



Webform submission from: Historic District Commission > Body Blocks

From City of Portsmouth <webmaster@portsmouthnh.gov>

Date Tue 10/13/2026 8:51 PM

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

Submitted on Tue, 10/13/2026 - 20:51

Submitted by: Anonymous

Submitted values are:

Name

Patricia Bagley

Email

patbagley@aol.com

Subject

McIntyre options

Message

I am unable to attend tomorrow night's joint work session. In brief, I support the classical/traditional option as I believe it best respects our historic downtown identity. Good luck with your endeavor. The importance of this project cannot be overstated.

Grateful for your work.

Pat

bcc-email

rbaydoun@gmail.com,igilbo@portsmouthnh.gov

Ms. Reagan Ruedig
Chair of the Historic District Commission
Portsmouth Planning Department
City Hall
1 Junkins Avenue
Portsmouth, New Hampshire 03801

October 10, 2026

Dear Chair and Historic District Commission Members,

I write this letter in support of one of the options within the redevelopment plans for the McIntyre site in Portsmouth being presented by the current developers. I wish I could be present on October 14th to speak in person but prior commitments have me out of town.

Firstly, allow me to say that I have known Mr. DiLorenzo, in business settings, for more than 20 years and have found him to be a man-of-his-word. That seems important as this City moves forward to restore life to this central portion of downtown.

Having reviewed the 3 options offered, I strongly prefer the Classical/Traditional version. It grips me on a gut level as appropriate for the site and on a cerebral level as representative of who we are as a City. Neither the Contemporary nor the Transitional options capture my attention in the same way. The Traditional version seems to me an enhancement of our downtown whereas the other two options feel repetitive of recent developments elsewhere in Portsmouth. Similarly, the Traditional version succeeds in complimenting the existing McIntyre building instead of creating a street-long wall of similar flatness which begins to feel like a wall and a barrier.

To add another layer of detail to my comments, the Traditional version echoes of Back Bay Boston or Bloomsbury, London; and allows the older, original fascades of Bow Street to relatedly “sing” in their simplicity.

Thank you for your service to Portsmouth in protecting the precious assets of this City,

A handwritten signature in black ink, reading "Katherine Williams Kane". The signature is fluid and cursive, with the first name "Katherine" being more legible than the last name "Kane".

Katherine Williams Kane
337 Pleasant Street
Portsmouth NH 03801

Webform submission from: Historic District Commission > Body Blocks

From City of Portsmouth <webmaster@portsmouthnh.gov>

Date Wed 10/14/2026 2:53 PM

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

Submitted on Wed, 10/14/2026 - 14:52

Submitted by: Anonymous

Submitted values are:

Name

Emma-Rive Nelson

Email

portsmouthcafe@gmail.com

Subject

McIntyre Redevelopment

Message

To the commission,

As the owner of Kaffee Vonsolln on Daniel Street, I spend much of my time talking to people, both tourists and city residents. One common theme with all of them is that they love Portsmouth for its beauty and historic charm. They love the classic, historical buildings that fill the downtown (and frequently comment that contemporary buildings like the Brick Market are jarring and do not fit well with the rest of the cityscape). As a Portsmouth resident and business owner, I ask you to support the classical/traditional proposal for the McIntyre redevelopment. Portsmouth is a historic city—why would we not try to reflect that in new development, rather than trying to be something we are not? Let's embrace the beauty of our historic city and architecture.

Respectfully,

Emma-Rive Nelson

87 Richards Ave/79 Daniel St

bcc-email

rbaydoun@gmail.com,igilbo@portsmouthnh.gov

Webform submission from: Historic District Commission > Body Blocks

From City of Portsmouth <webmaster@portsmouthnh.gov>

Date Wed 10/14/2026 2:56 PM

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

Submitted on Wed, 10/14/2026 - 14:56

Submitted by: Anonymous

Submitted values are:

Name

Mike Dunbar

Email

mtdunbar92@gmail.com

Subject

HDC: McIntyre Building

Message

Members of the commission,

As a resident of Daniel Street, I urge you to support the classical/traditional-style proposal for the McIntyre building redevelopment and propose any further design modifications that help these new buildings fit more seamlessly within their architectural context. These structures will occupy a large and central part of our city's downtown, and it is vital that they adhere faithfully to its historic character. It is incumbent on us, the current residents of Portsmouth, to protect the cultural inheritance of this remarkable city and not further undermine it with the dislocated and generic contemporary architectural styles found in cities across the country. Portsmouth is special, and by preserving its historic character, we keep it that way for future generations.

Thank you,
Mike Dunbar
52 Daniel Street
Unit 4
Portsmouth, NH

bcc-email

rbaydoun@gmail.com,igilbo@portsmouthnh.gov



PORTSMOUTH ADVOCATES
part of the PORTSMOUTH HISTORICAL SOCIETY
10 MIDDLE STREET, PORTSMOUTH, NH 03801
603.436.8433 • WWW.PORTSMOUTHISTORY.ORG/ADVOCATES

October 13, 2026

Subject: Proposed Demolition of 58 Humphreys Court

Dear Chair Ruedig and Historic District Commission Members:

The Portsmouth Advocates serves as the historic preservation advocacy arm of the Portsmouth Historical Society. As such, we are submitting comments for the Commission's consideration during the 58 Humphreys Court Work Session.

Respectfully, having reviewed the proposed project, it fails to meet the objectives, review factors, and criteria outlined in Ordinance 10.631, 10.635.60, and 10.635.70, and therefore, any future requests for a certificate of approval involving demolition of 58 Humphreys Court must be denied. Per Section 10.631.10, the purpose and objective of the Historical District is to "preserve the architectural and historical resources of the City..." The proposed demolition of 58 Humphrey's Court fails to advance that purpose or objective.

There is no question that 58 Humphrey's Court is an architecturally and historically significant building. The building proposed for demolition at 58 Humphrey's Court is a contributing resource to the National Register of Historic Places (NRHP)-listed Portsmouth Downtown Historic District. Recognized as significant historic fabric by the New Hampshire Division of Historical Resources and the National Park Service, the building has a measurable impact on the look, feel, and history of the NRHP Downtown Historic District and our local Historic District. A property description from the NRHP nomination has been attached for your reference (enclosure (1)).

Architecturally distinct in this portion of Portsmouth, this contributing raised ranch is one of the few located within the local historic district—and is therefore one of the few examples of this architectural style that has any protections on it. This shingled raised ranch is emblematic of its time, and is compatible with its context in materials, scale, and detail.

A mix of materials, styles, and textures brought—and still brings—a tangible expression of how Portsmouth has changed over time. The demolition of this building would be a loss for the City, and is antithetical to the objectives of the Historic District Commission (HDC), defying the purpose, objectives, and applicability section of the ordinance.

This Commission should encourage the applicant to seek ways to rehabilitate the existing building to meet their programmatic goal, rather than demolishing an architecturally and historically significant property. To allow demolition would be to ignore the purpose and objective of this Commission.

Sincerely,

Portsmouth Advocates
advocates@portsmouthhistory.org

Enclosures:

1. NRHP Property Description

Portsmouth Downtown Historic District

Rockingham Co., NH

Name of Property

County and State

A mid-twentieth-century, one-and-one-half-story, wood-frame garage with an asphalt-shingle-clad, front-gable roof, dropboard siding, and two overhead rolling doors is northeast of the residence. *C*

54 Residence, ca. 1900

(465, 466)

The house at 54 Humphreys Court is a two-story, two-by-two-bay, rectangular, wood-frame Queen Anne-style residence with asymmetrical northwest (facade) elevation. The building has an asphalt-shingle-clad front-gable roof with overhanging eaves and gable returns. Walls are clapboard and wood-shingle and rest on a brick foundation. The southeast side of the southwest elevation has a one-story, shed-roof ell with gable dormer, wide entablature, and recessed partially glazed, wood-paneled entrance door with flat entablature underneath the roof overhang supported by columns at the entry porch. The southeast elevation has a two-story gable-roof ell. The facade has a Palladian window with segmental arch and keystone with decorative wood sash at the second story. Most windows are one-over-one, double-hung, wood replacement sash. *C*

An early twentieth-century, one-story, one-bay, wood-frame garage with asphalt-shingle-clad hipped roof, clapboard walls, double wood-paneled door is southeast of the residence. *C*

58 Residence, 1967

(467)

The house at 58 Humphreys Court is a two-story, three-by-three-bay, rectangular, wood-frame Ranch-style residence with asymmetrical southwest (facade) elevation. The building has an asphalt-shingle-clad side-gable roof with overhanging eaves and brick end chimney at the south elevation. Walls are wood shingles with vertical board at the north gable and rest on a concrete foundation. The facade has a two-story gable bay with overhanging eaves with decorative vergeboard to the southeast of the wood-paneled entrance door with four-light partial-sidelights and Colonial Revival-style broken pediment surround. The northwest elevation has a one-bay garage at the northeast side and an entrance door on the southwest side. Most windows are one-over-one or six-over-six, double-hung, wood replacement sash. *C*

63 Residence, 1958

(468, 469)

The house at 63 Humphreys Court is a one-and-one-half-story, three-by-two-bay, rectangular, wood-frame Cape Cod cottage with symmetrical south (facade) elevation. The building has an asphalt-shingle-clad side-gable roof with paired gable dormers at the front slope, and brick chimney at the ridge. Walls are clapboard and rest on a concrete foundation. The facade has a wood-paneled entrance door. The northwest elevation has a two-story, gable-roof ell with a one-story, gable hyphen at its northeast elevation connecting to a one-story, one-bay gable-roof garage. Most windows are two-over-one, double-hung, wood replacement sash. *C*

A late twentieth-century, one-story, one-bay, wood-frame shed with asphalt-shingle-clad side-gable roof and vertical-board walls is north of the residence. *NC*

75 Residence, 1961

(470, 471)

The house at 75 Humphreys Court is a one-and-one-half-story, five-by-two-bay, rectangular, wood-frame Cape Cod cottage with asymmetrical east (facade) elevation. The building has an asphalt-shingle-clad side-gable roof with overhanging eaves and brick end chimney at the north elevation. Walls are vinyl and rest on a concrete block foundation. The facade has an off-center wood-paneled entrance door. Most windows are one-over-one, double-hung, wood replacement sash. *C*