

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

WORK SESSION/PUBLIC HEARING

JUNE 3RD, 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



PROPOSED 3D VIEWS



Court St Perspectives



DESIGN PRECEDENT



2-Story Box Bay at 24 Church St, Portsmouth



Balcony Box Bay near 461 Court St



Bay Side Window at 226 NH1B



Minimal Panel Box Bay



Box Bays and Entry Elements at 481 State St, Portsmouth



Gable to Wall Detail at 314 Court St

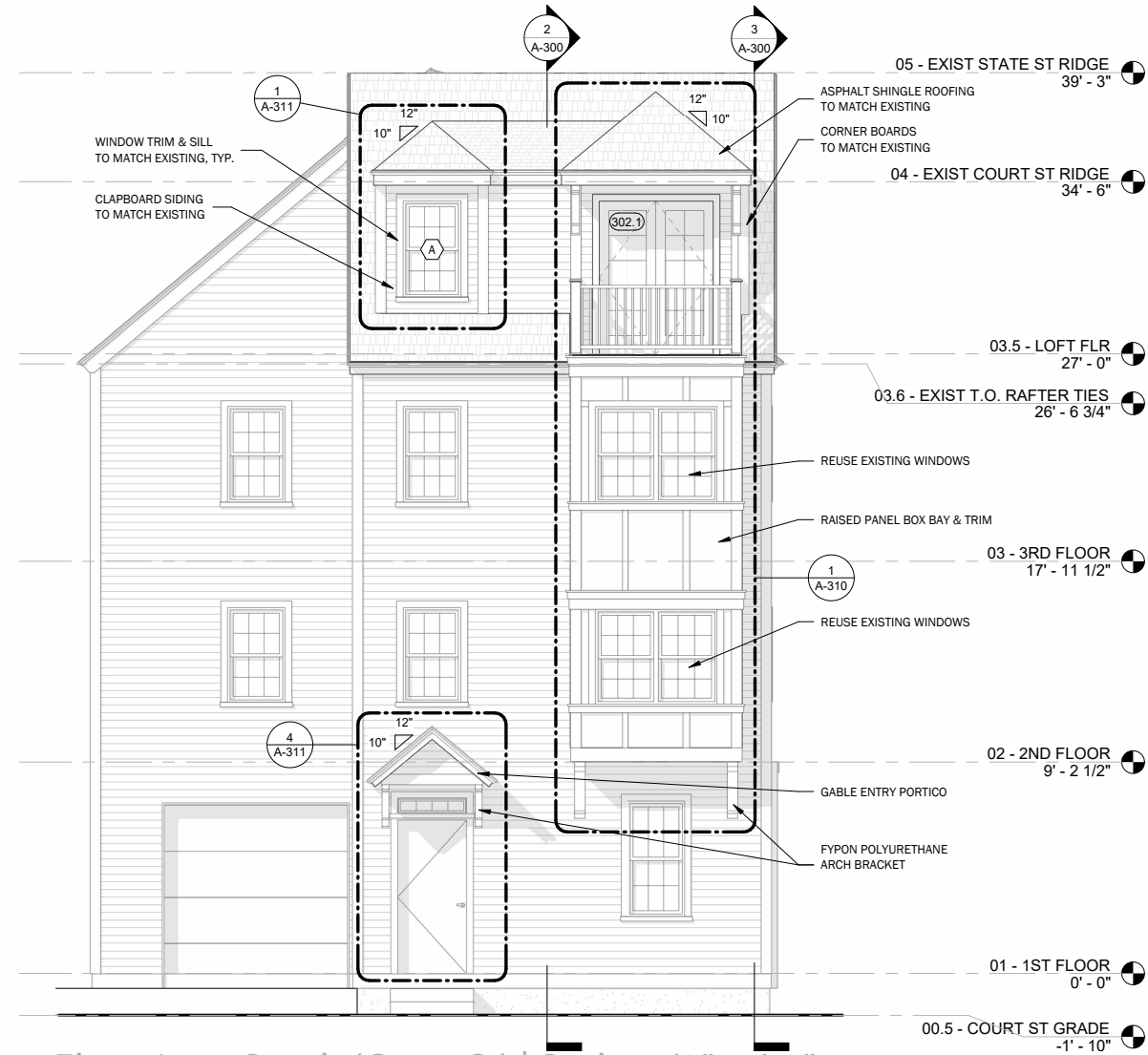


Box Bay with Pronounced Verticals and Base

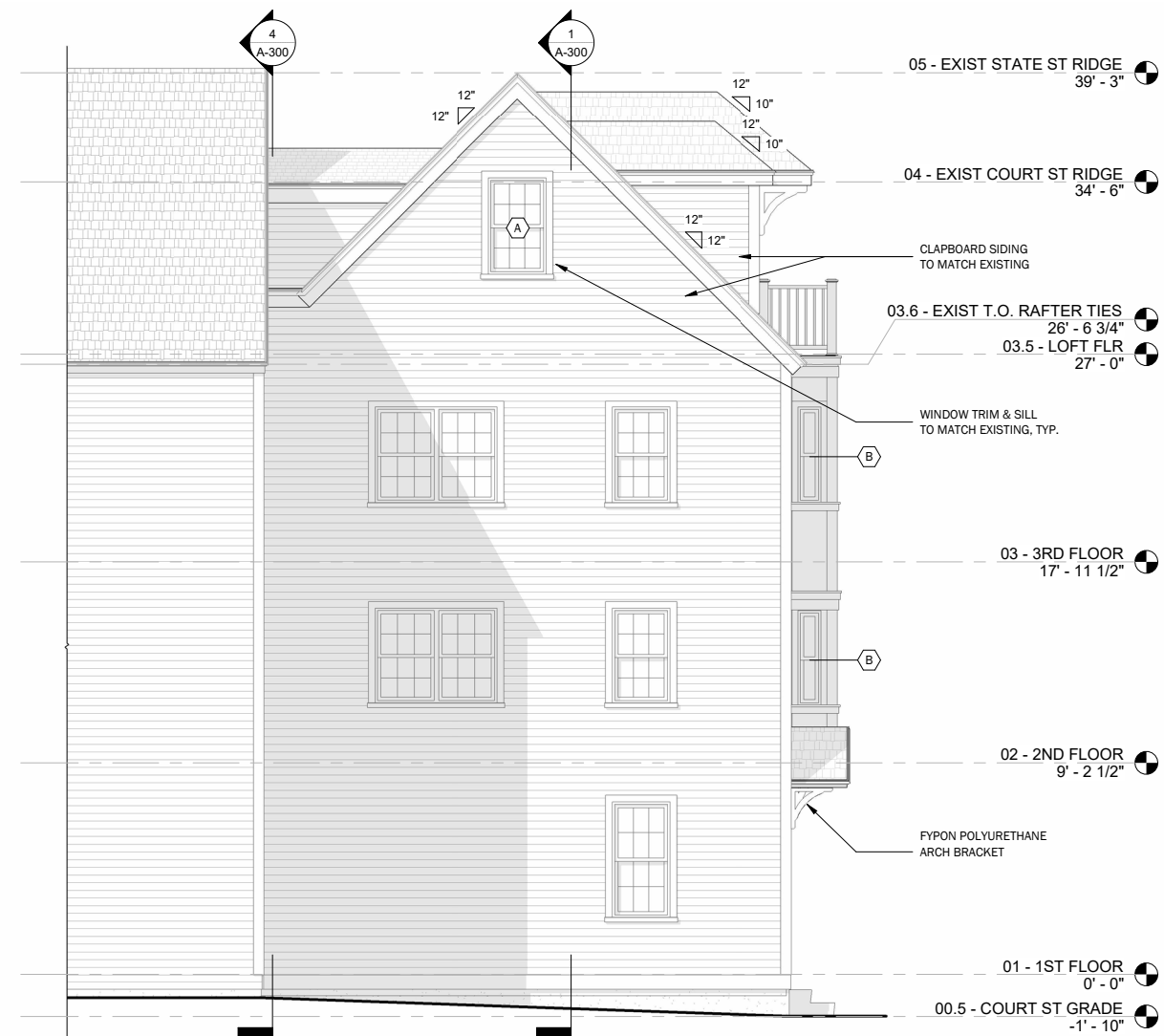


Minimal Box Bay with Accent Verticals

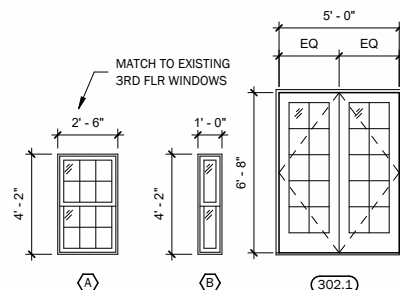
PROPOSED ELEVATIONS



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



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



ANDERSEN 400 SERIES CLAD WOOD WINDOWS/DOORS WITH FULL DIVIDED LIGHTS - BASIS OF DESIGN

Window Types

PROPOSED ELEVATION



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

WINDOW DATA - ANDERSEN 400 SERIES

WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

FEATURES

FRAME

- A** Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*
- B** Sill members are constructed with a wood core and Fibrex® material exterior for exceptional, long-lasting performance.
- C** Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.
- D** A factory-applied rigid vinyl installation flange on the head, sill and sides of the outer frame helps secure the unit to the structure.
- E** Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.
- F** For units with a white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

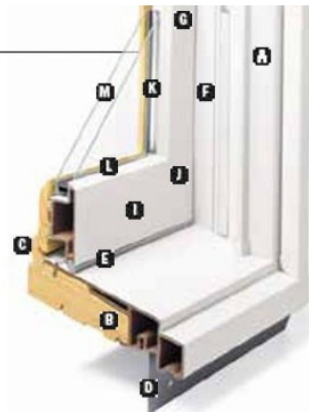
SASH

- G** Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

Wood Jamb Liner



- H** The sash interior is natural wood with classic chamfer detailing. Available in pine, maple, oak and prefinished white.
- I** The low-maintenance sash exterior provides long-lasting protection and performance. Sash exteriors on most



GLASS

- K** Glass spacers are available in black, stainless steel and white.
- L** Silicone bed glazing provides superior weathertightness and durability.
- M** High-Performance glass options include:
 - Low-E4® glass
 - Low-E4 HeatLock® glass
 - Low-E4 SmartSun™ glass
 - Low-E4 SmartSun HeatLock glass
 - Low-E4 Sun glass
 - Low-E4 PassiveSun® HeatLock glass

Tempered and other glass options are available. Contact your Andersen supplier. A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 11 for more details.

HARDWARE



The standard lock and keeper design provides an easy Tilt-to-Clean feature

EXTERIORS & INTERIORS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Lock & Keeper

Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel
Stone | White

OPTIONAL HARDWARE Sold Separately

TRADITIONAL



Bar Lift

Available in all hardware finishes. Shown in distressed bronze.

TRADITIONAL



Hand Lift

Finger Lifts

Available in all hardware finishes. Shown in distressed nickel.

CLASSIC SERIES™



Bar Lift

Stone | White

CLASSIC SERIES



Hand Lift

Finger Lifts

Stone | White

CONTEMPORARY



Bar Lift

Available in all hardware finishes. Shown in bright brass.

ESTATE™



Hand Lift

Finger Lifts

Antique Brass | Bright Brass
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | **Satin Nickel**

Bold name denotes finish shown.

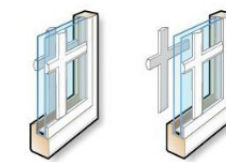
GRILLES

Grille patterns are available in widths and configurations to fit any architectural style, or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.



Full Divided Light Options*

Permanent grilles on the interior and exterior with a spacer between the glass (left). For improved thermal performance, choose full divided light with an energy spacer (right) – a 3 mm gap around a narrow spacer minimizes transfer of heat and cold to the interior glass.



Simulated Divided Light Options

Permanent grilles on the exterior and interior with no spacer between the glass (left). Permanent exterior grilles with removable interior grilles (right) are available in natural wood or prefinished white.



Convenient Cleaning Options

Removable interior grilles come off for easy cleaning (left). Andersen® Finelight™ grilles-between-the-glass** (right) are installed between the glass panes and feature contoured ¾" (19) and 1" (25) profiles.

Grille Bar Widths & Patterns†



Actual width shown.

Grilles on casement, awning and Flexiframe® windows ordered with contemporary interior trim stops have a matching contemporary interior grille profile (not shown).

The 2 ¼" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window, or simulate a multi-unit combination such as a transom over a window or patio door.

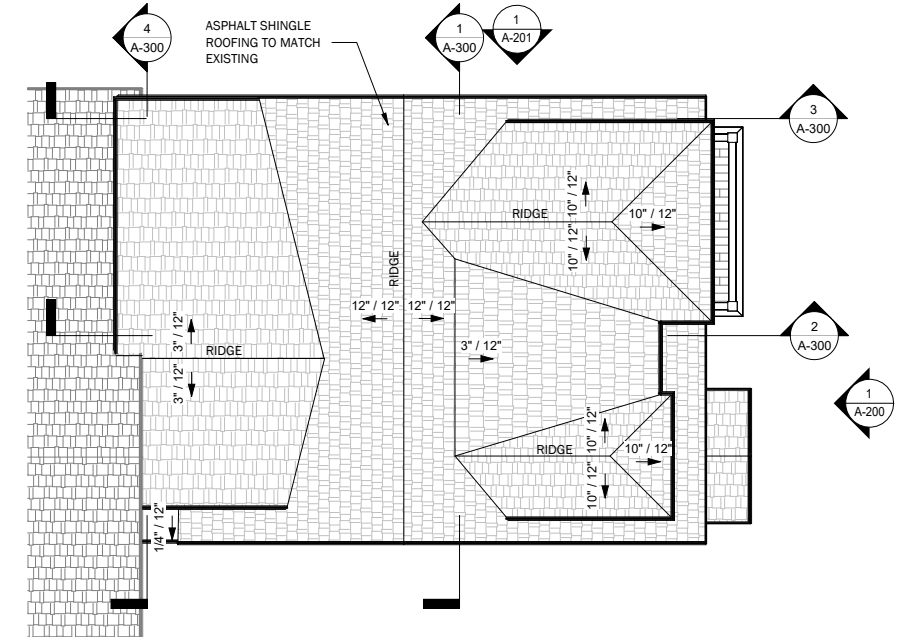
*Full divided light with an energy spacer is available for most products with dual-pane glass, some size and glass restrictions apply. Full divided light and full divided light with an energy spacer are not available for products with triple-pane glass. Contact your Andersen supplier for more information.

**7/8" (22), 1 1/8" (29) and 2 ¼" (57) are not available in Finelight grilles-between-the-glass.

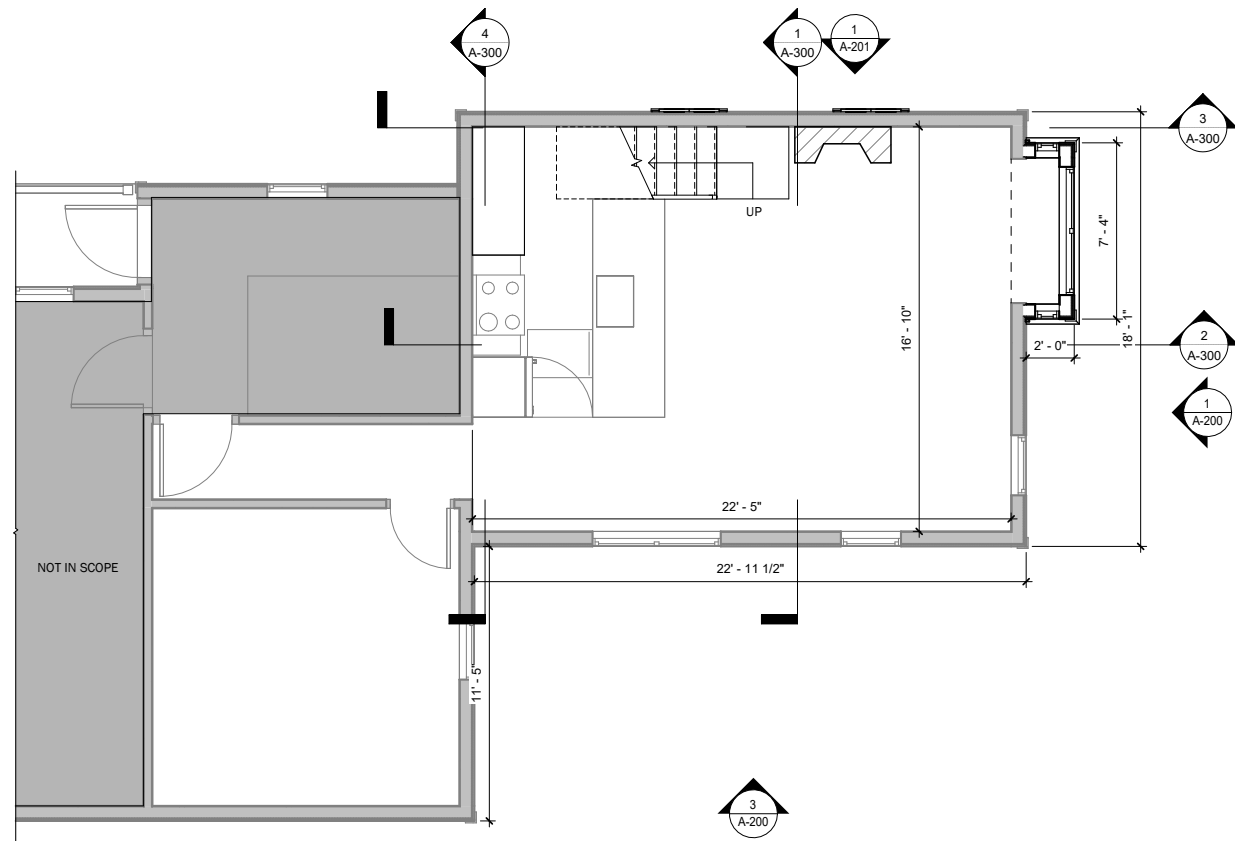
†For all standard patterns available for a specific window or patio door, refer to the detailed product sections in this product guide or contact your Andersen supplier for more information.

Dimensions in parentheses are in millimeters.

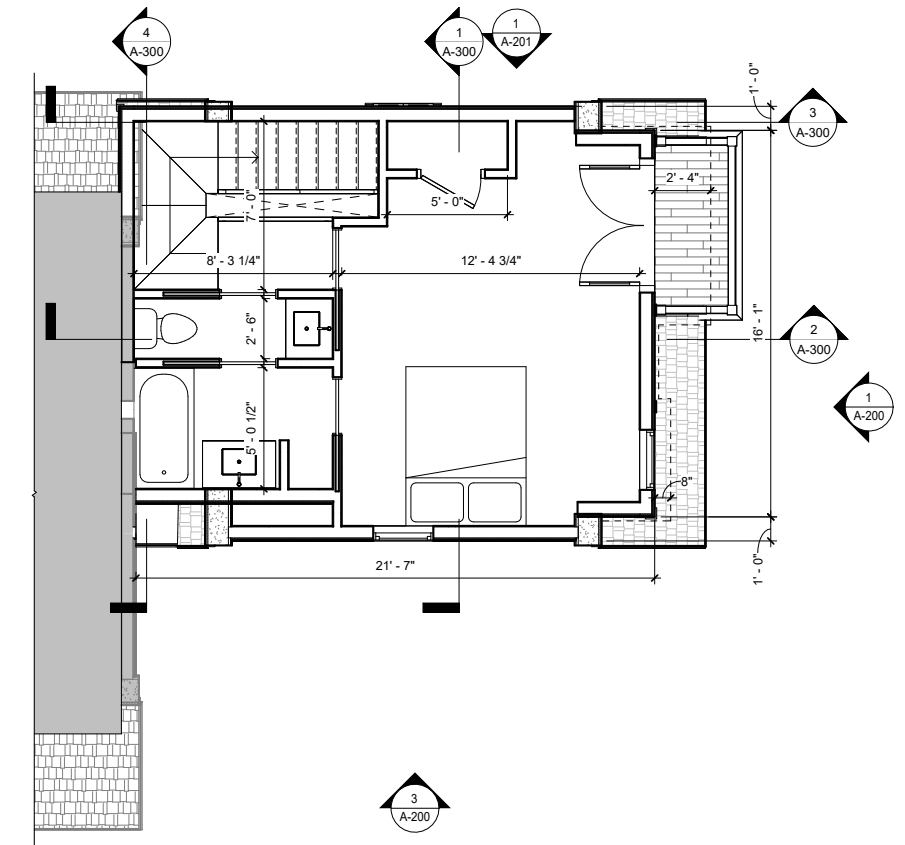
PROPOSED PLANS



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

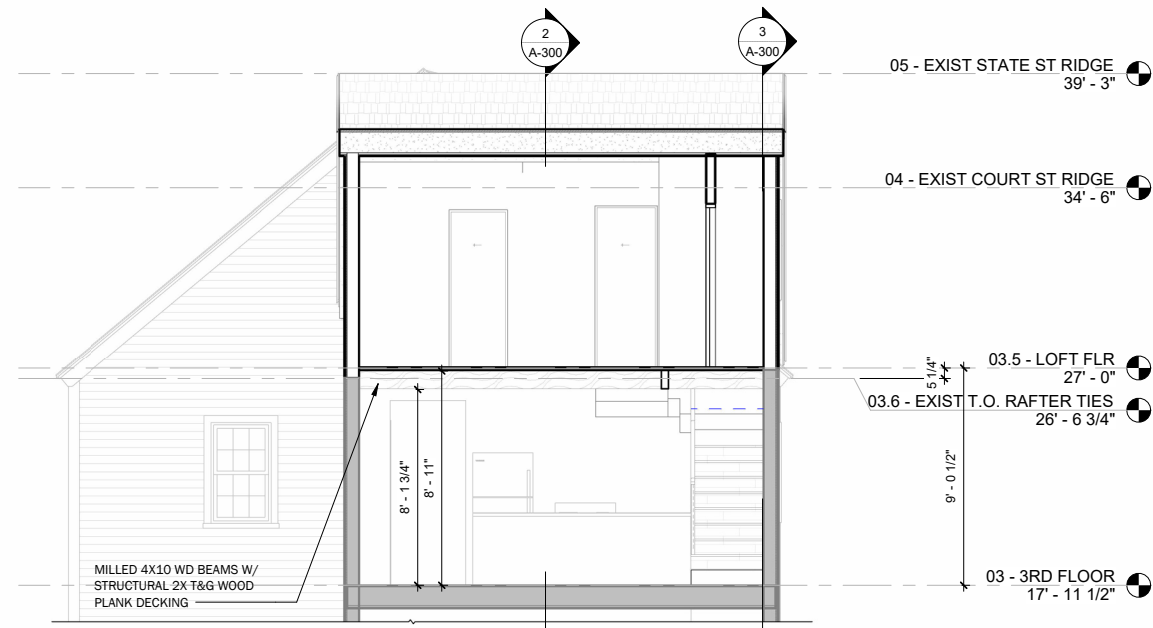


Unit Floor Plan | Scale: 1/8"=1'-0" @ 11x17

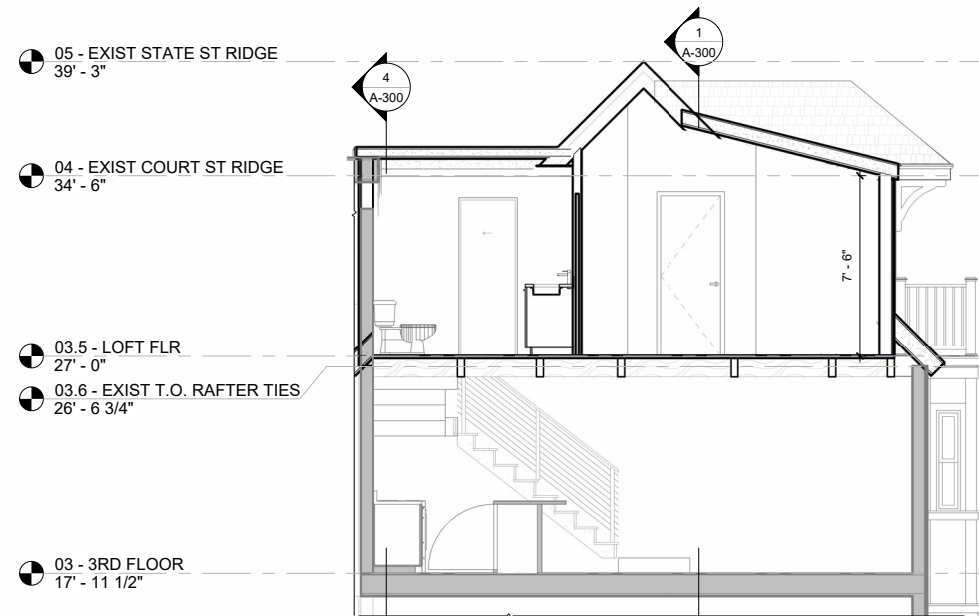


Loft Floor Plan | Scale: 1/8"=1'-0" @ 11x17

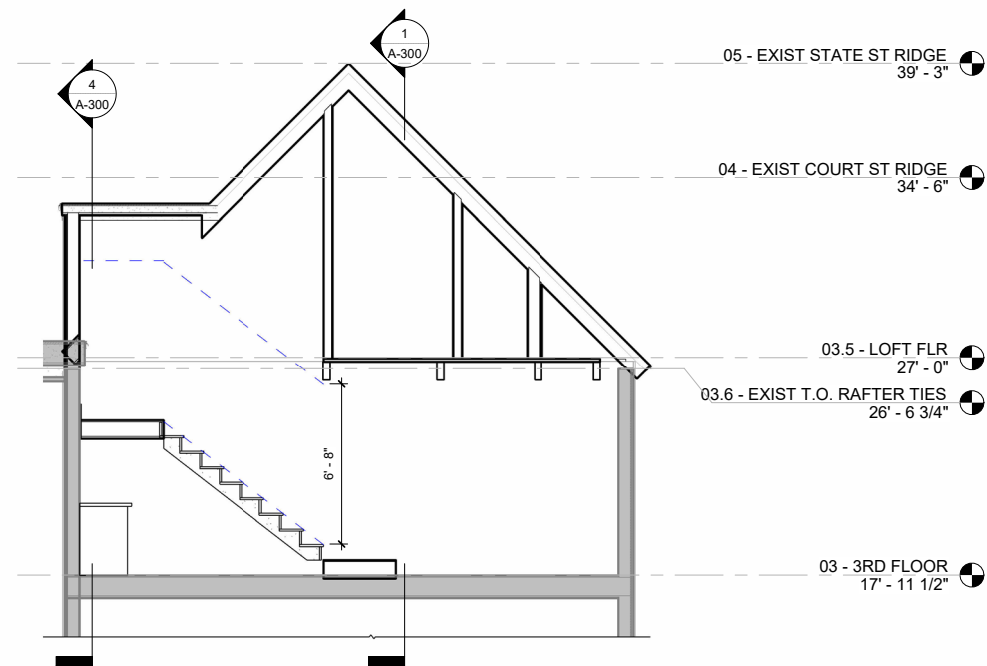
PROPOSED SECTIONS



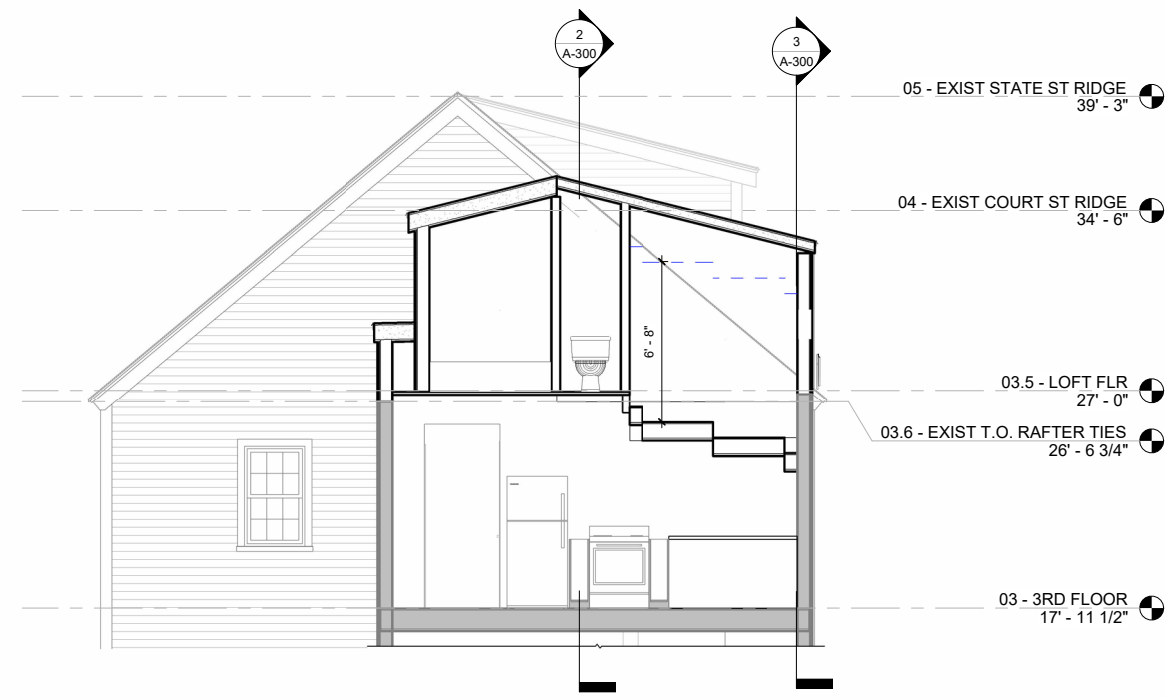
Building Section 1 | Scale: 1/8"=1'-0" @ 11x17



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



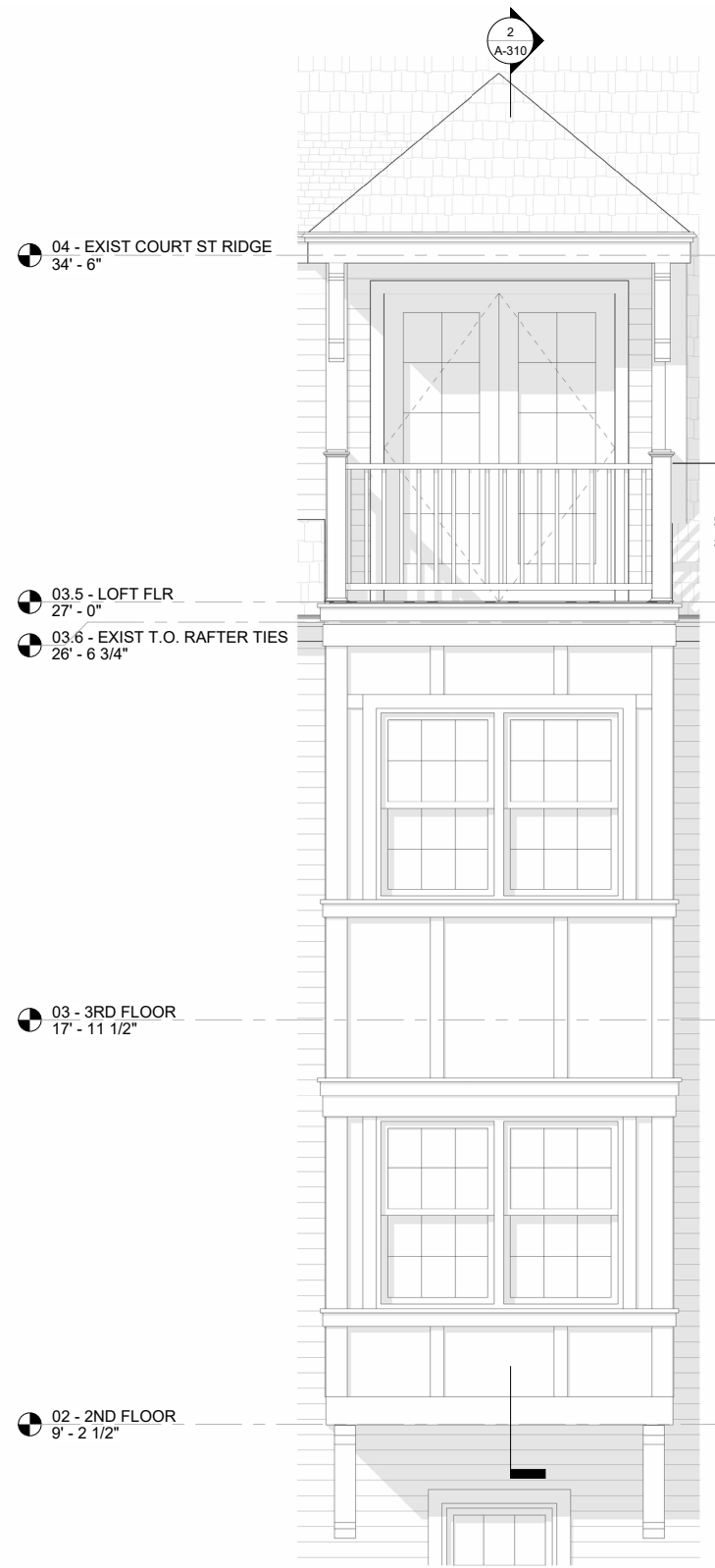
Building Section 3 | Scale: 1/8"=1'-0" @ 11x17



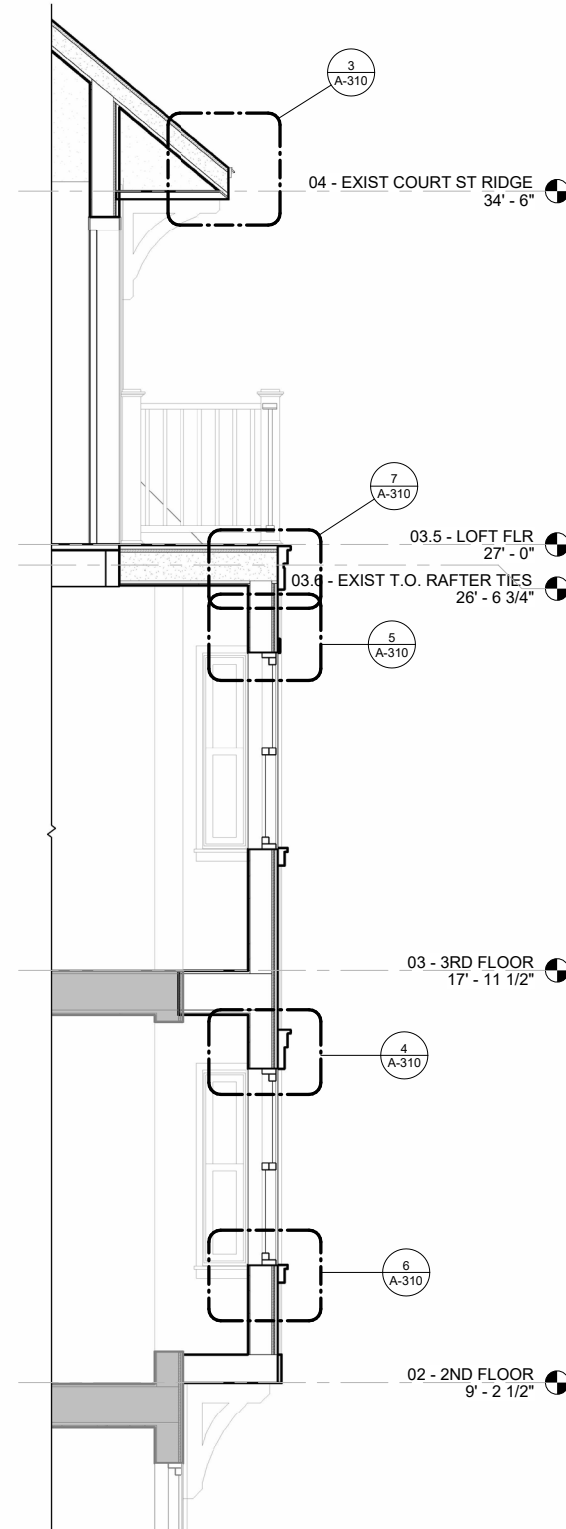
Building Section 4 | Scale: 1/8"=1'-0" @ 11x17

PROPOSED PROFILES

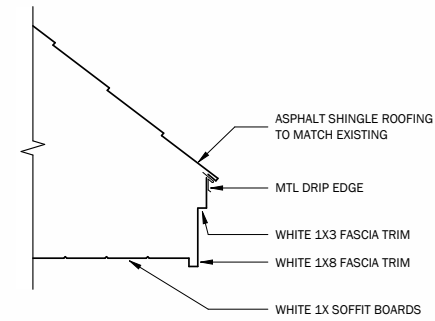
NOTE: ALL SCALES BELOW ARE HALF SIZE ON 11X17 SHEET



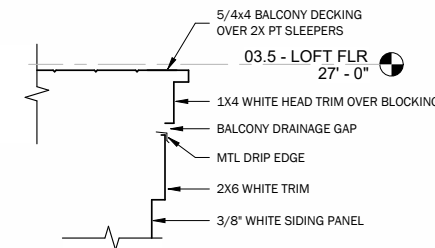
① ENLARGED BAY ELEVATION - SOUTH
1/2" = 1'-0"



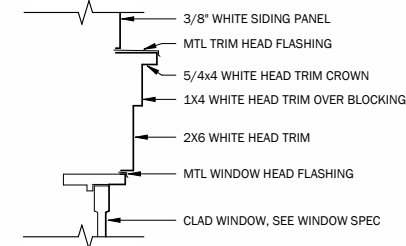
② BOX BAY SECTION
1/2" = 1'-0"



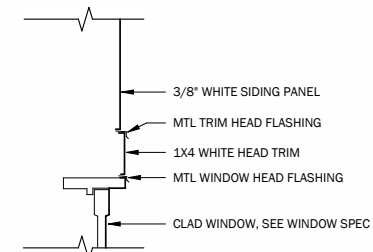
③ TYP HIP ROOF EDGE DETAIL
1 1/2" = 1'-0"



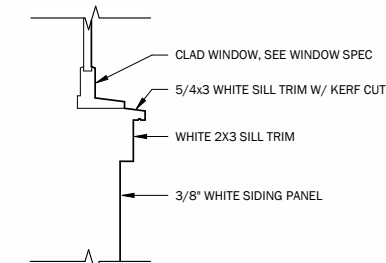
⑦ TYP BALCONY EDGE DETAIL
1 1/2" = 1'-0"



④ TYP LOW WINDOW HEAD @ BAY
1 1/2" = 1'-0"



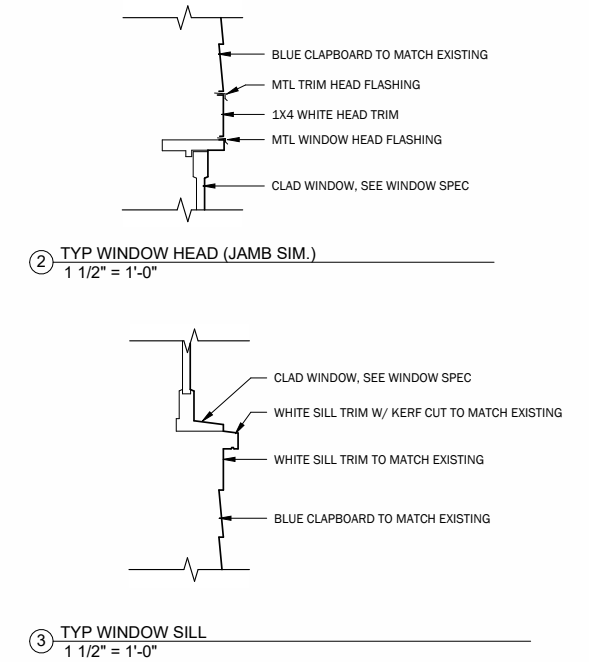
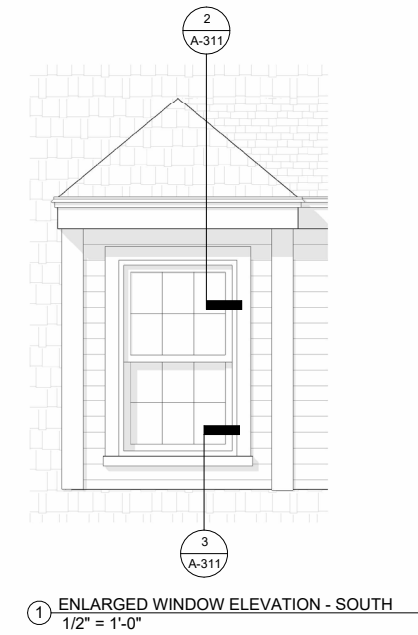
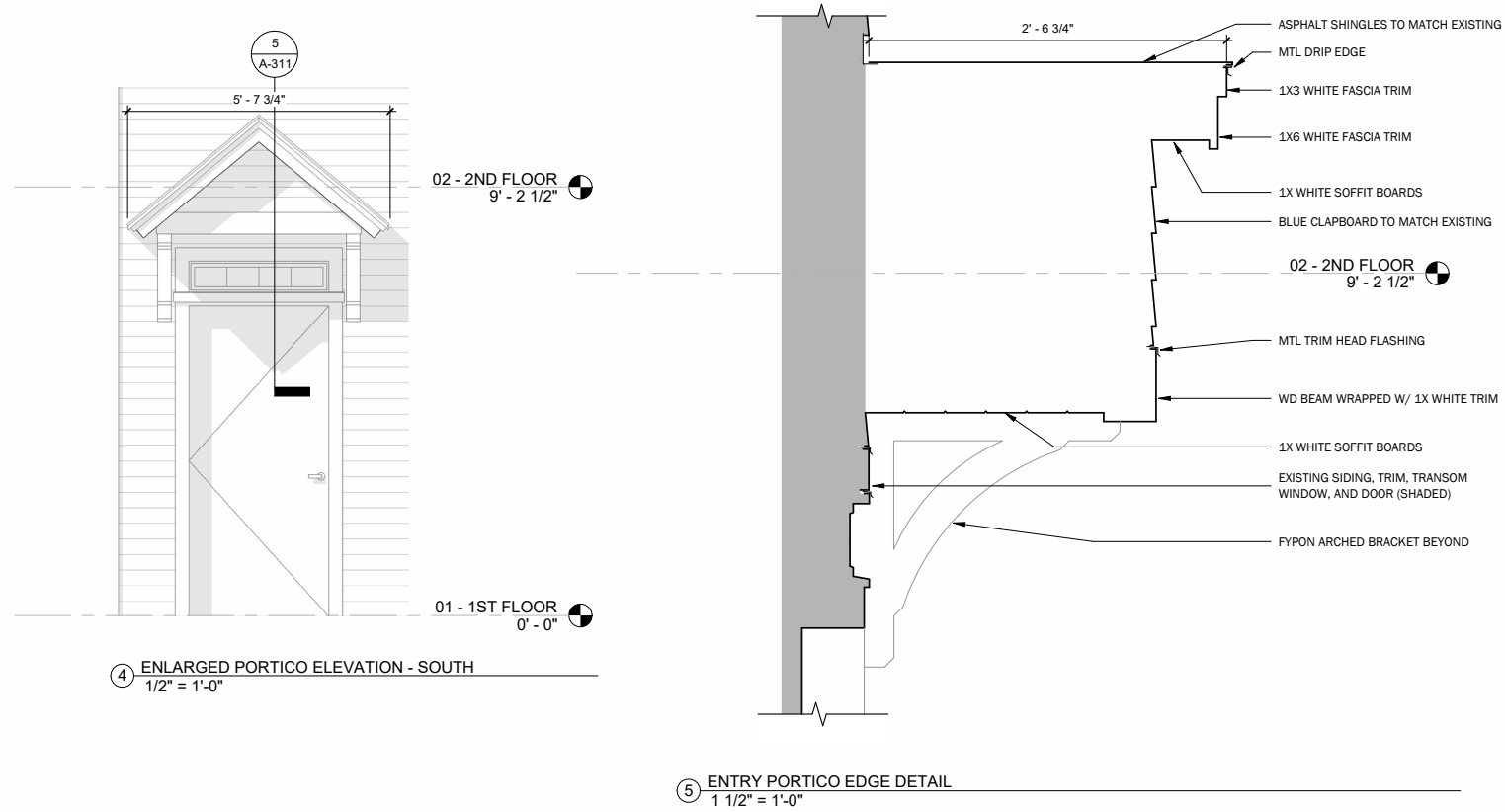
⑤ TYP HIGH WINDOW HEAD @ BAY (JAMB SIM.)
1 1/2" = 1'-0"



⑥ TYP WINDOW SILL @ BAY
1 1/2" = 1'-0"

PROPOSED PROFILES

NOTE: ALL SCALES BELOW ARE HALF SIZE ON 11X17 SHEET



ALTERNATE SHED DORMER OPTION 3D VIEWS



Court St Perspectives

ALTERNATE SHED DORMER OPTION 3D VIEWS



Court St Perspectives