

**ATTN: Historic District  
Commission**

**RE: December 1, 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**

# HAMPSHIRE DEVELOPMENT CORPORATION

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General Contractor

November 11, 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 December 1, 2021 Public Hearing in regards to the stipulations and open items for the project.

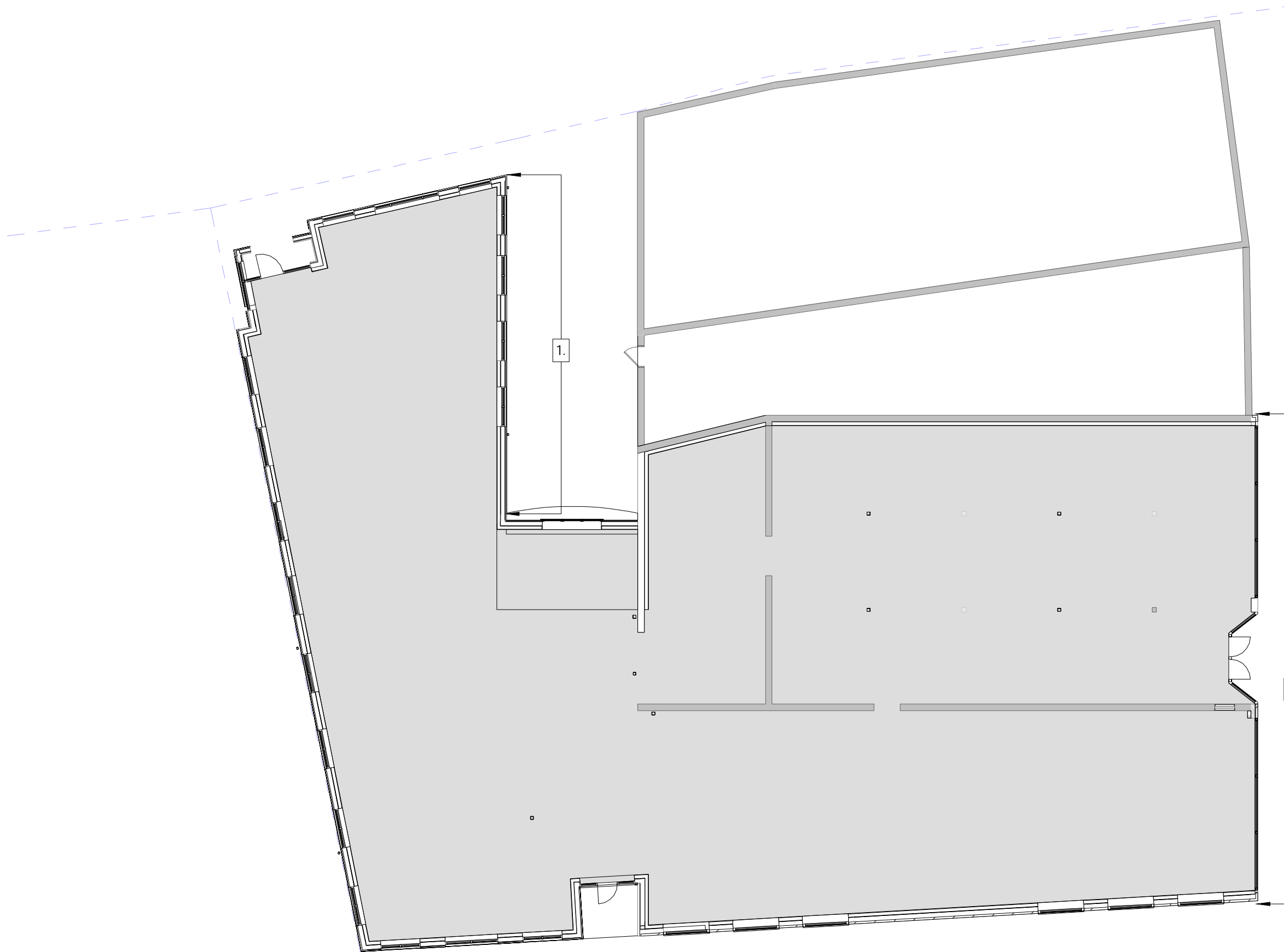
The applicant wishes to:

- Discuss the elimination of the balconies on the East, South, & North Elevations
- Review the modifications to the Hanover Street corner element
- Review the modifications to the residential entrance reconfiguration
- Review the modifications to the storefronts on East Elevation
- Review the roof deck and skylight area on flat roof of building

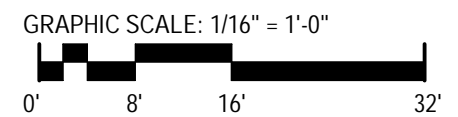
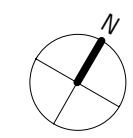
Sincerely,

Shayne Forsley  
General Manager

Cc: Steven Wilson  
64 Vaughan Mall, LLC

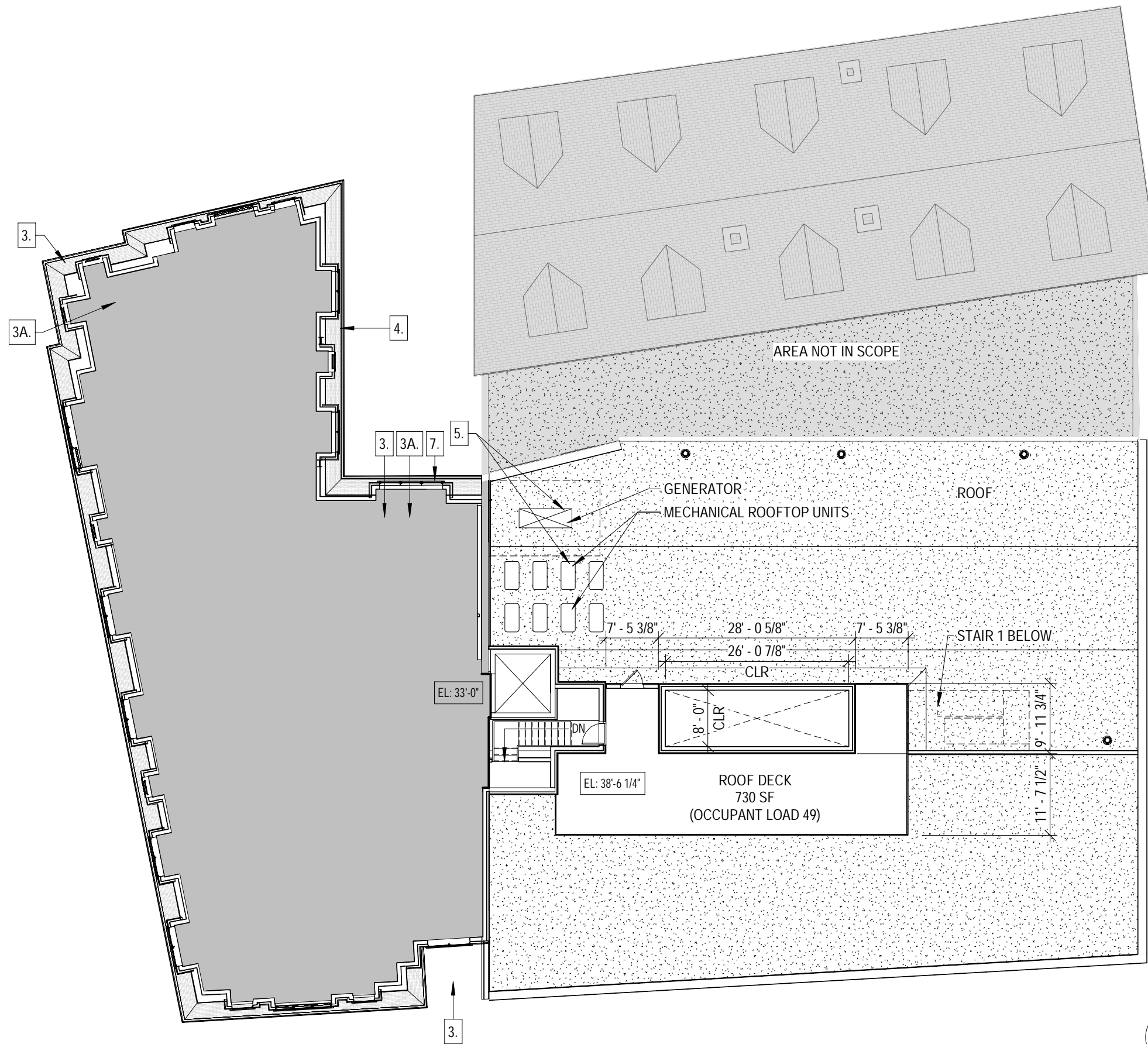


| HDC REVISION KEY NOTES |  |
|------------------------|--|
| 1.                     | HANOVER STREET ENTRY AND RAMP REMOVED. REPLACED 5 METAL PANELS WITH 4 STOREFRONT WINDOW SYSTEMS. |
| 2.                     | REVISED LAYOUT OF STOREFRONT AT VAUGHAN MALL ENTRANCE.   |
| 3.                     | REMOVED EXTERIOR DECKS.  |
| 3A.                    | INFILL OF DECK WITH INTERIOR FLOOR   |
| 4.                     | MOVED EXTERIOR WALLS TO ALIGN WITH FIRST FLOOR EXTERIOR BELOW.                                   |
| 5.                     | RELOCATED MECHANICAL ROOF UNITS.   |
| 6.                     | CENTERED WINDOWS.  |
| 7.                     | RESIZED WINDOWS AND CENTERED WINDOWS.  |
| 8.                     | ADDED HORIZONTAL MULLIONS TO STOREFRONTS.  |



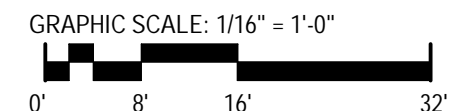
A1.1

FIRST FLOOR PLAN  
64 Vaughan Mall  
11/19/2021  
SCALE: As indicated



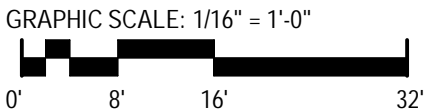
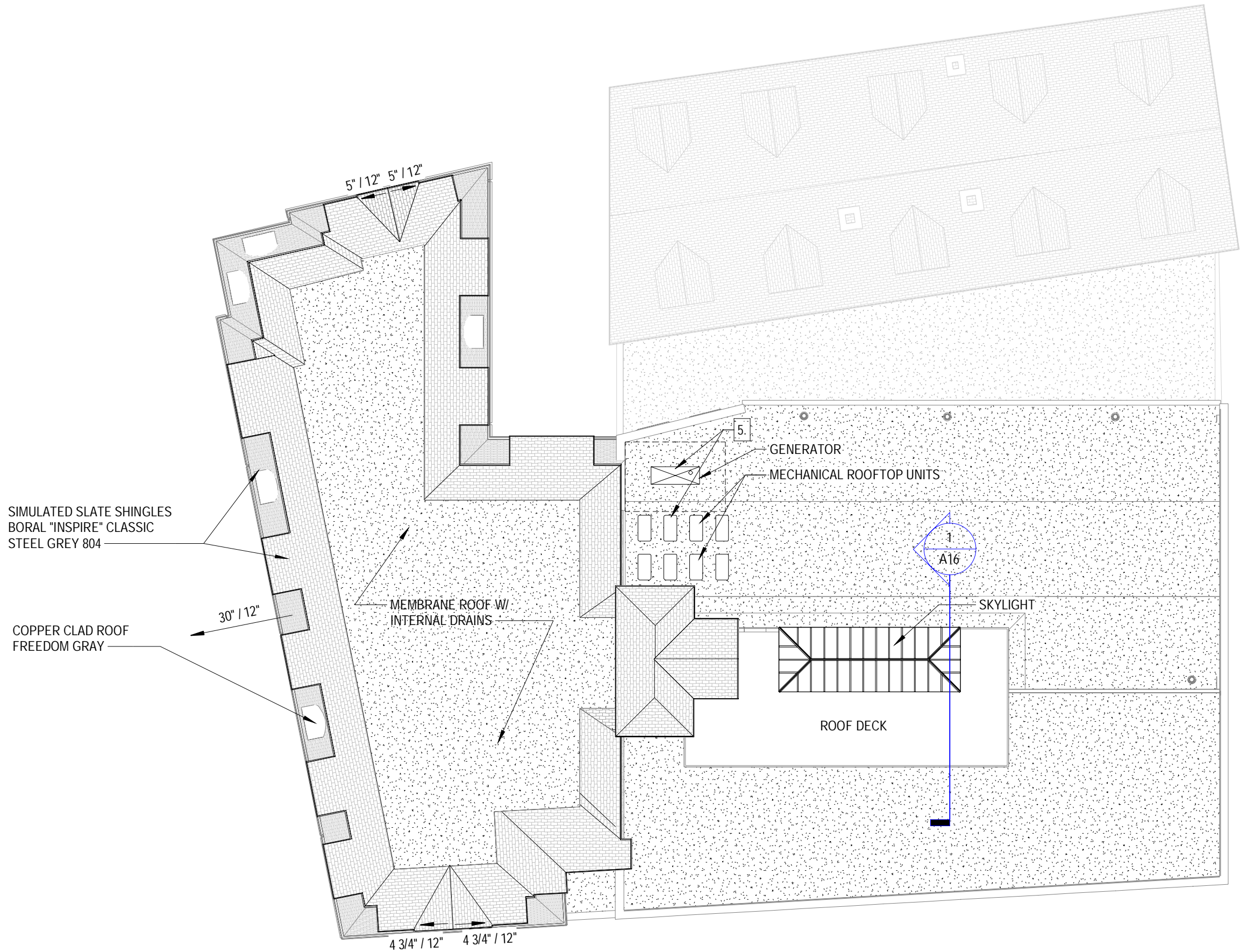
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| 8.                     | ADDED HORIZONTAL MULLIONS TO STOREFRONTS.  |

**A1.4** **FOURTH FLOOR PLAN**  
**64 Vaughan Mall**  
 11/19/2021  
 SCALE: As indicated





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| 7.                     | RESIZED WINDOWS AND CENTERED WINDOWS.  |
| 8.                     | ADDED HORIZONTAL MULLIONS TO STOREFRONTS.  |



A2

ROOF PLAN

64 Vaughan Mall

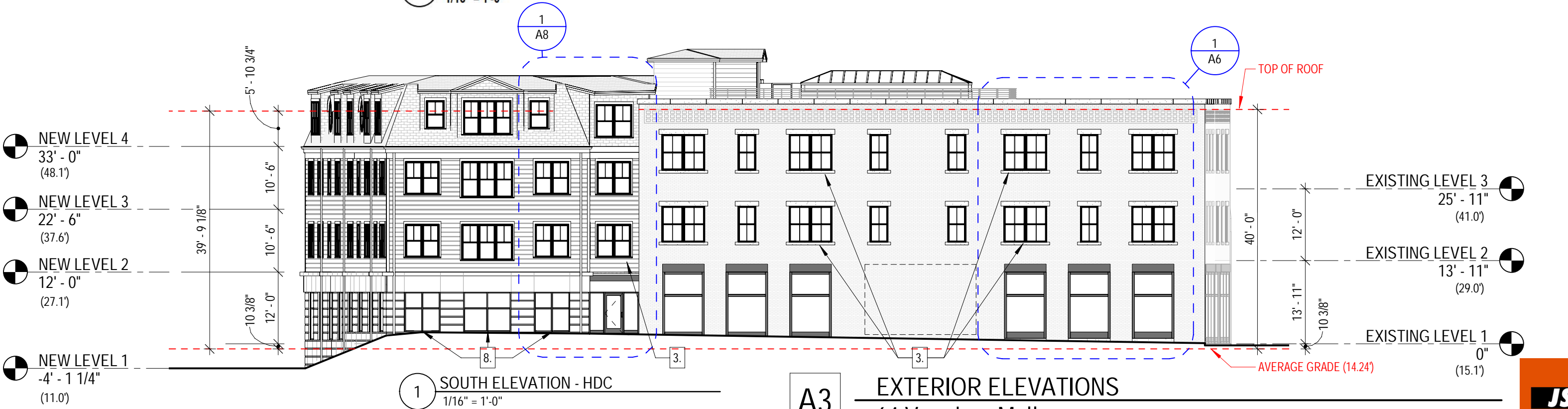
11/19/2021

SCALE: As indicated

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1 SOUTH ELEVATION - PREVIOUSLY SUBMITTED ON 8/20/2021  
1/16" = 1'-0"



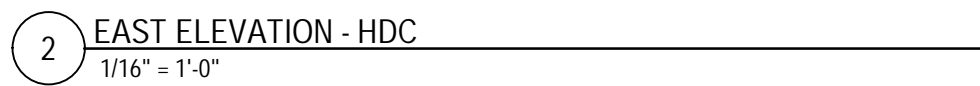
1 SOUTH ELEVATION - HDC  
1/16" = 1'-0"

**A3**

**EXTERIOR ELEVATIONS**  
**64 Vaughan Mall**  
11/19/2021  
SCALE: As indicated



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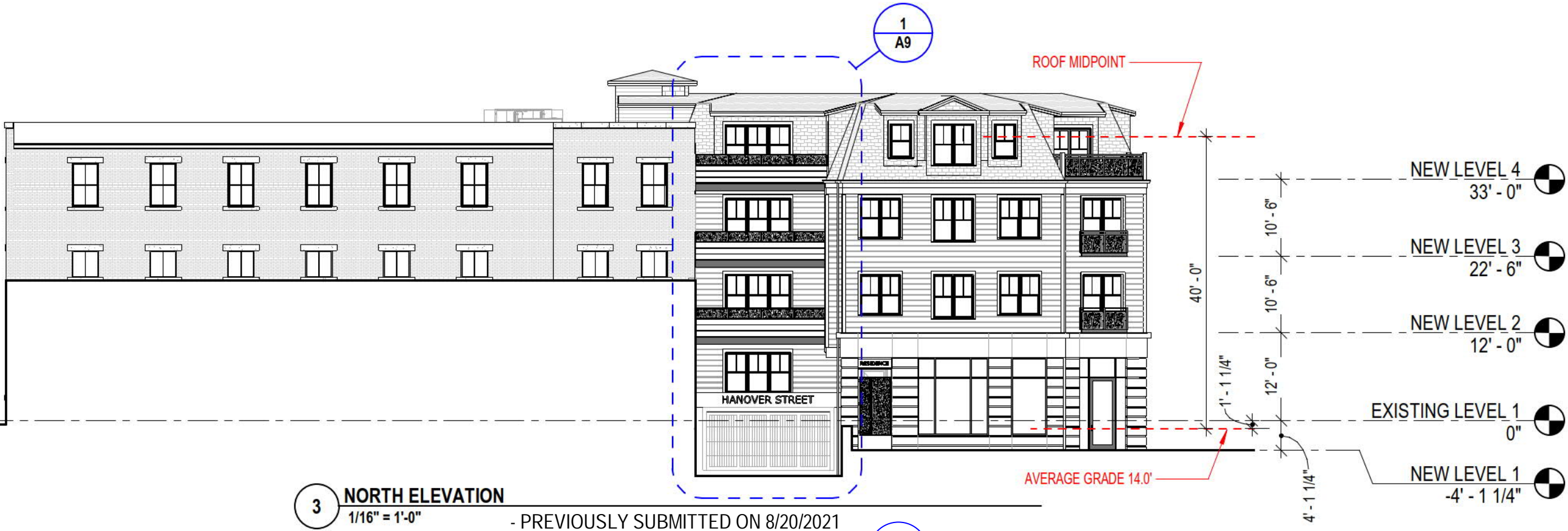
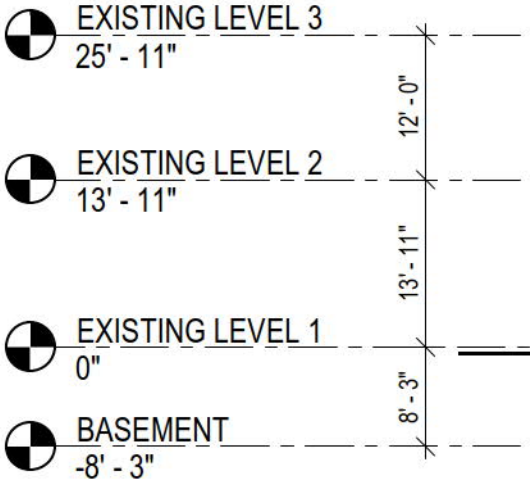
# EXTERIOR ELEVATIONS

## 64 Vaughan Mall

**JSA**  
ARCHITECT  
INTERIOR  
PLANNER  
COPYRIGHT © 2000

HDC REVISION KEY NOTES

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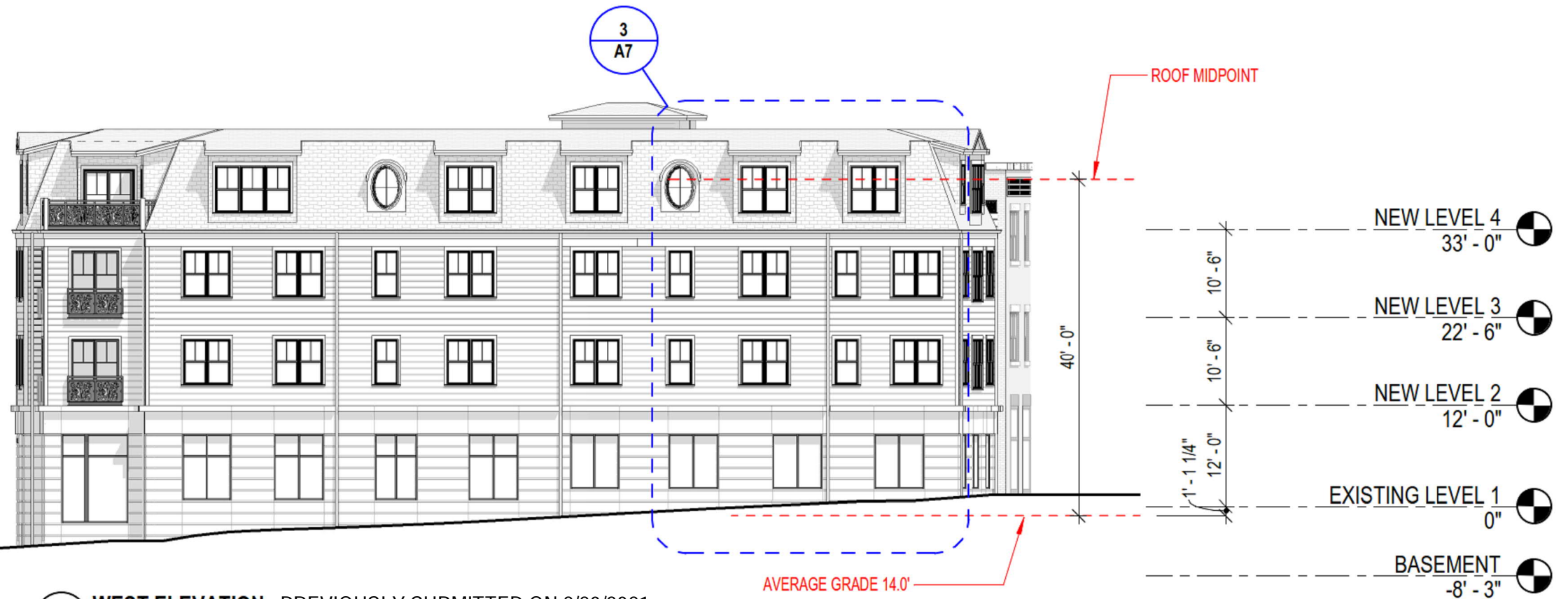




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7. RESIZED WINDOWS AND CENTERED WINDOWS.
8. ADDED HORIZONTAL MULLIONS TO STOREFRONTS.

NEW LEVEL 1  
-4' - 1 1/4"



4 WEST ELEVATION - PREVIOUSLY SUBMITTED ON 8/20/2021  
1/16" = 1'-0"



4 WEST ELEVATION - HDC  
1/16" = 1'-0"

A4.1

## EXTERIOR ELEVATIONS 64 Vaughan Mall

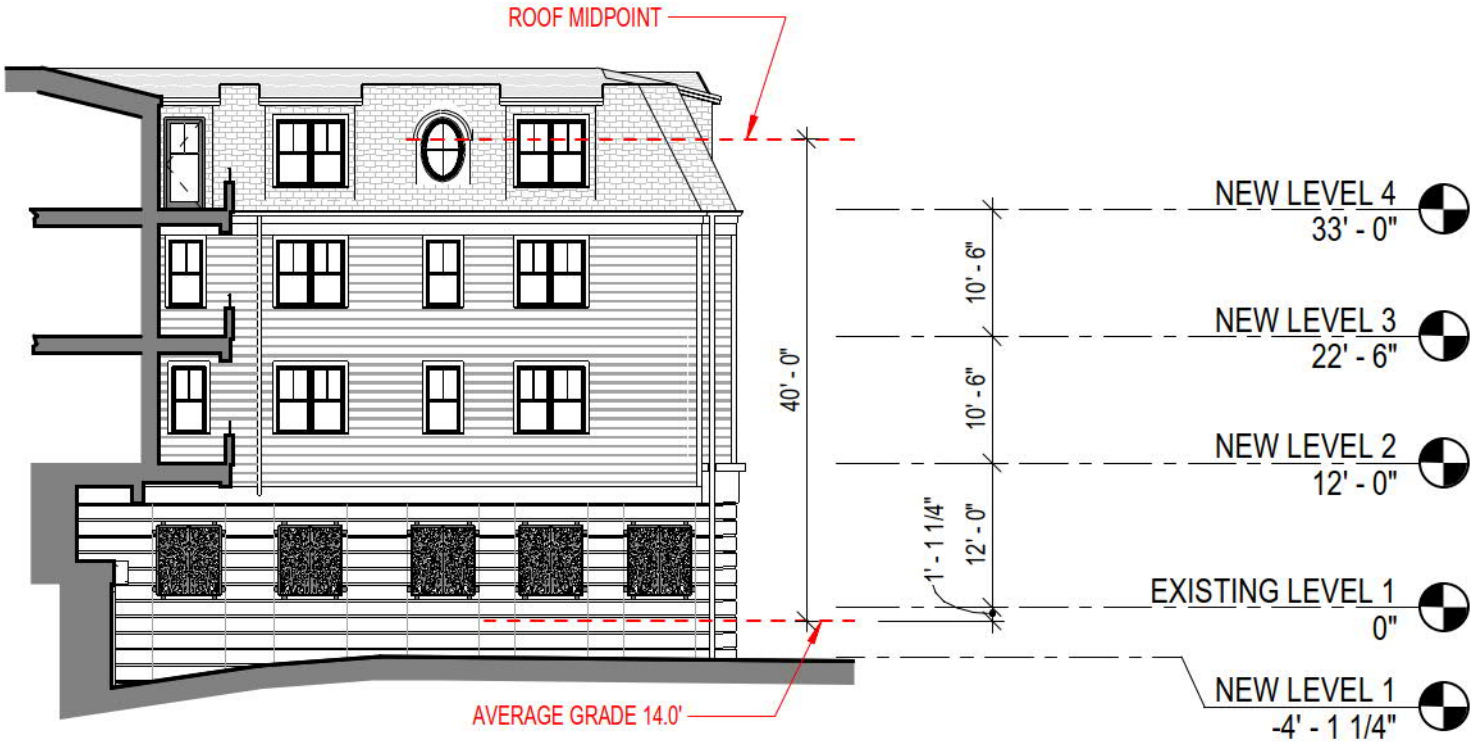
11/19/2021  
SCALE: As indicated



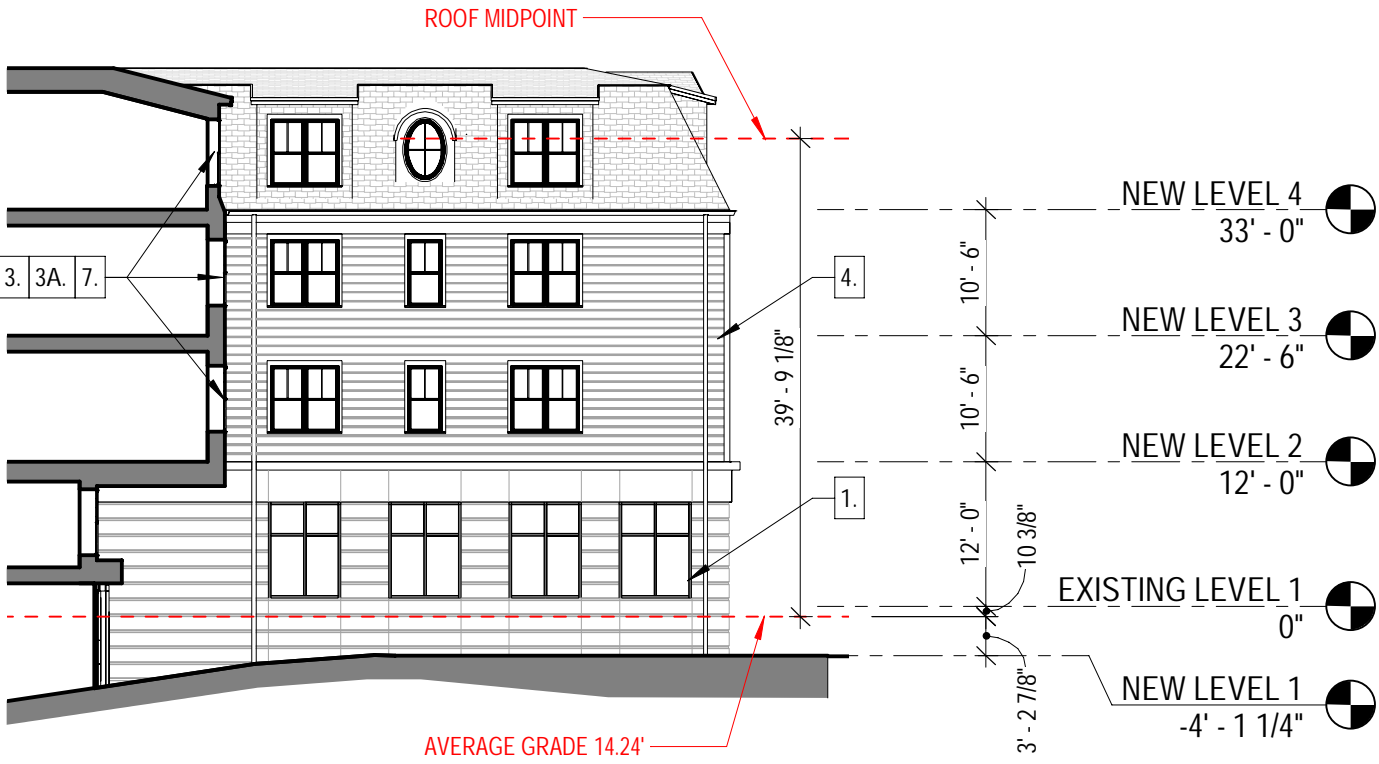
ARCHITECTS  
INTERIORS  
PLANNERS

COPYRIGHT © 2021

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5 EXTERIOR ELEVATIONS - EAST ELEVATION @ DRIVEWAY - PREVIOUSLY SUBMITTED ON 8/20/2021  
1/16" = 1'-0"



5 EXTERIOR ELEVATIONS - EAST ELEVATION @ DRIVEWAY - HDC  
1/16" = 1'-0"





2 VIEW 02



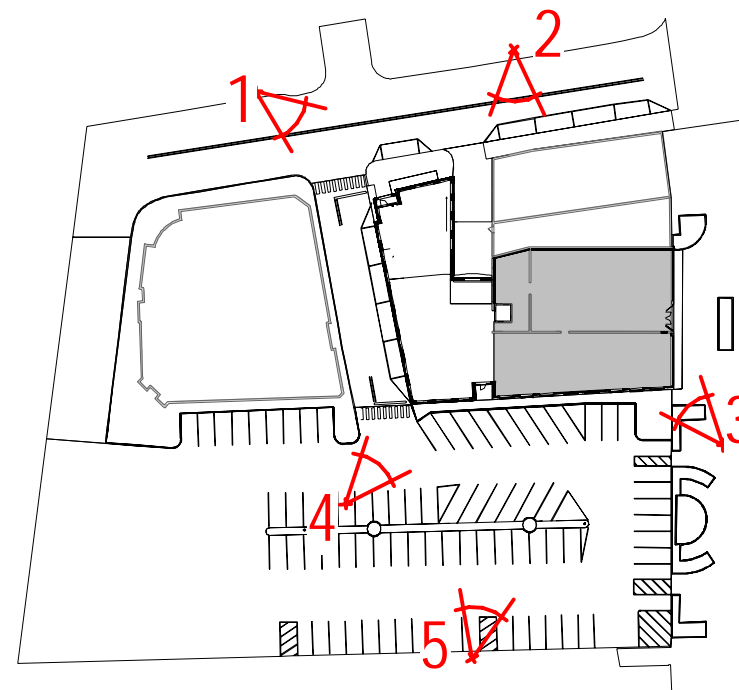
3 VIEW 03



4 VIEW 04



1 VIEW 01



P LEVEL 1 - PERSPECTIVE PLAN  
1" = 100'-0"

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| 8.                     | ADDED HORIZONTAL MULLIONS TO STOREFRONTS.  |



5 VIEW 05

A5

## PERSPECTIVE VIEWS 64 Vaughan Mall

11/19/2021  
SCALE: 1" = 100'-0"



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INTERIORS  
PLANNERS  
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A5.1

ENLARGED HANOVER ST VIEW 01  
64 Vaughan Mall

11/19/2021  
SCALE: 1" = 100'-0"



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A5.2

ENLARGED HANOVER ST VIEW 02

64 Vaughan Mall

11/19/2021  
SCALE: 1" = 100'-0"

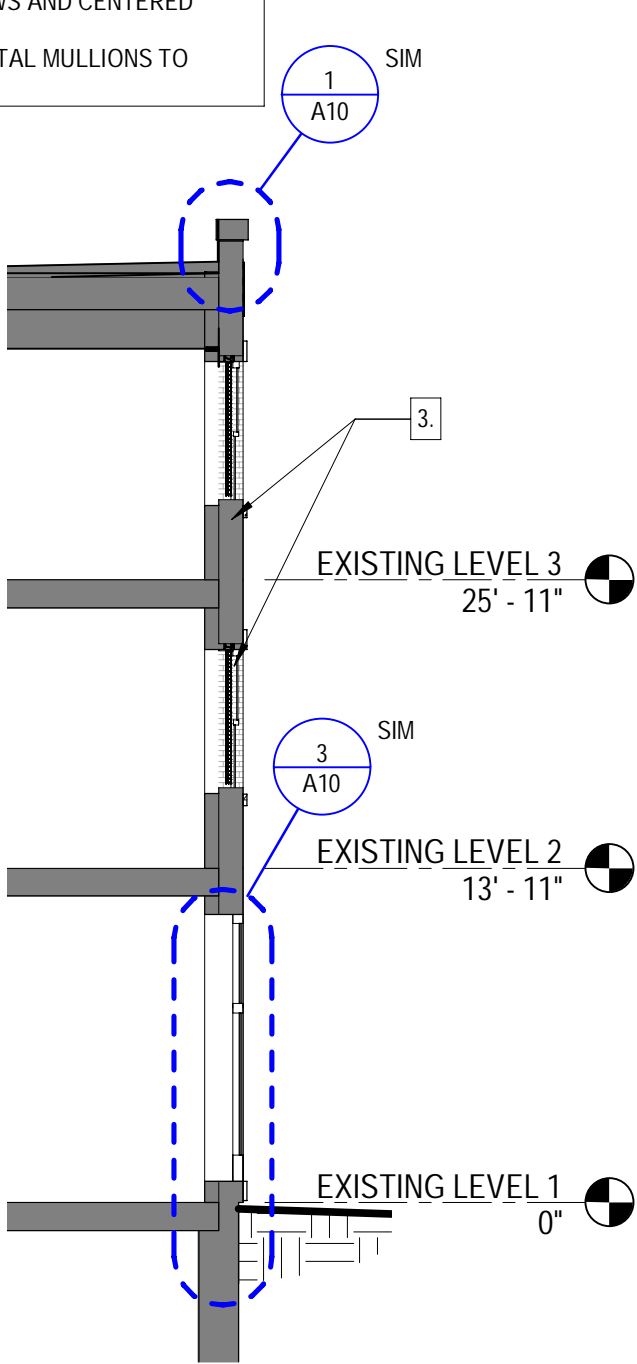


ARCHITECTS  
INTERIORS  
PLANNERS

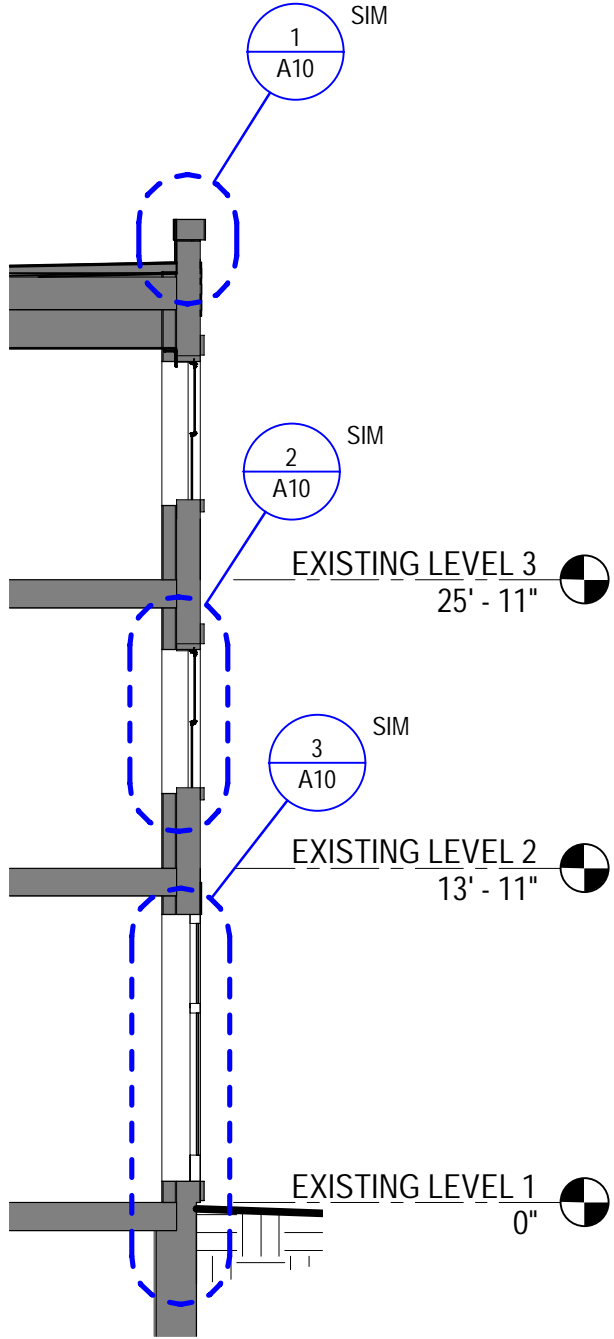
COPYRIGHT © 2021

HDC REVISION KEY NOTES

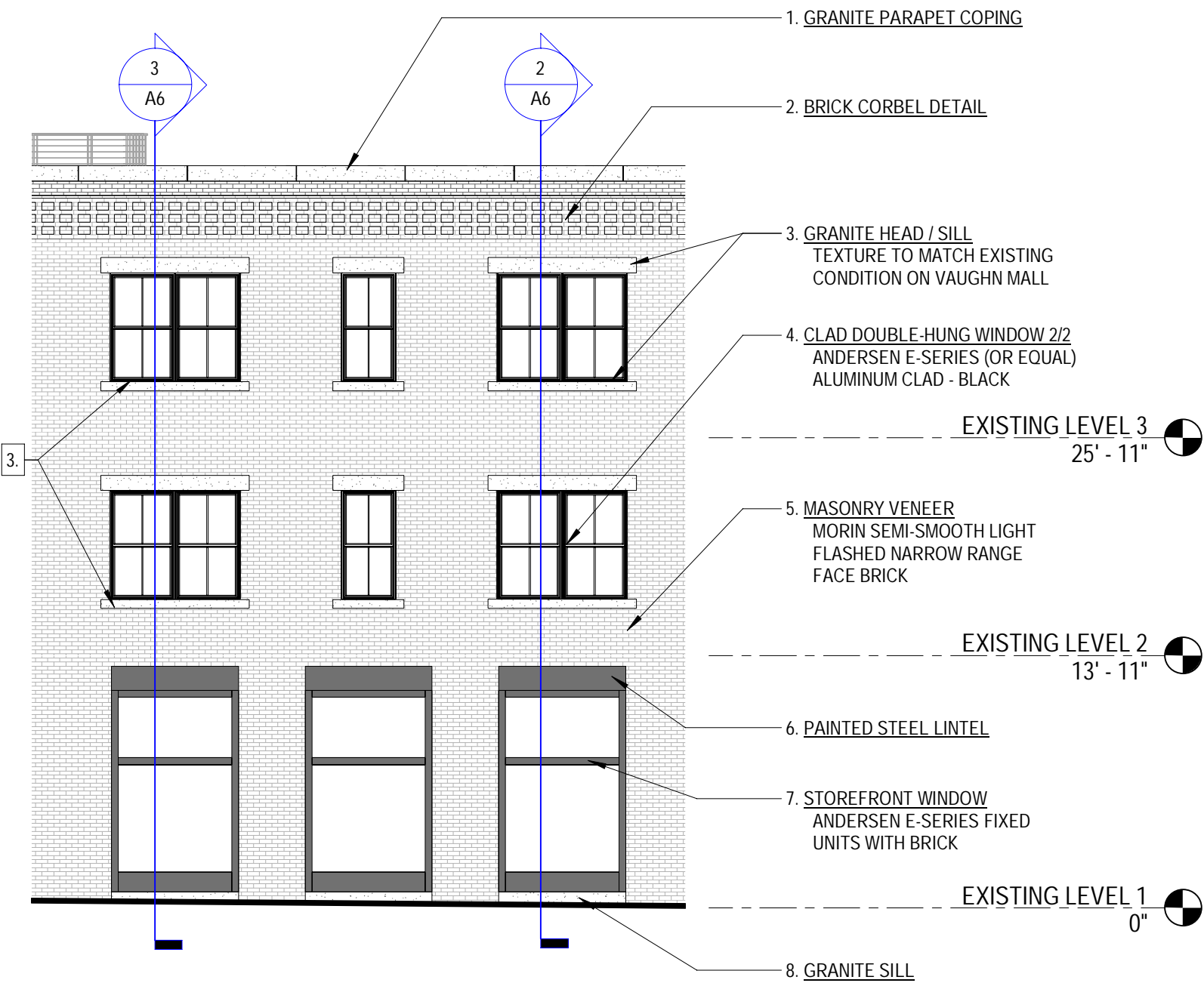
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3 EXISTING BUILDING SECTION - RECESSED DECK  
1/8" = 1'-0"



2 EXISTING BUILDING SECTION  
1/8" = 1'-0"



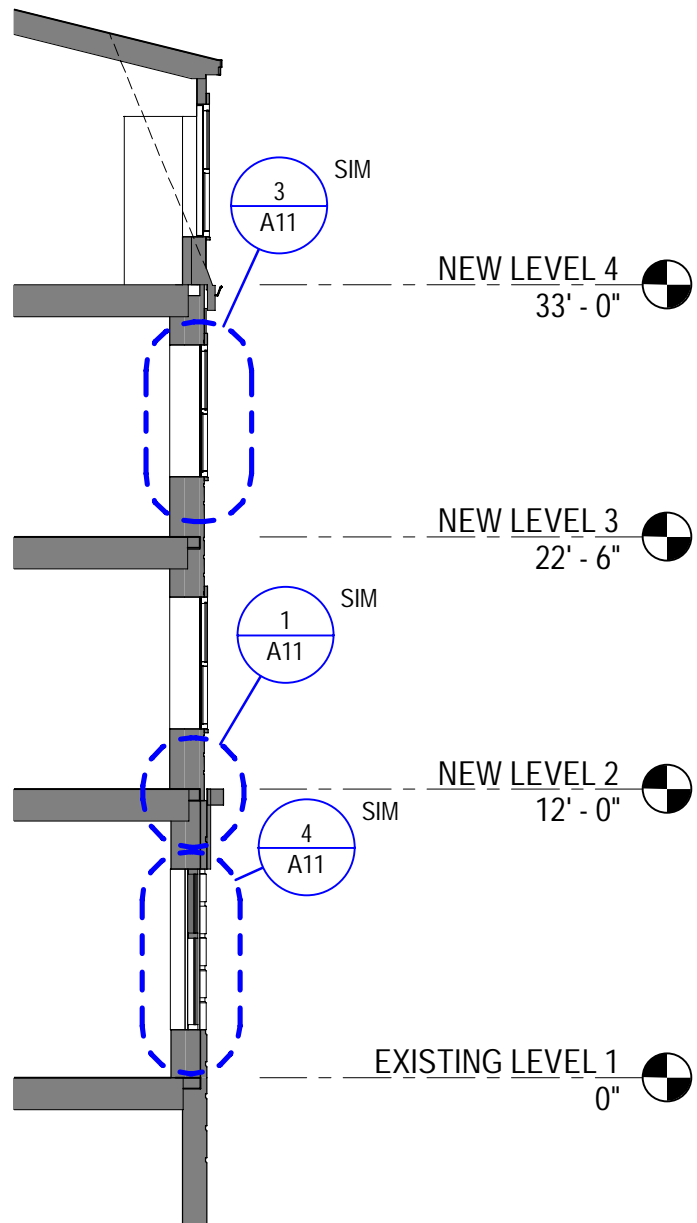
1 PARTIAL EXISTING ELEVATION - SOUTH ELEVATION  
1/8" = 1'-0"

A6

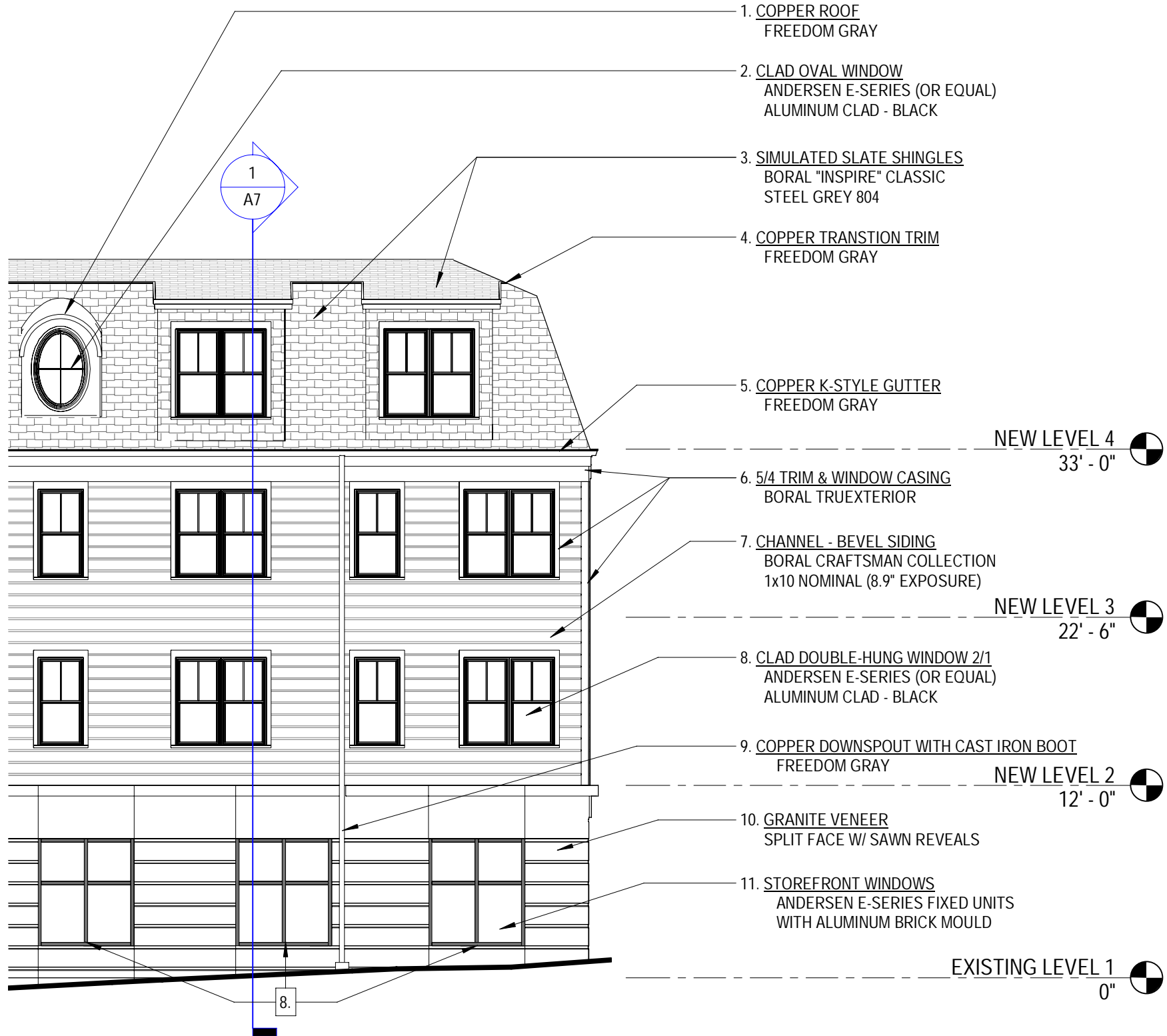
EXTERIOR ELEVATION - MATERIAL LEGEND  
64 Vaughan Mall  
11/19/2021  
SCALE: As indicated

HDC REVISION KEY NOTES

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1 SECTION - WEST ELEVATION  
1/8" = 1'-0"



2 PARTIAL NEW ELEVATION - WEST ELEVATION  
1/8" = 1'-0"

A7

EXTERIOR ELEVATION - MATERIAL LEGEND  
64 Vaughan Mall  
11/19/2021  
SCALE: As indicated



- HDC REVISION KEY NOTES
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3.

REMOVED EXTERIOR DECKS.
- 3A.

INFILL OF DECK WITH INTERIOR FLOOR
4.

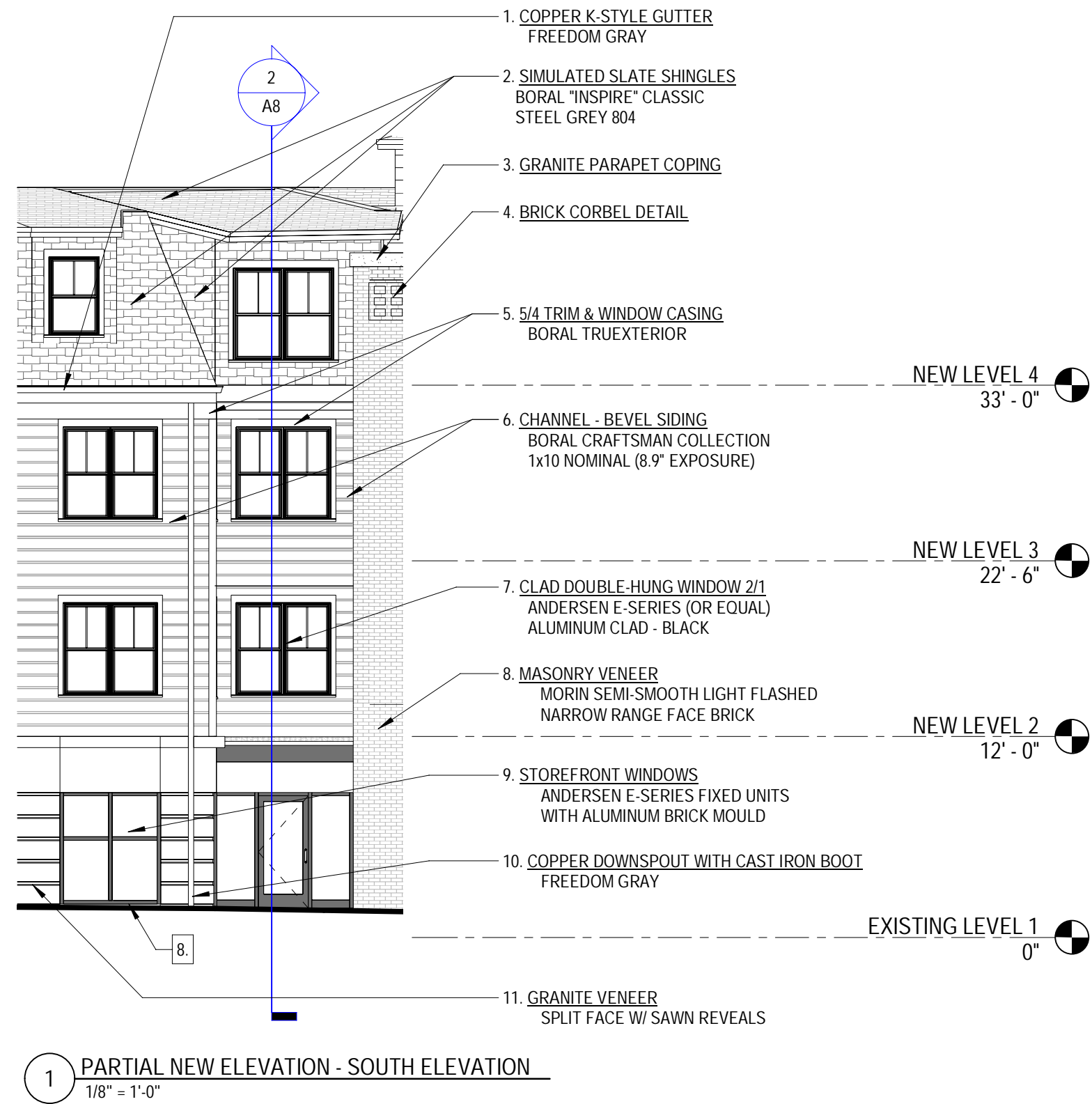
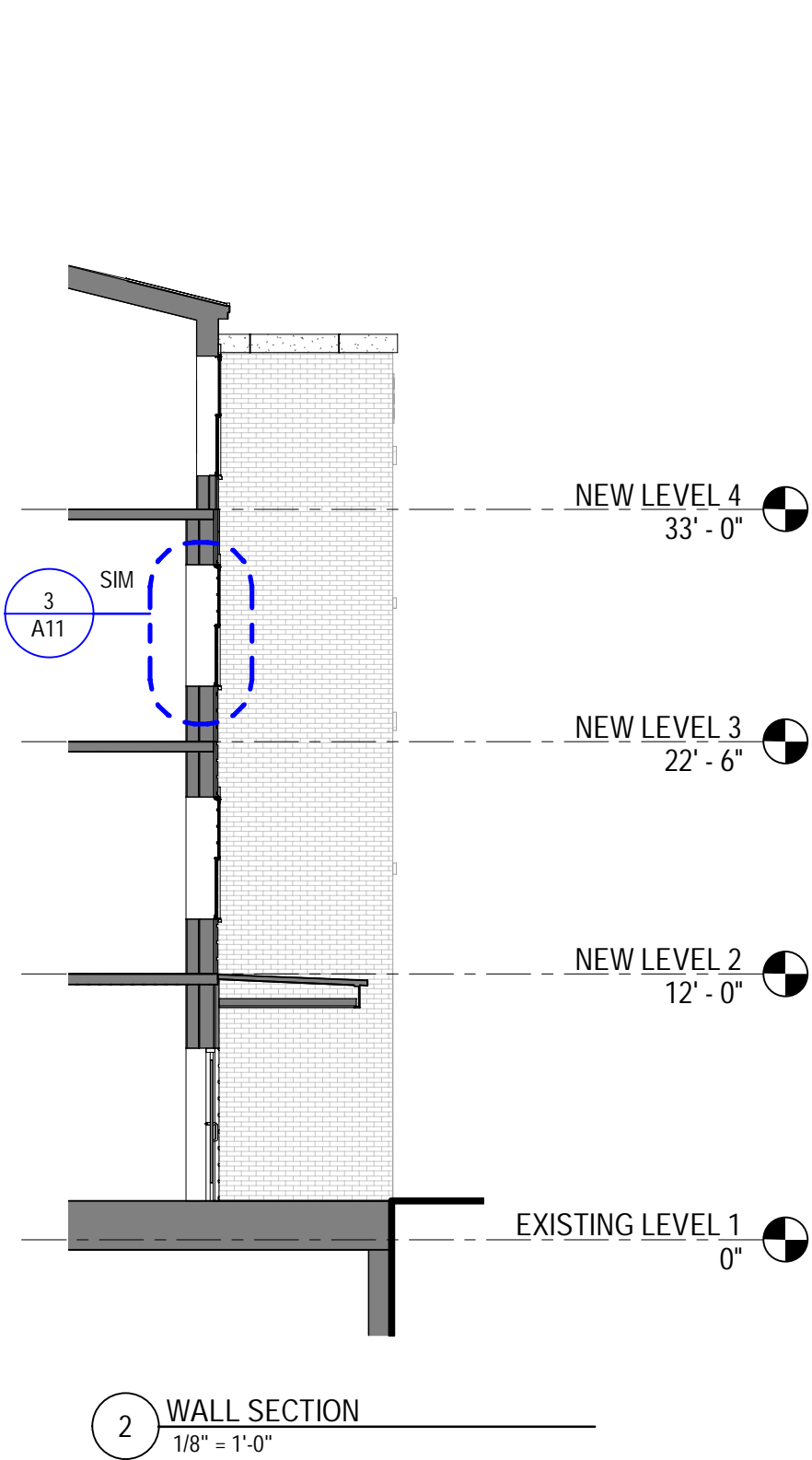
MOVED EXTERIOR WALLS TO ALIGN WITH FIRST FLOOR EXTERIOR BELOW.
5.

RELOCATED MECHANICAL ROOF UNITS.
6.

CENTERED WINDOWS.
7.

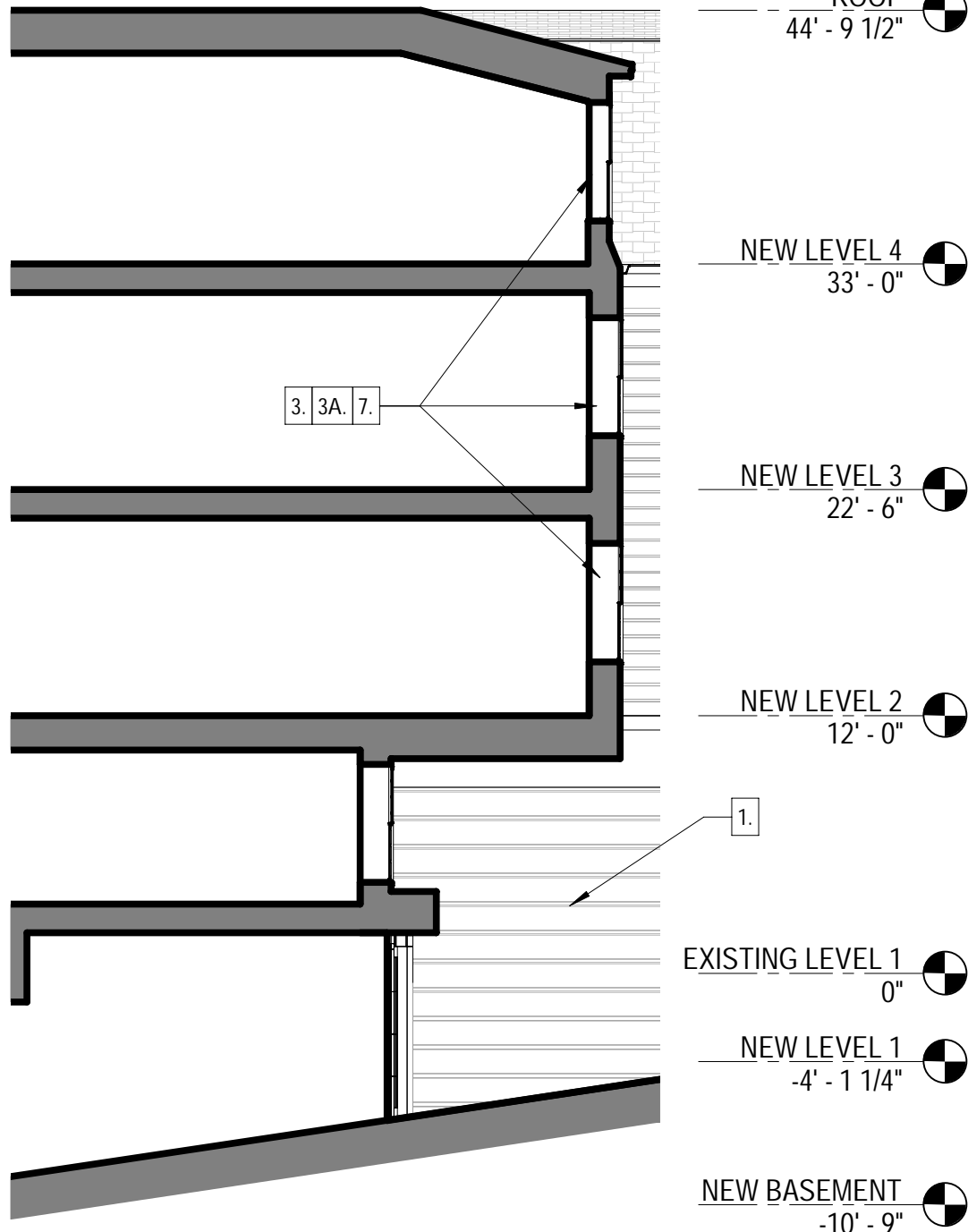
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8.

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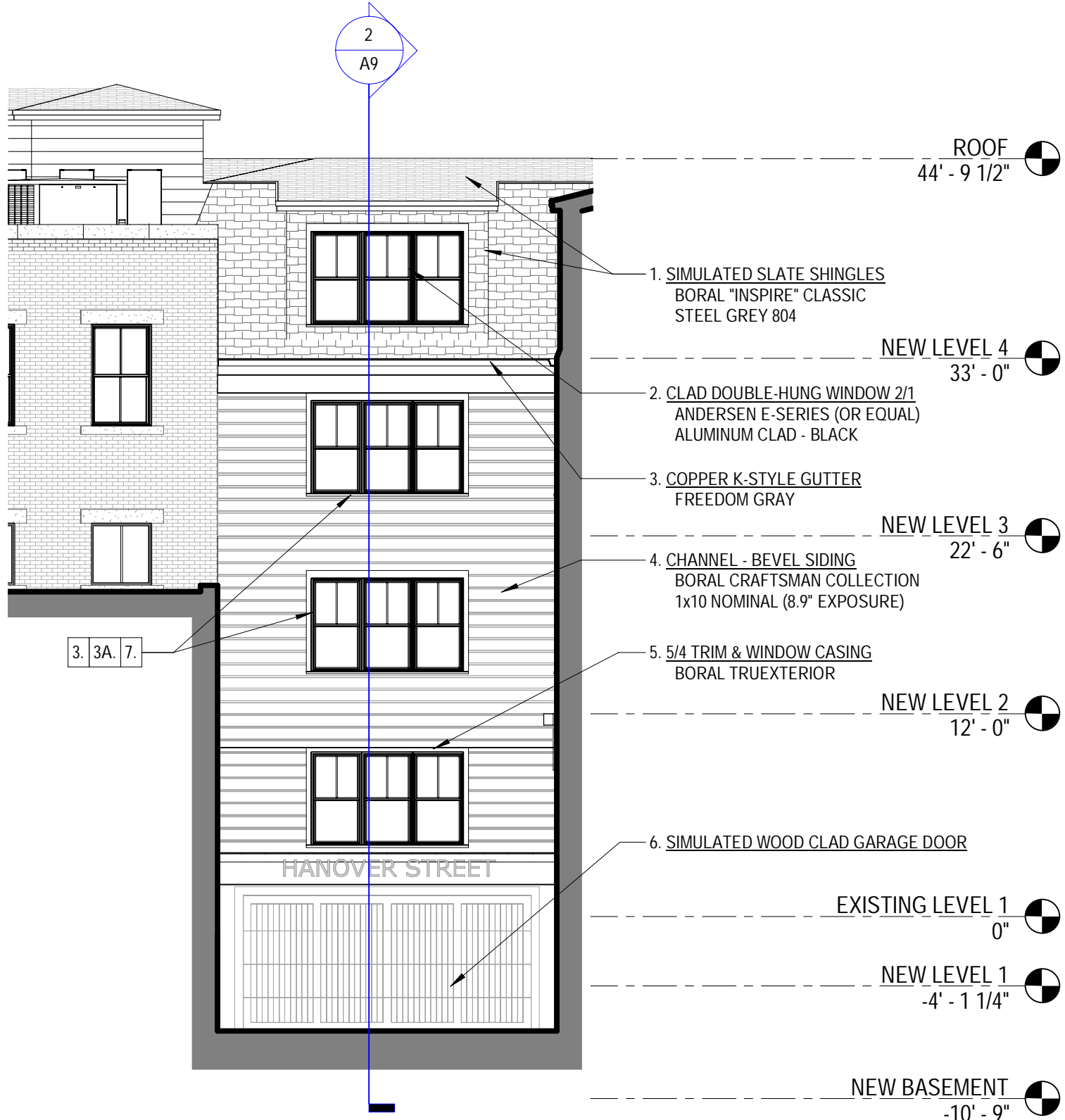


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2 SECTION - GARAGE DOOR  
1/8" = 1'-0"



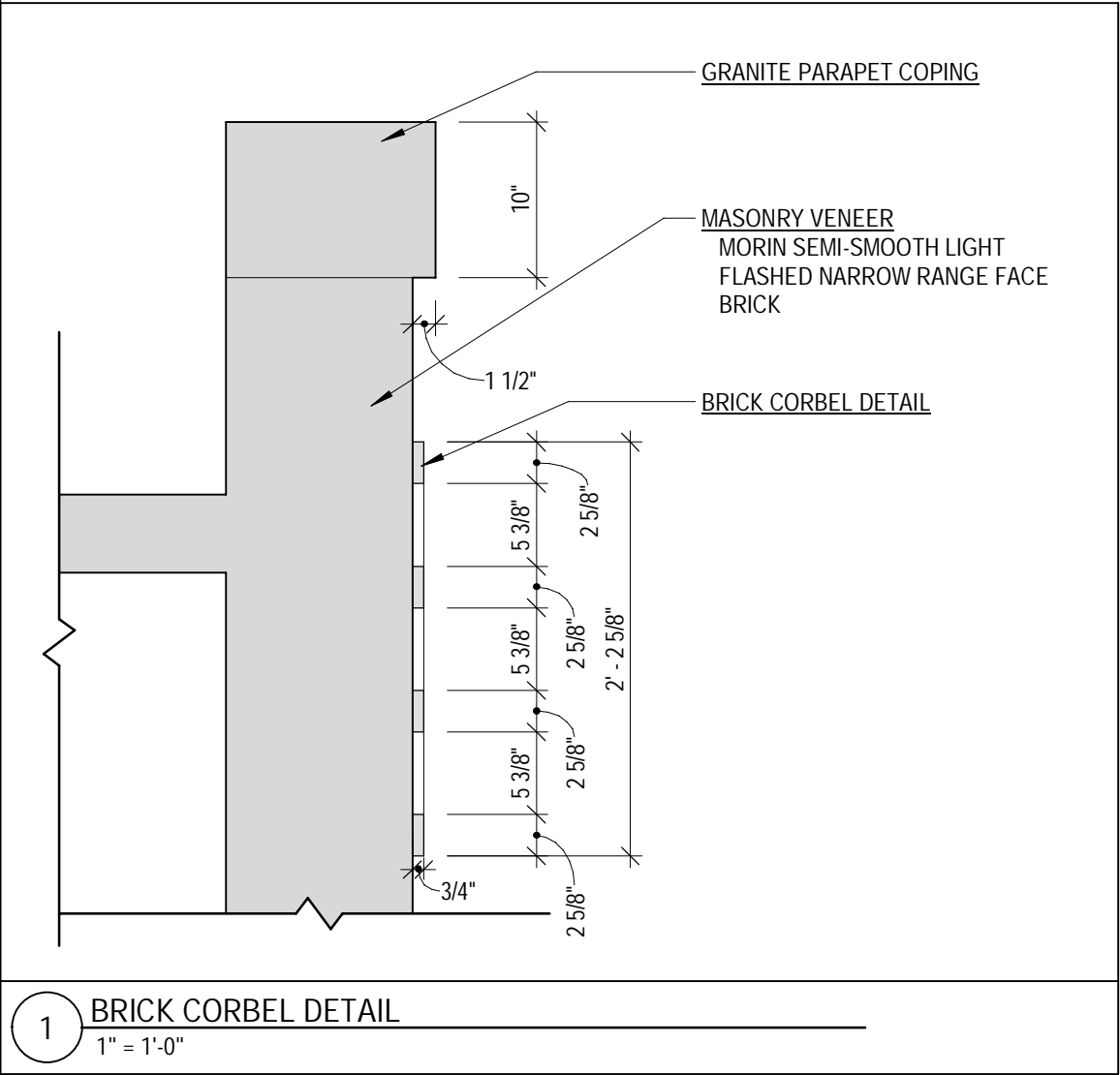
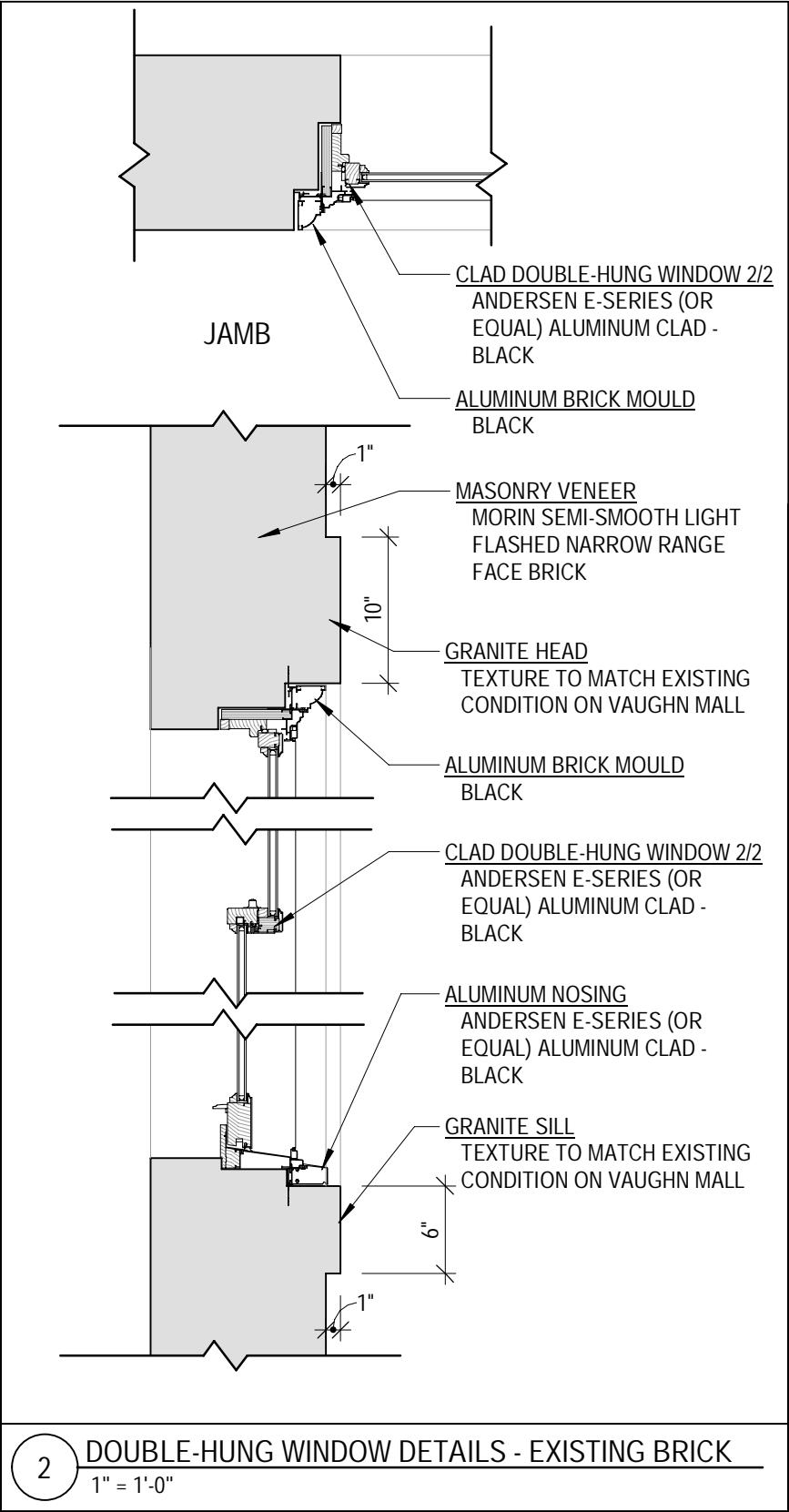
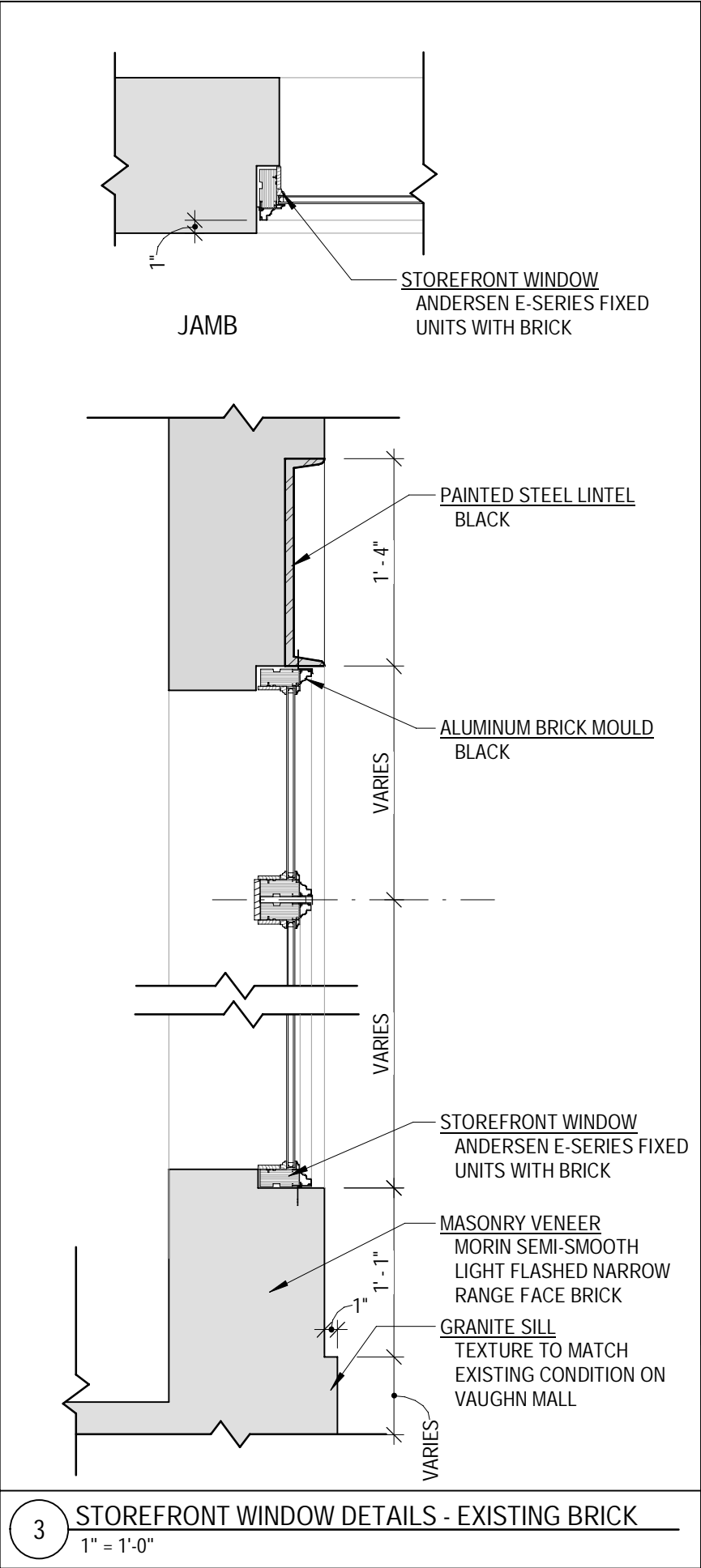
1 PARTIAL NEW ELEVATION - NORTH ELEVATION  
1/8" = 1'-0"

A9

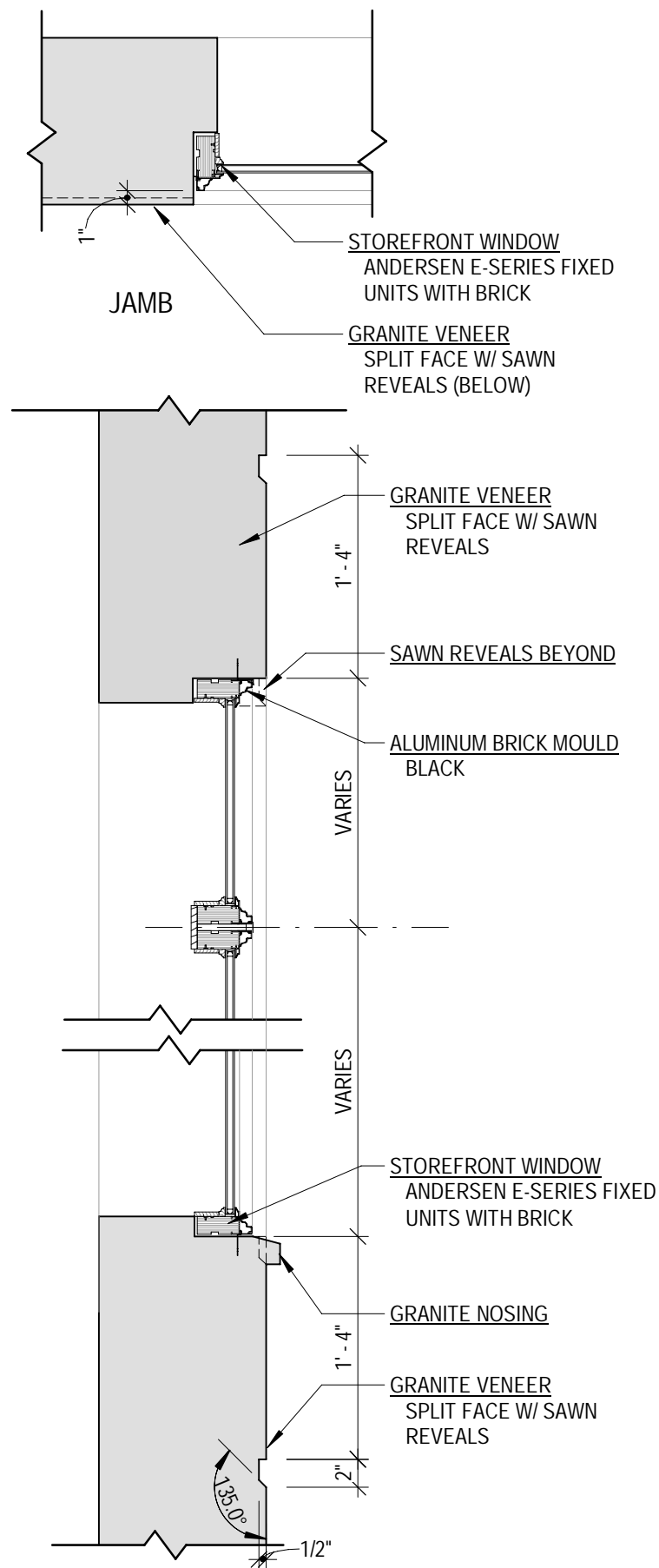
EXTERIOR ELEVATION - MATERIAL LEGEND  
64 Vaughan Mall

11/19/2021  
SCALE: As indicated

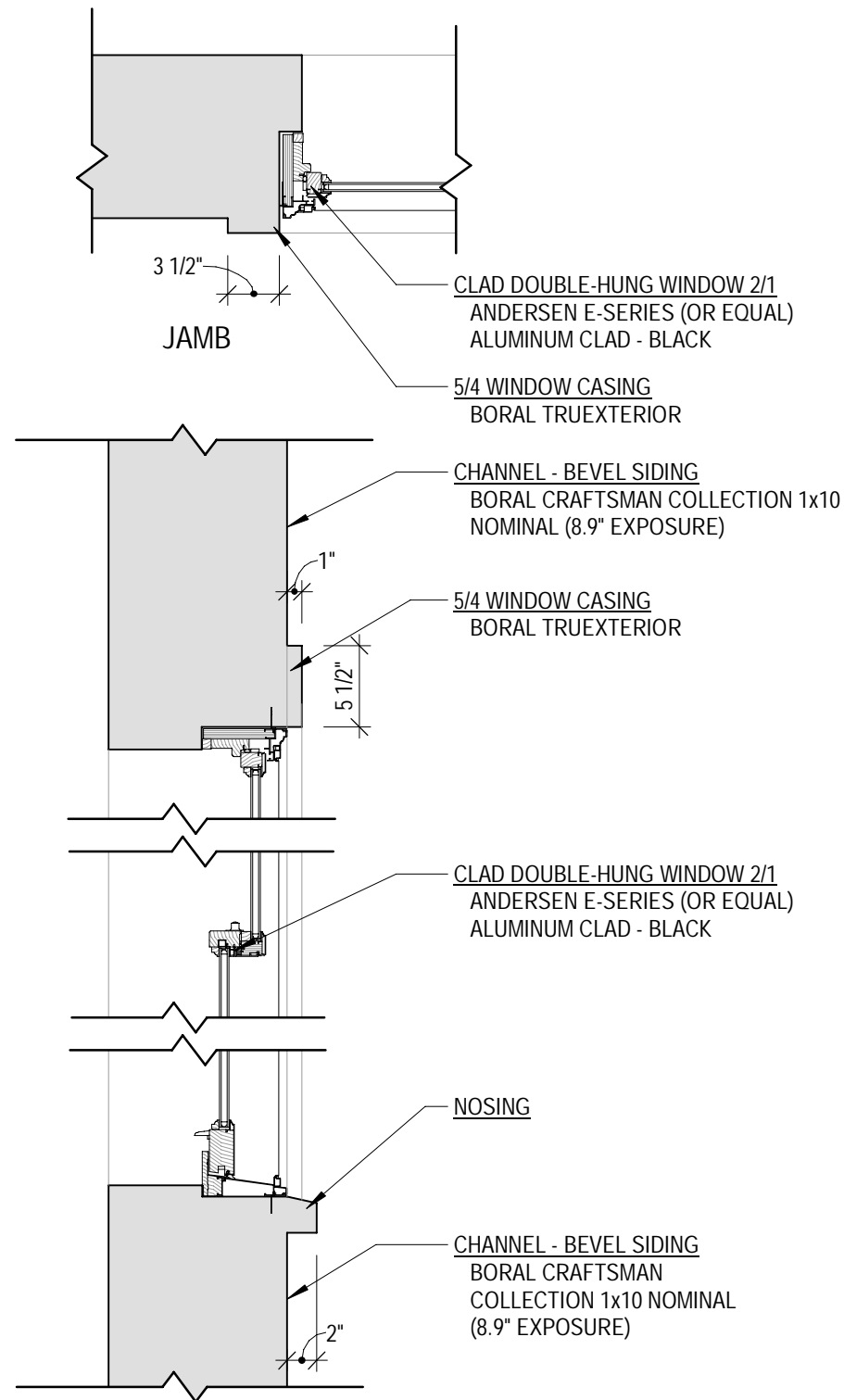
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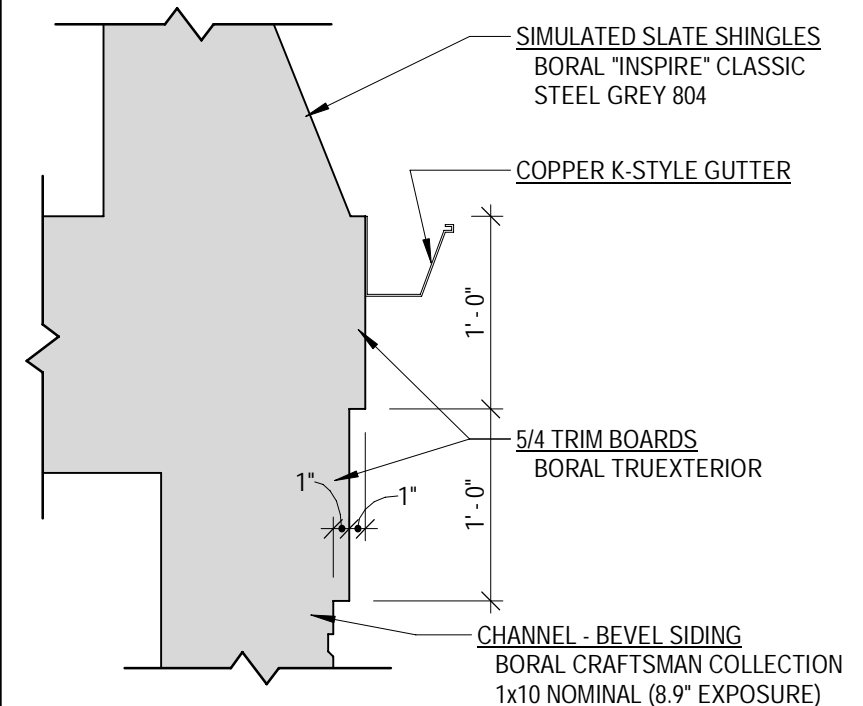
4 STOREFRONT WINDOW DETAILS - GRANITE VENEER  
1" = 1'-0"



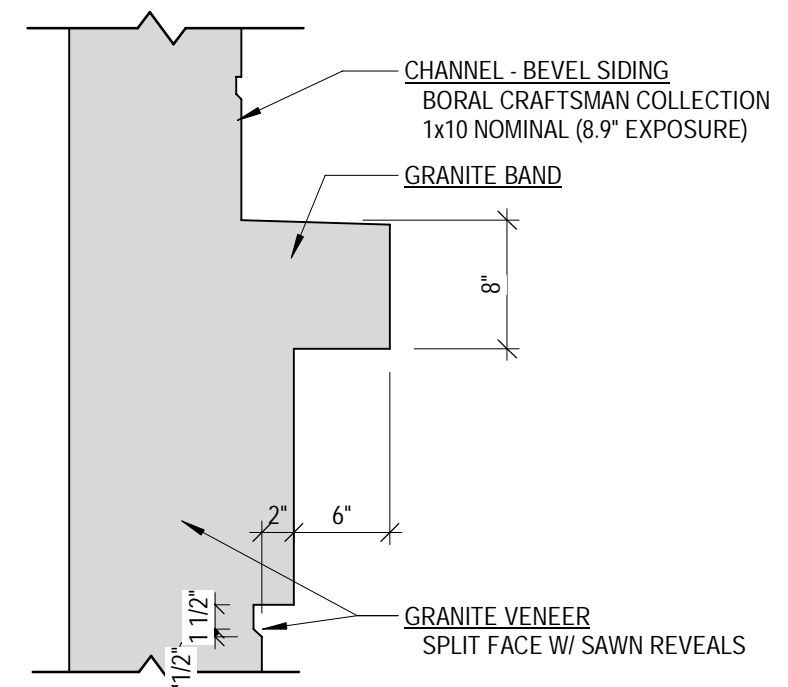
3 DOUBLE-HUNG WINDOW DETAIL - BORAL CHANNEL-BEVEL  
1" = 1'-0"

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2 TYPICAL ROOF EDGE  
1" = 1'-0"



1 GRANITE BAND @ GRANITE VENEER  
1" = 1'-0"

A11

## DETAILS 64 Vaughan Mall

11/19/2021  
SCALE: As indicated





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A12

## VIEW FROM VAUGHN MALL 64 Vaughan Mall

11/19/2021

SCALE: 1" = 100'-0"



ARCHITECTS  
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| HDC REVISION KEY NOTES |  |
|------------------------|--|
| 1.                     | HANOVER STREET ENTRY AND RAMP REMOVED. REPLACED METAL PANELS WITH STOREFRONT WINDOW SYSTEM |
| 2.                     | REVISED LAYOUT OF STOREFRONT AT VAUGHAN MALL ENTRANCE                                      |
| 3.                     | REMOVED EXTERIOR DECKS   |
| 4.                     | MOVED EXTERIOR WALLS TO ALIGN WITH FIRST FLOOR EXTERIOR BELOW                              |
| 5.                     | RELOCATED MECHNAICAL ROOF UNITS  |
| 6.                     | CENTERED WINDOWS   |
| 7.                     | RESIZED WINDOWS AND CENTRED WINDOWS  |
| 8.                     | ADDED HORIZONTAL MULLIONS TO STROEFRONTS.  |

A13

VIEW FROM WORTH LOT

64 Vaughan Mall

11/19/2021

SCALE: 1" = 100'-0"





HDC REVISION KEY NOTES

- 1. HANOVER STREET ENTRY AND RAMP REMOVED. REPLACED METAL PANELS WITH STOREFRONT WINDOW SYSTEM
- 2. REVISED LAYOUT OF STOREFRONT AT VAUGHAN MALL ENTRANCE
- 3. REMOVED EXTERIOR DECKS
- 4. MOVED EXTERIOR WALLS TO ALIGN WITH FIRST FLOOR EXTERIOR BELOW
- 5. RELOCATED MECHNAICAL ROOF UNITS
- 6. CENTERED WINDOWS
- 7. RESIZED WINDOWS AND CENTRED WINDOWS
- 8. ADDED HORIZONTAL MULLIONS TO STROEFRONTS.

A14

VIEW FROM HANOVER STREET  
64 Vaughan Mall

11/19/2021  
SCALE: 1" = 100'-0"

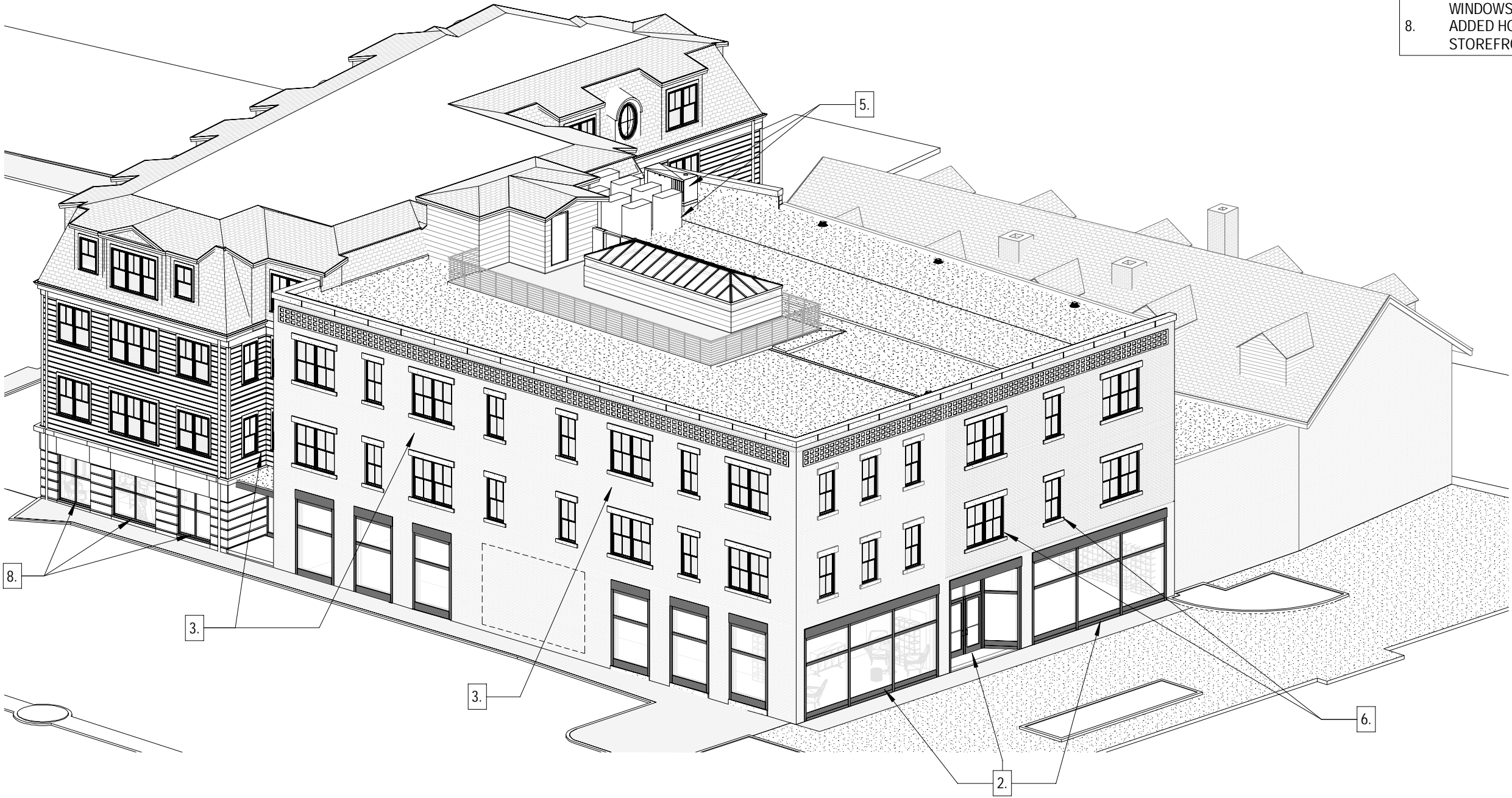


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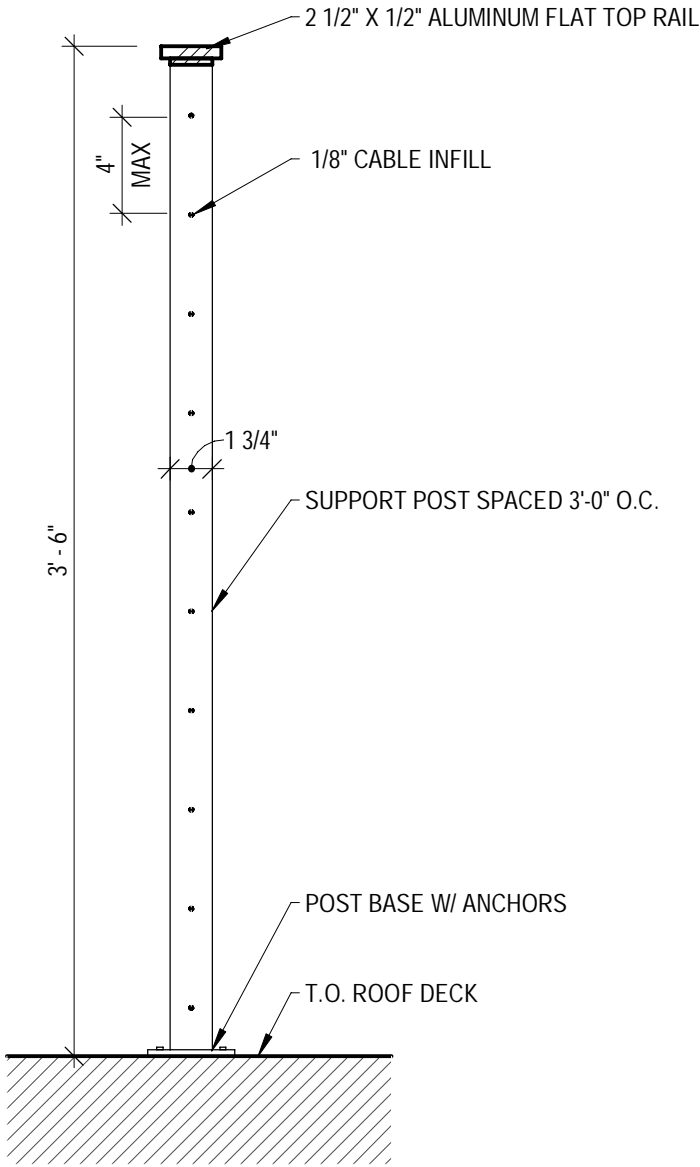


| HDC REVISION KEY NOTES |  |
|------------------------|--|
| 1.                     | HANOVER STREET ENTRY AND RAMP REMOVED. REPLACED 5 METAL PANELS WITH 4 STOREFRONT WINDOW SYSTEMS. |
| 2.                     | REVISED LAYOUT OF STOREFRONT AT VAUGHAN MALL ENTRANCE.   |
| 3.                     | REMOVED EXTERIOR DECKS.  |
| 3A.                    | INFILL OF DECK WITH INTERIOR FLOOR   |
| 4.                     | MOVED EXTERIOR WALLS TO ALIGN WITH FIRST FLOOR EXTERIOR BELOW.                                   |
| 5.                     | RELOCATED MECHANICAL ROOF UNITS.   |
| 6.                     | CENTERED WINDOWS.  |
| 7.                     | RESIZED WINDOWS AND CENTERED WINDOWS.  |
| 8.                     | ADDED HORIZONTAL MULLIONS TO STOREFRONTS.  |

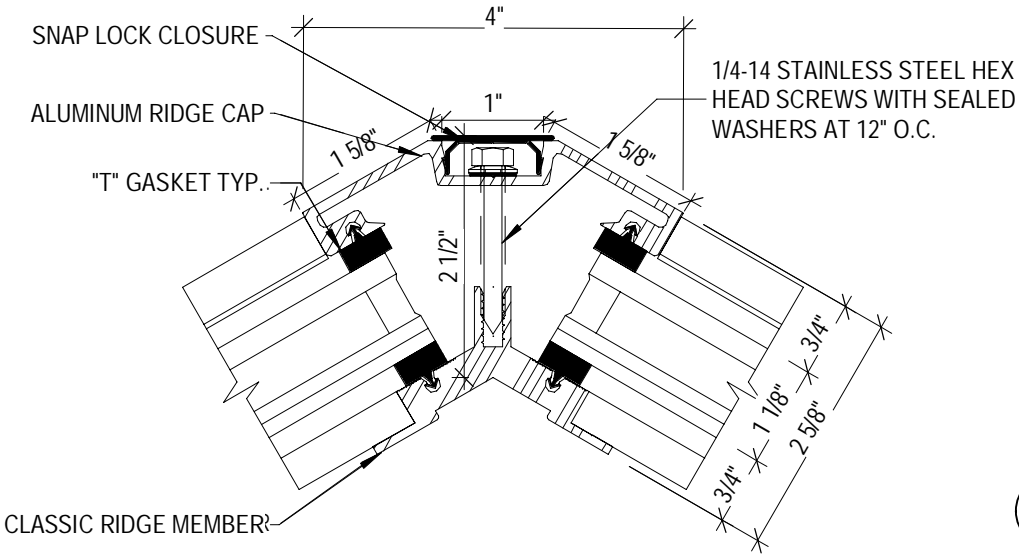




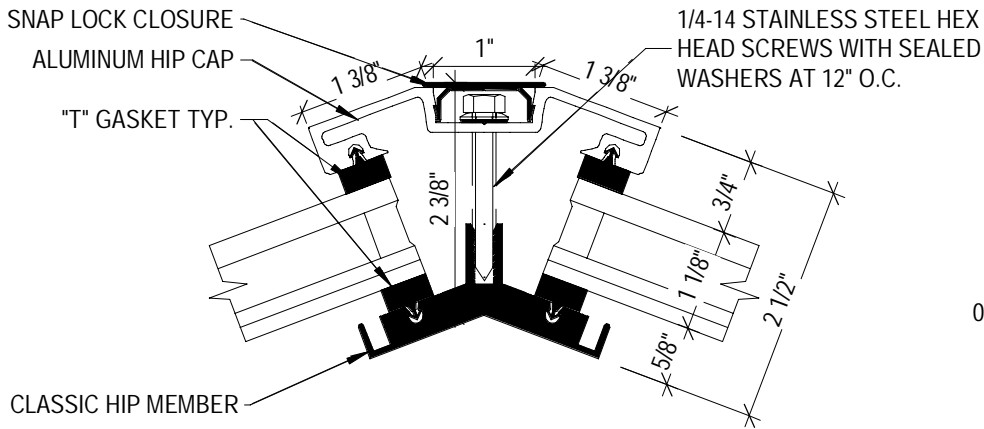
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| 7.                     | RESIZED WINDOWS AND CENTERED WINDOWS.  |
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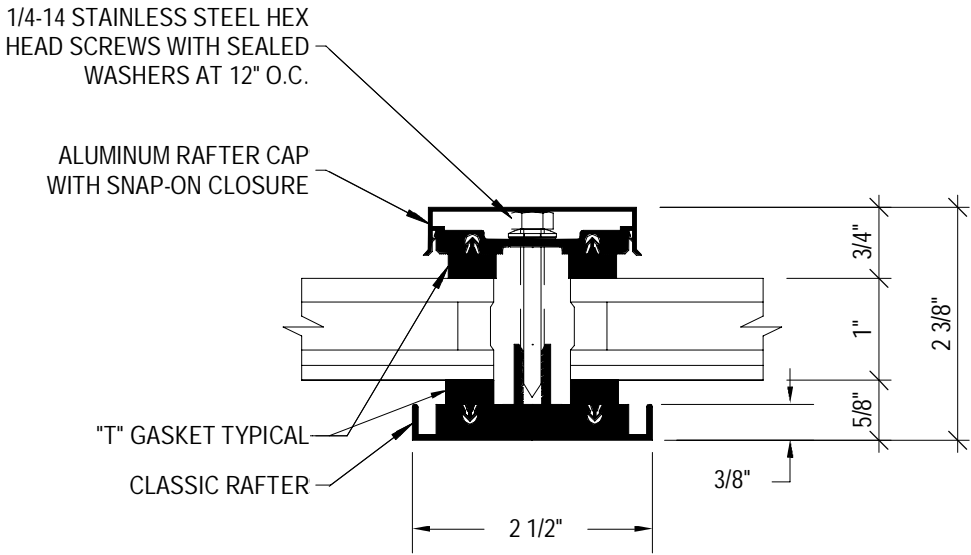
5 ROOF DECK RAILING DETAIL  
1 1/2" = 1'-0"



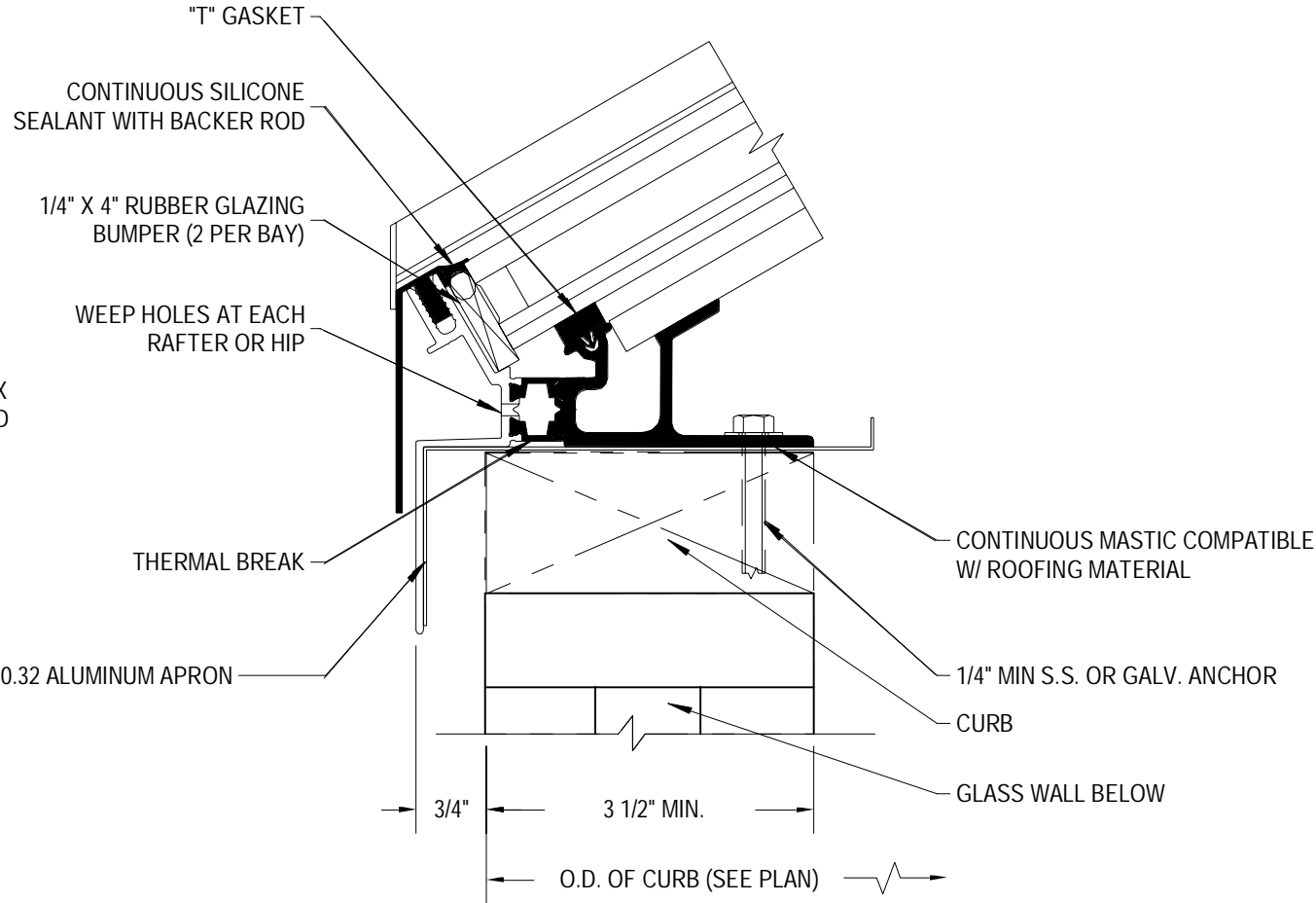
4 ROOF DETAIL - SKYLIGHT RIDGE SECTION  
6" = 1'-0"



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"