

HISTORIC DISTRICT COMMISSION WORK SESSION - MARCH 2020

163 COURT STREET IS AN EXISTING TWO-STORY BUILDING IN PORTSMOUTH NEW HAMPSHIRE. BUILT IN THE MID-1900'S WITH A DEFINING CORNER ENTRANCE AND CONTINUOUS WRAP-AROUND CANOPY ABOVE. THE FIRST STORY IS DIFFERENTIATED FROM THE FLOOR ABOVE WITH A GLAZED STOREFRONT FACADE.

- THE DESIGN INTENT OF THE PROPOSED ALTERATIONS INTENDS TO:
- IMPROVE THE STREET APPEAL AND LONGEVITY OF THE BUILDING WITH NEW STOREFRONT GLAZING.
 - IMPROVE CANOPY WHILE FIXING ISSUES CAUSED BY EXISTING CANOPY.
 - ACCENTUATE BUILDING DESIGN WITH NEW CANOPY THAT PROVIDES SHELTER FOR SIDEWALK AND ENTRANCES.



BUILDING LOCATION



163 COURT ST
163 COURT ST
PORTSMOUTH, NH

COVER

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

21FEB2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20013

DRAWING NO.
1



163 COURT ST
163 COURT ST
PORTSMOUTH, NH

EXISTING PHOTOS

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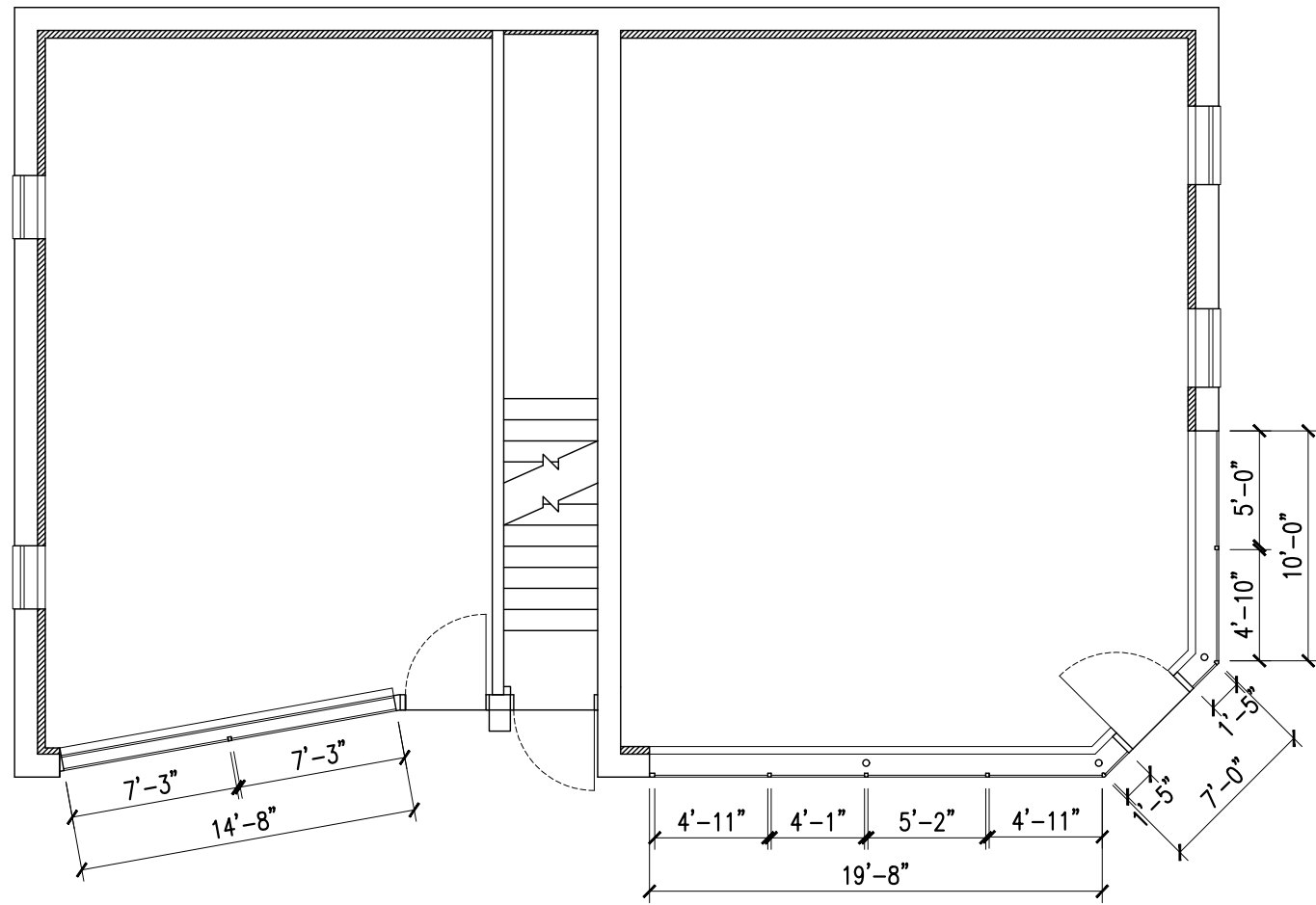
7 WALLINGFORD SQUARE
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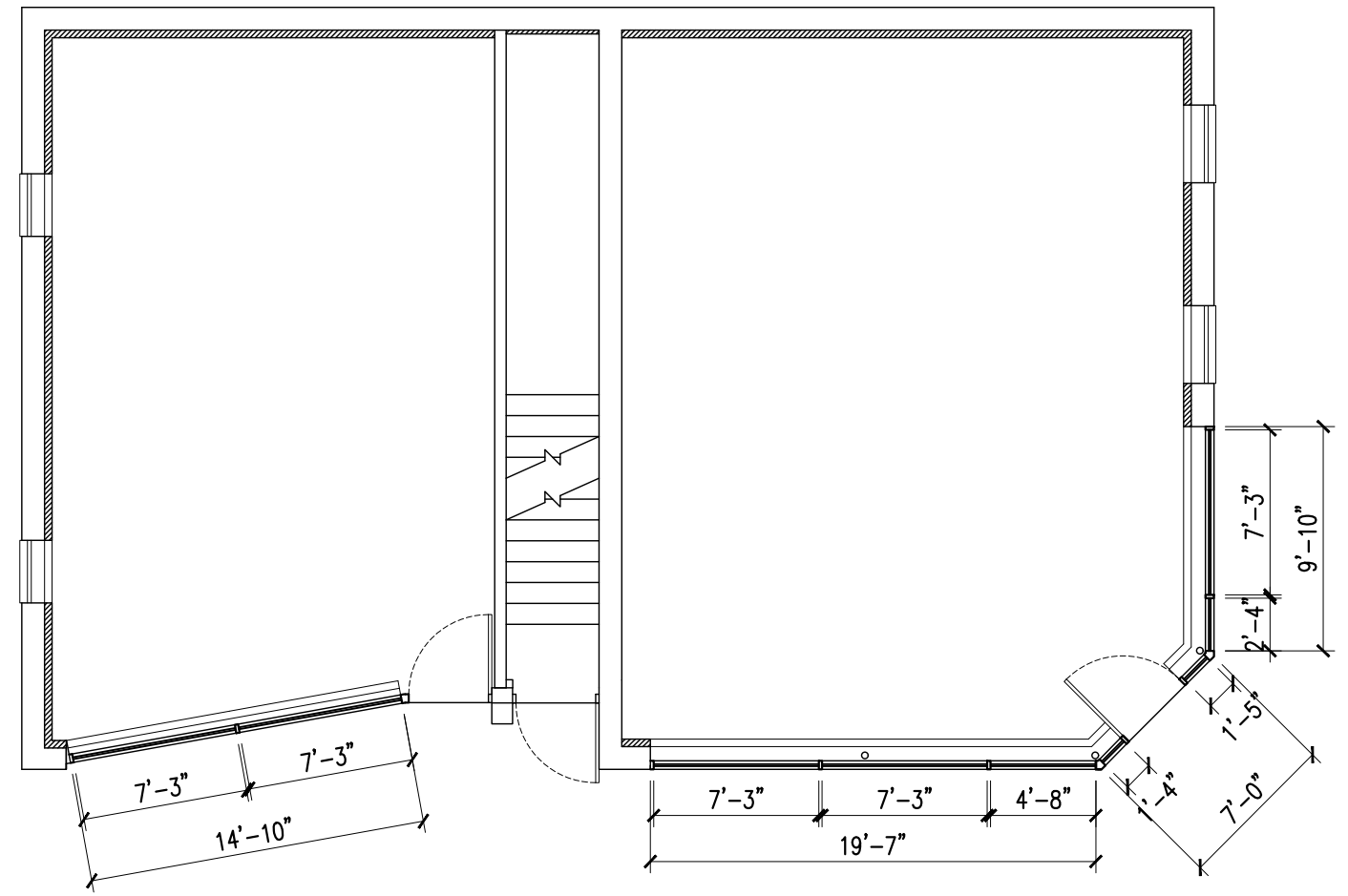
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FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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FLOOR PLANS

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163 COURT ST
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PRECEDENT IMAGES

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SOUTHEAST AERIAL



COURT STREET VIEW EAST



COURT STREET VIEW WEST



ENTRY VIEW

163 COURT ST
163 COURT ST
PORTSMOUTH, NH

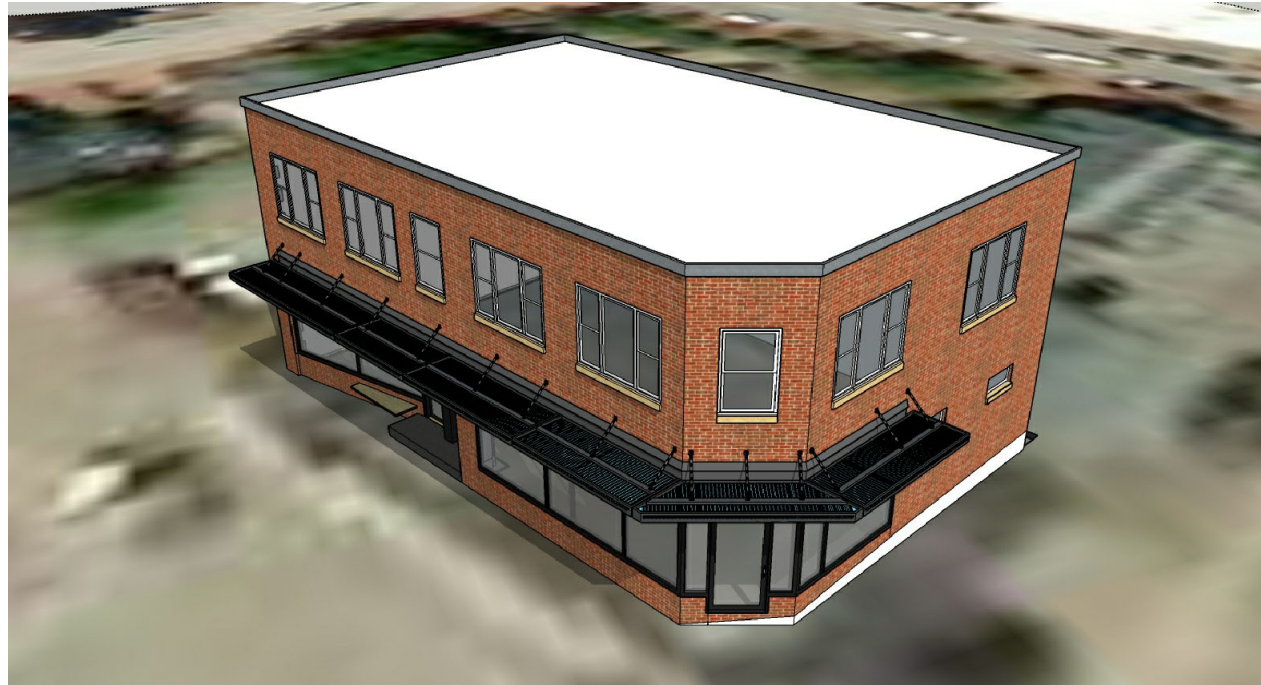
PROPOSED VIEWS - OPTION 1
HISTORIC DISTRICT COMMISSION, WORK SESSION, MARCH 2020

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SOUTHEAST AERIAL



COURT STREET VIEW EAST



COURT STREET VIEW WEST



ENTRY VIEW

163 COURT ST
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PORTSMOUTH, NH

PROPOSED VIEWS - OPTION 2

HISTORIC DISTRICT COMMISSION, WORK SESSION, MARCH 2020

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21FEB2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20013

DRAWING NO.
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