

192 New Castle Ave Window Replacement Plan

December 2024

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Owners:

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Detailed Description of Proposed Work

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

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

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

Scope and Materials

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

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

Miscellaneous

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

Window Specifications

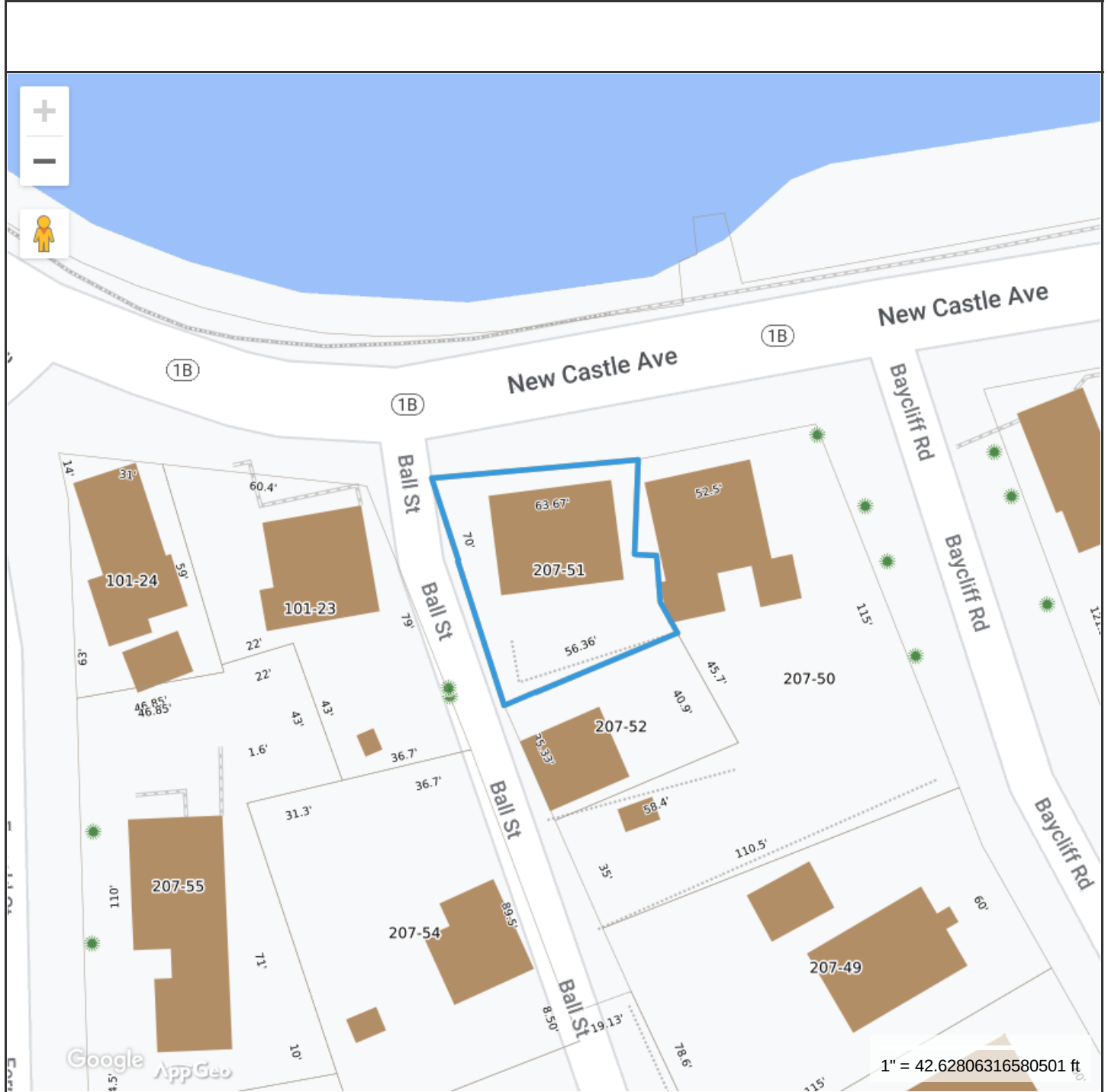
- Brand: Andersen 400 (continuity to Unit 2)
- Size: See Window Spec document attached.
- Materials: Wood and vinyl
- Type: Andersen 400 Series Tilt Wash Double Hung
- Schedules: 6-week lead time for delivery of materials. Work will commence upon receipt of windows. Work is anticipated to last approximately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

Additional Materials

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

Condominium Approval

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



Property Information

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



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

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

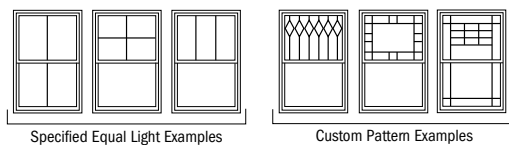
Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

Grille Patterns

	Diamond*	Prairie A	6-Light Prairie	Colonial						
Tilt-Wash Double-Hung										
Tilt-Wash Picture										
Tilt-Wash Transom										

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

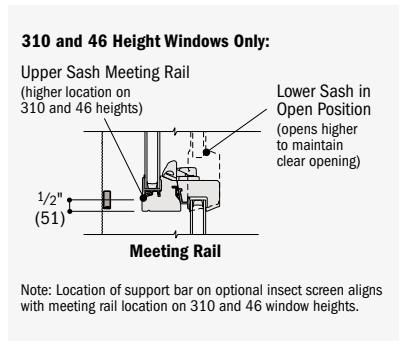
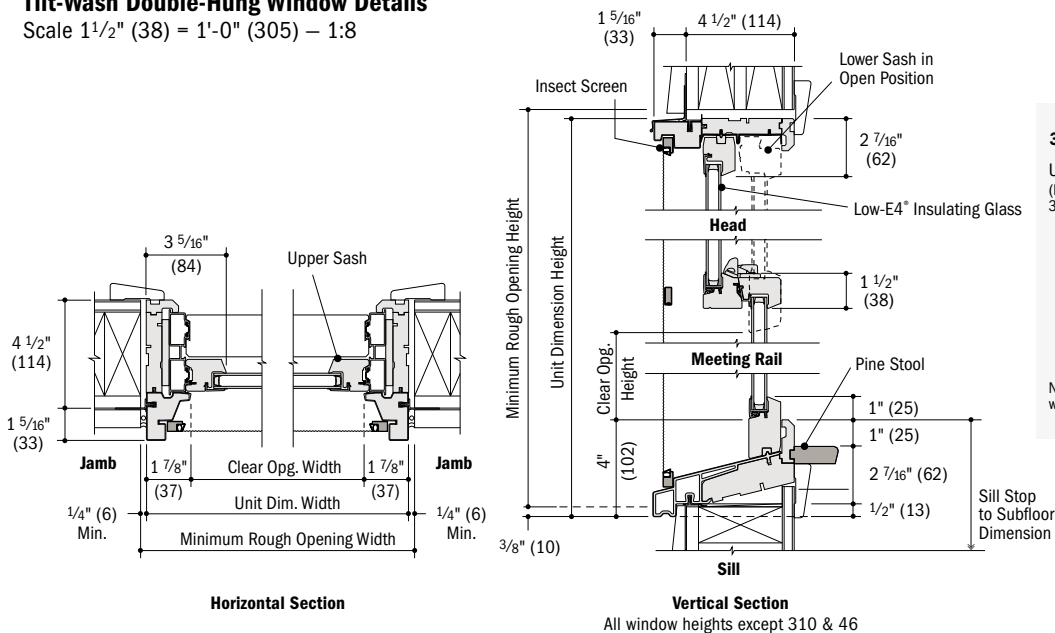
*Available only in Simulated Divided Light (SDL) configuration and only in 3/4" (19) and 7/8" (22) widths.



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

Tilt-Wash Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



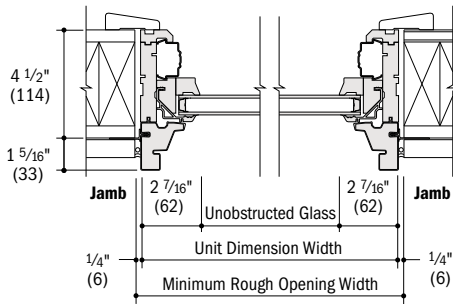
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See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

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

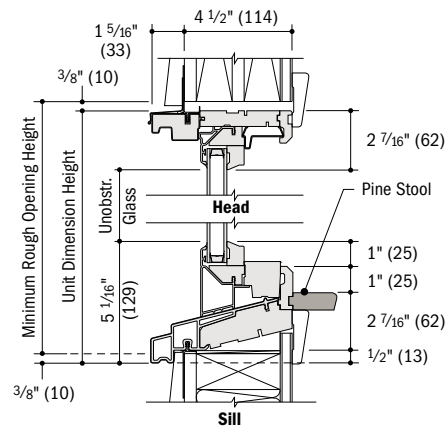
TILT-WASH DOUBLE-HUNG FULL-FRAME WINDOWS

Tilt-Wash Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



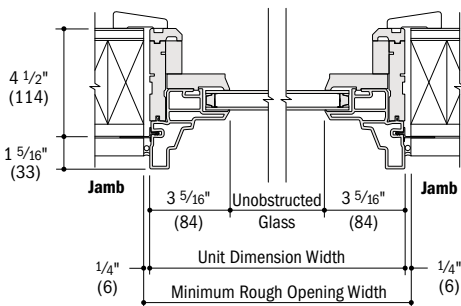
Horizontal Section



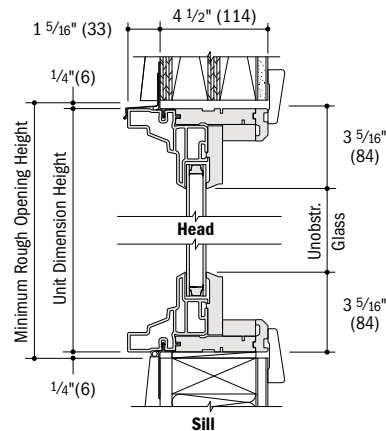
Vertical Section

Tilt-Wash Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

Horizontal (stack) Joining Detail

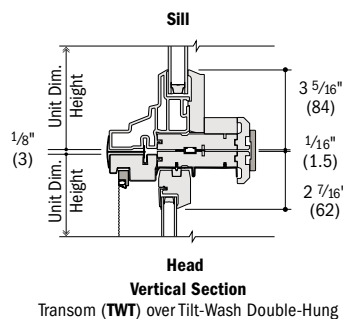
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Height

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

Overall Rough Opening Height

Overall window dimension height.*

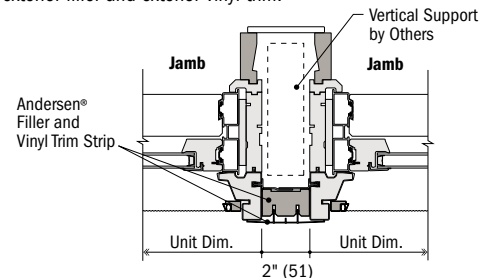


Transom (TWT) over Tilt-Wash Double-Hung

Separate Rough Openings Detail

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

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



Horizontal Section
Tilt-Wash Double-Hung and Tilt-Wash Double-Hung

Vertical (ribbon) Joining Detail

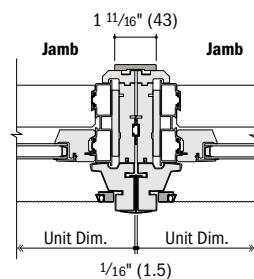
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Overall Window Dimension Width

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

Overall Rough Opening Width

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



Horizontal Section
Tilt-Wash Double-Hung to Tilt-Wash Double-Hung

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

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

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

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

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

* Dimensions in parentheses are in millimeters.

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

400 SERIES TILT-WASH DOUBLE-HUNG WINDOW

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

IS IT RIGHT FOR YOU?

Functionality

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

Material

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

[Read more →](#)









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