

**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

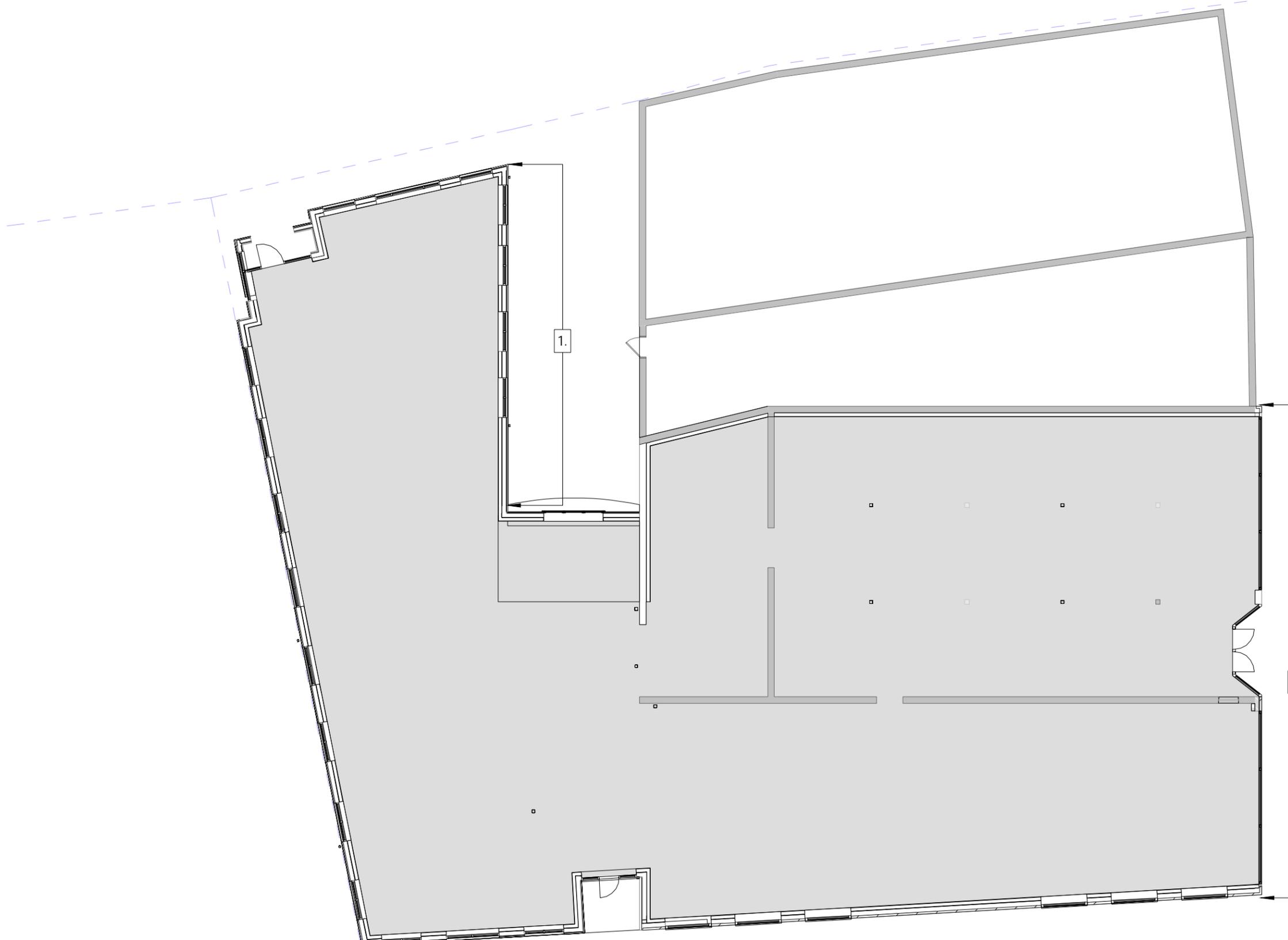
Sincerely,

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



GRAPHIC SCALE: 1/16" = 1'-0"

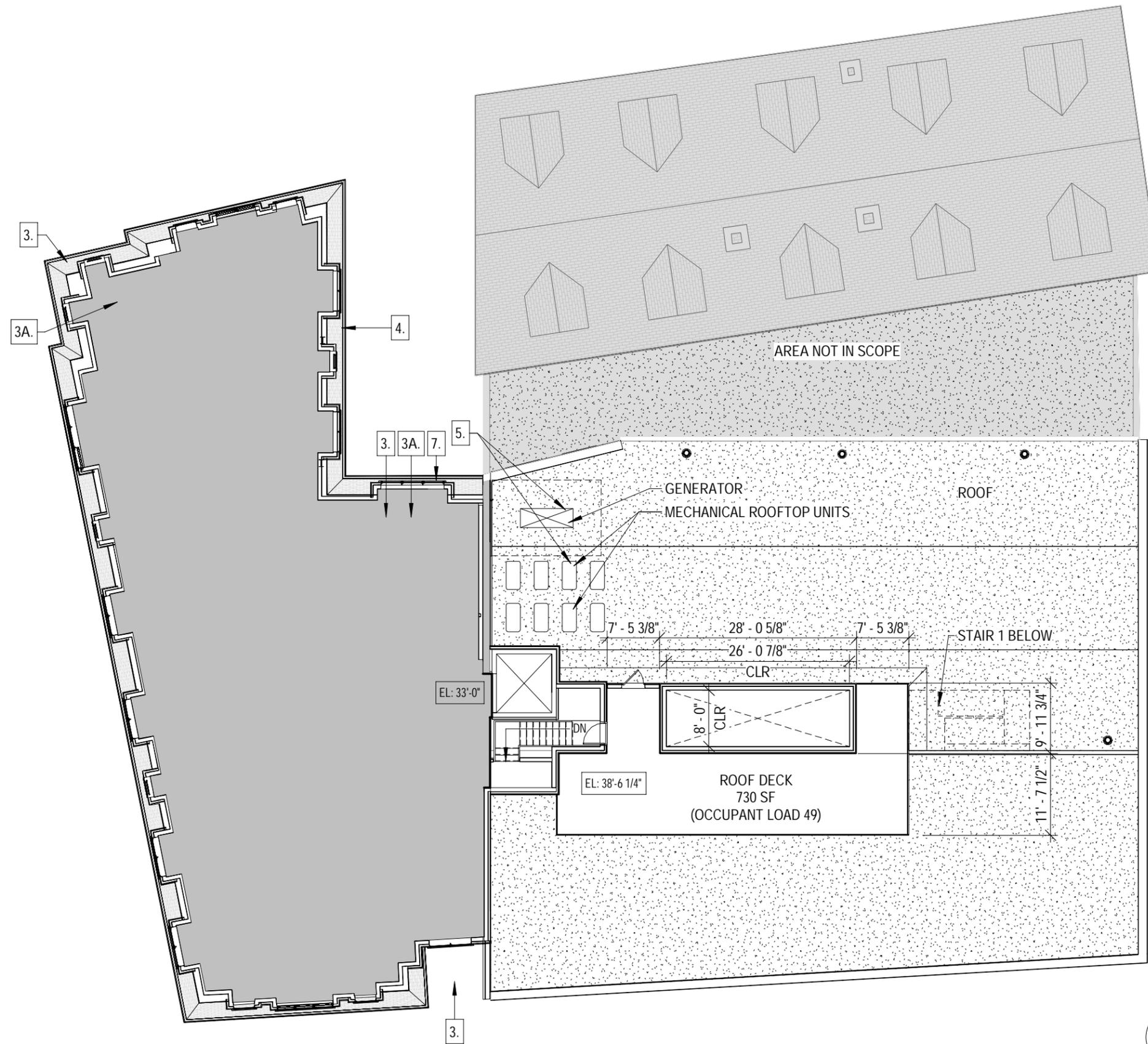


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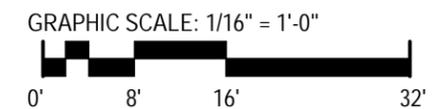
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8. ADDED HORIZONTAL MULLIONS TO STOREFRONTS.



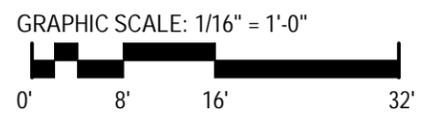
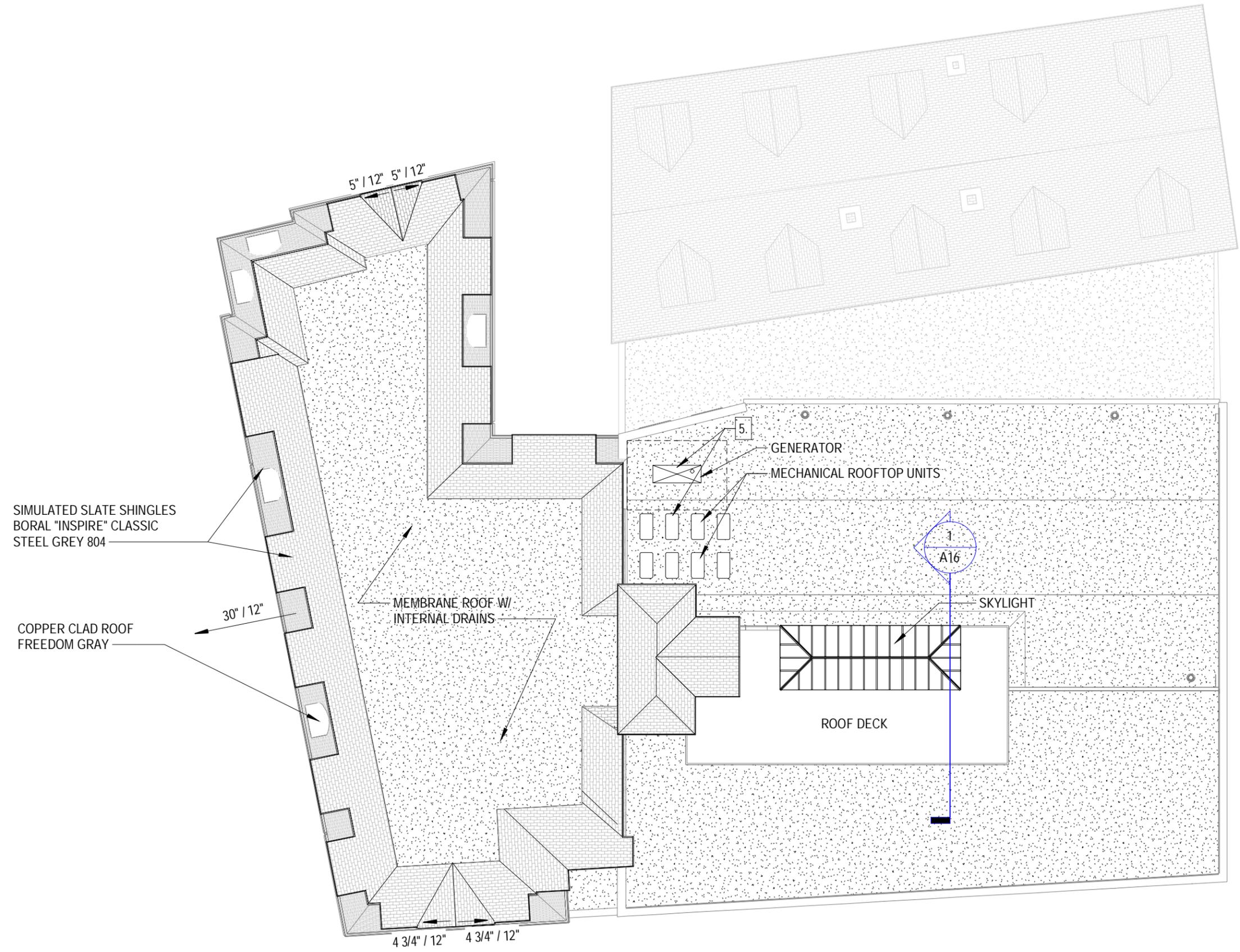
**A1.4** **FOURTH FLOOR PLAN**  
**64 Vaughan Mall**

11/19/2021  
 SCALE: As indicated



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**A2** **ROOF PLAN**  
**64 Vaughan Mall**  
 11/19/2021  
 SCALE: As indicated

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5. RELOCATED MECHANICAL ROOF UNITS.
6. CENTERED WINDOWS.
7. RESIZED WINDOWS AND CENTERED WINDOWS.
8. ADDED HORIZONTAL MULLIONS TO STOREFRONTS.



**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

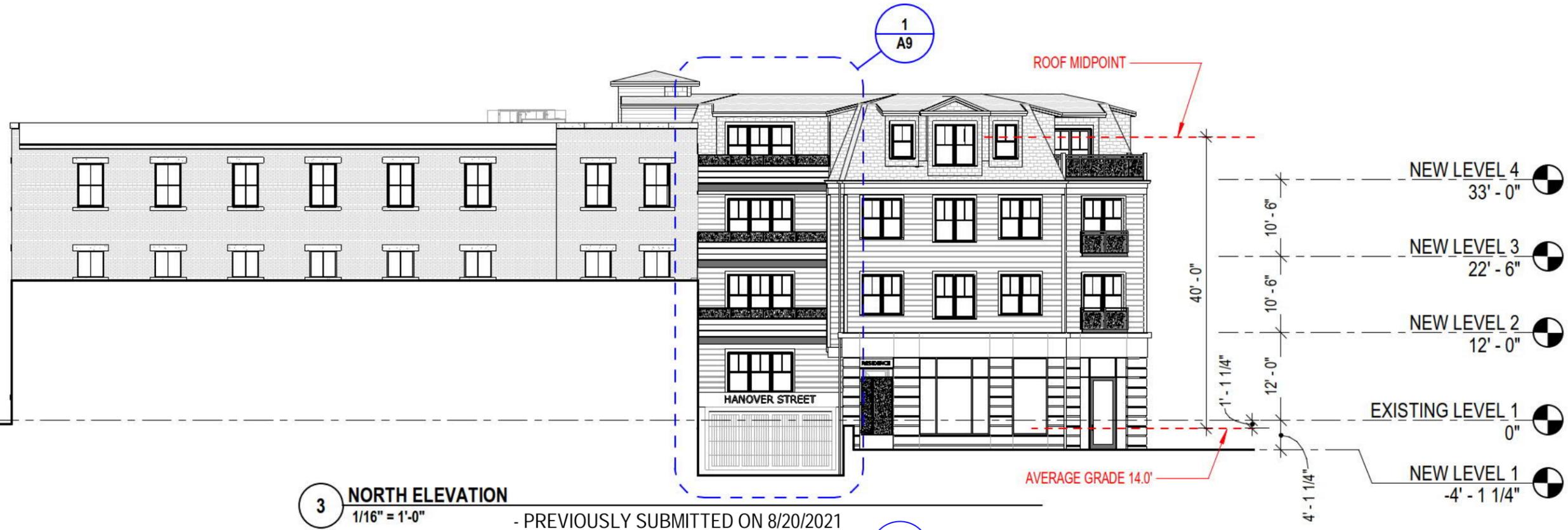
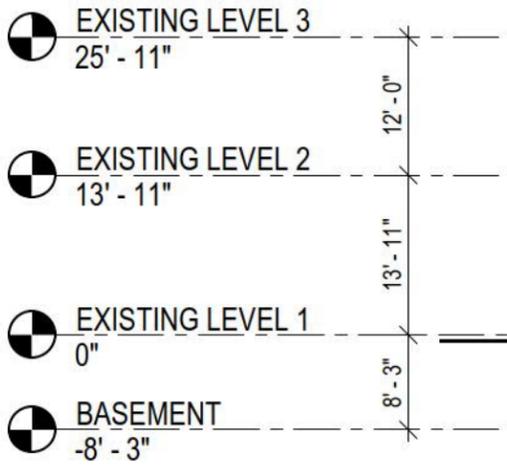
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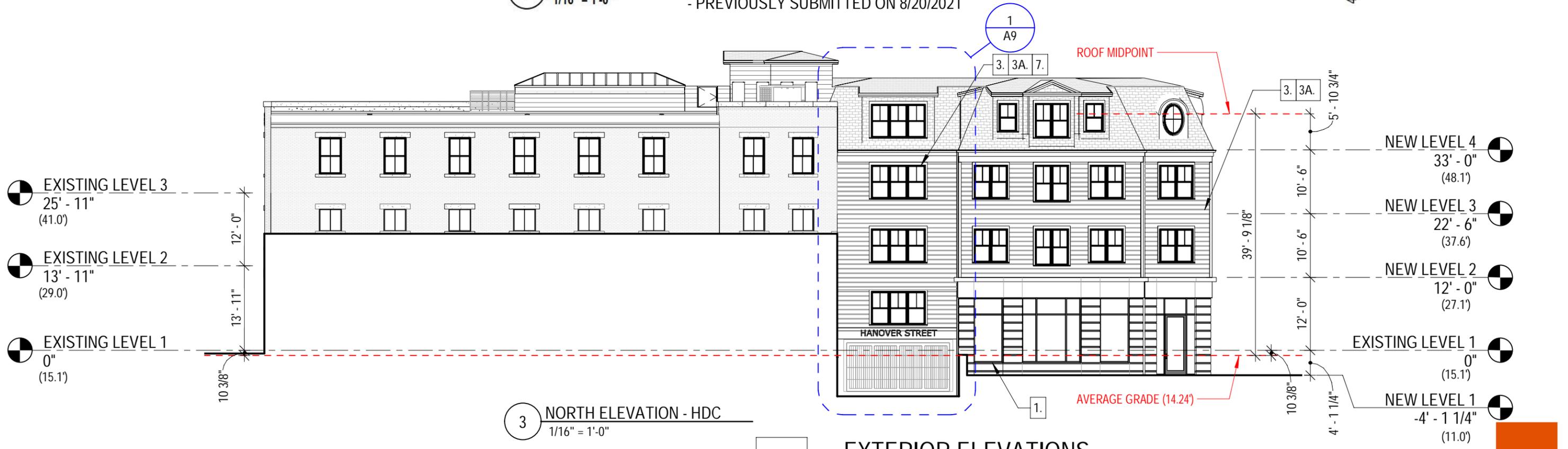


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6. CENTERED WINDOWS.
7. RESIZED WINDOWS AND CENTERED WINDOWS.
8. ADDED HORIZONTAL MULLIONS TO STOREFRONTS.



**3 NORTH ELEVATION**  
1/16" = 1'-0" - PREVIOUSLY SUBMITTED ON 8/20/2021



**3 NORTH ELEVATION - HDC**  
1/16" = 1'-0"

**A4**

**EXTERIOR ELEVATIONS**

**64 Vaughan Mall**

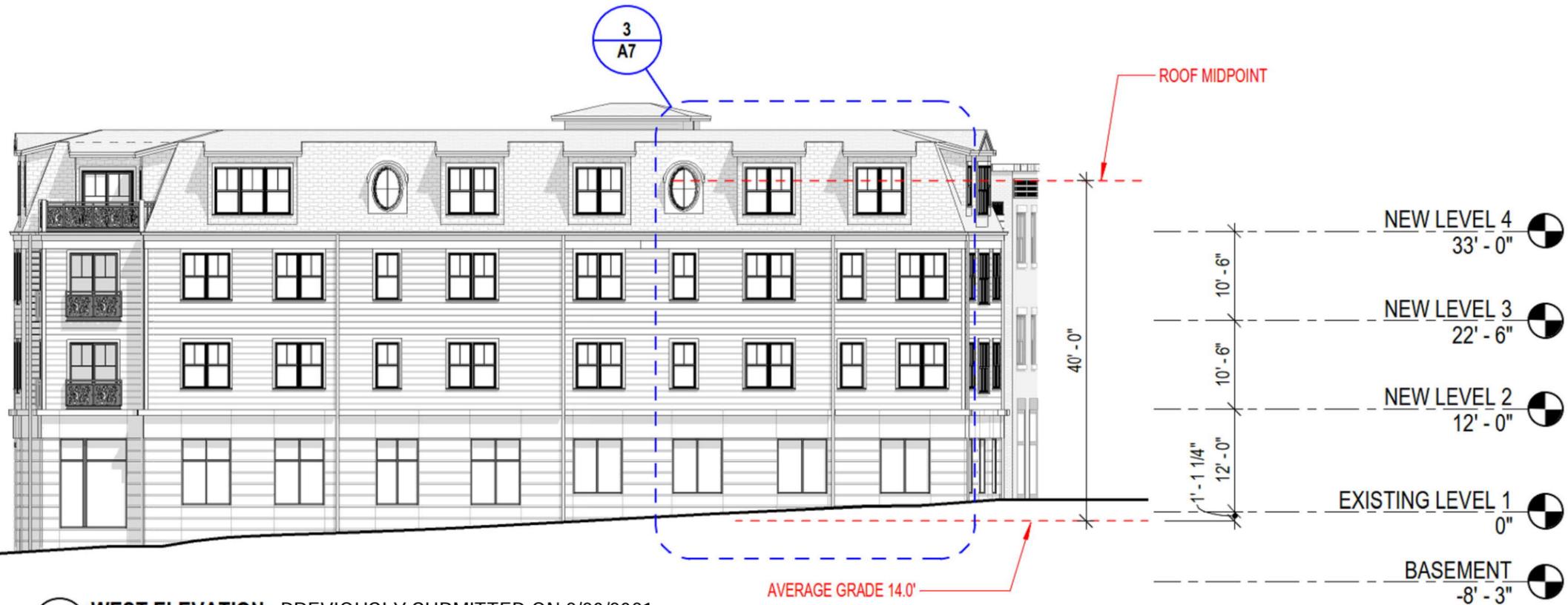
11/19/2021  
SCALE: As indicated



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



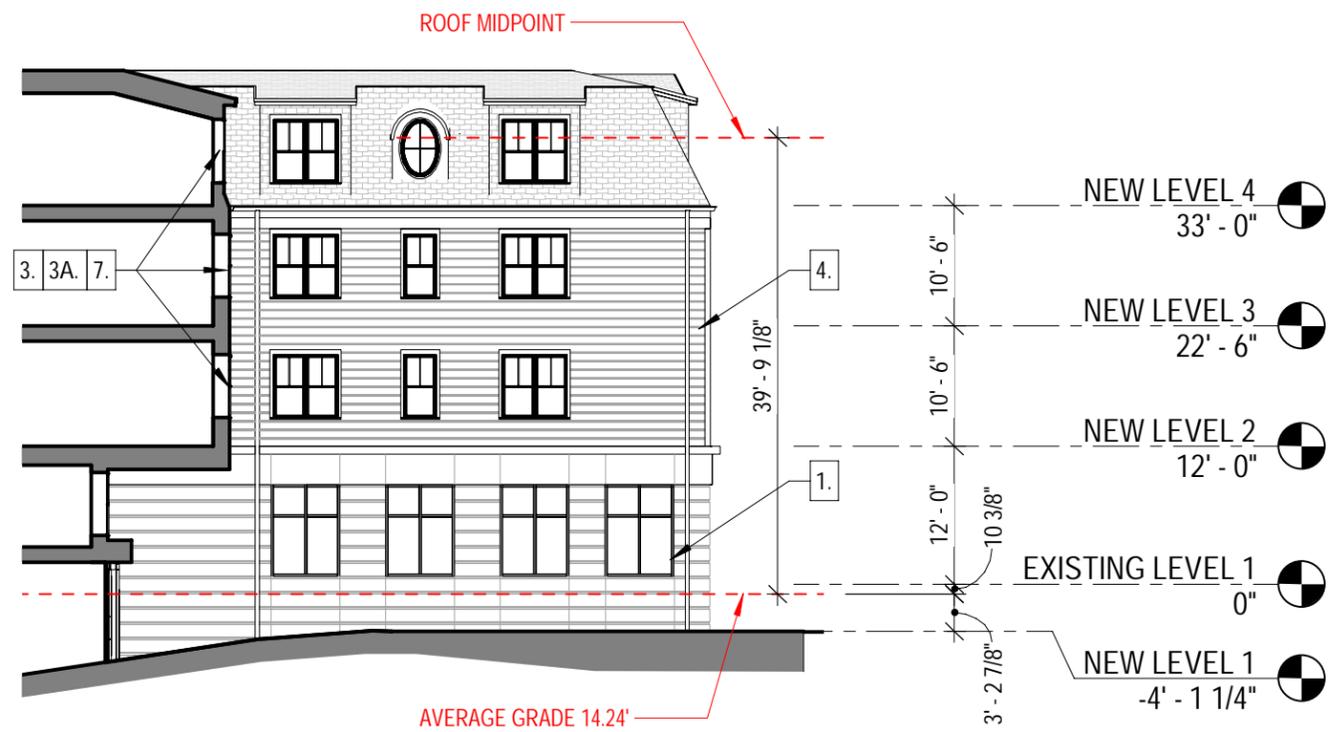
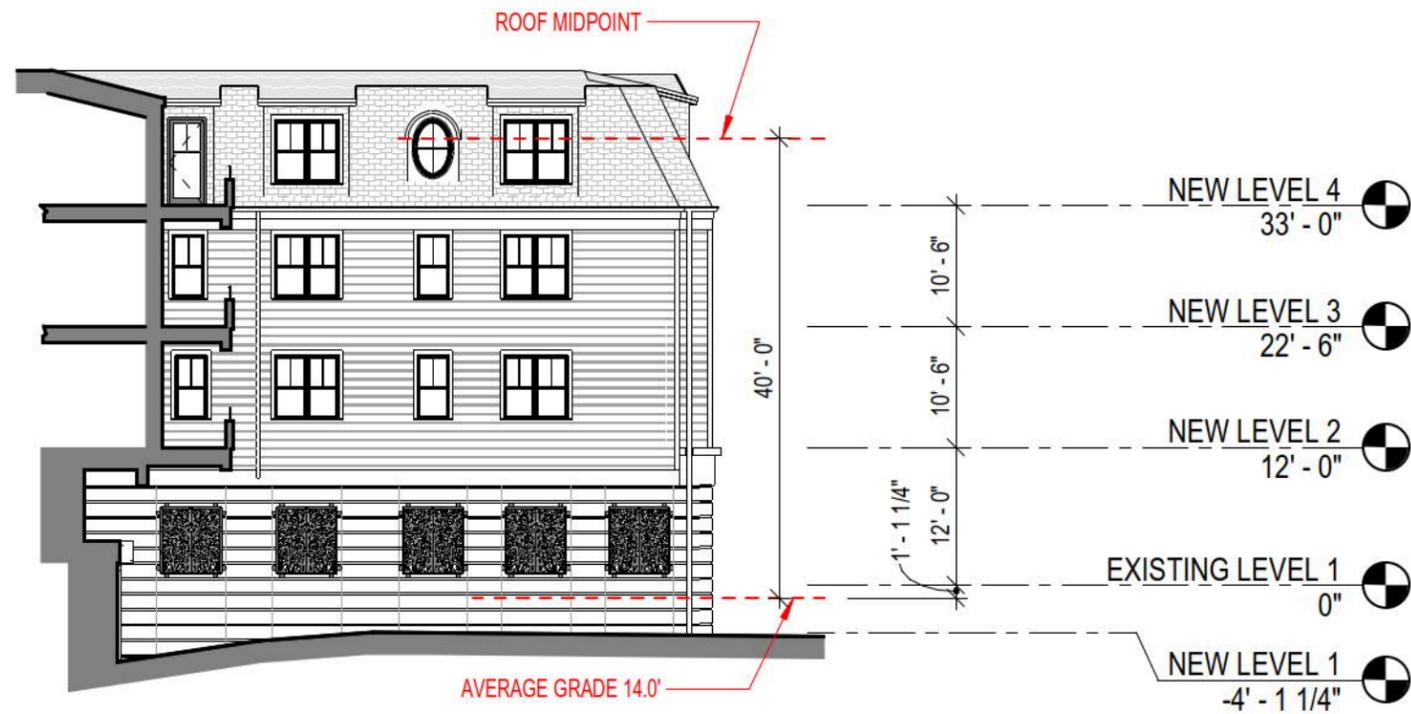
**4 WEST ELEVATION - HDC**  
1/16" = 1'-0"

**A4.1**

**EXTERIOR ELEVATIONS**  
**64 Vaughan Mall**

11/19/2021  
SCALE: As indicated

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



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



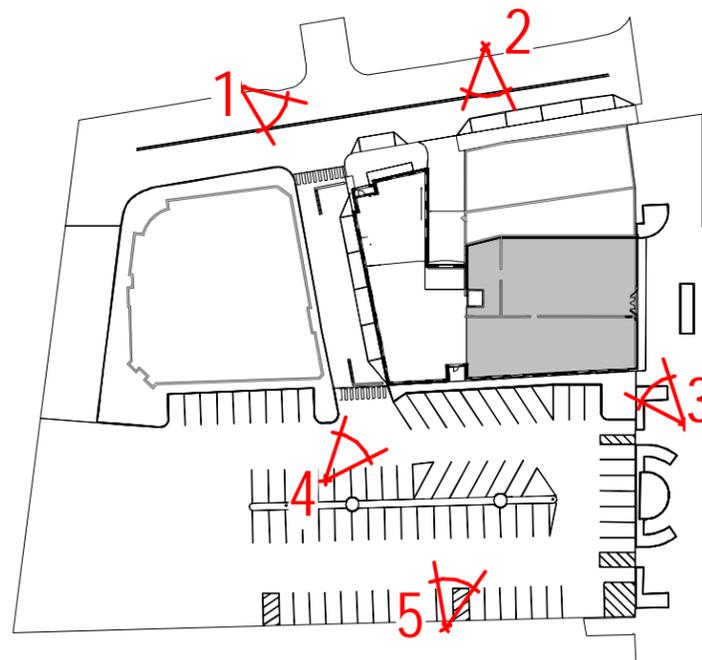
3 VIEW 03



4 VIEW 04



1 VIEW 01



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

HDC REVISION KEY NOTES	
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5 VIEW 05

**A5** PERSPECTIVE VIEWS  
64 Vaughan Mall  
11/19/2021  
SCALE: 1" = 100'-0"



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

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

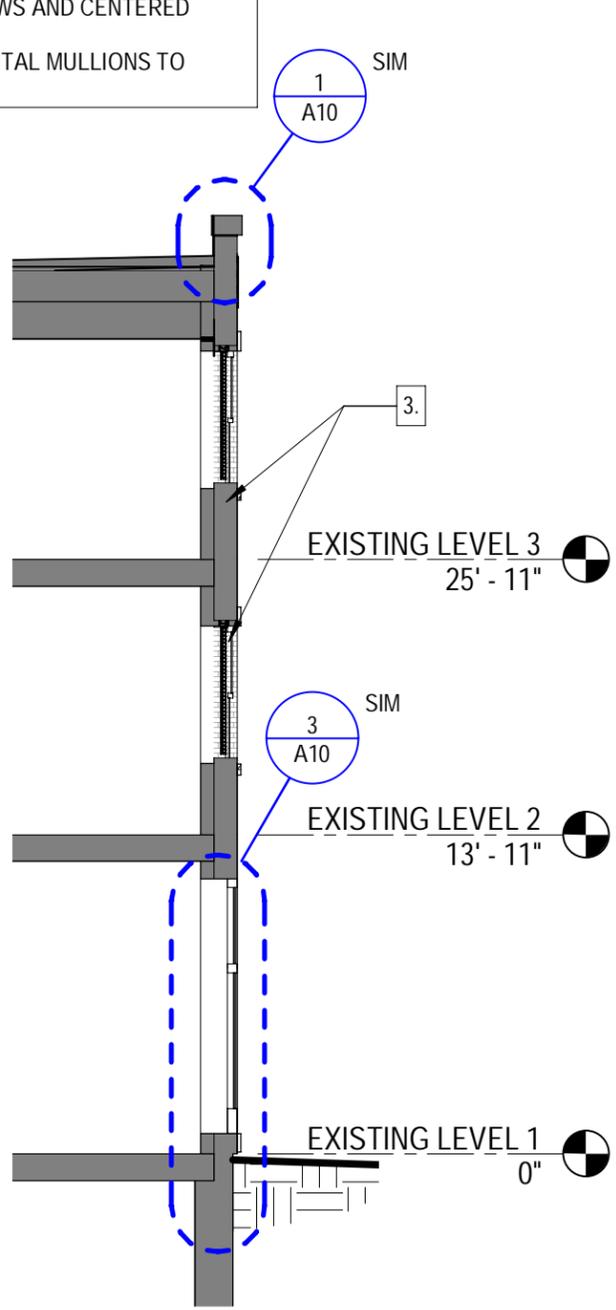
11/19/2021  
SCALE: 1" = 100'-0"



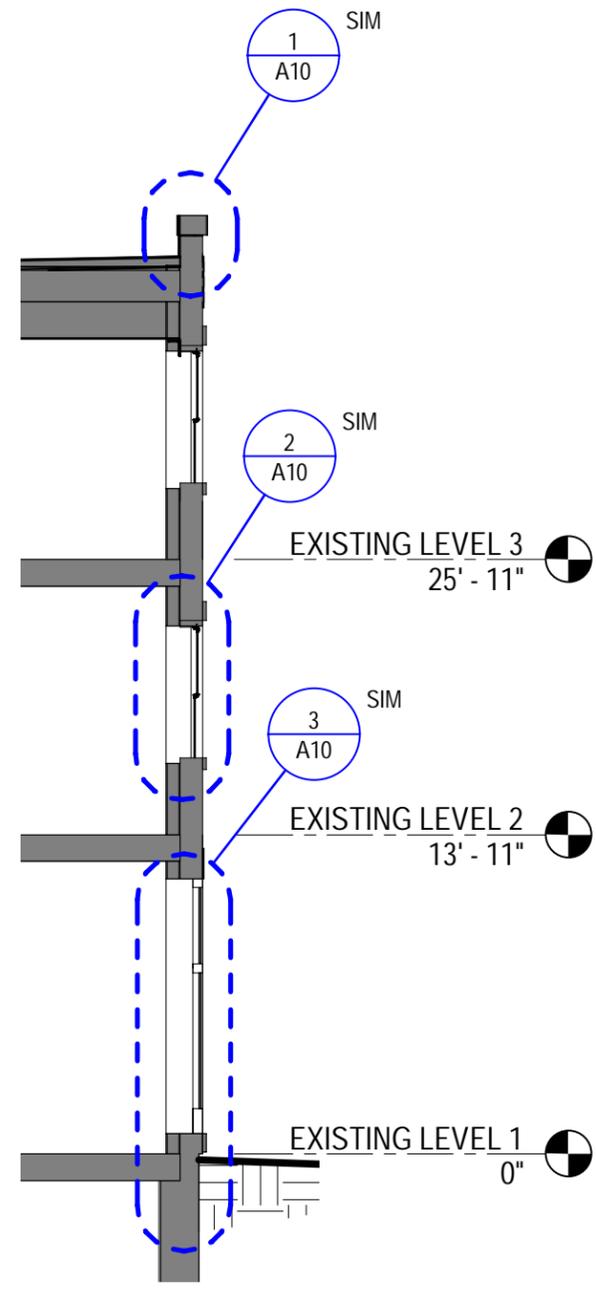
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**HDC REVISION KEY NOTES**

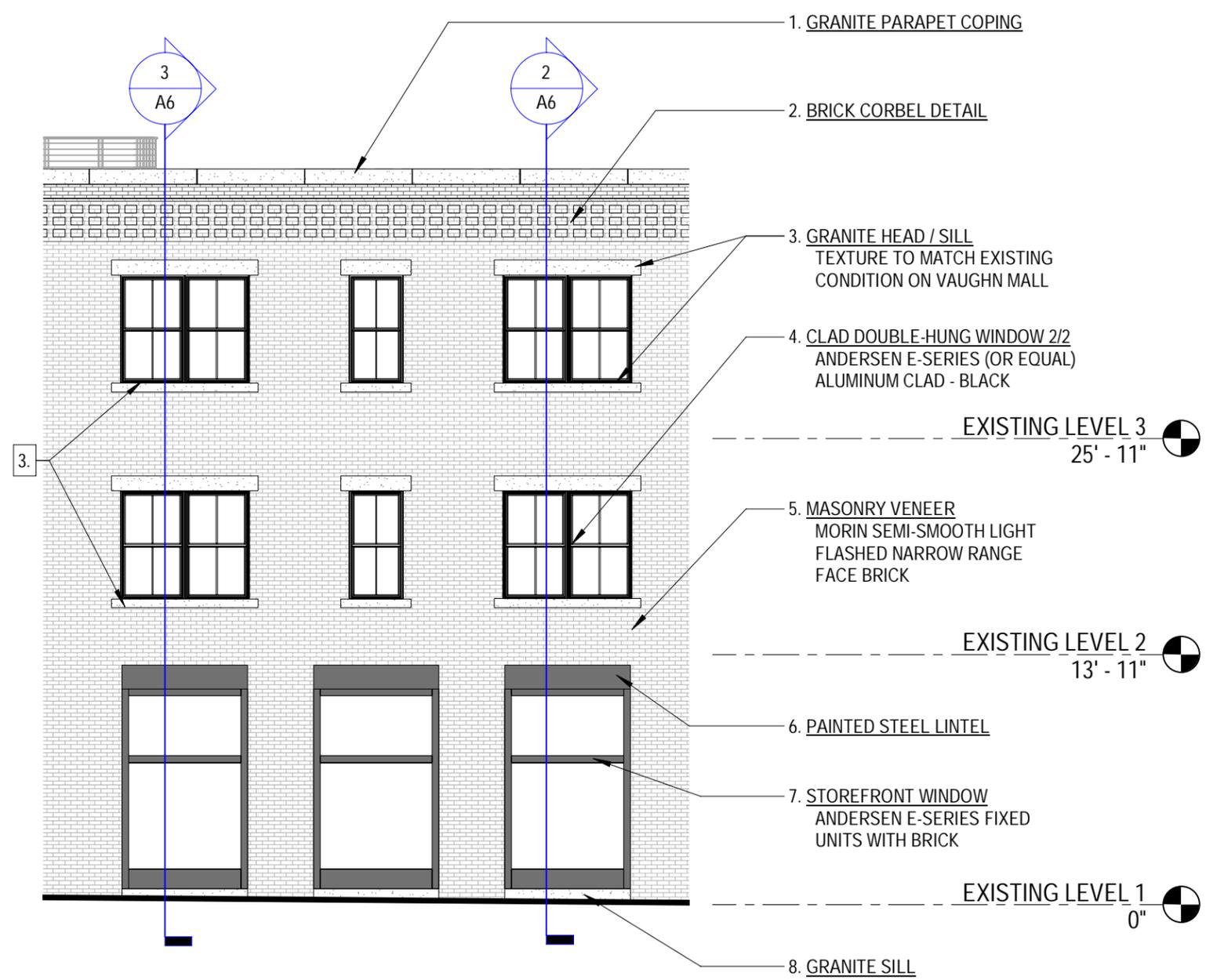
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**3** EXISTING BUILDING SECTION - RECESSED DECK  
1/8" = 1'-0"



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



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

**A6**

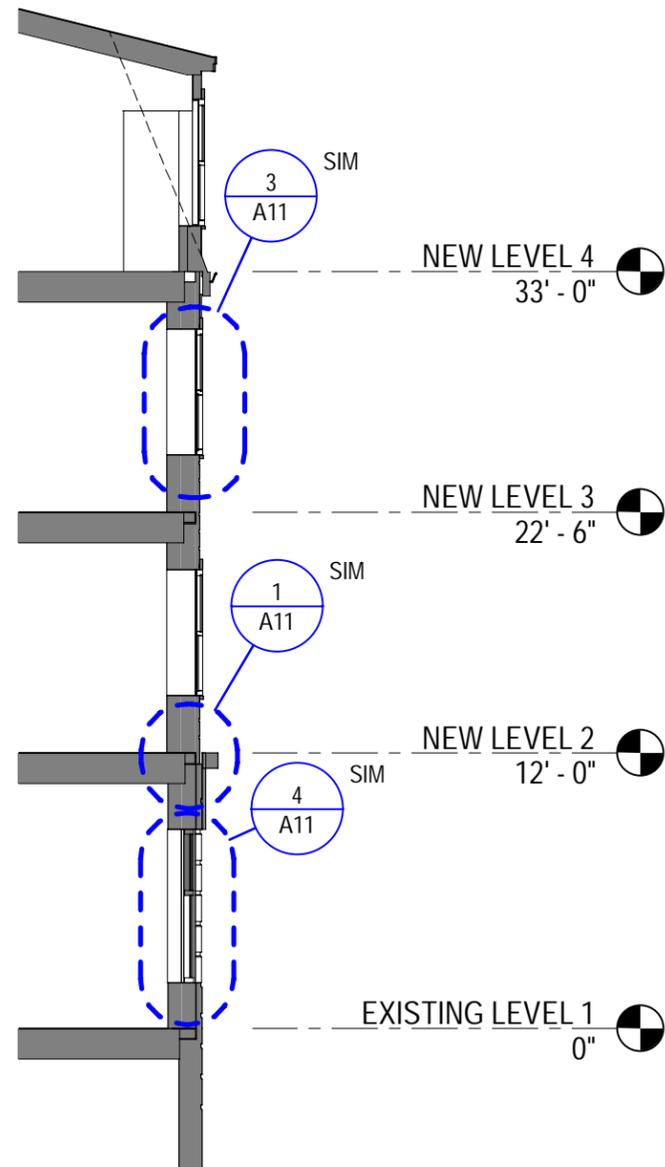
**EXTERIOR ELEVATION - MATERIAL LEGEND**

64 Vaughan Mall

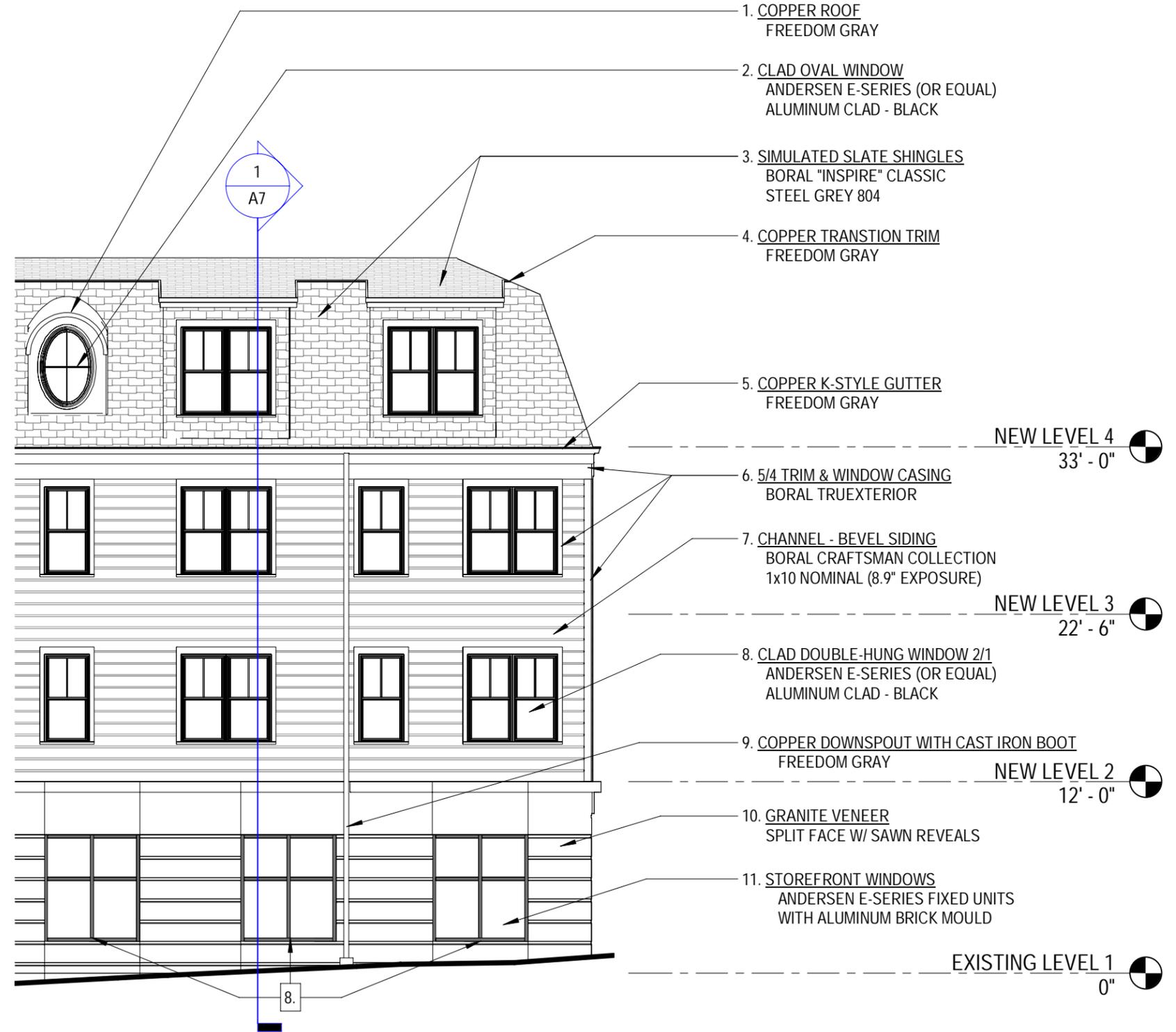
11/19/2021  
SCALE: As indicated

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

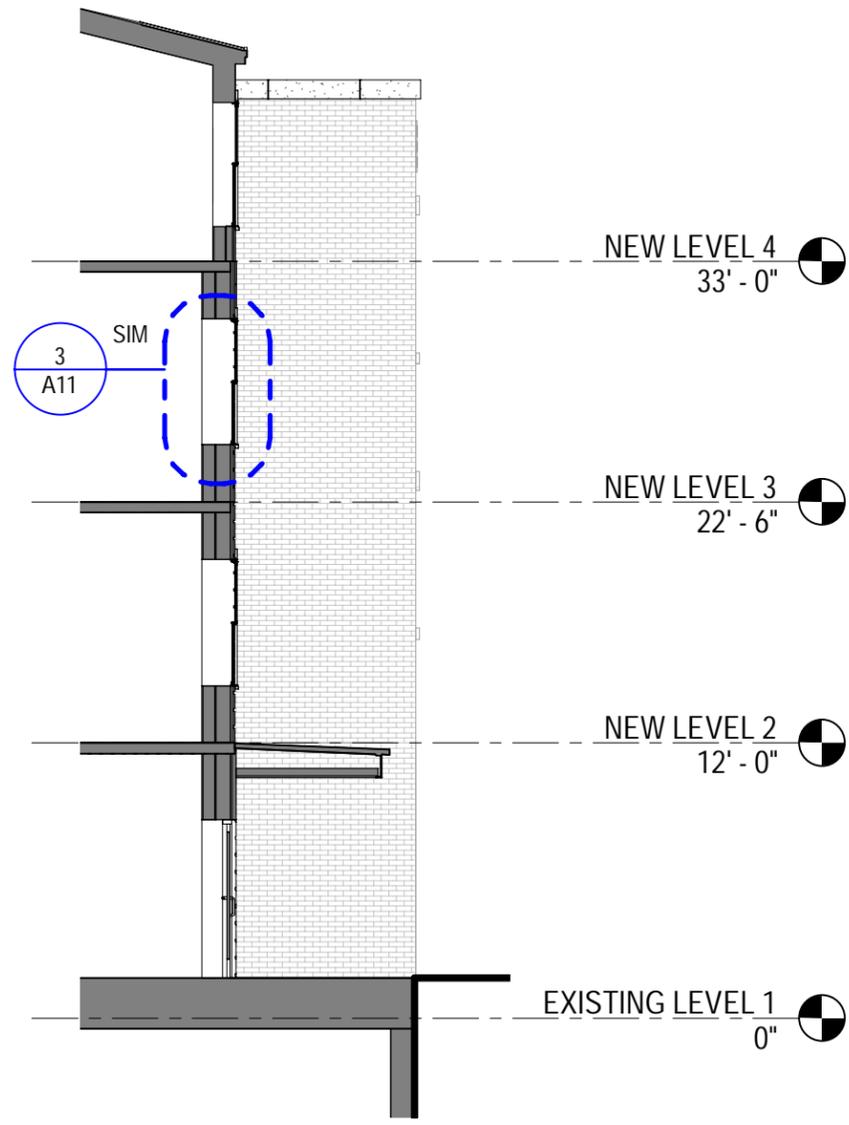


2 PARTIAL NEW ELEVATION - WEST ELEVATION  
1/8" = 1'-0"

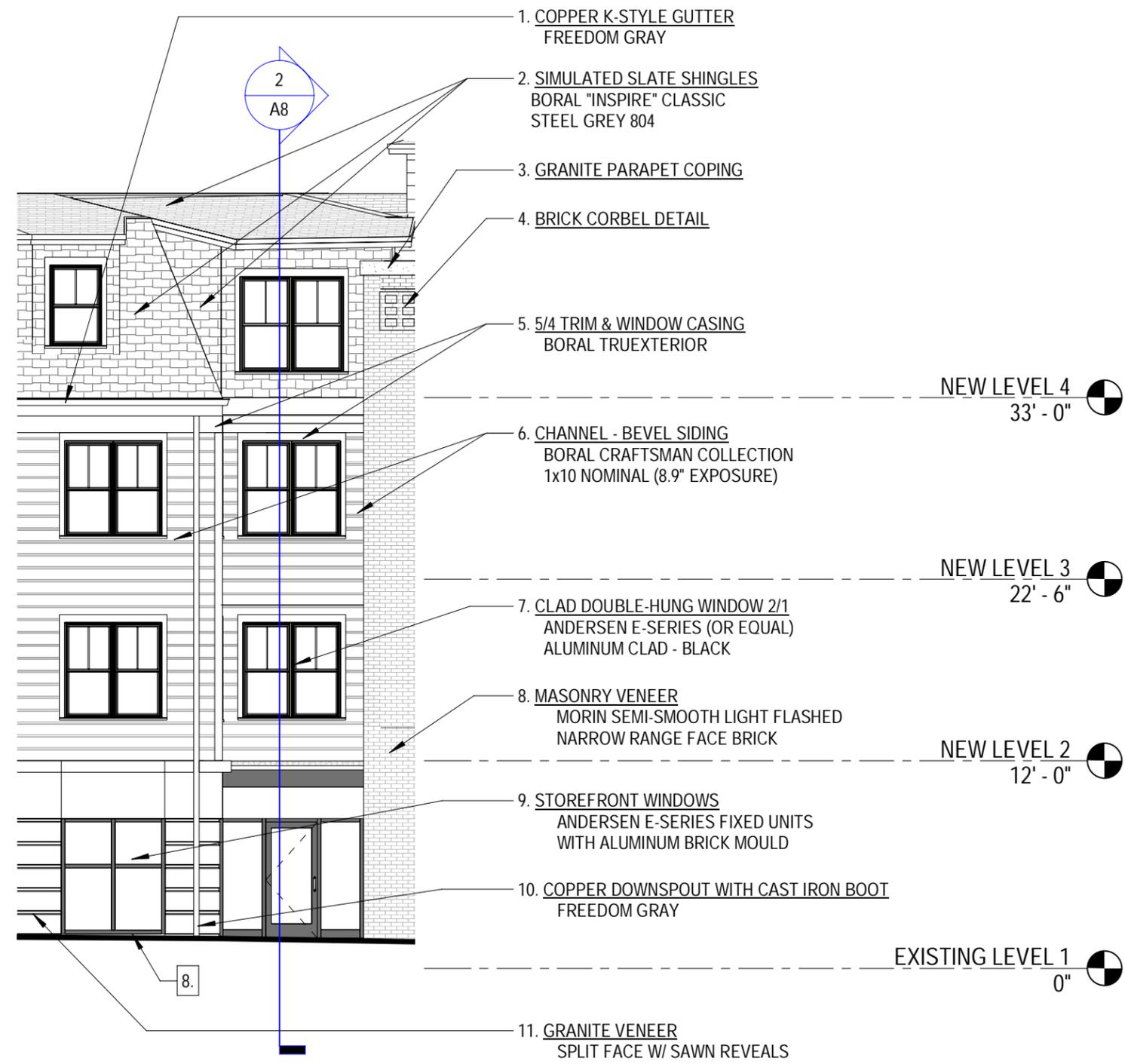
**A7** EXTERIOR ELEVATION - MATERIAL LEGEND  
64 Vaughan Mall  
11/19/2021  
SCALE: As indicated

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2 WALL SECTION  
1/8" = 1'-0"

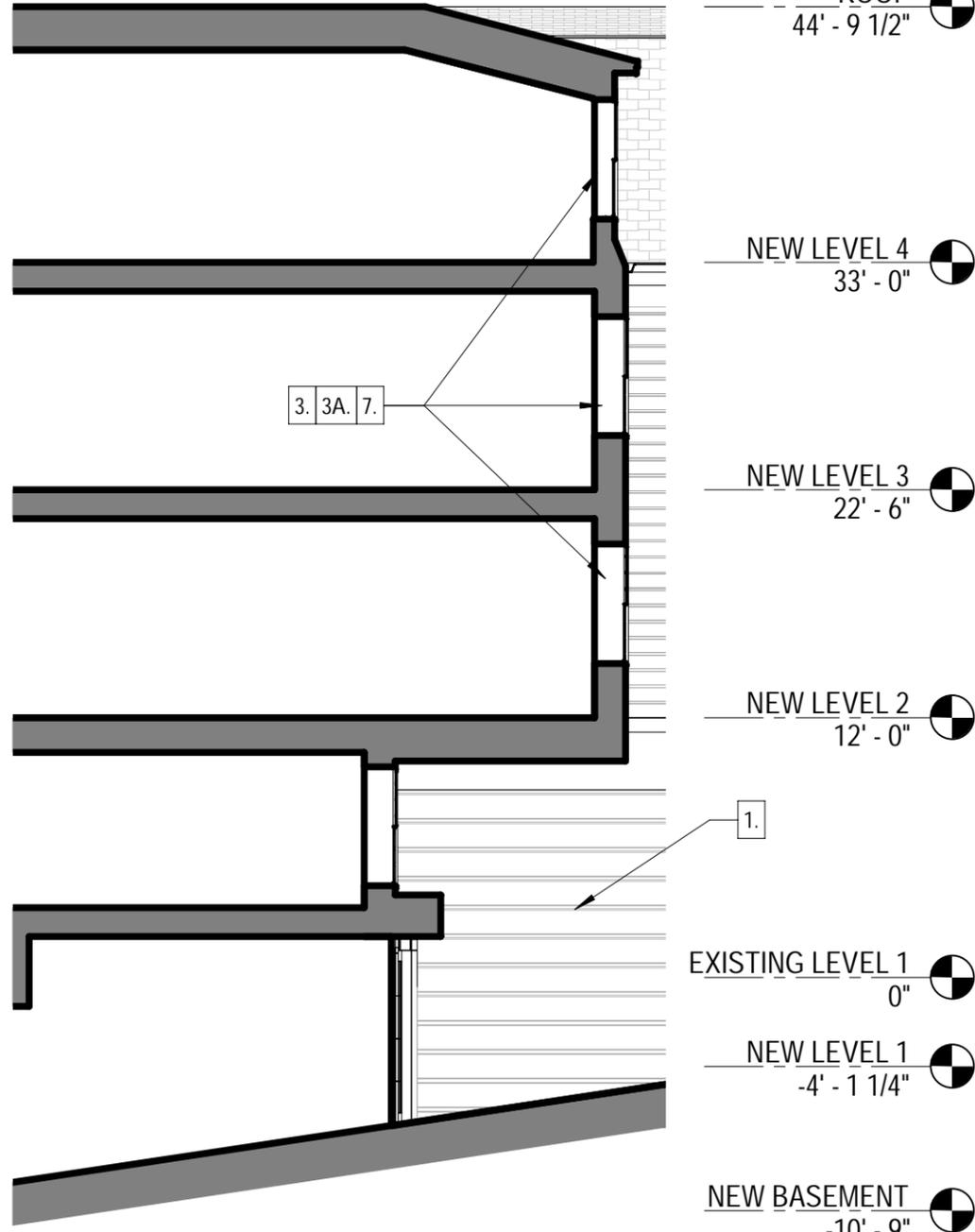


1 PARTIAL NEW ELEVATION - SOUTH ELEVATION  
1/8" = 1'-0"

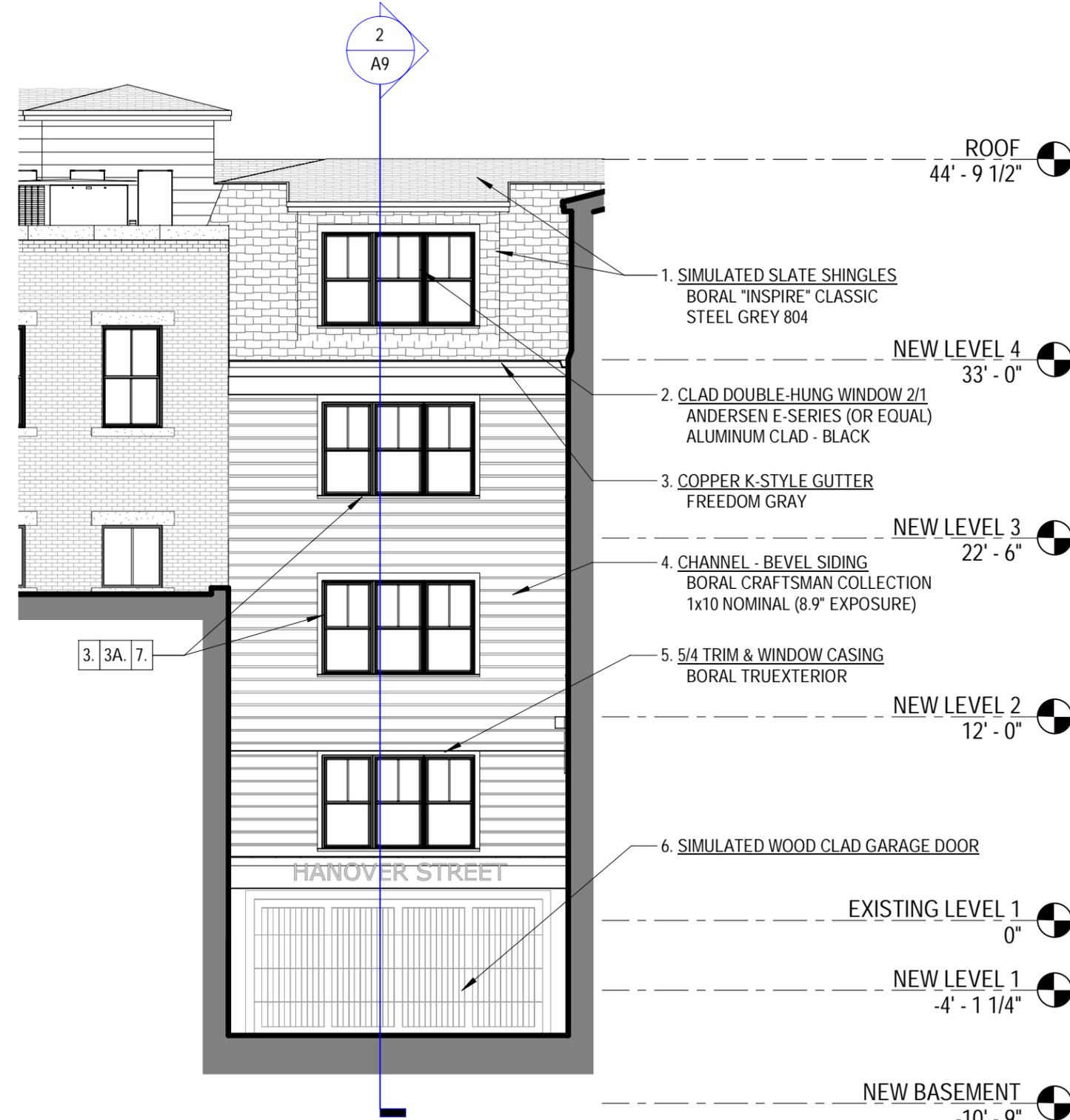
**A8** EXTERIOR ELEVATION - MATERIAL LEGEND  
64 Vaughan Mall  
11/19/2021  
SCALE: As indicated

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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

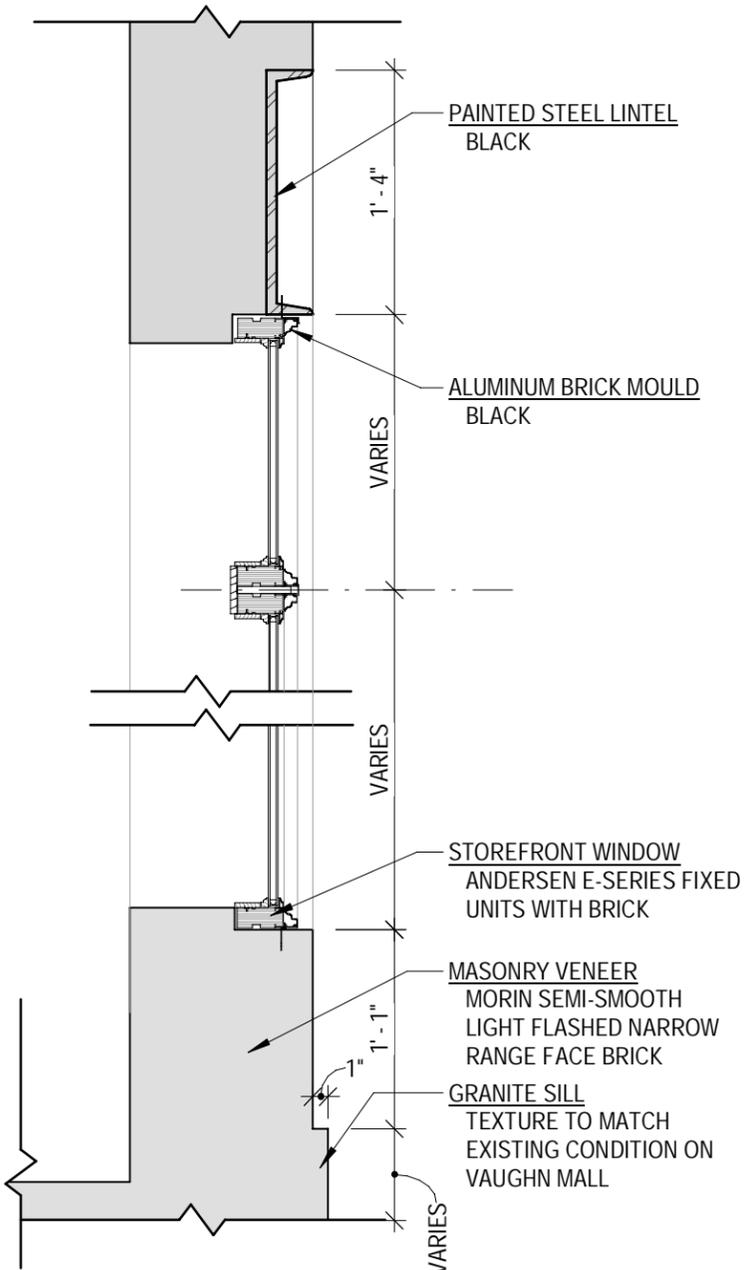
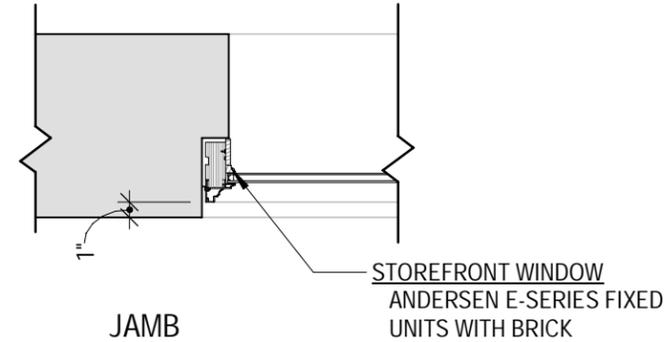
11/19/2021  
SCALE: As indicated



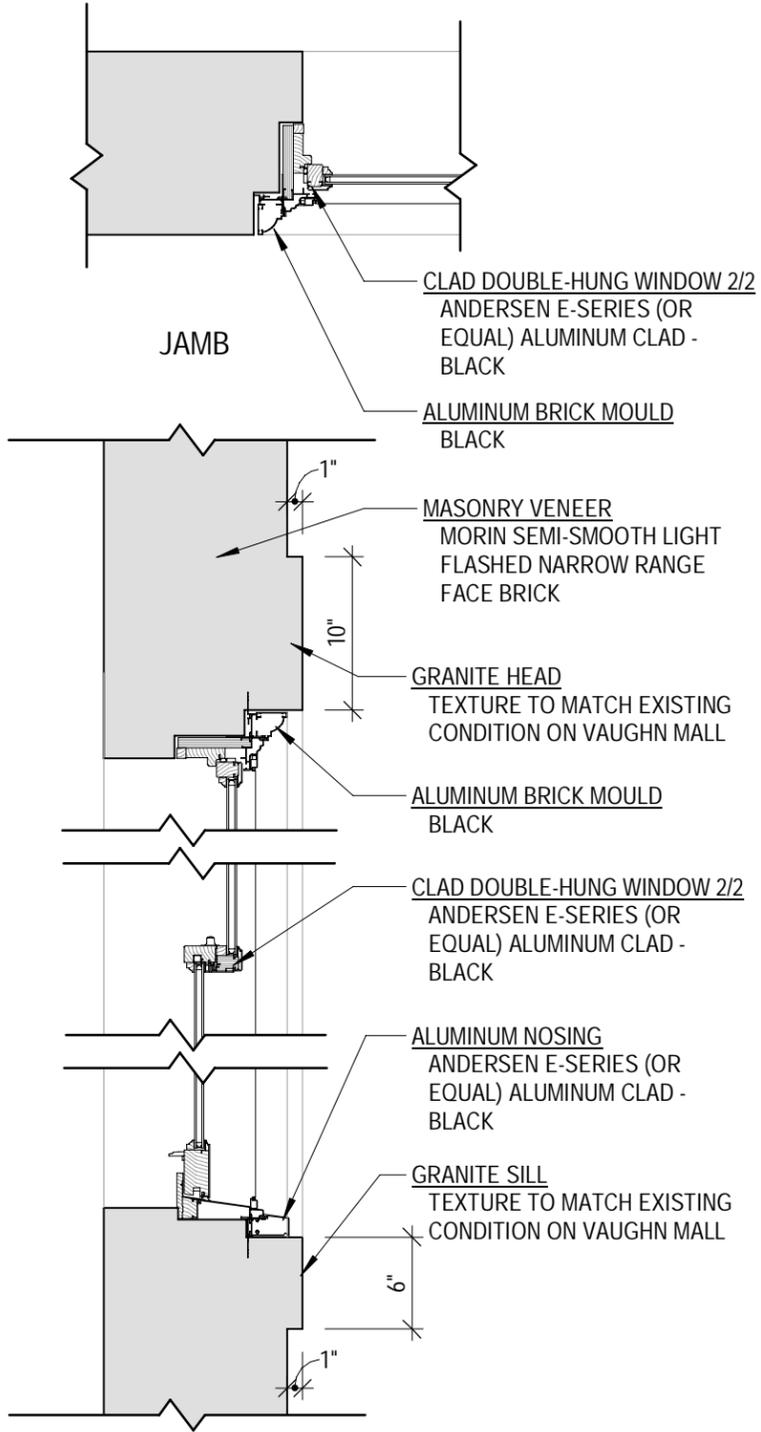
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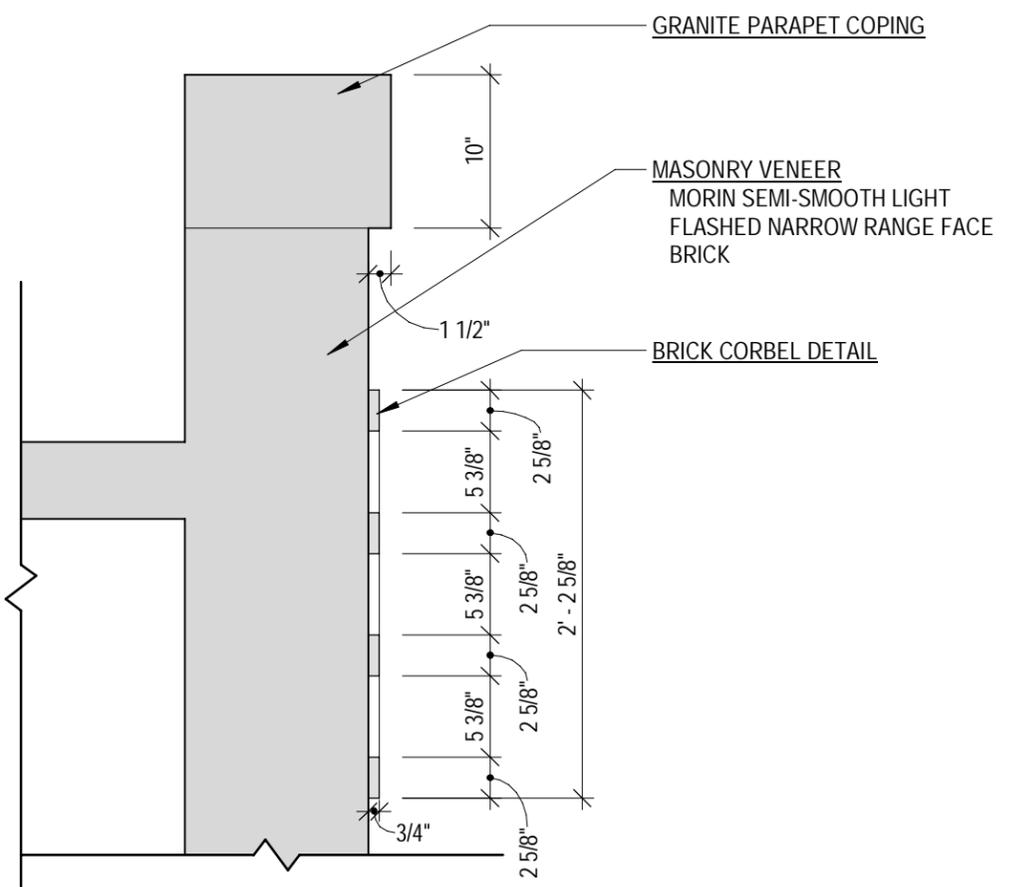
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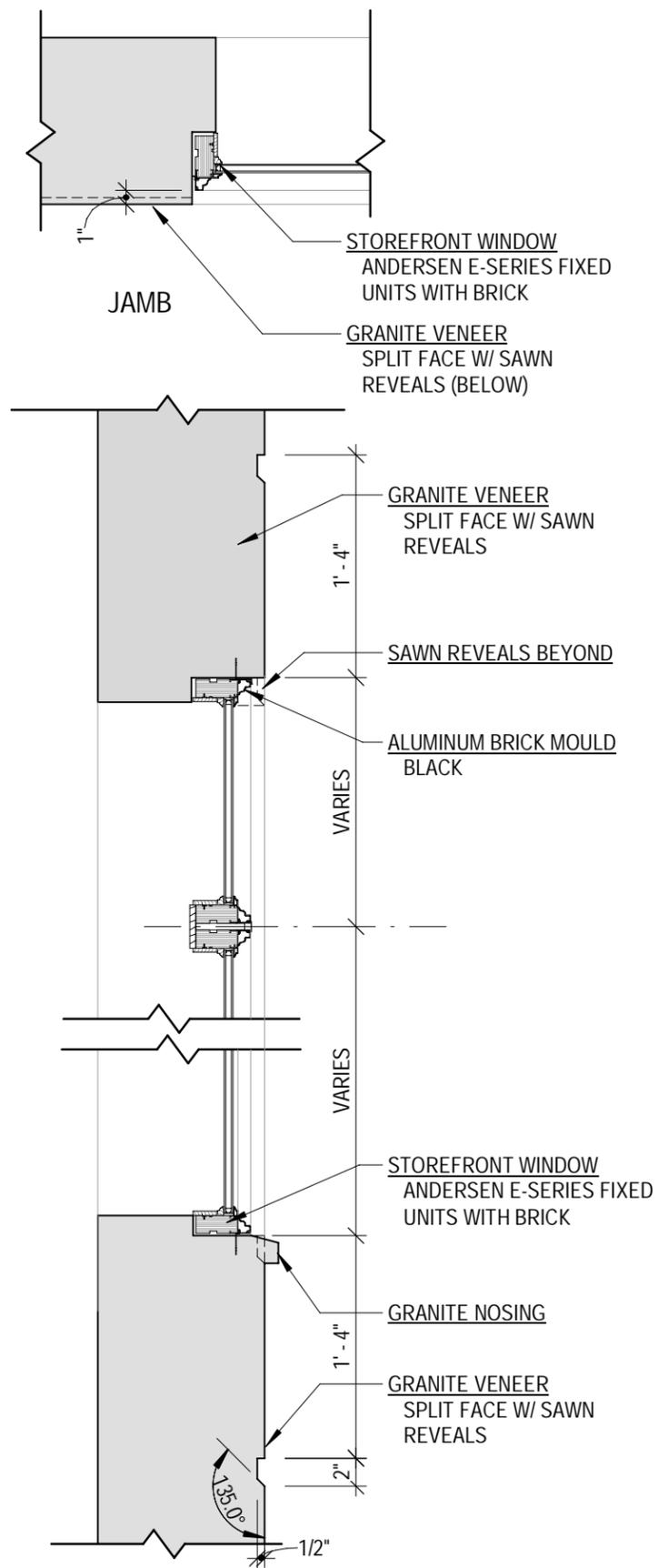
**3** STOREFRONT WINDOW DETAILS - EXISTING BRICK  
1" = 1'-0"



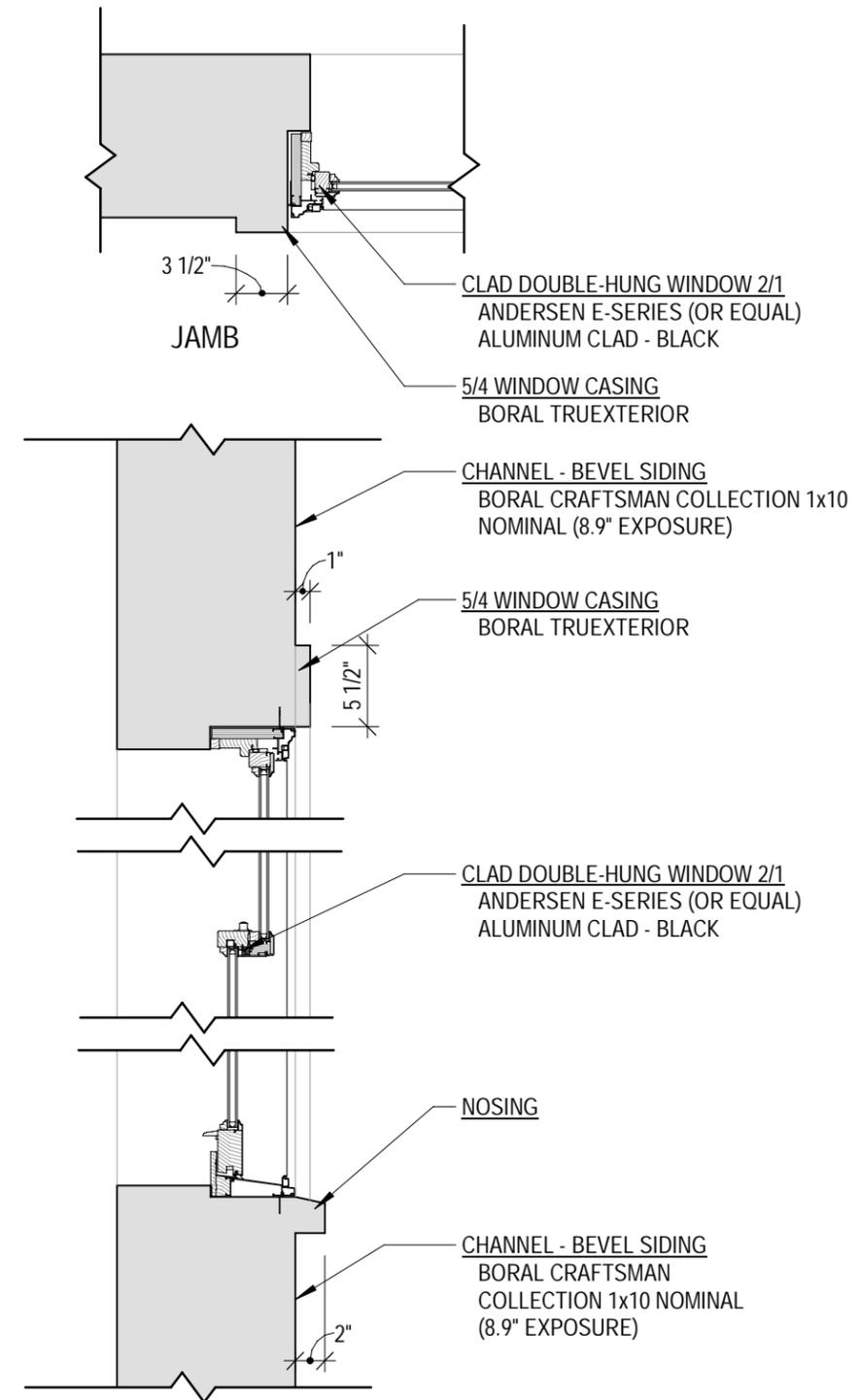
**2** DOUBLE-HUNG WINDOW DETAILS - EXISTING BRICK  
1" = 1'-0"



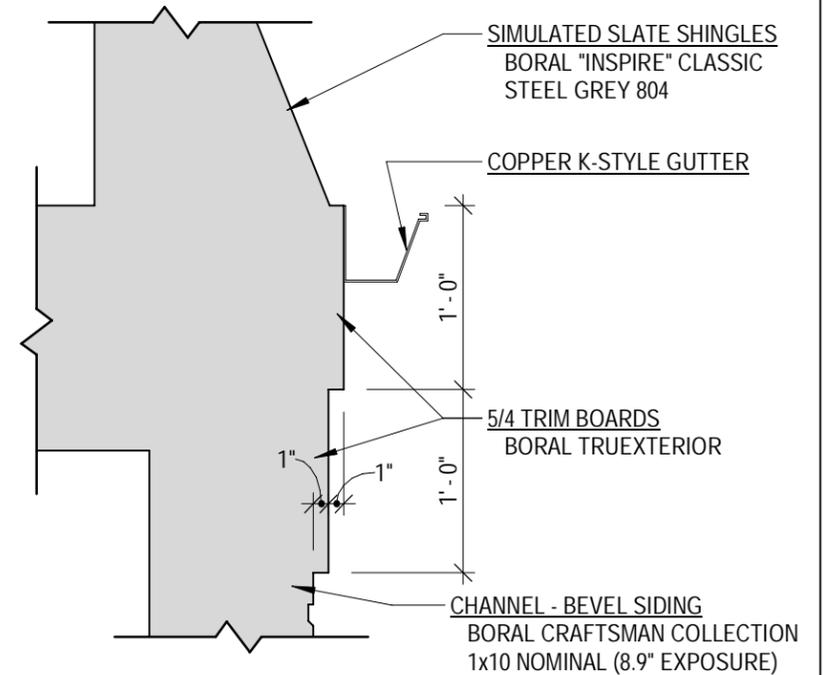
**1** BRICK CORBEL DETAIL  
1" = 1'-0"



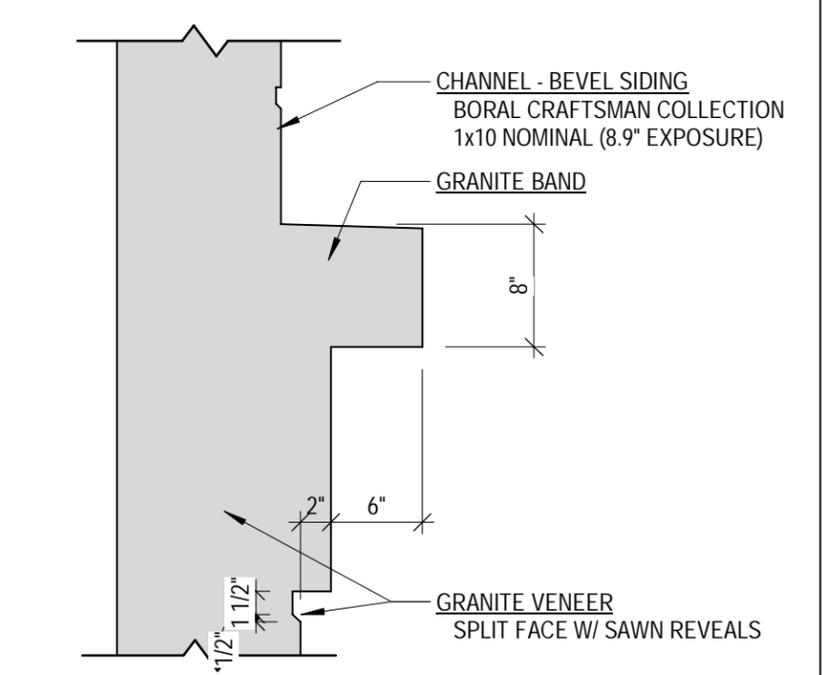
**4 STOREFRONT WINDOW DETAILS - GRANITE VENEER**  
1" = 1'-0"



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



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



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

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6. CENTERED WINDOWS
7. RESIZED WINDOWS AND CENTRED WINDOWS
8. ADDED HORIZONTAL MULLIONS TO STROEFRONTS.



3.

6.

6.

2.

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**A12**

**VIEW FROM VAUGHN MALL**  
**64 Vaughan Mall**

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



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**A13**

**VIEW FROM WORTH LOT**  
**64 Vaughan Mall**

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



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1.

3. 3A.

6.

**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 MECHANICAL ROOF UNITS
6. CENTERED WINDOWS
7. RESIZED WINDOWS AND CENTRED WINDOWS
8. ADDED HORIZONTAL MULLIONS TO STOREFRONTS.

**A14**

**VIEW FROM HANOVER STREET**  
**64 Vaughan Mall**

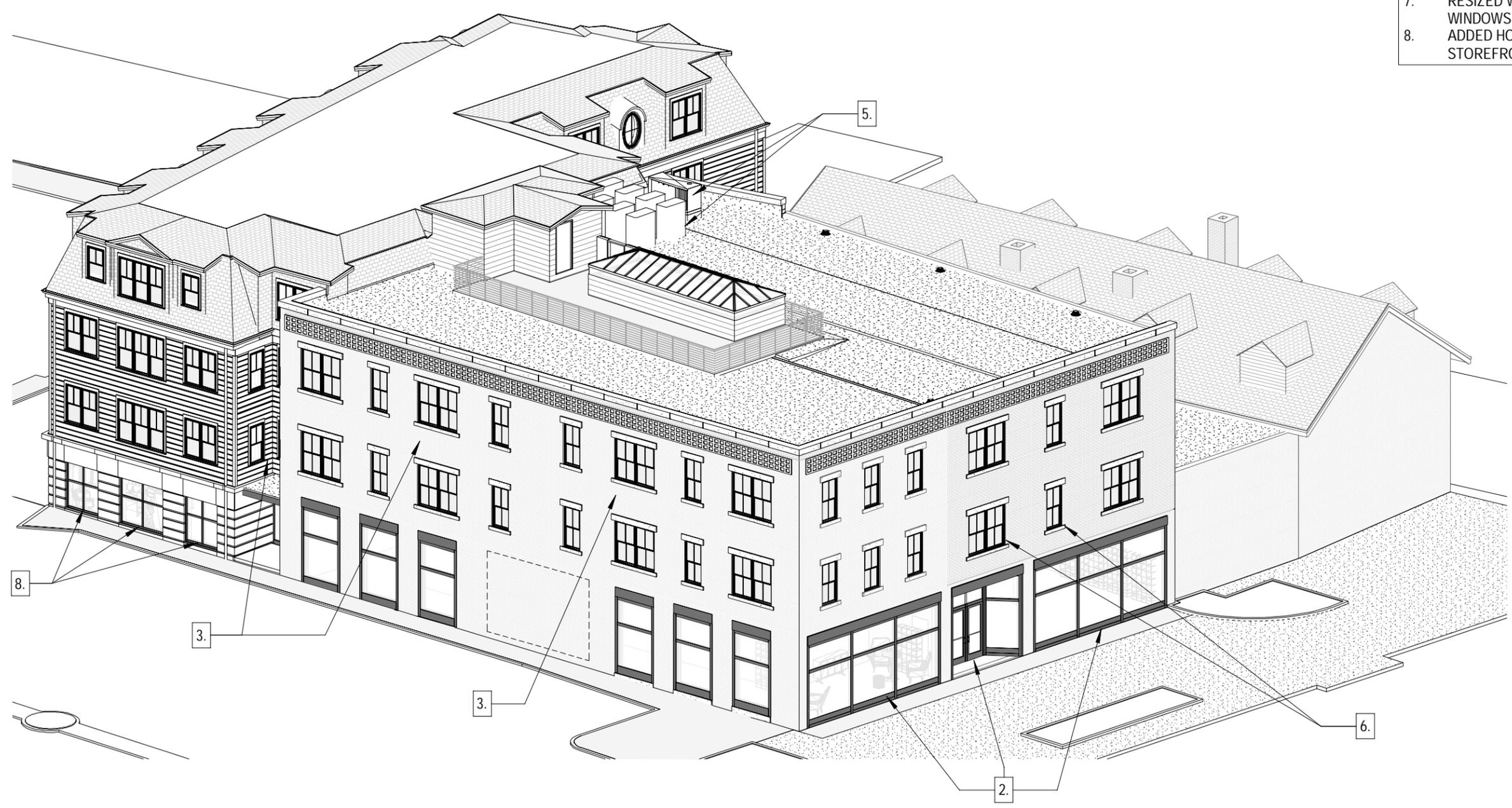
11/19/2021  
 SCALE: 1" = 100'-0"



ARCHITECTS  
 INTERIORS  
 PLANNERS

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



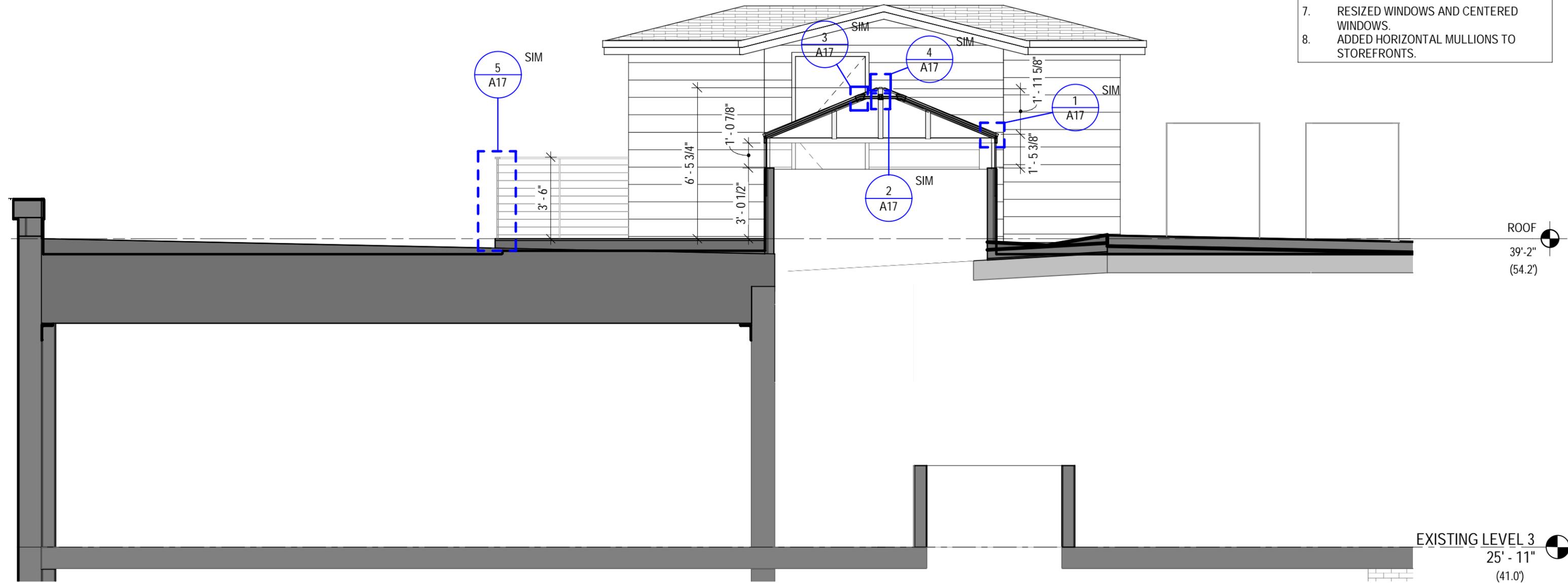
A15

SOUTHEAST AXONOMETRIC  
64 Vaughan Mall

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

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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.

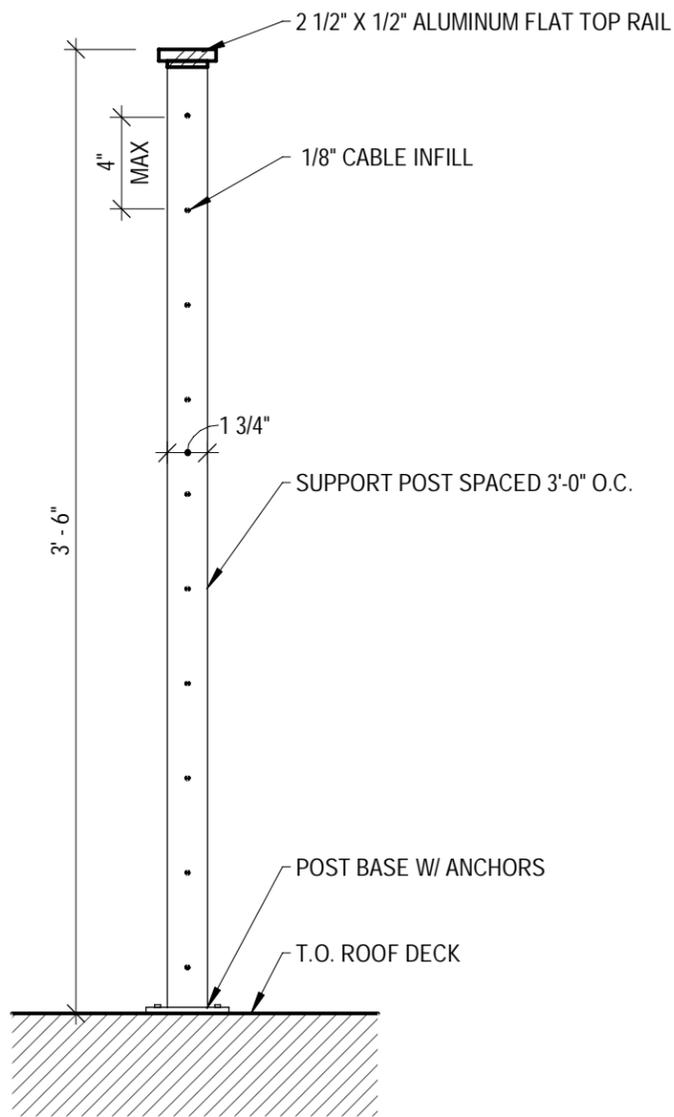


**1 SKYLIGHT SECTION**  
1/4" = 1'-0"

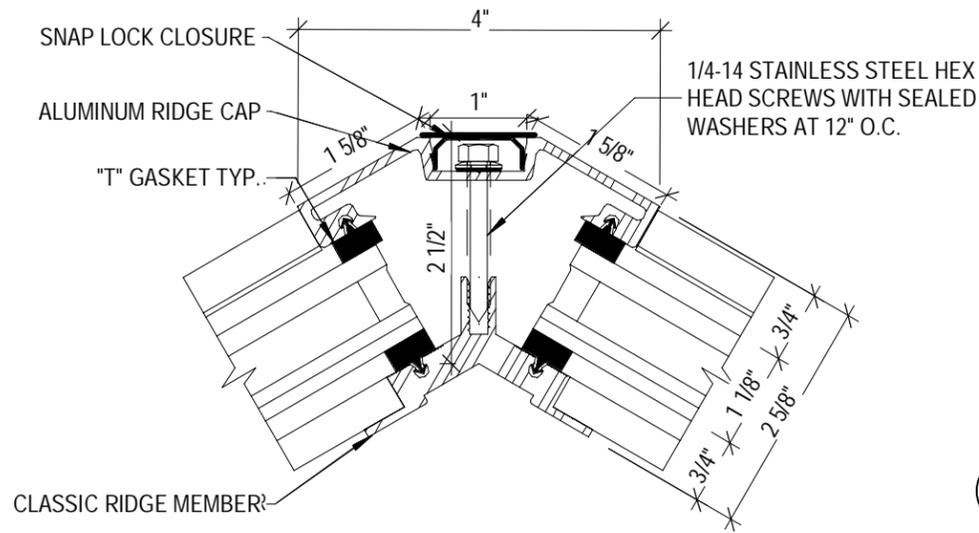
**A16 SKYLIGHT SECTION**  
64 Vaughan Mall  
11/19/2021  
SCALE: As indicated

**HDC REVISION KEY NOTES**

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6. RESIZED WINDOWS AND CENTERED WINDOWS.
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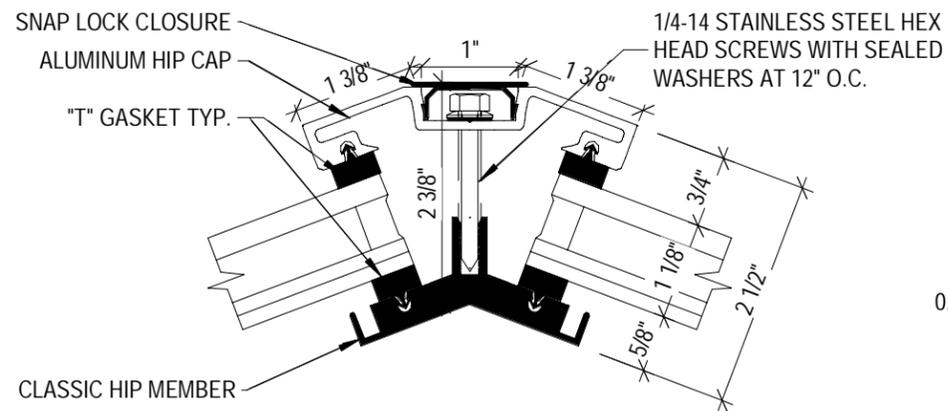


**5** ROOF DECK RAILING DETAIL  
1 1/2" = 1'-0"

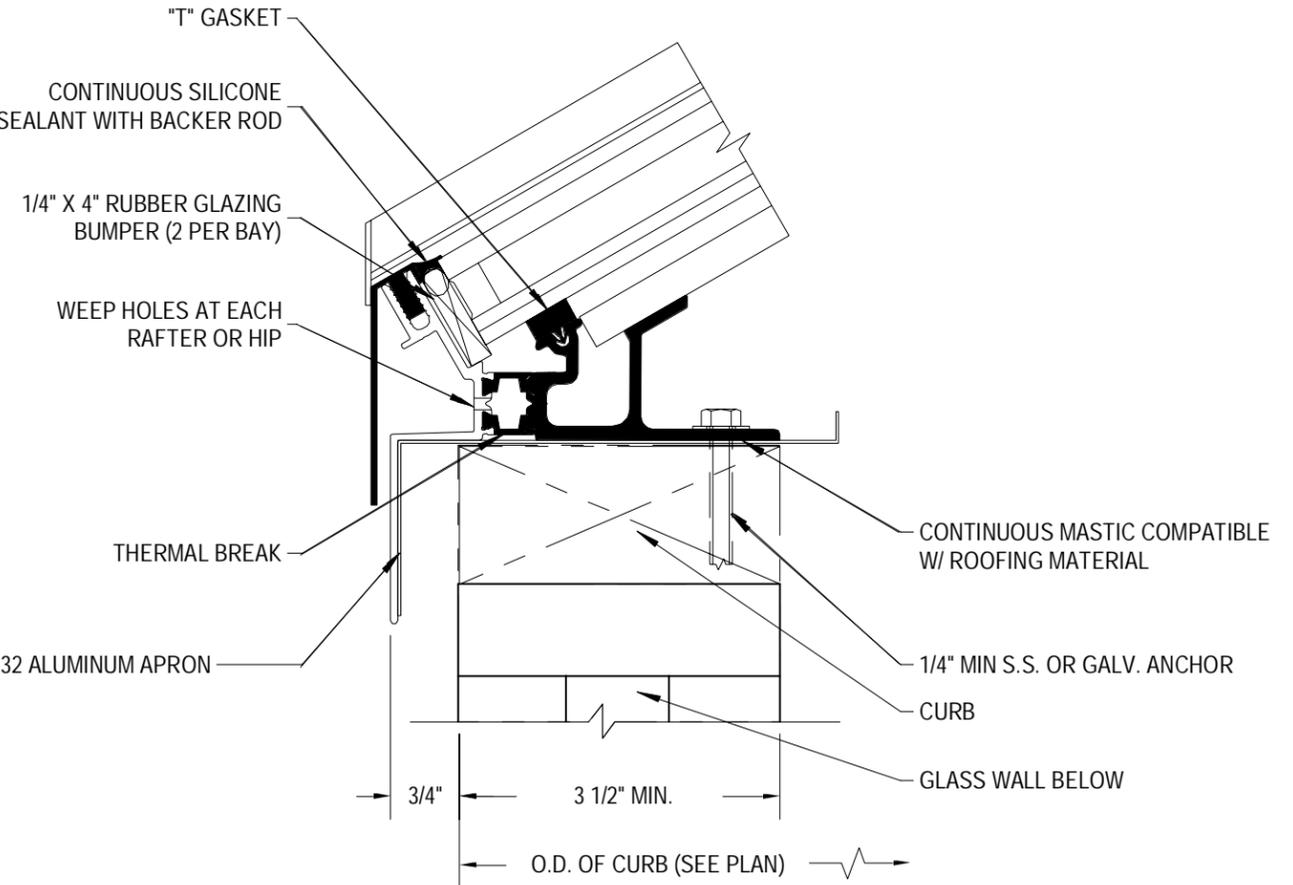


**2** ROOF DETAIL - SKYLIGHT RAFTER SECTION  
6" = 1'-0"

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



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



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