

HISTORIC DISTRICT COMMISSION PUBLIC HEARING - JUNE 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

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COVER

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

15MAY2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20013

DRAWING NO.
1



163 COURT ST
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PORTSMOUTH, NH

EXISTING PHOTOS

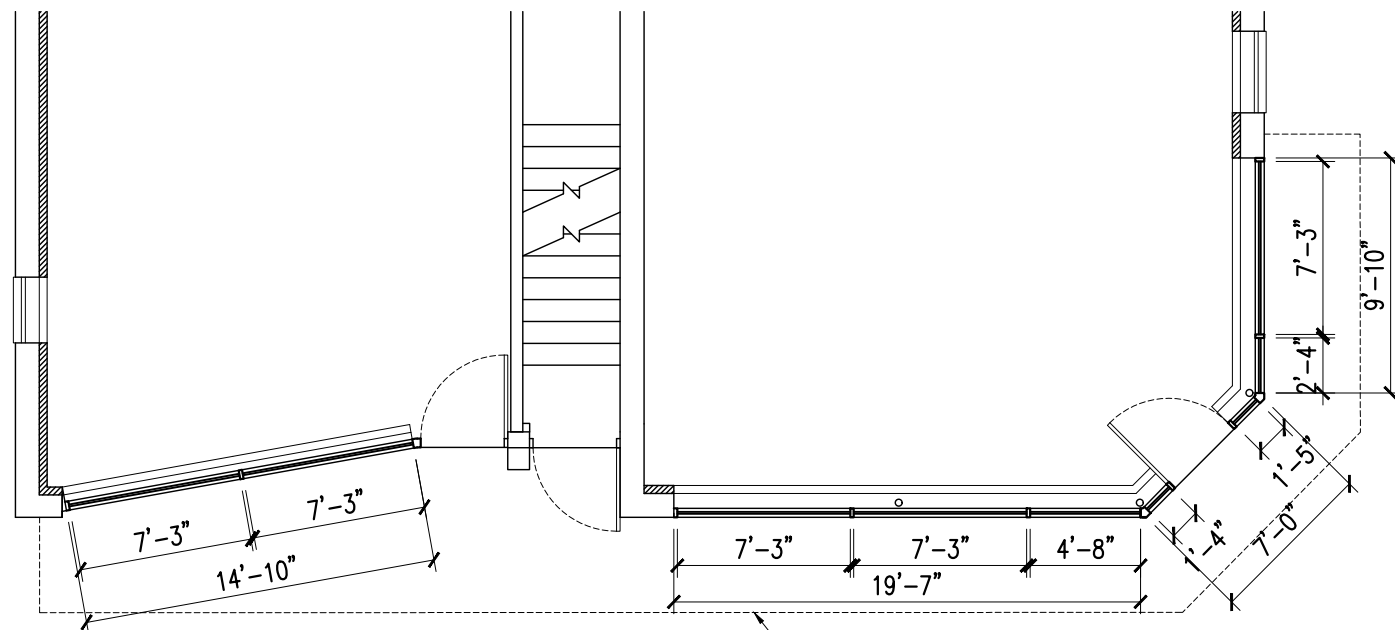
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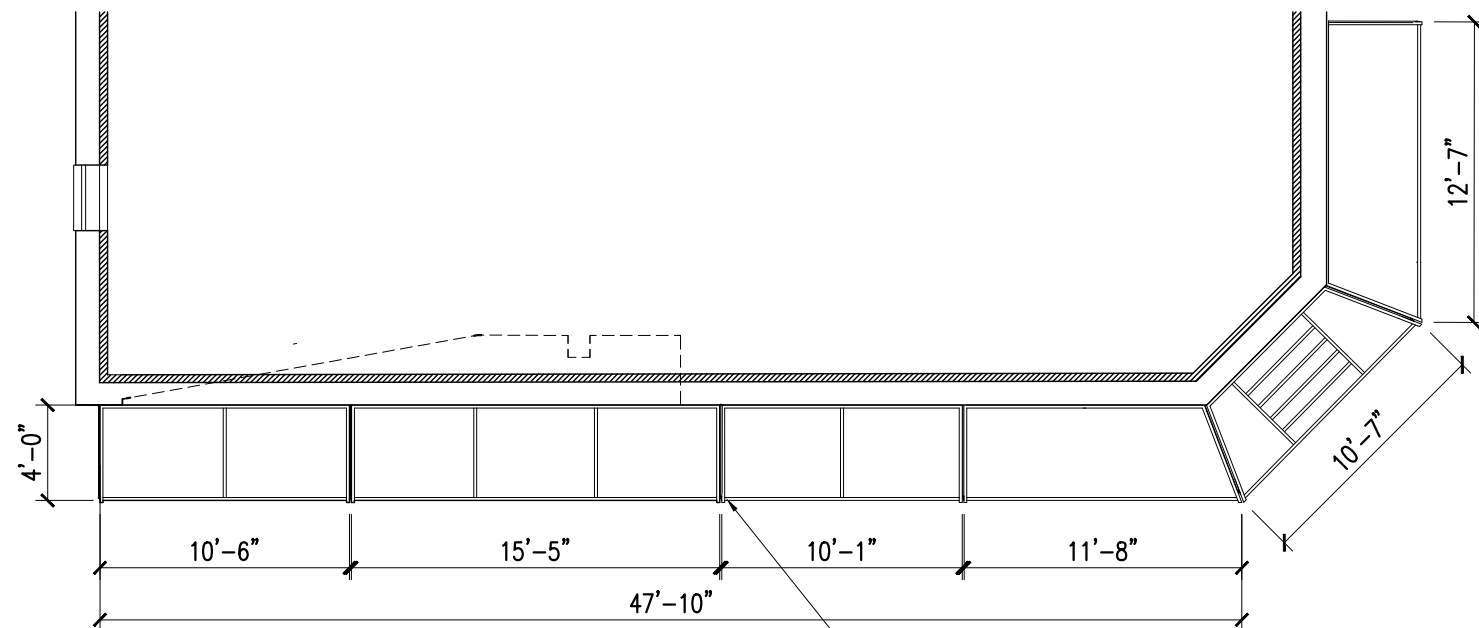
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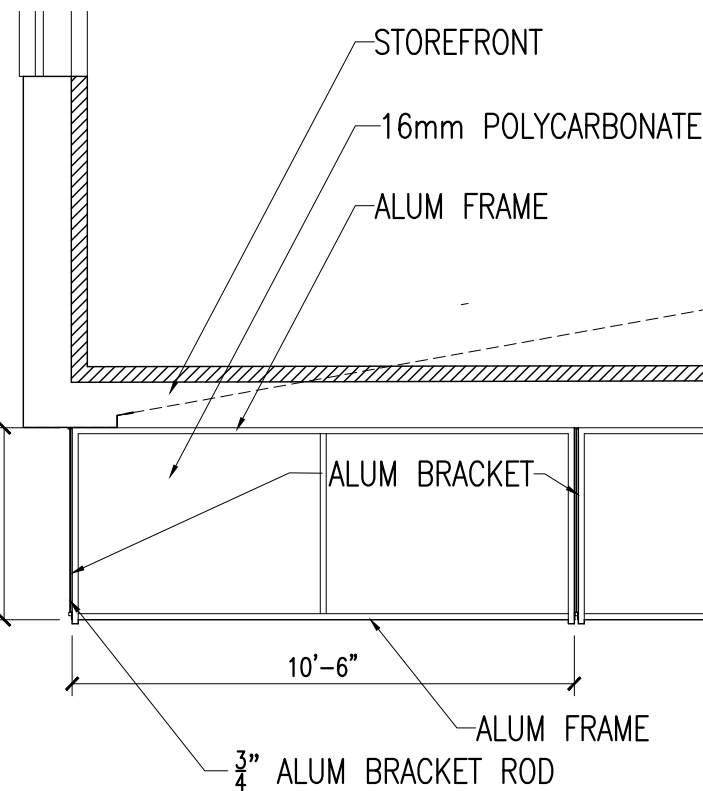
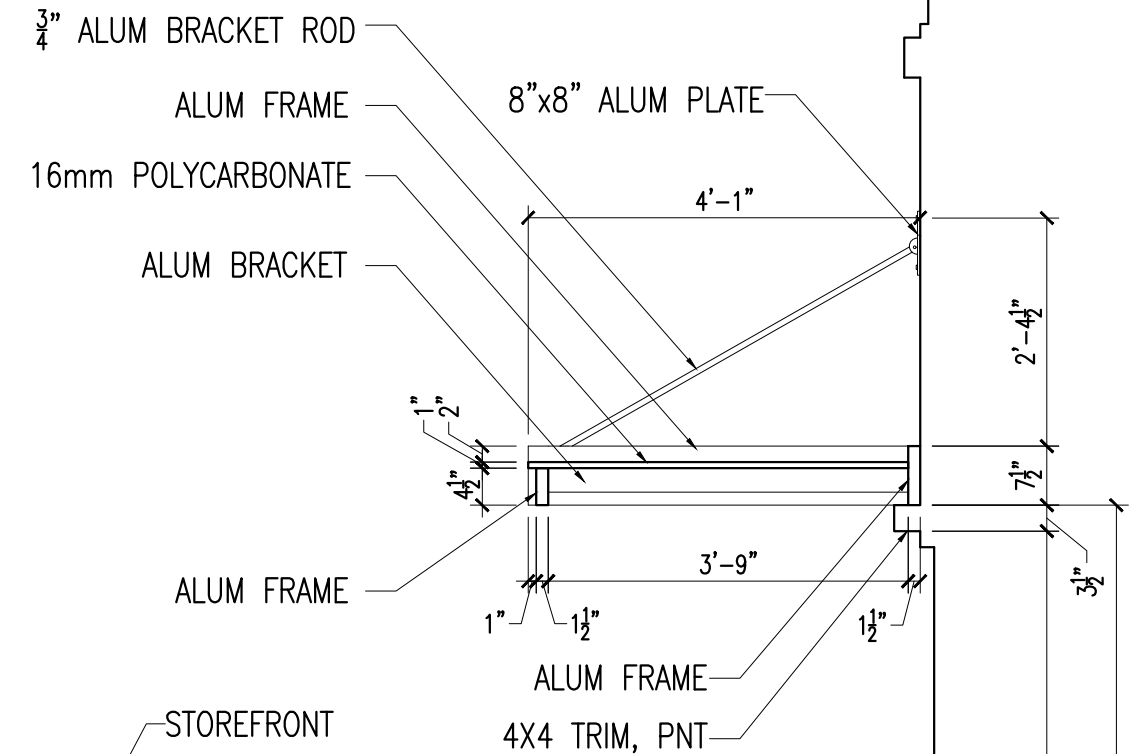
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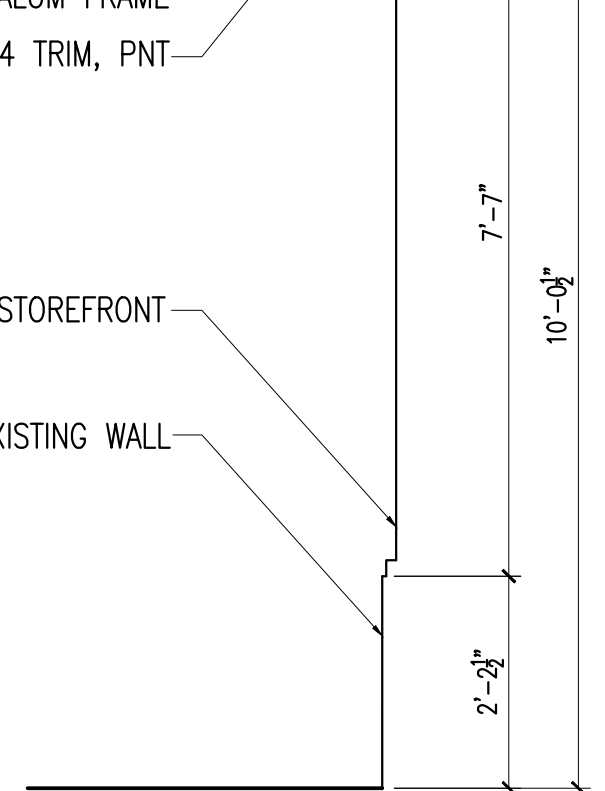
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



ENLARGED CANOPY PLAN
SCALE: 1/4" = 1'-0"



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

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FLOOR PLANS & SECTION

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PRECEDENT IMAGES

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SOUTHEAST AERIAL



COURT STREET VIEW EAST



COURT STREET VIEW WEST



ENTRY VIEW

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PROPOSED VIEWS

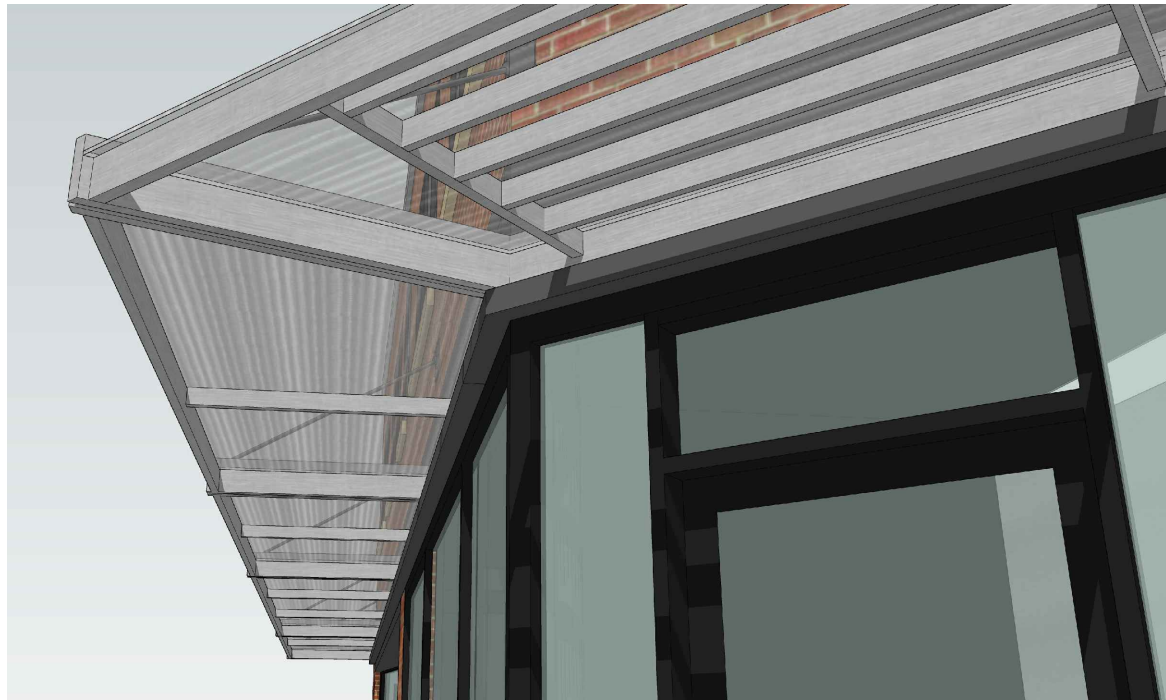
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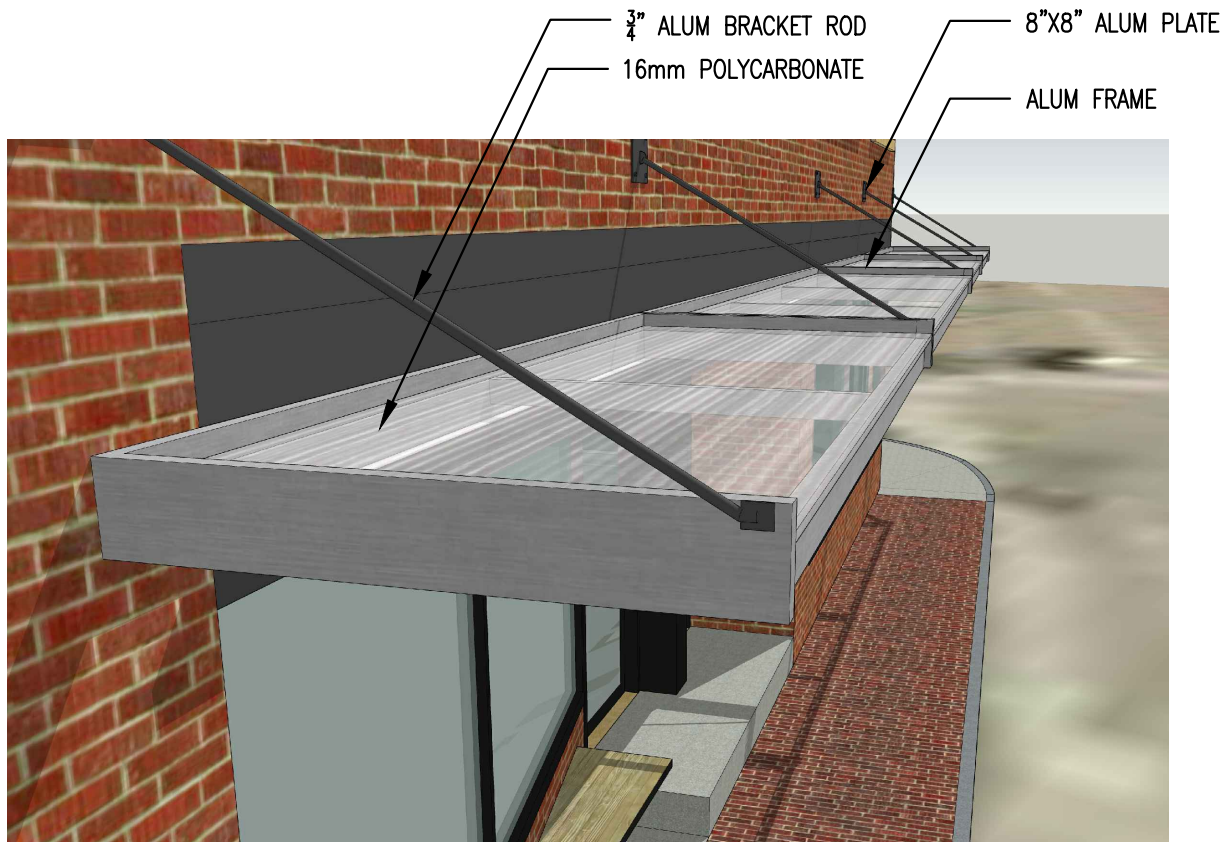
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CANOPY DETAIL



CANOPY PROFILE

ENCORE STOREFRONT FRAMING SYSTEM

ECONOMY
EnCORE™ is a QuickSeal™ dry-glazed self-sealing framing system and is the first to eliminate joint sealant at horizontal joints, making it more cost effective. The vertical gasket runs through, and when “pinched” by the head, sill and intermediate horizontals, a watertight seal is created, eliminating the need for sealant.

By using the same extrusions for horizontal and vertical mullions, metal utilization is maximized. In addition, the tongue on the extrusions eliminates the need for a secondary, continuous water deflector, thus economizing on installation costs and time.

EnCORE™ Framing System also requires no setting block chair at intermediate horizontals. And at the sill, the system utilizes a simple setting block chair that fits snugly within the glazing pocket and requires no fastening. The system accepts standard 1" (25.4 mm) or 1/4" (6.4 mm) infills and can also be adapted to accept other infills in 1/8" (3.2 mm) increments.

The top-loaded glazing gaskets are the same as those used in the Kawneer flagship Trifab™ Framing Systems, which helps reduce field labor and minimize inventory requirements.

Providing single-source responsibility, Kawneer entrances, windows, curtain walls and slope glazing are compatible with the EnCORE™ Framing System.

PERFORMANCE
A specially engineered thermal clip eliminates metal-to-metal contact by snapping onto the mullion. The cover then snaps onto the clip for true thermal integrity. In addition, the clip has an extended leg on one side, which acts as a “w” block and prevents shifting of glass due to climate changes and building movement.

Engineered to meet or exceed certified performance requirements for air and water infiltration, the EnCORE™ Framing System has been fully tested according to ASTM E283 and ASTM E331. Thermal testing was completed in accordance with AAMA 1503.

The EnCORE™ Framing System also offers architects and building owners the ability to determine project-specific U-factors by referring to thermal tables in our architectural manual. Unique to Kawneer, these tables enable U-factor calculations for each project by utilizing the total glass percentage and the project’s center of glass (COG) U-factor.

AESTHETICS
For additional freedom of expression, the EnCORE™ Framing System offers front or center glazing options. An SSG option is also available. And to provide greater design flexibility, the face-and-gutter system offers system depths of 3-9/16" (90.5 mm), 4-1/2" (114.3 mm) or 6" (152.4 mm) front glazed and 4-1/2" (114.3 mm) center glazed.

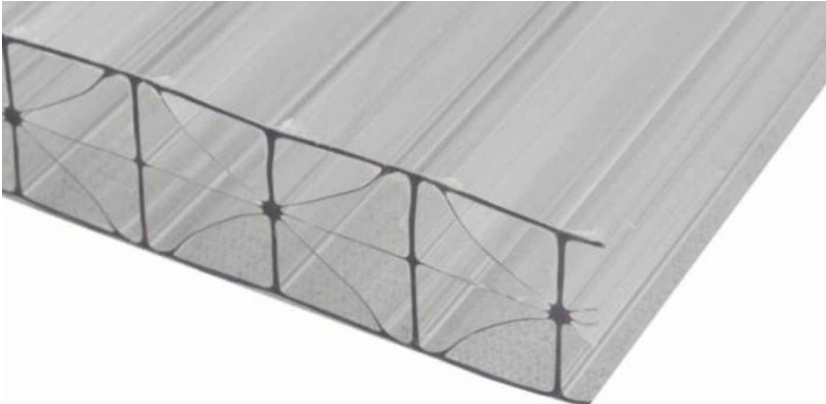
The 1-3/4" (44.5 mm) minimal sightline provides consistent design aesthetics, while a 1-1/4" (31.75 mm) perimeter sightline is also available. Since the exterior face and interior mullions are separate pieces, two-color design considerations are easily realized.

COLOR:
BLACK
ANODIZED

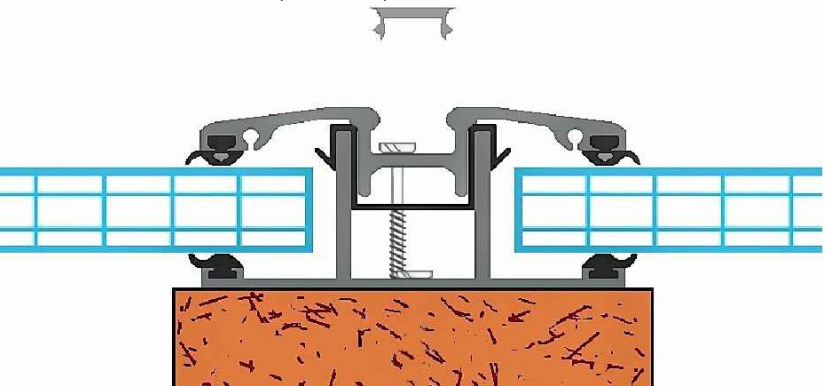
1-3/4" MINIMAL SIGHTLINE



16mm ePlastUSA CLEAR POLYCARBONATE– IMPERMEABLE TO WATER AND UV PROTECTED



ALUMINUM H STRUCTURE (POLI-LOK)



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DETAIL VIEWS & MATERIALS

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