

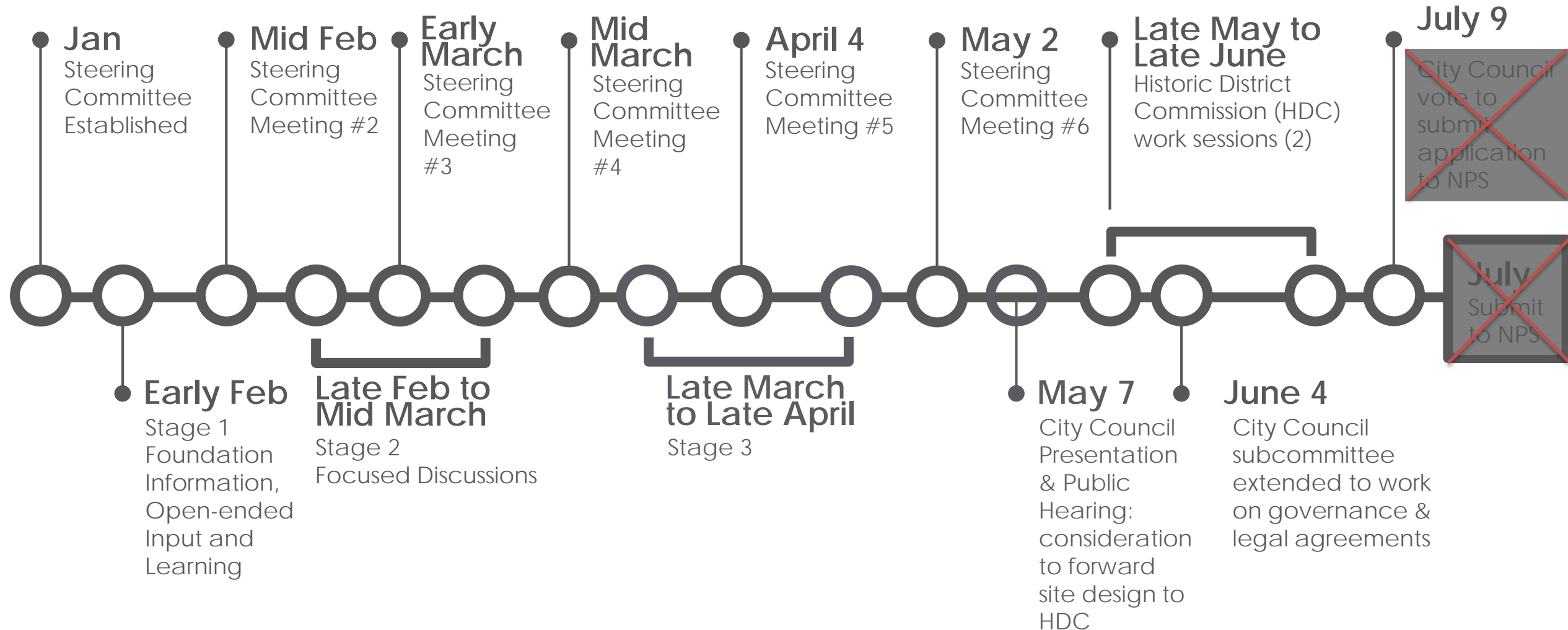
McINTYRE PROJECT UPDATE

September 4, 2018

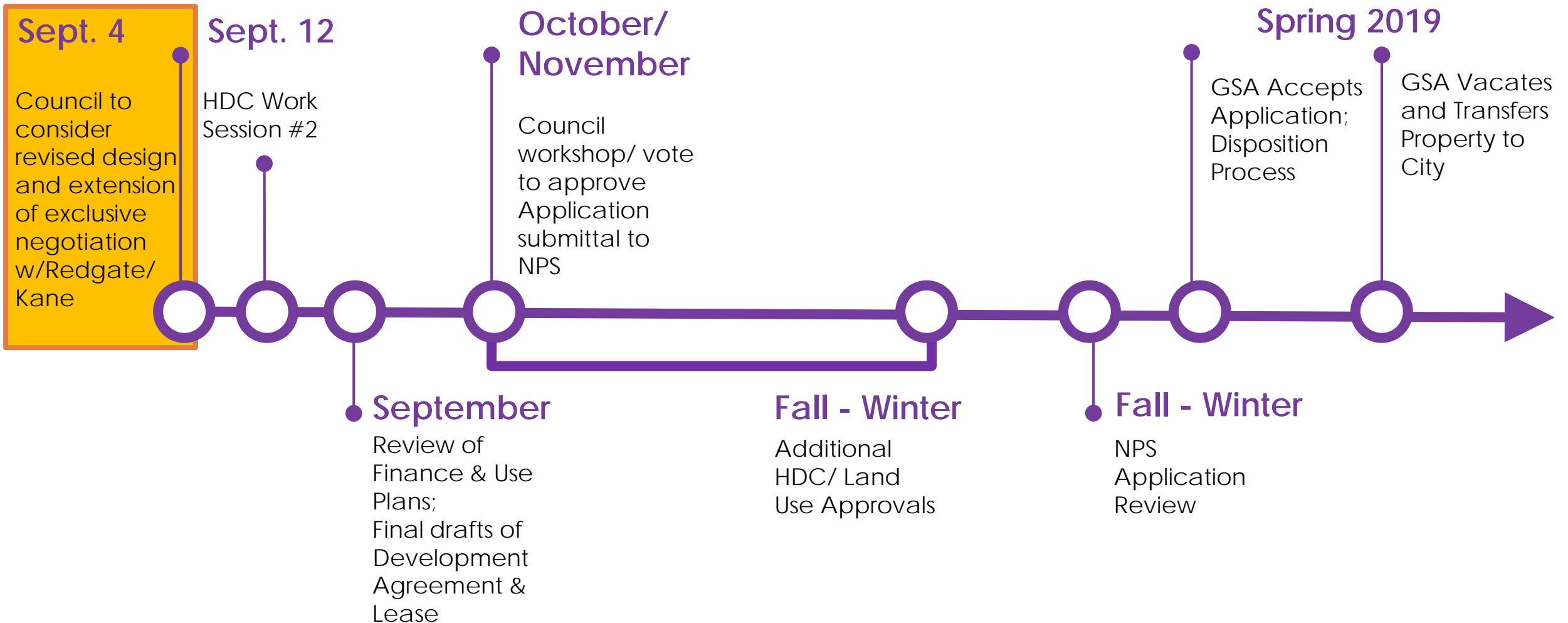


PROCESS

**HDC 1st work session on May 22;
June 13 continuation is POSTPONED**



UPDATED PROJECT SCHEDULE



Design Revision - Summer, 2018

PRESERVATION BRIEFS

14

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks

Guidance on New Additions

Compatible Additions to Historic Buildings

Revising an Incompatible Design for a New Addition

Incompatible New Additions

New Additions in Densely-Built Environments

Rooftop Additions

Designing a New Exterior Addition

Summary and References

Reading List

[Download the PDF](#)

A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces.



New Addition vs. Rooftop Addition

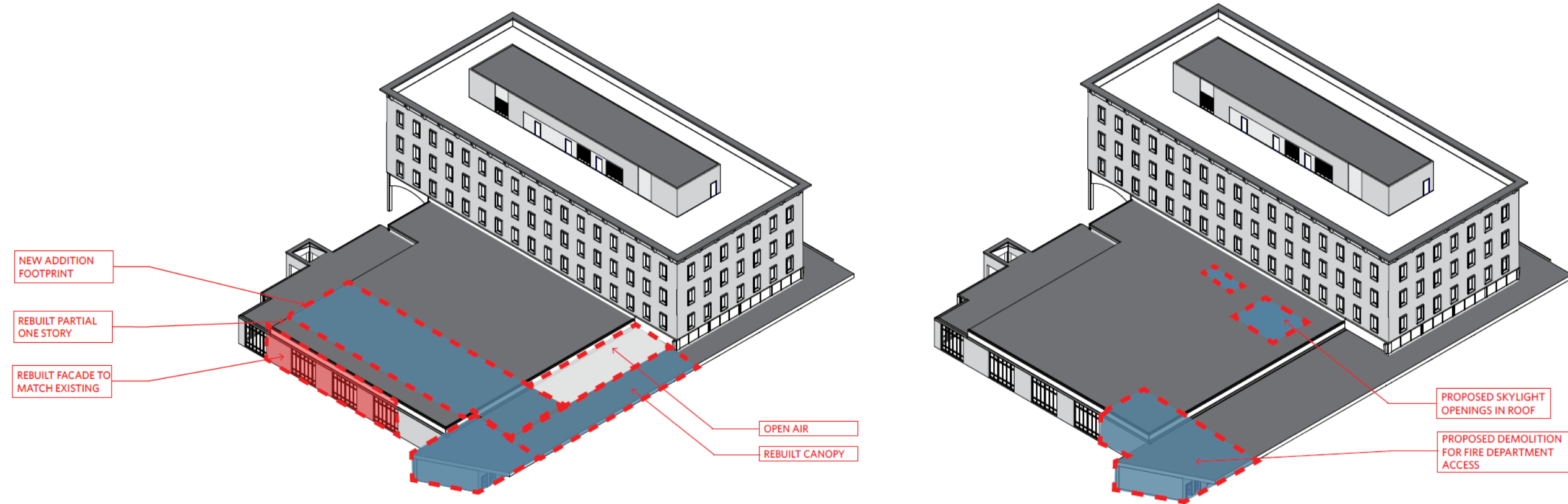
“We would be willing to consider the addition of a low tower on top of the existing wing...We would also be willing to consider the removal of a portion of the wing towards the back... chopping off the back third or so of the wing would not be a dealbreaker.”

NPS – December, 2017

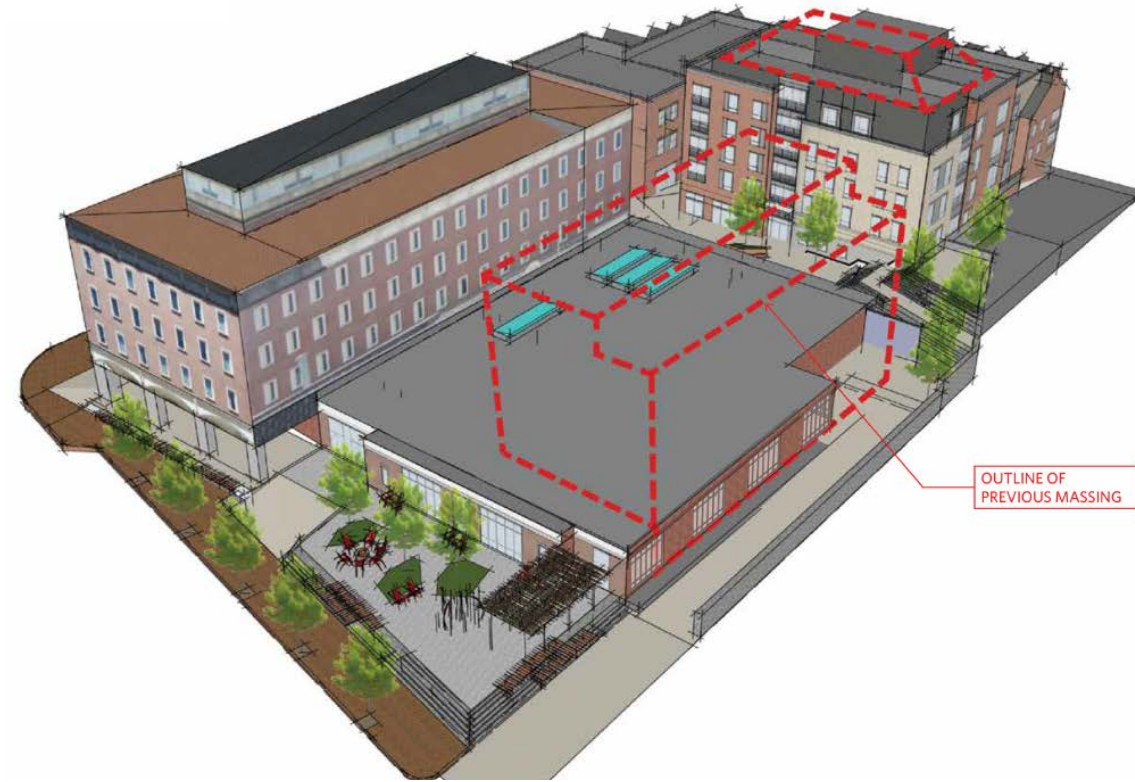
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

NPS – Preservation Brief 14

Scope of McIntyre Demolition – May/June vs. Sept., 2018



Scope of McIntyre Addition – May/June vs. Sept., 2018



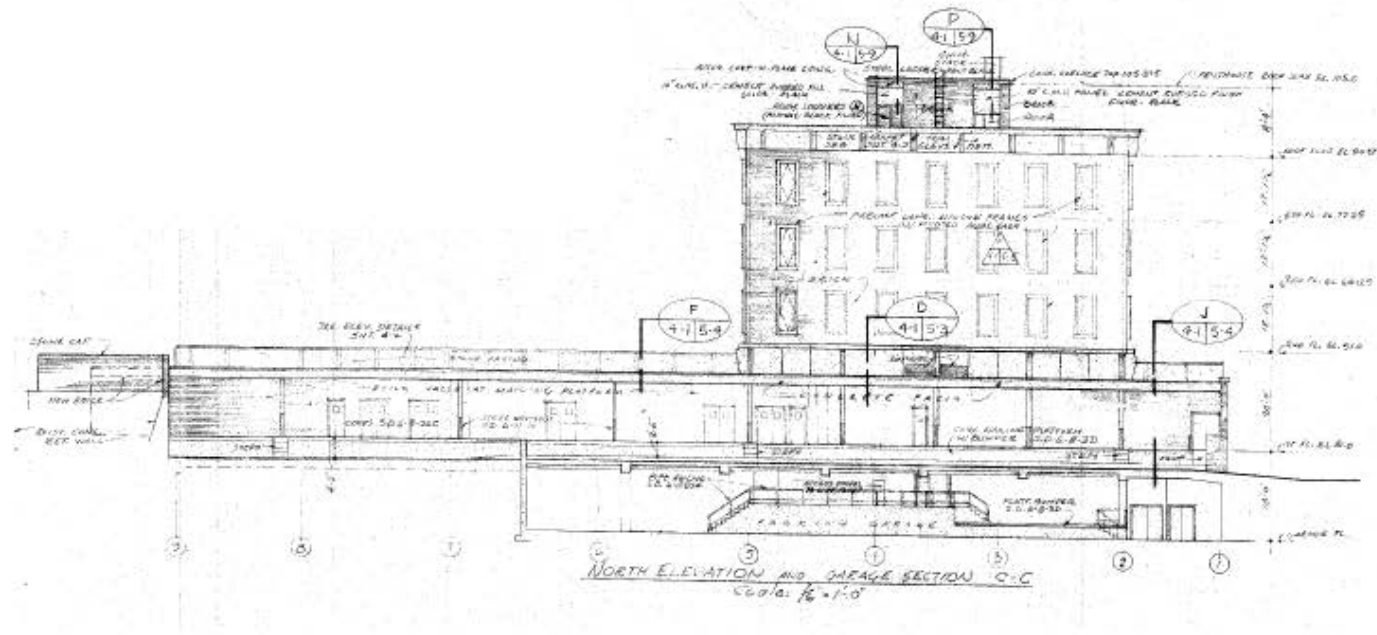
Daniel St. View– May/June vs. Sept., 2018



Historic Fabric Research – 1967 to present



1967 Construction photo of north elevations of Main Building and East Wing with Trucking Area, underground garage facade and surface parking



1967 - Construction Document - North Elevation and Garage Section

Rehabilitation: How Much Alteration is OK?



McIntyre Proposal



U.S.P.S. – Relocation Hearing Sept 19th

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GSA **GSA seeks to lease class A office space in Portsmouth, NH**
Solicitation Number: 6NH0044
Agency: General Services Administration
Office: Public Buildings Service (PBS)
Location: R1 Leasing Division (47PB99)

Original Synopsis
Sep 21, 2016
11:05 am

Will the Post Office stay in its current location?
Hopefully!
The Post Office has recently indicated to the City that they would prefer to remain in place. The City has a preference for them to remain as tenants as well (especially the "retail" portion of their operation), and will work to determine how this could be accomplished through a public-private partnership.

- GSA (not City) notified Post Office of lease termination in 2016
- City Council issues RFP – P.O. preferred to remain on site
- P.O. prefers no temporary relocation, no service interruption
- P.O. does not prefer Foundry flex retail space
- Hazardous material remediation, & construction will disrupt daily service
- Preliminary estimates from R/K indicate high costs to keep an active P.O. during construction

Next Steps

