

55 Ceres Street - HDC Application for Approval

We respectfully submit this Application for Approval for the 55 Ceres Street project per stipulation #1 on the previous approval:

- Replacement of an existing fence.

All other items presented in this application were previously approved at the February 09, 2022, meeting. Please see attached HDC Letter of Approval dated February 17, 2022, for further information.

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

Thank you for your consideration.  
Sincerely,



Carla Goodknight, AIA  
Principal, CJ Architects







1.



2.



3.



4.

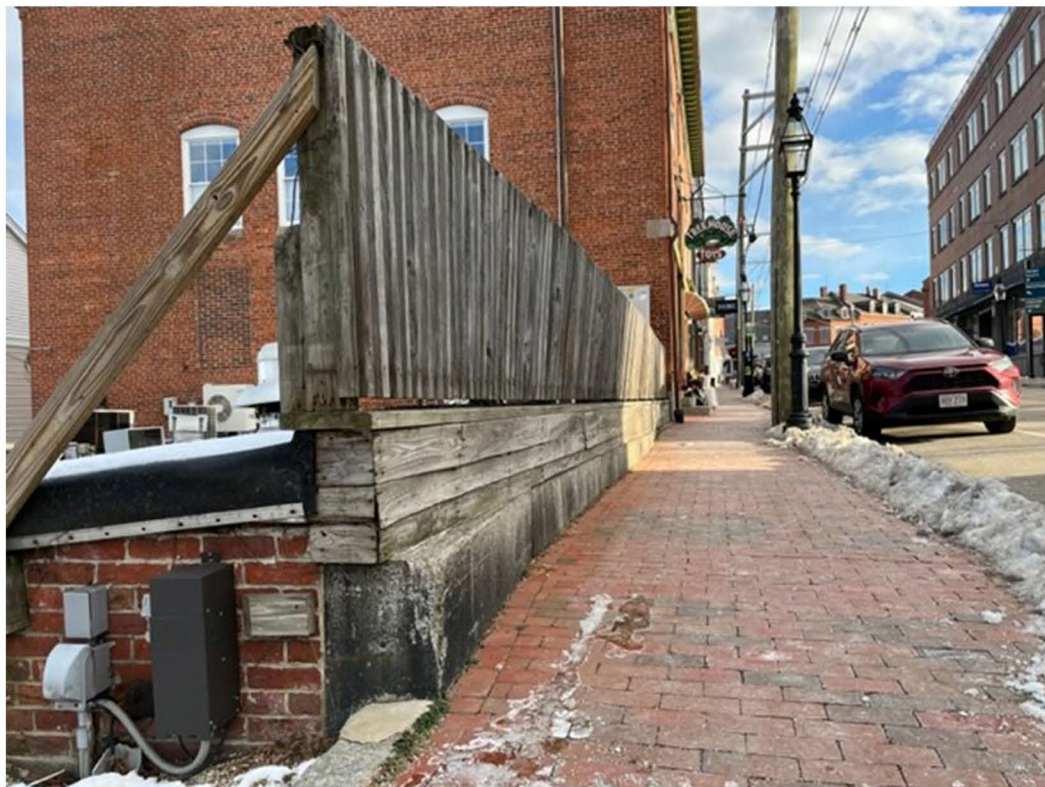
55 CERES STREET  
PORTSMOUTH, NEW HAMPSHIRE

MARKET STREET VIEWS

HDC APPLICATION FOR APPROVAL: JUNE 1, 2022







55 CERES STREET  
PORTSMOUTH, NEW HAMPSHIRE

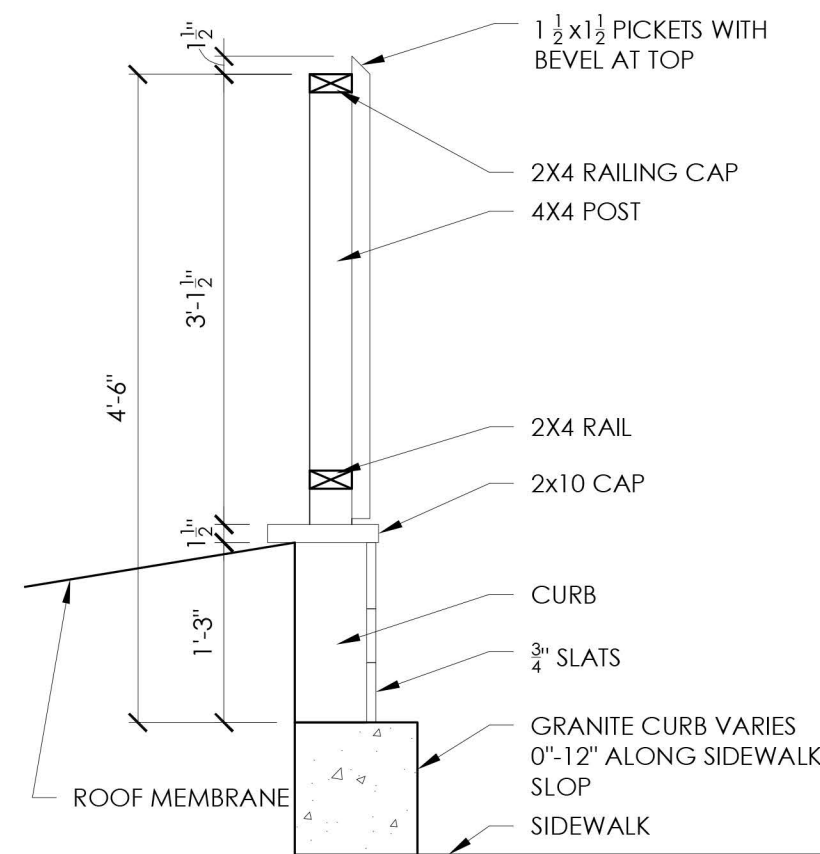
## EXISTING CONDITIONS

HDC APPLICATION FOR APPROVAL: JUNE 1, 2022

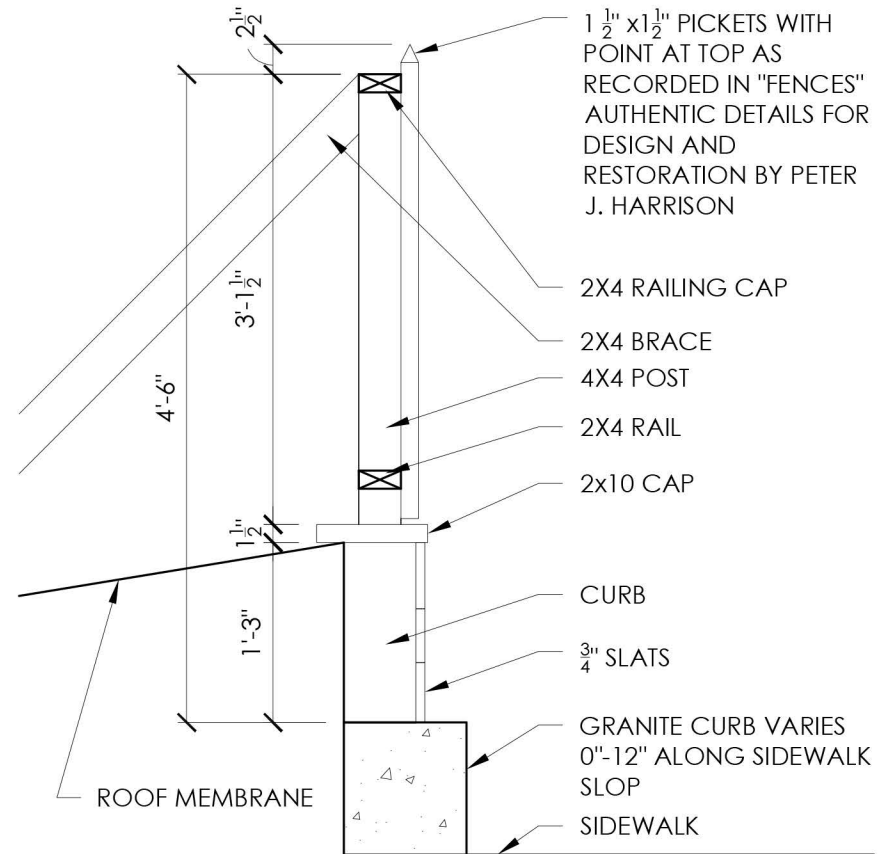


1.2

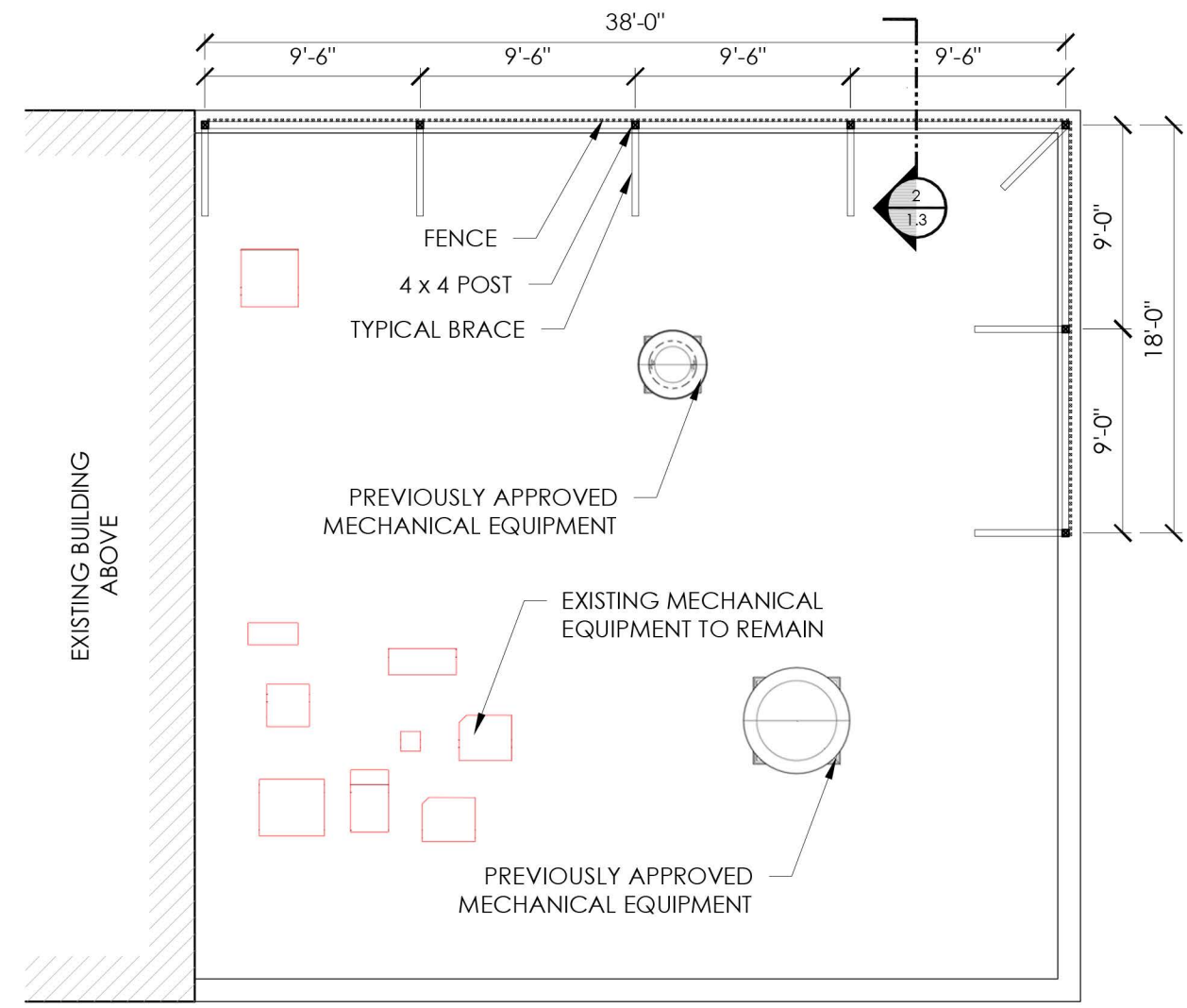




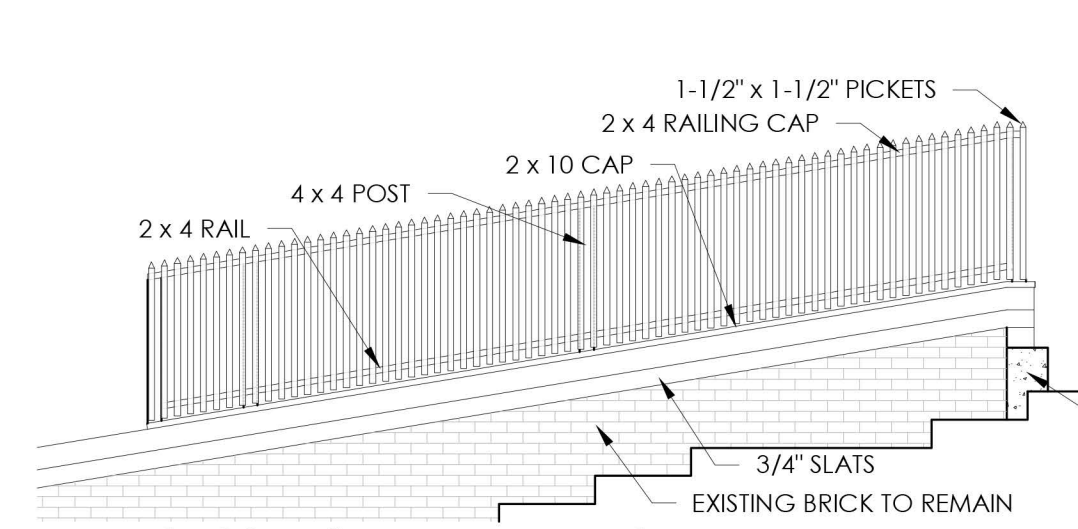
1 EXISTING FENCE DETAIL  
3/4" = 1'-0"



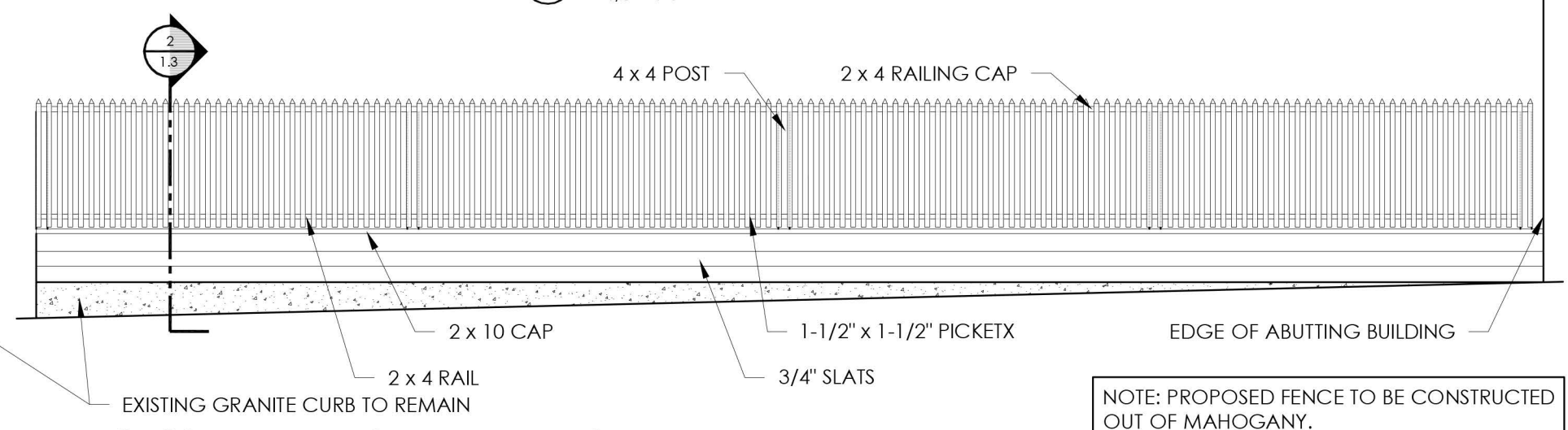
2 PROPOSED FENCE DETAIL  
3/4" = 1'-0"



3 PROPOSED PLAN  
1/8" = 1'-0"



4 PROPOSED GARDEN ELEVATION  
1/4" = 1'-0"



5 PROPOSED MARKET STREET ELEVATION  
1/4" = 1'-0"

NOTE: PROPOSED FENCE TO BE CONSTRUCTED OUT OF MAHOGANY.

55 CERES STREET  
PORTSMOUTH, NEW HAMPSHIRE

## PROPOSED FENCE

HDC APPLICATION FOR APPROVAL: JUNE 1, 2022



1.3



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## HISTORIC DISTRICT COMMISSION

February 17, 2022

National Society of Colonial Dames  
C/) Ray Guerin  
55 Ceres Street  
Portsmouth, NH 03801

**RE: Certificate of Approval for property located at 0 Market Street (55 Ceres Street)  
(LU-22-4)**

Dear Owner:

The Historic District Commission, at its regularly scheduled meeting of **Wednesday, February 09, 2022**, considered your application for the replacement of roof top mechanical equipment (restaurant kitchen vents) and renovations to an existing structure (replace the existing rubber roof membrane) as per plans on file in the Planning Department. Said property is shown on Assessor Map 118, Lot 5 and lies within the Character District 4 (CD4), Downtown Overlay, Civic, and Historic Districts. As a result of said consideration, the Commission voted to **grant** the Certificate of Approval for the replacement of the mechanicals and the work on the membrane roof including the coping along the side of the roof, with the following stipulation:

1. That another public hearing be held for the design of the fence and that it have an appropriate historic style.

### **Findings of Fact**

#### A. Purpose and Intent

The proposed application meets the following objective(s) of the Historic District (as provided in Section 10.631.20 of the Zoning Ordinance):

-Preserve the integrity of the district.

#### B. Review Criteria

The proposed application also meets the following review criteria of the Historic District (as provided in Section 10.635.70 of the Zoning Ordinance):

-Consistent with special and defining character of surrounding properties.

The Commission's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Commission's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

Approvals may also be required from other City Committees or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a

building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Historic District Commission unless an extension is granted by the Commission in accordance with Section 10.636.70 of the Zoning Ordinance.

*Please note that any changes or modifications to this application require review and approval from the Commission prior to implementation and additional fees may apply.*

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Nick Cracknell', with a stylized initial 'N' and 'C'.

Nicholas J. Cracknell, AICP, Principal Planner  
for Jonathan Wyckoff, Chairman of the Historic District Commission

cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor

Carla Goodknight, AIA, CJ Architects