

GSA ELIGIBILITY ASSESSMENT TOOL

Purpose of this tool: This tool has been created to assist GSA regions in assessing the potential eligibility of GSA Modernist buildings for listing in the National Register of Historic Places (NR). The NR is the official Federal list of buildings, structures, districts, sites, and objects significant in American history, architecture, archaeology, engineering or culture. NR Criteria for Evaluation, developed by the National Park Service, are the standards by which properties are judged to be eligible for listing in the NR. Awareness of a property's potential eligibility for the NR helps GSA identify properties requiring special consideration when pursuing real estate actions, reinvestment, or design for building alterations. Federally initiated or assisted actions affecting buildings eligible for the NR must comply with the National Historic Preservation Act, which requires external review with public comment.

Who should use the tool: For accurate results, trained professionals having specialized knowledge in architectural history with an emphasis in Modernism should perform assessments using a copy of the two-sided form provided at right. Individuals using the assessment tool must have a working knowledge of NR eligibility criteria.

How to use the tool:

- Check all applicable boxes on both pages of the form.
- Attach an explanation, along with available documentation, to justify checks made in the shaded columns.
- Submit completed assessments to the Regional Historic Preservation Officer (RHPO) for verification and to determine if further action, such as a formal request for a determination of eligibility, is warranted.

Determining Eligibility

GSA's RHPOs and Federal Preservation Officer are authorized to make preliminary determinations of eligibility for the agency. Formal determinations require consultation with the State Historic Preservation Officer. This tool can assist GSA staff and project teams in determining if a property may be eligible for the NR now or in the future. Checks in shaded (left and middle) columns indicate likely eligibility now or in the future. Checks in the darkest shaded (middle) column indicate that the property may be eligible now. Checks in the unshaded (right) column, with no checks in shaded columns, indicate that the property does not appear to meet any NR criteria for current or future eligibility. The RHPO is responsible for maintaining records supporting either outcome. Forward all completed surveys and any supporting information, regardless of the results, to the RHPO.

This is an internal GSA document to guide GSA in making decisions concerning buildings under 50 years of age. It is not a Department of Interior publication or an official NR guidance document and does not provide a complete list of NR Criteria or factors that may contribute to a property's significance. This tool focuses on principal factors contributing to the significance of GSA buildings constructed between 1950 and 1979. Detailed guidance for evaluating buildings of this era is provided in the NR Bulletin *Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past 50 Years*.

GSA ELIGIBILITY ASSESSMENT TOOL

BUILDING NAME:	
BUILDING NUMBER:	LOCATION:
NAME OF EVALUATOR:	DATE OF EVALUATION:

CHECK BOX IF YES
(LEAVE BLANK IF NOT APPLICABLE)

CRITERION A

ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF HISTORY.

A1 SIGNIFICANT FEDERAL PROGRAM:

Does it embody the goals of a significant Federal initiative or legislation such as the "Guiding Principles for Federal Architecture" or the Public Buildings Cooperative Use Act?

If yes Is it an exceptional or seminal example of these goals/programs?

If no Does it lack a clear connection to Federal programs and initiatives?

A2 GSA PHILOSOPHY IN PRACTICE:

Does it reflect a clear link between GSA's core public buildings philosophy and design programs or processes, such as Art-in-Architecture or GSA's architect and engineer selection process?

If yes Is it an exceptional achievement of the program or process?

If no Does it ignore these programs or display only modest success in meeting program goals?

A3 EMBODIES SOCIAL GOALS:

Does it successfully address significant social goals broadly embraced in the U.S., such as energy efficiency, historic preservation, handicapped access, or eradication of urban blight?

If yes Is it an exceptionally influential example of Federal construction advancing social goals?

If no Does it fail to address social goals?

A4 PUBLIC BUILDING ICON:

Is it a significant symbol of the Federal presence, an integral part of a city or Federal district master plan, or an architectural or social focal point of a town or city?

If yes Is it a Federal icon, anchor in a master plan, or hub defining a community or urban center?

If no Does it have a neutral or negative impact on the Federal image in the community, obscure a city focal point, or detract from the success of a master plan?

A5 LOCATION OF HISTORIC ACTION OR EVENT:

Is it the site of an important government action or occasion, or an event significant in state, local or national history?

If yes Is it the location of an event with a far-reaching impact, such as a landmark Federal court decision?

If no Does it lack any connection to significant events?

CRITERION B

ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.

B1 SPECIFIC LINK TO FAMOUS PERSON:

Did a significant historical figure, such as a President, major activist, or notorious individual have a particular link to the site?

If yes Is the connection exceptional or unique with regard to activities or accomplishments for which the individual is famous?

If no Do important individuals lack a specific, significant link to the site, or is there another property that better represents the life or actions of this person?

CRITERION C

EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION, OR THAT REPRESENTS THE WORK OF A MASTER, OR THAT POSSESSES HIGH ARTISTIC VALUES, OR THAT REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS MAY LACK INDIVIDUAL DISTINCTION.

C1 MASTER ARCHITECT:

Is it a formative design in the portfolio of a prominent architect whose work had an important influence on a community, region, state, or country?

If yes ▶ Is it a highly influential or outstanding work of a twentieth-century master architect, whose work had a profound influence on the course of American architecture?

If no ▶ Is it a typical work by an architect of lesser renown or a lesser work in the portfolio of a master architect?

C2 EXEMPLIFIES A MODERN-ERA STYLE:

Is it a successful example of a Modern-era style such as Expressionism, Formalism, or Brutalism?

If yes ▶ Is it a unique or exceptional representation of Modern design or a landmark that paved the way for the stylistic shift to Modern Federal architecture?

If no ▶ Is it an undistinguished stylistic spin off, lacking in design quality?

C3 FEDERAL PROTOTYPE:

Did it influence other Federal buildings in its technological advances, functionality, framing systems, materials selection, or space design?

If yes ▶ Was it a groundbreaking model or exceptional prototype?

If no ▶ Is it merely representative of the standard technology, materials, and space design of the time?

C4 MODEL FOR COST EFFICIENCY, FUNCTIONAL UTILITY:

Did it achieve notable cost efficiency and functional utility?

If yes ▶ Is it a prototype or exceptional model of cost-efficient functionality?

If no ▶ Are its quality and integrity flawed by cost-cutting measures, poor materials, or shoddy workmanship?

C5 EMBODIES MODERN DESIGN VALUES:

Does it exemplify the Modernist design philosophy, making effective use of modern materials, components, public artwork, noteworthy landscaping or site design?

If yes ▶ Is it as an outstanding expression of Modernist values, integrating modern materials, components, site-specific public art, a plaza, or landscaping design to achieve a cutting edge architectural effect?

If no ▶ Is it a rote expression of current design philosophy, merely typical for its time, or are materials and components of poor quality, lacking clear integration with an overall architectural design?

C6 SIGNIFICANT ENSEMBLE OR DISTRICT:

Is it an integral part of an existing or potential historic district or government complex, tied to the district's defined area(s) and period of significance?

If yes ▶ Is it a focal point in an exceptionally significant district?

If no ▶ Is it a noncontributing element in a potential or designated historic district or building ensemble?

C7 INTACT ORIGINAL ARCHITECTURE:

Is it substantially intact with regard to its original architectural design, period of significance, and historic character, preserving its significant qualities of location, design, setting, materials, workmanship, feeling, and association?

If yes ▶ Are interior and exterior significant spaces fully intact as designed, with original materials and features?

If no ▶ Is it substantially altered, missing key features, deteriorated, or no longer exhibiting its original character?