

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

MAY 6TH, 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



2-Story Box Bay at 198 Islington 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

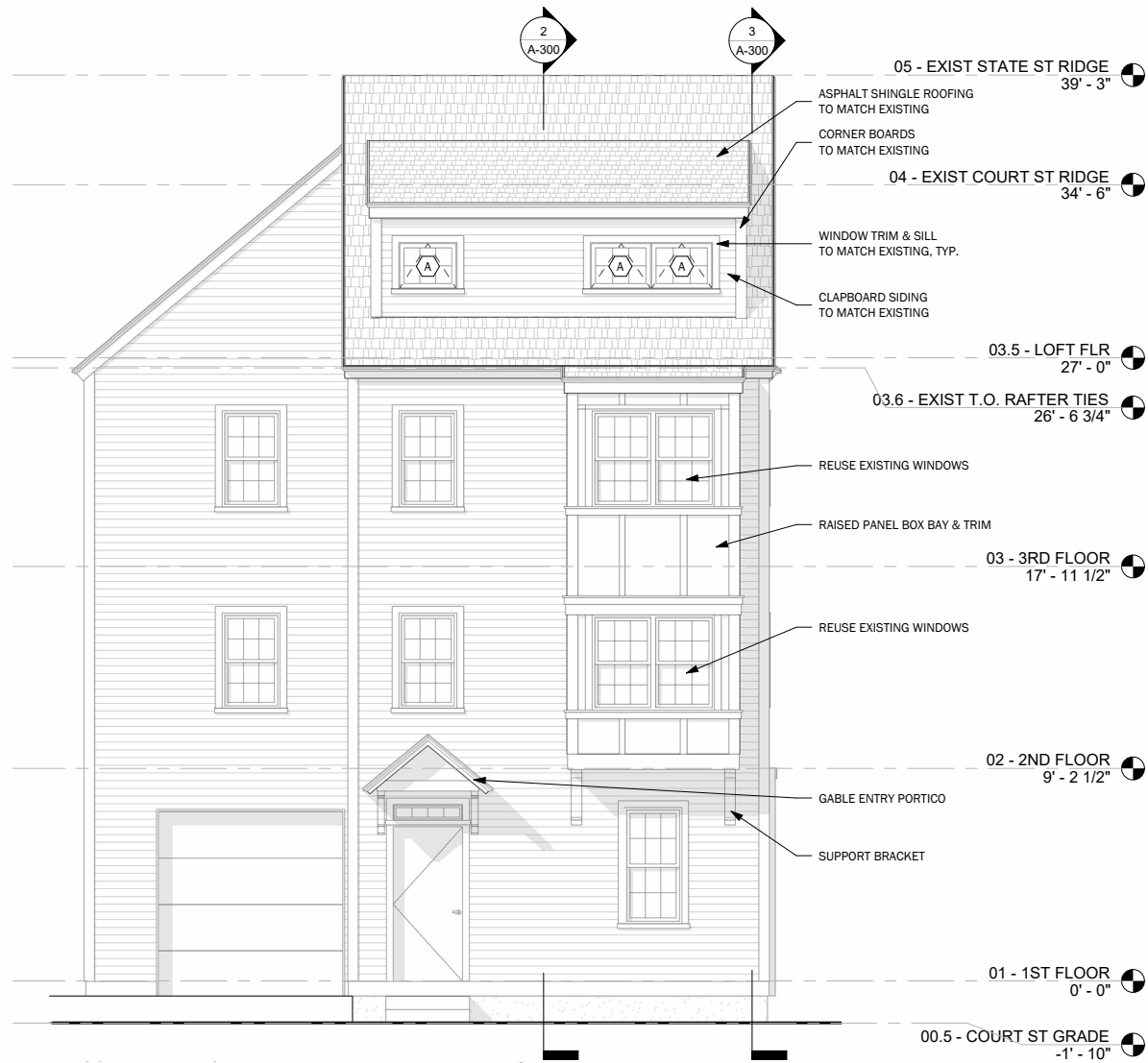


Box Bay with Pronounced Verticals and Base

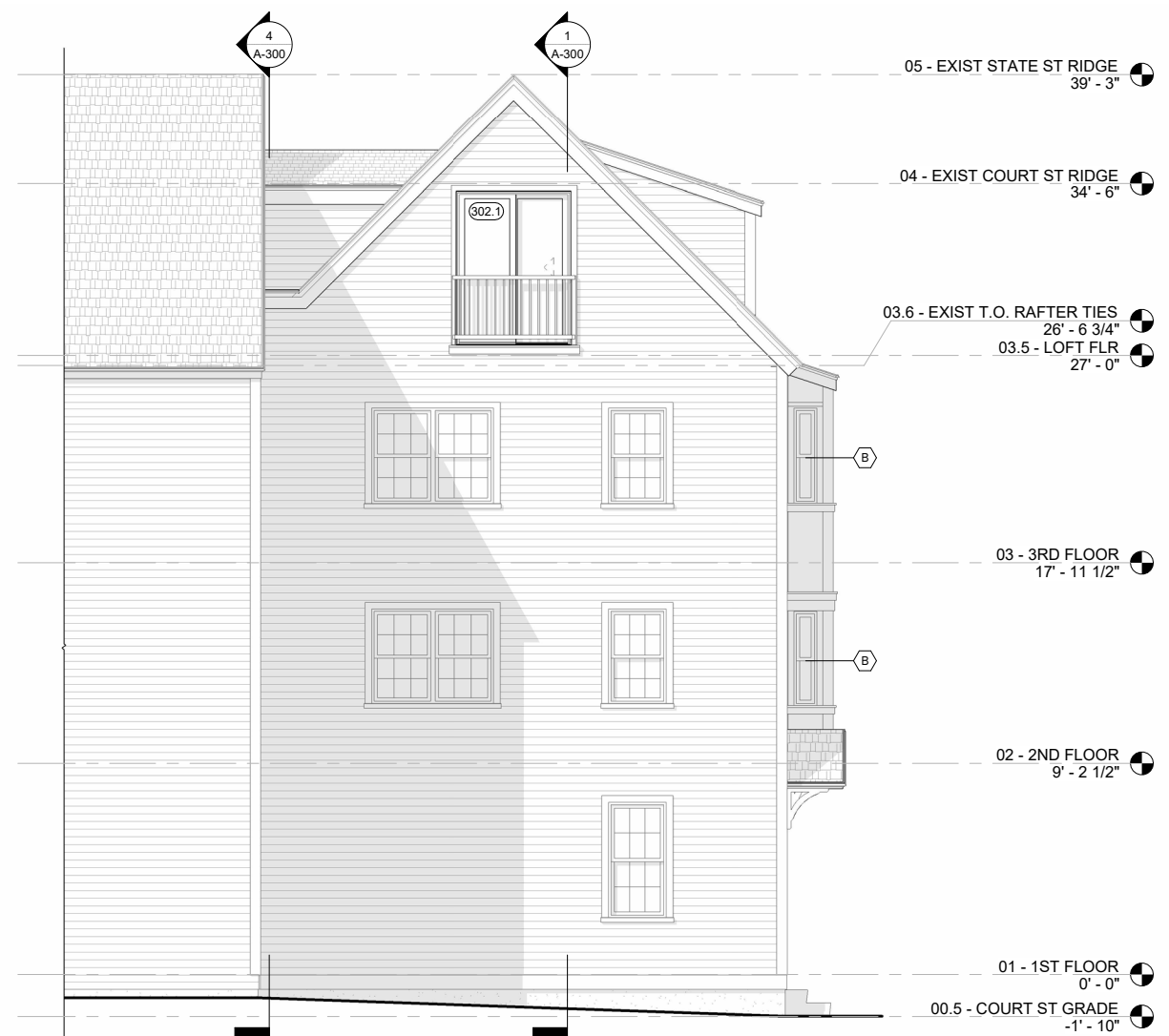


Minimal Box Bay with Accent

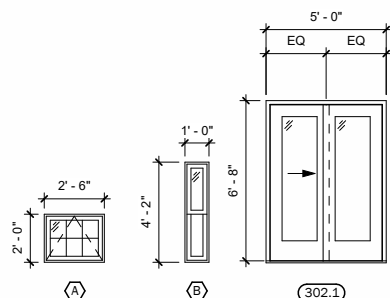
# PROPOSED ELEVATIONS



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 SIMULATED DIVIDED LIGHTS - BASIS OF DESIGN

WINDOW TYPE LEGEND

# PROPOSED ELEVATION



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

# WINDOW DATA - ANDERSEN 400 SERIES

## CASEMENT & AWNING WINDOWS

### FEATURES

#### FRAME

**A** A seamless one-piece Perma-Shield® rigid vinyl frame cover is secured to the exterior of the wood frame to protect it from moisture and maintain an attractive appearance while minimizing maintenance.

**B** The seamless rigid vinyl frame cover extends 1 3/8" (35) around the perimeter of the unit, creating an installation flange to help seal the unit to the structure.

**C** Wood frame members are treated with a water-repellent preservative for long-lasting protection and performance.

**D** Traditional or contemporary interior trim stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black\*\* interiors are also available. Matching contemporary grilles are available for windows with contemporary stops.

#### SASH

**E** Rigid vinyl encases the entire sash, and a vinyl weld protects each sash corner for superior weathertightness. This maintains an attractive appearance and minimizes maintenance.

**F** Wood core members provide excellent structural stability and energy efficiency.

**G** Vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

#### GLASS

**H** Glass spacers are available in black, stainless steel and white.

**I** A glazing bead and silicone provide superior weathertightness and durability.

**J** 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.



#### Patterned Glass

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

#### HARDWARE

##### Smooth Control Hardware System



The smooth control hardware system employs a worm gear drive for easy operation. Units with wash mode have hinges that move the sash away from the frame to provide easier glass cleaning. CXW15, CXW155, CXW16 and CXW25 sizes are not available with wash mode. Hardware style and finish must be specified. Operator handle and cover are sold separately.

##### Single-Action Casement Lock



On casement windows, a single-action lock easily releases all concealed locking points on the sash, while the reach-out action eliminates binding when closing. The lock handle finish matches the specified hardware finish.

### EXTERIORS & INTERIORS

#### EXTERIOR COLORS



#### INTERIOR OPTIONS



### HARDWARE Sold Separately



#### CONTEMPORARY FOLDING

**Black** | Bright Brass  
Oil Rubbed Bronze | Satin Nickel  
Stone | White



#### TRADITIONAL FOLDING

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

Folding handles avoid interference with window treatments.



#### CLASSIC SERIES™

Stone | White



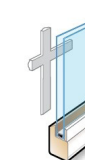
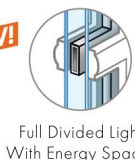
#### ESTATE™

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.

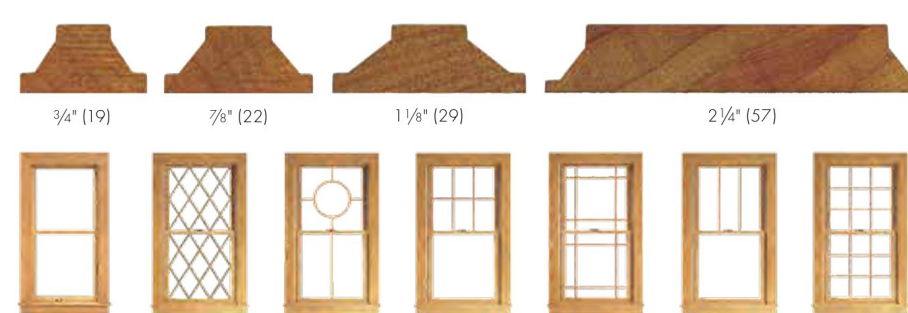
#### Simulated Divided Light Options

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 3/4" (19) and 1" (25) profiles.

#### Grille Bar Widths & Patterns†



Actual width shown.

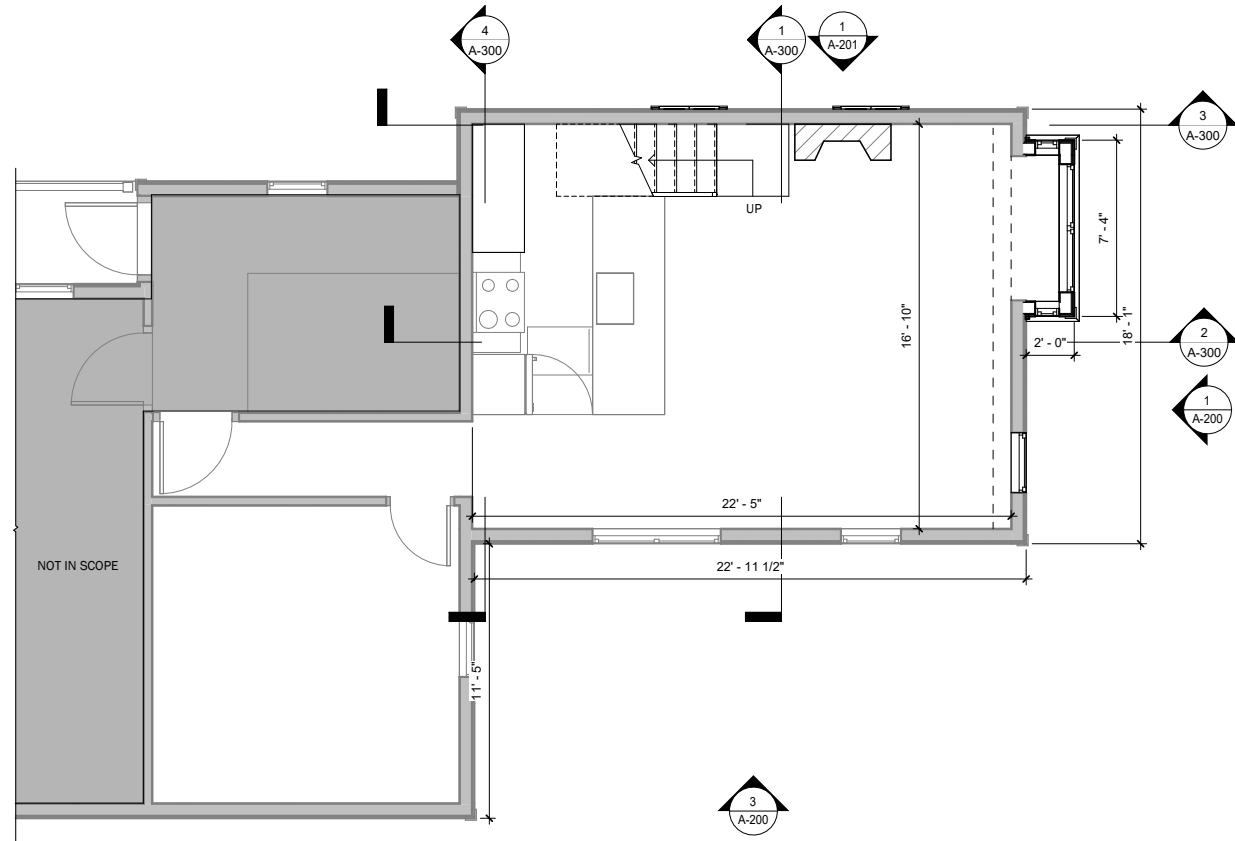
Grilles on casement, awning and Flexiframe® windows ordered with contemporary interior trim stops have a matching contemporary interior grille profile (not shown).

The 2 1/4" (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.

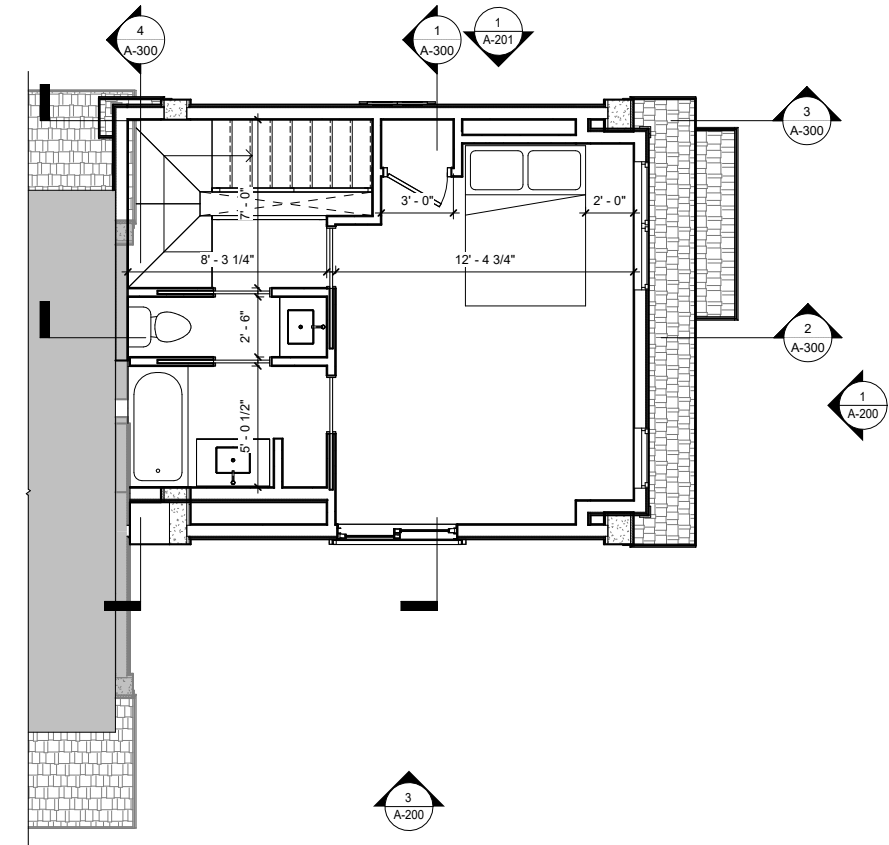
\*Full divided light with an energy spacer is available for most products with dual-pane glass, some size and glass restrictions apply. Full divided light and full divided light with an energy spacer are not available for products with triple-pane glass. Contact your Andersen supplier for more information.  
\*\*7/8" (22), 1 1/8" (29) and 2 1/4" (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

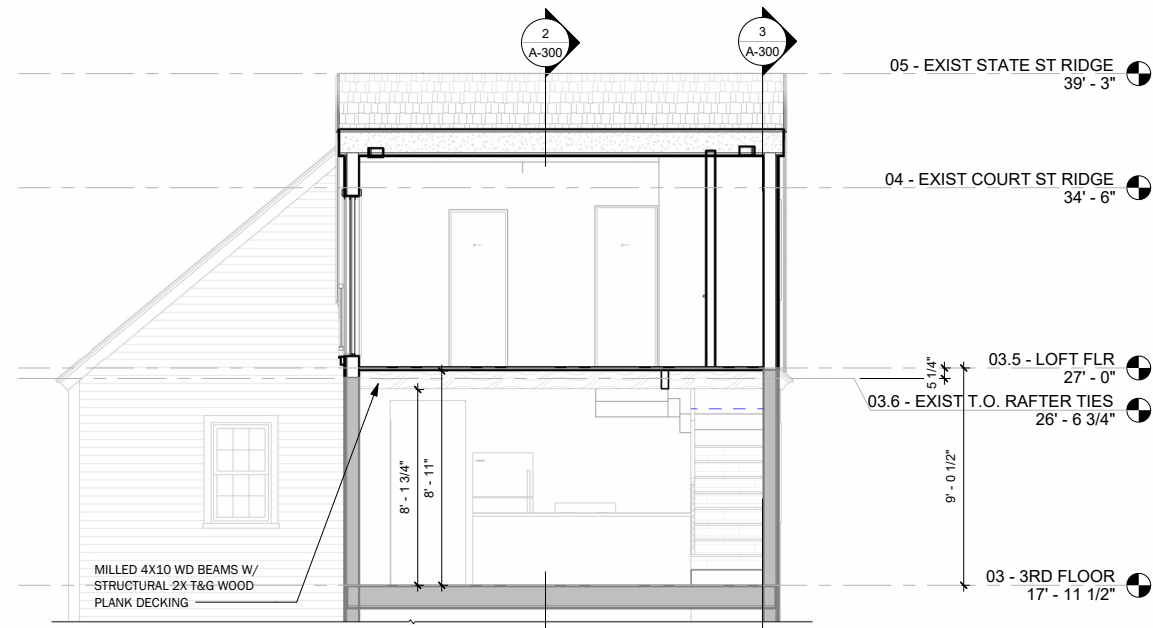


Unit Floor Plan | Scale: 1/8"=1'-0" @ 11x17

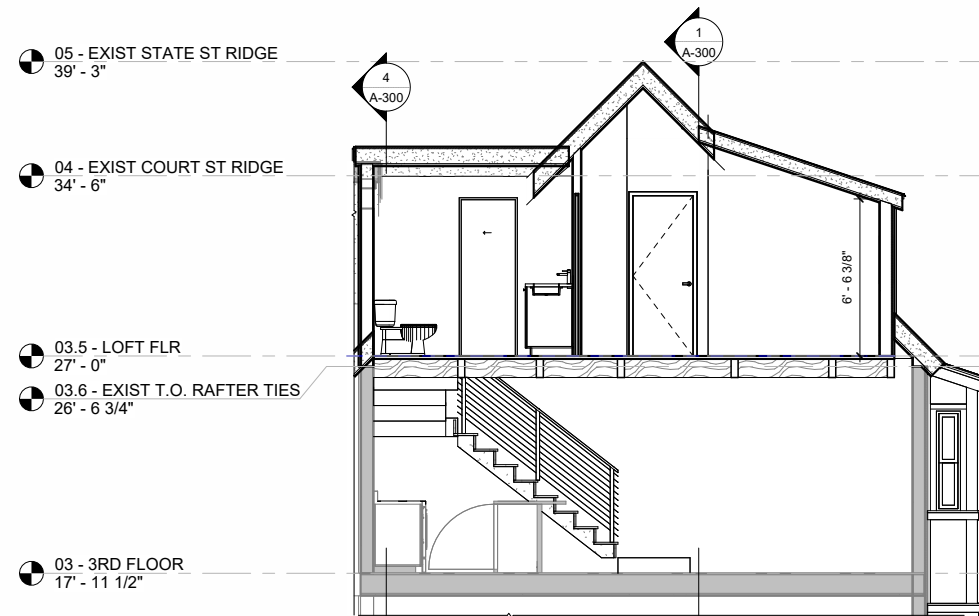


Loft Floor Plan | Scale: 1/8"=1'-0" @ 11x17

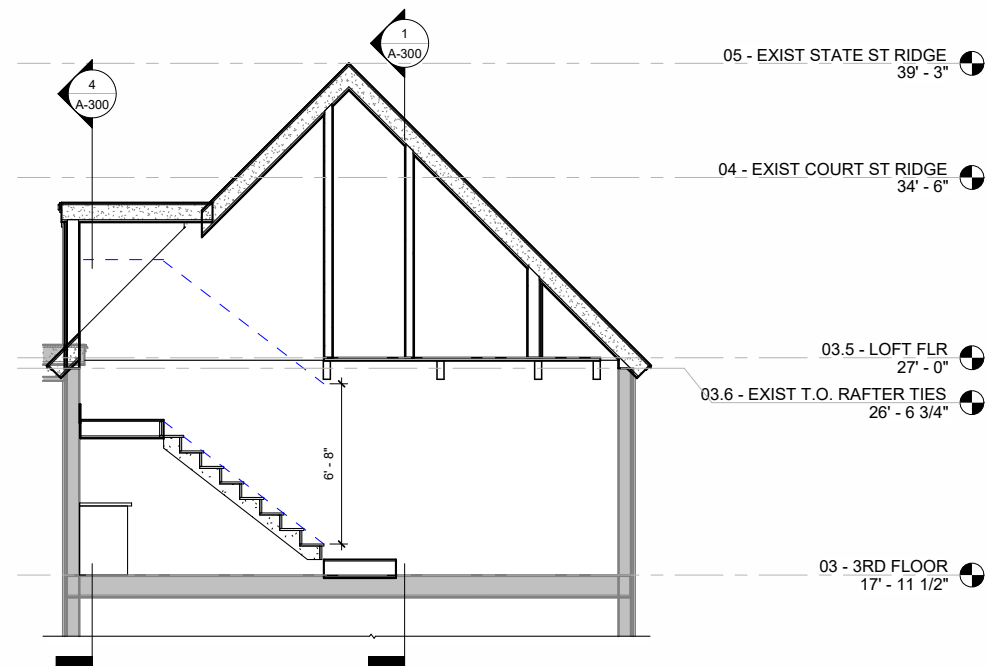
# PROPOSED SECTIONS



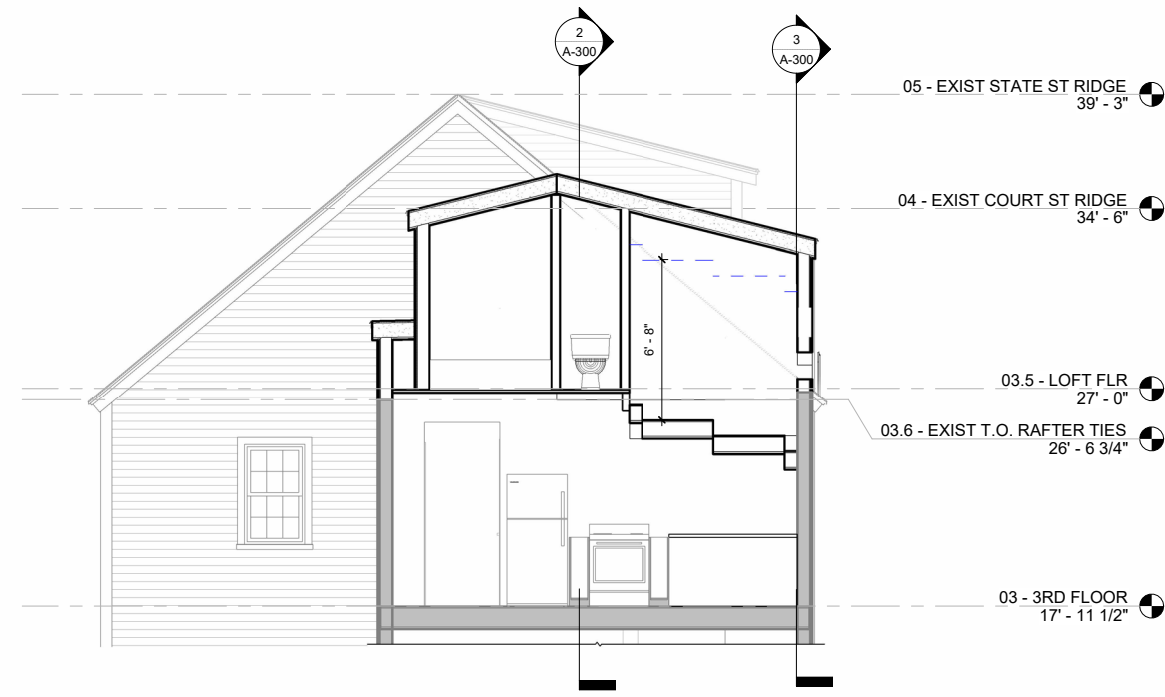
Building Section 1 | Scale: 1/8"=1'-0" @ 11x17



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