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by

Emily Jeanne Koller

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**Listed, Obliterated or Status Unknown:
An Analysis of the 50-Year Rule, 1966-2010**

**APPROVED BY
SUPERVISING COMMITTEE:**

Supervisor:

Michael Holleran

Monica Penick

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by

Emily Jeanne Koller, B.A.; MA

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Abstract

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Emily Jeanne Koller, MSCRP

The University of Texas at Austin, 2011

Supervisor: Michael Holleran

The report evolves from previous work in the field that questions the efficacy of the 50-year rule, or criterion consideration G, of the National Register of Historic Places program to register and protect modern and recent past resources. Proponents of the recent past argue that by restricting evaluation of historic architecture to only that which is 50-years or older is leading to widespread endangerment and demolition of buildings and sites with periods of significance from the postwar era. This report studies the use of criterion G in-depth since the inception of the National Register program and attempts to identify and quantify the resources lost through continued adherence to the 50-year rule.

The analysis is done in two parts. Part one examines the history of the use of criterion G by tracking patterns in the National Register of Historic Places data between 1966 and 2010 to determine how and where the case for exceptional significance has been made. Part two challenges the capacity of the existing framework of the 50-year rule and the NRHP program to protect the recent past by surveying the current status of a 145 AIA award-winning buildings from the 1960s. Most are virtually undiscovered in the canon of American architectural history, and all could likely be found as exceptionally significant. The study finds more than 75% of the AIA award-winners standing and

possessing good integrity, but only 6% actually listed on the Register. The report concludes that we are losing less to outright demolition than estimated, but lack of context studies and an inconsistent vocabulary for postwar architecture is preventing the registration of intact resources from the 1960s that could greatly benefit from the awareness and recognition that is the primary purpose of the National Register.

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Chapter One: Introduction and Overview

To what extent has criterion consideration G of the National Register of Historic Places Program helped or hindered the registration and protection of Modern and recent past resources? What can be learned from the use of Criterion G in the past to determine the National Register program's capacity to address the particular preservation challenges of 1960s architectural forms, materials and themes?

The debate over a structure's age and its relationship to historical significance is a long and strongly contested one in the field of preservation. Many essays from the discipline's leaders argue both for and against the necessity of a point in time from which to begin the evaluation of historical significance. The origin of the debate lies within criterion consideration G of the National Register of Historic Places program, which is the official list of the nation's historic places worthy of preservation administered by the National Park Service.¹ Ordinarily properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall under criterion consideration G which states: a property achieving significance within the past 50 years if it is of exceptional importance.² The National Park Service

¹ *National Register Criteria for Evaluation*, US Department of the Interior, National Park Service. Accessed online at http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm.

² *National Register Criteria for Evaluation*, US Department of the Interior, National Park Service. Accessed online http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm

does not define exceptional importance – it is left to the nominator to make an adequate argument.³

Criterion G is used as a preservation tool for the architectural category that has come to be known as modern and recent past resources (M+RP).⁴ At the federal level it is the only regulation that addresses architectural significance of buildings, sites, objects and structures constructed less than 50 years ago or whose primary historical importance is derived from an association with an event or person that took place less than 50 years ago. The Modern movement in architecture began with the stark International Style of the European modernists in the 1920s, flourished in the 1930s and continued to encompass individual design movements through the 1970s that emphasize form, materials and the rational and efficient use of space. The 1950s are characterized by the classic mid-century style while the 1960s sees the maturing of Modernism in American with architects practicing in mostly Neo-formal, Brutalist and Expressionistic styles. Most Modern buildings are considered high-style as opposed to recent past resources which are typically defined as a moving window encompassing buildings and sites constructed within the last 50 years. These are more vernacular in design and often represent important social and cultural themes.

The National Register of Historic Places, a cornerstone of the 1966 National Historic Preservation Act, serves as the foundation for the preservation of heritage

³ *Guidelines for Evaluating and Nominating Properties that have Achieved Significance Within the Last 50 Years*. US Department of the Interior, National Park Service. Accessed online at http://www.nps.gov/nr/publications/bulletins/nrb22/nrb22_I.htm.

⁴ *Trust Modern*, National Trust for Historic Preservation. Accessed online <http://www.preservationnation.org/issues/modernism-recent-past/faq/what-is-modernism.html>.

resources in the US. While it is certainly not the only or the most significant challenge facing those working to save modern and recent past resources, the National Register program and its specific language and criteria guide the development of most local and state preservation laws. At the same time, it serves as the definitive voice on the determination of historical significance at every policy level. Because the National Register of Historic Places explicitly excludes properties less than 50 years old, preservationists struggle with how best to save recent past structures. Many local governments have adopted different age thresholds, shaping their ordinances to suit the specific needs of their communities including Los Angeles, California, Aspen, Colorado, and Palm Springs, California.

With the formal creation of the National Trust for Historic Preservation's Modern and Recent Past initiative in 2008, and the increasing necessity for sustainable practice in all fields relating to the built environment, recent past resources and the questions of how best to preserve and reuse them are prevalent. The movement is guided by the assumptions that there is an overwhelming number of these resources (postwar building boom), many are not built for longevity, and many challenge the public's perceptions of what is historic and what is good architecture. M+RP supporters believe we are losing these resources at an alarming rate before any evaluative study can be done to determine significance. Recent past preservationists have initiated a conversation focused around the concept of what would happen if dates didn't matter – a more comprehensible way of advocating for the removal of criterion G from the National Register program. Preservationists have strong opinions on both sides, even those supportive of M+RP

resources have argued for the necessity of the 50-year rule. It has become apparent that despite the passionate arguments for and against the age threshold, no one seems to know what the National Register data reflects: what is listed, what – if anything – is actually denied and what is lost between the gap of exceptionally significant and ‘too young’ for historic consideration. The implications of removing the age threshold are extraordinary – the 50-year rule has become a psychological force in the field and removing it would fundamentally change the way preservationists approach their work. The purpose of this study is to determine historical patterns of how criterion G has been utilized in the past and use those patterns to determine the program’s capacity to deal with the next architectural period to come into focus behind the “moving window” of the recent past – the architecture of 1960s.

The question everyone wants to know but no one seems able to answer is what are we losing by strictly adhering to the 50-year rule? And there is a good reason no one knows the answer – it is nearly impossible to corral the universe of unevaluated properties, determine significance and record their current status. Perhaps the most important contribution of this report is an attempt to answer that question through a study of 1960s award-winning architecture. The report identifies 145 buildings receiving AIA First Honor and Merit awards between 1960 and 1969. These represent the best of 1960s American architectural practice, and therefore are also a record of American social, cultural and economic aspirations of the period. Viewed as a whole, the buildings are a breathtaking image of a decade that presents architectural forms, materials and contexts that challenge our basic understanding of what is historic, what is significant and why we

should save it. The architecture and urban planning efforts of the 1960s have received a fair amount of scholarly attention, but the period has yet to win over the public and even many preservationists. From stadiums to research laboratories, tiny abstract chapels to massive corporate campuses – this survey of important buildings gives us an indication of the architects, forms, and building materials that are exceptionally significant in our collective history. Correlating them, at least the ones still standing, to the National Register gives us an indication of how well we are protecting them.

With a clearer picture of how criterion G has been used and what its limitations are for the protection of the recent past, policy recommendations can be made to better reflect the needs of communities seeking preservation guidance for 1960s resources that are numerous, unevaluated, difficult to understand and at risk. If criterion G were eliminated, would it solve the particular preservation challenges presented by the recent past? While elimination of criterion G has been circulated for debate, perhaps that one little consideration has become a scapegoat for frustrated professionals working on modern and recent past buildings with few other tools in their toolbox. Perhaps isolating criterion consideration G will shed light on other variables affecting the protection of modern and recent past architecture.

PREVIOUS RESEARCH

Preservationists and architectural historians have been writing about the specific challenge of saving the recent past since the 1970s. Chester Liebs in his 1978 article, “Remembering our Not-So-Distant Past” challenged the preservation field to prepare to

deal with the next huge collection of resources coming up for review. At that time, the architecture of the 1930s and 1940s – art deco storefronts, neon signs, roadside motels – was especially threatened. Now the preservation of these building types and styles is nearly mainstream. The recent past constantly requires debate by the field as to what is deemed significant and historic.⁵ This topic isn't new, but the challenges that the architecture of the 1960s and 1970s presents to preservationists today are new in some respects and have brought the debate to the forefront again.

The National Park Service first published a bulletin addressing the recent past in 1979. The “Guidelines for Evaluating and Nominating Properties that have Achieved Significance with the Past 50 Years” is continually updated. Providing a good overview of the principles of preserving M + RP architecture, it encourages nominations that are exceptionally significant at the local level, encourages the development of historic contexts – “A thorough understanding of historic contexts for resources that have achieved significance in the past 50 years is essential for their evaluation” – and require exceptional significance to be addressed explicitly. To be exceptionally important, a property must be demonstrably linked to a well-developed, well-researched historic context. Basically, you can make an argument for any building as long as it represents a well-researched historic context.

The debate over the recent past by preservationists and scholars seems to take place about every five years beginning around 1990. Richard Longstreth published “The

⁵ See original article: Chester Liebs, “Remembering Our Not-So-Distant Past,” *Historic Preservation* 1978; and more recently: Chester Liebs, “Remembering Our Not-So-Distant Past: Some Thoughts Three Decades Later,” *Forum Journal* V. 20:1 (Fall 2005), 8-9.

Significance of the Recent Past” in a 1991 issue of *APT Bulletin*.⁶ Longstreth has long been a supporter of the movement and the essay to this day still articulates most effectively the arguments M+RP preservationists rely on. He writes:

probably the greatest value of preservation is allowing people to live and work in a world that continually gives reminders of what has been accomplished in the past as well as what is being accomplished today...when we exclude much of the twentieth century from consideration, we are in effect creating an artificial separation between contemporary life and our forebears. The greater the gap, the less a sense of continuity.

He also argues that no neat formulas exist in the study of history – no “neat demarcation line” can be drawn because any such distinction is arbitrary because history is a continuum. Finally, he upholds the principle of evaluation and research by trained professionals – the process is “very much the business of the historian” and any assessment formed in a large part by esthetics, personal taste or emotion will render little insight on the past or make a case for preservation – this is a rebuttal to the argument that evaluation of the recent past inherently draws on emotion and personal taste. Longstreth’s article was republished in the National Park Service’s *Cultural Resource Management* thematic issue in 1993, along with about a dozen other short articles and case studies addressing mid-20th century preservation challenges to a broad range of resources – McDonalds, public art, Cold War buildings, and roadside buildings.

The five-year cycle of debate in literature corresponds, and not coincidentally, with the National Trust for Historic Preservation’s dedication of an entire issue of *Forum Journal* to Modernism and the recent past which began this cycle in 1995. They

⁶ Richard Longstreth, "The Significance of the Recent Past," *APT Bulletin* 23:2 (1991), 12-24; reprinted in *CRM* 16:6 (1993), 4-7.

published their own guide to helping constituents deal with the recent past in 1993 and began a more scholarly dialogue through the platform of their academic journal, *Forum*. W. Ray Luce's "Kent State, White Castles and Subdivisions – Evaluating the Recent Past" in the 1995 issue of *Forum* outlines the philosophical challenges that supporters were in agreement upon then and continue to be to this day.⁷ Luce contends that first and foremost, M+RP resources need to be examined within the larger preservation philosophy. The National Historic Preservation Act of 1966 declares that "the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people." This foundation should include the obvious sites that celebrate chapters of American history of which we are proud, but also other chapters that are more controversial reminders of our nation's history. Recent past sites often represent issues like discrimination, segregation and ethnic conflicts. Contemporary historic practice necessitates the study and interpretation of all "histories" associated with an event or site, but preservationists have been slow to catch up to our colleagues in other historical disciplines finding it more challenging to evaluate and recognize these resources than those with more mainstream historical storylines.

Recent past sites may also highlight behaviors and tendencies that many Americans do not see as historical accomplishments like the development of fast food restaurants, K-Mart's, corporate office complexes, and urban renewal projects. Luce

⁷ Summarized from several articles, but primarily taken from Ray Luce, "Kent State, White Castles and Subdivisions: Evaluating the Recent Past," *Forum Journal* 10:1 (Fall 1995), 34-43.

argues these are as important to our historic identity and sense of orientation as other more traditional and easy to discern historic landmarks. As a result, determinations of significance of such sites require careful study and evaluation of context and a general acceptance that these themes may be less pleasant and harder to define than any previous historical period.

The article, “Kent State, White Castles and Subdivisions” articulates another fundamental problem with recent past resources: accelerating rates of change insure that some types of resources will not last 50 years. Original McDonald’s restaurants are a good example. The building type received a fair amount of attention in the early 1990s after an evaluative study determined there were only a handful left. Methods and materials from mid-century are often characterized by their experimental qualities. They were not built for longevity and many were built with a specific program in mind and once that program was exhausted it was expected the building would be demolished. New preservation philosophies are needed to document and preserve such building types. Finally Luce addresses the seemingly common nature of many of these resources. Advocates struggle with how to build support for mostly ubiquitous building types that require academic appreciation of their value. Complicating the problem is that often there is a lack of scholarship and lack of comparative analyses that establish common terminology. The public is left without a vocabulary and without any way to place value in these buildings and sites.

The first conference dedicated to preservation of the recent past was held in 1995 and there Carol Schull, the Keeper of the National Register and Beth Savage, National

Register Historian, presented a paper describing trends in recognizing places for significance of the recent past. They recorded at that time that 3% of the listings on the Register were nominated under Criterion G as exceptionally significant. The paper is essentially a laundry list of recent listings, and a similar one was again published in 2001 after presentation at the NCSHPO annual meeting (National Council of State Historic Preservation Officers).

The 2000s have found the debate refined some more with Randall Mason's "Fixing Historic Preservation: A Constructive Critique of 'Significance' published in UC Berkeley's *Places* in 2004.⁸ In it, he writes the question we should ask more aggressively concerns the balance between two approaches: shaping buildings and places in the physical sense (protecting, restoring, reconstructing, tearing down) and assuming these material efforts tacitly shape memory; or concerning ourselves with reshaping memory and using buildings and places as a means to this end. He argues that specialized knowledge about materials has created a dominant preservation mentality of "fixing things": fixing broken buildings, gentrifying historic districts and fixing meaning of places too. Mason's stance is that while fabric is essential to shaping memory – and memory is indeed the point of our field – the concept of fixing has been transferred to historical significance which has led us to ignore the essential nature of the concept. As an expression of cultural meaning, it must be expected to change, involve multivalence and contention and be contingent on time, place, and other factors. Essentially, he calls for

⁸ Randall Mason, "Fixing Historic Preservation: A Constructive Critique of 'Significance'" *Places* 16:1 (April 2004), 64-71.

preservation practice that is more values-based, taking into account many perspectives, stakeholders, and allowing for the reality that there are “multiple contested and shifting values ascribed to historic preservation sites and projects.”⁹

Perhaps overly theoretical, the point is a good one – evaluating historical significance requires some evolution in thought and practice now. We have drifted from shaping meaning and become too object-oriented, forgetting the larger purpose of the field. Following on the heels of Mason, scholars have started to address sites of controversy and attempting to deal with the values-based conflicts that places like McDonald’s, Denny’s, Route 66 gas stations, urban renewal districts and threatened ethnic neighborhoods in major cities. Shapiro’s 2007 article, “From Modernism to McDonald’s: Ideology, Controversy and the Movement to Preserve the Recent Past” demands that we move past the aesthetics versus context debate and re-position these places that so many perceive as being “history’s destroyers” and cautions against the practice of selectively appreciating our past.

Finally this is all culminating in a discussion to eliminate the 50-year rule, as presented by architectural historian Elaine Stiles in *Forum*’s most recent M+RP issue. Stiles article, “50 years Reconsidered” evaluates the history of the evolution of criterion G (this is done in Chapter 2 of this paper) and poses the question, what would happen if dates didn’t matter? She examines several local communities that do not have age restrictions which possess a large number of Modern and recent past resources. Many contend, though, that local and federal policy are two different tools that do two different

⁹ Mason, 66.

things. Perhaps it is not necessary to align the two, but the National Register program sets the evaluative standard for historic preservation programs across the country and a strong division in philosophy between federal and local practice would ultimately work to undermine the larger principles of the discipline. Stile's article is meant to allow us to imagine what would happen on the ground if the 50-year rule were removed. She writes:

questioning the validity of the 50-year criterion is a critical expansion in our conceptualization of significance and the cultural value of preservation, marking a desire to preserve a continuity of resources that link us to a time we no longer relate to. Reexamining an evaluation standard that is so philosophically and practically influential is challenging, and must include an understanding of the functional, conceptual and historic context of the standard, as well as weighing of the potential benefits and detriments of change. *Yet there exists no better opportunity to undertake these efforts.*

This report attempts to take advantage of that opportunity.

Those in opposition of altering or eliminating the 50-year rule continue to be the majority. Fifty years is fifty years and those less supportive of relaxing the timeframe argue that the current debate around modern and recent past resources is nothing more than the ongoing chronological evolution of the historic preservation movement for which the same rigorous standards that have served it should continue to be applied.¹⁰ Most agree that the 50-year threshold is sometimes inadequate and arbitrary, but that it contains flexibility for special circumstances. A threshold is needed, as stated in the National Register of Historic Places program, to provide time and distance to allow for dispassionate evaluation of a building or site's historic value. Donovan Rypkema argued in *Forum's* 2005 issue, that altering the 50-year threshold is seen as abandoning the

¹⁰ Donovan Rypkema, "Saving the Recent Past – A Philosophical and Practical Dissent." *Forum Journal* 20:1 (Fall 2005), 15.

measures of quality, significance and value that have been the discipline's standards since its inception. A revision to the standards may not be seen as only that, it may well be an overall lowering of standards. Opponents argue revisions may force the evaluative framework to move from one based on rigorous methods of scholarship to one based on aesthetics, personal taste and emotion. Finally, many people feel that much of what has been built after 1960 is of poor quality, unsustainable and generally destructive to the American landscape.

M+RP and Materials Analysis in Literature

The challenges presented by materials of the recent past have received a large amount of attention in literature mainly because they are so entirely unlike what preservationists have ever had to address. A review of these is included in this paper as treatment of materials is one of the two most significant challenges confronting those working on this period. Authors such as Susan MacDonald, David Fixler and Theodore Prudon have written extensively on the topic.¹¹ MacDonald drafted a statement on these challenges in 2002 for the 20th century heritage committee of International Council on Monuments and Sites (ICOMOS) entitled, "20th Century Heritage: Recognition, Protection and Practical Challenges." This list is the most comprehensive and most

¹¹ See APT Bulletin complete issue *Preserving the Past with Innovative Techniques and Traditional Methods*, Vol. 39:4 (2008) includes article by David N. Fixler, "Appropriate Means to an Appropriate End: Industry, Modernism, and Preservation," p. 31-36. Also by Fixler, "The Renovation of Baker House at MIT: Modernism, Materiality, and the Factor of Intent in Preservation," *APT Bulletin* 32:2 (2001): 3-11. Susan MacDonald's work includes "Reconciling Authenticity and Repair in the Conservation of Modern Architecture" *Journal of Architectural Conservation* Vol. 2: 1 (1996); *Preserving Post-war Heritage: The Care and Conservation of Mid-Twentieth-Century Architecture*, (editor), English Heritage Conference, London, UK, Proceedings (2001) and "20th Century Heritage: Recognition, Protection and Practical Challenges" Report for the International committee of ICOMOS (2002) accessed online at <http://www.international.icomos.org/risk/2002/20th2002.htm>.

concise discussion of the specific challenges of rehabilitating and preserving the building materials and construction methods that are essential to the character of M + RP architecture.

Susan MacDonald identifies seven major issues: programs based on design and functionalism, short lifespans, new materials, untested detailing, the difficulty of proper maintenance, the reconciliation that modern buildings do not gracefully develop a “patina of age,” and finally general recognition.¹²

Design and Functionalism

MacDonald argues that the concept of functionalism, an important characteristic of the Modern Movement, greatly impacts the reuse opportunities for these structures. Many have a design program based on a functional aesthetic; for example, large manufacturing equipment, corporate office needs like large computer systems and research laboratories are integral to the overall design in buildings from the period. She writes that not only did they become outdated quickly but the spaces are difficult to modernize for acceptable energy consumption standards. While MacDonald writes that this contributes to a difficulty in finding suitable re-use opportunities, many others contend there are more building types from this era than any other that contribute some of the easiest re-use spaces available including commercial retail, high-rise residential and suburban office complexes.

¹² MacDonald’s discussion of recognition highlights essentially the same arguments as noted in the literature review focusing on philosophy; thus, a review of that section of her article is not included here.

LifeSpan

An argument that is frequently made, particularly in relation to post-war buildings, is that they have been intentionally designed to have a short lifespan. Lightweight, prefabricated structures started to play a more important role in the provision of both public and private facilities in the postwar era. MacDonald identifies the major dilemmas posed by the issue of lifespan:

- the philosophical conflict of preserving buildings, intentionally designed for short lifespans;
- how to reconcile the poor technical performance of some materials and systems with their preservation;
- the difficulties of adapting modern buildings that are functionally obsolete for contemporary use requirements and performance criteria;
- the economic viability of repair; and
- how to incorporate principles of sustainability into buildings constructed with no concern for efficiency.

Those without an affinity for modern architecture and materials could argue that none of these issues, beyond the philosophical conflict, are unique to this period. The materials are new, but the challenges are the same as they always are for those working to stabilize buildings that no longer function in their historic context.

Materials

The introduction of many new materials - plastics, different types of glass, fiberglass, synthetic rubber, pressed wood products like plywood and fiberboard, and metals - the use of new component-based building systems and the use of traditional materials in new ways are characteristics of M + RP materials. Preservation of these materials has created new problems for the discipline including:

- the use of new materials with unproven performance records;
- the use of new materials without knowledge of best practice methods for use;

- the use of traditional materials in new ways, or in combination with new materials;
- poor workmanship and quality control (new materials chosen for reasons of economy);
- the use of prefabricated, component-based construction systems;
- the rapid development of materials and their equally rapid supersession;
- the effect of pollutants on modern materials;
- the use of materials now identified as hazardous;
- the lack of an established salvage industry for modern buildings.

Of all the issues raised by MacDonald, these are the most convincing. While there have been questions in every era about re-use and maintenance, the specific complications for treatment of materials first used in the postwar era are truly new for the field.

Detailing

One of the tenets of modern architecture is the abandonment of traditional ornament to achieve the new aesthetic; unfortunately the lack of knowledge for best methods of detailing new materials to ensure long-term survival resulted in short-term failures. Staining of fair-faced concrete buildings from the 1960s due to inadequate weathering details, problems associated with flat roofs, and technical problems caused by the incompatible combination of materials, such as different metals, are all examples she gives related to the detailing of modern buildings

Maintenance

The built-in material problems and lack of maintenance often associated with more recent buildings inevitably exacerbate deterioration. New materials were often naively believed to be maintenance-free, although many buildings did have maintenance programs specified by the architect, but never implemented. The development of 'maintenance free' treatments - coatings for concrete buildings are typical - can often

create new problems by introducing additional maintenance cycles for the newly introduced material.

Patina of Age

The patina of a place is a symbol of its passage through time. Preserving patina is almost a non-factor in modern architecture due to several characteristics:

- the comparative accelerated aging of modern architecture;
- the short-term performance of modern materials;
- lack of nostalgia for aging modern buildings.

MacDonald writes, “the perceived inability of more recent structures to age gracefully is principally a function of the abandonment of traditional construction techniques and materials.” She indicates that this may also be that we are not used to “the romanticism of modern ruin,” as opposed to “weathered traditional buildings.” However, most preservationists agree that “weathered” and modern are incompatible architectural characteristics and a modern building in ruins is quite depressing. This aesthetic argument has prompted the replacement of building materials instead of repair in many projects involving more recent buildings. In the preservation of M + RP architecture, it is becoming accepted that the concept of repair without reconstruction will “rob the building of what is central to its authenticity - its image.” This conflicts somewhat with the Secretary of the Interior’s Standards for Rehabilitation which state:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Replacement is acceptable, but may make those who favor more traditional approaches uncomfortable. This is an unresolved question in the field and contributes to the debate on the relationship between modern and recent past architecture and the National

Register. Rehabilitation for any state or federal tax incentive requires adherence to the standards.

METHODOLOGY

Few disagree over the challenges of preserving architecture from the postwar era. At the 2010 National Trust Conference session sponsored by the National Trust's Modern and Recent Past Initiative and aptly entitled, "What if Dates Didn't Matter?", the panelists posed the question of elimination of the 50-year rule. There was a bit of an uncomfortable silence while people looked around to see who else would raise their hand in favor. There was some discussion but conversation stalled when panelist Brian Goeken, Deputy Commissioner at the City of Chicago and longtime landmarks chief, said he would like to see a list of resources that have been left out. He posited that for every building a M + RP supporter used as an argument for relaxing the fifty-year rule, a case of exceptional significance could be made. An inventory of resources lost between the gap of 50 years old and younger than 50 but exceptionally significant does not exist – the lists that can be provided are those of buildings nominated under criterion G. Knowledge of what comprises this list is also generally limited in the field. There are two essential questions then: how exactly is criterion G used in the preservation of modern and recent past architecture and what are we losing as a result of the 50-year rule?

The purpose of this study is to present the entire picture of how criterion G has been used in the National Register program and what the implications have been or will be from these patterns on modern and recent past resources as we face the challenges of the 1960s architecture. It does this through an analysis of two different data sets: a study of the properties listed under criterion G (1966-2010) and study of properties that could be already or should be soon listed under criterion G from the 1960s (AIA Award

Winning Buildings 1960-1969). Whether AIA's contemporaneous judgment has in fact withstood the test of time and serves as a good indicator of exceptional importance for NRHP purposes cannot be proven with certainty, but it is my assertion that of an understudied and unevaluated pool of resources, this is the best place to start evaluation.

The first part of the study provides a historical overview of how the National Register has accommodated the recent past and the second part offers a picture of what it has ignored. The historical study highlights many interesting patterns and helps pinpoint other variables that affect the preservation of these resources as much or more than federal policy. The study of 1960s architecture and its lack of representation on the National Register serves to highlight areas of concern and provide a basis for recommendations to better prepare the National Register as a consistent and helpful tool for M +RP preservationists. The question of elimination of the 50-year rule is left open for the field to continue to debate.

Part I. The Use of Criterion G in the National Register: 1966-2010

First an overall assessment of the National Register program is conducted by studying a database that includes all properties listed under criterion G. The data was provided for fiscal years 1966-2010 (October 1-September 30) by the National Register of Historic Places. Building typology, style, historic function, and period of significance are the primary variables analyzed. These variables are studied by decade and by state. This part is quantified and presented in basic charts and graphs focusing on finding trends. The data analysis aims to answer the following questions:

- What is the relationship between Criterion G and the Register as whole?
- What are trends over time?
- What are prevalent building types, contexts and themes?

- Are they listed as M + RP resources or does their period of significance overlap with the 50 year threshold?
- What states yield the most nominations?
- What is the relationship to state tax credit programs and advocacy groups?

Part II. The Architecture of the 1960s and the National Register

The second part focuses entirely on the architecture of the 1960s as a means to corral a portion of exceptionally significant architecture from the last 50 years and determine how National Register listing, eligibility or complete ignorance by the program has affected this group. The study examined the award issues of the *American Institute of Architects* journal, recording First Honor Award and Award of Merit winners from 1960 to 1969. This yielded 145 buildings, seven of which were constructed in other countries and therefore cannot be considered as part of the study. A database was created and the current status of each property recorded; this has proved difficult.

Viewed as a whole, they present a dramatic representation of the 1960s – new forms, materials, styles become obvious when one is allowed to see them in succession. Some of the largest, most productive firms in American history dominate the list and other lesser known names from regions no one has considered as centers of Modernism, including Kansas City and Des Moines, rise to beg for academic attention. Historical context becomes imperative and they are presented by status – listed, obliterated, intact and unknown. When compared to the National Register trends between 1966 and 2010, it becomes clear the National Register is ill-prepared to deal with this challenging era. However, the preservation issues and threats may be different than is generally perceived,

suggesting changes to the National Register program could have significant impacts on saving modern and recent past resources.

FINDINGS

These two studies ultimately demonstrate that the National Register's criterion consideration G does not directly affect the preservation of modern and recent past resources in a negative way. We are losing less to outright demolition than perceived and the 50-year rule acts more as a psychological barrier than a regulatory one. My initial research suggests M+RP buildings that reach the National Park Service under criterion G for evaluation are listed. Of note is the consideration that the National Register program is largely delegated to the states to manage as they choose. Anything listed at the federal level typically bubbles up from survey or advocacy at the state or local level. Direct denial would more likely take place at the state historic preservation office; however, most nominations utilizing criterion G are part of a multiple property submission based on survey, a tax credit project or a popular, local icon – which means that they have the support of preservation leadership at the state level. The data illustrates that specific states are more sympathetic to the M+RP cause, have staff that encourage and initiate listings under criterion G and have active modern and recent past preservation advocacy groups. The argument can be supported that for any building that M+RP advocates are highlighting as a good example of a non-listed, non-protected structure, a case could be made for exceptional significance leading to registration.

Rather I believe what is at issue is that the National Register is slowly rendering itself irrelevant as a tool for the preservation of America's most recent architectural chapters. With an inadequate vocabulary on the form, a lack of context studies at any level, and a large burden of proof for "exceptional significance" falling on the individual

nominator, drafting National Register nominations is a very difficult task. This is alarming because as the study demonstrates, it is the one tool that could make an important difference to the movement. The National Register is primarily honorific – its effectiveness is a result of the attention it sheds on buildings that meet its stringent criteria. While many believe architecture of the 1960s is suffering from widespread demolition, my study of AIA award-winners demonstrates the vast majority are still standing and largely intact. Their significance is mostly undiscovered; therefore, recognition in the form of National Register listings could make a dramatic difference in the appreciation of these properties – furthering studies of their contexts locally, regionally and nationally and serving to boost preservation efforts related to materials and funding.

Chapter Two: Analysis of National Register of Historic Places Data

THE ORIGINS OF THE 50 YEAR RULE

Most preservationists assume that the 50-year criterion was developed in conjunction with the National Register program as part of the adoption of the National Historic Preservation Act of 1966, but National Park Service Historian, John Sprinkle, has demonstrated that the 50-year time limit was developed instead as part of the Historic Sites Survey which is now known as the National Historic Landmarks Program, created by the Historic Sites Act of 1936. From the mid 1930s until the first National Historic Landmark was designated in 1960, the goal of the Historic Sites survey was to identify sites and buildings that were nationally significant, that deserved protection and that might be considered as additions to the National Park Program.¹³ From 1936 to 1966, the National Park System advisory board played a major role, through its review of proposed National Historic Sites, in developing most of the basic criteria for significance and integrity that shaped the foundation of the national historic preservation program after the mid-1960s. “Formulated by National Park Service historians in 1948 and adopted by the Advisory Board, the fifty-year threshold was broken only in the case of a few presidential and atomic heritage sites prior to the ‘new preservation’ that evolved out of the passage of the National Historic Preservation Act.”¹⁴

From the very beginning, the Historic Sites Survey Program struggled dealing with “contemporary” sites of historical significance. As Sprinkle demonstrates, the NPS was quickly flooded with congressional and other official requests for Advisory Board consideration of potential National Historic Sites. Within a couple years, the Historic

¹³ John H. Sprinkle, Jr. “Of Exceptional Importance: The Origins of the Fifty-Year Rule in Historic Preservation,” *The Public Historian*, Vol. 29, No. 2 (Spring 2007), 82.

¹⁴ Sprinkle, 82.

Sites Survey and the Department of the Interior spent the majority of their time reacting to requests for review, rather than conducting an active survey of American historic sites. The NPS historians established a series of themes, conceived by them as “stages of American progress” which helped to identify, categorize and recognize the many sites being presented to them. Program guidance was provided by NPS headquarters and staff was directed to identify sites representative of all periods.¹⁵

Sprinkle goes on to write that despite the call for comprehensiveness, the Historic Sites Survey adjusted the thematic framework to avoid controversy or the perception of controversial issues. Sprinkle cites a 1937 report by the Committee on Historical Areas: “In accordance with the recommendation of the Committee, the attached list omits all sites of contemporary or near contemporary nature which might lead to controversial questions.” The entire theme “Political and Military Affairs, 1865-1937” was dropped from consideration “in view of the fact that matters involved...are pertinent to current or near current history, and therefore controversial, it will be inadvisable to act on this theme at this present time.” As a result, the NPS’s Advisory Board on National Parks, Historic Sites, Buildings and Monuments set a terminal date of 1870 for consideration of historic sites which had the effect of representing the non-controversial aspects of American history only to the end of the Civil War. This was a 67-year gap between the present operations of the Historic Sites Survey staff and the date for which resources could be considered as worthy National Historic Landmark listing.

The Historic Sites Survey was put on hold during World War II and resumed in the late 1940s and early 1950s. The survey program published the *Report of the Committee on Standards and Surveys on Criteria to be used in Selecting Historic Sites*

¹⁵ Sprinkle, 83.

and Buildings in 1948 which stated that “structures or sites of recent historical importance relating to events or persons within the last fifty years will not, as a rule, be eligible for consideration under the standards.”¹⁶ These standards were adopted by the newly created National Trust for Historic Preservation (1949), the private non-profit chartered by Congress to manage the stewardship and long-term management of America’s historic and cultural resources. In 1952, the NPS Advisory Board addressed the inconsistency of the 1870 cut-off as well as another Park Service policy established during WWII that stated no consideration would be given to the national significance of the contribution performed by an individual for at least 25 years following his death. The corrective resolution read:

Resolved, that the Committee (Committee on Historical Problems) recommends that in lieu of the termination date of 1870, or the death of an individual for 25 years before his contributions are considered, the following criteria be adopted: Structure or sites of recent historical importance relating to events or persons, within fifty years will not, as a rule be eligible for consideration.¹⁷

Sprinkle does not provide any additional evidence supporting why the Advisory Board selected 50 years in their 1952 resolution beyond the committee report from a few years before on Standards and Criteria to be used in selecting historic sites and buildings.

It appears the Board found the time period suitable as a compromise between the 1870 date and the 25 years necessary for evaluation of a significant person’s contributions to American History. It also appears to stem largely from the desire to avoid any controversy that more recent sites would stir from their political associations. The Advisory Board included the Historic Sites Survey 50-year age guideline in the 1965 criteria for the program’s successor – The National Historic Landmarks Program adding

¹⁶ Sprinkle, 84.

¹⁷ Sprinkle, 85. Sprinkle cites the Advisory Board minutes, Twenty-Sixth Meeting, April 21-22, 1952. Current NPS policy is that properties associated with living persons are usually not eligible for listing in the National Register.

an exception for properties of “transcendent significance.” Less than five months after the passage of the National Historic Preservation Act of 1966, the NPS instituted criteria and guidelines for the new register program, including the 50-year time limit based on those developed by the Advisory Board.

Architectural historian Elaine Stiles states in her article “50 Years Reconsidered” that there is no evidence in the record as to why 50 years was initially chosen as a waiting period.¹⁸ However, as currently utilized by the National Park Service, the 50-year restriction upholds the concept that the passage of time enhances our ability to understand, contextualize and responsibly evaluate the significance of a resource. It serves as both the practical and philosophical threshold for evaluating significance as such, “exerts tremendous influence on the workings of American Preservation practice.” As these authors have both posited, most people are unaware that the origins of the 50-year rule seem more or less arbitrary. Stiles and others have written about the challenges of preserving modern and recent past resources in the constructed framework which this report will address in later pages. What follows next is a study of the properties listed on the National Register between 1966 and 2010. The purpose is to examine the data for property type, function, style and geographic location of all criterion G nominations to identify patterns that will help to support the debate around the 50-year rule.

NATIONAL REGISTER DATA ANALYSIS

The First Selection of Properties Listed Under Criterion G, October 15, 1966

As of the end of the National Park Service’s fiscal year on September 30, 2010, 86,256 properties have been listed on the National Register of Historic Places. Of those,

¹⁸ Elaine Stiles, “50 Years Reconsidered” *Forum Journal* 24:4 (Summer 2010), 17.

2,604 are listed utilizing criterion G.¹⁹ Keeping in mind the origins of the 50-year rule, the first 23 properties listed by the National Park Service on October 15, 1966, reflect the evolution of the National Register out of the National Historic Landmarks Program. In general the properties can be divided into two categories: sites, structures or districts that had already been recognized as National Historic Landmarks and were seen as being the most representative of America's past; or, properties associated with the development of the nuclear bomb that were listed under criterion C – an event. Of those first 23 properties approved by the Secretary of the Interior, nine were placed on the Register utilizing criterion consideration G because their period of significance was entirely within the previous 50 years. The other 14 were National Historic Landmarks placed on the Register to recognize their recent evaluation and designation as a NHL. It is worth noting that while the Historic Sites Survey committee had shied away from controversial sites representing recent political and military history, the development of nuclear weaponry in the US was, in the 1960s, still regarded as one of the country's great accomplishments and it appears the associated sites were listed quickly and without controversy on the National Register immediately after its creation.

¹⁹ The data was provided by the National Register of Historic Places program in January 2011.

Table 1. The First 23 Properties Listed Using Criterion G, October 15, 1966

Resource Name	City	State
Experimental Breeder Reactor No. 1	Arco	ID
Room 307, Gilman Hall, University of California	Berkeley	CA
Trinity Site	Bingham	NM
Site of First Self-Sustaining Nuclear Reaction	Chicago	IL
George Washington Birthplace National Monument	Fredericksburg	VA
Mount Rushmore National Memorial	Keystone	SD
Wright Brothers National Memorial	Kill Devil Hills	NC
Lincoln Boyhood National Memorial	Lincoln City	IN
Los Alamos Scientific Laboratory	Los Alamos	NM
Beale Street Historic District	Memphis	TN
Cumberland Gap National Historical Park	Middlesboro	KY
Pupin Physics Laboratories at Columbia University	New York	NY
X-10 Reactor, Oak Ridge National Laboratory	Oak Ridge	TN
U.S. Naval Base at Pearl Harbor	Pearl City	HI
U.S.S. ARIZONA Memorial	Pearl City	HI
Independence National Historical Park	Philadelphia	PA
Seal Island Historic District	Pribilof Islands	AK
Presidio	San Francisco	CA
Seton Village	Santa Fe	NM
Jefferson National Expansion Memorial National Historic Site	St. Louis	MI
George Rogers Clark National Historical Park	Vincennes	DC
Thomas Jefferson Memorial	Washington	VA
Williamsburg Historic District	Williamsburg	VA

Criterion G vs. Total Nominations by Decade

Over time the percentage of properties listed on the National Register under criterion G has averaged around 3%, however between 1971 and 1980 it rose slightly and between 1991 and 2000 it declined to around 2.6%.

Table 2. Criterion G and Total Nominations by Decade

Decade	G Nominations	Total Nominations	Percentage
1960s	57	3,171	1.75%
1970s	797	23,813	3.26%
1980s	963	29,811	3.14%
1990s	428	16,199	2.57%
2000s	359	12,806	2.96%
Total	2,604	86,256	3.02%

During the 1970s and 1980s, preservationists working on saving the recent past, were likely fighting for Art Deco, Art Nouveau, Moderne, and WPA buildings as well as roadside vernacular architecture. These are all styles that are now decidedly historic. During the 1990s, the decline in criterion G nominations may be attributed to more complex themes that enjoyed less popular support than the federal buildings representing the country’s recovery from the Great Depression – preservationists were then beginning to deal with themes that presented challenges from social and ethnic perspectives such as Japanese internment camps, massive military building campaigns on the West Coast as well as resources representing the Cold War. The 1990s also brought about interest in revisionist history and may have called into question the equitable treatment of various groups within historical themes that once were celebrated and accepted as the only history.

Criterion G and Style

An analysis of the styles utilized in National Register nominations utilizing G does illustrate a natural progression from revivals to Art Deco to the International Style and finally resources described using the term Modern Movement. Perhaps more telling

is that for the most part, style is either skipped, ignored or not used more than it is selected in the nomination process.

Table 3. Top 5 Styles by Decade for Criterion G Nominations

	1960s	1970s	1980s	1990s	2000s
1	No Style	No Style	No Style	No Style	Modern Movement
2	Other	Other	Other	Other	Other
3	Greek Revival	Classical Revival	Colonial Revival	International Style	International Style
4	Turn-of-the-Century Revivals	Turn-of-the-Century Revivals	Art Deco	Modern Movement	No Style
5	Art Deco	Art Deco	Classical Revival	Colonial Revival	Colonial Revival

Data shows that the majority of nominations between 1966 and 2000 used “No Style” and “Other” more than they selected any one particular style. What does this mean? It might indicate that for a field that is so obsessively focused on categorizing resources based on architectural style, the National Register does not effectively or accurately capture this information in its process. It also might be evidence that indicates lack of scholarship and comparative analysis for resources being nominated under criterion G. Proponents of the recent past have argued that one of the major challenges is a lack of vocabulary for younger resources. Often many do require the trained eye of an architectural historian to describe, evaluate and write about the particular architectural characteristics or, they are buildings and sites that are ubiquitous architecturally – there is no developed vocabulary because they are so common.

Others have studied the issue of style as it relates to modern architecture. Jeanne Lambin and Janine Duncan coordinated the first style project focused on the recent past

in 2008 called Naming Names.²⁰ The project grew out of the Alliance's response to members' requests – the question in the field had shifted. Commissions were no longer asking whether they should work to save postwar architecture, but rather how. A response to a survey identified the lack of a standardized nomenclature as one of the biggest obstacles. Postwar architectural styles are not included in most survey manuals and survey forms; the National Register forms and process provides little guidance either.

The purpose of Naming Names was to utilize the resources available to the National Alliance of Preservation Commissions to review historic resource surveys and other resources to create a comprehensive inventory of existing style names used to describe the architecture of our more recent past (1945-2007), make that inventory readily accessible to the public and expand on it over time.²¹ A preliminary review of surveys and reports found hundreds of terms not used by the National Register. The data analysis of criterion G nominations illustrates that this continues to be a serious obstacle in the field. Lambin and Duncan's findings could help support an overall revision to manuals, survey guides and the National Register form to better meet the needs of preservationists working on the ground.

Trends in National Register Nominations: 1966-2010

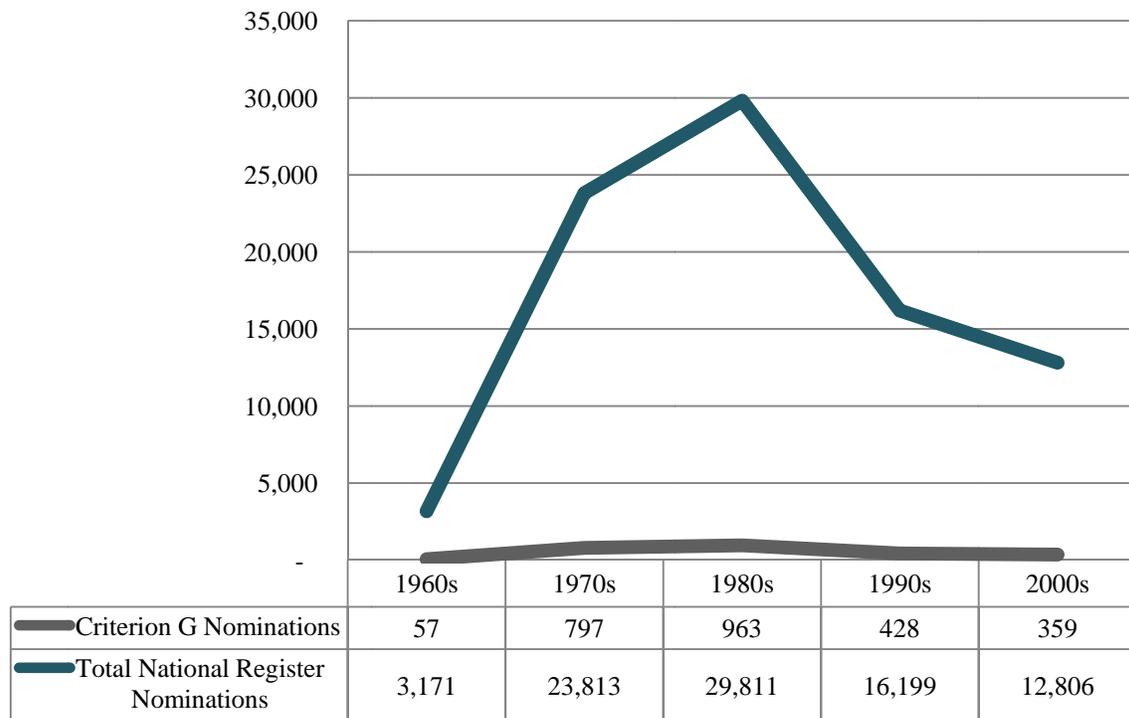
Overall, the National Register Program grew quickly and reached its peak in the 1980s, with nearly 30,000 nominations submitted during that decade. It has declined almost as quickly, with less than half that number of nominations being submitted

²⁰ Jeanne Lambin and Janine Duncan, "The Recent Past is Groovy: Researching American Architectural Styles after WWII," *The Alliance Review: News from the National Alliance of Preservation Commissions* (July-August 2008), 4.

²¹ Lambin's research project selected the period 1945 - 2007 because it reflected: "1) the post-World War II housing shortage and building boom; 2) the rise of the United States on the world economic stage and the resulting corporate building boom; 3) the backlash against many mid-to-late 20th century styles; and 4) the current growing appreciation of 20th century architecture."

between 2001 and 2010. That trend likely indicates the professionalization of the field during the late 1980s and early 1990s. The required historical research and documentation has increased significantly in both quality and quantity over the years with many early nominations not much more than a page. This increase in documentation is reflected largely in the Statement of Significance (Section 8) which now requires an extensive and well-developed historical context for the NPS to deem adequate.

Table 4. Overall Trends in Number of Nominations



Period of Significance versus Date of Construction

There has always been some question for those interested in the 50-year rule what the percentage of resources are nominated because their construction date falls within the 50-year timeframe or because their period of significance through associated people and

events falls within the last 50 years. This study has estimated that of the 2,604 nominations, 67% of those are evaluated on the basis that their significance is from entirely within the last 50 years.²² In other words, of the 86,000 properties on the National Register, only 1,744 of them are resources truly representing the recent past. Another important point to consider is the percentage of criterion G nominations that are listed as historic districts. There are only a handful of historic districts in the country, mostly residential neighborhoods, whose period of significance would lie entirely within the last 50 years. The total number of district nominations can affect these numbers because typically if a district nomination utilizes criterion G it is district that is stretching to accommodate one or several resources from the recent past, but is likely characterized by other periods and architectural styles. Many nominations list three or four periods of significance and there is no way to quantify the date by individual construction dates. Of the nominations using criterion G, 15% are nominated as historic districts.

Table 5. Period of Significance vs. Date of Construction by Decade

	1960s	1970s	1980s	1990s	2000s	Total
"G" Nominations	57	797	963	428	359	2604
% with Primary Significance within last 50 years	82%	71%	59%	83%	42%	67%
% Historic Districts	11%	11%	20%	12%	20%	15%

Building Function

An analysis of the historic function of criterion G nominations illustrates that more than a third of the resources are categorized as domestic. This has remained the

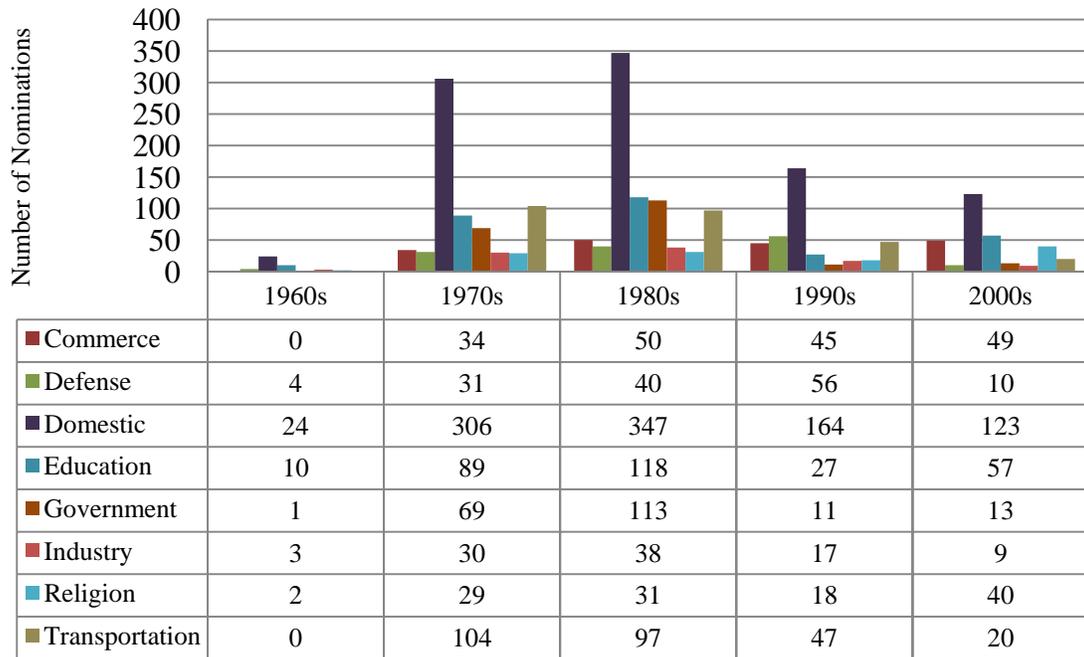
²² The data was sorted by period of significance in each decade. The National Register database only records periods in 25 year increments, i.e. 1925-1949, 1950-1974. Most resources have several periods of significance, therefore the first one listed was considered primary. The study eliminated all nominations whose only period of significance or primary one was not within the last 50 years.

case in every decade. The 1970s saw more government and transportation nominations. In the 1980s, government buildings were featured prominently along with structures associated with education. The 1990s and 2000s began to recognize many commercial structures along with military defense housing and base construction. The 2000s illustrate a notable increase in religious structures. The decline in government buildings and the rise in commerce and religion may speak to the trends in architectural design in the period between 1930 and 1960. Nominations completed in the 1970s and 1980s were likely focused on federal building programs from the Depression era while the 1990s and 2000s began to recognize the advances in materials that made truly modern architecture possible in curtain walled skyscrapers, massive cast-in-place concrete churches, etc..

Table 6. Historic Function of all Criterion G Nominations

Historic Function	Percentage
Domestic	37%
Education	12%
Transportation	10%
Government	8%
Commerce/Trade	7%
Defense	5%
Recreation and culture	5%
Religion	5%
Industry/Processing/Extraction	4%
Landscape	3%
Social	2%
Health care	1%
Agriculture/subsistence	1%

Table 7. Historic Function of Criterion G Nominations Over Time



Criterion G Nominations by Geographic Area

Studying the utilization of criterion G by state is essential to understanding how it has been used since its inception. Because the National Register program is largely delegated to state historic preservation offices, the National Park Service generally only sees the nominations that have the support of the SHPOs. This next section focuses on criterion G and its relationship to three preservation tools used at the state and local levels: a state rehabilitation tax credit; an advocacy group dedicated to modern and recent past architecture; and a historic context survey administered by state or by local municipality. At the onset of the study, it was assumed there must be other variables affecting the use of criterion G as number of nominations alone seemed inadequate to explain patterns by geographic area. These three variables are the result of comments by

practitioners working at the state and local level. Preservationists are quick to identify subjective influences affecting M+RP resources, but it is not easy to quantify them. Advocacy programs, tax credits and state leadership are all critical variables, but to date there has been no study correlating them to the debate surrounding the 50-year rule.

Advocacy Programs

States that have advocacy programs in place supporting the recent past demonstrate better public awareness and appreciation of modern and recent past buildings and structures. Half the battle in completing a nomination is finding someone with the time (or money) to write it. Often state historic preservation officers do not draft register nominations – they arise from advocates.

Tax Incentives

Incentives are a successful driver for preservation projects and to date, thirty-one states across the country have adopted laws creating credits against state taxes to provide incentives for the appropriate rehabilitation of historic buildings. Private developers are motivated to list buildings for the tax break and will hire consultants to complete nominations that are not part of a city-wide survey or larger context.

Context Studies

Finally, the most difficult area to quantify is the bias of staff. The listing process is subject to the preference of state level leadership – both state historic preservation officers and executive boards that approve nominations for submittal to the National Park Service. The question of what is denied at the federal level is minor compared to the preference of the state officers. A state can exhibit a particular affinity or aversion for the preservation of the recent past; it has little to do with the number of resources as good examples of modern and recent past architecture exist everywhere. It is simply a matter

of who works to recognize, evaluate and save it. Modern and recent past context surveys are used as an indicator to help identify where public (state and municipal) leadership is supportive of the preservation of M + RP resources.

Table 8. Top 20 States with Most Criterion G Nominations

State/Territory	Criterion G Nominations	Total NR Properties	State Rehab. Tax Credit	M +RP Advocacy Group	Context Survey for M+RP
1. California	131	2472	N	Y	Y
2. Missouri	118	2068	Y	N	Y
3. <i>Georgia</i>	97	2036	Y	Y	Y
4. Oregon	90	1911	N	Y	N
5. North Carolina	89	2725	N	Y	Y
6. Florida	87	1612	N	Y	N
7. Tennessee	78	1988	N	Y	N
8. Washington	78	1430	N	Y	Y
9. Pennsylvania	77	3265	N	N	Y
10. <i>Colorado</i>	76	1395	Y	Y	Y
11. New York	74	5286	Y	Y	N
12. New Mexico	73	1085	Y	N	Y
13. Alabama	71	1238	N	N	N
14. Alaska	71	410	N	N	N
15. <i>Ohio</i>	68	3778	Y	Y	Y
16. Massachusetts	63	4152	Y	Y	N
17. Idaho	60	1016	Y	N	N
18. Texas	60	3075	N	Y	Y
19. Guam	58	118	N/A	N	N
20. Illinois	58	1714	N	Y	Y

This report contends that states that do the best job of protecting modern and recent past resources have at least two of the three factors: a state rehabilitation tax credit, preservation advocacy groups focused on the recent past, and/or public leadership initiating context studies. The table above lists the 20 states with the most criterion G

nominations since the National Register program began. US territories that participate in the National Register process were included in analysis, however if they had less than 100 total registered properties they were removed from the dataset.

California, Missouri, Georgia, Oregon and North Carolina top the list – California is not a surprise but the others do not immediately come to mind as centers for modernism. The under-50 properties California has recognized do represent some of the United States’ most exceptionally significant places and stories in our recent past. Its first criterion G nomination in 1966 was for Room 307 in Gilman Hall at UC Berkeley where plutonium was first discovered – a significant step in the development of the atom bomb. More recent nominations include some of the most famous modern architecture in the US including the Joseph Eichler homes of Greenmeadow neighborhood in Palo Alto listed in 2005 as the first modern suburban tract on the Register in California; Condominium I at the now iconic modernist coastal resort enclave - Sea Ranch; the Eames House from the 1947 Arts and Architecture Case Study House competition; and finally Richard Neutra’s own home and studio.

Missouri is next on the list with 118 properties nominated utilizing criterion G. While Missouri does have a state rehabilitation tax credit and has completed a related survey, many of the nominations under criterion G are due to a multiple property submission (MPS) of Emergency Conservation Network construction during the Depression. The MPS was approved by the Park Service in 1985 with a period of significance between 1933 and 1942 and the preparatory study was completed 1982-84, right at the 50-year mark.²³ This nomination includes a total of eleven historic districts

²³ Emergency Conservation Work Architecture in Missouri State Parks, 1933-1942, Thematic Resources. Multiple Property Submission for the National Register of Historic Places. National Register Program, National Park Service (January 18, 1985). Accessed online at the Missouri Department of Natural Resources, <http://www.dnr.mo.gov/shpo/camden.htm>.

and thirty-two individual properties. Beyond the ECW properties, Missouri has completed a MPS for Osage Farms settlement communities with a period of significance in the early 1940s and nominated in the early 1990s. They also have nominated a fair share of corporate modern architecture including the BMA Tower in Kansas City, a tax credit project, and the TWA Administrative Headquarters also in Kansas City.

Georgia is a surprising leader according to the state statistical data on criterion G. Resources range from the Martin Luther King Historic District in Atlanta, nominated in 1974, to a multiple property nomination of Lustron Houses across the state completed in 1996. More recently the SHPO has approved suburban residential historic districts with periods of significance stretching into the less than 50-year window. In fact, one third of Georgia's Criterion G nominations are historic districts (37 of 97). The Georgia State Historic Preservation office recently completed a statewide study of ranch homes producing guidelines for evaluation with one of the stated goals to nominate individual homes and ranch home neighborhoods to the National Register.²⁴

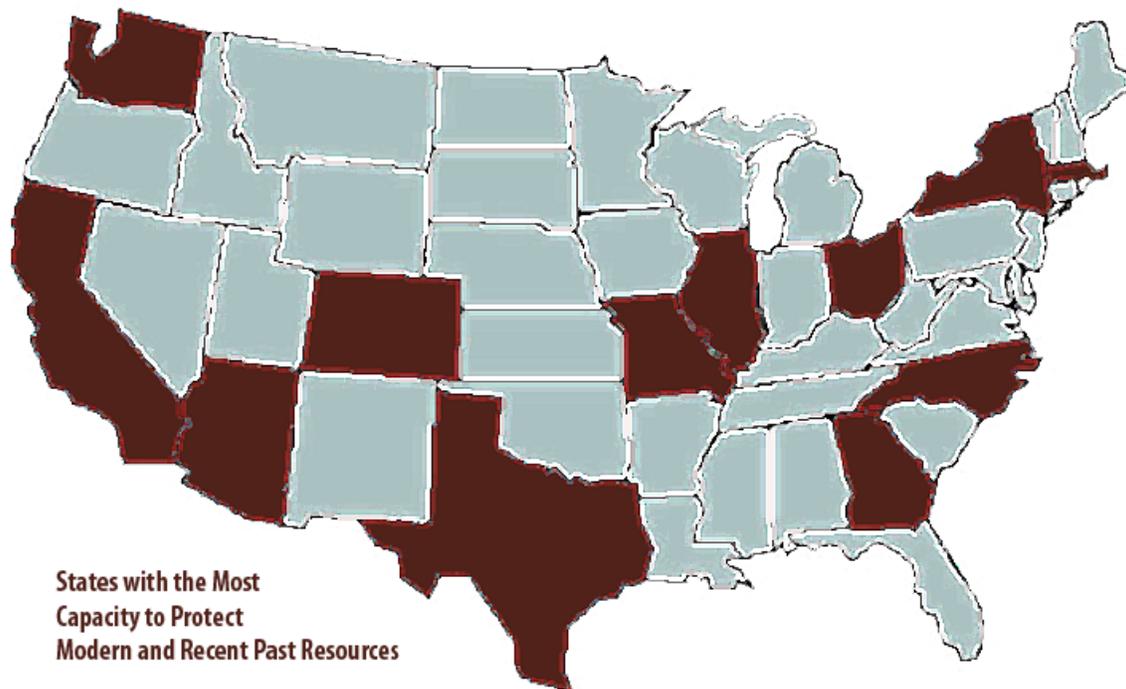
Oregon is near the top of the list due mainly to a large number of nominations of bridges in 1979 – 17 total – under the multiple property submission, Oregon Covered Bridges. Oregon, like Missouri, has also listed a number of simple, rustic Depression-era buildings in the state parks under another MSP with the first property nominated in 1981 and completed in 1986. The most recent criterion G nominations from Oregon include a submarine - the USS Blueback, the Children's Home Farm School in Corvallis and the

²⁴ Richard R. Cloues, "The Ordinary Iconic Ranch House," *Recent Past Preservation Network Bulletin* Vol.2 No. Winter 2011 pg 11-17. It is worth noting in this report the other goals of the project: "much of this information has been posted on our office's website, where we hope it will help everyone involved with identifying, documenting, and evaluating these mid-20th-century houses. Second, Ranch Houses are now routinely being considered in state and federal environmental review activities including Section 106 reviews of federally assisted undertakings. Third, we are nominating additional individual Ranch Houses and Ranch House neighborhoods to the National and Georgia Registers of Historic Places. And fourth, we are working on strategies to better include the large numbers of Ranch Houses in community and county field surveys."

1959 Alan and Barbara Goldsmith house, designed in the Pacific Northwest Regional Style by noted Portland architect Herman Brookman.

Finally, North Carolina rounds out the top five states utilizing Criterion G the most. It has completed multiple property nominations for US Naval Ordnance Test Facilities on Topsail Island (1993), early Modern architecture associated with the NCSU College of Design Faculty (1994) and most recently (2010) a study of Post-World War II and Modern Architecture in Raleigh, North Carolina, 1945-1965.

Illustration 1. States with the Most Capacity to Protect M+RP Resources



Based on the study of these factors, three states can be seen as the leaders in the preservation and protection of the recent past: Georgia, Colorado and Ohio. These states utilize all three tools: a state tax credit, advocacy groups and context surveys. The illustration above interprets this relationship between number of nominations and their

relationship to the other preservation tools. In addition to Georgia, Colorado and Ohio, New York, California, Arizona, Texas, Ohio and Washington all show strong capacities to protect M+RP architecture.

A closer look at these variables by state also demonstrates two patterns in the way criterion G is being utilized. The first is illustrated by California, which has focused on identifying individual properties with historical significance derived from the property's individual architectural characteristics or association. The exceptionally significant argument is generally easier to make with these as they have received adequate attention in scholarship, thus to place the property in historical context is a more manageable task as compared to more obscure sites and lesser known architects or designers. California has relied very little on the MPS tool - the Criterion G data shows the state has only recorded three multiple property submissions relating to the recent past: the M+RP study of Pasadena, the Newland Reclamation Area and US Post Offices 1900-1941. These have yielded a total of 11 nominations – eight from the post offices. Other states that have managed recent past and the National Register like this include New York, Indiana, Missouri, Virginia, Florida, Illinois, Alaska and Arkansas.²⁵

The majority of the states with larger numbers of criterion G listings rely on the Multiple Property Submission technique to establish contexts and register anywhere from two to twenty related properties under those contexts.²⁶ Oregon, Georgia, North and South Carolina, Tennessee, New Mexico, Maryland, Pennsylvania, Arizona, Alabama,

²⁵ This conclusion is based on the number of MPS, TR (Thematic Resource Group) or MRA (Multiple Resource Area) recorded in the NR for Criterion G Nominations. These states all have four or fewer MPS attached to Criterion G nominations.

²⁶ Multiple Property Submission (MPS) is the format currently used by the National Register for multiple property documentation, together with individual registration forms. In the past, the National Register has used the Multiple Resource Area (MRA) and Thematic Group Resources (TR) formats, however, these formats are no longer active. Nominations may still be submitted under previously accepted MRAs and TRs if they are submitted on National Register individual registration forms and meet the current standards for listing.

Guam and Washington all have five or more themes for multiple property submissions. The use of the MPS also explains why states like Alabama, Alaska and the territory of Guam which do not have M+RP advocacy groups, a state rehabilitation tax credit or a context study focused exclusively on Modernism and the recent past, but still have a high number of listings. Alabama has listed 17 individual properties under the MPS, Civil Rights Movement in Birmingham, Alabama 1933-1979. The implications of this are important.

As the moving window of the recent past moves into the 1960s, it becomes more difficult to make arguments for the significance of the architectural type and style based on individual characteristics. Much of what we are beginning to encounter requires contextual study to understand its form and importance. Those states relying less on multiple property submissions and more on individual characteristics are more inclined to fall behind as building types become more ubiquitous, less durable and more difficult to understand and define. Increasingly the context for resources of the recent past encompasses buildings and or sites across the nation, not the city or state. The vast majority of Multiple Property Submissions use either the state or the municipality for the boundary due to the administrative structure of the National Register, requiring state officers to manage their respective programs. Another issue is that modern and recent past architecture doesn't "blend" into a place, the compatibility with neighbors can be a challenge and difficult to address. Active initiatives by states to survey for architecture of the recent past will be essential; however, one area of emphasis in the future may be context statements and the resulting multiple property submissions that cross state boundaries and focus on the national story.

Below is a chart of selected Multiple Property Submissions by decade that are listed utilizing Criterion Consideration G.²⁷ The chart is meant to demonstrate major themes in the preservation of the recent past over the years and to demonstrate the “moving window effect.” It could be argued that the MPS themes from 2001-2010 demonstrate very few advances in preservation philosophy representing “safer” diversity themes that have already been tackled by other historically focused disciplines.

²⁷ The MPS not presented were removed either because they were in the NR historical format of TR or MRA, or were omitted due to their similarity to other submissions.

Table 9: Selected Multiple Property Submission Themes by Decade

1971-1980	1981-1990	1991-2000	2001-2010
Covered Bridges of Washington and Greene Counties, Pennsylvania	CCC Properties in Iowa, Minnesota, Tennessee State Parks	Arkansas Designs of E. Fay Jones	African-American Historic Resources of Prince George's County, Maryland
Depression-Era Buildings of Washington State	Early Twentieth Century Schools in Puerto Rico	Civil Rights Movement in Orangeburg County, South Carolina	Bruce Goff Designed Resources in Oklahoma
Fire Stations of Oahu, Hawaii	ECW Architecture in Missouri and Pennsylvania State Parks 1933-1942 TR	Cold War Resources Associated with the 308th Strategic Missile Wing in Arkansas	Civil Rights Movement in Birmingham, Alabama 1933-1979
Iowa Usonian Houses by Frank Lloyd Wright, 1945-1960	Flue-Cured Tobacco Production Properties in South Carolina	Diners of Massachusetts	Cultural Resources of the Recent Past, City of Pasadena
John F. Kennedy Space Center, Florida	Grain Production Properties in Eastern Washington	Early Modern Architecture Associated with NCSU School of Design Faculty, North Carolina	Historic Family Farms in Middle Tennessee
Movie Palaces of the Tri-Cities, New York	Historic Bridges/Tunnels in Washington State	European Ethnic Communities, Dayton, Ohio	Light Stations of the United States
Oregon Covered Bridges	Historic Firehouses of Louisville, Kentucky	Historically Black Properties in Little Rock's Dunbar School Neighborhood, Arkansas	Motels of The Wildwoods, New Jersey
Russian Orthodox Church Buildings and Sites of Alaska	Historic US Route 66 in Arizona	Japanese Coastal Defense Fortifications on Guam	Public Schools in Memphis, Tennessee 1918-1954
Tiffin, Ohio, Industrial Buildings	Lighthouses of Massachusetts	Lustron Houses in South Dakota and Georgia	Railroads in Colorado, 1858-1948
	North Dakota Round Barns	Osage Farms Resettlement Properties in Pettis County, Missouri	Rosenwald School Building Program in Texas
	Philadelphia Public Schools	Residential Subdivisions and Architecture in Phoenix	Route 66 in Oklahoma
	Rural School Buildings in Colorado	Route 66 through New Mexico	Segregation in Columbia, South Carolina
	Suburban Development in Des Moines Between the World Wars, 1918-1941	US Naval Ordnance Test Facilities, Topsail Island, North Carolina	Twentieth Century Suburban Growth of Albuquerque

Context and Surveys

Surveys and context statements do not always lead to National Register nominations, although one of the main goals for architectural survey is determining National Register eligibility. States and cities focused heavily on surveying and nominating their historic resources during the late 1970s and early 1980s after the passage of the National Historic Preservation Act (NHPA). Due to the 50-year rule, many only included buildings constructed up to the 1940s. In general, surveying residential resources from the recent past was not a priority. However, as funding has become available, and an interest in inventorying and documenting these resources has increased, many states and cities are either re-surveying areas or undertaking brand new surveys to capture these resources.

Most of the surveys focus on residential suburban architecture. In reviewing them, it became apparent that this area of focus has developed at the state and local levels because of a major context study completed by the National Park Service in 2002. National Register historians completed a lengthy context report for the *Suburbanization of Metropolitan Areas in the United States, 1830–1960* in September 2002 and published it as a NPS Bulletin, *Historic Residential Suburbs: Guidelines for the Evaluation and Documentation for the National Register of Historic Places*. The Park Service also submitted an associated multiple property submission, “Historic Residential Suburbs in the United States, 1830-1960” under which related properties may be listed in the future. The report was a response to the growing body of literature on America’s suburbanization covering multiple disciplines and opinions attempting to bring together current scholarship and preservation practice relating to the history of suburban neighborhoods in the US. Its focus is the identification, evaluation and registration of

residential historic districts and associated suburban resources, such as schools and shopping centers.

While the report covers a range of architectural periods and styles it laid the groundwork in its discussion of “SUBTYPE IV. Post-World War II and Early Freeway Suburbs, 1945 to 1960” for virtually all the completed state and local studies related to modern and recent past architecture. Due to the National Park Service’s leadership in producing the context study, state preservation office and local municipalities have a framework to identify, evaluate and register community resources. This is the most comprehensive national context study on an American architectural theme that specifically addresses modern and recent past architecture and building types. Broad, national contextual support for the individual property or neighborhood is essential due to the complexities and newness of materials, design and process. While some of the suburban context studies and themes were completed previous to the guidelines issued by the NPS (Denver’s Araphoe Acres is considered a pioneer in mid-century suburban residential documentation; Phoenix’s study was completed in 1994), most have followed and cited the Bulletin to construct arguments for National Register nominations.

Other context surveys have been contracted by programs within the National Park Service including the mammoth 380-page *Route 66 National Historic Context Study* authored by Michael Cassity and supported by the Route 66 Corridor Preservation Program located within the National Trails System Office, Intermountain Region of the National Park Service. However, according to the analysis of MPS by decade, Arizona, Illinois and New Mexico all submitted Multiple Property Submissions to the National Register prior to the publication of the *Route 66 National Historic Context Study*, suggesting the federal report was inspired by local and state level preservation needs. The residential suburbs and Route 66 studies are special cases – the vast majority of

context statements addressing modern and recent past resources are the result of the desire to draft a national register nomination – a completely backwards process that does hinder the capacity for state and local preservationists to address the needs of recent past buildings.

Several states have submitted multiple property submissions for Lustrons whose period of significance (1946-1950) is tight and easy to define (including Georgia and South Dakota). South Dakota completed its nomination in 1992 and drafted its own historic context for the now well-known quirky little structures. The Civil Rights Movement, undoubtedly one of the defining series of events of the 20th century was first represented in architectural history in 2004 by a multiple property submission by the state of Alabama which again drafted its own historic context, laying the groundwork for future nominations. There are many, many more examples with resources lesser known of the general creation of a historic context by the author of the national register nomination. All of the above noted examples are authored by state historic preservation personnel or architectural historians closely associated with SHPOs, which is uncommon. Most SHPOs do not have adequate staff to complete nominations. When identifying, evaluating and nominating recent past architecture, the NPS clearly dictates that any exceptionally significant argument must be founded on a well-developed historic context statement. If left to the individual author, it places an extremely high “burden of proof” on the nominator, who in most cases is not a highly trained SHPO staff member like in the above examples.

Table 10. Modern and Recent Past Context Surveys, 1990-2010

US	Suburbanization of Metropolitan Areas in the United States, 1830—1960
Arizona	Residential Subdivisions and Architecture in Central Phoenix, 1912-1950 (1994) Postwar Modern Housing and GIS Study of Scottsdale Subdivisions Scottsdale Postwar Multifamily Housing Survey Tucson Post WW II Residential Subdivision Development 1945-1973
California	Cultural Resources of the Recent Past Historic Context Report: City of Pasadena San Diego Modernism Historic Context Statement
Colorado	Arapahoe Acres Historic District (1998) Aspen Postwar Context Papers: Chalet, Rustic, Pan Abode, and Modern Historic Context of Littleton Colorado 1949-1967
Connecticut	New Canaan Modern Home Survey, 2009
Delaware	Suburbanization in the Vicinity of Wilmington, Delaware, 1880-1950+
Georgia	Lustron Houses in Georgia (1995) The American Small House Survey The Ordinary Iconic Ranch House: Mid-20th-Century Ranch Houses in Georgia Atlanta Housing: 1944-1965 Case Studies (2001)
Hawaii	Modern and Recent Past Context Statement
Illinois	Recent Past Survey - Northern Cook County
Indiana	Modernism in Architecture, Landscape Architecture, Design, and Art in Bartholomew County, 1942-1965
Iowa	Iowa Usonian Houses by Frank Lloyd Wright, 1945-1960 (1988)
Kansas	Lustron Houses of Kansas (2001)
Louisiana	Louisiana Architecture: 1945-1965 Post-War Subdivisions and the Ranch House
Missouri	Armour Boulevard Post-World War II Apartment Building Historic District
New Jersey	Lustrons in New Jersey
New Mexico	Twentieth Century Suburban Growth of Albuquerque, New Mexico
North Carolina	Post World War Two Survey: Charlotte-Mecklenberg The Development of Modernism in Raleigh, 1945-1965
Ohio	Ohio Modern: state context report

Table 10 (Continued)

South Dakota	Lustron Houses in South Dakota (1992)
Virginia	Federal Housing Administration-Insured Garden Apartments in Richmond, Virginia, 1942-1950
Washington	Mid-Twentieth Century Olympia: A Context Statement of Local History and Modern Architecture, 1945-1975

At the federal level, there is no organized effort to prioritize evaluation of particular groups of resources; it is left to the state programs which admittedly run in a similar fashion without organized prioritization of resources. Nominations are motivated by private property owners, advocacy groups or tax credit projects. They require the work of a skilled architectural historian due to the rigorous historical research standards of the National Register; therefore the expertise required limits the pool of resources to those which have a nominator with the ability, time, and money to prepare a form. All states - with possibly the exception of California - demonstrate this hodge-podge approach to the registration and protection of the recent past.

A review of the nominations listed under Criterion G in Texas over the last decade captures this diverse but unorganized approach. Entries range from one of Lawrence Halprin's most mature urban landscape designs to a high-profile tax credit project to rehabilitate a 1959 Dallas bank, and from the rural Lampasas Colored School to the Orange Show, a bizarre folk art creation motivated by one's man's obsession with the orange. Most are prepared by the property owner or consultants working on behalf of the owner with support from National Register staff. Level of significance ranges widely from local to national and most are not facing any sort of imminent preservation threat. It's difficult to extract any meaningful patterns from studying the nominations in depth, other than what has already been noted above.

CONCLUSIONS

In summary, there are several notable patterns in the study of criterion G between 1966 and 2010. First, the vocabulary for style and function is inadequate to meet the needs of preservationists working on architecture between 1945 and 1975. This complicates the administrative portion of the National Register process, making it more difficult to construct arguments for significance if there is not a consistent vocabulary across the discipline. Second, the dramatic decline of total nominations is evidence of the professionalization of the field and the increased challenge of preparing arguments to meet the NPS criteria. With a lack of context analyses for the recent past in particular, even buildings that are “old enough” are difficult to nominate. Third and finally, the reliance on the multiple property submission tool illustrates one effective method of nominating architecture from the modern and recent past eras, but the existing MPS themes are an odd and spotty collection. National leadership could make this an even more effective strategy for finding, evaluating and nominating large numbers of properties across local and state boundaries. The challenge, then, is process related, not regulatory. This study concludes that the National Register of Historic Places’ 50-year rule is more a psychological boundary than regulatory – the argument has been made and supported that anything that reaches the Keeper under criterion G is generally listed and an argument for exceptional significance could likely be made by any advocacy group particularly concerned about a building.

The consequences of the 50-year rule have more to do with the implications of this psychological boundary. The second part of the report demonstrates rather surprisingly that the threat to recent past buildings is generally lack of understanding and appreciation. Fewer significant structures from the 1960s are being demolished than is thought. Preservationists working to save architecture of the 1950s and 1960s need help

contextualizing the buildings and they need help generating awareness for them. The National Register's use of criterion G inadvertently places an unfair share of the "proof" of significance on the nominator. As a tool that is primarily honorific and delegated to state preservation officers (which are seriously understaffed and underfunded), relaxing the timeframe – 30 years for example – and providing leadership in drafting context statements could have a dramatic impact on those working at the local level whether in a government, non-profit or citizen advocate role.

Chapter Three: Criterion G and the 1960s

The next section of this report studies the current relationship between the National Register and the architecture of the 1960s. Reports on criterion G always involve listed properties, but quantifying what is not listed would be more useful to those debating the 50-year rule. This would include intact properties with good integrity that remain under-studied and under-appreciated, as well as properties that have been altered or lost that evaluation of significance could have prevented. The universe is large and eligibility for the National Register is, of course, debatable. This study examines the AIA Award Winners from 1960-1969 noting those listed on the National Register and for the rest, the current status – intact, obliterated or unknown. The assumption is made that any of the buildings awarded First Honor Awards or Awards of Merit for excellence in contemporary design solutions would likely be found exceptionally significant as the best representations of architecture of its time. Any property listed with a construction date between 1960 and 1969 should, at the time of this study (data ends with FY2010), be eligible under criterion G. Those not listed can be assumed to still be exceptionally significant, just not identified as such.

This collection of buildings powerfully illustrates the architectural vocabulary of the 1960s – the materials, forms and functions clearly demonstrate the challenges identified in the literature review. The collection also suggests top firms, regions with larger concentrations, and how architects of the day tackled design solutions presented by particular building needs – airports, corporate headquarters, commercial skyscrapers, and urban redevelopment projects. This study recognizes that an analysis of award-winning firms and properties limits the criteria considerations to mostly A and C. The study accepts the limitation that sites and buildings not significant for their architectural

characteristics cannot be included. Attempting to quantify places important for their social and cultural context requires a different framework for data collection and evaluation beyond the current capabilities of the researcher.

CONTEXTUALIZING THE 1960S

While the 1950s saw a great expansion in American transportation infrastructure, mostly highways and airports, it was not until the 1960s that social infrastructure like federal buildings, educational facilities, public housing complexes and urban renewal projects took place. The 1960s demonstrates a wave of unprecedented economic and urban growth as well as a sea change in social attitudes culminating in a turning point in architecture and urban planning. The precise, clean modernism of the early International Style gave way to large, masculine Brutalist, Neo-Federalism and Expressionist styles that can seem hulking and out of place. Corporate modern architecture firms built shopping malls, corporate campuses and headquarters, office buildings, housing developments and junior colleges on the suburban fringe of cities while civic centers, stadiums, new plazas, town centers and large-scale public housing rose out of urban renewal projects in city centers. The implications of the architecture of the 1960s on today's built environment has garnered much attention from scholars, but to the average citizen, the connection between the building trends of the 1960s and the urban areas in which they go about their daily routines is ignored. People don't "like" this architecture because not only is it difficult to comprehend visually, but it also represents aspects of American history that are less palatable.

Architectural historian Alan Hess describes some of the major complicating trends in the architecture of the 1960s in his article, "Coming to Terms with the Sixties" published in *Forum's* 2010 issue devoted to preservation concerns over M+RP resources.

The first is the concept that modernism “matured” at this time. “No longer the unruly upstart avant garde of the 1920s, modernism had become the official style of major corporations, major cultural institutions and major architecture schools.”²⁸ Many American architects had grown tired of the “European canonical motifs” of flat roofs, glass walls and exposed structural elements.²⁹ Brutalism offered a rough, heavy and masculine alternative, while neo-formalism let architects continue to experiment with ornament and historic symmetry. Frank Lloyd Wright’s organic style continued to be popular and finally the Corporate Modern style allowed formalistic buildings to dominate new headquarters and campuses for some of the country’s most influential companies. Hess writes, “this tumult leaves today’s cities with something to offend nearly everyone, especially proponents of International style minimalism. *Yet current taste cannot be the measure of architectural significance.*”³⁰

The second complicating factor, Hess addresses as the reorganization of architecture firms which established a trend that created a very prominent role for large corporate architecture firms. Firms were responding to increased needs by companies for huge scale complex campuses for scientific research, manufacturing and production as well as educational and healthcare campuses. The architecture offices became extremely efficient but lost creativity in the process creating many monotonous and similar forms. But Hess argues, poor examples should not cause us to ignore the many truly distinctive and creative contributions of large firms.

The third and final complicating trend is the maturing of suburbia into elaborate master-planned communities. While suburban growth of the 1950s created housing tracts

²⁸ Alan Hess, “Coming to Terms with the Sixties,” *Forum Journal* 24:4 (Summer 2010), 24.

²⁹ Hess, 24.

³⁰ Hess, 24.

in subdivisions by the dozens, the growth in mass production of the 1960s allowed tracts by the hundreds. Many aspects of mid-century suburbia rub us the wrong way today: the reliance on automobiles, freeways, parking lots, cul de sacs and shopping malls all are perceived as having drained the life out of historic downtowns. Hess contends that one of the strongest myths about suburbia is that it was unplanned, responding to short-term commercial profit rather than rational planning. While it looks to most of us as the total opposite of traditional and desired urban growth patterns, Hess writes that “in population, area and innovative urban concepts, the growth of decentralized suburban metropolises was the United State’s most significant urbanist trend in the mid-20th century.”³¹

The effect for preservationists today is that we cannot continue to evaluate the significance of these landscapes from the framework we have always used to evaluate previous eras. The 1960s and suburbia aren’t just a new architectural style, they represent an entirely new pattern of urbanization where land, architecture and lifestyle all changed so drastically that their individual meanings and their relationship to one another require a new evaluative framework. The 1960s also applied master planning concepts to a new kind of suburban style development within urban neighborhoods. These were car-oriented high-density, office, apartment, hotel, shopping and cultural centers that organized the elements of a traditional downtown into a very different form. Hess admits that they remain “lightning rods” for criticism yet are an undeniably part of architecture and urbanism in the 1960s.

The challenge for preservationists is to defend “the complexity of the suburban metropolis” – the large scale patterns of organization for shopping, housing, employment and recreation are essential to our understanding of the 1960s. Interpreting it as ‘historic’

³¹ Hess, 28.

for a broad public will be no easy task. The need to contextualize the architecture of the 1960s then becomes acute. As we've seen in the first part of this report, there is generally no organized effort within the National Register process to survey, evaluate and nominate properties at the federal level. This creates some concern about its capacity to accommodate a decade that represents a turning point in both social and architectural themes, so much so that there is a strong aversion to the vast majority of building styles and trends from the period.

1960S AWARD WINNING ARCHITECTURE AND THE NATIONAL REGISTER

The American Institute of Architects began its Honor Award program in 1949 and in every year since the award-winning projects have provided a rough outline of architectural culture in the U.S.³² The awards were not conceived to be a larger statement, but the projects do serve to illustrate prevailing styles, methods and materials as well as important trends in the growth and development of America's built environment. The contemporary architecture of the 1960s is now today's historic architecture and a survey of the award-winning work of that decade can tell us much as preservationists struggle to contextualize buildings, plans and development patterns that today's public finds "ugly" and destructive. A mere skim of the photos offers incredible insight into the architectural importance of the 1960s. The average person, if asked, could not describe what buildings of the 1960s look like, much less anything about their significance. And as scholars have pointed out, previous evaluative measures are insufficient for these types of resources.

³² The policy statement from the 1961 Honor Awards provides useful context on the purpose of the program: "A society is known by the accomplishment which it rewards. Few actions speak as convincingly as the awarding of honors to those who embody its ideals or outstandingly serve the purposes for which the American Institute was founded. By honoring high achievement it honors itself and proclaims its objectives. In the establishment of awards and the selection of recipients, the Institute must always serve purposes which reveal its dedication to the public welfare. In so doing, however, the Board of Directors must respect the limits of its own competence as a witness."

So just what are we looking at? Between 1960 and 1969, there were 145 honored projects with seven constructed internationally. Of the remaining 138, eight are listed on the National Register; 19 have been obliterated; 90 are intact with most possessing good integrity; and the status of 21 is still unknown. Each category is discussed in this chapter with the exception of the unknown properties, which are discussed in the Appendix on page 85.

A table listing the functions of the properties is below and those italicized are categories created by the author to better capture the new building forms and functions than the existing National Register form. Corporate includes the modern suburban office complexes and central business district high-rises designed by large, professionalized firms like Skidmore, Owings and Merrill. Urban redevelopment includes parks, plazas and large complexes with a combination of functions initiated from urban renewal funding and programming. Urban residential is housing only and also generally the result of urban renewal programs.

Table 11. Building Function for 1960s AIA Award Winners

Function of AIA Award Winners, 1960-1969	
Educational	19%
Residential	15%
<i>Corporate</i>	14%
Religious	12%
Government	8%
<i>Urban Redevelopment</i>	8%
Cultural	6%
Commercial	5%
Recreation	5%
Transportation	4%
<i>Urban Residential</i>	3%
Healthcare	1%

Listed

Of the 138 award winners, eight are listed on the National Register. Of these, two are listed due to their location within historic districts with multiple periods of significance and two are rehabilitation projects of late 19th century buildings. Including these rehabilitations in the calculation, it can be estimated that 6% of eligible properties from the 1960s are listed on the National Register.³³ A similar study could and should be conducted for the 1950s AIA award winners correlating with National Register data through FY 2000. This comparison would be a useful way to evaluate the use of criterion G over time.

Table 12. National Register Properties, 1960s AIA Award Winners

Award Year	Project Name	Architect	City	State
1962	St. John's Abbey Church	Marcel Breuer	Collegeville	MN
1963	Trans World Airlines Terminal	Eero Saarinen and Associates	New York	NY
1964	BMA Tower	Skidmore, Owings and Merrill	Kansas City	MO
1966	Ghirardelli Square	Wurster, Bernardi and Emmons	San Francisco	CA
1967	Sea Ranch Condominium 1	Moore, Lyndon, Turnbull and Whitaker	The Sea Ranch	CA
1968	Jefferson Market Library Renovation	Giorgio Cavaglieri	New York	NY
1969	Auditorium Theater Restoration	Harry Weese and Associates	Chicago	IL
1969	Des Moines Art Center Addition	I.M. Pei and Associates	Des Moines	IA

³³ This calculation includes those listed in districts, but excludes the 19th century buildings which won AIA awards for rehabilitation in the 1960s (6/138=.043).

St. John's Abbey Church, Marcel Breuer, Collegeville, MN

Two of the National Register listed properties are due to their inclusion within districts that have been evaluated for historical significance from a previous period including St. John's Abbey Church by Marcel Breuer which is included in the St. John's Abbey and University Historic District listed in 1979 with buildings constructed between 1865-1970. The monks of St. John's Abbey are quite proud of their building. It is well-cared for and respected by a growing modernism community in Minnesota.

Figure 1. St. John's Abbey Church, Collegeville, MN. Courtesy AIA Journal, 1962.



Ghirardelli Square, Wurster, Bernardi and Emmons, San Francisco, CA

Ghirardelli Square in San Francisco was listed in 1982 as Pioneer Woolen Mills and D. Ghirardelli Company with the Ghirardelli headquarters established in 1893. The Roth family purchased the square in 1962 to prevent its demolition for an apartment building and hired Wurster, Bernardi and Emmons along with landscape architect

Lawrence Halprin to convert the square and its historic brick buildings into a retail and restaurant complex – it is considered the first adaptive re-use project in the United States. Referred to as a “decrepit tourist trap” in 2004, JMA Ventures developers completed a major renovation removing chain stores and adding high-end residential. In 2010, the complex was foreclosed on by the Royal Bank of Scotland.³⁴

Figure 2. Ghirardelli Square, San Francisco, CA. Courtesy AIA Journal, 1966.



TWA Terminal, Eero Saarinen, New York, NY

The TWA Terminal at JFK International Airport designed by Eero Saarinen was hailed from the very beginning as important in spite of the fact that the building upon its completion was obsolete because it was designed for smaller propeller planes. It was too small for the just-introduced wide body jets with their increased height, larger number of passengers and greater amounts of luggage. Nevertheless the general public and the architectural community loved the building and when a new, much larger terminal building was proposed for construction behind the original TWA Terminal, a long and

³⁴ “Ghirardelli Nears Foreclosure.” *San Francisco Business Times*. 29 October 2010. Accessed online at <http://www.bizjournals.com/sanfrancisco/print-edition/2010/10/29/ghirardelli-retail-nears-foreclosure.html>

passionate preservation battle ensued. The additional building did get built, but the advocacy and outcry forced some important changes to the design. While the story represents a successful advocacy campaign, the actual result today is an empty building that is no longer in use. It theoretically can be connected to the new terminal provided an appropriate use is found. An RFP went out in February of 2011 from the Port Authority of New York and New Jersey seeking design proposals that would incorporate the terminal into a 150-room boutique hotel.³⁵

Condominium I, Moore, Lyndon, Turnbull and Whitaker, Sea Ranch, CA

A residential community located on the coast of California about 100 miles north of San Francisco was developed by Oceanic Properties, a subsidiary of the Hawaiian development company Castle and Cook, between 1962-1965, when they purchased 4000 acres of coastal timber and grazing land. They engaged San Francisco landscape architect, Lawrence Halprin, to develop a master plan of the site. Halprin's Sea Ranch plan marks a shift away from the conventional California residential development. It reflects Halprin's respect for the processes of nature, his appreciation for the wild beauty of the site and his commitment to the ideas of the ecological planning. Condominium One, part of a group of ten linked condominiums, is one of the original buildings designed by Moore, Lyndon, Turnbull and Whitaker Architects. It was listed on the National Register in 2005.³⁶

³⁵Ben Mutzabaugh, "TWA Terminal to become JFK boutique hotel?" *USA Today* 7 February 2011. Accessed online at http://travel.usatoday.com/flights/post/2011/02/twa-terminal-boutique-hotel/142044/1?csp=34travel&utm_source=twitterfeed&utm_medium=twitter

³⁶Sea Ranch description provided by the Cultural Landscape Foundation accessed online at <http://tclf.org/content/sea-ranch>.

Figure 3. Sea Ranch Condominium I, California. Courtesy AIA Journal, 1967.



Art Center Addition, I.M. Pei, Des Moines, IA

I.M. Pei's addition to the Des Moines Art Center is one of three buildings on the site designed by three of America's great modernists. The original building was completed in 1948 by Eliel Saarinen, also listed on the Register, and the third, was completed by Richard Meier in 1984. Saarinen's building was listed in 2004 under the regular criteria while Pei's addition was listed utilizing criterion G, and Meier's is not. This odd recognition of separate wings is not unusual in 20th century museum design. The wings themselves are seen as works of art. The Minneapolis Institute of Arts and the Walker Contemporary Art Center – both in Minneapolis, MN – exhibit the same patterns with noted architects creating very separate works of architecture that are studied and recognized independently.

Figure 4. Des Moines Art Center Addition, Iowa. Courtesy AIA Journal, 1969.



BMA Tower, Skidmore, Owings and Merrill, Kansas City, MO

The BMA Tower is a 19-story international style high-rise building in Kansas City, Missouri. It was planned for the Business Men's Assurance Company of America on the site of St. Joseph's Orphanage. The building, designed by Skidmore, Owings and Merrill, has a steel frame and is clad in a contrasting grid of deeply inset black glass and white marble. The building was sold by the BMA in 2002 to Landmark Tower LLC which initiated a National Register nomination (listed 2002) as part of its plans for rehabilitation. Renamed One Park Place, the building was extensively rehabilitated and converted into 106 residential condominiums in 2007. There is not anything more significant about the BMA Tower than any of the other high-rises on this list, however

the developer engaged a private consultant to survey, nominate and prepare the tax credit application for the project.³⁷

Figure 5. Detail of BMA Tower, Kansas City, MO. Courtesy AIA Journal, 1964.



Jefferson Market Library Renovation, Giorgio Cavaglieri, New York, NY

The Jefferson Market Branch of the New York Public Library is known to New Yorkers as Jefferson Market Courthouse and is located in Greenwich Village. The high-style brick Victorian building was originally built as the Third Judicial District Courthouse (completed 1877). Faced with demolition in the late 1950s, public outcry led to its reuse as a branch of the New York Public Library. This building was saved after preservationists had been unable to stop the demolition of Penn Station. The building was listed on the National Register of Historic Places in 1972 and was declared a National Historic Landmark in 1977.

³⁷ The particular firm, Rosin Preservation LLC., has completed more than 70 tax credit projects representing more than \$300 million in completed construction which is no small potatoes.

Auditorium Restoration, Harry Weese, Chicago, IL

Harry Weese completed the Auditorium Theater restoration in 1967 and it was recognized by the AIA in 1969. Constructed in 1889 by famous Chicago architects Louis Sullivan and Dankmar Adler, the auditorium was listed on the National Register in 1970 and as a National Historic Landmark in 1975. Harry Weese is a lesser-known modernist architect who trained at MIT and studied under Finnish architect Alvar Aalto at the Cranbrook Academy. While probably best known for the design of the Washington DC metro system, he also passionately worked to preserve and re-use historic buildings.

Obliterated

To be categorized as obliterated in this study, the structure has either been demolished or has been altered so severely it is no longer recognizable as period architecture from the 1960s. This list totals 19 of the 117 known properties. If applied to the larger universe of eligible properties from the 1960s, it can be concluded that approximately 16% have been lost to demolition or intensive remodel. A review of the buildings shows some significant losses including Paul Rudolph's New Sarasota School, also known as Riverview High (constructed 1958 and honored 1962), and Victor Lundy's Church of the Resurrection in the East Harlem Protestant Parish (honored in 1966). Paul Rudolph has jokingly – although it is not exactly a funny joke – been referred to as America's most demolished modern architect. The school was demolished in May 2009 to make room for a larger complex on the same site. Preservationists and architects rallied submitting a proposal for an adapted Riverview Music Quadrangle, but the School Board found the plan was far too costly.

Figure 6. New Sarasota High School, Florida. Courtesy AIA Journal, 1962.



While Rudolph's Sarasota School received attention from advocates and a case was made for its significance, Lundy's little church is a perfect example of how a lack of understanding of the unusual forms of the 1960s led to its demise. The jury commented the remarkable building was outstanding among all entries because it accomplished so much with so little. "Absolute economy of means was transformed into an asset...Its austerity movingly expresses the strong structure of religious belief rather than the ornamental quality of ritual."³⁸ By 1966, the AIA published architect's statements along with the awards and Lundy wrote:

The site for this small mission church in East Harlem is in one of the worst slum streets in New York, an 80 by 100-foot lot hemmed in by dilapidated tenements to be replaced at some future time by high-rise public housing. Since these tall buildings would look down on the site, it was necessary to design the church as a total piece of sculpture to be viewed from above.³⁹

Lundy later recounted he was the only architect to show up for the site visit, so he won the commission by default. The 2010 AIA guide to New York lists the building as "obliterated" which is where the term is derived in the use of this report. The congregation and the affiliated Booker T. Washington Learning Center outgrew the space, but the church could not afford an expansion of its building. Instead, it struck an

³⁸ "Church of the Resurrection, 1966 Honor Awards" *AIA Journal* (1966), 72

³⁹ *Ibid.*, 72.

air-rights deal with a developer, who constructed an eight-story apartment building on the site, with room for the church and the learning center at the base of the structure.⁴⁰

Figure 7. Church of the Resurrection, East Harlem, NY. Courtesy AIA Journal 1966.



Another notable loss is the Amphitheater and Plaza at the Jacob Riis Housing Plaza in the Lower East Side of New York City. The innovative outdoor landscape ripped out existing fencing, which the landscape architect M. Paul Friedberg described as “cages.” He connected a series of open venues for all ages, including a play area, children’s fountain, stepped garden, and amphitheater for performances. The playground was furnished with a granite igloo, tunnels and ladders, a wood-timber area, a pyramid, a maze, arching monkey bars, and a Sahara of sand. “We created experiences comparable

⁴⁰ David Dunlap, “A Church Takes a New Form, and Blends Into the Cityscape,” *The New York Times* 30 October 2008.

to those a child might find elsewhere in widely scattered areas—a mountain, a tunnel, a tree house—and brought those together into a single environment.”⁴¹ Playgrounds and outdoor urban spaces received much attention in the postwar era, especially in urban centers. Many, like at the Jacob Riis house, were important landscape components of large urban renewal projects introducing completely new ideas on child development into designed urban spaces.

Figure 8. Jacob Riis Plaza and Amphitheater, New York. Courtesy AIA Journal 1967.



Rapid demolition is one of the biggest concerns for preservationists working on M +RP resources, but this study suggests that demolition of structures from the 1960s may be about equivalent to any other period. While those examples given above are significant losses, skimming the rest reveals others that are much less noteworthy: the tennis pavilion at Princeton University, an apartment complex in Austin, Texas, and the Washington and Lee High School Gymnasium in Montross, Virginia. Given that rampant

⁴¹ Deborah Bishop, “Structured Play,” *Dwell Magazine* V. 7:6 (May 2007). Accessed online at <http://www.dwell.com/articles/structured-play.html#ixzz1K11YsK4P>

demolition is one of the core arguments for the movement, this is a surprising find, but also encouraging. If the major threats are lack of understanding and under-appreciation of extant buildings, then the National Register program – as a largely honorific preservation tool – should be an essential strategy in the preservation of M +RP buildings and efforts should be made to make the program more accessible and relevant to the particular needs of these structures.

Table 13. Obliterated Structures, 1960s AIA Award Winners

Award Year	Project Name	Architect	City	State
1960	Blyth Arena	Corlett & Spackman	Squaw Valley	CA
1960	National Airline Nose Hanger	Weed, Johnson Associates	Miami	FL
1960	Lenox Square Shopping Center	Toombs, Amisano & Wells	Atlanta	GA
1960	Mutual Insurance Co. of Hartford	Sherwood, Mills and Smith	Hartford	CT
1961	Chapel, Moline Public Hospital	Henry Hull	Moline	IL
1961	Summer House for Mr. and Mrs. Alan Schwartz	Birkerts and Straub	Northville	MI
1961	Lincoln Commons Building, Lake Erie College	Victor Christ-Janer & Associates	Painesville	OH
1962	New Sarasota High School	Paul Rudolph	Sarasota	FL
1962	Tennis Pavilion, Princeton University	Ballard, Todd and Snibbe	Princeton	NJ
1964	Emhart Manufacturing Company Headquarters	Skidmore, Owings and Merrill	Bloomfield	CT
1964	New Plant for Helen Whiting, Inc.	Ulrich Franzen	Pleasantville	NY
1965	Oaks Apartment Complex	R. Gommel Roessner	Austin	TX
1966	Tiber Island Apartments	Keyes, Lethbridge and Condon	Washington	DC
1966	Church of the Resurrection, East Harlem Protestant Parish	Victor A. Lundy	New York	NY
1967	Redwood National Bank	Neill Smith and Associates	Napa	CA
1967	Amphitheater and Plaza, Jacob Riis House	Pomerance and Breines	New York	NY
1968	Washington & Lee High School Gymnasium	Stevenson Flemer, Eason Cross, Harry Adreon	Montross	VA
1968	Syntex Interim Facilities at Sanford Industrial Park	Mackinlay, Winnacker & Associate	Palo Alto	CA
1969	Exodus House	Smotrich and Platt	New York	NY

Intact

Of the 117 AIA award winners whose status is known, 90 are intact and not listed on the National Register. This translates to more than 77% of exceptionally significant architecture from the decade as not yet recognized, but standing, in use and potentially eligible for the National Register. The properties vary greatly in their integrity – some exist untouched and worn, many show signs of dated but not irreversible remodels and some have been beautifully restored. I have estimated that 10 of the 90 have had major alterations compromising their historic integrity. They may still be eligible but many of their character-defining features have been lost.⁴² The large majority on the intact list are not perceived as historic by their owners and continue to operate in the same capacity for which they were constructed. These buildings are still ‘young’ enough that they are not immediately recognizable as historically significant and, therefore, are at risk even though they remain in good condition.

The list is speckled with the great modernists of the period including Philip Johnson, Minoru Yamasaki, Eero Saarinen, Pietro Belluschi, I.M. Pei and Edward Durell Stone. It also includes nearly a dozen examples of Skidmore, Owings and Merrill’s corporate modern in central business districts from New York to New Orleans as well as some of the best examples of Brutalist libraries, research facilities and other academic buildings on campuses in the Northeast, an architectural category slowly growing in significance as more and more colleges and universities tackle modernizing the imposing concrete structures.

Perhaps the essence of this report is captured in Minoru Yamasaki’s Reynolds Metal Regional Sales Office in Southfield, Michigan, right outside of Detroit. The suburban office building is a smaller three-story rectangle completed in 1959. The

⁴² These are identified in the table with an “*”.

building featured gold anodized aluminum screens in front of a glass curtain wall. When constructed, the building was surrounded by a water feature similar to those found in several of Yamasaki's other buildings. The landscape design was completed by Eichstedt-Johnson and Associates. On the interior, the first floor is a completely open party space with large skylights in the center – the natural light and space was intended to show off the aluminum to potential clients. As the sun changed throughout the day, the aluminum bris soleil created intricate patterns on the marble floors and walls. The second and third floors contain a single row of offices lining the glass curtain walls with open space for “secretaries” outside the offices.⁴³

The jury stated in 1961, “Here is a suburban answer, in poetic terms which embrace both architecture and landscape design, to the administrative requirements of American industry.”⁴⁴ The building is standing and has been identified as significant by the Michigan State Historic Preservation Office and featured in their Michigan Modern project, however it now is home to a Bally's Total Fitness. The architectural significance is inconsequential to the present users and the extent of damage to the interior is not quite clear. Luck alone explains why it is still standing and the symbolism of the functions is hard to ignore. The architecture of the 1960s represents the last great period of American industry – of a nation that innovated and produced high-quality goods, employing large numbers of white collar workers in jobs that could sustain families and communities. Now as the country has devolved to a service-based economy, dependent on imports, the need for a building of this quality and function is beyond the means of many small business owners, yet it is occupied by a generic chain fitness center. This is even more reason to recognize and preserve these small to mid-size office and manufacturing

⁴³ “The AIA 1961 Honor Awards,” *AIA Journal* Vol No. (1961), 78.

⁴⁴ *Ibid.*, 78.

facilities – not only for the era they represent but that they could once again be utilized by American small business owners and companies to economically sustain cities and regions.

Figure 9. Reynolds Metal Regional Sales Office, Michigan. Courtesy of AIA Journal, 1961.



The same issue featured a pristine example of 1960s Corporate Modern architecture in New York City, the Pepsi-Cola World Headquarters by SOM completed in 1960. The 10-story building features aluminum and glass curtain walls and won several New York architectural awards in the early sixties in addition to the AIA honor award. The jury commented, “seldom have machine-age building techniques been so expertly utilized in providing appropriate urban headquarters for an industrial corporation.”⁴⁵ Intact with excellent integrity, the building is under-appreciated. Other

⁴⁵ “The AIA 1961 Honor Awards,” *AIA Journal* Vol No. (1961), 80.

exceptional examples of buildings representing this great period in American industry include the Deere and Co. Administrative Center by Eero Saarinen in Moline, IL (honored 1965), Columbia Broadcasting Inc. Headquarters in New York City, also by Saarinen (honored 1966), and National Headquarters American Republic Insurance Company in Des Moines, IA by SOM (honored 1967).

Figure 10. Deere and Co. Administrative Center, Illinois. Courtesy AIA Journal, 1965.

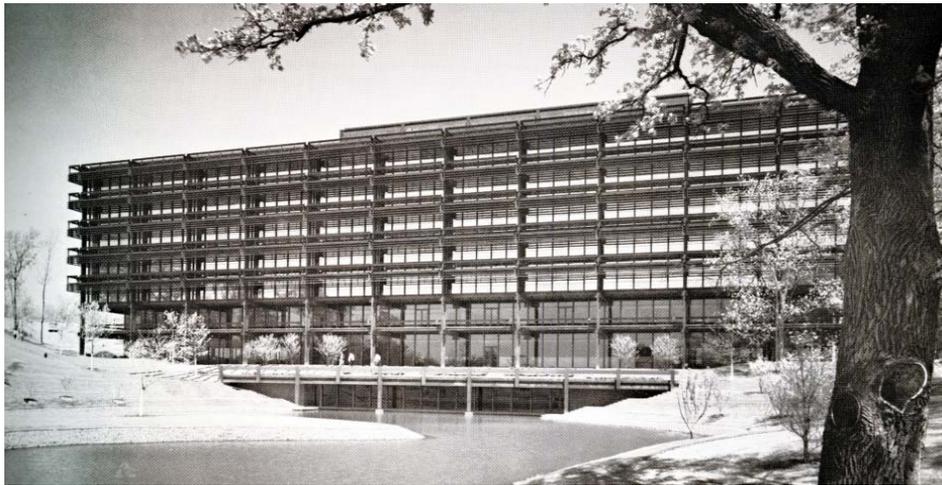


Figure 11. American Republic Insurance CO. Courtesy AIA Journal, 1967.



Some of the intact properties are in municipalities without a historic preservation program, like Mill Valley, California. Without local preservation planning, buildings have no legal protection except for the National Register. The complete AIA list includes three Mill Valley residences and the town library. The residences are particularly intriguing. The only evidence of their existence and significance is by a real estate agent that markets modern homes including works by Lee Stewart Darrow and Raphael Soriano. Along with the Green-Johnston home by Marquis and Stoller, honored in 1963, the three suggest an exceptional cluster of modern residences from the period and certainly merits further study to develop context and identify other similar homes.

The intact list also includes little-known religious architectural works from the period including Philip Johnson's Shrine for the Church of the Open Air in New Harmony, Indiana, (honored 1961), Pietro Belluschi's Church of the Redeemer in Baltimore, Maryland, (honored 1960) and a hauntingly simple Benedictine priory outside Eau Claire, Wisconsin, by the larger, more corporate firm of Hammel, Greene and Abramson (honored 1967). St. Bede's Priory is currently on the market for five million dollars. Of the quirkier properties to be recognized is Paul Rudolph's Temple Street Parking Garage in New Haven, Connecticut, (honored 1964) which recently underwent an extensive and sensitive restoration of the concrete. Many others are still in use and loved for their form and function as much today as when they were constructed including the Jesse H. Jones Hall for Performing Arts in Houston, Texas, (honored 1967) by Caudill Rowlett and Scott as well as Case Study House No. 25 by Killingsworth, Brady and Smith in Long Beach, California, (honored 1964).

Table 14. Intact Structures, 1960s AIA Award Winners

Year	Project Name	Architect	City	State
1960	Alyn B. Reid Residence	Lee Stewart Darrow	Mill Valley	CA
1960	The Capital Park Apartments	Satterlee & Smith	Washington	DC
1960	The Church of the Redeemer	Pietro Bellushi	Baltimore	MD
1960	Moore School of Electrical Engineering, University of Pennsylvania	Robert L. Geddes, Melvin Brecher, Warren W. Cunningham	Philadelphia	PA
1960	St. Paul's Lutheran Church, Fellowship Hall	Victor A. Lundy	Sarasota	FL
1960	Asilomar Housing/Asilomar Beach State Park	John Carl Warnecke & Associates	Pacific Grove	CA
1960	Mr. & Mrs. Richard Opdahi Residence	Killingsworth, Brady & Smith	Long Beach	CA
1960	Colemans Houses	Meathe, Kessler and Associates	Mt. Clemens	MI
1961	Crown-Zellerbach Building	Hertska and Knowles	San Francisco	CA
1961	Shrine	Philip Johnson	New Harmony	IN
1961	Simon House	Charles R. Colbert	New Orleans	LA
1961	Unitarian Church	Hugh Stubbins and Associates	Concord	NH
1961	Pepsi-Cola World Headquarters	Skidmore, Owings and Merrill	New York	NY
1961	Reynolds Metal Regional Sales Office*	Minoru Yamasaki	Detroit	MI
1961	Fernando Rivera Elementary School	Mario J. Ciampi and Paul Reiter	Daly City	CA
1961	Denver Hilton Hotel*	I.M. Pei and Associates	Denver	CO
1962	Amatea Corporation Residence	Killingsworth, Brady, Smith and Associates	La Jolla	CA
1962	Towers Residence	Ulrich Franzen	Essex	CT
1962	Housing Group*	Roger Lee Associates	Berkeley	CA
1962	Foothill College	Ernest J. Kump	Los Altos	CA
1963	International Building	Anshen and Allen	San Francisco	CA
1963	Ezra Stiles, F.B. Morse Colleges, Yale University	Eero Saarinen and Associates	New Haven	CT

Table 14 (Continued)

Year	Project Name	Architect	City	State
1963	Green-Johnston House	Marquis and Stoller	Mill Valley	CA
1963	United Church of Rowayton	Joseph Salerno	Rowayton	CT
1963	John Hancock Building	Skidmore, Owings and Merrill	New Orleans	LA
1963	Addition to Albright-Knox Art Gallery	Skidmore, Owings and Merrill	Buffalo	NY
1963	2300 Riverside Corp Inc Apartment Tower	Harrell and Hamilton	Tulsa	OK
1963	Academic Quadrangle, Brandeis University	The Architects Collaborative	Waltham	MA
1963	General Community Hospital of Monterey*	Edward Durell Stone	Carmel	CA
1963	Market Square Mall*	East Tennessee Chapter AIA	Knoxville	TN
1964	Case Study House No. 25 for Arts and Architecture Magazine	Killingsworth, Brady, Smith and Associates	Long Beach	CA
1964	School of Art and Architecture, Yale University	Paul Rudolph	New Haven	CT
1964	Temple Street Parking Garage	Paul Rudolph	New Haven	CT
1964	Constitution Plaza	Charles Dubose	Hartford	CT
1964	Assembly Hall, University of Illinois	Harrison and Abramovitz	Urbana	IL
1964	Central Plaza Development	Tarapata-MacMahon Associates, Inc.	Canton	OH
1964	Memphis Metro Airport*	Mann and Harrover	Memphis	TN
1964	Carmel Valley Manor	Skidmore, Owings and Merrill	Carmel Valley	CA
1964	St. Francis Square	Marquis and Stoller	San Francisco	CA
1964	Horizon House	Kelly and Gruzen	Fort Lee	NJ
1964	Arts and Communication Center and Science Building, Phillips Academy	The Architects Collaborative	Andover	MA
1965	Eleanor Donnelly Erdman Memorial Chapel	Reid and Tarics	Pebble Beach	CA
1965	Ray D. Crites Residence	Crites and McConnell	Cedar Rapids	IA
1965	Deere and Co. Administrative Center	Eero Saarinen and Associates	Moline	IL

Table 14 (Continued)

Year	Project Name	Architect	City	State
1965	Francis Greenwood Peabody Terrace, Harvard University	Sert, Jackson and Gourley	Cambridge	MA
1965	School of Journalism, SI Newhouse Communications Center, Syracuse University	I.M. Pei and Associates	Syracuse	NY
1965	Japanese Presbyterian Church of Seattle	Kirk, Wallace, McKinley and Associates	Seattle	WA
1965	Terrace East and Terrace West Apartments*	Roger Lee Associates	Berkeley	CA
1965	Gordon School*	William D. Warner	East Providence	RI
1966	Countway Library of Medicine, Harvard University Medical School	Hugh Stubbins and Associates	Boston	MA
1966	River Road Unitarian Church	Keyes, Lethbridge and Condon	Bethesda	MD
1966	Columbia Broadcasting System, Inc. Headquarters Buildings	Eero Saarinen and Associates	New York	NY
1966	Intermountain Gas Co. Central Service Facility	Kenneth W. Brooks	Boise	ID
1966	Sharples Dining Hall, Swarthmore College	Vincent G. Kling	Swarthmore	PA
1966	Dulles International Airport Terminal	Eero Saarinen and Associates	Chantilly	VA
1966	Hugo Winkenwerder Forest Sciences Laboratory, University of Washington	Grant, Copeland, Chervenak and Associates	Seattle	WA
1967	Los Gatos Civic Center	Stickney and Hull	Los Gatos	CA
1967	Beinecke Rare Book and Manuscript Library, Yale University	Skidmore, Owings and Merrill	New Haven	CT
1967	John Knox Presbyterian Church	Toombs, Amisano and Wells	Marietta	GA
1967	National Headquarters American Republic Insurance Company	Skidmore, Owings and Merrill	Des Moines	IA

Table 14 (Continued)

Year	Project Name	Architect	City	State
1967	Vannevar Bush Center For Materials Science and Engineering, MIT	Skidmore, Owings and Merrill	Cambridge	MA
1967	Dormitory and Commons Building Quad, Clark University	The Architects Collaborative	Worcester	MA
1967	First Federal Office Buildings	Smith, Hinchman and Grylls	Detroit	MI
1967	University Plaza, NYU	I.M. Pei and Associates	New York	NY
1967	Municipal Services Building	Vincent G. Kling	Philadelphia	PA
1967	Museo de Arte de Ponce	Edward Durell Stone	Ponce	PR
1967	Jesse H. Jones Hall for the Performing Arts	Caudill Rowlett Scott	Houston	TX
1967	Boreal Ridge Recreational Development	Ian Mackinlay and Associates	Truckee	CA
1967	Mauna Kea Beach Hotel	Skidmore, Owings and Merrill	Kamuela	HI
1967	C. Thurston Chase Learning Center, Eaglebrook School	The Architects Collaborative	Deerfield	MA
1967	St. Bede's Priory	Hammel, Green and Abramson, Inc.	Eau Claire	WI
1967	Ridgeway Men's Dormitories, Western WA State	Fred Bassetti and Co.	Bellingham	WA
1968	Sea Ranch Swim & Tennis	Moore, Lyndon, Turnbull and Whitaker	Sea Ranch	CA
1968	Chicago Civic Center	C. F. Murphy Associates	Chicago	IL
1968	John Deere Company*	Rogers, Taliaferro, Kostritsky, Lamb	Timonium	MD
1968	Suburban YM and YWHA	Gruzen & Partners	West Orange	NJ
1968	Civic Center Synagogue	William N. Breger	New York	NY
1968	Hale Matthews House	Alfred De Vido	East Hampton	NY
1968	Covenant United Presbyterian Church	Crites and McConnell	Danville	IL
1969	Mill Valley Library	Wurster, Bernardi and Emmons	Mill Valley	CA

Table 14 (Continued)

Year	Project Name	Architect	City	State
1969	Smith House	Richard Meier	Darien	CT
1969	Boston City Hall	Kallman, McKinnell and Knowles	Boston	MA
1969	Bolton Square	Hugh Newell Jacobsen	Baltimore	MD
1969	Everson Museum of Art	I.M. Pei and Associates	Syracuse	NY
1969	Tenneco Building	Skidmore, Owings and Merrill	Houston	TX
1969	Convent of the Holy Names	Walker, McGough, Foltz, Architects	Spokane	WA
1969	D.C. Reeves Elementary School*	Desmond, Miremont, Burks	Ponchatoula	LA
1969	DeAnza College	Ernest J. Kump and Associates	Cupertino	CA
1969	San Diego Stadium	Frank L. Hope	San Diego	CA

*Denotes intact but with alterations that may result in lost integrity.

However, only 6% of the properties are currently listed on the National Register and as the first section illustrated, there are many psychological barriers to the actual survey, evaluation and nomination of these resources.

Burden of Proof

As the data analysis from 1966-2010 of criterion G shows, there is little leadership to guide prioritizing the evaluation process at any level for M+RP resources. While lack of constraint as we take our first stab at preserving these resources could be seen as a benefit, it also creates challenges. Without well-developed context statements that address national storylines and themes, the burden of proof of exceptional significance falls to the nominator to develop the individual historic context for a particular building in the local community. This is especially challenging given the very new and specific forms, materials and themes M+RP architecture represents. As a result, protected properties are those with a trained advocate in a region with state support for M+RP. Inadvertently, the National Register process is creating an imbalance of representative structures from the period.

Unpleasant Themes

Preservation philosophy has evolved past the aesthetics versus context debate, but federal programs lag. Preserving sites on the basis of social and cultural meaning is widely accepted. Recent past sites are often emotional and controversial addressing issues of race, class, gender and more, but other safeguards in the criteria exist to properly evaluate on the basis of significance and integrity. Age becomes a convenient rationale to avoid controversy and dialogue around recent sites that hold important and irreplaceable cultural meaning. Again, context statements that cross geographic and

social boundaries could help close the gap between philosophy and actual process and practice.

Relevancy

The threat of demolition has always been perceived as being the greatest to architecture of this period, but as the study shows, the main threat appears to be that these places are over-looked, underappreciated and misunderstood. National Register listing could potentially be of great benefit because the nature of the threat lends itself to effective use of this tool. Properties under 50 years of age have few legal protections at any level and National Register eligibility should be the first, comprehensive tool for preservationists to utilize; however, the advantage and incentive of listing a property on the National Register is inconsequential to the individual owner. Combined with the burdensome cost of the preparation of a nomination, owners will not bother. The process must be made more relevant so as to be the first and easiest tool for preservationists, and to encourage nominations of M + RP properties that face many other significant preservation challenges.

RECOMMENDATIONS FOR M+RP AND THE NATIONAL REGISTER

The particular challenges associated with preserving postwar architecture, especially that of the 1960s, necessitate leadership from some national perspective because the issues are unlike those the field has faced before. The National Register program is largely decentralized and as a result is currently unable to effectively address these challenges. Even if individual states were to make changes to their programs to accommodate architecture of the recent past – and many already have - new forms of practice are needed to provide consistency and create an acceptable national standard for

the survey, evaluation and nomination of M + RP resources. This new practice needs to include: 1) consistent vocabulary for materials and forms; 2) updated categories for building functions; 3) new visual identification that associates buildings from the 1960s across national contexts that visually correlate architect/firm, regional influences, and materials; and 4) the development of written context statements at the national level that address important historical themes that are hovering around the 50-year mark like urban redevelopment, European-modeled public housing, corporate modern architecture and recognition of counter culture movements.

This report makes the following recommendations to aid in the protection of modern and recent past architecture:

Provide national leadership:

- Draft and publish context statements at the federal level for major themes from the recent past.
- Revise the National Register form to include appropriate categories for function and architectural style.
- Consider relaxing the time-frame to 30 years. The other rigorous criteria ensure the standards for listing will not be diminished. This will relieve the psychological boundary which is the most severe effect.

Provide state leadership:

- Fund statewide M+RP surveys with the goal of drafting multiple property submissions for the National Register.

Provide local leadership:

- Work with local partners to publish general guides on style, materials and context of the 1960s architecture in their communities to aid modernism advocacy groups. Guides should include many representative buildings and concise, easily digestible contexts.

Appendix

Status Unknown

Properties categorized as unknown are those whose current status cannot be ascertained with accuracy. Given a longer timeframe for research, it would be possible to determine whether these structures are still in existence. For the duration of this project, it was difficult to find local contacts and web-accessible information to state with certainty their status. Perhaps the most telling aspect of the project was the most common question I received after making the initial inquiry, “Is it on the National Register?” For state offices, the only way they could query historic properties was through National Register or state register listings. The process also clearly illustrated the limited staff working at the state and city levels. Some of the properties listed below are in municipalities without a local historic preservation program or in states without a statewide modernism initiative. There are also a large number of residences from New York state on this list that appear to be invisible in the architecture and preservation community there. Further study could highlight relatively unknown examples in a state with an already avid modernism ethic.

One intriguing example is Robert Damora’s prefabricated tract house in the New Seabury Community, honored in 1965. It likely has not survived over the years. Part of the *Better Houses at Lower Cost* program, it was constructed with seven repeating prefabricated post-tensioned concrete elements. In addition to the AIA award in 1965, it won *Architectural Record’s* House of the Year Award in 1962. Damora was not only an architect, but an architectural photographer with a good eye for the form of the 1960s. His images are valuable contributions alone to this period. On the other hand, there are two George Nemeny houses on this list which are probably both still standing. His work is underappreciated and also merits further study.

Figure 12. Model of Robert Damora's Prefabricated Tract House, Courtesy AIA Journal, 1965.



Besides residential, the other building type that has been difficult to track down are industrial and manufacturing facilities constructed as part of a larger complex. One good example includes the Chevron Research Library D at the Chevron refinery (formerly Standard Oil) in Richmond, CA. This is one of the oldest and largest refinery operations on the West Coast. In the 1950s and 1960s it was the first plant to manufacture many chemical intermediates used in plastics, coatings, and lubricants; thus constructing a vast complex of operational as well as research and development facilities. The current status is also unknown for Volkswagen Worldwide Headquarters in Orangeburg, NY, and the Copperstone Corporation and Warehouse in Miami, FL. Both impressive in their architectural quality, they appear to have been overlooked by architecture fans and scholars. Of the 21 total, my general assessment is that the majority on this list are intact, but literally unknown in their respective communities. Recognition by preservationists and simple contextual analysis could be of great benefit to these structures.

Table 15. Status Unknown Structures, 1960s AIA Award Winners

Year	Project Name	Architect	City	State
1960	Builder's House	Raphael S. Soriano	Mill Valley	CA
1960	Administration & Research Center/ International Minerals and Chemical Corp.	Perkins & Will	Skokie	IL
1960	Industrial Reactor Laboratory	Skidmore, Owings and Merrill	Plainsborough	NJ
1961	Development Firm Office (Cambridge Investments)	Killingsworth, Brady, Smith and Associates	Southern	CA
1961	Ivory Tower Restaurant	Richard Dorman and Associates	Santa Monica	CA
1961	Marin Bay Display Pavilion	Bay Group Associates	San Rafael	CA
1961	Willow Creek Apartments	John Carl Warneke & Associates	Palo Alto	CA
1961	The Copperstone Corporation Office and Warehouse	Weed, Johnson & Associates	Miami	FL
1963	Residence for Mr. and Mrs. Marshall Safir	George Nemeny	Kings Point	NY
1964	Molecular Electronics Division Westinghouse Electric Corporation	Vincent G. Kling	Anne Arundel County	MD
1964	Ray Favata House	George Nemeny	Dobbs Ferry	NY
1965	Prefabricated Tract House, New Seabury Community	Robert Damora	Cape Cod	MA
1966	World Wide Volkswagen, Inc.	Katz, Waisman, Weber, Strauss	Orangeburg	NY
1968	Health Sciences Instruction & Research at San Francisco Medical Center	Reid, Rockwell, Banwell & Tarics	San Francisco	CA
1968	Research Library D, Chevron Research Company	McCue, Boone, Tomsick	Richmond	CA
1968	Migrant Master Plan Indio Camp	Hirshen & Van der Ryn	Indio	CA
1968	Residence	Gwathmey & Henderson	Purchase	NY
1968	East Pine Receiving Substation	Fred Bassetti & Co.	Seattle	WA
1969	Collegetown Phase I	Neill Smith and Associates	Sacramento	CA
1969	Monsanto Company Cafeteria	Vincent G. Kling	St. Louis	MO
1969	Girls Dormitory, Putney School	John B. Rogers	Putney	VT

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