



THOMAS J. MCINTYRE FEDERAL BUILDING

Portsmouth, New Hampshire

Revised Concept Plan

National Park Service Preliminary Review

November 2021



PRINCIPLE



Contents

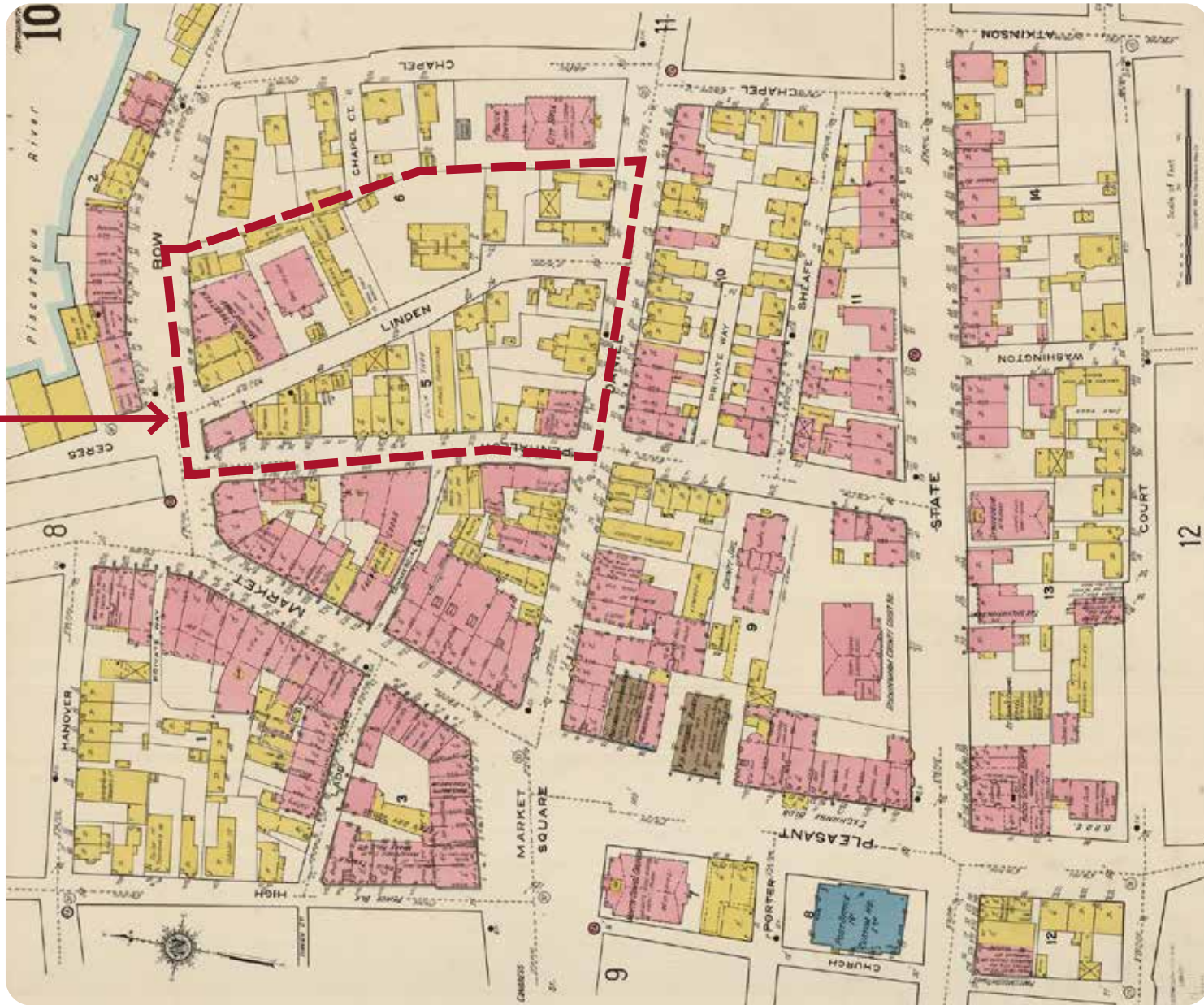
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Section 1:

Review of Site History and Existing Conditions

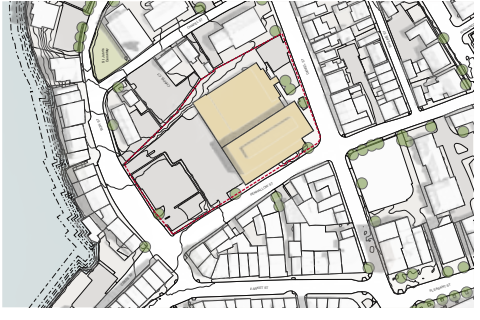
Downtown Prior to McIntyre Building - Circa 1920

Extent of
McIntyre Site



"Map of Congested District" - Portsmouth, NH. 1920 Sanborn Map

Site Prior to McIntyre Building

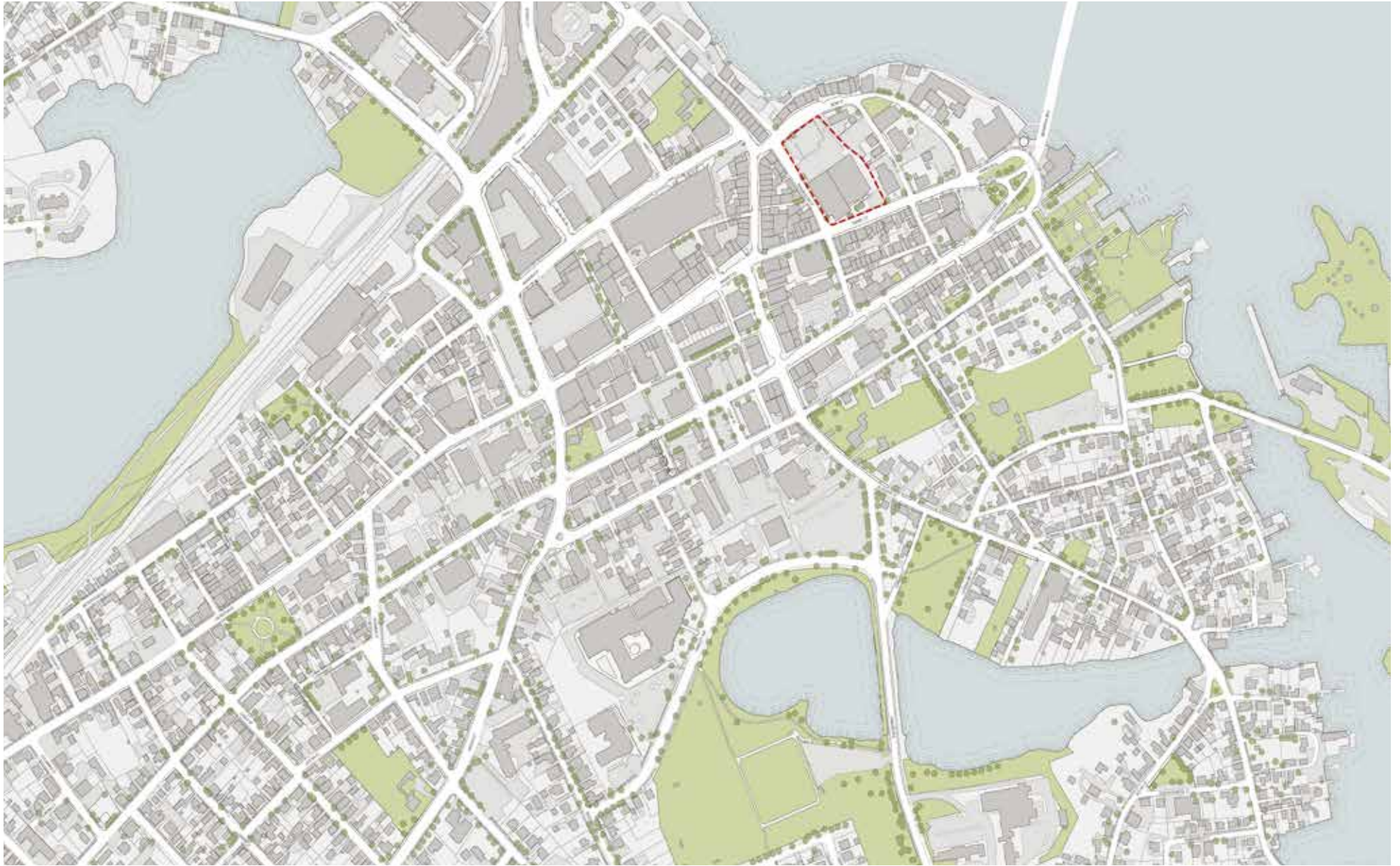


Inset Map:
Existing Site 2021



"Map of Congested District" - Portsmouth, NH. 1920 Sanborn Map

Existing Plan of Downtown



Existing Figure Ground of Downtown



Koehler and Isaak



Above: Federal Building, Keene NH 1971

Right: James Cleveland Federal Building, Concord NH 1966

- Richard Koehler and Nicholas Isaak based in Manchester, NH
- Several buildings commissioned by the GSA in the same period
- New Formalism style used to convey modern monumentality
- Roof as large, projecting slab
- Smooth wall surfaces
- Incorporate classical elements such as colonnades and symmetry



1967 - McIntyre Building and Site



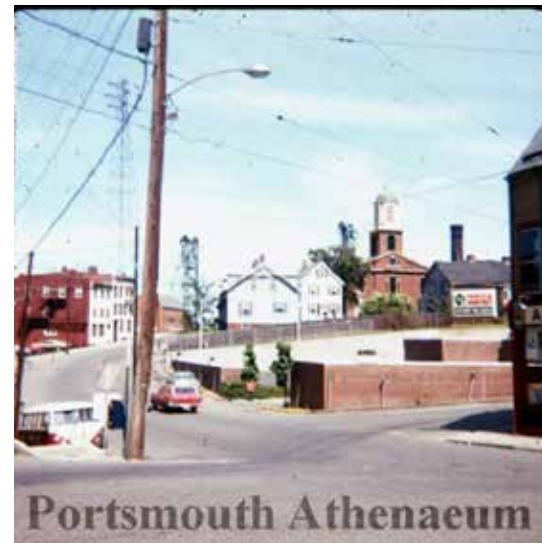
View from Penhallow Street



View from Daniel Street



View from Bow Street



View from Bow and Penhallow Street Intersection

GSA Assessment of the McIntyre Building



Public Buildings Service

July 22, 2016

Ms. Elizabeth H. Muzzy
State Historic Preservation Officer
New Hampshire Division of Historic Resources
State of New Hampshire, Division of Cultural Resources
19 Pillsbury Street
Concord, NH 03301-3570

Dear Ms. Muzzey:

I am writing in my capacity as the Federal Preservation Officer for the U.S. General Services Administration to comment on the characterization of GSA's McIntyre Federal Building as a contributing building in the proposed Portsmouth Downtown Historic District nomination.

GSA appreciates the recognition of the agency's effort in designing the 1966 federal building to incorporate aspects of the architectural palette that characterizes the surrounding historic community. We also appreciate the research documenting architects Koehler and Isaak, acknowledging the firm's other federal work and that the building is an example of New Formalist federal architecture. Although the threshold for a building's contribution to a historic district is lower than eligibility for individual listing, in GSA's opinion, the McIntyre Building has not been documented as a significant example of the firm's work, is a mundane representative of its style and lacks a discernable relationship to the qualities that make the Portsmouth district significant as documented in the proposed nomination. Its contribution seems to be documented by virtue of its construction during the suggested period of significance, which includes all structures constructed more than fifty years ago.

The nomination's proposed terminus for the period of significance has been defined as the 50- year rule of thumb for National Register consideration, rather than factors specific to the history or character of this district. As the narrative details, the history and attributes that make the district noteworthy are reflected in its intact array of 18th and 19th century institutional, commercial and residential buildings. Most of the noteworthy 20th century events emerged from initiatives undertaken by the community to preserve and promote the 18th and 19th century buildings that make the district significant. Relatively few resources are documented in the narrative from the mid-twentieth century, which include the McIntyre Building, the water filtration plant, the Strawberry Banke designed landscape, a few residences and commercial buildings, and many sheds and garages. The end of the period of significance appears to be rather arbitrary and weakly justified.

GSA proactively evaluates and nominates its historic buildings to the National Register, having listed more than 100 buildings since 2010. GSA's Modern Era Eligibility Assessment Tool, based on the National Register criteria for evaluation as applied to GSA's inventory, is a useful preliminary guide to potential eligibility triggers such as buildings that played an important part in a city's urban planning or are noteworthy examples of architectural styles or types. As a result, GSA has listed nearly thirty modern era properties and determined many others eligible for listing individually and as components of historic districts.

A few years ago GSA conducted an internal preliminary assessment of the McIntyre Building using its assessment tool. We determined the building an undistinguished, derivative representation that did not rise as one of Koehler and Isaak's more noteworthy efforts or reflect important events in the history of the city, state or nation. In our opinion, while the effort of GSA's architect to respond to the site's physical context may have tempered the impact of the large federal building on the historic community, the building does not seem to fit well within or contribute to the character of the district.

Please note that the correct name of the building is the Thomas J. McIntyre Federal Building and the address is 80 Daniel Street.

Thank you for extending GSA's opportunity to comment in light of the absence of an FPO notification. Please do not hesitate to call me at (202) 208-1936 or email at beth.savage@gsa.gov if you have questions or would like to discuss these comments.

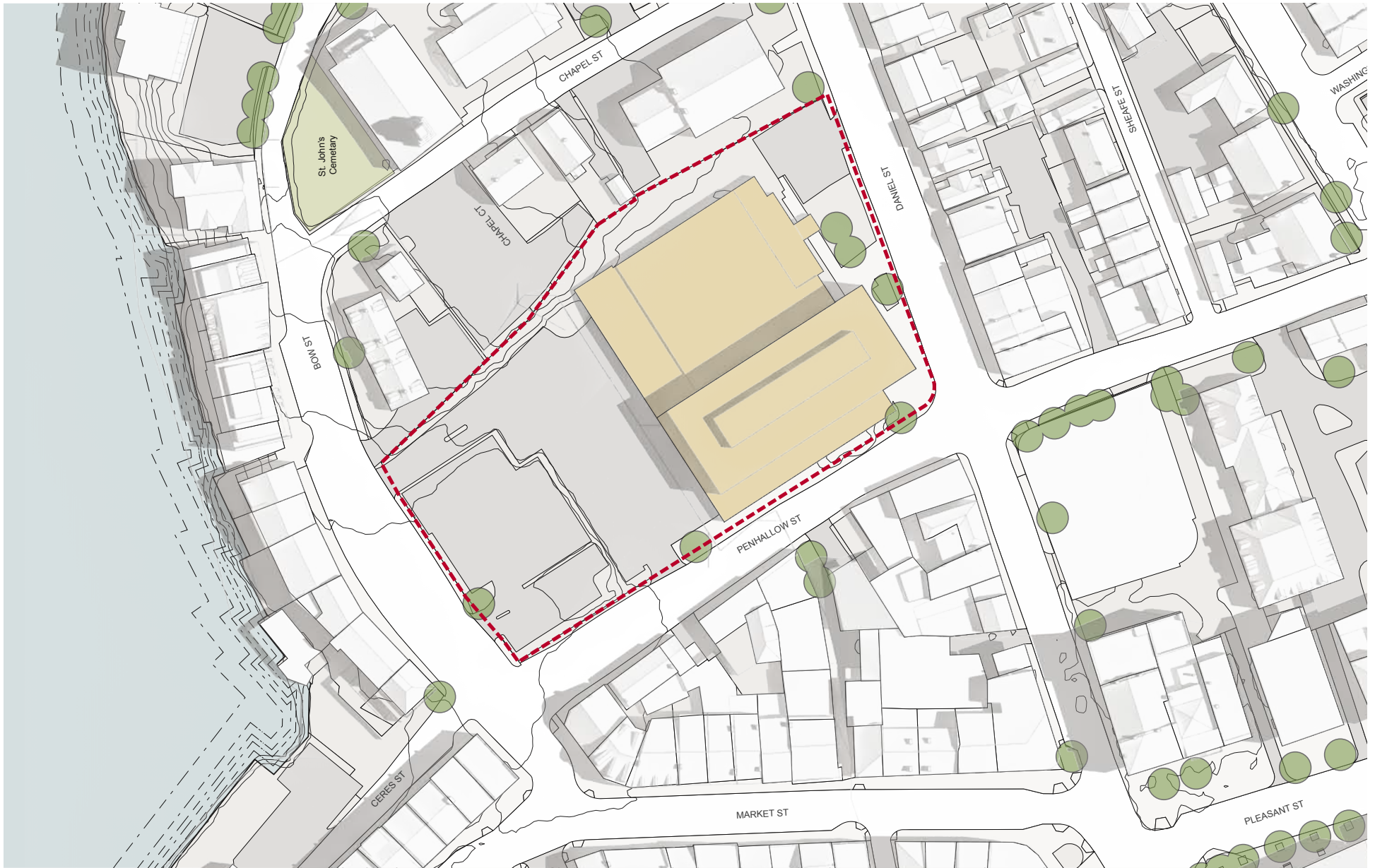
Sincerely,

A handwritten signature in blue ink, appearing to read "Beth L. Savage".

Beth L. Savage
Federal Preservation Officer

cc: Liz Mees, New England Region Historic Preservation Officer

Existing Conditions Site Plan



Context Photos



View 1 - McIntyre from Daniel Street at Pennhallow



View 2 - Daniel Street at Bow Street looking South



View 3 - Daniel Street at Existing Parking Lot of McIntyre



Context Photos



View 1 - McIntyre from Chapel Court Looking South



View 2 - Looking South from Existing Parking Lot on Bow Street



View 3 - Looking South from Ceres Street



Context Photos



View 1 - Congress Street at Market Square Looking South at North Church



View 2 - Congress Street at Market Square Looking East



View 3 - Market Street Looking North



Context Photos



View 1 - Market Street at Hanover Street looking North



View 2 - Looking East at Market Street and Bow Street



View 3 - Looking West Down Commercial Alley to Market Street



Context Photos



View 1 - View South on Chapel Street



View 2 - View West from Chapel Court



View 3 - View West from Bow Street



Context Photos



View 1 - Chapel Street at Daniel Street



View 2 - Looking Southwest along Daniel Street



View 3 - Looking Southwest on Daniel Street towards Commercial Alley



Context Photos



View 1 - McIntyre Facade from Daniel Street



View 2 - View North on Penhallow

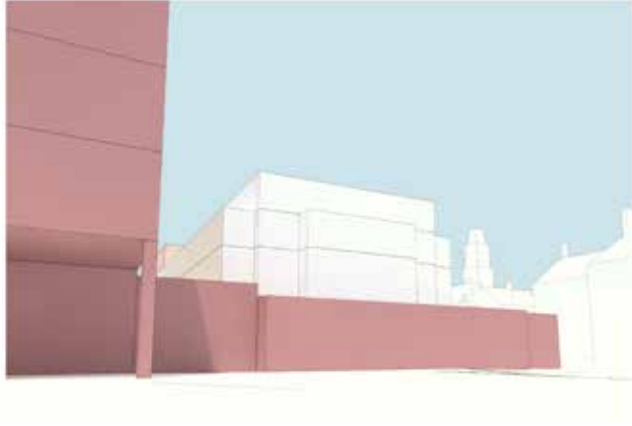


View 3 - View East at Bow and PenHallow

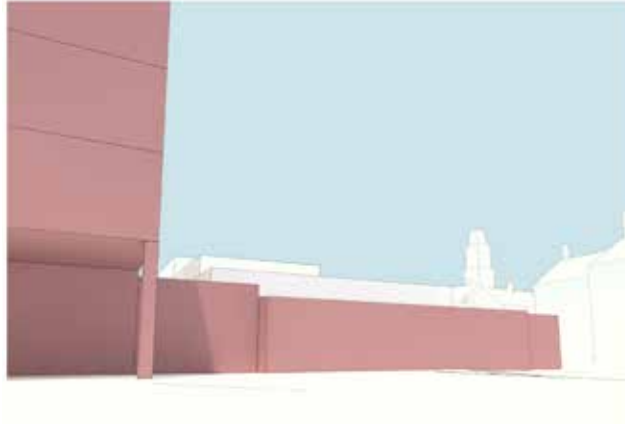


Section 2: Alternate Site Plans and Massing Studies

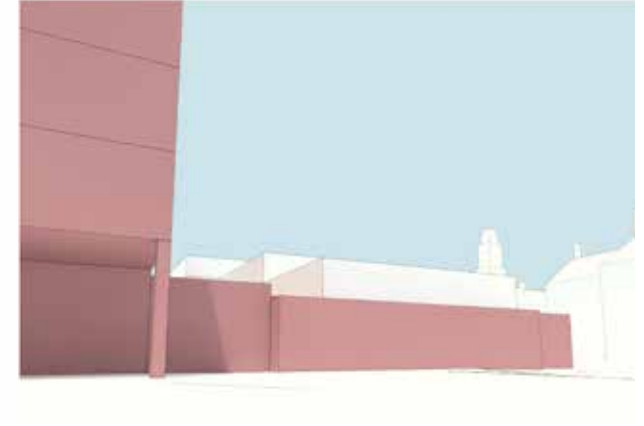
Comparison: Community Version vs Alternates 8 & 9



Community Vision Plan
Total Square Footage Added: 69, 572sf
Square Footage over Post Office: 29,789sf



Alternate 8
Total Square Footage Added: 55,436sf
Square Footage over Post Office: 10,662sf



Alternate 9
Total Square Footage Added: 60,025sf
Square Footage over Post Office: 15, 051sf

Proposed Site Plan for Alternate Options 8 & 9



Alternative Option 8 Summary

- Limit expansion over former Post Office to two stories
- Setback new construction from primary elevation of the main McIntyre massing by 70ft at the proposed second floor and by 120ft at the proposed third floor
- Proposed floors above former Post Office are setback from the east roof edge as well as the from the west roof edges to create more distance from the main McIntyre massing.
- Maintain the proposed massing at PenHallow and Bow Streets per the community vision plan
- Use materials compatible to the existing McIntyre Building

NPS ALTERNATIVE 8 - GROSS FLOOR AREA

FLOOR	PARKING McINTYRE	PARKING ADDITION	EXISTING McINTYRE***	POST OFFICE WING	PENHALLOW WING	BOW WING	TOTAL NEW / ADDITION
SUB-GRADE	?	34,161	0	0	0	0	0
FIRST FLOOR*			30,432	0	7,636	4,970	12,606
MEZZANINE			0	0	4,704	5,510	10,214
SECOND FLOOR			11,810	7,567	8,020	3,832	19,419
THIRD FLOOR			11,810	3,095	7,191	0	10,286
FOURTH FLOOR			11,810	0	2,911		2,911
TOTAL			65,862	10,662	30,462	14,312	55,436

MCINTYRE + ADDITION 121,298

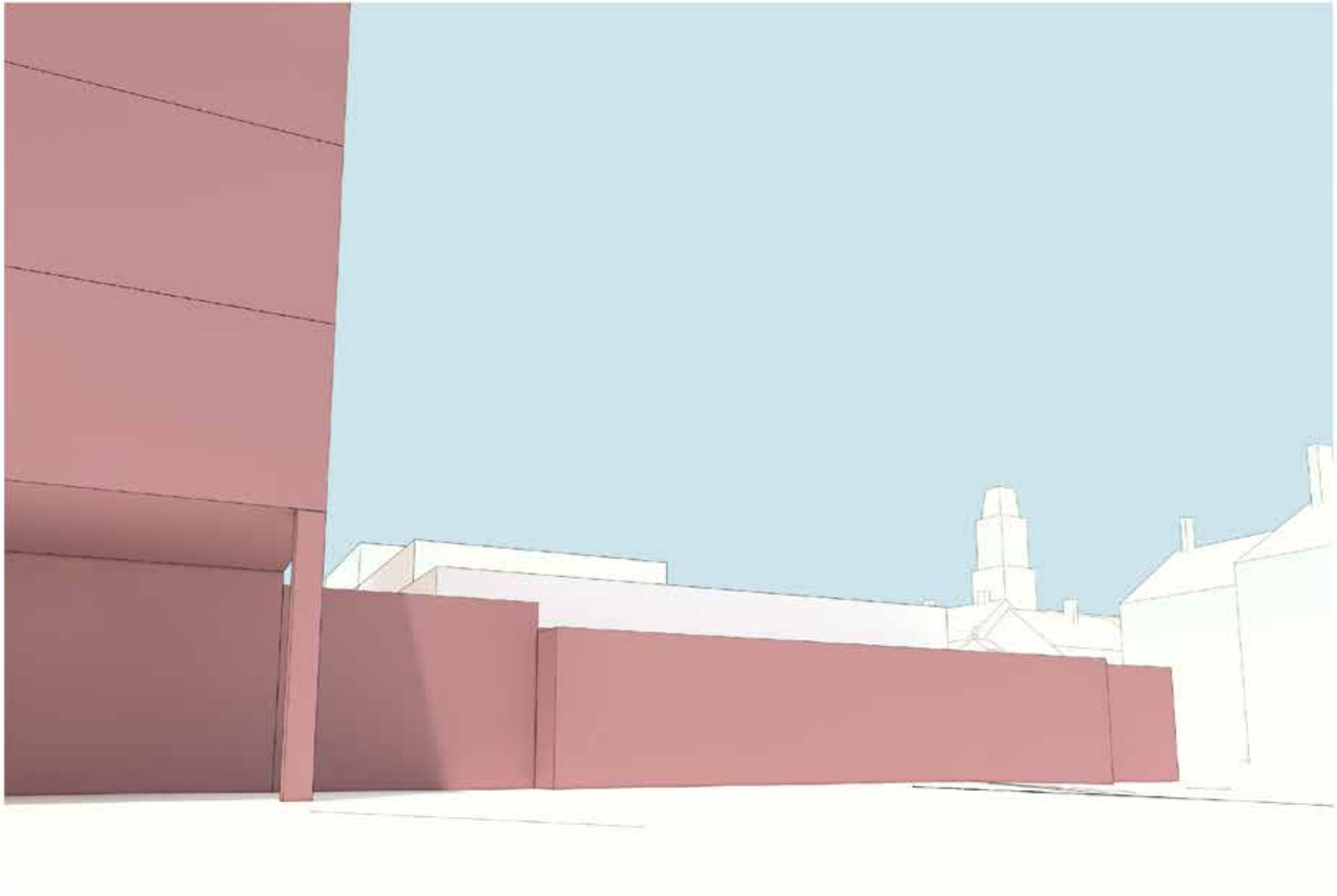
Alternate Option 8 - Key Plan



Alternative Option 8 - Existing Daniel Street - View 1



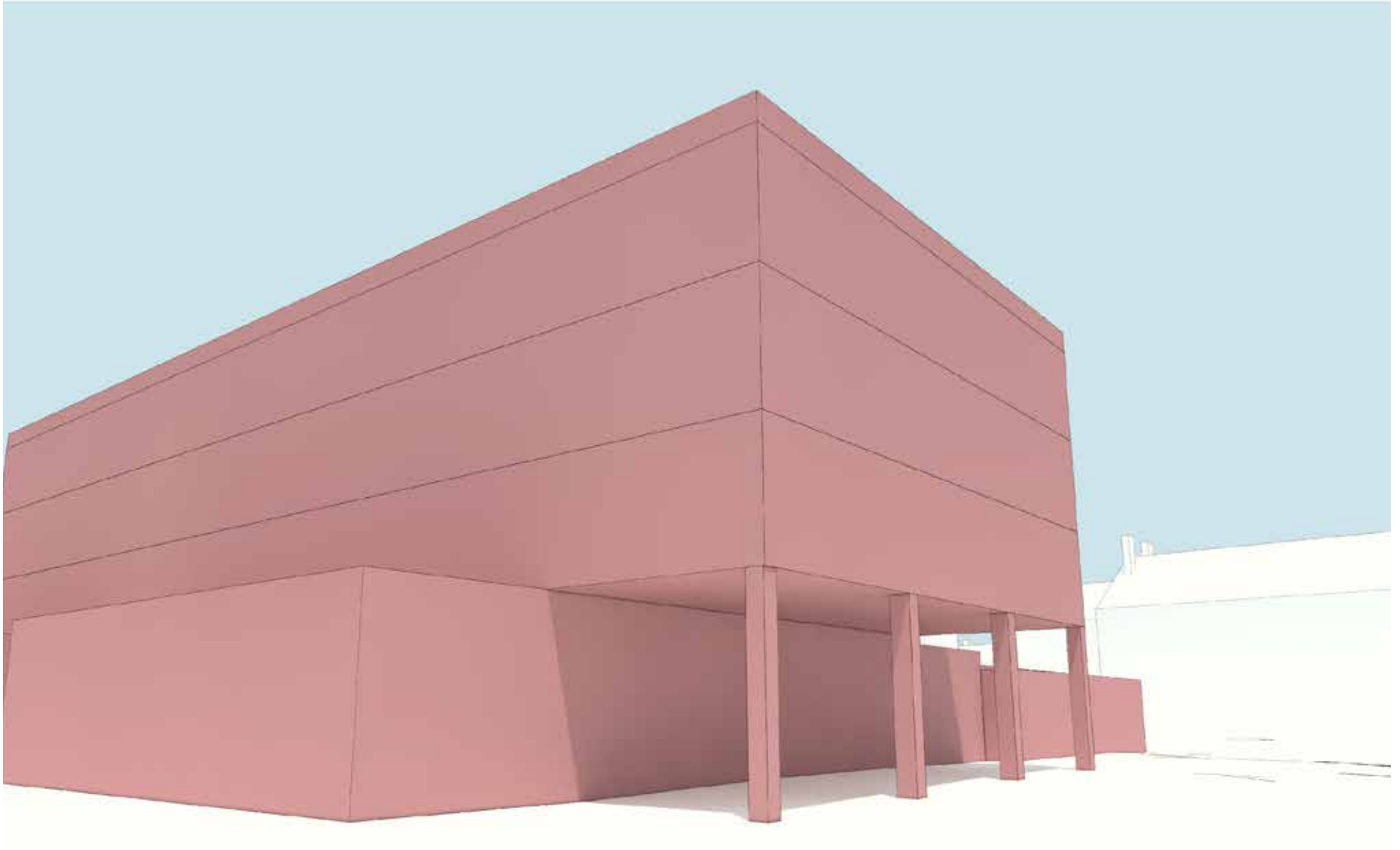
Alternative Option 8 - Proposed Daniel Street - View 1



Alternative Option 8 - Existing Daniel at Penhallow - View 2



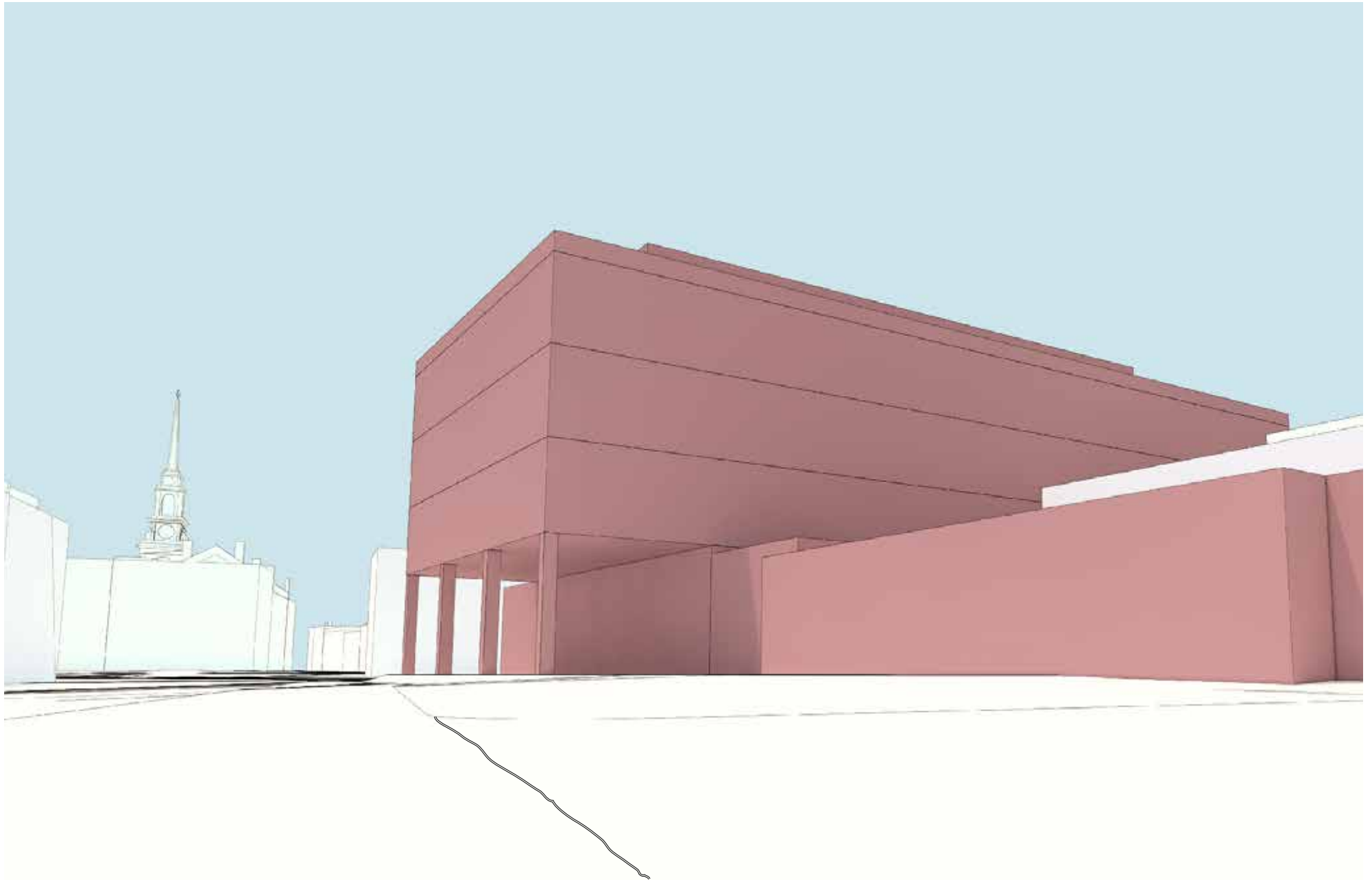
Alternative Option 8 - Proposed Daniel at Penhallow - View 2



Alternative Option 8 - Existing Daniel Street - View 3



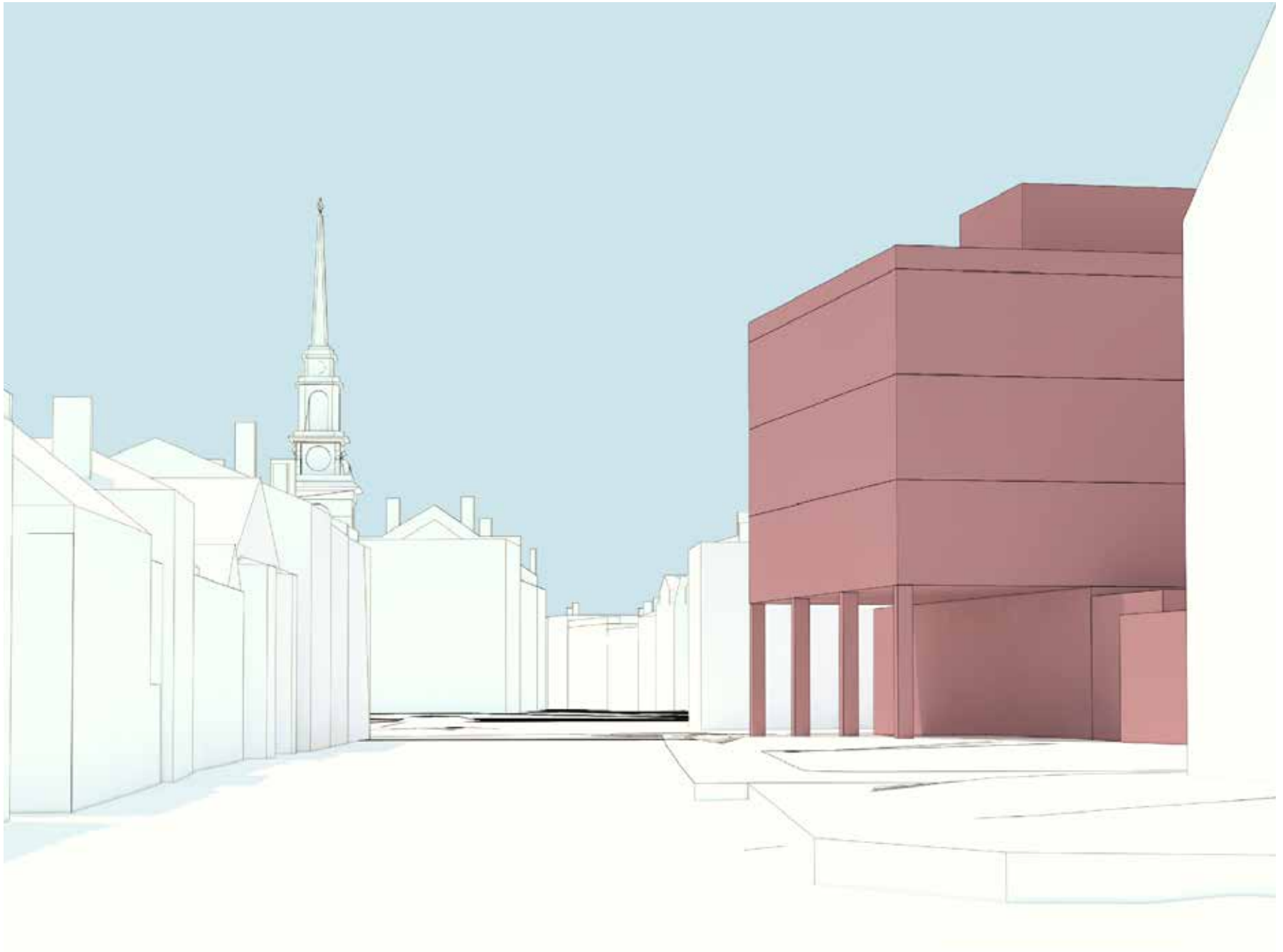
Alternative Option 8 - Proposed Daniel Street - View 3



Alternative Option 8 - Existing Daniel Street - View 4



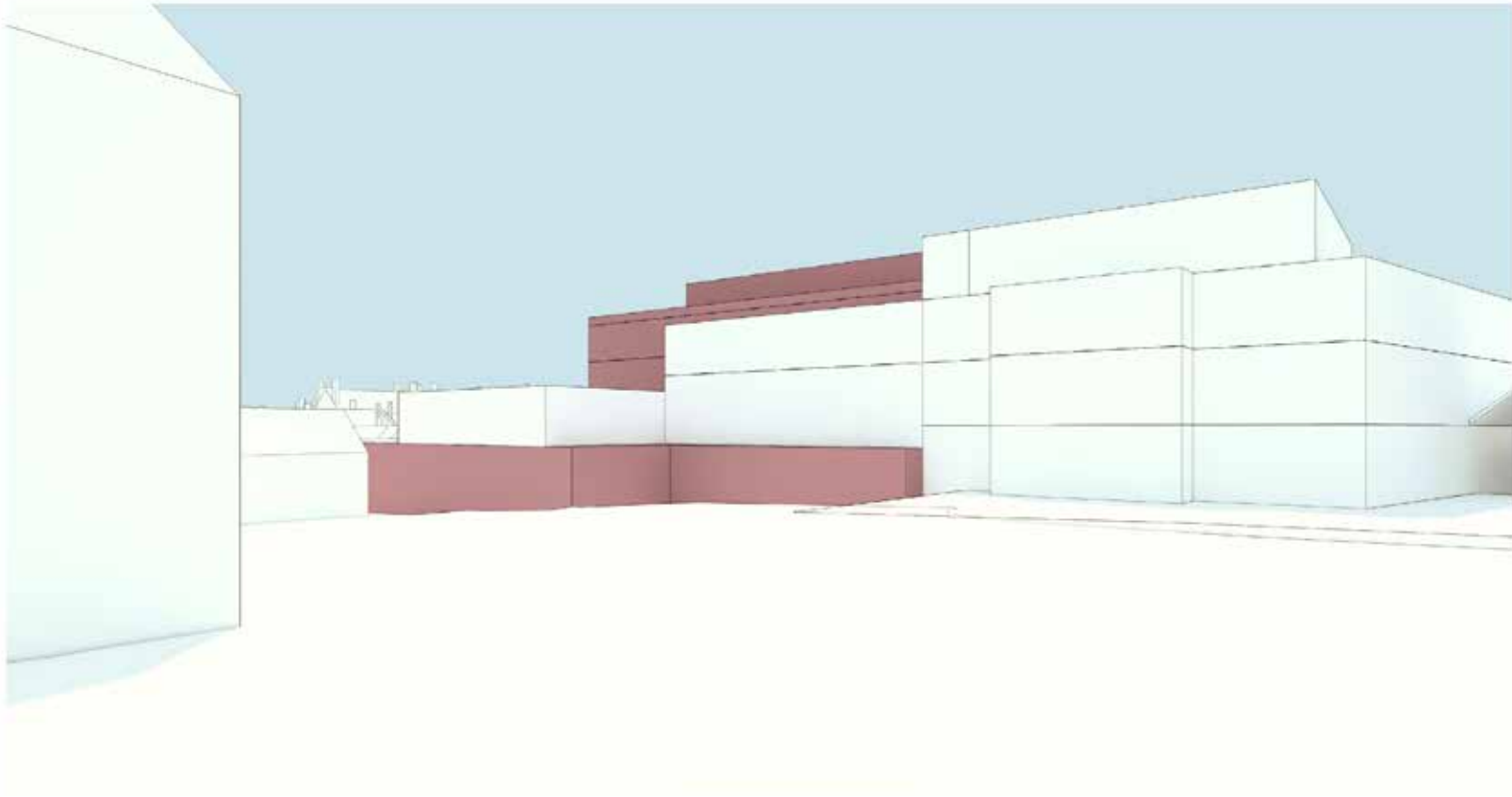
Alternative Option 8 - Proposed Daniel Street - View 4



Alternative Option 8 - Existing Chapel Court - View 5



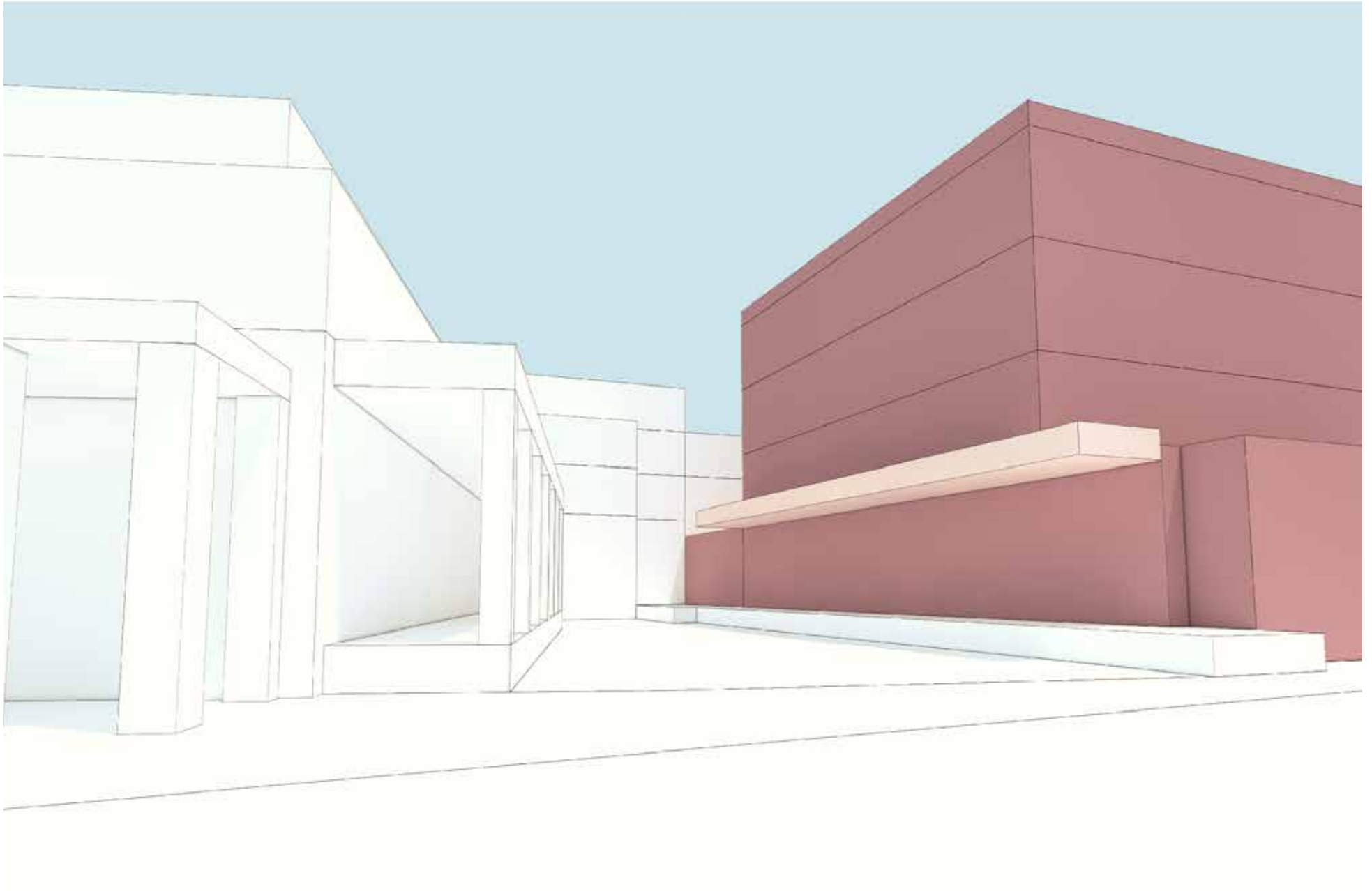
Alternative Option 8 - Proposed Chapel Court - View 5



Alternative Option 8 - Existing Bow Street - View 6



Alternative Option 8 - Proposed Bow Street - View 6



Alternative Option 9 Summary

- Limit expansion over former Post Office to two stories
- Setback new construction from primary elevation of the main Daniel Street McIntyre massing by 45ft at the proposed second floor and by 95ft at the proposed third floor
- Proposed second floor over former Post Office provides a greater setback from the long eastern facade of the McIntyre of 45ft
- Maintain the proposed massing at PenHallow and Bow Streets per the community vision plan
- Use materials compatible to the existing McIntyre Building

NPS ALTERNATIVE 9 - GROSS FLOOR AREA

FLOOR	PARKING McINTYRE	PARKING ADDITION	EXISTING McINTYRE***	POST OFFICE WING	PENHALLOW WING	BOW WING	TOTAL NEW / ADDITION
SUB-GRADE	?	34,161	0	0	0	0	0
FIRST FLOOR*			30,432	0	7,636	4,970	12,606
MEZZANINE			0	0	4,704	5,510	10,214
SECOND FLOOR			11,810	9,374	8,020	3,832	21,226
THIRD FLOOR			11,810	5,877	7,191	0	13,068
FOURTH FLOOR			11,810	0	2,911		2,911
TOTAL			65,862	15,251	30,462	14,312	60,025
MCINTYRE + ADDITION							125,887

* MCINTYRE INCLUDES 3,627sf for Winter Garden and EXCLUDES 1,941 sf of removed corner of existing building

*** Existing square footage from plans provided by City of Portsmouth

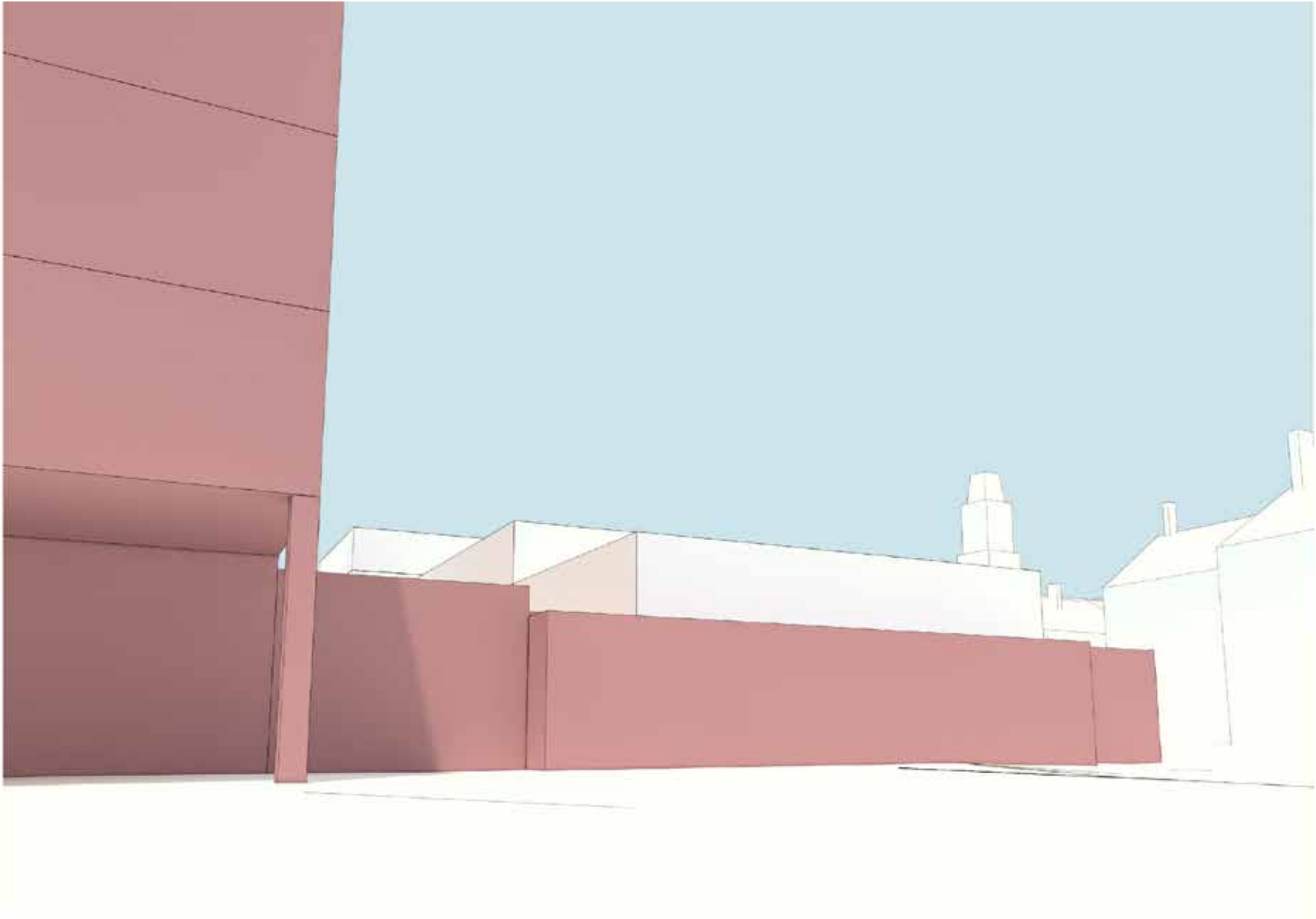
Alternative Option 9 Key Plan



Alternative Option 9 - Existing Daniel Street - View 1



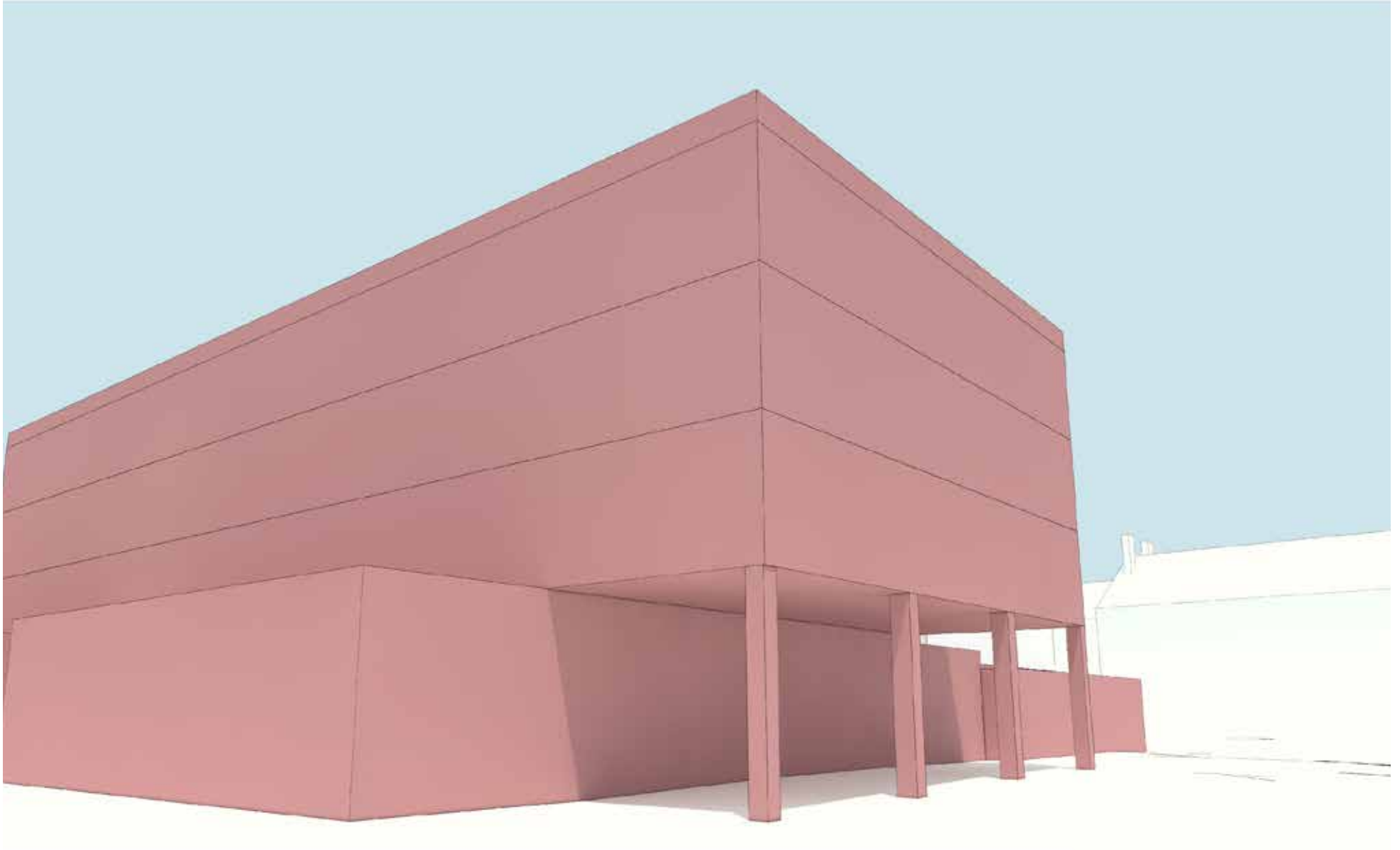
Alternative Option 9 - Proposed Daniel Street - View 1



Alternative Option 9 - Existing Daniel at Penhallow - View 2



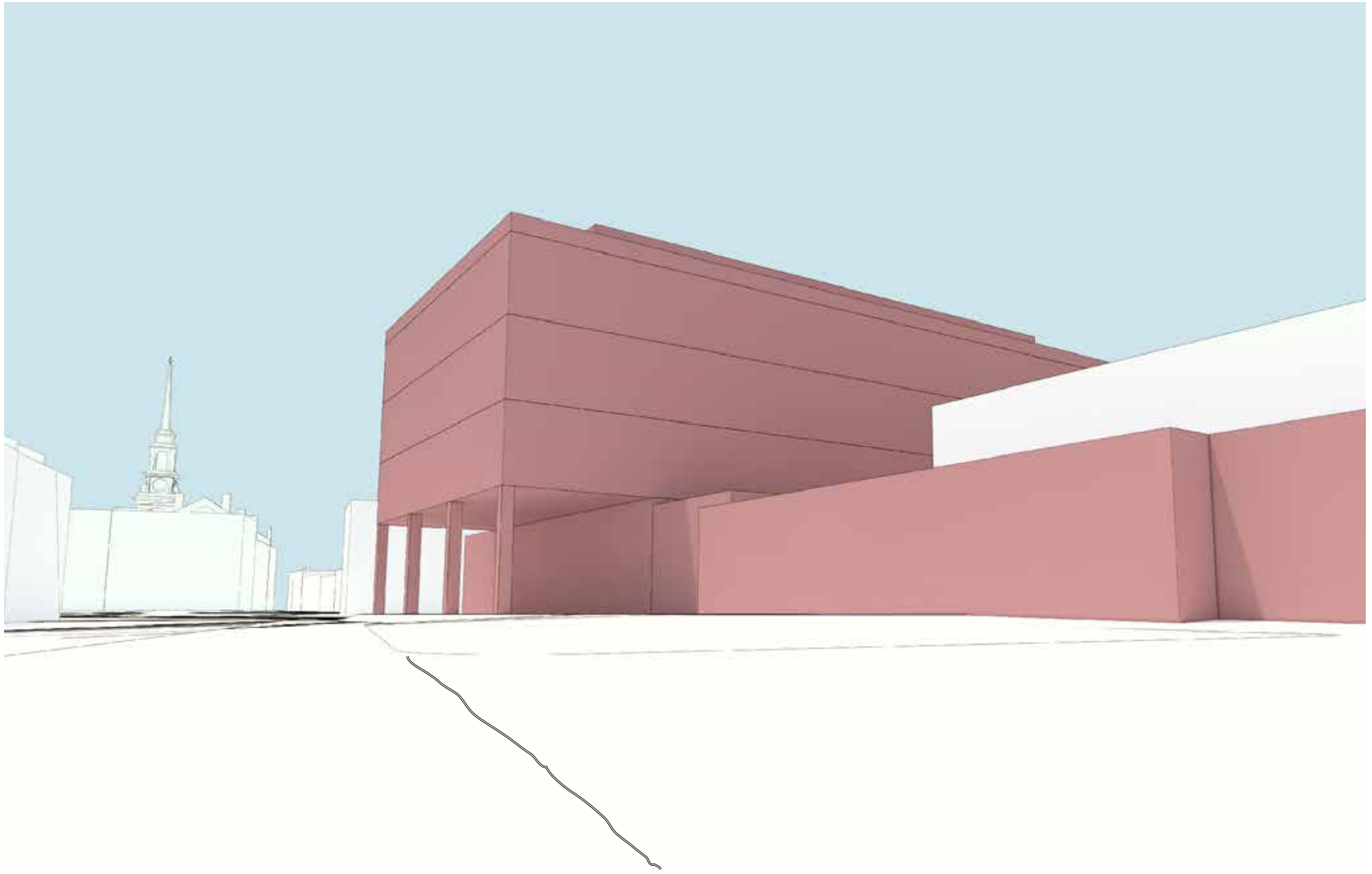
Alternative Option 9 - Proposed Daniel at Penhallow - View 2



Alternative Option 9 - Existing Daniel Street - View 3



Alternative Option 9 - Proposed Daniel Street - View 3



Alternative Option 9 - Existing Daniel Street - View 4



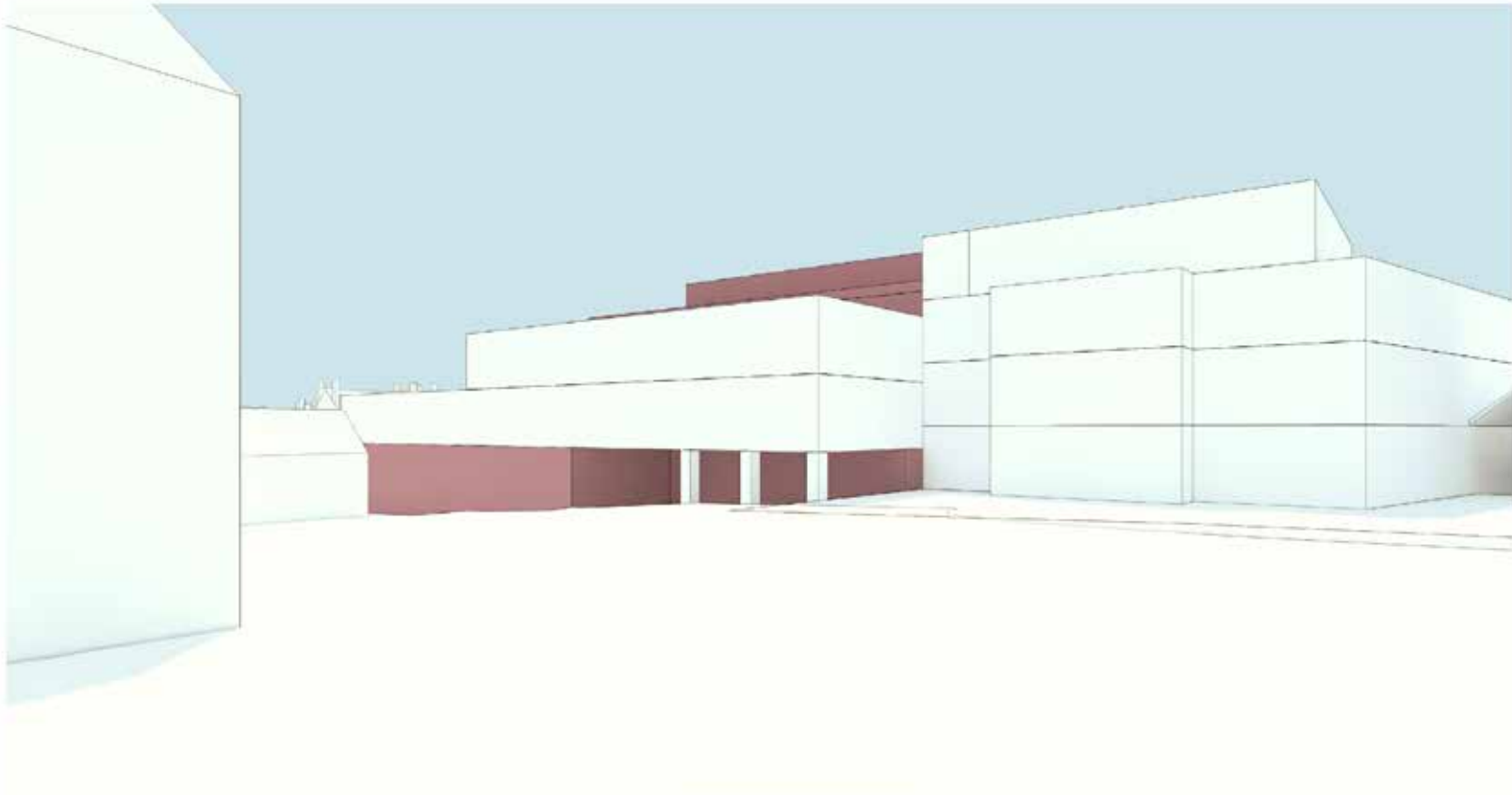
Alternative Option 9 - Proposed Daniel Street - View 4



Alternative Option 9 - Existing Chapel Court - View 5



Alternative Option 9 - Proposed Chapel Court - View 5



Alternative Option 9 - Existing Bow Street - View 6



Alternative Option 9 - Proposed Bow Street - View 6

