

# 126 STATE STREET PORTSMOUTH, NH Context, Precedent, + Design Review

MARCH 13TH, 2026

**WINTER HOLBEN**

# SITE CONTEXT - COURT ST



# EXISTING ELEVATIONS



Existing Elevation - South (Court St) | Scale: 1/8"=1'-0" @ 11x17



Existing Elevation - West | Scale: 1/8"=1'-0" @ 11x17

# EXISTING ELEVATION



Existing Elevation - East | Scale: 1/8"=1'-0" @ 11x17

# PROPOSED 3D VIEWS



Court St Perspectives



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Court St Perspectives



# DESIGN PRECEDENT



2-Story Box Bay at 24 Church St, Portsmouth



Raised Panel Box Bay



Minimal Panel Box Bay



Box Bays and Entry Elements at 481 State St, Portsmouth



Box Bay with Pronounced Verticals and Base

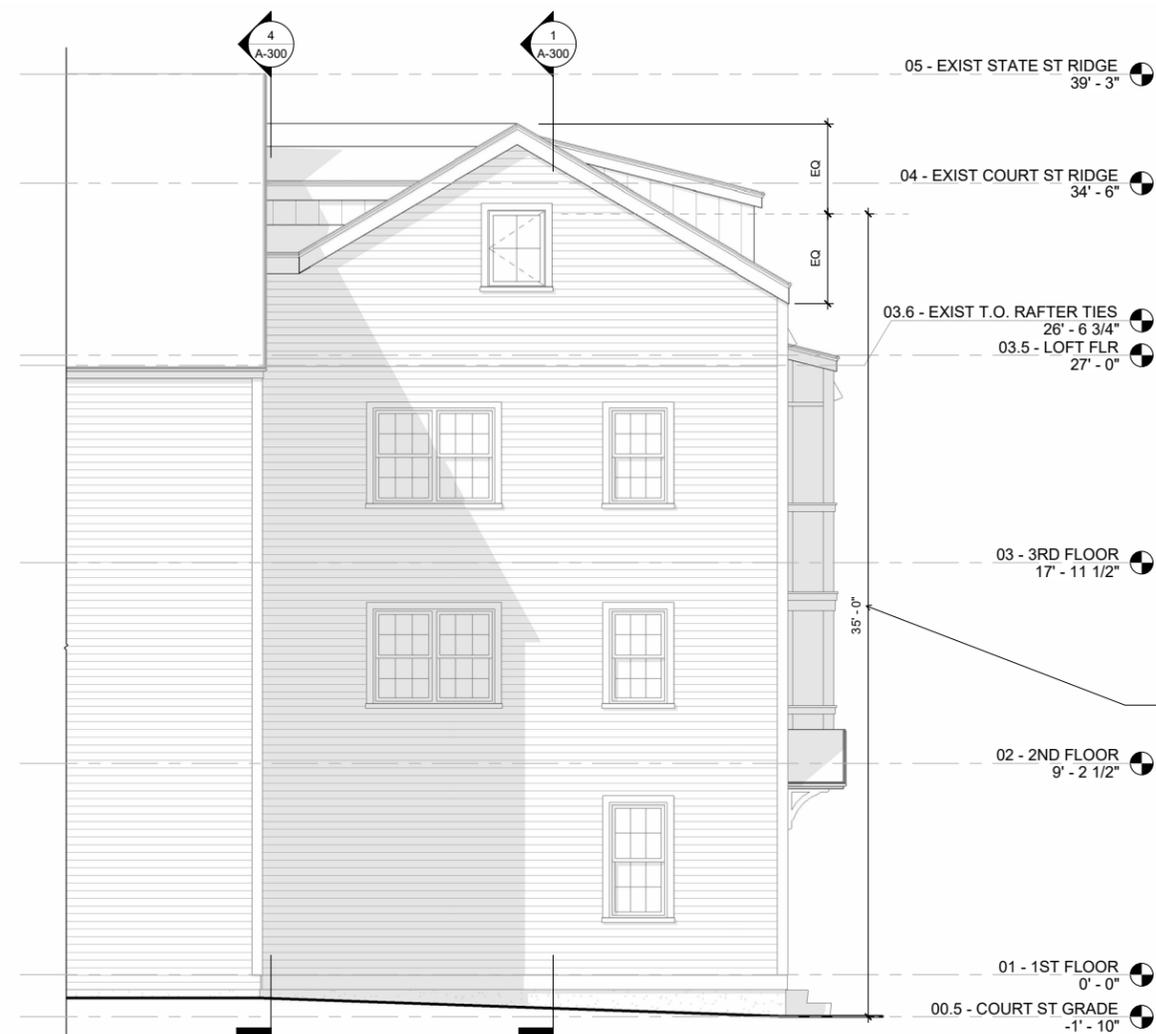


Minimal Box Bay with Accent

# PROPOSED ELEVATIONS



Elevation - South (Court St) | Scale: 1/8"=1'-0" @ 11x17



Elevation - West | Scale: 1/8"=1'-0" @ 11x17

MIDPOINT OF PROPOSED GABLE = 35'-0" FROM AVERAGE EXISTING GRADE ALONG STREET FACADE

MIDPOINT OF EXISTING GABLE APPROX 32'-1" FROM AVG GRADE

FIRST 50'-0" OF COURT ST SIDE OF PROPERTY IN CD4 ZONE = 35'-0" BUILDING HEIGHT LIMIT

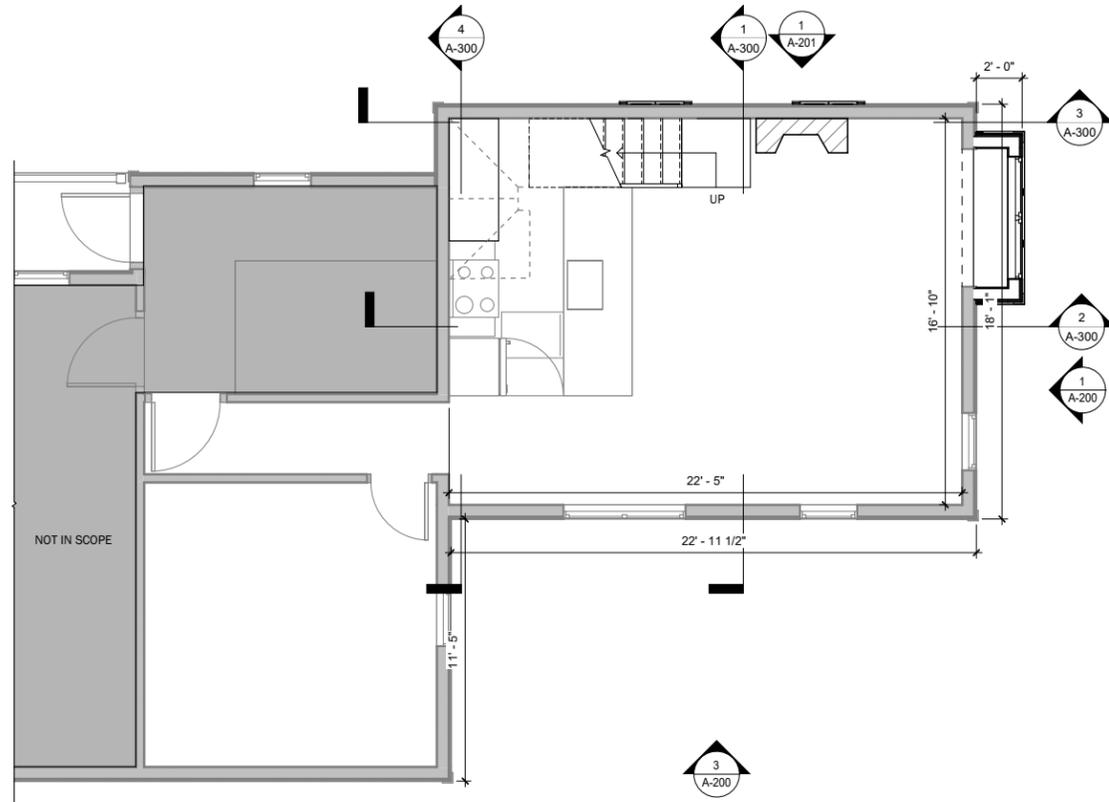
BEYOND 50'-0" THE ZONING TRANSITIONS TO CD4-L1 WITH A 40'-0" BUILDING HEIGHT LIMIT, MAKING THE EXISTING GARAGE FACADE OF THE BUILDING NONCOMPLIANT (APPROX 25'-0" FROM THE COURT ST PROPERTY LINE)

# PROPOSED ELEVATION

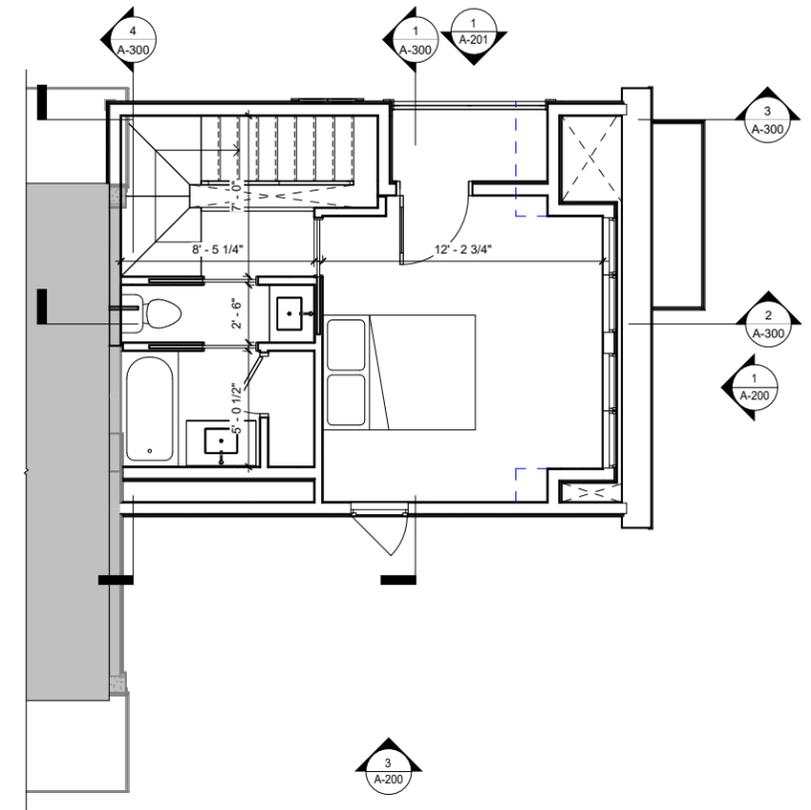


Elevation - East | Scale: 1/8"=1'-0" @ 11x17

# PROPOSED PLANS

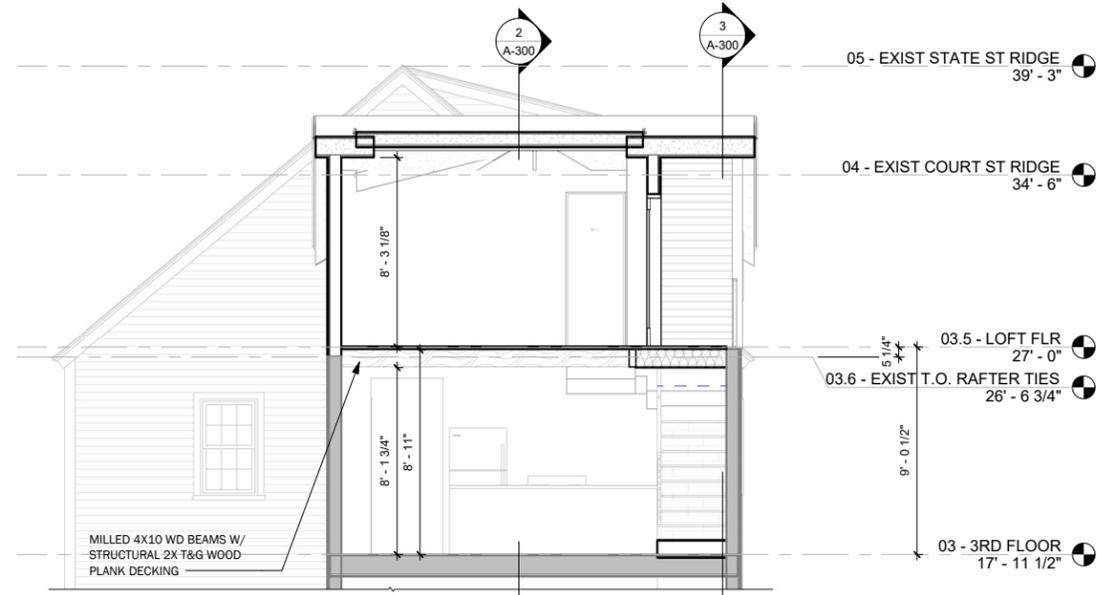


Unit Floor Plan | Scale: 1/8"=1'-0" @ 11x17

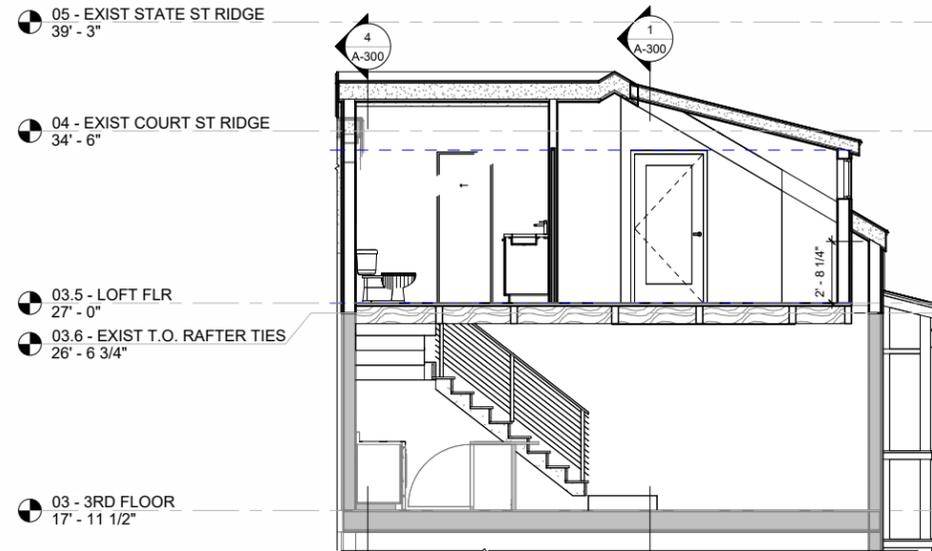


Loft Floor Plan | Scale: 1/8"=1'-0" @ 11x17

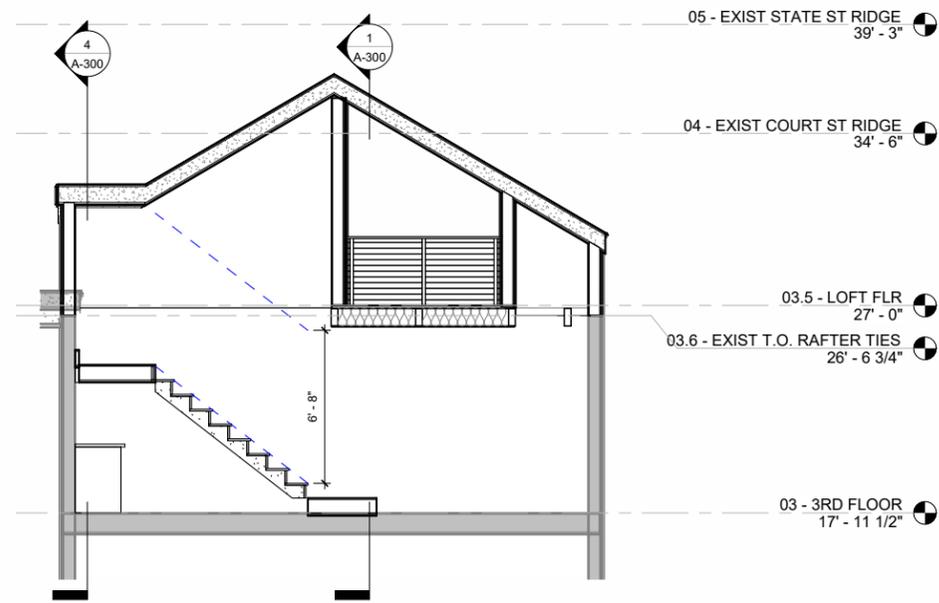
# PROPOSED SECTION



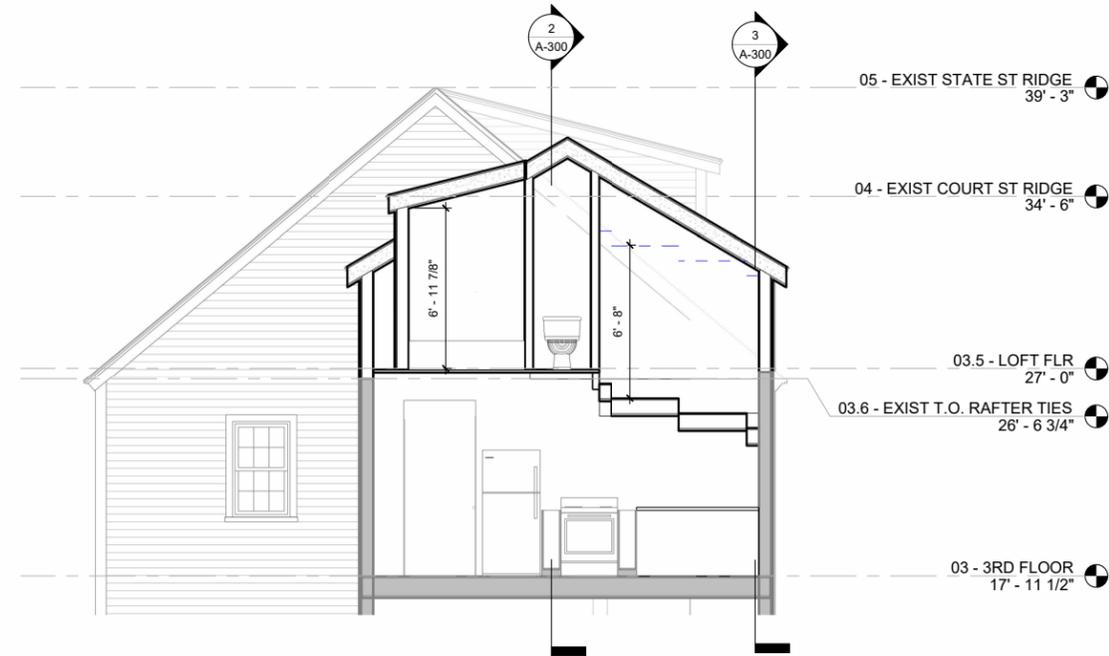
Building Section 1 | Scale: 1/8"=1'-0" @ 11x17



Building Section 2 | Scale: 1/8"=1'-0" @ 11x17



Building Section 3 | Scale: 1/8"=1'-0" @ 11x17



Building Section 4 | Scale: 1/8"=1'-0" @ 11x17

# 3D VIEW COMPARISON



Court St Perspective - Proposed



Court St Perspective - Original Gable Study

# 3D VIEW COMPARISON



Court St Perspective - Proposed



Court St Perspective - Original Gable Study