorways, and sometimes the building corners.

- a) Paneled corner pilasters
- b) Paired brackets under the eaves
- c) 2/2 wood sash windows; first-story windows sometimes larger
- d) Molded window hoods or splayed lintels
- e) Wood clapboard exterior sheathing or brick
- f) Porches with square posts (edges beveled) and brackets
- g) Additional massing elements on façade and/or side elevations, such as porches or bays
- h) Scrolled brackets supporting hood over entry

Examples: 46-48 Cranfield Street (demolished),



46-48 Cranfield Street (demolished)

5) Shingle Style, 1880s-1910s

This generally American style is essentially an amalgam of selected features of earlier building styles, combined to create a distinctive and highly recognizable style. The massing of the building is a significant component of the style as are the shingled exteriors, selected use of masonry for certain features such as porches, and often times banks of windows. While there are few examples in New Castle from the nineteenth or early twentieth century, it is a common and popular style, albeit with late twentieth or twenty-first century interpretation, for a new house construction. New Castle has one iconic historic example that evolved over time. The style is often combined with other styles, notably Queen Anne or Colonial Revival.

- a) Wood shingle exterior sheathing, also often on roofs
- b) Complex massing, varied roof forms, some steeply pitched, and cross gabled
- c) Asymmetrical footprint, facades, fenestration, and massing
- d) Banks of windows, Palladian windows, eyebrow windows
- e) Porches with Colonial Revival details
- f) Stone chimneys

Example: 149 Wild Rose Lane



149 Wild Rose Lane

6) Queen Anne, 1880s-1910s

Owing to the emergence of New Castle as a summer destination in the late nineteenth and early twentieth century, a large percentage of houses constructed in those decades featured the Queen Anne style detailing and massing.

- a) Decorative cladding materials
- b) Turned posts on front and/or side porches
- c) Asymmetrical fenestration
- d) Additional massing elements such as projecting bays and dormers
- e) Mix of wood sash windows and picture windows

Examples: 47 Cape Road, 169 Portsmouth Avenue, 238 Wentworth Road



39 Cape Road



169 Portsmouth Avenue



47 Cape Road



238 Wentworth Road

7) Classical, 1890s-1910s

New Castle has comparatively few buildings constructed with this style, which is used to distinguish it from earlier nineteenth-century styles based on classically derived ornament. This style, contemporary with the Queen Anne and early Colonial Revival period, tends to use fewer ornamental details.

- a) Sidelights around front entry and occasionally plain frontispiece
- b) 2/2 wood sash windows or occasionally 2/1 wood sash windows
- c) Clapboard sheathing typically
- d) Deep eaves and cornice returns
- e) Boxed cornice and deep entablature
- f) Corner pilasters or corner boards
- g) Tuscan columns on porches and entry porches
- h) Often additional massing elements such as projecting bays

Example: 107 Piscataqua Street



107 Piscataqua Street

8) Colonial Revival, 1880s-1940s

The Colonial Revival style first appeared in the 1880s and evolved over time. The term refers to a combination of building elements and features of the Georgian and Federal periods combined in ways that would not necessarily have been present in those eras. The style is a modern interpretation and reinterpretation of decorative elements and details from those periods. The most common character-defining feature is the emphasized front entry. One common variation is an entablature supported by pilasters and often flanking sidelights. The entablature may be topped by a pediment or above a transom or fanlight. Another common variation is a gable-roofed entry porch supported by Tuscan columns. Other details may accent the corner of the buildings, the window lintels, and/or the eaves. While in the several decades after the turn of the twentieth century the decorative details tended to be robust, and even into the early 1950s, by the 1960s the colonial inspired decorative elements became more restrained. This style is prevalent in the New Castle, as summer residents updated older historic houses beginning in the late nineteenth century and continuing into the first half of the twentieth century.

- a) Bi-lateral symmetry
- b) Multi-light wood sash windows
- c) Compass windows in gable ends
- d) Decorative window surrounds (molded lintels, flat or jack arches, other detailing)
- e) Faux louvered shutters
- f) Wood clapboard sheathing
- g) At entry, often features sidelights, fanlights, porticos with classically detailed columns and frieze or frontispiece with pilasters sometimes supporting transom or fanlight
- h) Other decorative detailing may include corner boards, quoins, cupolas

Examples: 55 Main Street, 61 Walbach Street



55 Main Street



61 Walbach Street



61 Walbach Street Doorway

9) Tudor, 1910s-1940s

This style is rare in New Hampshire in general. It is more common in suburban residential neighborhoods of New England's larger cities and adjoining towns. The character-defining features of this style are loosely based on early English building traditions combined with contemporary Craftsman styled houses with half-timbering typically a key feature. The one example in New Castle is distinctive.

- a) Steeply pitched gable roofs
- b) Steeply pitched cross gables on façade
- c) Banks of wood multi-light sash windows
- d) Arched main entry on façade
- e) Exterior brick chimney(s)

Example: 38 Laurel Lane



38 Laurel Lane

10) Mid-Century Colonial Revival, 1940s-1970s

This style, though largely contemporary with the Mid-Century Neo-Colonial, is different in that it employs more academically based design elements of Colonial and Federal-era buildings. In addition, it differs from the early Colonial Revival style to the degree that it utilizes those historic characteristics in conjunction with modern building elements such as breezeways and connected garages. Character-defining elements are also based on the massing and regular window and door openings with historically derived window openings and designs. New Castle has multiple examples, indicative of the considerable building activity on the island in the third quarter of the twentieth century.

- a) Used most frequently on building forms such as the Cape Cod form, the Gambrel- Cape Cod form, or the Center-Entry Colonial form
- b) Exterior sheathing can be wood clapboard but also shingle siding on occasion.
- c) Regular window and door openings and symmetrical facade
- d) Multi-light wood sash windows (6/6, 8/8, 12/12) often flanked by shutters
- e) Large brick chimneys, interior or exterior
- f) Arched openings on attached garage wings
- g) Academically derived decorative elements particularly around the front entry such as a door with a row of lights framed by a pedimented door surround or simply a door with a row of lights across the top, window caps, and cornice returns

Examples: 5 Beach Hill Road, 8 Beech Hill Road, 29 Laurel Road, 8 Main Street



5 Beach Hill Road



29 Laurel Road



8 Beach Hill Road



8 Main Street

11) Mid-Century Neo-Colonial, 1940s-1980s

This style, though contemporary with the Mid-Century Colonial Revival style, differs in that Colonial forms inspire the design elements, and thus it is a twentieth-century interpretation of Colonial architectural features. The features and details are not academically based. It blends elements inspired by historic buildings and modern design features. The style is defined predominantly by the footprint and massing of the building and its window types and patterns and exterior sheathing materials. Many houses built between the 1940s and 1980s in New Castle have a modicum of Mid-Century Neo-Colonial design elements.

- a) Used on building forms that are modern interpretations of Colonial forms
- b) Decorative elements limited; style defined more by massing, pattern of window and door openings, and exterior sheathing materials
- c) Most commonly used with Garrison Colonial form or other two-story forms
- d) Usually side-gable roof with overhanging eaves
- e) Siding is clapboards, wood shingles, and/or brick veneer; sometimes different materials on each story
- f) Windows frequently a combination of wood sash windows with multi-lights (often 6/6) and picture windows, all flanked by shutters
- g) Brick chimneys, usually exterior

Examples: 97 Spring Hill Road, 22 Walton Road



79 Portsmouth Avenue



22 Walton Road



97 Spring Hill Road

12) New Traditional, 1980s-present

This style represents a renewed interest in historical styles though the features are modern interpretations of historical decorative details and forms. The most common elements draw from styles popular in the early twentieth century and Colonial Revival and Shingle styles in particular, in New Castle. The massing and decorative detailing tend to be over scaled particularly in relation to the historic antecedents.

- a) Used to distinguish it from the earlier Colonial Revival styles
- b) Employs Colonial Revival elements but they tend to be more over scaled and often uses vinyl exterior clapboard sheathing
- c) Bi-lateral symmetry
- d) Multi-light wood sash windows though many often have vinyl windows with light inserts
- e) Decorative window surrounds (molded lintels, flat or jack arches, other detailing)
- f) Faux louvered shutters
- g) At entry, often features sidelights, fanlights, porticos with classically detailed columns and frieze or frontispiece with pilasters sometimes supporting transom or fanlight
- h) Other decorative detailing may include corner boards, quoins, cupolas

Examples: 20 Lilac Lane, 30 Main Mast, 168 Portsmouth Avenue, 180 Portsmouth Avenue, 106 Walton Road



20 Lilac Lane



30 Main Mast



168 Portsmouth Avenue



180 Portsmouth Avenue



106 Walton Road