



# Thomas J. McIntyre Federal Building

80 Daniel Street, Portsmouth, NH

**The City is hosting an initial Public Input Session on the McIntyre Project on**

**Monday, June 26th, at 6 pm in City Council Chambers.**

**Please come and give us your ideas!**

The Thomas J. McIntyre Federal Building has been home to several offices of the Federal government for over 50 years. Located on Daniel Street, the building has supported offices of the Internal Revenue Service, the Social Security administration, the Federal Bureau of Investigation, and the U.S. Postal Service. Since 2004, the General Services Administration (GSA) has been planning to relocate the functions from this property to another location in Portsmouth. In fall of 2016, the GSA officially began its disposal process, declaring the building to be surplus to its needs.

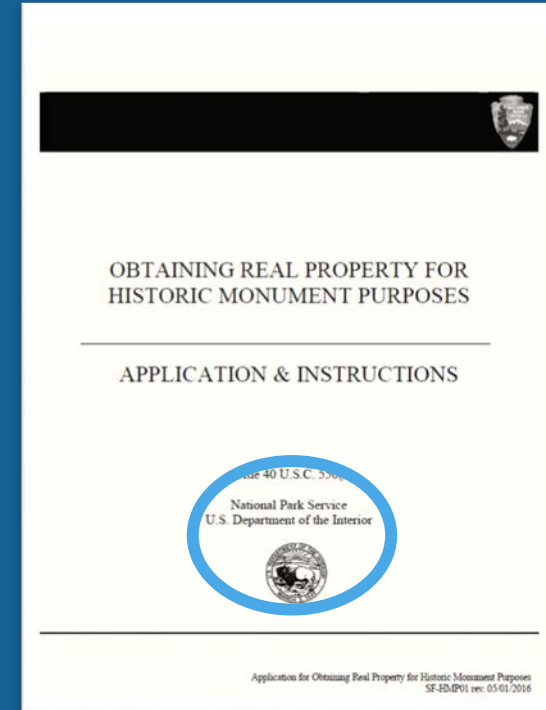
# MCINTYRE PROJECT JUNE 26, 2017

[www.planportsmouth.com](http://www.planportsmouth.com)

# GSA'S HISTORIC MONUMENT PROGRAM



Public Input - June 30, 2017





# 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

**FEDBIZOPPS.GOV** Federal Business Opportunities

Home | Getting Started | General Info | **Opportunities** | Agencies | Privacy

Buyers: [Login](#) | [Register](#) | Vendors: [Login](#) | [Register](#) | [Accessibility](#)

**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)

Notice Details | Packages | Print | Link

Original Synopsis  
 Sep 21, 2016 11:06 am

[Return To Opportunities List](#) | [Watch This Opportunity](#)

Solicitation Number: 09012017 | Notice Type: Presolicitation

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

U.S. GOVERNMENT

ALL FILES  
 Delineated Area Map  
 Sep 21, 2016  
[SSA\\_FBO\\_DA\\_MAP.pdf](#)

GENERAL INFORMATION  
 Notice Type: **Presolicitation**  
 Post Date: September 21, 2016  
 Response Date:

- 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

# BRIEF CHRONOLOGY

- 2004 • PL 108-199 **authorizes \$24.8 M** for purchase of 11 acres of land at Pease Tradeport and design construction & relocation of McIntyre tenants. Law authorizes transfer of McIntyre Bldg. City for economic development purposes.
- 2006 • GSA purchases 11.51 acres of land at 235 Corporate Dr. at Pease Tradeport (\$1.5M).
  - Project completion delayed to 2010.
- 2013 • GSA informs City that **relocation project eliminated from President's budget.**
- 2016 • GSA issues RFI and hosts Industry Day for interested developers.
  - **Mcintyre Included in Proposed National Register Historic District**

# MCINTYRE (1967) IS PART OF THE PORTSMOUTH DOWNTOWN NATIONAL REGISTER DISTRICT

NPS Form 10-900

United States Department of the Interior  
National Park Service

## National Register of Historic Places

This form is for use in nominating or requesting determinations for individual properties. See 36 CFR 67.201 for instructions. For functions, architectural 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

Not For Publication:

Vicinity:

OMB No. 1024-0018



# 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-20<sup>th</sup> 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 ROOF LINES

SMOOTH WALL SURFACES

HIGH-QUALITY MATERIALS

COLUMNAR SUPPORTS

STRICT SYMMETRY

SHOWN: FRANK O. ROGERS FEDERAL BUILDING AND U.S. COURTHOUSE,  
WEST PALM BEACH, FLORIDA | STETSON & SPINK | 1972

## 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

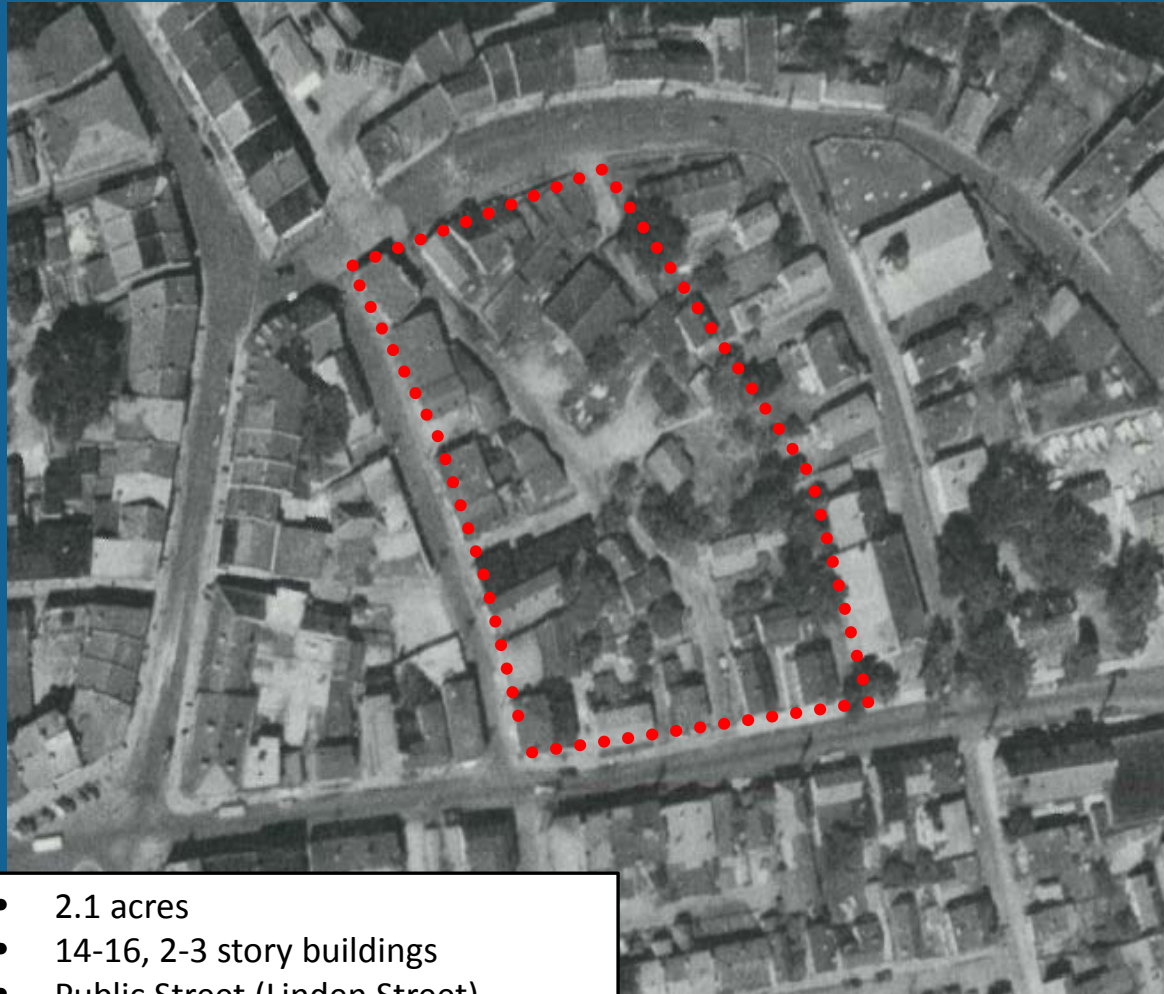
CITY RESPONSE: JANUARY 25, 2017

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.

# HISTORIC MONUMENTS

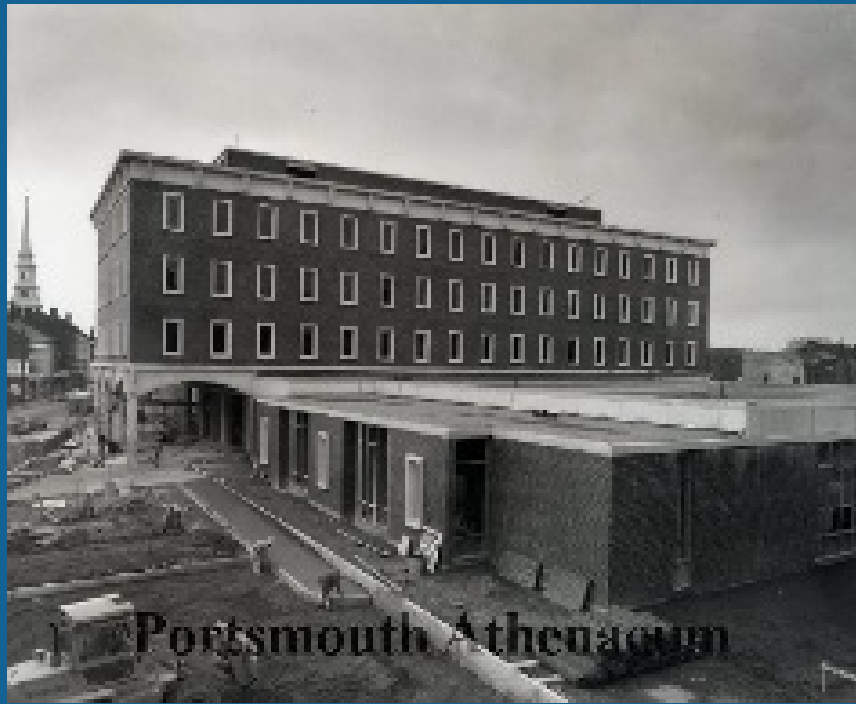


# The McIntyre Site in the 1960s



- 2.1 acres
- 14-16, 2-3 story buildings
- Public Street (Linden Street)

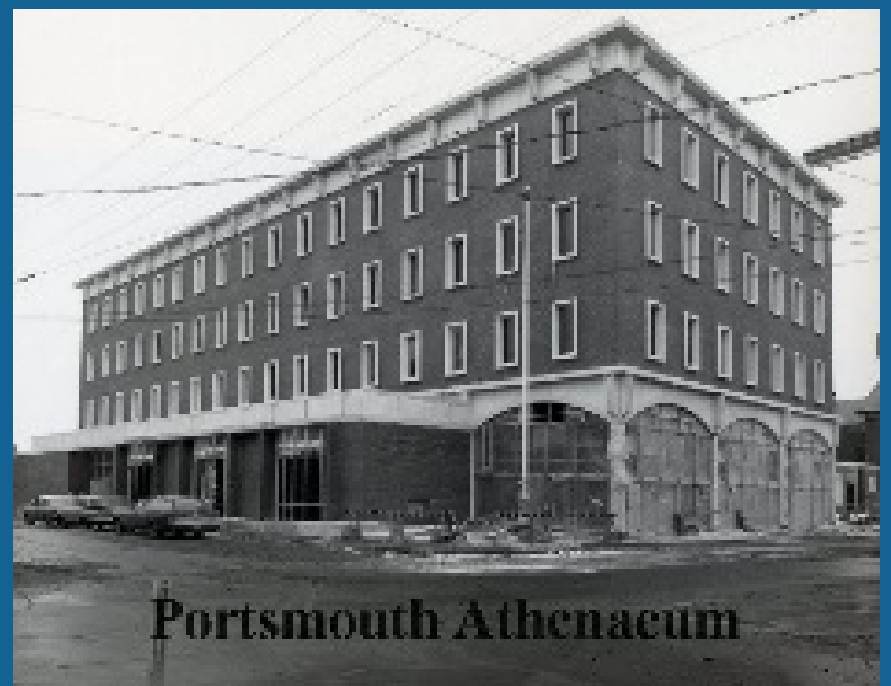




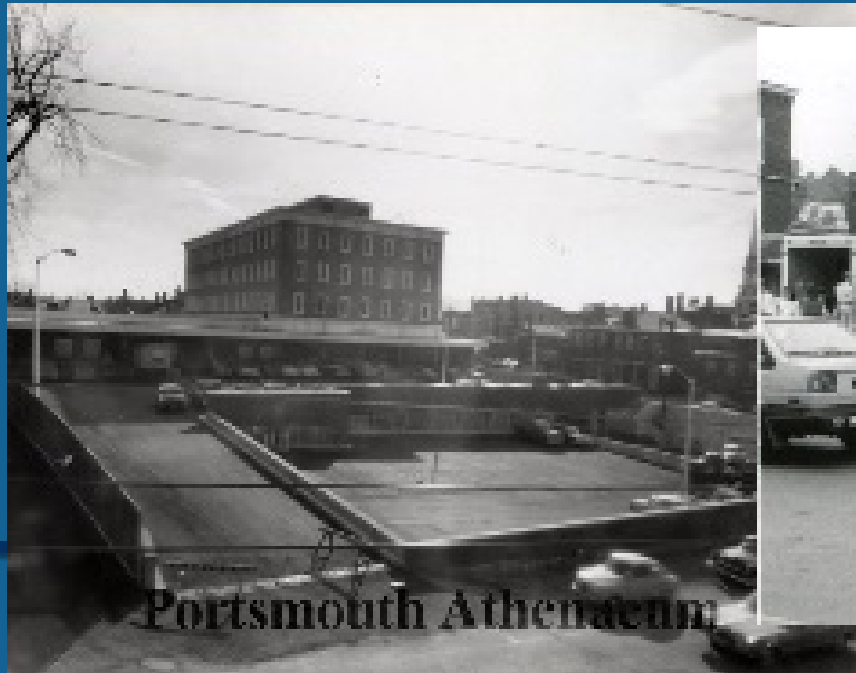
Portsmouth Athenaeum



UNITED STATES OF AMERICA  
LYNDON B JOHNSON  
PRESIDENT  
GENERAL SERVICES ADMINISTRATION  
LAWSON B KNOTT JR  
ADMINISTRATOR  
1967



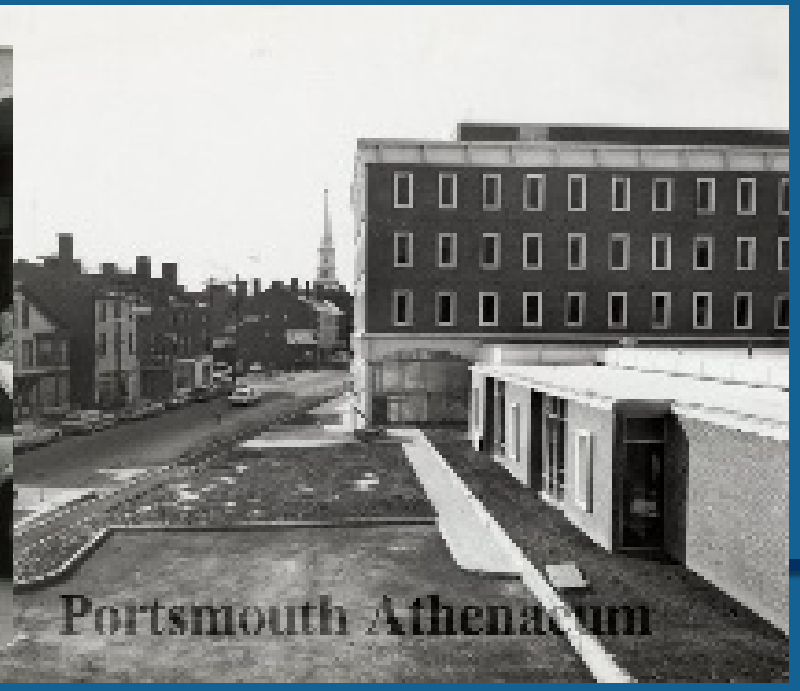
Portsmouth Athenaeum



Portsmouth Athenaeum



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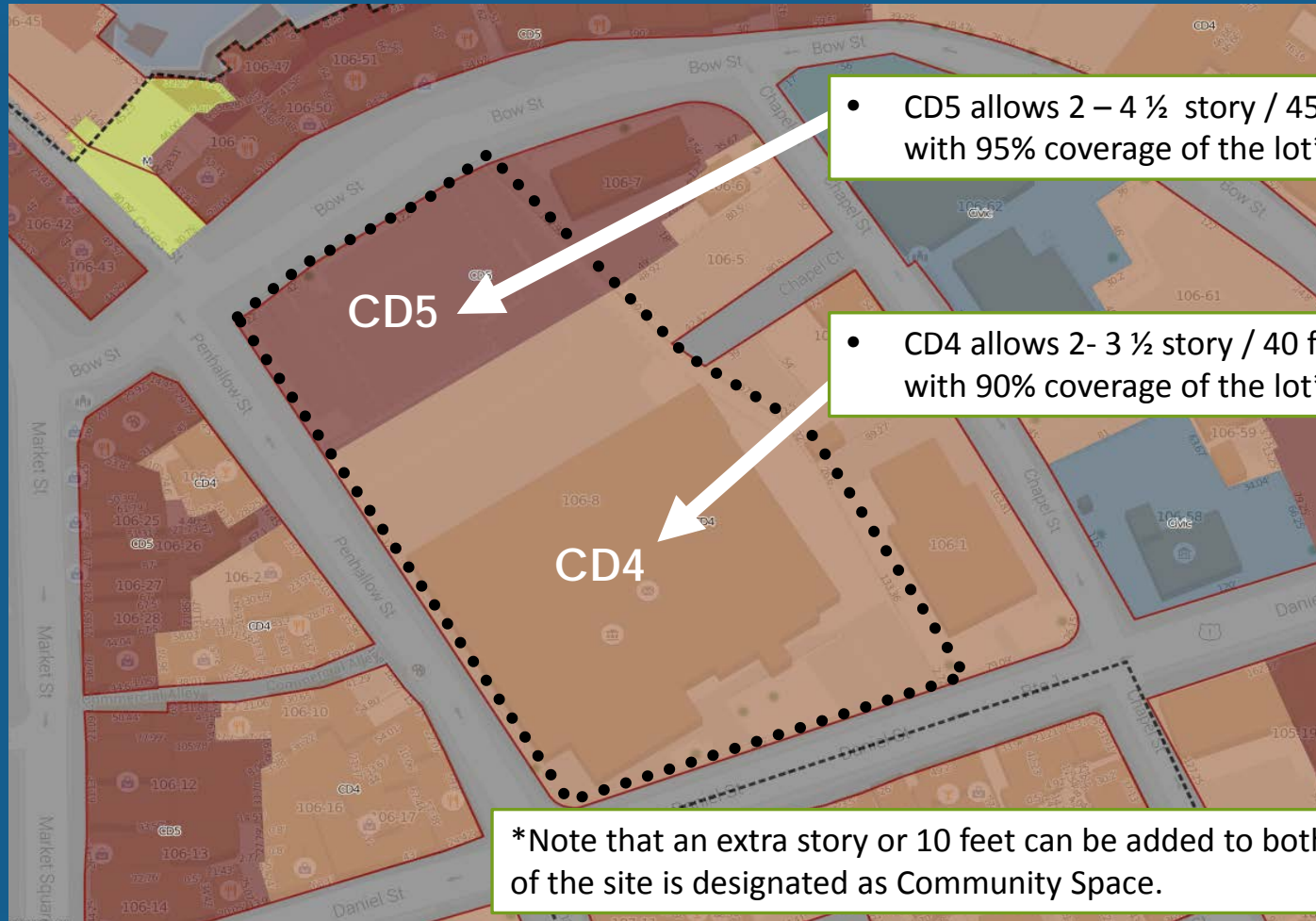
Portsmouth Athenaeum

# The McIntyre Site Today



- 2.1 acres
- 107,000 SF / 4 story/ 60 foot McIntyre Building
- 135 parking spaces (91 out 44 in)
- Tenants: 8
- Employees: 145+/-

# FEDERAL MCINTYRE PROPERTY: CHARACTER-BASED ZONING





## REQUEST FOR QUALIFICATIONS

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Development Partnership with the City of Portsmouth

for Reuse & Redevelopment of the Thomas J. McIntyre Federal Property

80 Daniel Street

pursuant to the Historic Surplus Property Program

## WHERE WE ARE NOW

7 Teams Submitted Qualifications

City Council to review July 10<sup>th</sup>

Meet with SHPO

Public Input

Develop Request for Proposals

Choose partner & submit  
application – Fall, 2017

- ▶ Shape redevelopment in the City's best interests by promoting **public/non-profit/commercial use of its ground floor**;
- ▶ Re-connect the site with Daniel, Penhallow, and Bow Streets via new **pedestrian ways, introduction of open space and public parking uses**, and revitalize the area with new uses;
- ▶ Ensure redevelopment/reuse of the site that meets the city's **economic development goals**; and
- ▶ Accomplish the above in a **fiscally prudent** manner, through a public-private partnership.



## CITY GOALS

# WHAT DO YOU THINK?

- Preservation Priorities
- Uses
- Site Details
- Other Public Amenities
- Additional New Construction?

