

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.

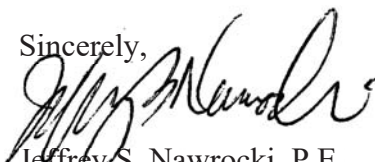
This letter is specifically regarding the existing East wall. This wall is a storefront at street level and a 12" brick wall with windows above. There are serious structural concerns with the north half of this wall. First, from the inside we noticed this brittle unreinforced brick wall has bowed outward 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

