



Outlook

Webform submission from: Historic District Commission > Body Blocks

From City of Portsmouth <webmaster@portsmouthnh.gov>

Date Tue 4/7/2026 4:03 PM

To Izak Gilbo <igilbo@portsmouthnh.gov>; rbaydoun <rbaydoun@gmail.com>

Submitted on Tue, 04/07/2026 - 16:03

Submitted by: Anonymous

Submitted values are:

Name

Bob Gunning

Email

bobg@acuity-llc.com

Subject

58 Humphreys Ct demolition proposal

Message

April 7, 2026

Dear members of the HDC,

My name is Bob Gunning. My wife Laura and I have lived at 43 Humphreys Court for thirty years. While Laura was able to attend the work session of April 1st on the proposed demolition of the house located at 58 Humphreys Court, I was not. Fortunately, I was able to view the session via video. I listened well to the discussion and came away with an unexpected positive feeling that the proposed demolition has a chance to be avoided.

I see that there are mixed feelings on the value of a 1960s split-level style home on the Commission. While the style may not suit families of

today, it suited well the families of their day. As a youngster I spent time living in one, and was always impressed with its features and efficiency such that I recall them well to this day. Having moved later from the split-level into a Colonial, the value of these features was made immediately evident. These features being, for one, the separation of living spaces—kitchen/dining room/living room level, bedroom level, den level, and garage level. These separations allow for functional privacy and reduced noise. Other features are its adaptability to sloping lots, enhanced light and vistas resulting in a more open and airier atmosphere, and improved structural economy. There is value in this design. And there is value in the preservation of the ones still standing. Please consider that unlike the ones still standing outside of the Historic District, which are vulnerable to the demise of demolition, the one at 58 Humphreys Court is uniquely protected.

In historical context, here in Harold Whitehouse's home we have in our hands a prime example of a vintage split-level, and the one and only in the historic district. Beyond that, it was personally built and lived in for over fifty years by a well-known, historically prominent member (character actually) of the Portsmouth community.

Please consider that there have truly been a few times when the split-level design has come up in my conversation with younger people. When I speak of it, they don't know what I am talking about. So, I explain. Today, I could tell them "By the way, one exists right down the street from my house. And it's the only one in the Historic District". If this demolition proposal is approved, there will be no chance of this scenario ever happening. Personally, I cannot consider the prospect of this demolition occurring as anything other than a disgrace. I ask the Commission to please think long and hard about what all of this means, and come to the proper conclusion to deny the applicant.

Bob Gunning
43 Humphreys Court
Portsmouth, NH

bcc-email

rbaydoun@gmail.com, igilbo@portsmouthnh.gov



Outlook

Webform submission from: Historic District Commission > Body Blocks

From City of Portsmouth <webmaster@portsmouthnh.gov>

Date Thu 4/2/2026 11:57 PM

To Izak Gilbo <igilbo@portsmouthnh.gov>; rbaydoun <rbaydoun@gmail.com>

Submitted on Thu, 04/02/2026 - 23:57

Submitted by: Anonymous

Submitted values are:

Name

Amy Baker

Email

amyparrottbaker@gmail.com

Subject

58 Humphreys Court

Message

Hello Commision Members,

I'm Amy Baker, I live at 75 Humphreys Court directly across the street from Harold Whitehouse's house. I wasn't able to make the meeting on Wednesday night but I did watch from home. Thank you so much for asking what the neighbors think about demolishing the house.

I'd like to let you know some of my thoughts about the situation.

It's important to me that the discussion involves honest information. Firstly, the applicants said (either directly or implied, I can't remember) that the house is not livable. Their current tenants are a lovely couple who we have all befriended and they shared with us that they asked the Snover/Davidsons for an extension on their lease. The owners said the tenants could extend for a year with a \$200 a month increase, this is in addition to the several thousand dollars a month they are already paying. And because the tenants love living in the house so much, they agreed! So, the house is most certainly livable as is.

Secondly, the argument that if it's not torn down the Snover/Davidsons would have to pay for new windows and siding is just silly seeing

as a brand new house would include that plus so much more.

Thirdly, Harold would most certainly be devastated that his house is being torn down. I knew him for the last 17 years of his life and spent a lot of time with him for the last two. This was something we talked about a lot. His pride for this house was immense.

I think it can be acknowledged that all of these things are true AND have a discussion about whether or not tearing it down is the right thing to do. I really don't know what the right answer is from a preservation perspective but I don't think trying to bend the truth to get to a certain answer is right. I think all of your collective expertise should decide the fate of the house.

I can see how a nice, new house put up in the same spot where Harold's currently is could make sense. A single structure duplex or a reasonable size house with an adu smaller than the main house in a typical location relative to the house, with a respectable and considerate distance from the neighbors in a style that honors the character of the South End could make sense. I can't see putting up something similar to the proposal they have presented you. An enormous 3 car garage sideways to and in front of (and the same size as) the main house is wildly inconsistent with the neighborhood. Anything that is odd, awkward and overly sized does not seem worthy of tearing Harold's house down for.

Thank you so much for your time!

Amy Baker(617) 416-3009

bcc-email

rbaydoun@gmail.com,igilbo@portsmouthnh.gov



Outlook

Webform submission from: Historic District Commission > Body Blocks

From City of Portsmouth <webmaster@portsmouthnh.gov>

Date Thu 4/9/2026 11:22 AM

To Izak Gilbo <igilbo@portsmouthnh.gov>; rbaydoun <rbaydoun@gmail.com>

Submitted on Thu, 04/09/2026 - 11:22

Submitted by: Anonymous

Submitted values are:

Name

Edmund Hibbard

Email

ehibbard4@gmail.com

Subject

Harold Whitehouse Home

Message

Having read the Portsmouth Herald article regarding the request to raze the home of Harold Whitehouse on Humpheys Coourt, I was reminded of a conversation I had with Whitey at a Portsmouth Advocates event honoring restoration projects in the city some years ago. While I have no doubt that he was proud to have built his own home, he remarked that he recognized that it was a style that did not fit in well with the neighboring houses. I was left wondering if he had wished he had built a house more compatible with the surrounding homes.

bcc-email

rbaydoun@gmail.com,igilbo@portsmouthnh.gov



Outlook

Webform submission from: Historic District Commission > Body Blocks

From City of Portsmouth <webmaster@portsmouthnh.gov>

Date Thu 4/9/2026 10:28 AM

To Izak Gilbo <igilbo@portsmouthnh.gov>; rbaydoun <rbaydoun@gmail.com>

Submitted on Thu, 04/09/2026 - 10:28

Submitted by: Anonymous

Submitted values are:

Name

Ben St. Jean

Email

benstjean@outlook.com

Subject

58 Humphreys Court

Message

Dear Reagan,

I have been given some thought to the session whereby Bob Snover and Anne Whitney present plans and ideas around Harold Whitehouse's home. I do believe that Mr. Snover and Ms. Davidson purchased not fully understanding what they were buying and what the process would be if they decided to renovate / demolish. At first, they told the neighborhood there were no plans to do anything in the short term. They indicated they would be living there. I went to the Planning Board at that time and found they had plans with the city to demolish the house and subdivide the lot into two lots therefore having two houses.

It's important to note that the neighborhood hired a land use attorney to stop this. The Zoning Board indicates that 10,000 sq. ft are required for a subdivision. All records as far back as they go, show this lot at 9,928 sq.ft. All tax records show the lot at 9,928 sq ft. as well.

The Zoning Board took into account that some plans that show the lot at 10,005 sq ft and disregarded the fact that the City of Portsmouth have been caring for, paved and maintained the delta for the past 60 + years.

For this reason, we have taken this case to the Superior Court to appeal the decision. We expect to be heard June 6th, 2026. We do not want to see two large houses on this lot. We do not want to see a highly developed project either. We believe that the house should remain in terms of scope and size. A proper renovation would make sense as well. It is our belief that the purchasers are looking to capitalize on this property at the expense of the neighborhood and the Historic District.

I encourage you and your commission members to visit the neighborhood and get a sense of the scope and scale of what is currently being proposed. In the meantime, should you have any questions, please reach out to me. Thank you kindly for your consideration in this important matter.

Sincerely,

Ben St. Jean
54 Humphreys Court
603-205-5772

bcc-email

rbaydoun@gmail.com, igilbo@portsmouthnh.gov



Outlook

Fw: McIntyre Redevelopment - First Officer Tom McGuinness Memorial

From JAH <samjakemax@aol.com>

Date Wed 7/8/2026 12:22 PM

To samjakemax@aol.com <samjakemax@aol.com>

You don't often get email from samjakemax@aol.com. [Learn why this is important](#)

Dear Historic District Commission:

Just a shout out thank you to whomever is responsible for performing recent tidying up activities at the subject memorial. It looks great.



For those that are curious, Joshua 24:15 refers to a verse in the Bible : "*But as for me and my household, we will serve the Lord.*"

Moving forward, my two priorities for the McIntyre Redevelopment Project are:

- 1) Appropriate rehabilitation and / or relocation of the First Officer Tom McGuinness memorial as per the family's wishes.
- 2) Appropriate design considerations are made so that Bow Street is not transformed into a dark tunnel of doom so as not to create another Port Walk Place hellhole streetscape. Please require appropriate shadow studies at various times of day and at various times of year (i.e., winter solstice, morning and afternoon in the fall and winter months)

Regards,

Jim Hewitt

"All members of the Historic District Commission have been blind copied (BCC) on this message to encourage proper communication in accordance with NH RSA 91A"

----- Forwarded Message -----

From: JAH <samjakemax@aol.com>

To: samjakemax@aol.com <samjakemax@aol.com>

Sent: Monday, June 8, 2026 at 03:35:32 PM EDT

Subject: Fw: McIntyre Redevelopment - First Officer Tom McGuinness Memorial

Dear Historic District Commission:

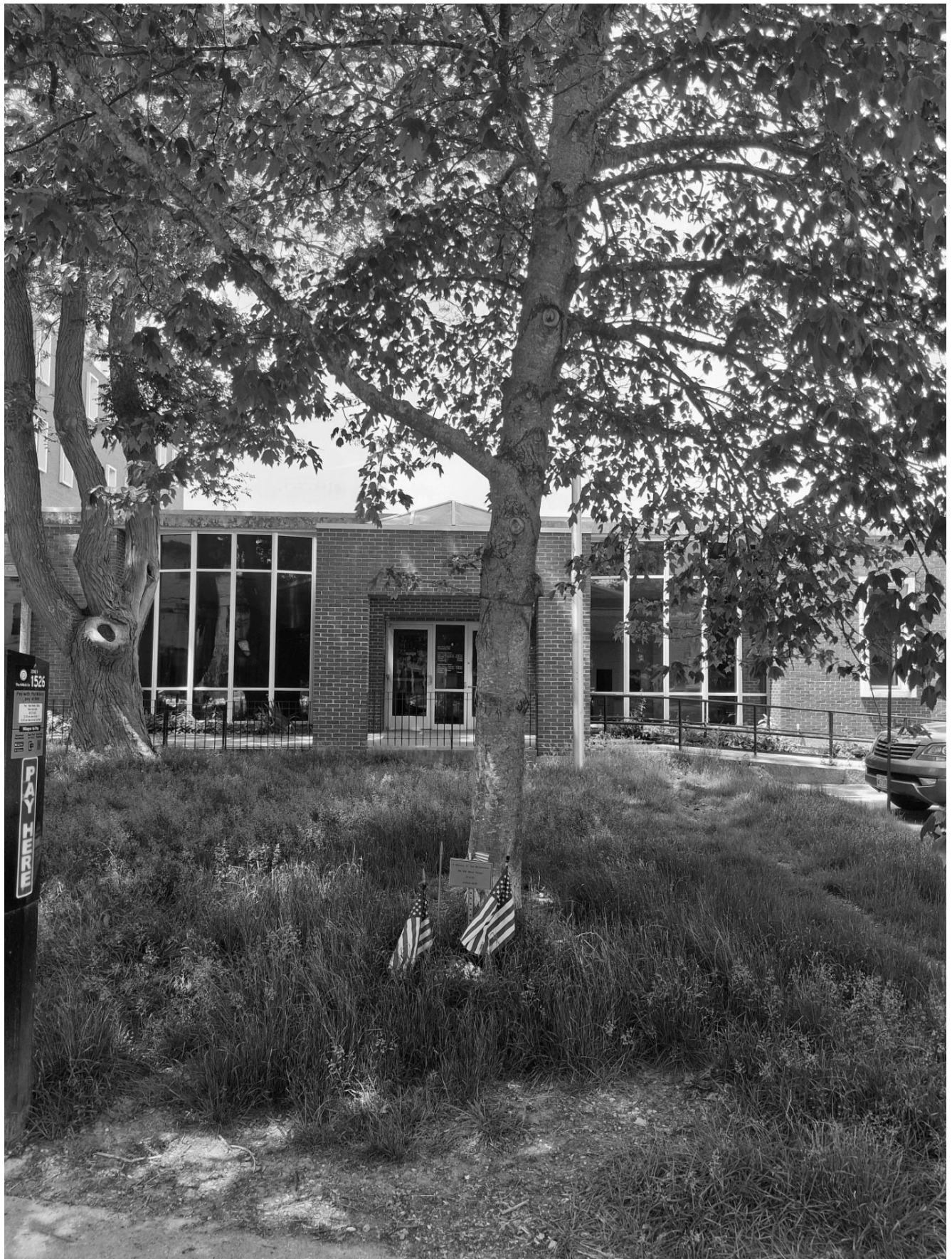
I apologize for not including these pictures in the prior email, but please see below for the regrettably unmaintained memorial for First Officer Tom McGuinness.

Regards,

Jim Hewitt

"All members of the Historic District Commission have been blind copied (BCC) on this message to encourage proper communication in accordance with NH RSA 91A"







----- Forwarded Message -----

From: JAH <samjakemax@aol.com>

To: samjakemax@aol.com <samjakemax@aol.com>

Sent: Saturday, May 30, 2026 at 04:04:31 PM EDT

Subject: McIntyre Redevelopment - First Officer Tom McGuinness Memorial

Dear Historic District Commission:

As the next chapter of the redevelopment of the subject site begins next Wednesday, I hope your first priority will be to see that the site owner and the city reach out to the McGuinness Family to discuss preservation / enhancement or relocation options for the Tom McGuinness memorial and tree which is currently located on the McIntyre property in front of the old post office near the sidewalk.

Portsmouth resident, Navy veteran and First Officer Thomas F. McGuinness, Jr. (1959 - 9/11/2001) was a co-pilot on American Airlines Flight 11 that was hijacked into the World Trade Center. One option that could be considered is relocate the memorial to Portsmouth's 911 Memorial in front of Connors Cottage at City Hall complex.

[Thomas McGuinness Obituary \(2001\) - Portsmouth, NH - The Sun Herald](#)

[Portsmouth son of Flight 11 co-pilot aims to fill father's shoes](#)

[Pilot has memorial service](#)

Close to Home: The McGuinness Family's 9/11 Story - Portsmouth Christian Academy

Regards,

Jim Hewitt

"All members of the Historic District Commission have been blind copied (BCC) on this message to encourage proper communication in accordance with NH RSA 91A"

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Carson Taylor
670 Middle Street
carsonleetaylor@gmail.com

Attn: Planning Board

Dear members of the planning board,

I wish to have our primary residence (670 middle street, Tax Lot 147 18: Condominium A depicted on the site plan below) and limited common area (the “Condo”), which I (with my wife) purchased in 2023 exempted from the expansion of the historical district on Middle Street. I do not think including my primary residence within the historical district will benefit my family. Though I would hope my desire to opt out of the proposed expansion should be sufficient for the board to grant the exemption I seek, it is also true that inclusion into the historical district doesn’t align with the objectives of the proposal because of certain specific features of the property.

The exert from the site plan below shows the two unit, two structure condo (two separate owners) which comprises the “lot” stretching from Middle Street to Chevrolet ave as well as the current historic district boundary and Middle Street. As you can see, the “lot” is large, even after the 2021-2022 subdivision which created the condos seen in the top left. The larger structure Condominium B, already part of the district, owns as limited common area, the only frontage on Middle Street. In fact, the front of the structure in Condominium A can’t even been seen from Middle Street unless one is just in front of the shared, gravel driveway. Our main street access is out the back through Chevrolet Ave, where we have a paved driveway and a garage.

This is not a traditional condo. It was created only to facilitate the sub-division plan for the development of the condos shown. To the extent permissible by state law, the HOA is meant to delineate two separate lots, one boundary of which is the current existing historical district boundary. Specifically, in the HOA, the border between the Condo and Condominium B limited common area runs along the existing historical district line. Condominium B and the limited common area sits entirely *within* the existing district, Condominium A and its limited common area sits entirely *outside* of the existing district.

