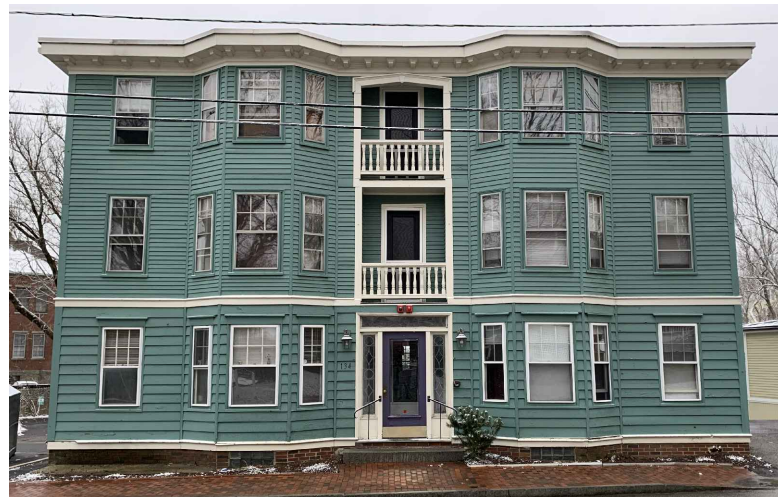


HISTORIC DISTRICT COMMISSION WORK SESSION/ PUBLIC HEARING - APRIL 2020

134 SOUTH STREET IS AN EXISTING THREE-DECKER COLONIAL REVIVAL APARTMENT BUILDING IN PORTSMOUTH NEW HAMPSHIRE. BUILT IN APPROX 1900 WITH A CENTRAL ENTRANCE WITH INSET BALCONIES ABOVE. THE FIRST STORY IS DIFFERENTIATED FROM THOSE ABOVE WITH WIDE OVERLAPPING BOARDS AND ARCHITRAVE WINDOW HEADS.

THE DESIGN INTENT OF THE PROPOSED ALTERATIONS INTENDS TO:

- IMPROVE THE STREET APPEAL AND LONGEVITY OF THE BUILDING WITH COMPOSITE CHANNEL SIDING ON THE LOWER THIRD OF THE EXTERIOR.
- KEEP THE INTEGRITY OF THE WINDOWS, REPAIR AND PAINT, AND REPLACE STORM WINDOWS.
- CREATE IMPROVED ROOFTOP DECK ACCESS AND RAILING.
- REPLACE BASEMENT LEVEL ACCESS STRUCTURE AND GLASS BLOCK WINDOWS TO IMPROVE OVERALL EXTERIOR APPEARANCE.
- REPLACE EXTERIOR LIGHT FIXTURES.



BUILDING LOCATION

134 SOUTH STREET
134 South St.
Portsmouth, NH

COVER

Historic District Commission Work Session/ Public Hearing- April 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20012

DRAWING NO.
1



134 SOUTH STREET
134 South St.
Portsmouth, NH

Historic District Commission Work Session/ Public Hearing- April 2020

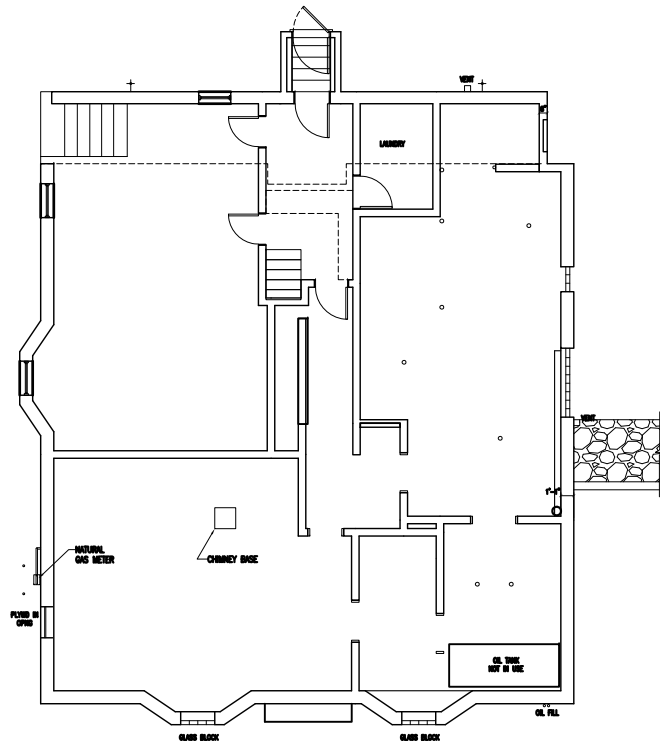
EXISTING PHOTOS

7 WALLINGFORD SQUARE
UNIT 2099
KITTEERY, ME 03904
207.994.3104

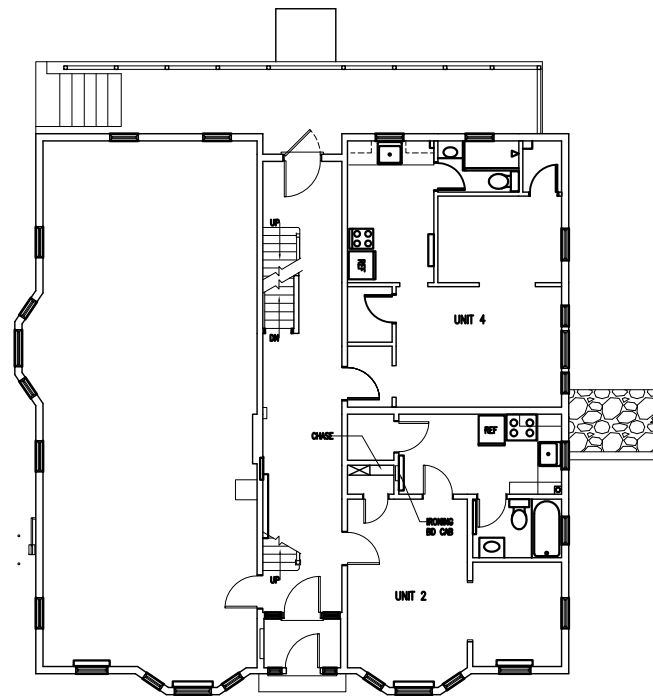
**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20012

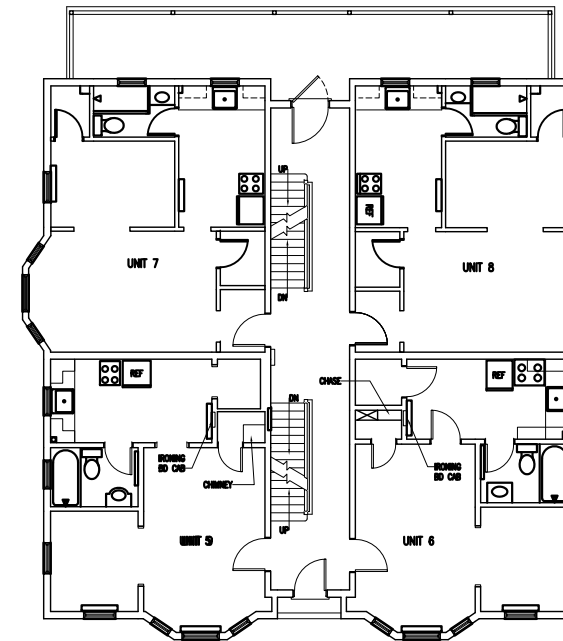
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2



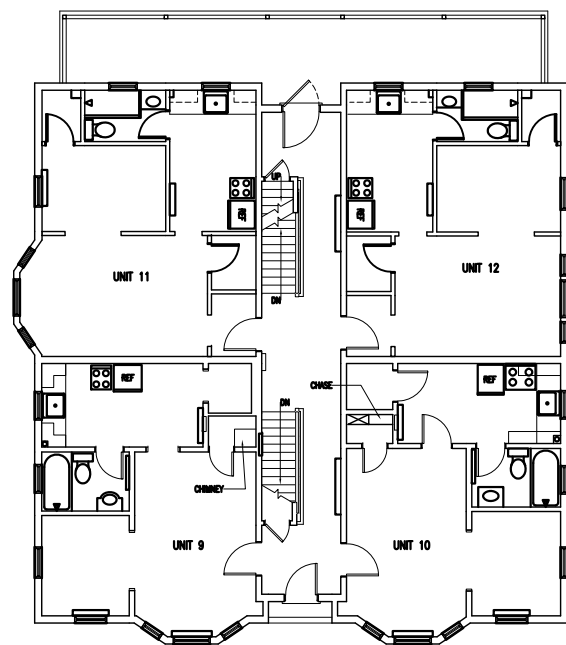
BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"



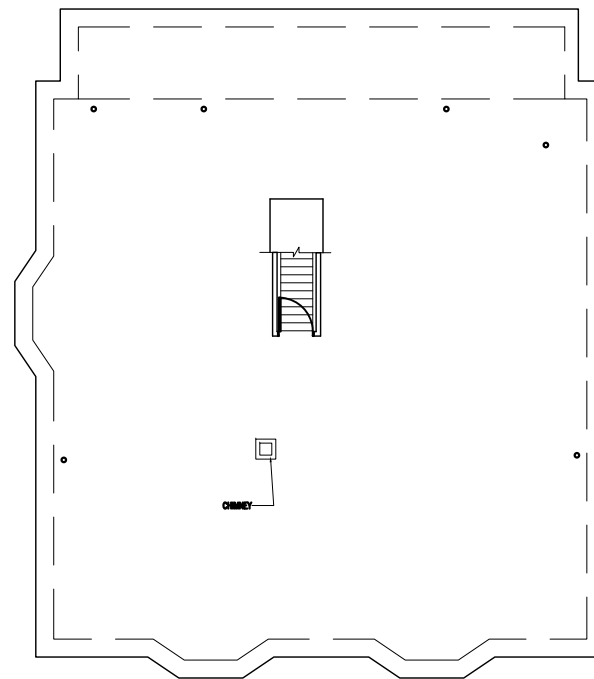
FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



ROOF PLAN
SCALE: 1/16" = 1'-0"

134 SOUTH STREET
134 South St.
Portsmouth, NH

EXISTING PLANS

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UNIT 2099
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207.994.3104

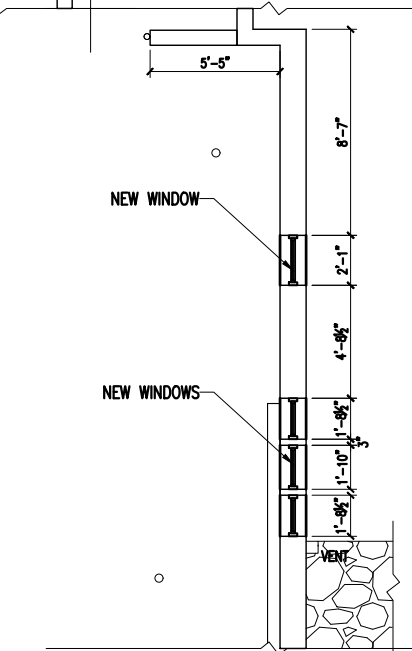
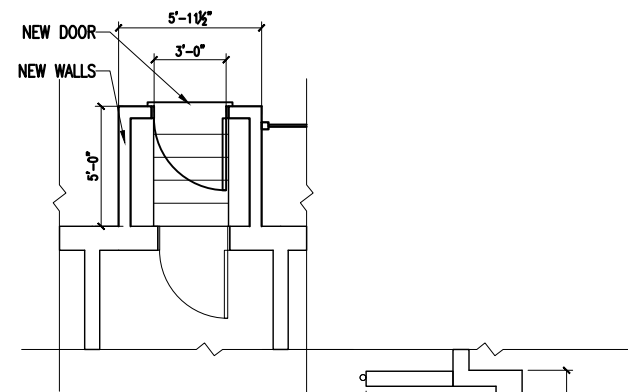
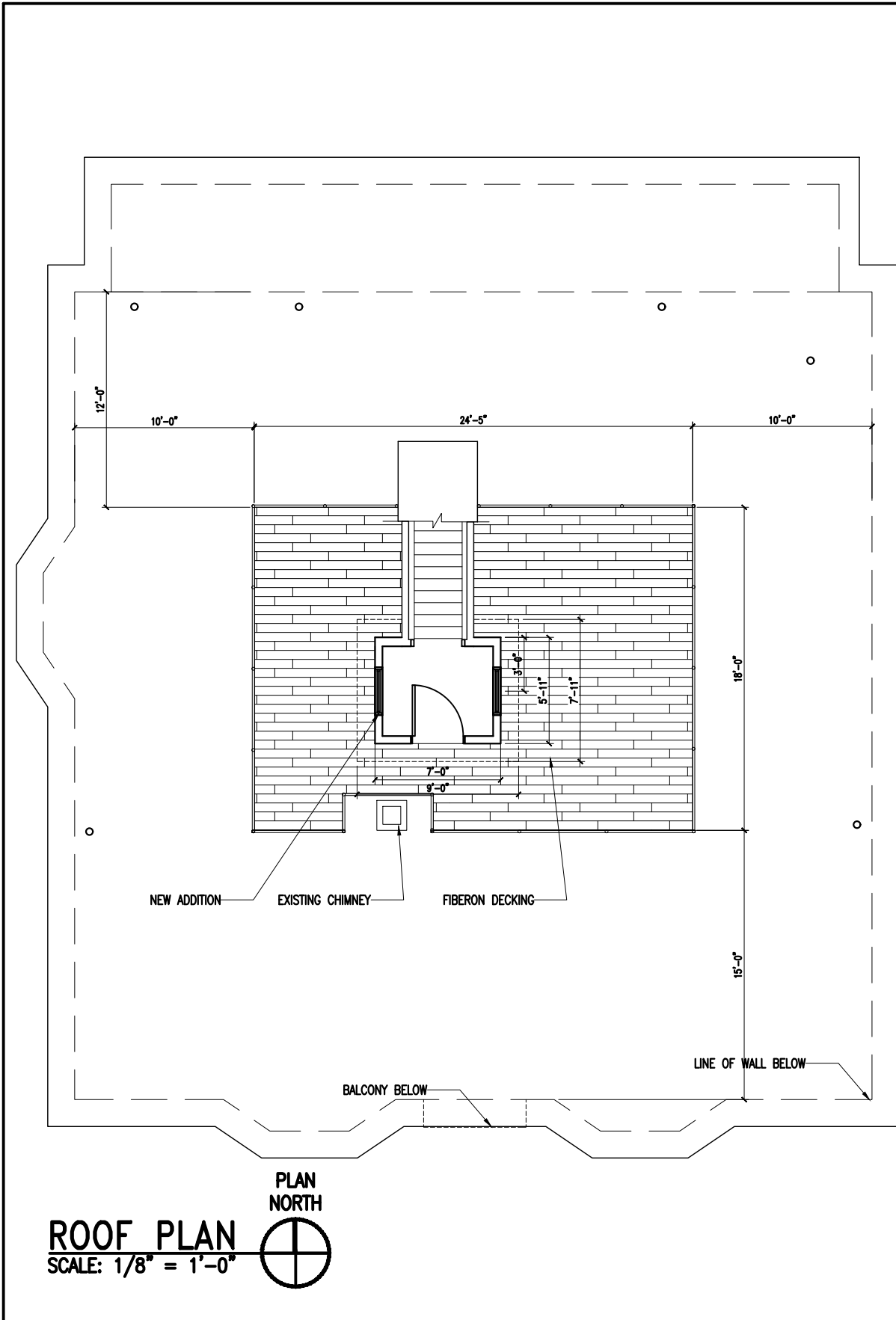
**WINTER
HOLBEN**
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06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: 1/16"=1'-0"

PROJECT NO: 20012

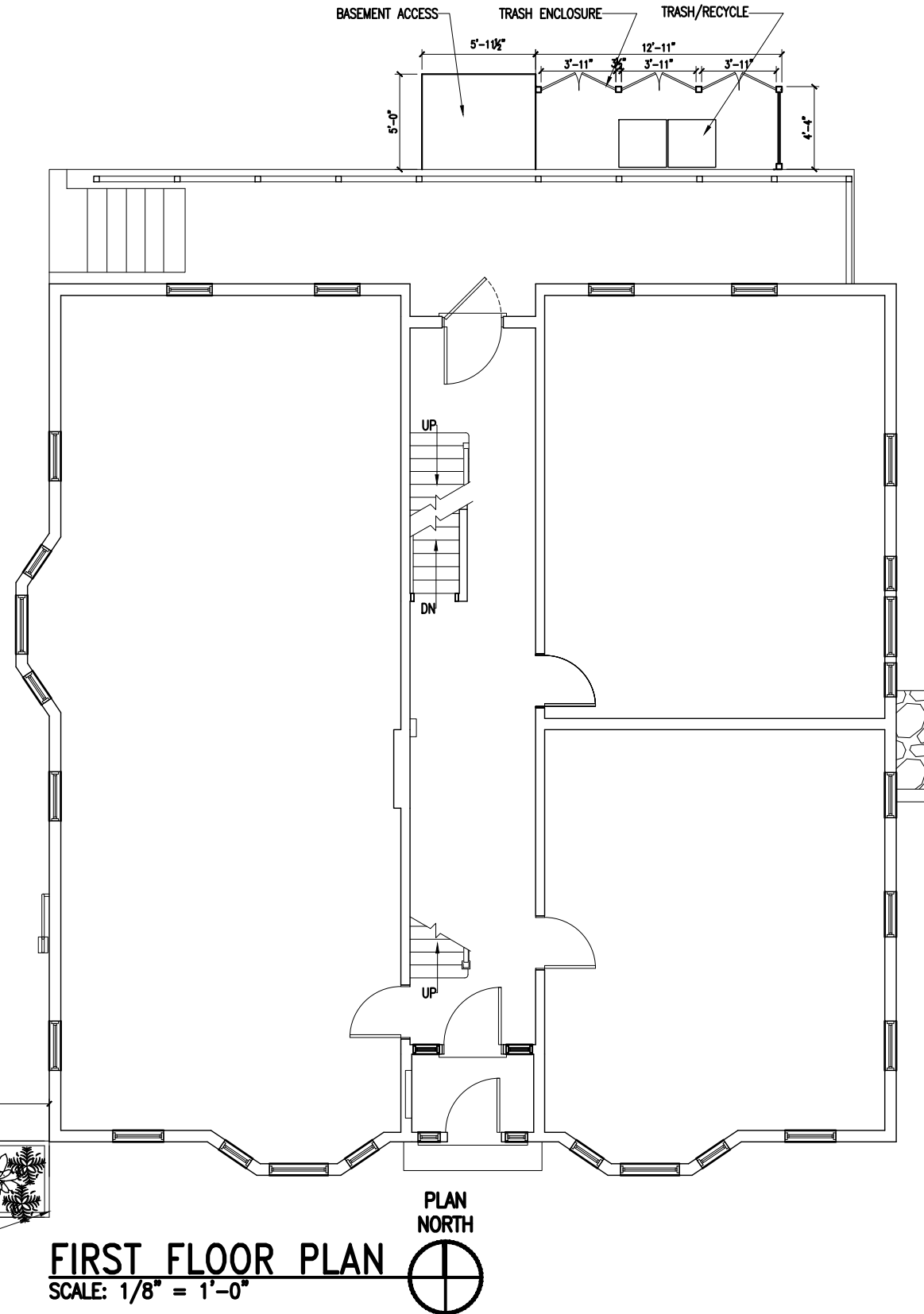
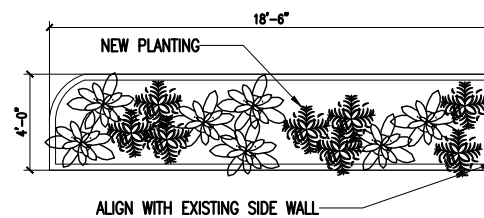
DRAWING NO.

3



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

PLAN NORTH



134 SOUTH STREET
134 South St.
Portsmouth, NH

SITE AND ROOF PLAN
Historic District Commission Work Session/ Public Hearing- April 2020

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KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: 1/8"-1'-0"
PROJECT NO: 20012

DRAWING NO.
4

T.O. STAIR ENTRY
ELEV=34'-6 3/4"

ADDITION W/ BORAL
SHIPLAP SIDING &
TRIM

T.O. ROOF
ELEV=(25'-6 3/4")

METAL RAILING &
GUARDRAIL

FIBERON CLADDING

THIRD FLOOR
ELEV=(16'-10")

EXISTING SIDING TO
REMAIN

METAL GUARD

BORAL CHANNEL SIDING

SECOND FLOOR
ELEV=(8'-2")

BORAL CHANNEL SIDING

BASEMENT ACCESS W/
BORAL CHANNEL SIDING

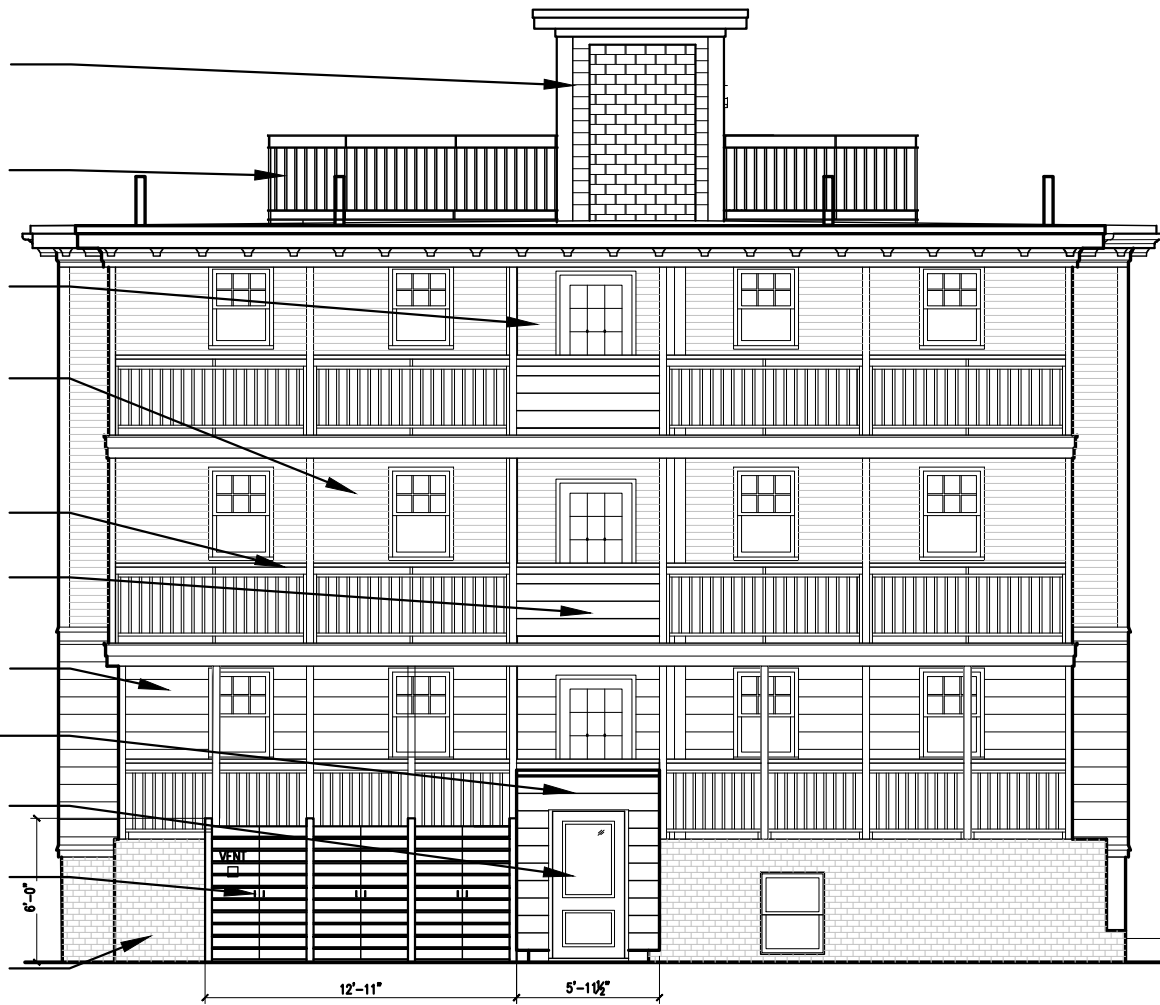
FIRST FLOOR
ELEV=(0'-0")

1/2 LITE PANEL DOOR

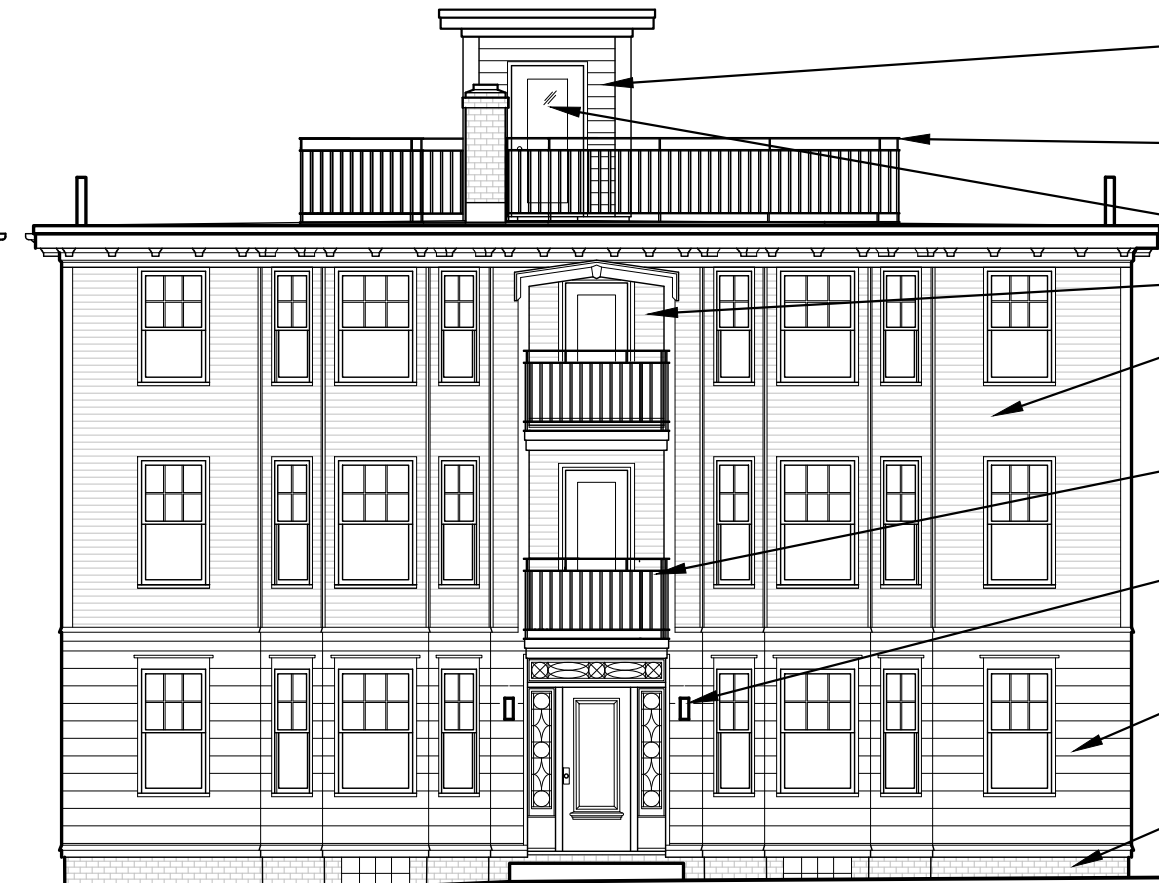
TRASH ENCLOSURE W/
HORIZONTAL SLATS

EXISTING BRICK-PAINT

BASEMENT
ELEV=(-7'-11 1/4")



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



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

ADDITION W/ BORAL
SHIPLAP SIDING &
TRIM

METAL RAILING &
GUARDRAIL

NEW GLASS DOOR

FIBERON CLADDING

EXISTING SIDING TO
REMAIN

METAL RAILING

NEW LIGHT FIXTURE
ON BOTH SIDES OF
ENTRY DOOR

BORAL CHANNEL
SIDING

EXISTING BRICK

134 SOUTH STREET
134 South St.
Portsmouth, NH

EXTERIOR ELEVATIONS

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UNIT 2099
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**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: NTS

PROJECT NO: 20012

DRAWING NO.

5

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

134 SOUTH STREET
 134 South St.
 Portsmouth, NH

EXTERIOR ELEVATIONS

Historic District Commission Work Session/ Public Hearing- April 2020

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 UNIT 2099
 KITTERY, ME 03904
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**WINTER
 HOLBEN**
 architecture + design

06APRIL2020
 WINTER HOLBEN: BH/JH
 SCALE: NTS
 PROJECT NO: 20012

DRAWING NO.
6

T.O. STAIR ENTRY
ELEV=34'-6 3/4"

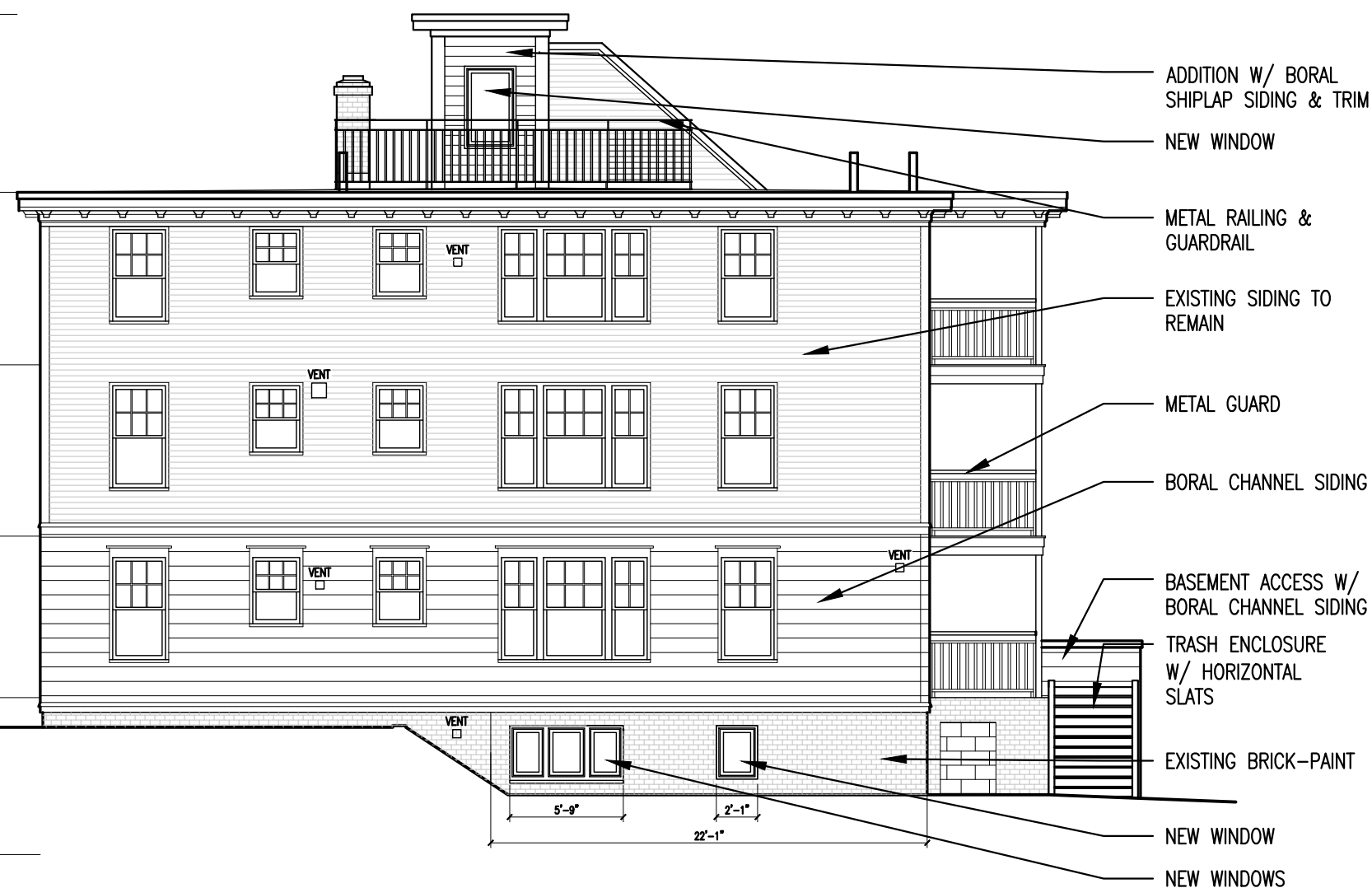
T.O. ROOF
ELEV=(25'-6 3/4")

THIRD FLOOR
ELEV=(16'-10")

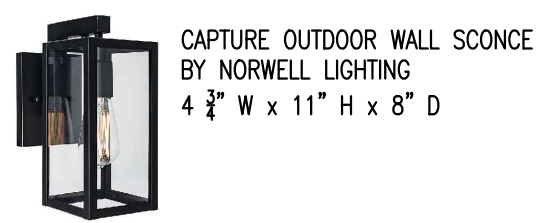
SECOND FLOOR
ELEV=(8'-2")

FIRST FLOOR
ELEV=(0'-0")

BASEMENT
ELEV=(-7'-11 1/4")



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



CAPTURE OUTDOOR WALL SCENCE
BY NORWELL LIGHTING
4 3/4" W x 11" H x 8" D



- Features of the Elevate Awning Window
- Available in heights up to 4 feet or widths up to 4 feet
 - Narrow frame replacement option is available to fit seamlessly into existing window openings
 - Dual-point locking system ensures a tight seal and security from top to bottom
 - Available with IZ3 coastal/hurricane certification
 - CE certified

BASEMENT AWNING WINDOW- MARVIN WINDOWS

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	0.969"	0.531"
1 x 8	0.6875"	7.25"	6.719"	0.969"	0.531"
1 x 10	0.6875"	9.25"	8.719"	0.969"	0.531"

TruExterior
Siding & Trim

CHANNEL SIDING ON LOWER HALF OF BUILDING



CHANNEL SIDING

SHIPLAP BORAL SIDING AT ROOFTOP ADDITION



FIBERON COMPOSITE CONCORDIA CLADDING/DECKING



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ELEVATION AND PROPOSED MATERIALS

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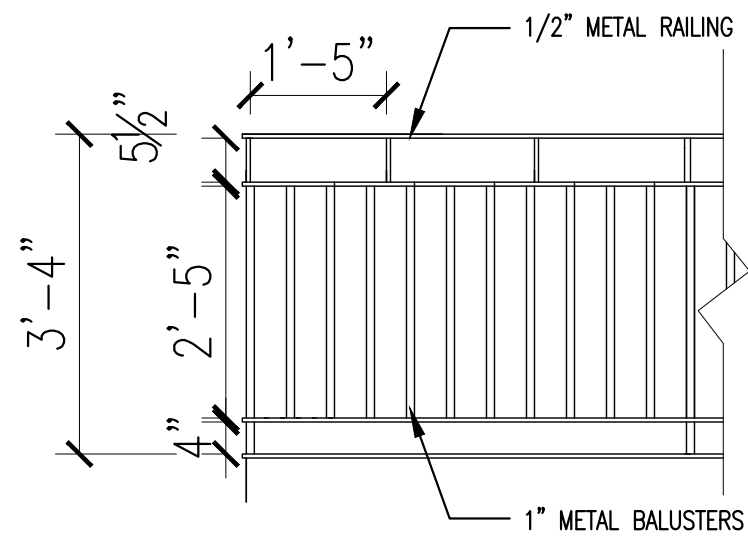
**WINTER
HOLBEN**
architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: 1/8"-1'-0"
PROJECT NO: 20012

DRAWING NO.
7

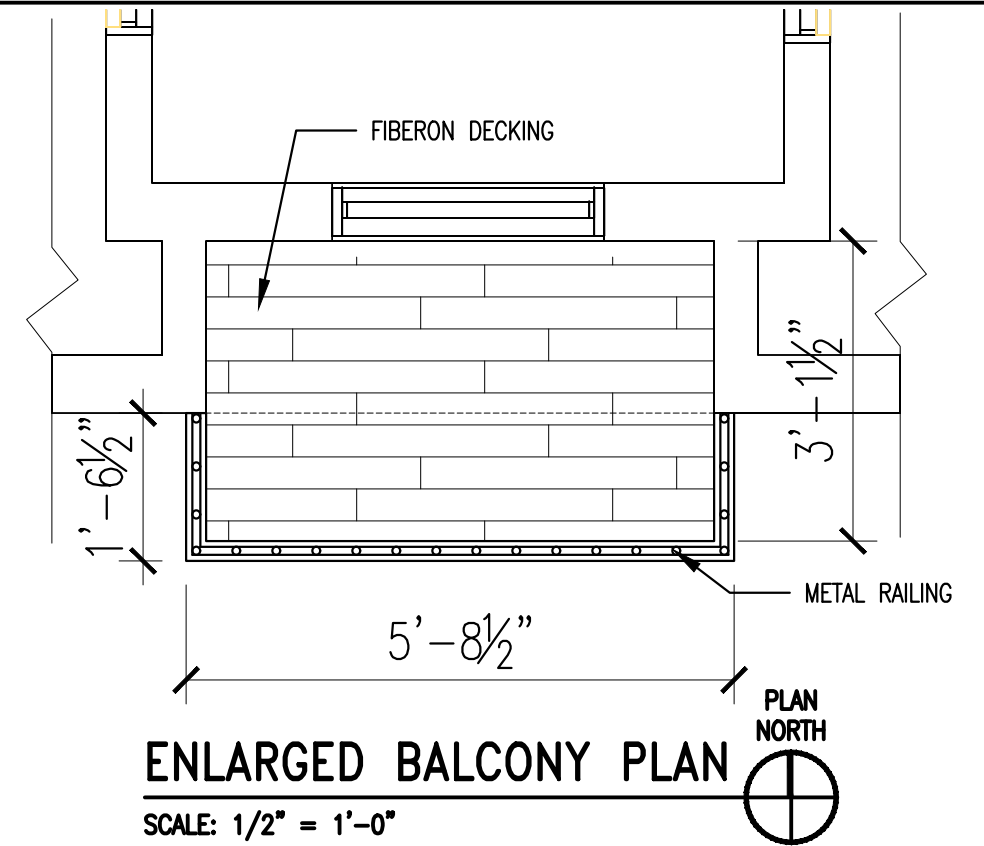


BALCONY RAILING



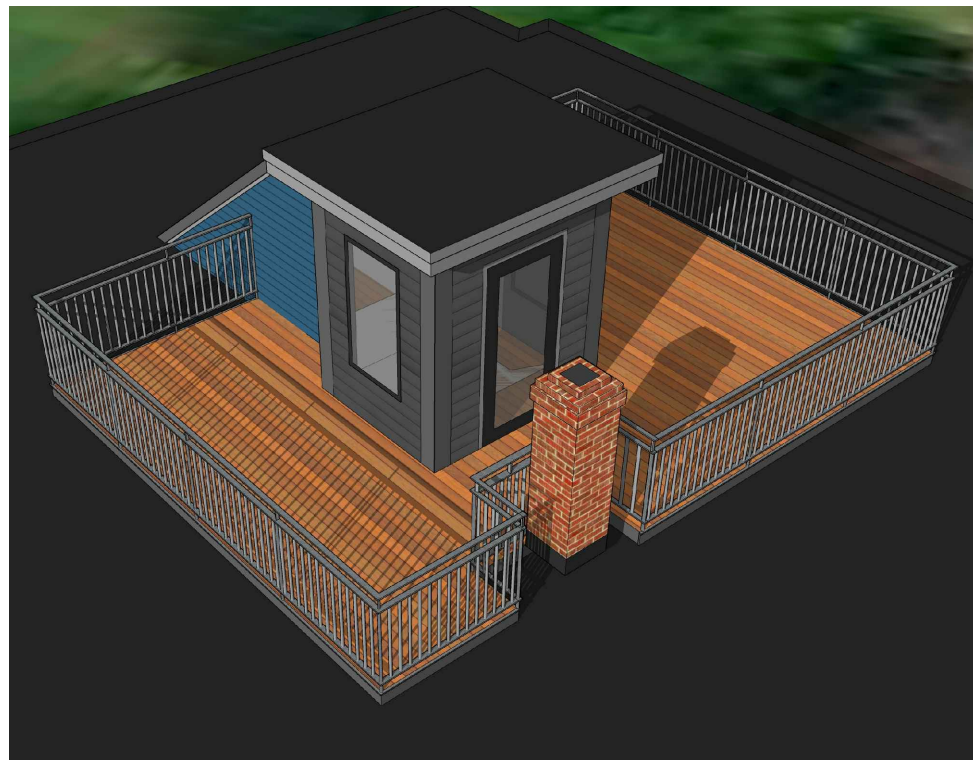
RAILING DETAIL

SCALE: 1/2" = 1'-0"

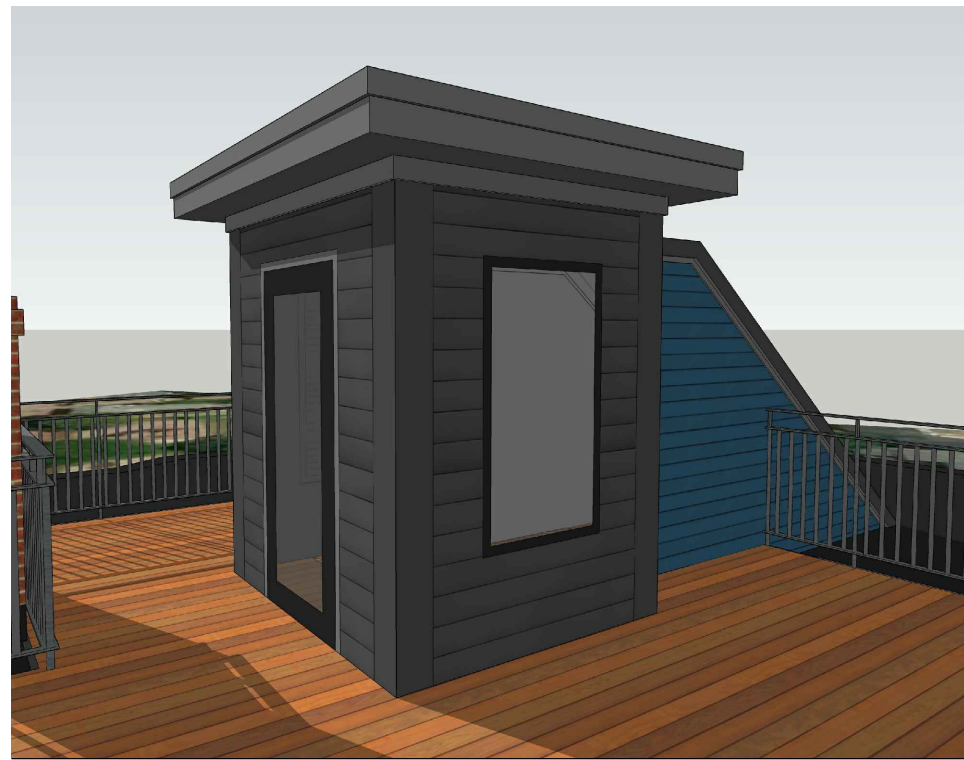


ENLARGED BALCONY PLAN

SCALE: 1/2" = 1'-0"



ROOF TOP DECK



ROOF TOP STRUCTURE ADDITION

134 SOUTH STREET

134 South St.
Portsmouth, NH

DETAIL VIEWS

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**WINTER
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architecture + design

06APRIL2020
WINTER HOLBEN: BH/JH
SCALE: 1/2"-1'-0"

PROJECT NO: 20012

DRAWING NO.

8



134 SOUTH STREET
134 South St.
Portsmouth, NH

PROPOSED VIEWS

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**WINTER
HOLBEN**
architecture + design

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DRAWING NO.
9

Historic District Commission Work Session/ Public Hearing- April 2020



134 SOUTH STREET

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PROPOSED COLOR OPTIONS

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DRAWING NO.

10