

**ATTN: Historic District  
Commission**

**RE: November 3, 2021 Meeting  
64 Vaughan Mall Restoration  
Portsmouth, NH 03801**

**Steven P. Wilson  
Hampshire Development Corp.  
41 Industrial Drive #20  
Exeter, NH 03833**

**CONTACT:  
Shayne Forsley  
Hampshire Development Corp.  
[Shayne.forsley@hdcgc.net](mailto:Shayne.forsley@hdcgc.net)  
603.997.2519**

September 16, 2021

City of Portsmouth  
Planning Department  
1 Junkins Avenue  
Portsmouth, NH 03801

Attention: Historic District Commission  
RE: 64 Vaughan Mall (LU-20-214)

The applicant for the Restoration of 64 Vaughan Mall wishes to review the following discussion points at the October 6, 2021 Public Hearing in regards to the stipulations and open items for the project. The applicant wishes to:

- Revisit the approved brick, Morin Semi-Smooth, Light Flashed, Narrow Range Veneer. Based on a sample 'mock-up' of the approved brick the applicant would like to explore a closer match to the existing historic brick. Additionally, after exploratory select demolition of the East Elevation, and the visual appearance of thin brick veneer, the applicant proposes to use a full wythe brick for the reconstruction of the East & South elevations.
- Discuss the abandonment of the recessed balconies on the Vaughan Mall and maintain the historic façade as it was when the building was originally constructed
- Incorporate a tasteful skylight on the flat roof, located at the core of the building

Sincerely,

Shayne Forsley  
General Manager

Cc: Steven Wilson  
64 Vaughan Mall, LLC

September 21, 2021

Shayne Forsley  
Hampshire Development Corporation  
41 Industrial Dr STE 20  
Exeter, NH 03833

**Re: 64 Vaughan Mall**  
***East Wall of existing building***

Dear Mr. Forsley,

As you know, JSN Associates has been working closely with you to handle all structural engineering aspects of the renovation and addition project at 64 Vaughan Mall; the former home of The Cabot House. As with any renovation of century old buildings there will always be surprise conditions uncovered.

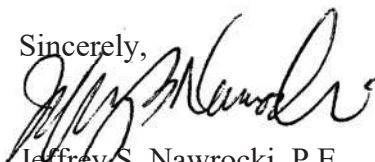
This letter is specifically regarding the existing East wall. This wall is a storefront at street level and a 12" brick wall with windows above. There are serious structural concerns with the north half of this wall. First, from the inside we noticed this brittle unreinforced brick wall has bowed outward approximately 3" and the beam penetrating and bearing on it has very little bearing. As you started to remove the outer wythe from the top down, we further discovered the poor quality and degradation of the wall. Interior joints are poorly mortared with many openings in joints, meaning there is not much effective "glue" holding it together. In addition, we have found some of the steel lintels are severely corroded. This renovation is timely as a structural collapse of this wall was certainly a risk.

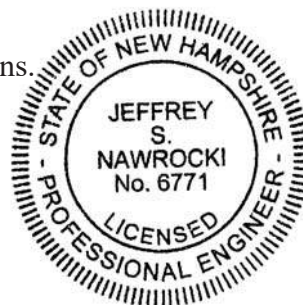
Due to the large bow of the wall, and the additional construction quality and deterioration issues, I would strongly advise removal and replacement of the East wall.

The south portion of this wall can be saved. The intent is to remove the outer wythe, clean all loose material, and parge with a fiber reinforced structural coating. Then an abundance of heavy gage galvanized ties will be screwed to the brick to tie back the new outer wythe, which will be mortared tight to the backup.

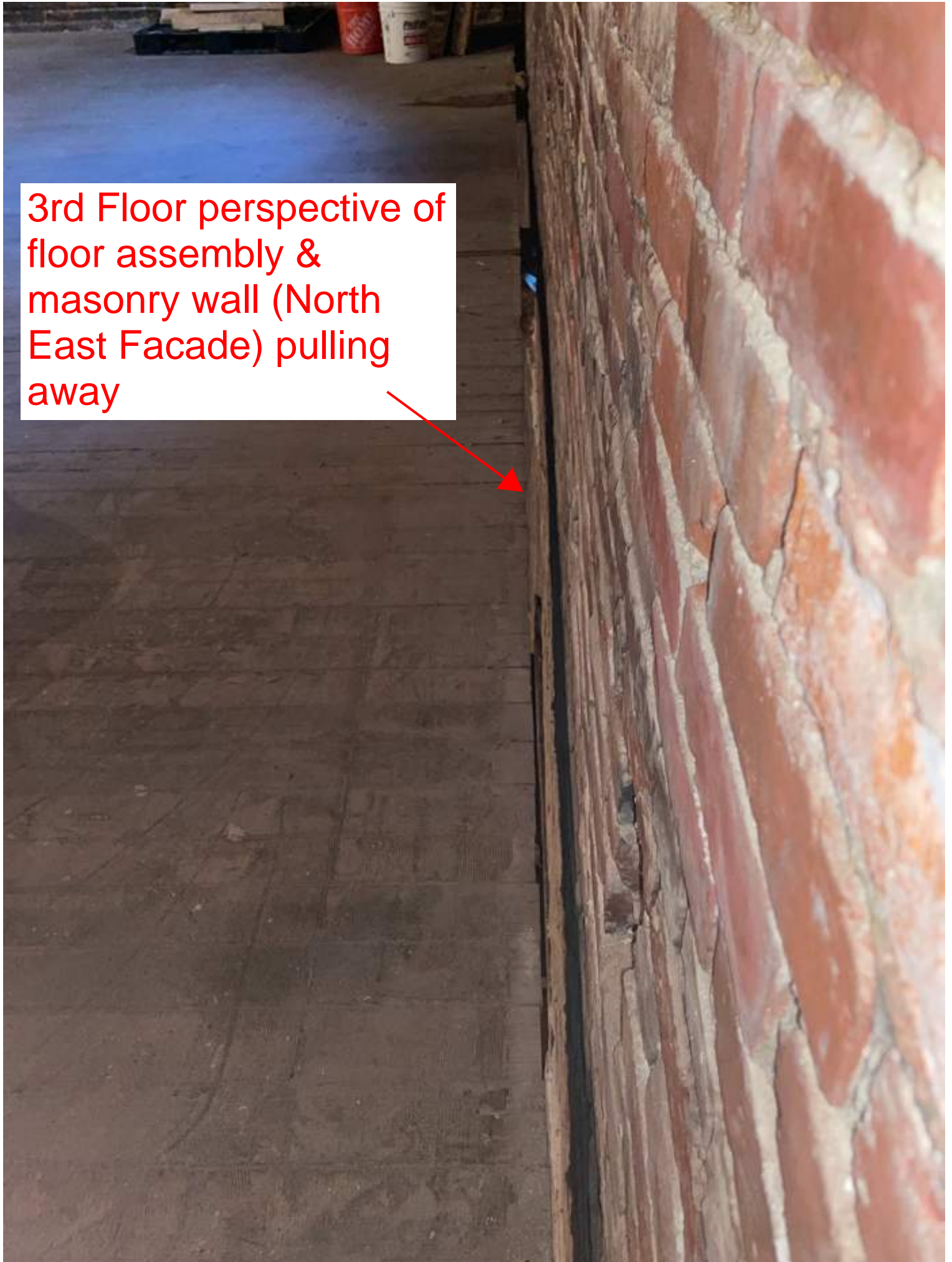
Please feel free to contact me if you have any questions.

Sincerely,

  
Jeffrey S. Nawrocki, P.E.  
President

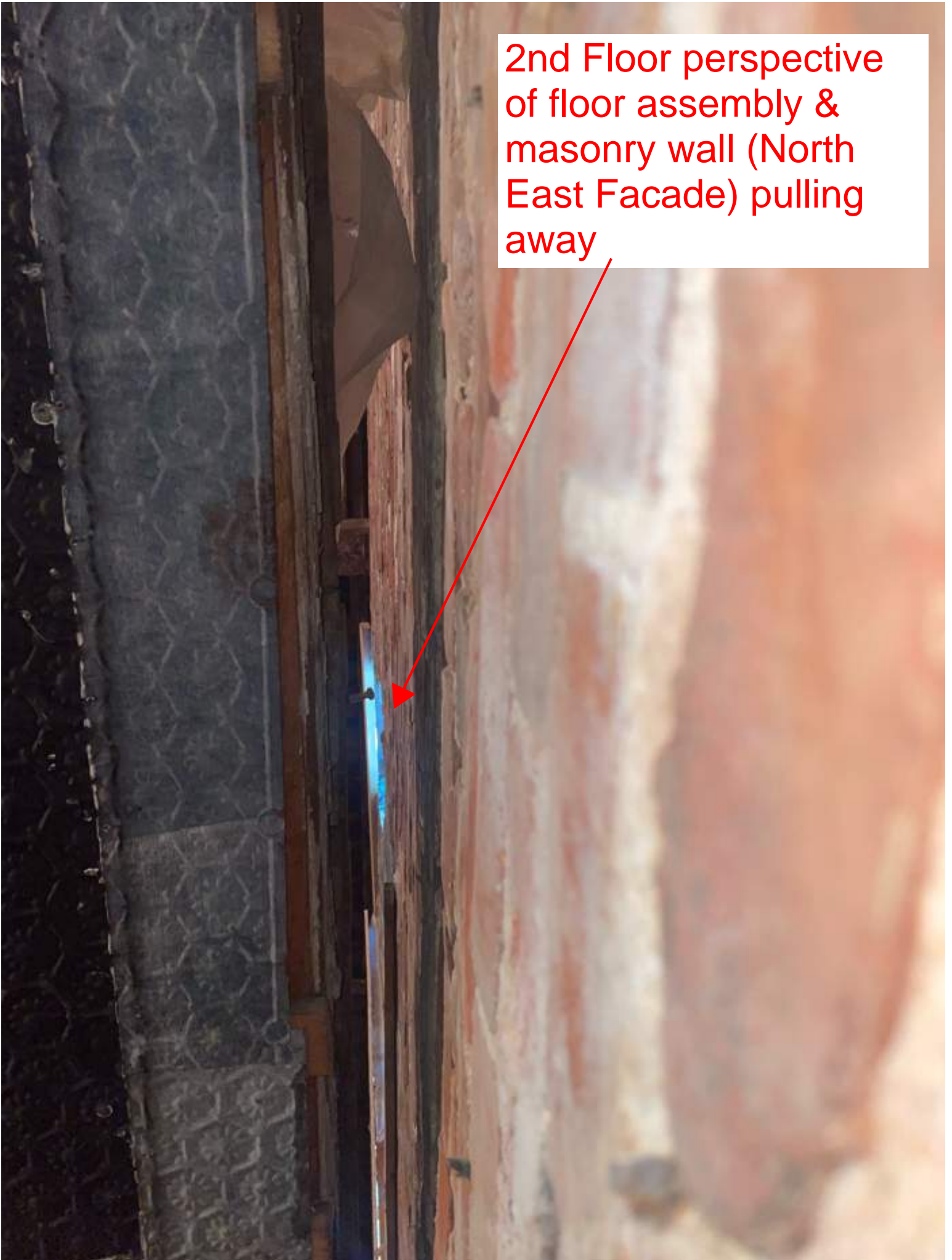


3rd Floor perspective of  
floor assembly &  
masonry wall (North  
East Facade) pulling  
away

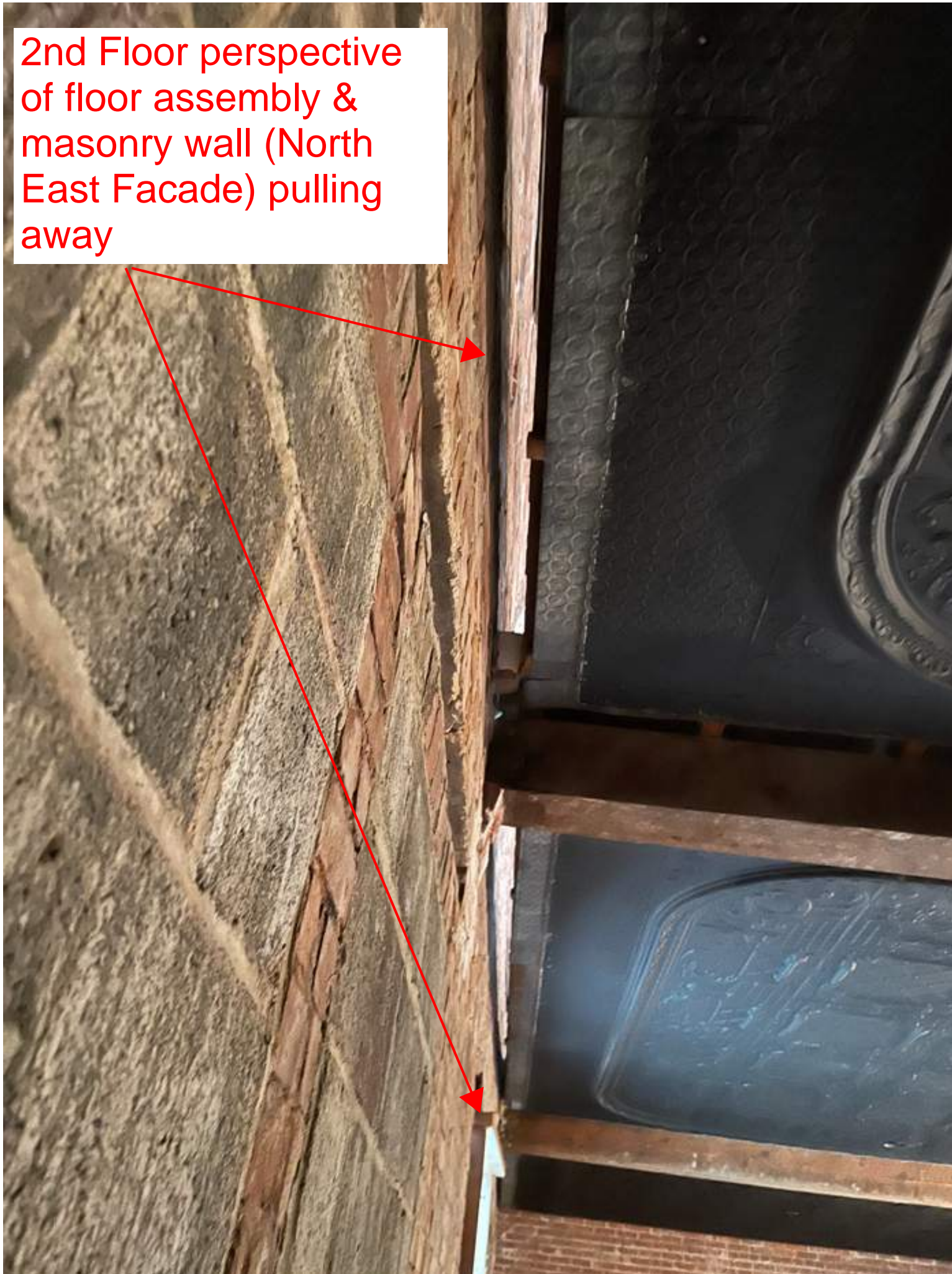




2nd Floor perspective  
of floor assembly &  
masonry wall (North  
East Facade) pulling  
away

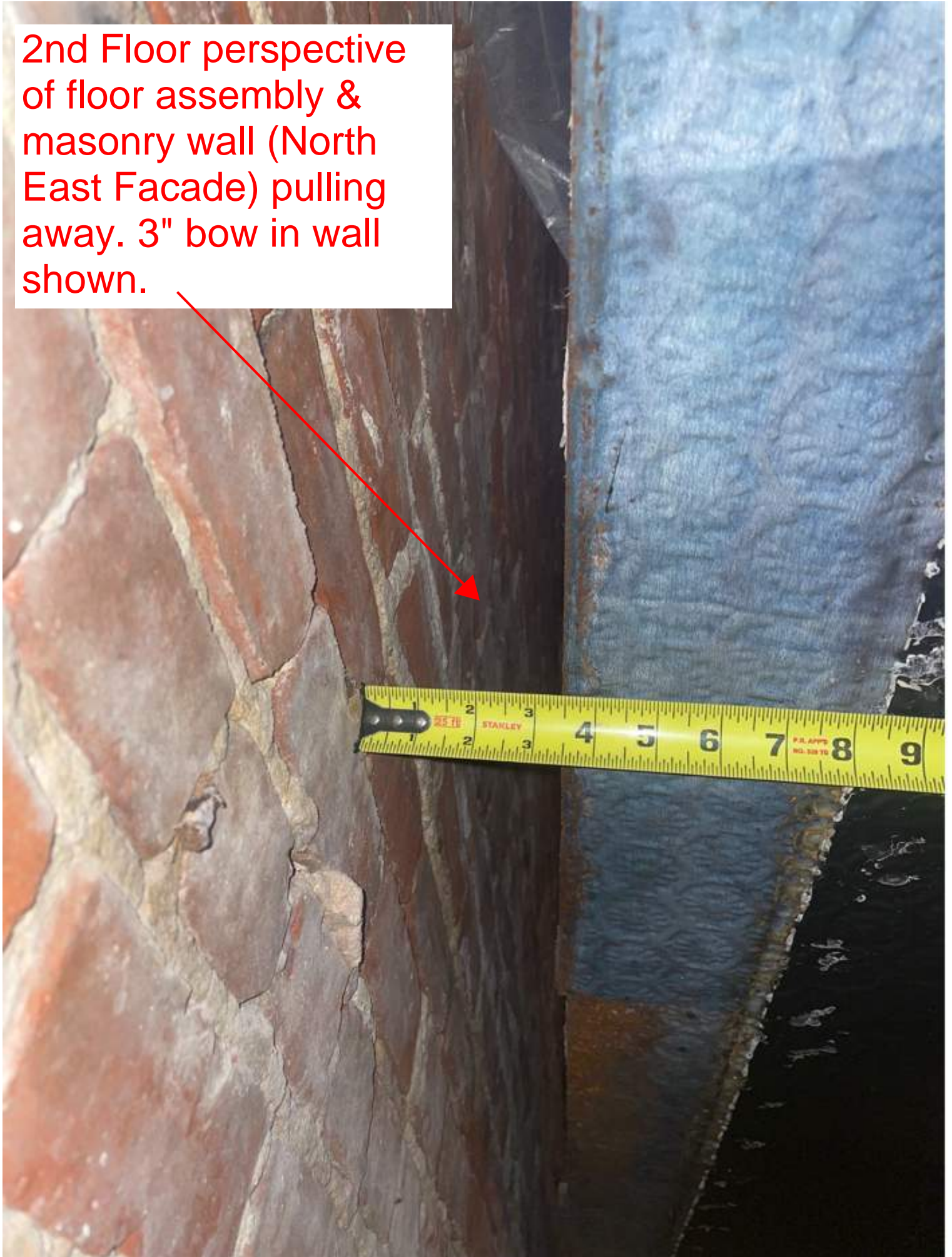


2nd Floor perspective  
of floor assembly &  
masonry wall (North  
East Facade) pulling  
away





2nd Floor perspective  
of floor assembly &  
masonry wall (North  
East Facade) pulling  
away. 3" bow in wall  
shown.

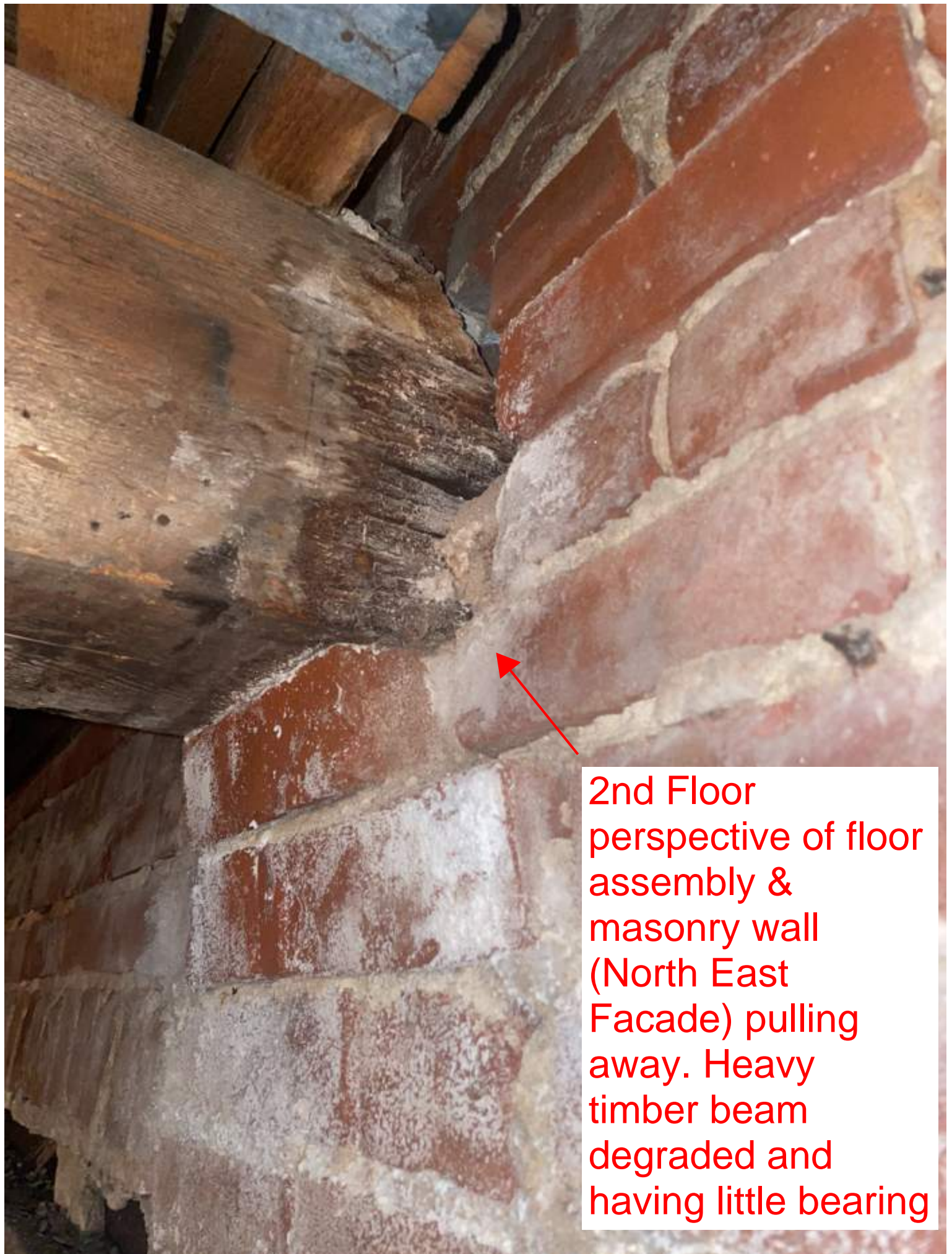




3rd Floor perspective of  
floor assembly &  
masonry wall (North  
East Facade) pulling  
away. 3" bow in wall  
shown.

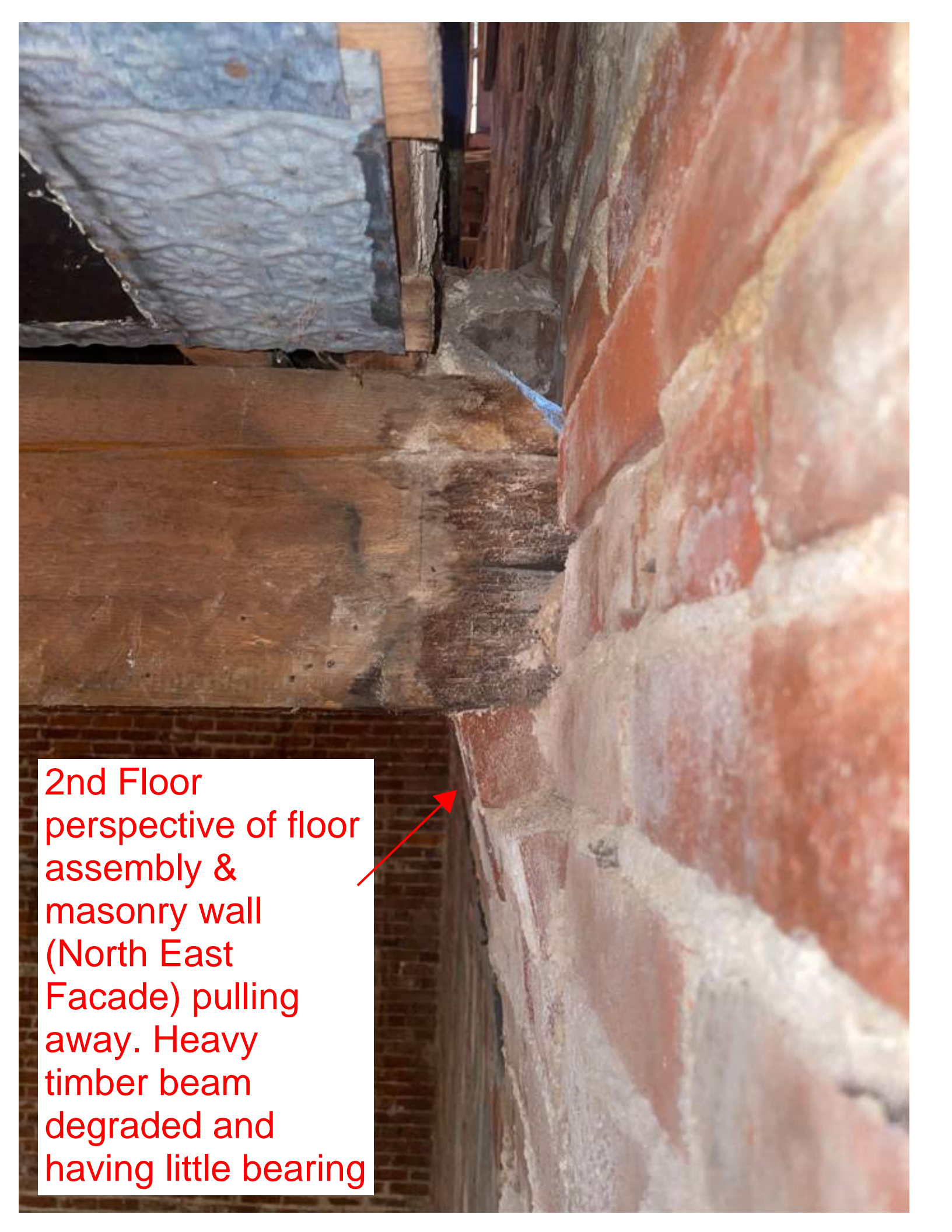






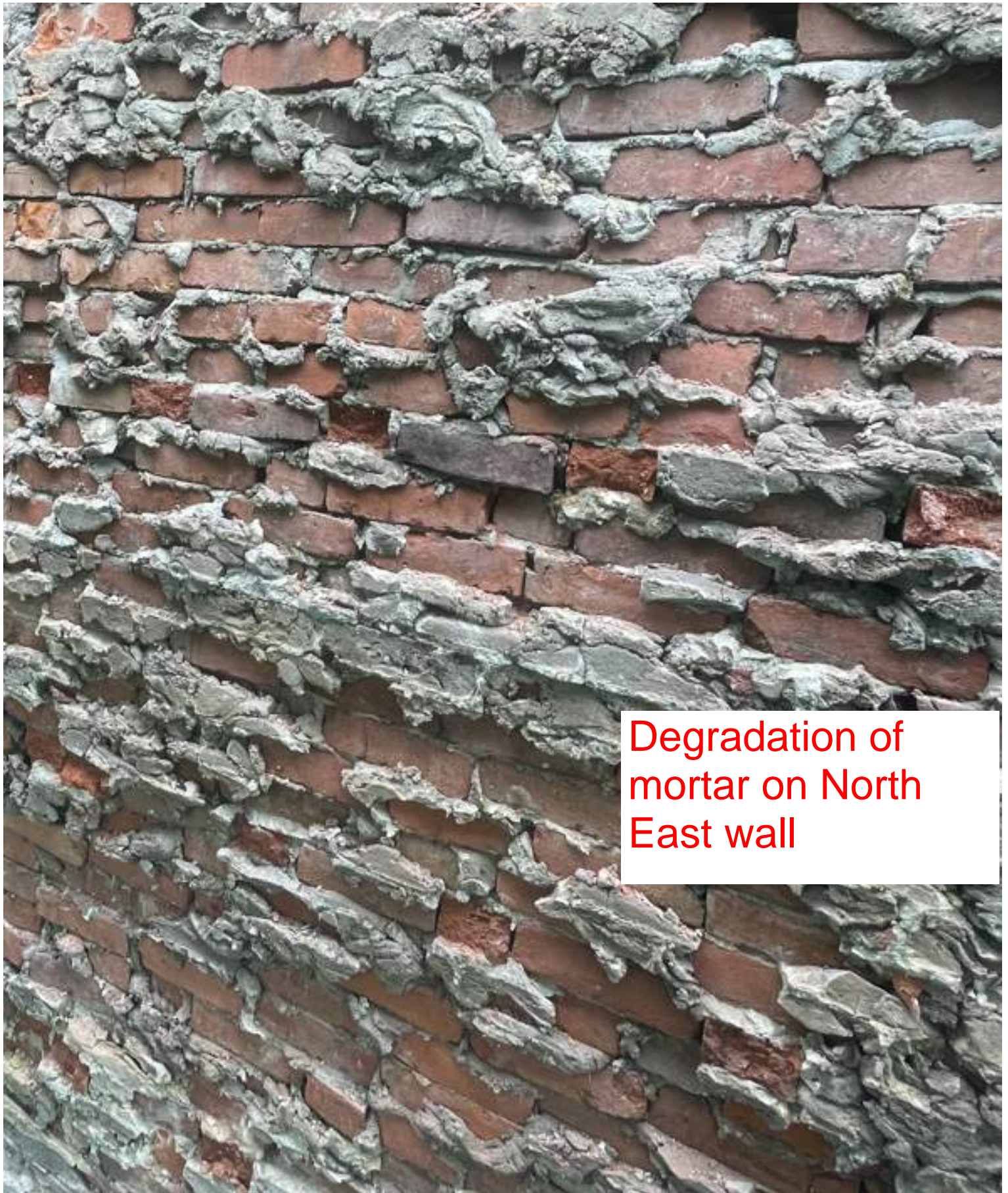
2nd Floor  
perspective of floor  
assembly &  
masonry wall  
(North East  
Facade) pulling  
away. Heavy  
timber beam  
degraded and  
having little bearing






2nd Floor  
perspective of floor  
assembly &  
masonry wall  
(North East  
Facade) pulling  
away. Heavy  
timber beam  
degraded and  
having little bearing





Degradation of  
mortar on North  
East wall





Degradation of  
mortar on North  
East wall.





Degradation of  
mortar on North  
East wall.

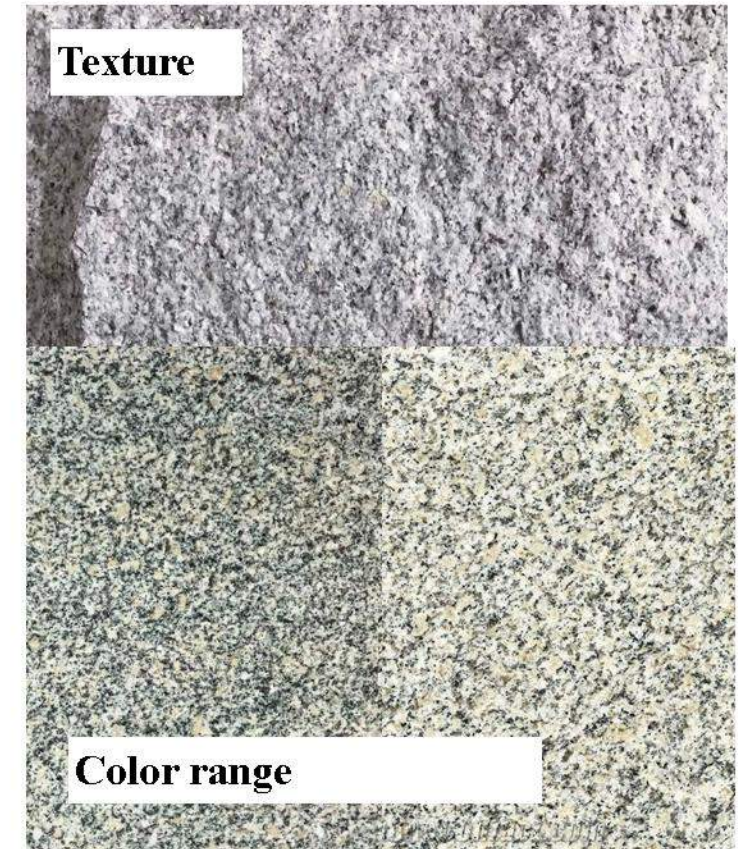




1. Existing Brick Finish (cleaned)



2. Proposed Brick Veneer  
Morin Semi-Smooth, Light  
Flashed, Narrow Range



3. Granite Heads/Sills; Veneer First floor  
Split-face texture

M1

## MATERIALS

64 Vaughan Mall

HDC CONFORMED SET 9.1.21 APPROVAL

SCALE:

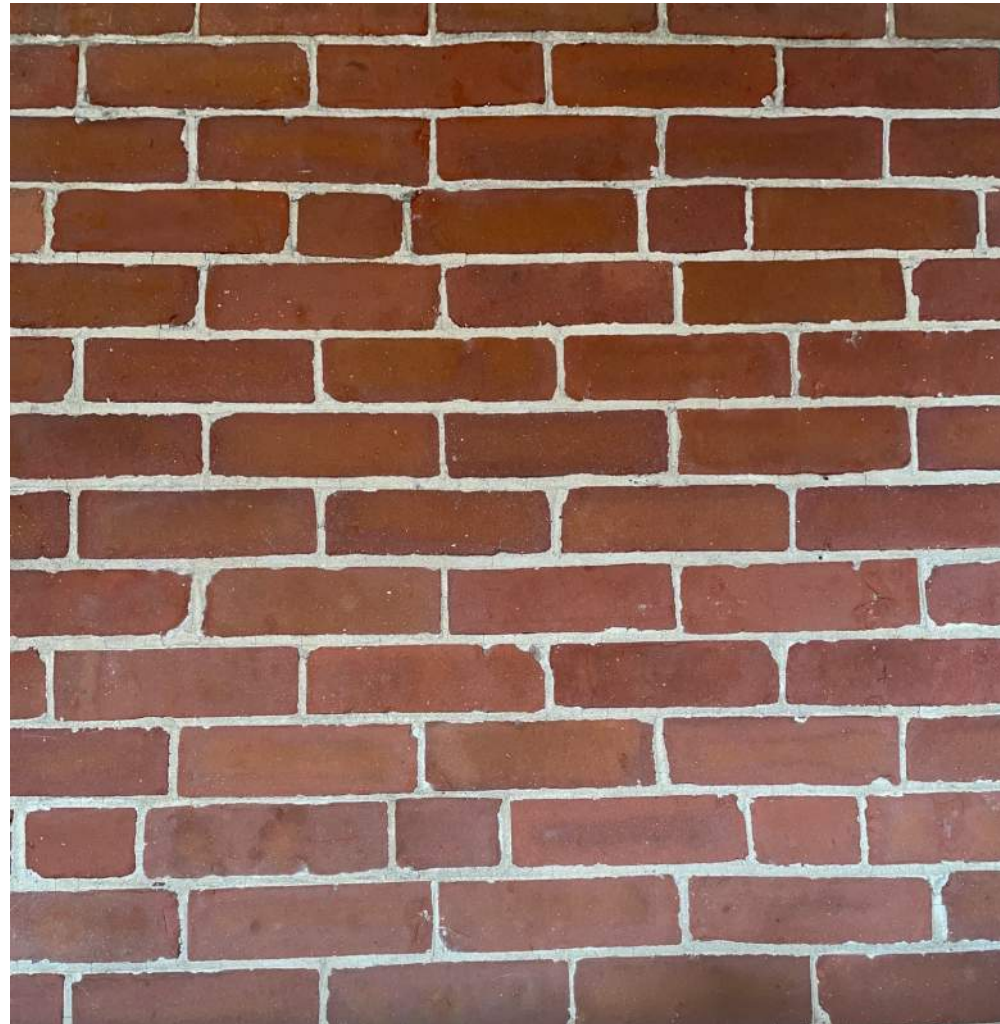


ARCHITECTS  
INTERIORS  
PLANNERS  
COPYRIGHT © 2021

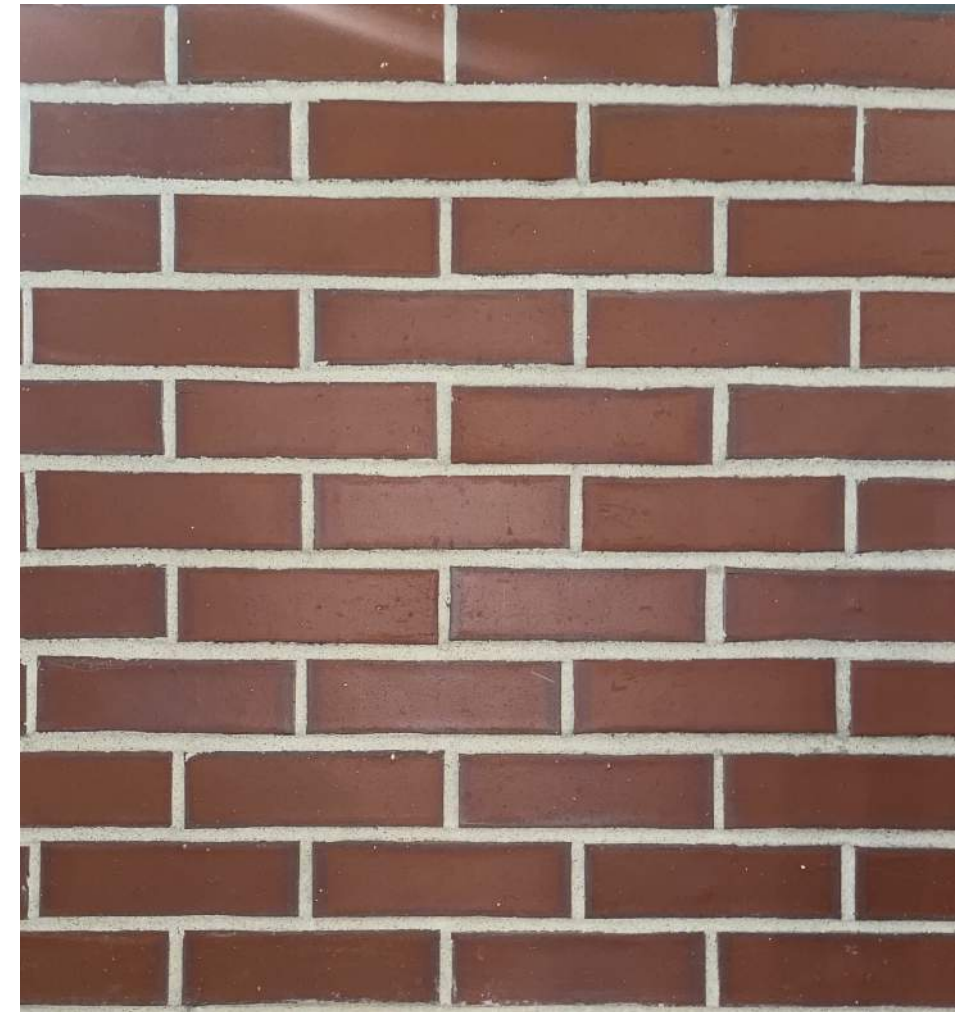




Morin Royal River, Red Range



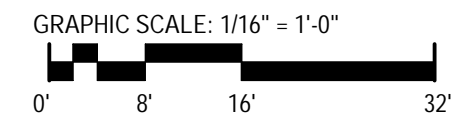
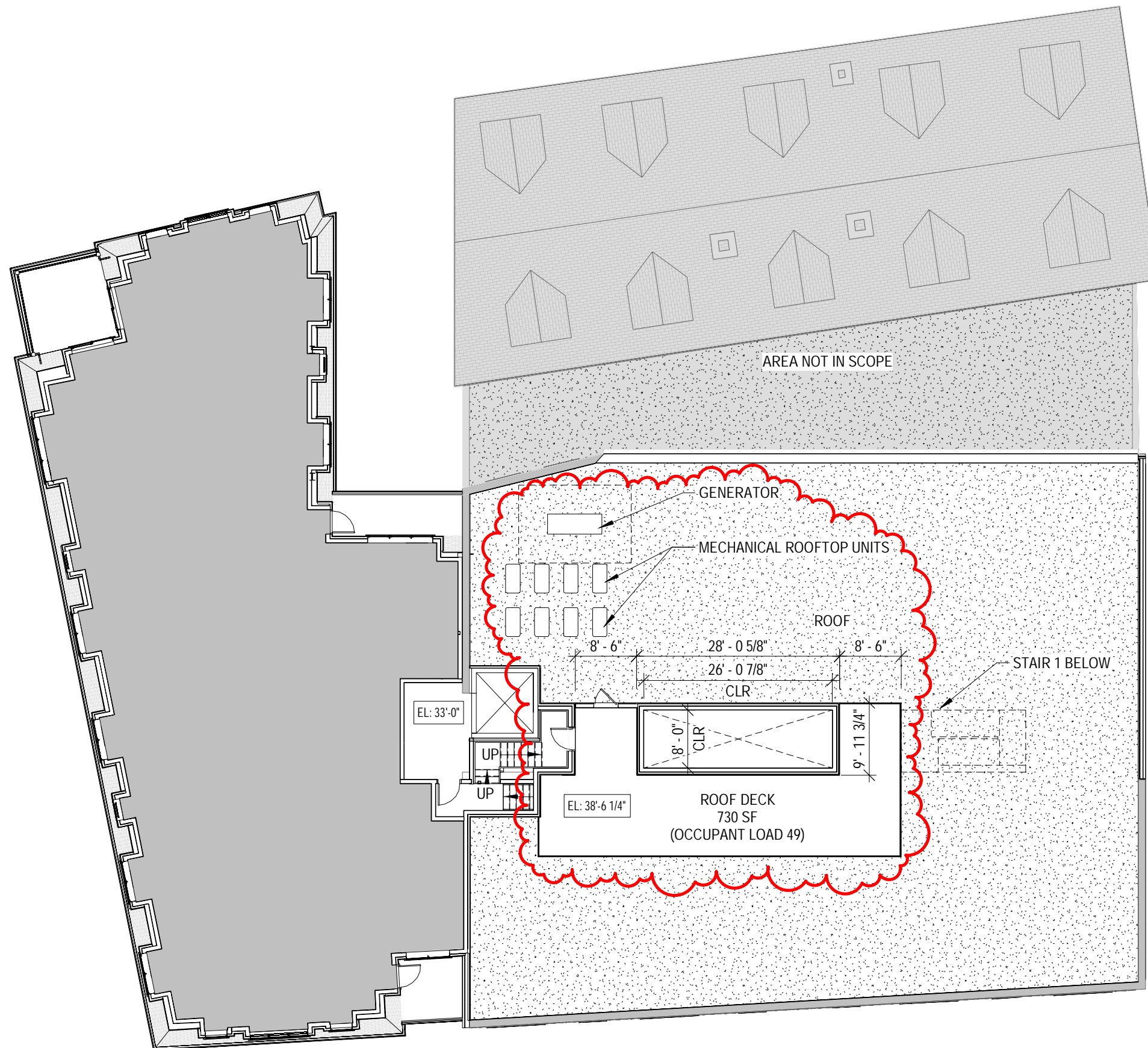
Existing Brick (Cleaned)



Morin Semi-Smooth, Light Flash  
Mock-up;  
Previously Approved Brick

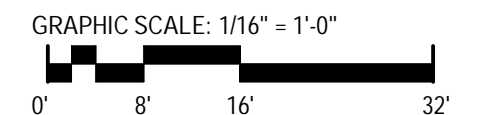
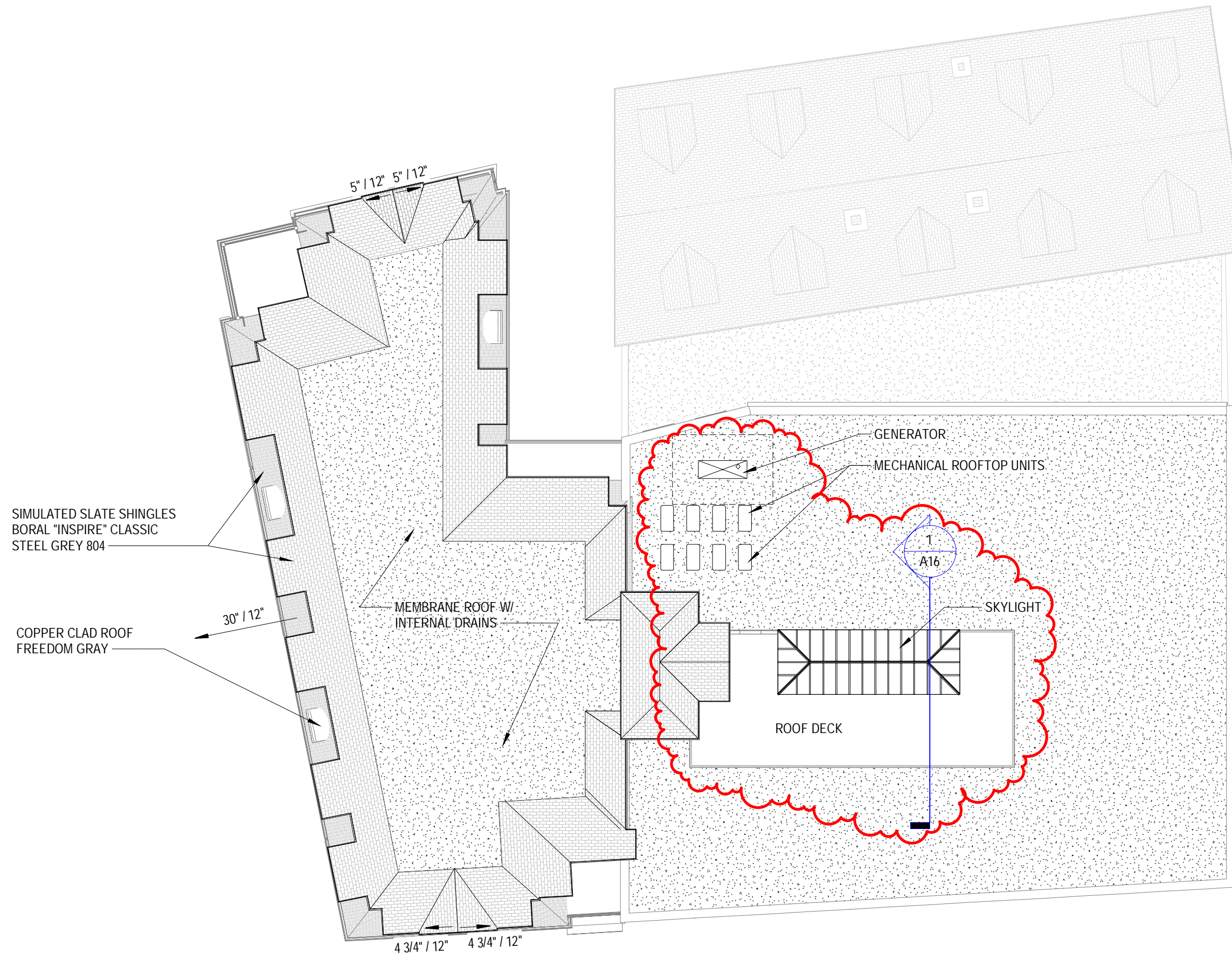
## Brick Samples - 64 Vaughan Mall





**A1.4** **FOURTH FLOOR PLAN**  
**64 Vaughan Mall**  
 10/22/2021  
 SCALE: 1/16" = 1'-0"





**A2**

**ROOF PLAN**  
**64 Vaughan Mall**  
10/22/2021  
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION - HDC  
1/16" = 1'-0"



2 EAST ELEVATION - HDC  
1/16" = 1'-0"

A3

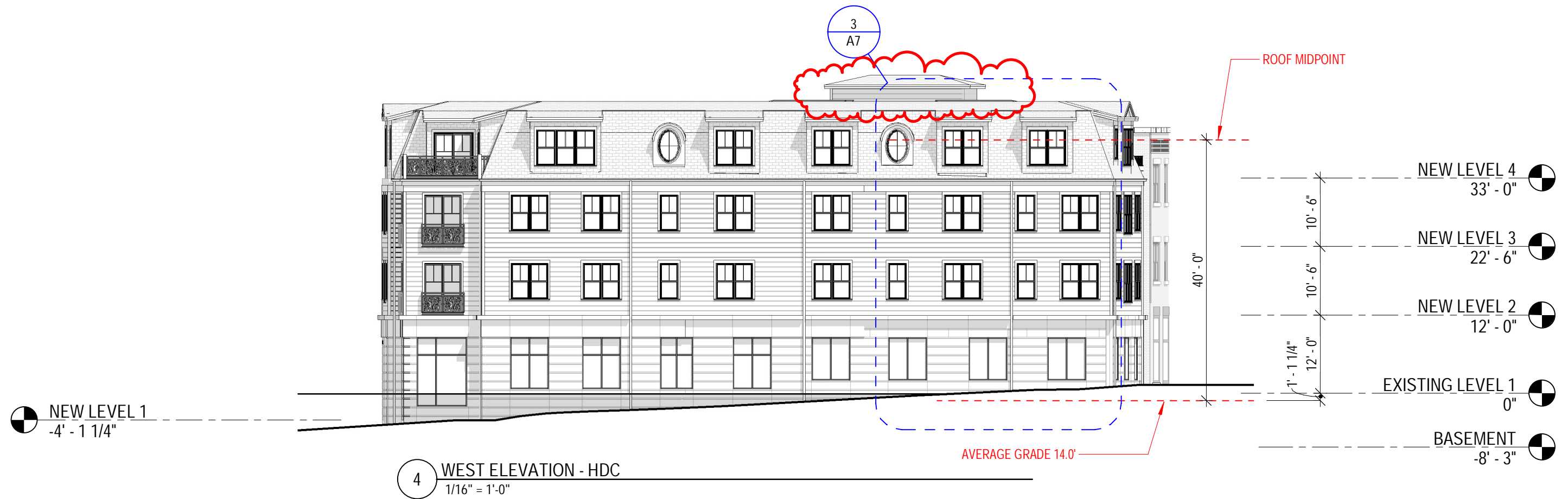
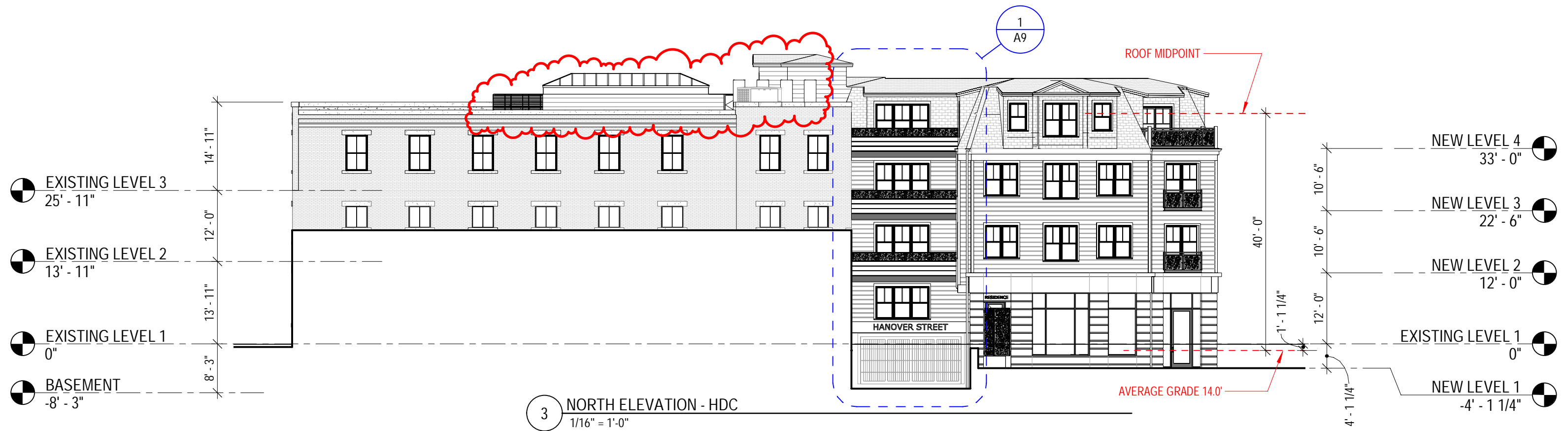
## EXTERIOR ELEVATIONS 64 Vaughan Mall

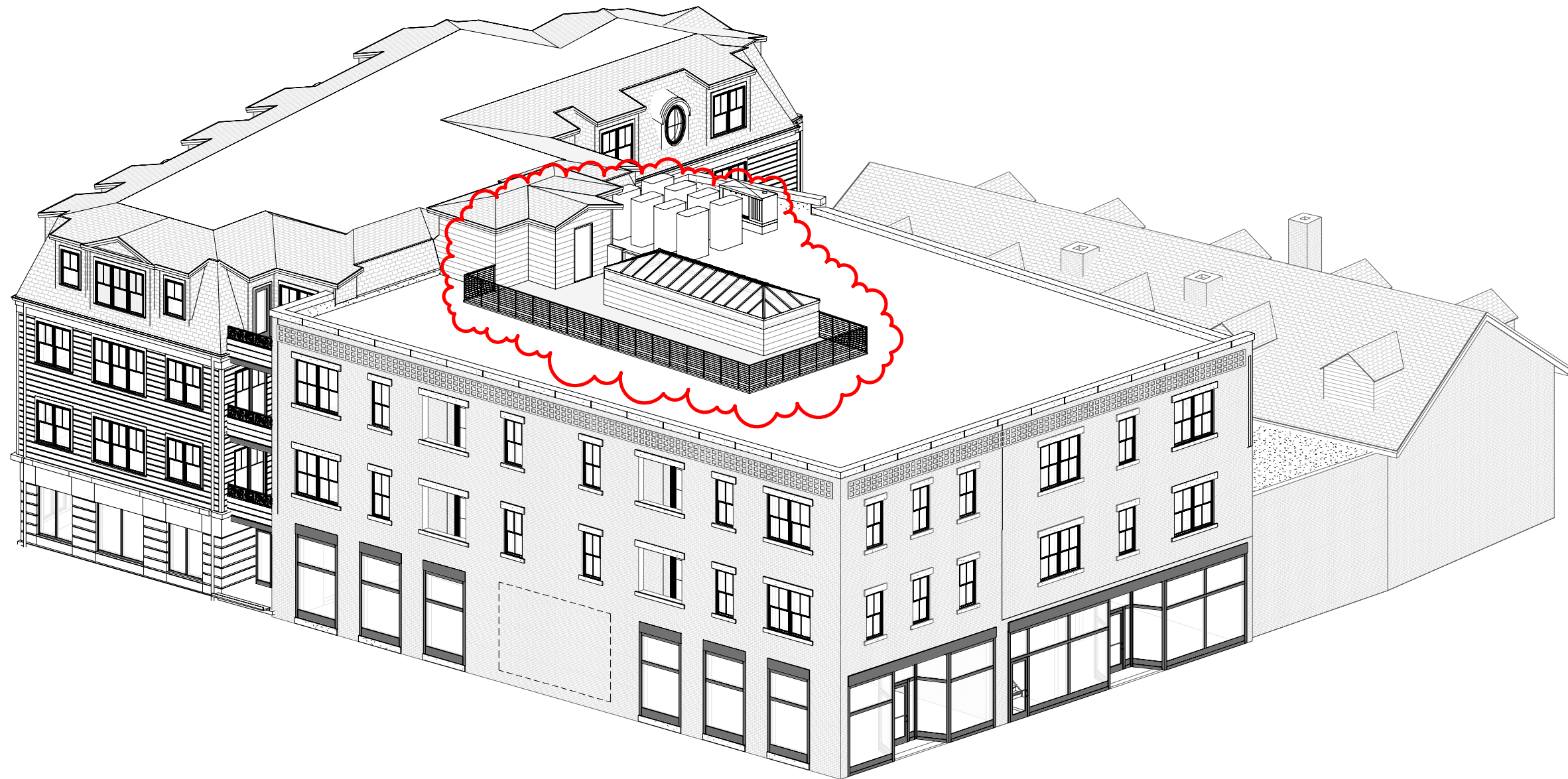
10/22/2021  
SCALE: 1/16" = 1'-0"



ARCHITECTS  
INTERIORS  
PLANNERS  
COPYRIGHT © 2021







A15

SOUTHEAST AXONOMETRIC  
64 Vaughan Mall

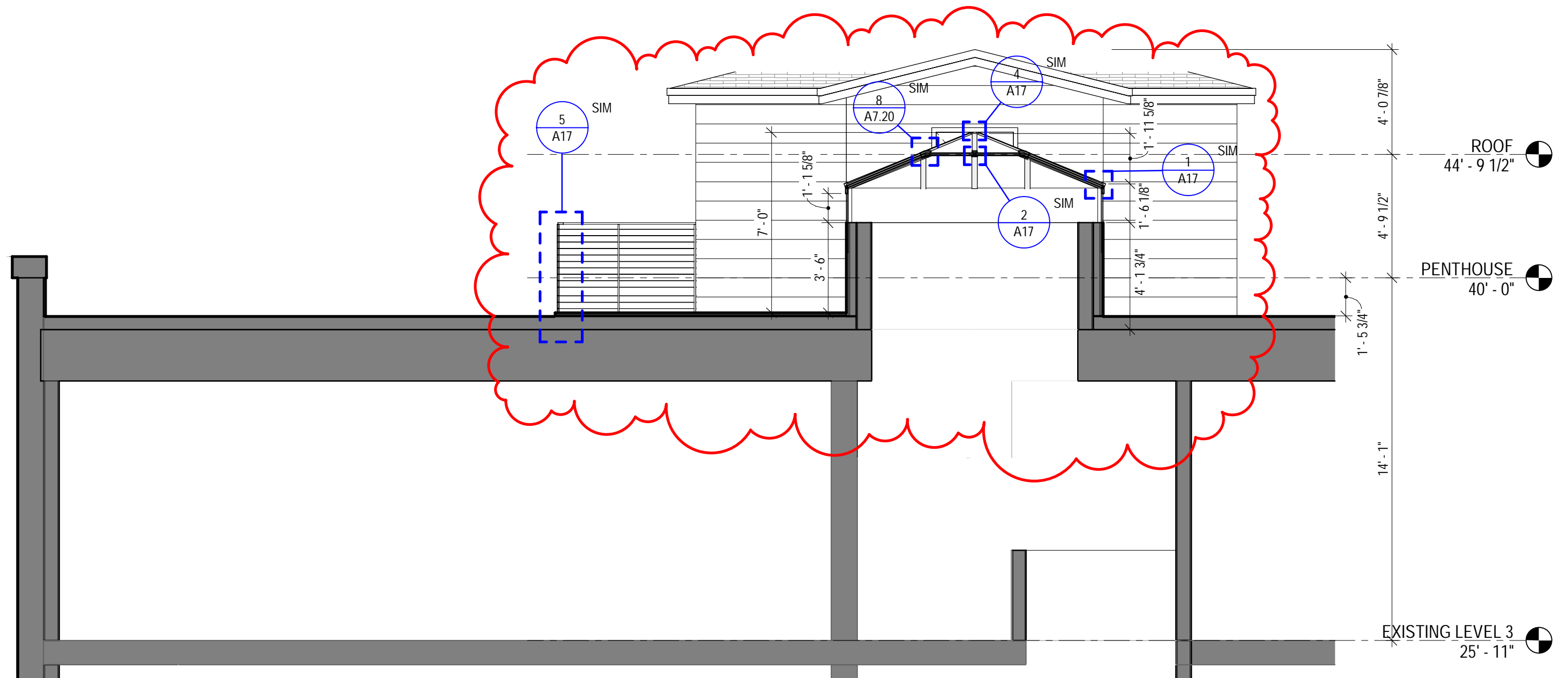
10/22/2021  
SCALE:



ARCHITECTS  
INTERIORS  
PLANNERS

COPYRIGHT © 2021





1 SKYLIGHT SECTION  
1/4" = 1'-0"

A16

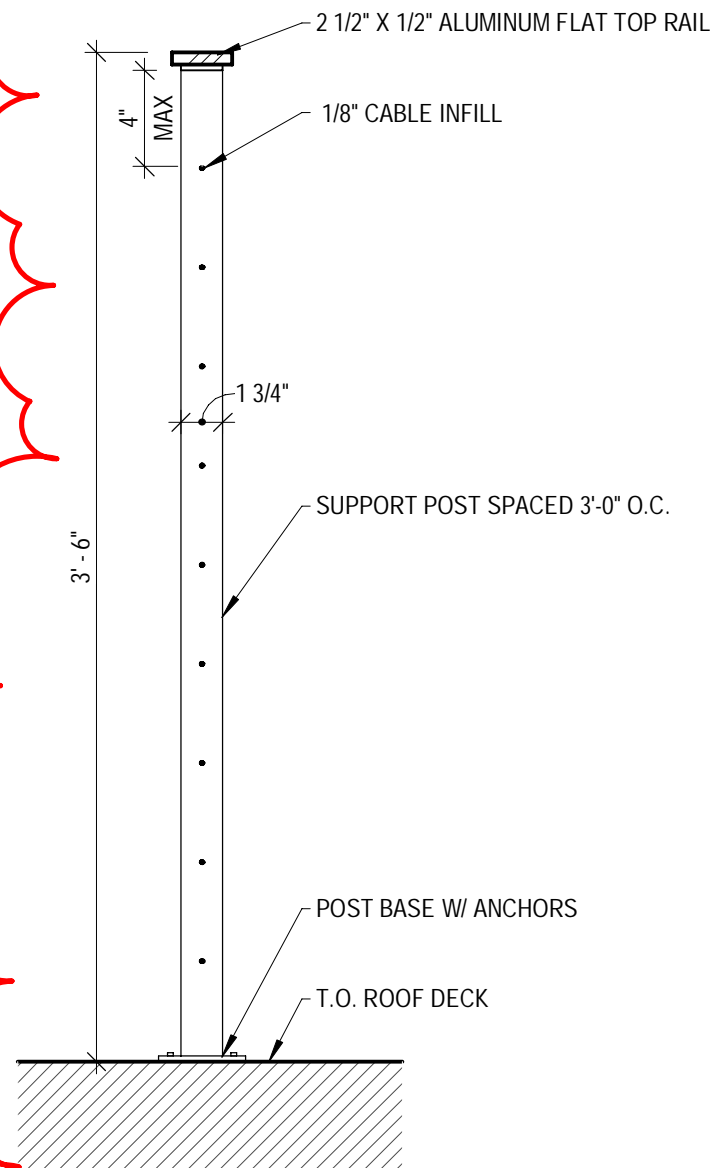
SKYLIGHT SECTION  
64 Vaughan Mall

10/22/2021  
SCALE: 1/4" = 1'-0"

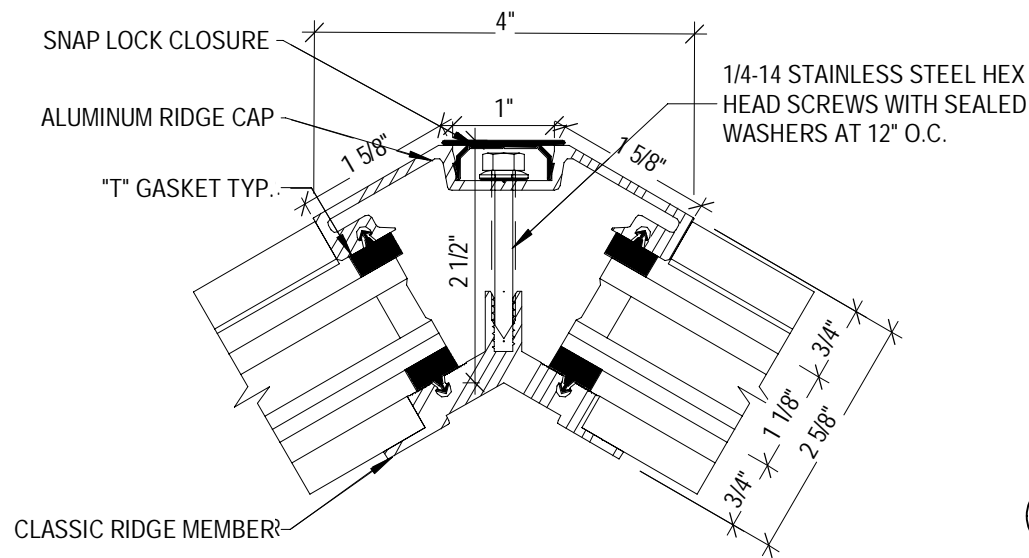


ARCHITECTS  
INTERIORS  
PLANNERS  
COPYRIGHT © 2021

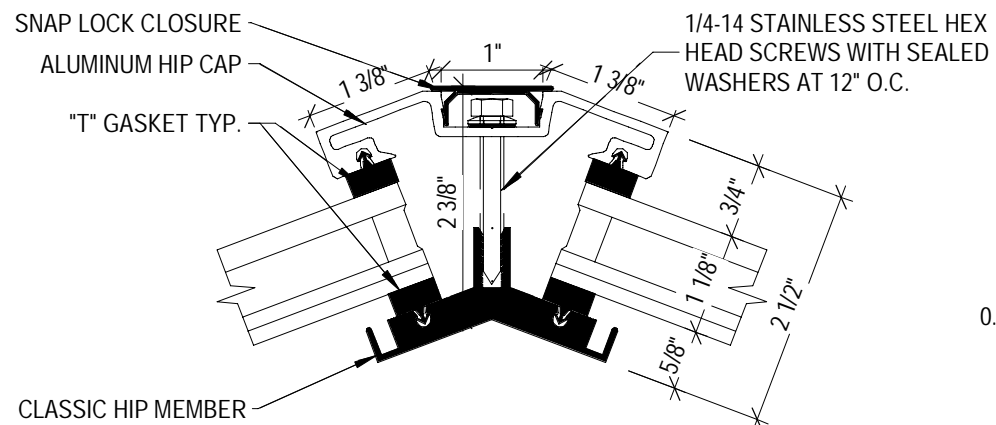




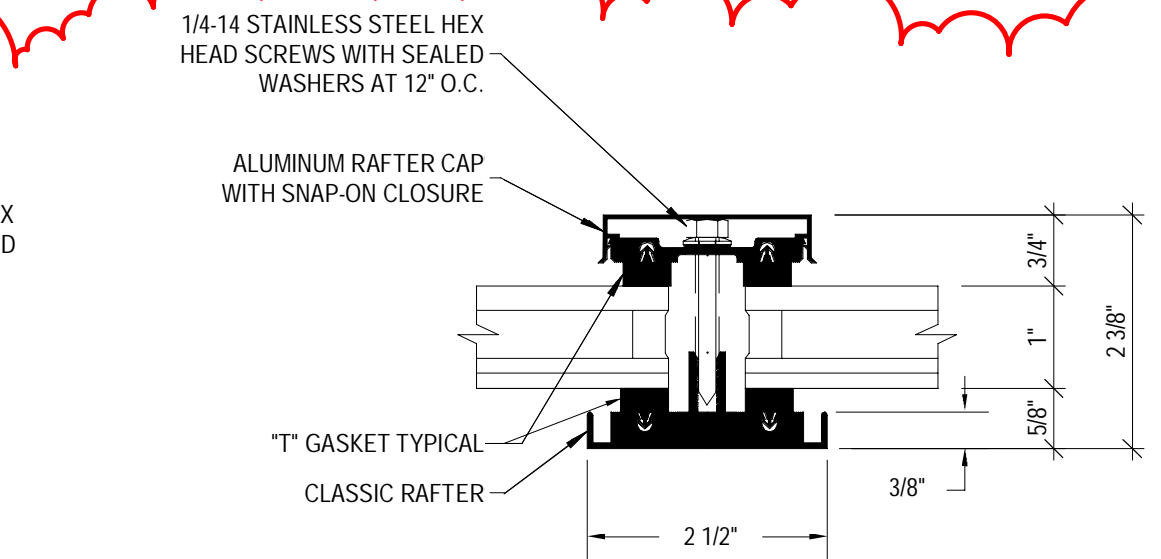
5 ROOF DECK RAILING DETAIL  
1 1/2" = 1'-0"



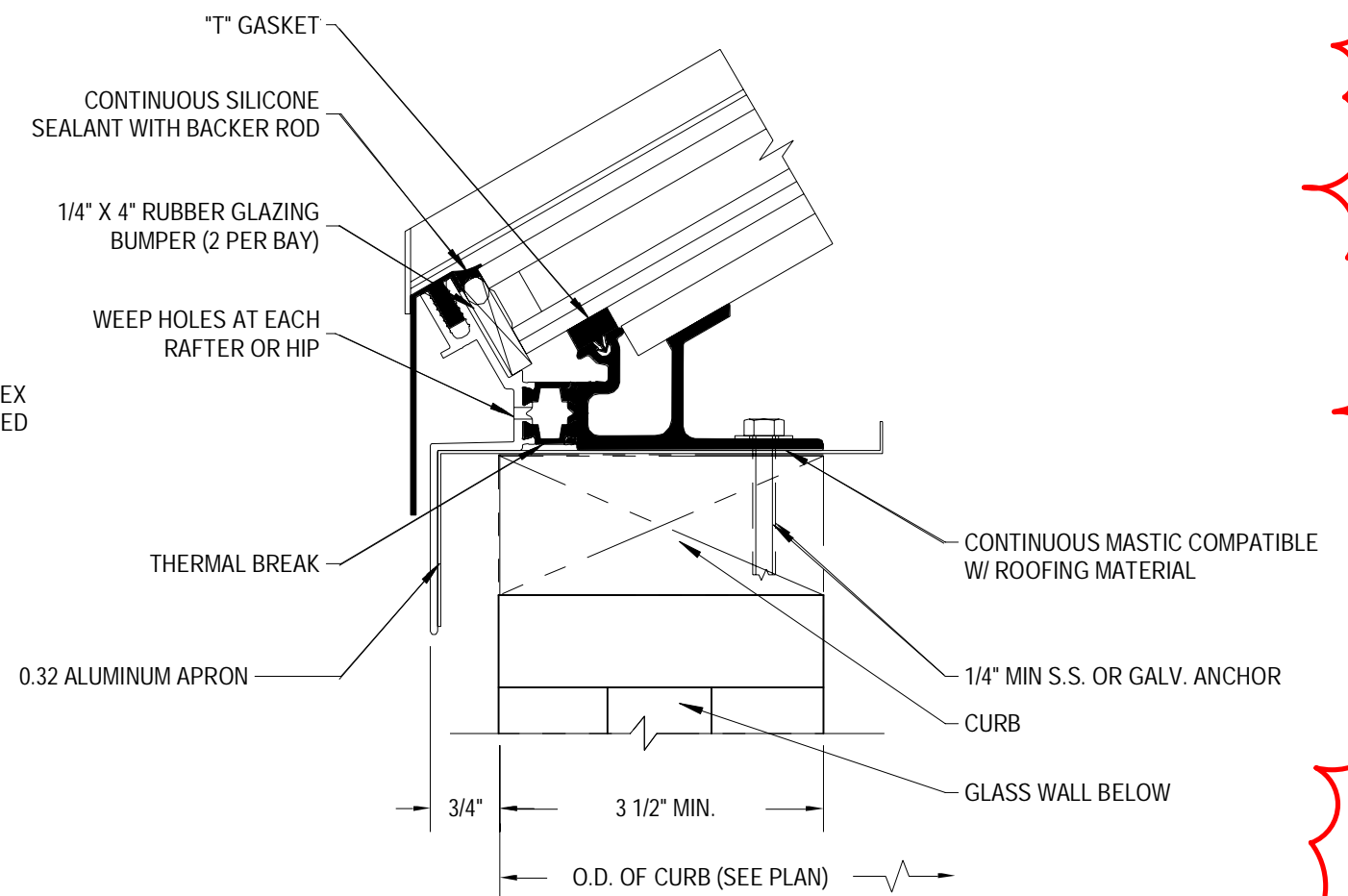
4 ROOF DETAIL - SKYLIGHT RIDGE SECTION  
6" = 1'-0"



3 ROOF DETAIL - SKYLIGHT HIP SECTION  
6" = 1'-0"



2 ROOF DETAIL - SKYLIGHT RAFTER SECTION  
6" = 1'-0"



1 ROOF DETAIL - SKYLIGHT SILL SECTION  
6" = 1'-0"