

55 Ceres Street - HDC Application for Approval

We respectfully submit this Application for Approval for the 55 Ceres Street project.

- Add proposed mechanical equipment.
- Replace rubber roof membrane.

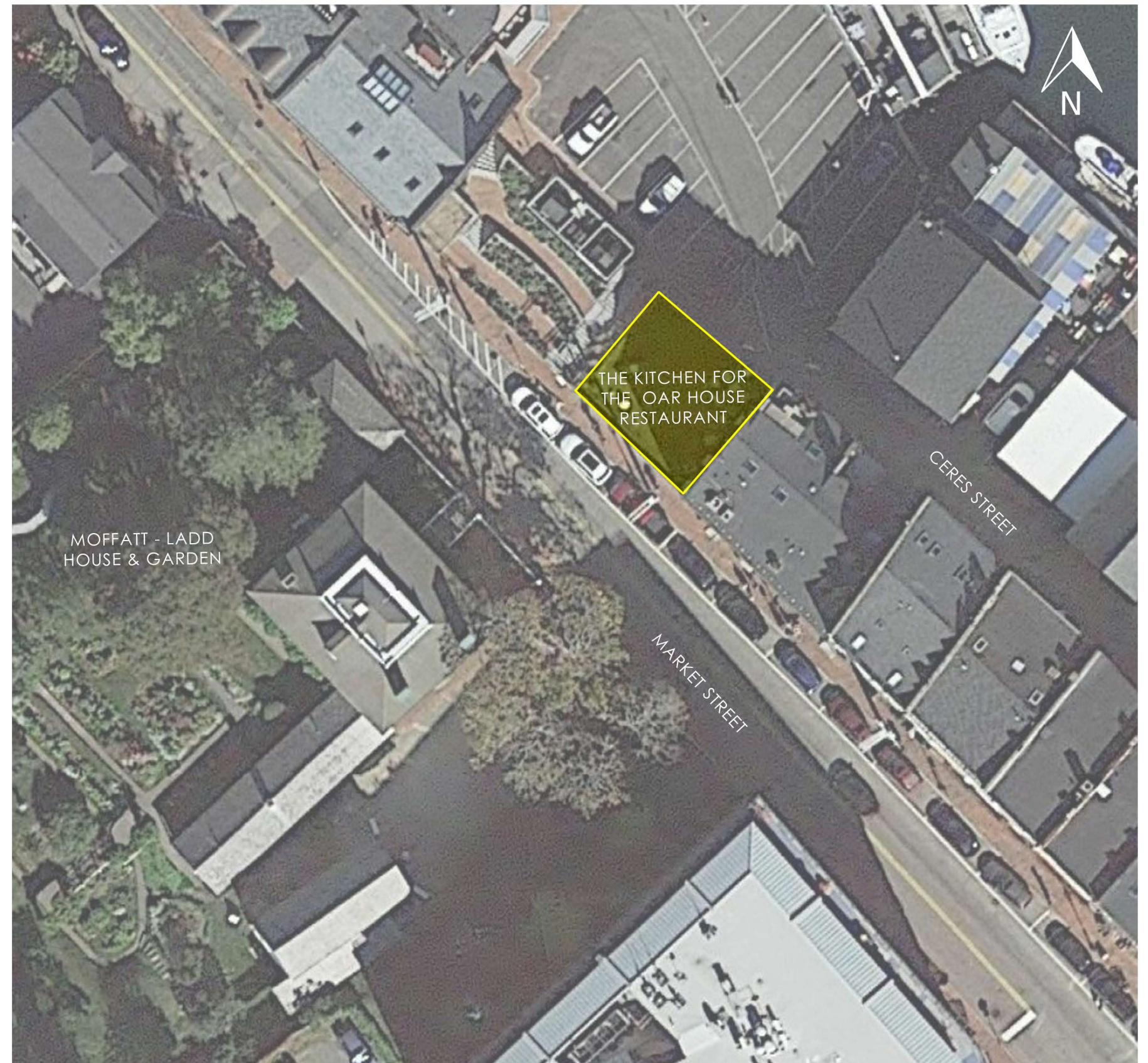
Please refer to the attached drawings for more information on this proposed approval for the 55 Ceres Street project.

The Mechanical equipment presented in this application is limited only to equipment currently installed or proposed to be installed for the *Kitchen for The Oar House Restaurant*.

Thank you for your consideration.  
Sincerely,



Carla Goodknight, AIA  
Principal, CJ Architects



55 CERES STREET  
PORTSMOUTH, NEW HAMPSHIRE

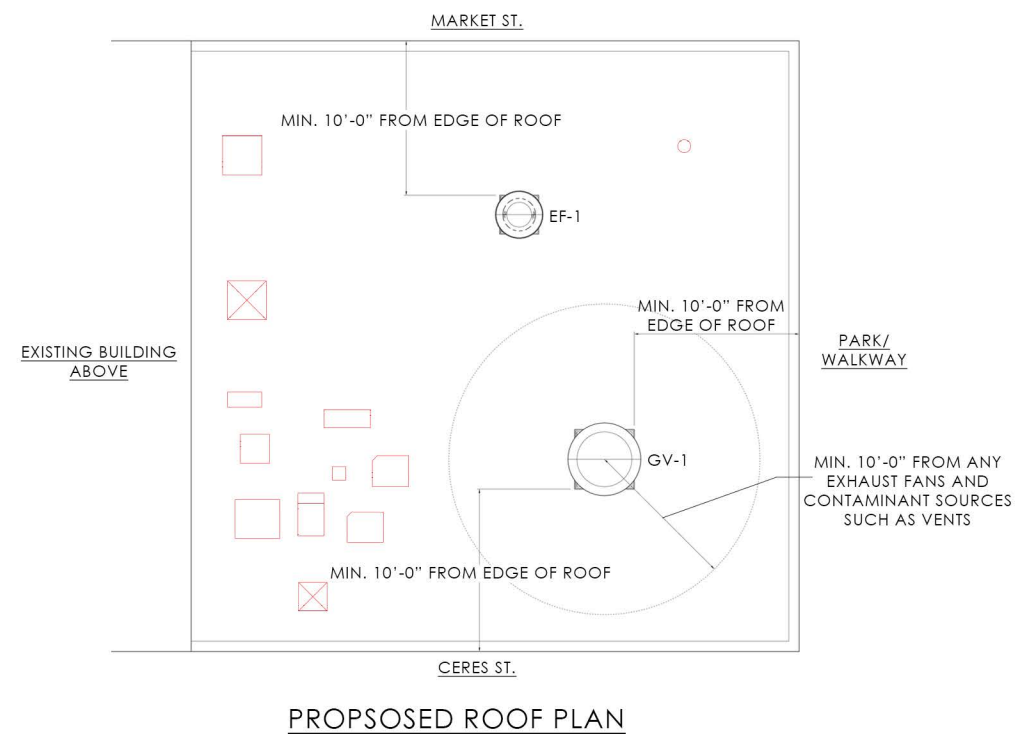
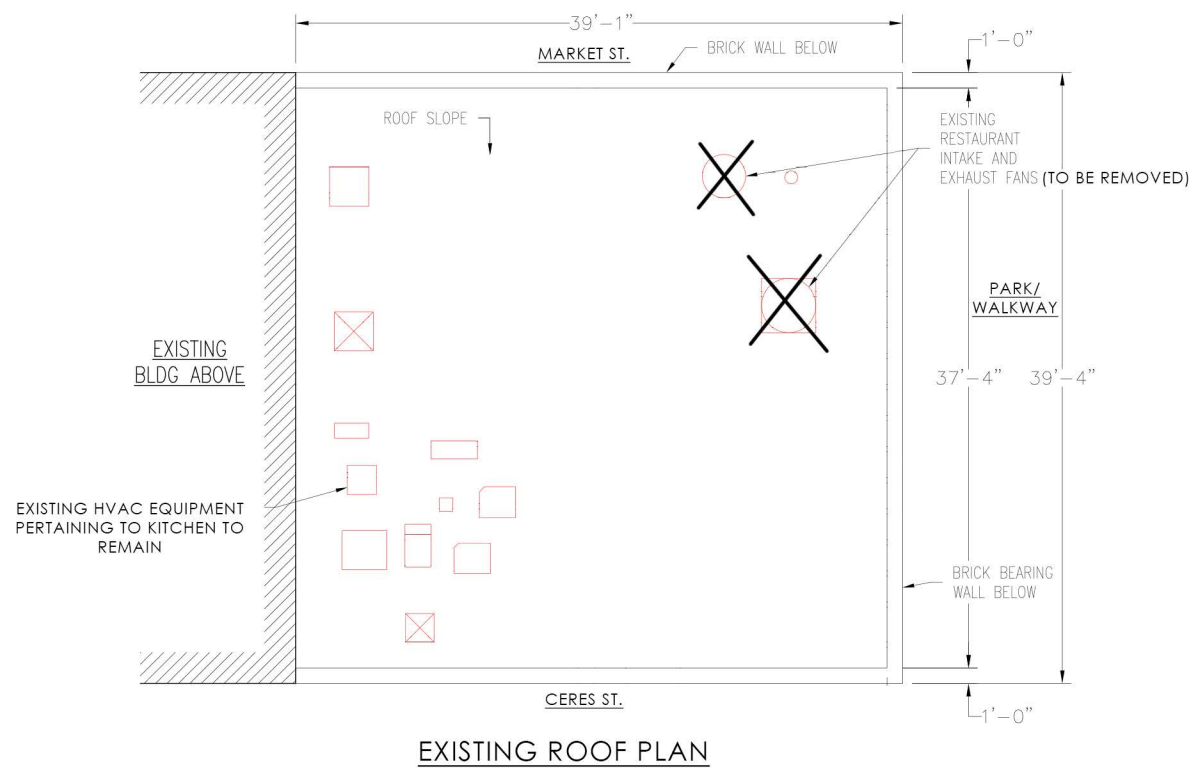
AERIAL VIEW

HDC APPLICATION FOR APPROVAL: FEBRUARY 2, 2022



1.0





55 CERES STREET  
PORTSMOUTH, NEW HAMPSHIRE

## EXISTING & PROPOSED ROOF PLANS

HDC APPLICATION FOR APPROVAL: FEBRUARY 2, 2022



2.0





NOTE: EXISTING FENCE TO REMAIN.

55 CERES STREET  
PORTSMOUTH, NEW HAMPSHIRE

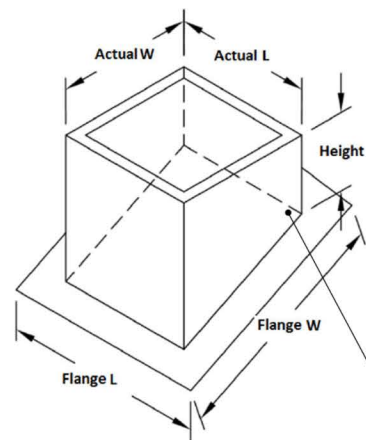
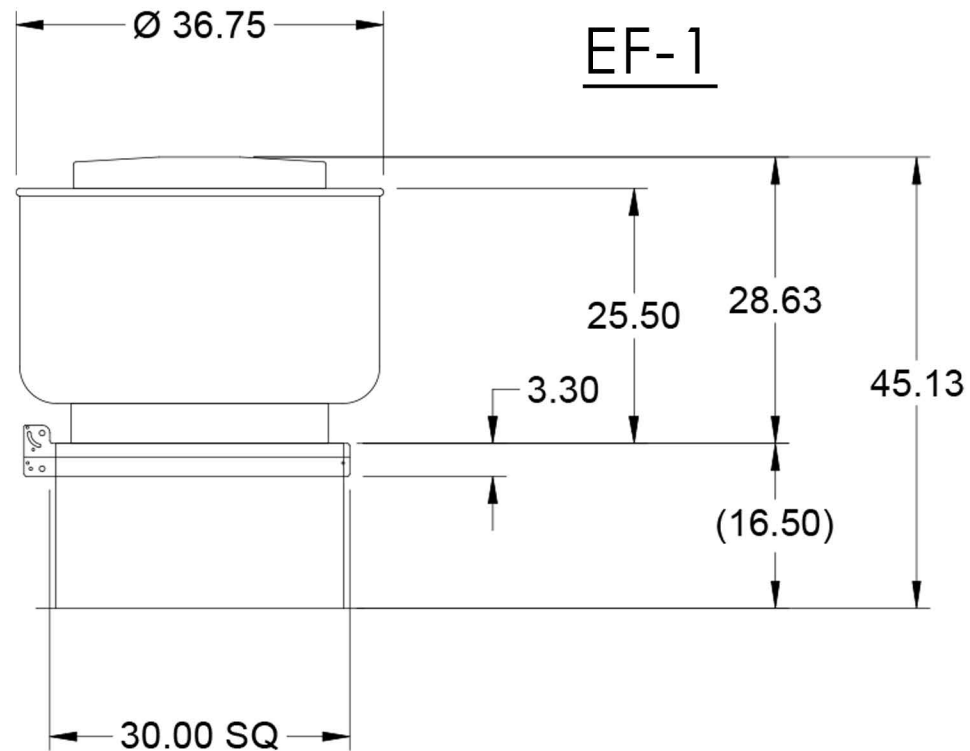
## VIEW OF EXISTING ROOF

HDC APPLICATION FOR APPROVAL: FEBRUARY 2, 2022



3.0





### Model: GPFP

#### Pitched Roof Curb

##### Standard Construction Features:

- Roof Curb fits between the building roof and the fan mounted directly to the roof support structure - Constructed of either 18 ga galvanized steel or 0.064 in. aluminum - Designed for pitched roofs - Straight sided without a cant - 2 in. or 5 in. mounting flange - 1 in. thick 3 lb density insulation - Height - Available from 8 in. to 24 in. as specified in 0.5 in. increments Notes: - The maximum roof opening dimension should not be greater than the "Actual" top outside dimension minus 2 in.. - The minimum roof opening dimension should be at least 2.5 in. more than the damper dimension or recommended duct size. - The Roof Opening Dimension may or may not be the same as the Structural Opening Dimension.

CURB FLANGE TO BE INSTALLED ON 2x BLOCKING AS REQUIRED BY ROOFING MANUFACTURER

#### General

ID#	Tag	Qty	Model	Sizing Method	Undersizing (in.)	Pitch (in.)	Pitch Run	Weight (lb)	Shipped Assembled
3-1		1	GPFP-30-G16	Nominal	1.25	0.125	Short Side	65	Yes

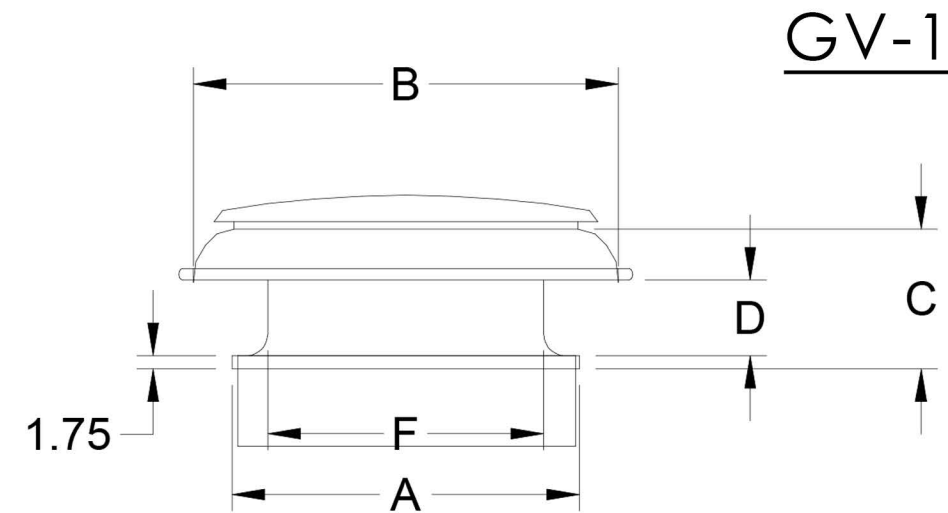
#### Dimensions

ID#	Curb Height (in.)	Nominal Outside Width (in.)	Nominal Outside Length (in.)	Actual Outside Width (in.)	Actual Outside Length (in.)	Actual Inside Width (in.)	Actual Inside Length (in.)	Flange Width (in.)	Flange Length (in.)	Hinge Base Width* (in.)	Hinge Base Length* (in.)
3-1	16	30	30	28.75	28.75	25.25	25.25	32.75	38.75	29	29

\*May not be applicable

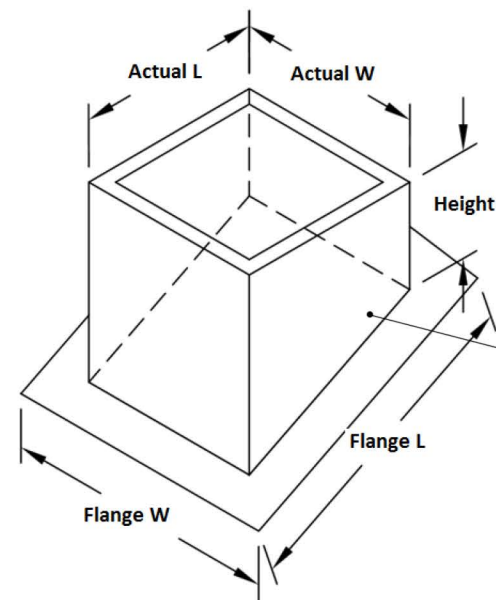
#### Accessories

ID#	Material	Security Bars	Liner	Insulation (in.)
3-1	Galvanized	N/A	No	1



#### Dimensions

ID#	Tag	Qty	Model	Model Size (in.)	A (in.)	B (in.)	C (in.)	D (in.)	E (in.)	F (in.)	Curb Cap Width (in.)	Curb Cap Length (in.)	Weight (lb)
1-1		1	GRSI-36	36	46	56.75	23	10	N/A	36.5	46	46	45



CURB FLANGE TO BE INSTALLED ON 2x BLOCKING AS REQUIRED BY ROOFING MANUFACTURER

#### Dimensions

ID#	Curb Height (in.)	Nominal Outside Width (in.)	Nominal Outside Length (in.)	Actual Outside Width (in.)	Actual Outside Length (in.)	Flange Width (in.)	Flange Length (in.)
1-1	12	46	46	44.75	44.75	48.75	54.75

55 CERES STREET  
PORTSMOUTH, NEW HAMPSHIRE

## PROPOSED MECHANICAL EQUIPMENT

HDC APPLICATION FOR APPROVAL: FEBRUARY 2, 2022



4.0



CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

PLEASE RESPOND TO THE EXETER OFFICE

LIZABETH M. MACDONALD  
JOHN J. RATIGAN  
DENISE A. POULOS  
ROBERT M. DEROSIER  
CHRISTOPHER L. BOLDT  
SHARON CUDDY SOMERS  
DOUGLAS M. MANSFIELD  
KATHERINE B. MILLER  
CHRISTOPHER T. HILSON  
HEIDI J. BARRETT-KITCHEN  
JUSTIN L. PASAY  
ERIC A. MAHER  
CHRISTOPHER D. HAWKINS  
BRENDAN A. O'DONNELL  
ELAINA L. HOEPPNER  
WILLIAM K. WARREN  
SAM M. GONYEA

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RETIRED

MICHAEL J. DONAHUE  
CHARLES F. TUCKER  
ROBERT D. CIANDELLA  
NICHOLAS R. AESCHLIMAN

January 14, 2022

Jon Wyckoff, Vice Chair  
Nick Cracknell  
Portsmouth Historic District Commission  
1 Junkins Ave., 3d Floor  
Portsmouth, NH 03801

Re: Application of 55 Ceres Street, Inc.

Dear Mr. Wyckoff and Mr. Cracknell:

This office represents the National Society of the Colonial Dames of America in the State of New Hampshire (the "Colonial Dames"), which owns the property at 55 Ceres Street (the "Property") currently occupied by 55 Ceres Street, Inc. (the "Applicant").

The Colonial Dames are aware that the Applicant is seeking a Certificate of Approval from the City of Portsmouth's Historic District Commission ("HDC") to add two ventilation units to the roof of the building on the Property, which is the kitchen for the Oar House Restaurant. The Applicant has provided the Colonial Dames proposed sketches and information regarding the dimensions of the proposed units, and the Applicant has made representations to the Colonial Dames regarding its application.

The Colonial Dames hereby authorize the Applicant, through its agents, to submit an application to the HDC regarding the Property based upon the information provided and representations made by the Applicant to the Colonial Dames, subject to the following terms and conditions:

1. The agents of the Applicant are authorized to present information on behalf of the Applicant but are not authorized to present the position of the Colonial Dames except as specified in this letter.
2. The Colonial Dames do not authorize any application, offer, or discussion of replacing, renovating, or otherwise improving the existing fence along Market Street on the Property.

DONAHUE, TUCKER & CIANDELLA, PLLC  
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833  
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801  
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253  
83 Clinton Street, Concord, NH 03301

3. The Colonial Dames' authorization is based upon the assumption and understanding that Unit EF-1, depicted in the filed materials, will be no more than 45.13 inches from the surface of the roof of the building on the Property and that Unit GV-1 will be less than 45.13 from the surface of the roof.
4. The Applicant's proposed work requires a Certificate of Approval from the HDC after a public hearing and is not properly the subject of an Administrative Approval because the Applicant's proposal does not constitute a "minor modification on work for which a Certificate of Approval has previously been issued", as required by Section 10.633.30 of the City of Portsmouth's Zoning Ordinance. Further, the Colonial Dames will be provided notice of all public hearings.
5. The Colonial Dames' authorization is limited to the items depicted in the Applicant's filing only. The Colonial Dames' authorization expressly does not apply to any other external modifications to the Property which may be required of the Applicant, or its successors or assigns, pursuant to the Food Service permitting process, or any other applicable law, code or regulation.
6. The Colonial Dames' authorization is based upon information it has been provided by the Applicant. If the information presented by the Applicant to the HDC is materially different than that which was presented to the Colonial Dames, then the Colonial Dames reserve the right to withdraw their authorization.
7. In the event the HDC imposes any conditions upon the Applicant in connection with the current application, the Colonial Dames reserve the right to withdraw their authorization.

The Colonial Dames reserve the right to withdraw their authorization at any time.

This letter does not alter or amend in any manner the existing lease agreement between the Colonial Dames, as landlord, and 55 Ceres Street, Inc., nor is it intended to be deemed or interpreted as a consent to any assignment of such lease agreement.

Thank you for your attention to this matter.

Sincerely,

DONAHUE, TUCKER & CIANDELLA, PLLC

A handwritten signature in black ink, appearing to read "Christopher D. Hawkins".

Christopher D. Hawkins  
[chawkins@dtclawyers.com](mailto:chawkins@dtclawyers.com)