

HISTORIC DISTRICT COMMISSION WORK SESSION - MARCH 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.
- 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

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

21FEB2020
WINTER HOLBEN: BH/JH
SCALE:

PROJECT NO: 20012

DRAWING NO.

1



134 SOUTH STREET
134 South St.
Portsmouth, NH

EXISTING PHOTOS

Historic District Commission, Work Session, March 2020

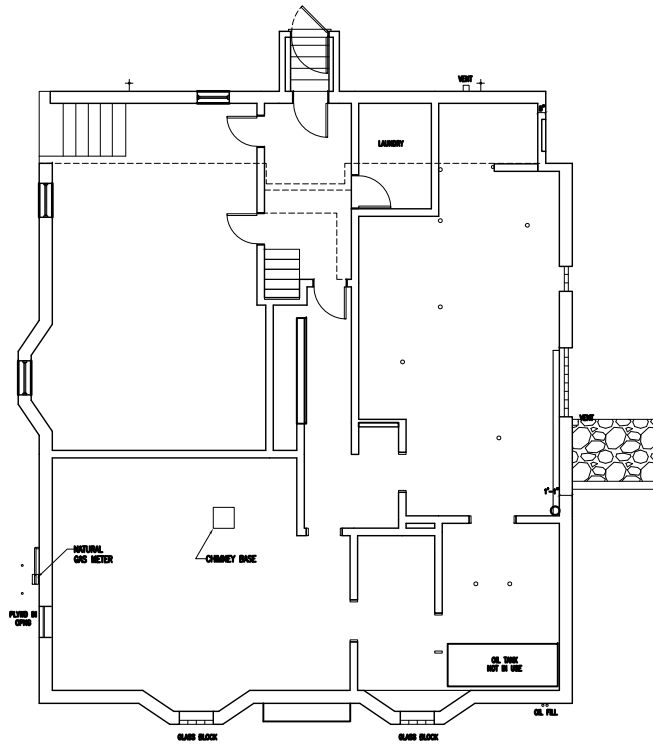
7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

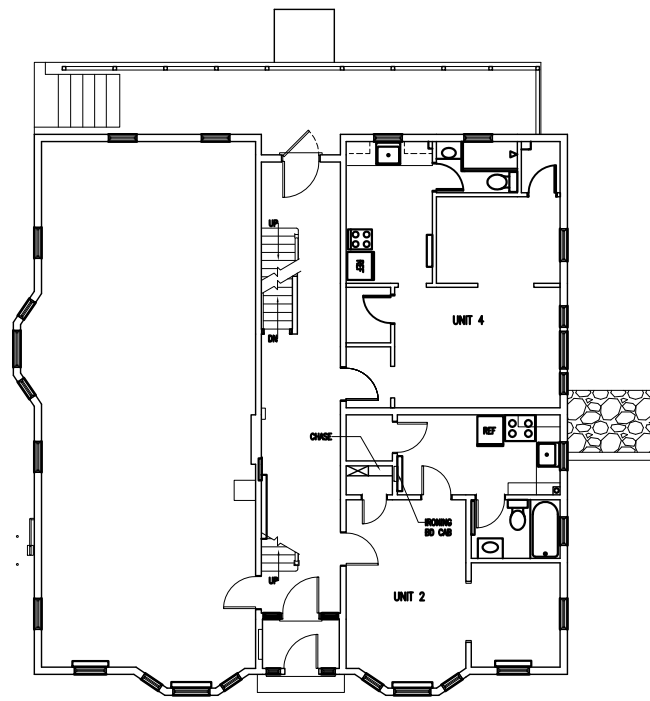
21FEB2020
WINTER HOLBEN: BH/JH
SCALE: NTS
PROJECT NO: 20012

DRAWING NO.

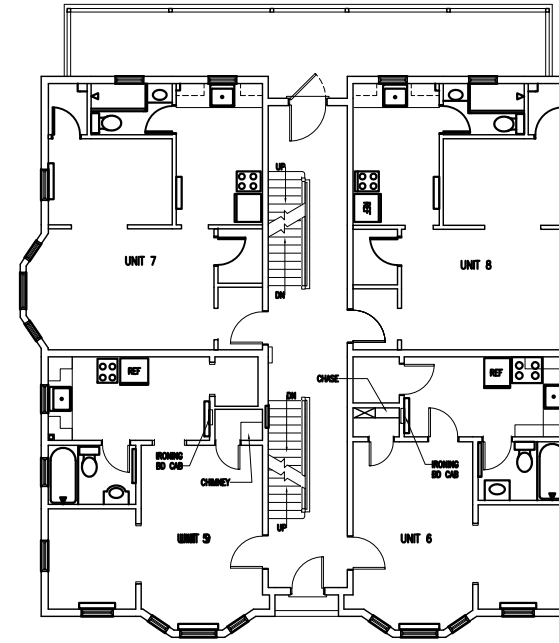
2



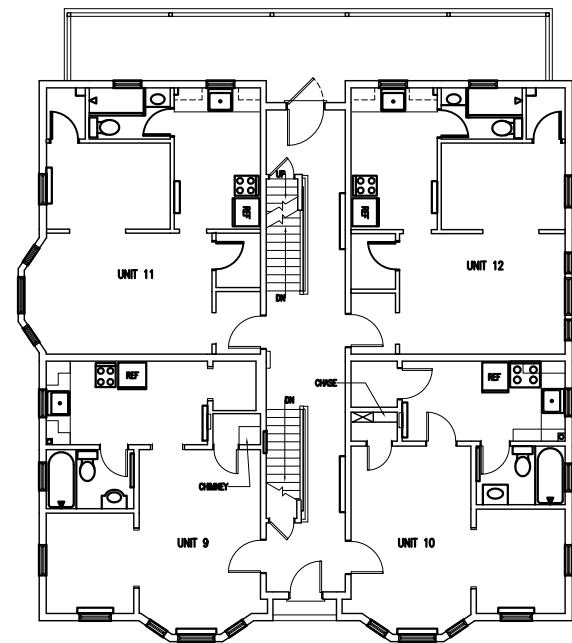
BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"



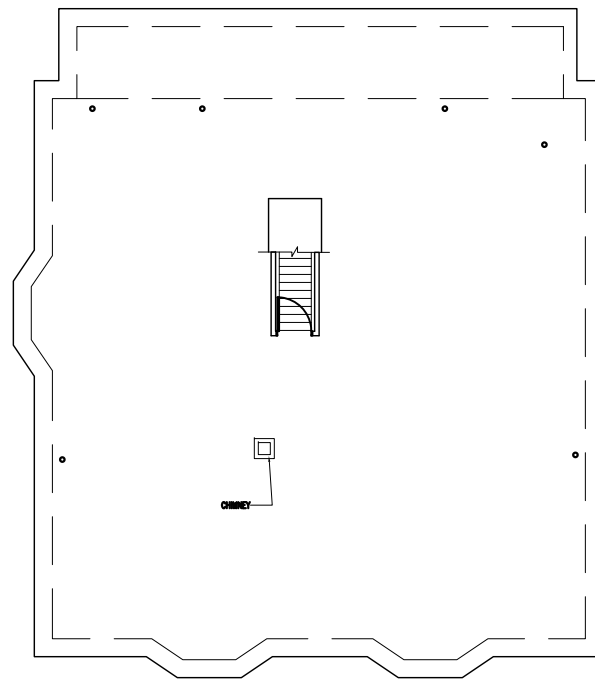
FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



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

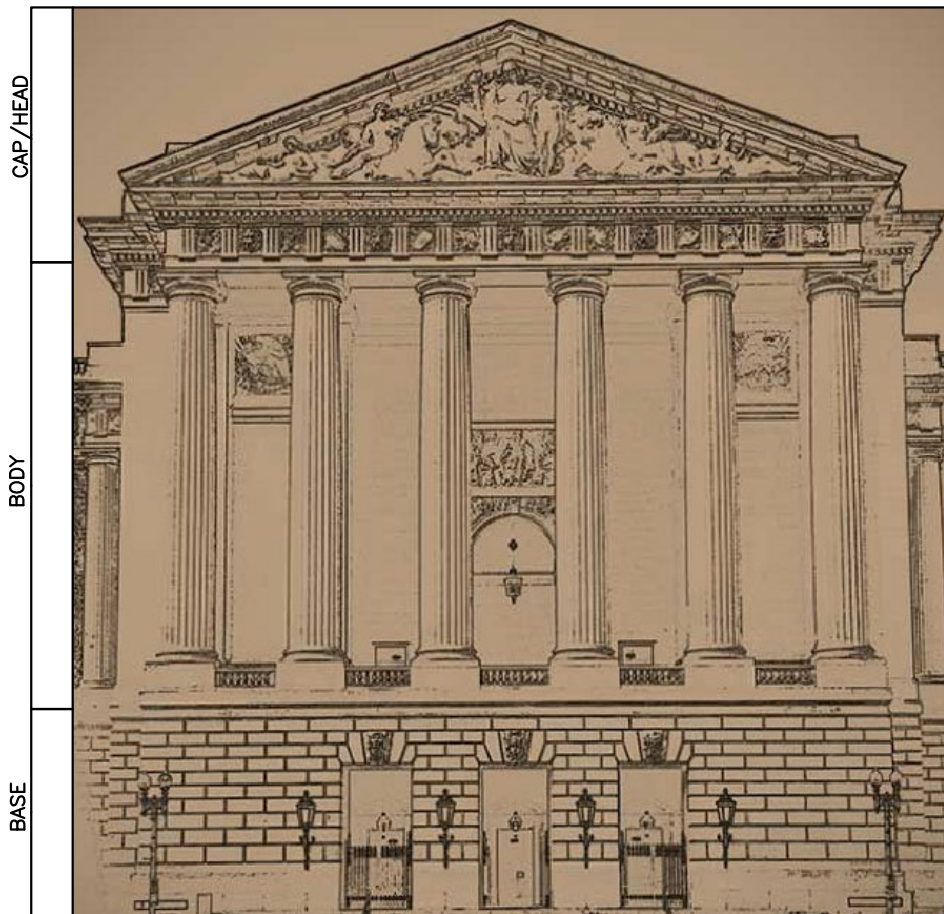
7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

21FEB2020
WINTER HOLBEN: BH/JH
SCALE: 1/16"-1'-0"
PROJECT NO: 20012

DRAWING NO.
3

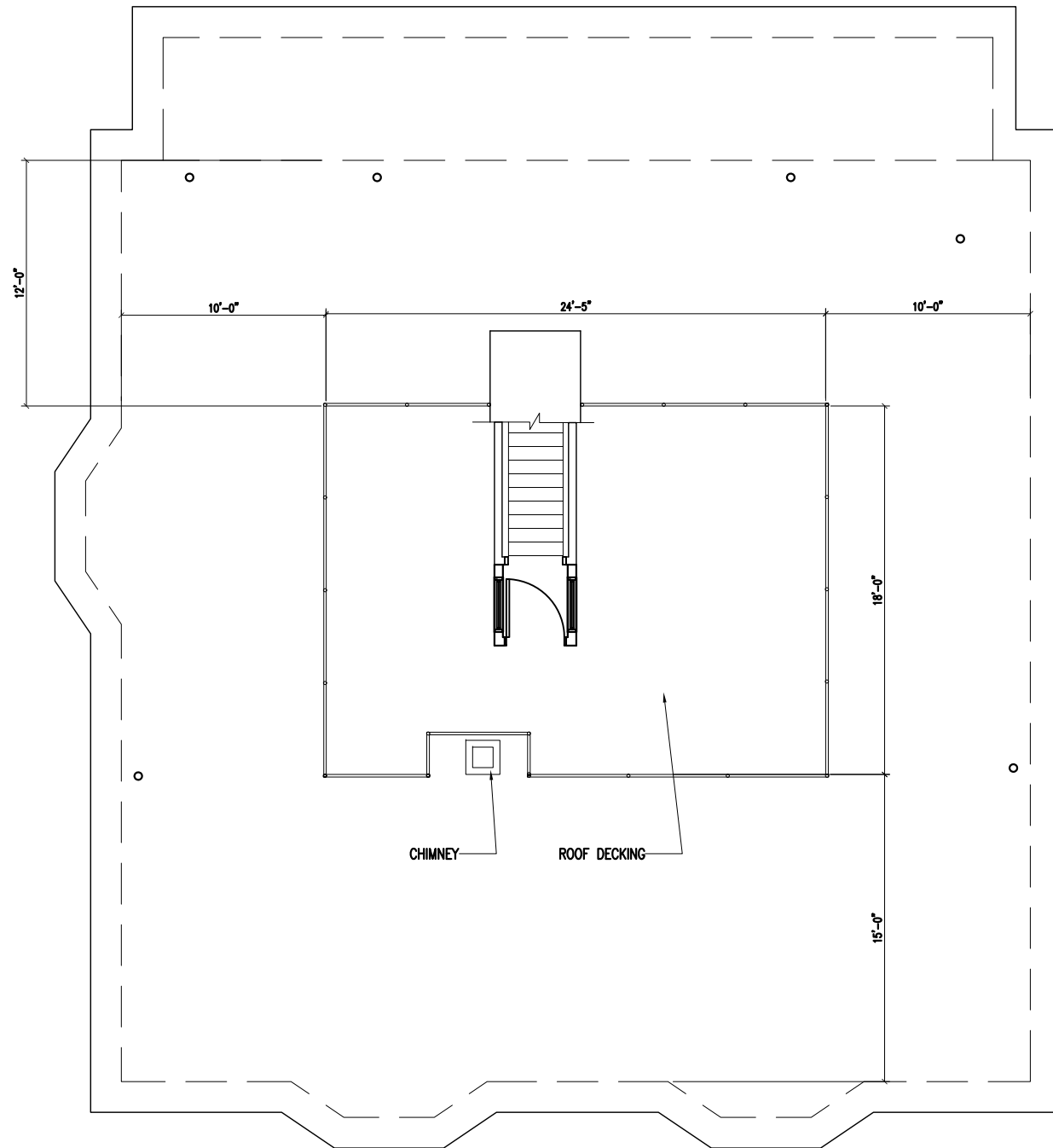
Historic District Commission, Work Session, March 2020



DETAIL W/ PROJECTING HORIZONTAL OVERHANGS

DEFINED BY VERTICAL ELEMENTS TO REPLICATE COLUMNS

DEFINED BY HORIZONTAL ELEMENTS TO RESEMBLE STEPS AND STONE PLINTH



PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

134 SOUTH STREET
134 South St.
Portsmouth, NH

PRECEDENT IMAGES

Historic District Commission, Work Session, March 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

21FEB2020
WINTER HOLBEN: BH/JH
SCALE: 1/8" = 1'-0"
PROJECT NO: 20012

DRAWING NO.

4



134 SOUTH STREET

134 South St.
Portsmouth, NH

PROPOSED VIEWS

Historic District Commission, Work Session, March 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

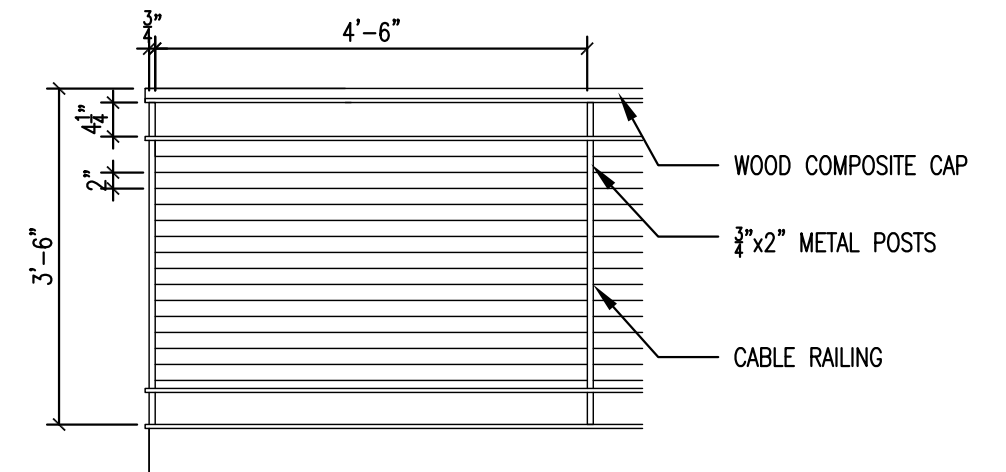
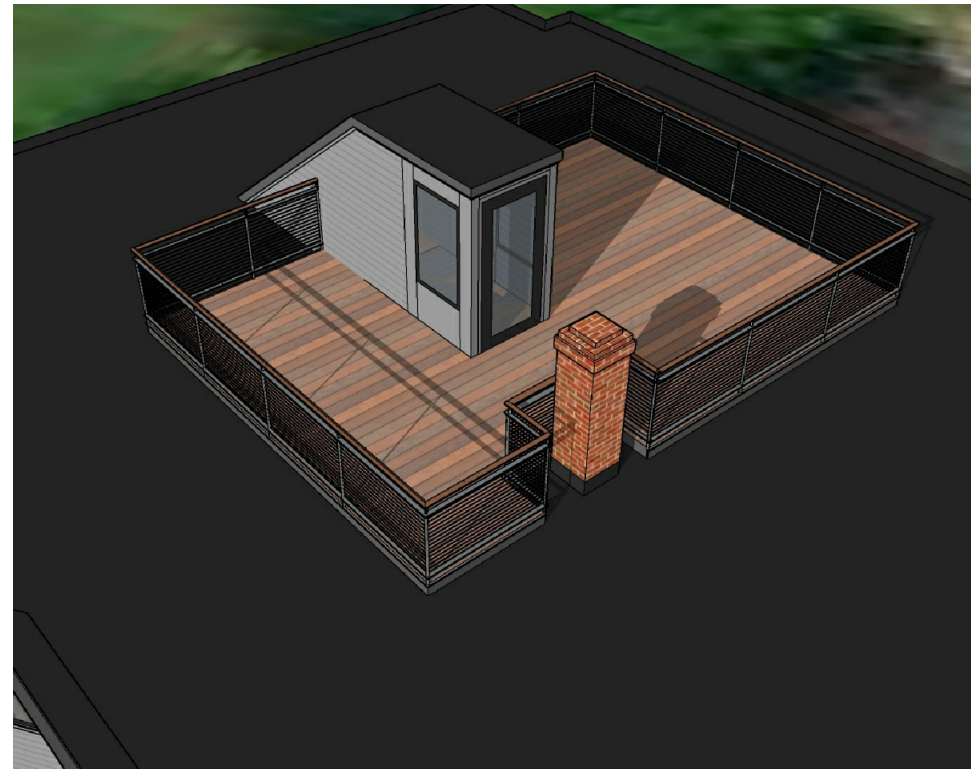
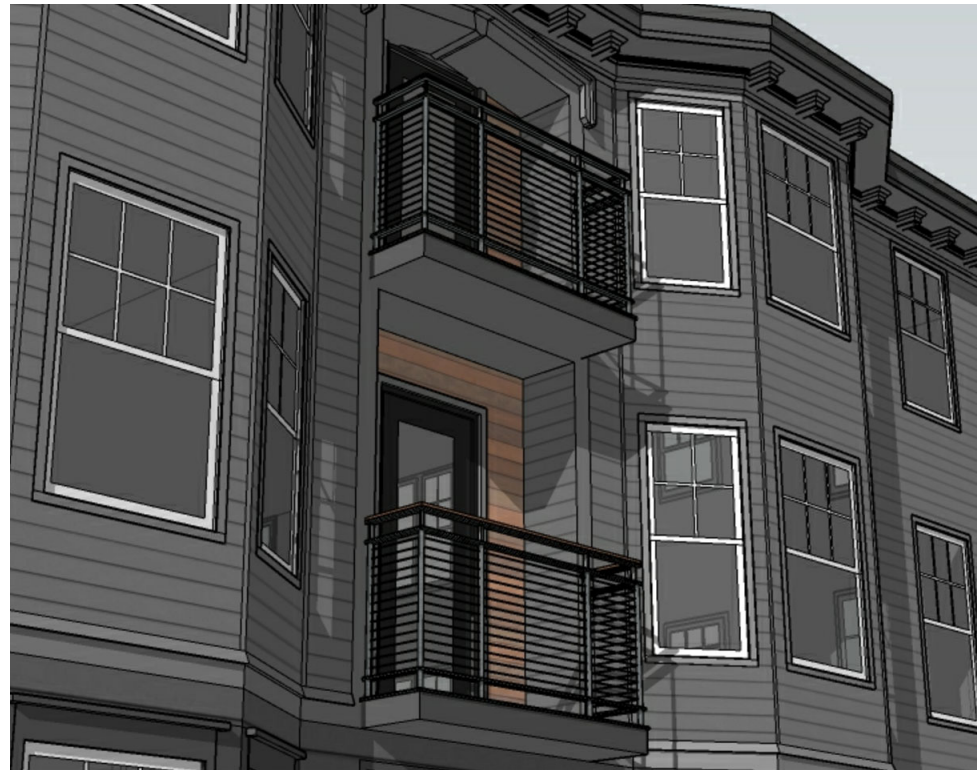
**WINTER
HOLBEN**
architecture + design

21FEB2020
WINTER HOLBEN: BH/JH
SCALE: NTS

PROJECT NO: 20012

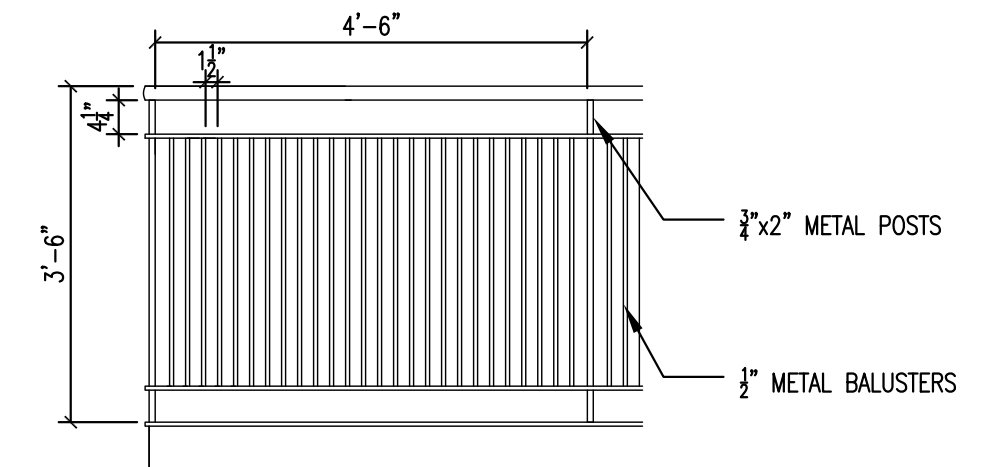
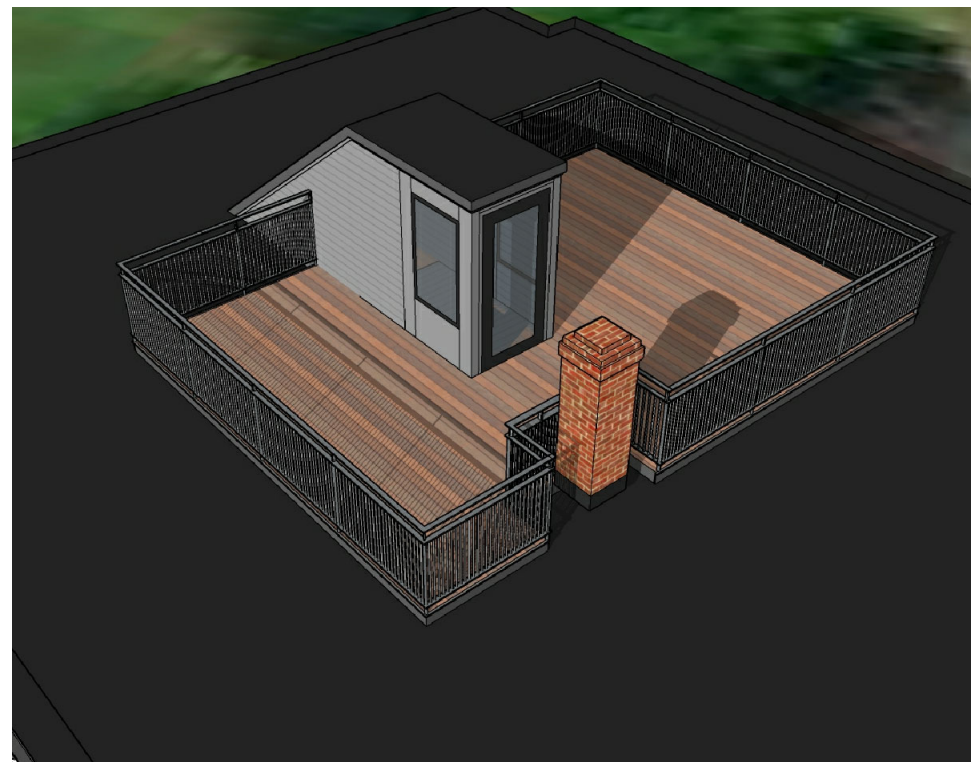
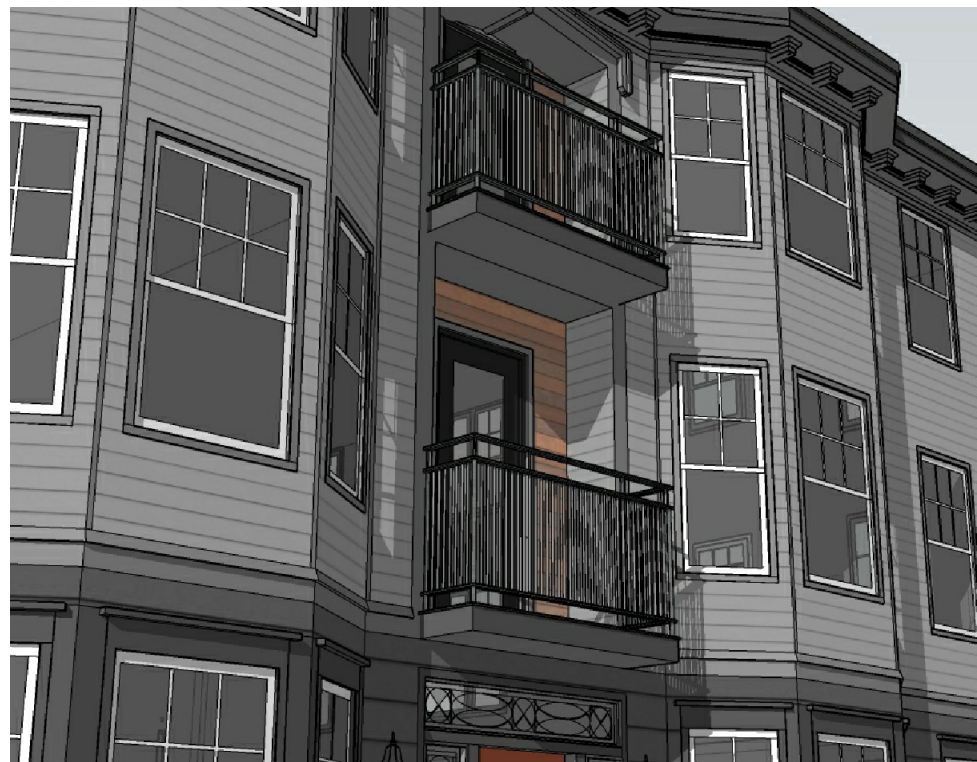
DRAWING NO.

5



RAILING OPTION A

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



RAILING OPTION B

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

134 SOUTH STREET

134 South St.
Portsmouth, NH

DETAIL VIEWS

Historic District Commission, Work Session, March 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTELY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

21FEB2020
WINTER HOLBEN: BH/JH
SCALE: 1/2"=1'-0"

PROJECT NO: 20012

DRAWING NO.

6

T.O. STAIR ENTRY
ELEV=33'-1 1/4"

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

THIRD FLOOR
ELEV=(16'-10")

SECOND FLOOR
ELEV=(8'-2")

FIRST FLOOR
ELEV=(0'-0")



EXTERIOR ELEVATION

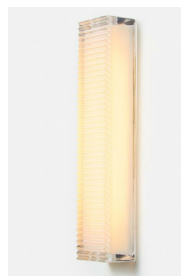
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION

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



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

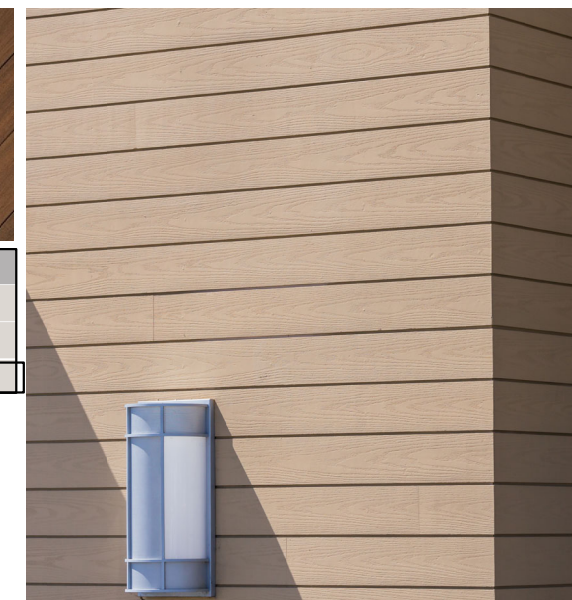
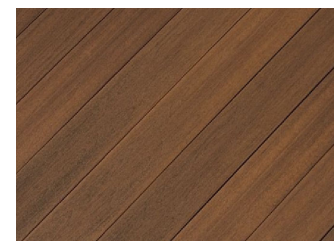


CHIP OUTDOOR WALL SCONCE BY
RICH BRILLIANT WILLING
3 1/2" W x 15" H x 2 1/2" D



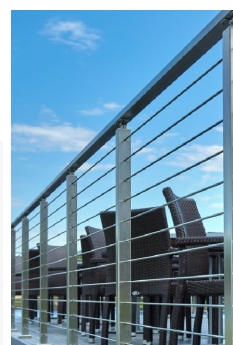
PLA OUTDOOR WALL SCONCE BY
VISA LIGHTING
8" W x 18" H x 10 5/8" D

FIBERON COMPOSITE CONCORDIA
CLADDING/DECKING



Features of the Elevate Awning Window

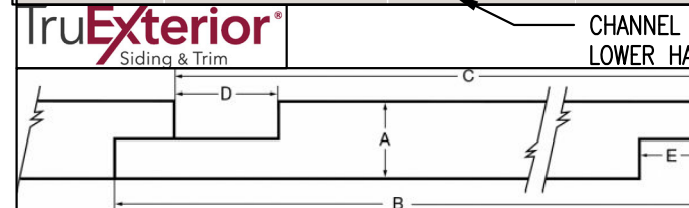
- Available in heights up to 4 feet or widths up to 4 feet
- Narrow frame replacement option is available to fit seamlessly into existing window openings
- Dual-point locking system ensures a tight seal and security from top to bottom
- Available with IZ3 coastal/hurricane certification
- CE certified



METAL CABLE RAILING ON ROOFTOP BY VIEW RAIL

Product	Function
1/4" Rods	Railing Infill
Rod Level Tension Kit	Tensioning For Level Runs
Rod Angle Tension End	Tensioning For Angle Runs
Level Rod Anchor Kit	For Support Between Level & Angle Transitions
Rod Railing Install Kit	Starting a Run: 10 Packs
Angle Grinder	Trim & Modify Rods

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"



CHANNEL SIDING ON
LOWER HALF OF BUILDING

BASEMENT AWNING WINDOW- MARVIN WINDOWS

134 SOUTH STREET

134 South St.
Portsmouth, NH

ELEVATIONS AND PROPOSED MATERIALS

Historic District Commission, Work Session, March 2020

7 WALLINGFORD SQUARE
UNIT 2099
KITTERY, ME 03904
207.994.3104

**WINTER
HOLBEN**
architecture + design

21FEB2020
WINTER HOLBEN: BH/JH
SCALE: 1/8"-1-0"

PROJECT NO: 20012

DRAWING NO.

7