

GSA'S HISTORIC MONUMENT PROGRAM

CITY COUNCIL PRESENTATION, JANUARY 9, 2017

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GSA The U.S. Government seeks to lease Office Space in Portsmouth, NH
 Solicitation Number: 09012017
 Agency: General Services Administration
 Office: Public Buildings Service (PBS)
 Location: Real Estate Acquisition Division (1PR)

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Original Synopsis
 Sep 21, 2016 11:06 am

Solicitation Number: 09012017 Notice Type: Presolicitation

Synopsis:
 Added: Sep 21, 2016 11:06 am

U.S. GOVERNMENT

General Services Administration (GSA) seeks to lease the following space:

ALL FILES
[Delineated Area Map](#)
 Sep 21, 2016
[SSA_FBO_DA_MAP.pdf](#)

GENERAL INFORMATION
Notice Type: Presolicitation
 Posted Date: September 21, 2016
 Response Date: Oct 21, 2016 3:00 pm Eastern
 Archiving Policy: Automatic, 15 days after response date
 Archive Date: November 5, 2016
 Original Set Aside: N/A
 Set Aside: N/A
 Classification Code: X -- Lease or rental of facilities
 NAICS Code: 531 -- Real Estate/531120 -- Lessors of Nonresidential Buildings (except Miniwarehouses)

GSA NEEDS HAVE CHANGED...

- Reduced space requirements
- No longer cost-efficient to build
- Pursuing lease arrangements in the downtown
 - Social Security ~ 8,900 s.f.
 - FBI ~ 3,500 s.f.
 - IRS ~ 18,000 s.f. (can be divided)
 - TOTAL =~ 30,000



MCINTYRE (1966) IS PART OF PROPOSED PORTSMOUTH DOWNTOWN NR DISTRICT



NPS Form 10-900

OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Portsmouth Downtown Historic District

Other names/site number: N/A

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: Multiple

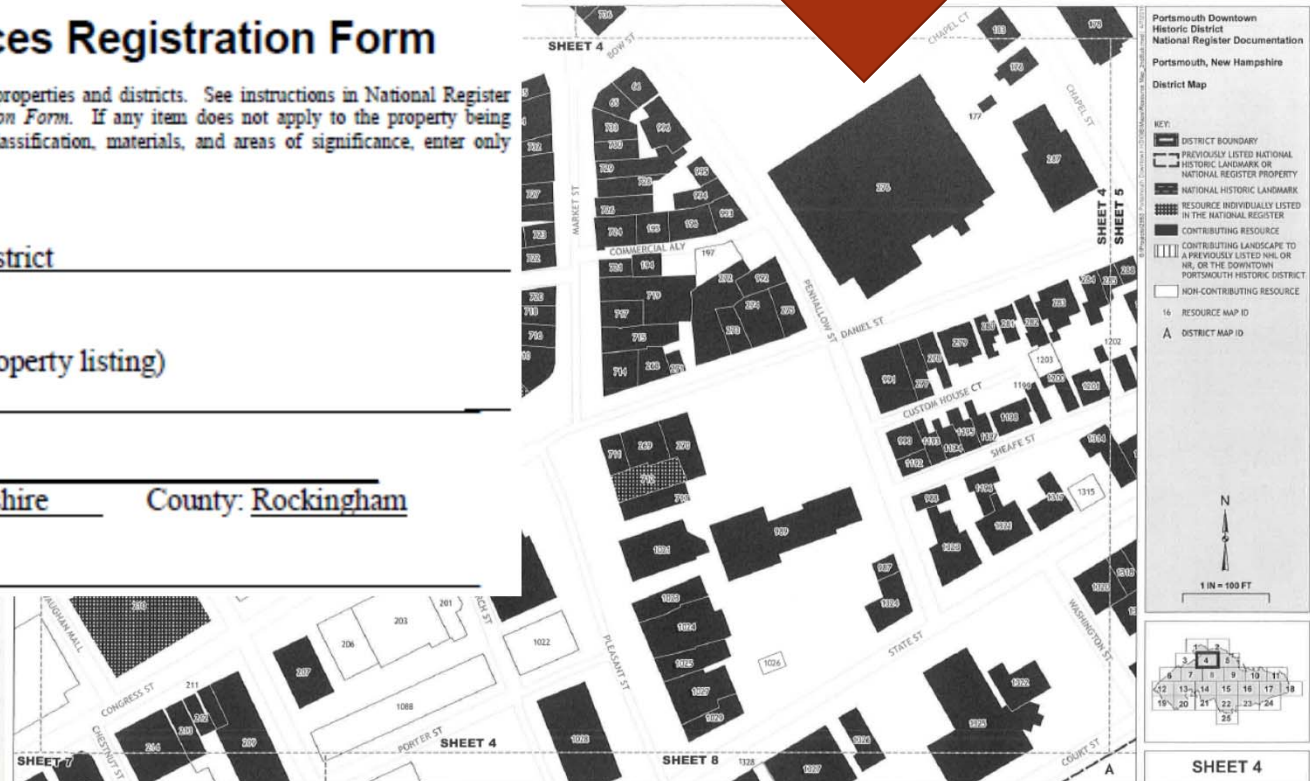
City or town: Portsmouth

State: New Hampshire

County: Rockingham

Not For Publication:

Vicinity:



NEW FORMALIST STYLE - “CLASSICAL ARCHITECTURE UPDATED WITH NEW TECHNOLOGIES AND DESIGN ELEMENTS” - 1967

62 **Thomas J. McIntyre Federal Building and Post Office, 1967** (276)

The Thomas J. McIntyre Federal Building and Post Office at 62 Daniel Street is a four-story, four-by-four-bay, masonry, New Formalist-style building with an asymmetrical southeast (facade) elevation. The building has a tar-and-gravel-clad flat-roof with a deep concrete overhang supported by concrete brackets. Walls are brick and rest on a concrete foundation. The facade has a recessed first story with a groin-vaulted ceiling supported by paneled, concrete columns and segmental arches with paired off-center fully glazed, steel-framed entrance doors. One story wings at the southwest and northeast sides have secondary entrances and house additional office space and a post office. Most windows are full-height, multi-light, fixed, steel sash and upper stories have recessed window openings with wide concrete surrounds. C

The **Thomas J. McIntyre Federal Building and Post Office, 62 Daniel Street** (1967) was designed in the New Formalist style by architects Koehler & Isaak of Manchester, New Hampshire, who served as agents for the General Services Administration (GSA). The New Hampshire Employment Security published *Mid-20th Century Architecture in NH: 1945–1975* in 2012 in which they use the McIntyre Federal Building as an example of Federal Construction and define New Formalism as “classical architecture updated with new technologies and design elements” (Mausolf 2012:76). In particular, elements such as repetitive arches or rounded openings, column supports, and smooth walls, often topped with large, slab-like roofs, were called out as characteristic features of this style. The design for the McIntyre Federal Building integrates the smooth brick wall surfaces of the upper story, with a concrete colonnaded arcade along the first story. The roof is a heavy concrete slab emphasized by large modern brackets (Mausolf 2012:76).

Koehler & Isaak (1946–1970)

Koehler & Isaak were a Manchester-based architectural firm of Richard Koehler (1912–1974) and Nicholas Isaak (1913–1975) who practiced from 1946 to 1970. Isaak earned a Bachelor of Architecture from the University of New Hampshire (UNH) in 1936. Koehler received his architecture degree from UNH in 1934. The two served as architects and agents for the GSA and are noted for buildings throughout New Hampshire, including federal buildings in Portsmouth, Concord, Manchester, and Keene; the State of New Hampshire Department of Employment Security building, Concord (1959); the campus plan and 10 buildings at St. Anselm College, Manchester (1962–1969); Liquor Commission building, Concord (1965); and the Roman Catholic Chancery Building, Manchester (1966) (Mausolf 2012:135).

FORMALISM (ALSO NEO-FORMALISM OR NEW FORMALISM)



FLAT PROJECTING ROOFLINES

SMOOTH WALL SURFACES

HIGH-QUALITY MATERIALS

COLUMNAR SUPPORTS

STRICT SYMMETRY

SHOWN: PHIL G. ROGERS FEDERAL BUILDING AND U.S. COURTHOUSE,
WEST PALM BEACH, FLORIDA | STETSON & SPINA | 1972



Surplus Real Property Available for Public Use

Federal real estate properties that are no longer needed by the federal government may be made available for public uses to state and local governments, regional agencies, or non-profit organizations.

Public uses for properties are those that are accessible to and can be shared by all members of a community, and include community centers, schools and colleges, parks, municipal buildings and many more.

GSA's Office of Property Disposal notifies state and local agencies of the availability of any surplus federal real property that they may be eligible to acquire under certain laws. These laws allow property to be transferred to public agencies and institutions at discounts up to 100 percent of fair market value for:

- Public health or educational uses
- Public Parks and Public Recreational Areas
- Historic monuments
- Homeless assistance
- Correctional institutions
- Port facilities
- Highways
- Wildlife Conservation
- Self-help housing
- Law Enforcement and Emergency Management Response (PDC)
- Negotiated Sales to Public Agencies

Surplus property also may be leased to local public agencies to assist the homeless, and sales to public agencies may be negotiated at fair market value without restrictions on use.



GSA DISPOSAL FOR PUBLIC USE

- Historic Monument
- Negotiated Sale

HISTORIC MONUMENTS

Title 40 U.S.C. 550(h) authorizes conveyance to any State, political subdivision, instrumentalities thereof, or municipality, of all the right, title, and interest of the United States in and to any surplus real and related personal property which in the determination of the **Secretary of the Interior is suitable and desirable for use as a historic monument for the benefit of the public**. Conveyances of property for historic monument purposes under this authority shall be made **without monetary consideration to the United States**: Provided, that no property shall be determined under this authority to be suitable or desirable for use as an historic monument except in conformity with the recommendation of the National Park Advisory Board established under section 3 of the Act of Congress approved August 21, 1935 (16 U.S.C. 463) and only so much of any such property shall be so determined to be suitable or desirable for such use as is necessary for the preservation and proper observation of its historic features. Property conveyed for historic monument purposes **may under certain circumstances be used for revenue producing activities to support the historic monument. All income exceeding the cost of repairs, rehabilitation, and maintenance shall be used for public historic preservation, park, or recreational purposes.** Deeds conveying any surplus real property under this authority shall be used and maintained for the purposes for which it was conveyed in perpetuity and may contain such additional terms, reservations, restrictions, and conditions.



NOTICE OF SURPLUS DETERMINATION

Notice is hereby given, furthermore, that the subject property has been determined to be surplus Government property and is available for disposal pursuant to the provisions of the Property Act (116 Stat. 1062, 40 U.S.C.543) as amended with certain related laws and applicable regulations. The applicable regulations provide that public agencies (non-Federal) shall be allowed to submit a formal application for surplus real property within 60 days of the date of this Notice. Disposal of this property may be made to public agencies for the public uses stated below, and that disposal is authorized by the statutes and applicable regulations as follows:

STATUTE	TYPE OF DISPOSAL
40 U.S.C. 550(h)	Historic Monument
40 U.S.C. 545(b)(8)	Negotiated sale to public bodies for public purposes

For Historic Monument or Negotiated Sale, submit letter of interest to:

John E. Kelly, Director
U.S. General Services Administration
Office of Real Property Utilization & Disposal
10 Causeway St., Room 1010, Boston MA 02222

Such written notice shall:

- 1) disclose the contemplated use of the property;
- 2) contain a citation of the applicable statute under which the public agency desires to procure the property;
- 3) state the length of time required to develop and submit a formal application for the property (where a payment to the Government is required under the statute, include a statement as to whether funds are available and, if not, the period required to obtain funds); and
- 4) give the reason for the time required to develop and submit a formal application.

Upon receipt of the written notice, the public agency shall be promptly informed concerning the period of time that will be allowed for submission of the formal application.

In the absence of a written notice, or in the event a public use proposal is not approved, the regulations issued pursuant to authority contained in the Property Act as amended, provide for offering the property for sale according to its highest and best use. If any public agency considers that the proposed disposal of the property is incompatible with its development plans and programs, notice of such incompatibility must be forward to the Regional Administrator, U.S. General Services Administration, 10 Causeway St., Boston, MA 02222



NOTICE OF SURPLUS DETERMINATION

