



Architecture of the **Great Society**

Assessing the **GSA Portfolio** of
Buildings Constructed during the
1960s and 1970s

Summary of Comments and Issues
From a Forum Convened at Yale University's Center
for British art
December 5, 2000

Sponsored by:
Office of the Chief Architect
Public Buildings Service
U.S. General Services Administration

In Partnership with:
Advisory Council on Historic Preservation
American Architectural Foundation
National Trust for Historic Preservation
Yale University School of Architecture

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1	The Context for Discussion
7	A Conversation with Experts
17	A Consensus on the Issues
27	Appendix I List of Forum Attendees
35	Appendix II Forum Agenda
41	Appendix III List of GSA Buildings Constructed between 1960 and 1980



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February 2001

Architecture of
the Great Society

**The Context for
Discussion**



The Context for Discussion

The 1960s and 1970s was the era of great Modern architecture. Designers explored the aesthetic with creativity and enthusiasm. Patrons—from trend-setting individuals to growing corporations to the institutions that shape society and culture—built with pride, confident they were establishing a better environment. Architecturally, it was a time of great optimism. The ideals of Modernism, born in the first decades of the twentieth century, finally appeared to be fulfilling their promise—opening up and renewing American cities, taming suburban frontiers, and offering clean, uncluttered environments in which to live and work and play.

Developing a broad spectrum of public buildings, the Federal government made significant contributions to this era. Pioneering commissions from the 1950s such as the Air Force Academy in Colorado Springs, Dulles Airport just outside of Washington, DC, and Gateway Arch in St. Louis set the stage for a broader policy that emerged in 1962 when President Kennedy's Ad Hoc Committee on Federal Office Space promulgated "Guiding Principles for Federal Architecture." The mandate in this document was clear:

The policy shall be to provide...facilities in an architectural style and form which is distinguished and which will reflect the dignity, enterprise, vigor, and stability of the American National Government. Major emphasis should be placed on the choice of designs that embody the finest contemporary American architectural thought.

More personally in a commentary introducing the January 1963 issue of the AIA Journal, President Kennedy himself framed the opportunity and aspirations of Modern design in these terms: “The art and design of changing cities aims not only at providing better homes and community facilities, more efficient transportation and desirable open spaces, but also a setting in which men and women can fully live up to their responsibilities as free citizens.”

In this context, when the Federal government built, it built Modern. The State Department constructed landmark embassies. The National Park Service opened visitor centers with strikingly contemporary profiles. The Smithsonian Institution added the Hirshhorn and Air and Space Museums on the Mall. The General Services Administration developed a Washington, DC, headquarters building designed by Marcel Breuer for the U.S. Department of Housing and Urban Development and a 1.3 million square foot Federal courthouse and office building designed by Mies van der Rohe in Chicago.

The projects were the inevitable expression of a Federal government in a growth mode. In 1960, civilian employees numbered 2.4 million. In 1980, that figure had grown by 29 percent to 3.1 million. Over the same time period, the Federal budget expanded from \$92 billion to \$591 billion, and appropriations for GSA construction, leasing, and site acquisition rose from \$432 million to \$1.9 billion.

More specifically, between 1960 and 1976, GSA undertook more than 700 projects in towns, large and small, across the nation. These

“Whenever change is proposed, nostalgia for the old can emerge. The goal should be to balance a valid respect for the past with creative options in dealing with the present and future.”

DIRK LOHAN
ARCHITECT
GRANDSON OF MIES VAN DER ROHE
PRINCIPAL, LOHAN ASSOCIATES

included office buildings, courthouses, laboratories, museums, libraries, and border stations. Not unexpectedly, at the time they were built and in their particular communities, these structures were often regarded as landmarks.

Several decades later, however, this assessment is not so universal. If structures were for general office space rather than a more unique or high profile purpose, cost and efficiency were generally the design priorities. In these cases (and there are many of them) instead of creating special buildings-buildings that are symbols of civic pride and public service-the emphasis appears to be on efficiency and a stark expression of function. Looking back on this legacy as a group, the projects represent a Federal office building style that is massive, boxy, and disengaged from the city, edifices critics have referred to as “debased, reductive” versions of the Modern aesthetic.

Today, GSA is reviewing its portfolio of 1960s and 1970s buildings from both its architectural and technical merit, and significant questions arise:

- How should GSA interpret this era in its history?
- How should the agency evaluate quality?
- What do these buildings say about the Federal government in the 21st century?
- Do they build a bridge between the public and public service?
- Do these buildings enhance their environments and enrich their communities with good public space?
- Are they good work environments?
- What can be done to enhance and upgrade these buildings?
- When should buildings be preserved?

- When can they be renovated?
- To what extent can facades, systems, and technologies be changed and modernized?
- At what point should GSA start over and build new?

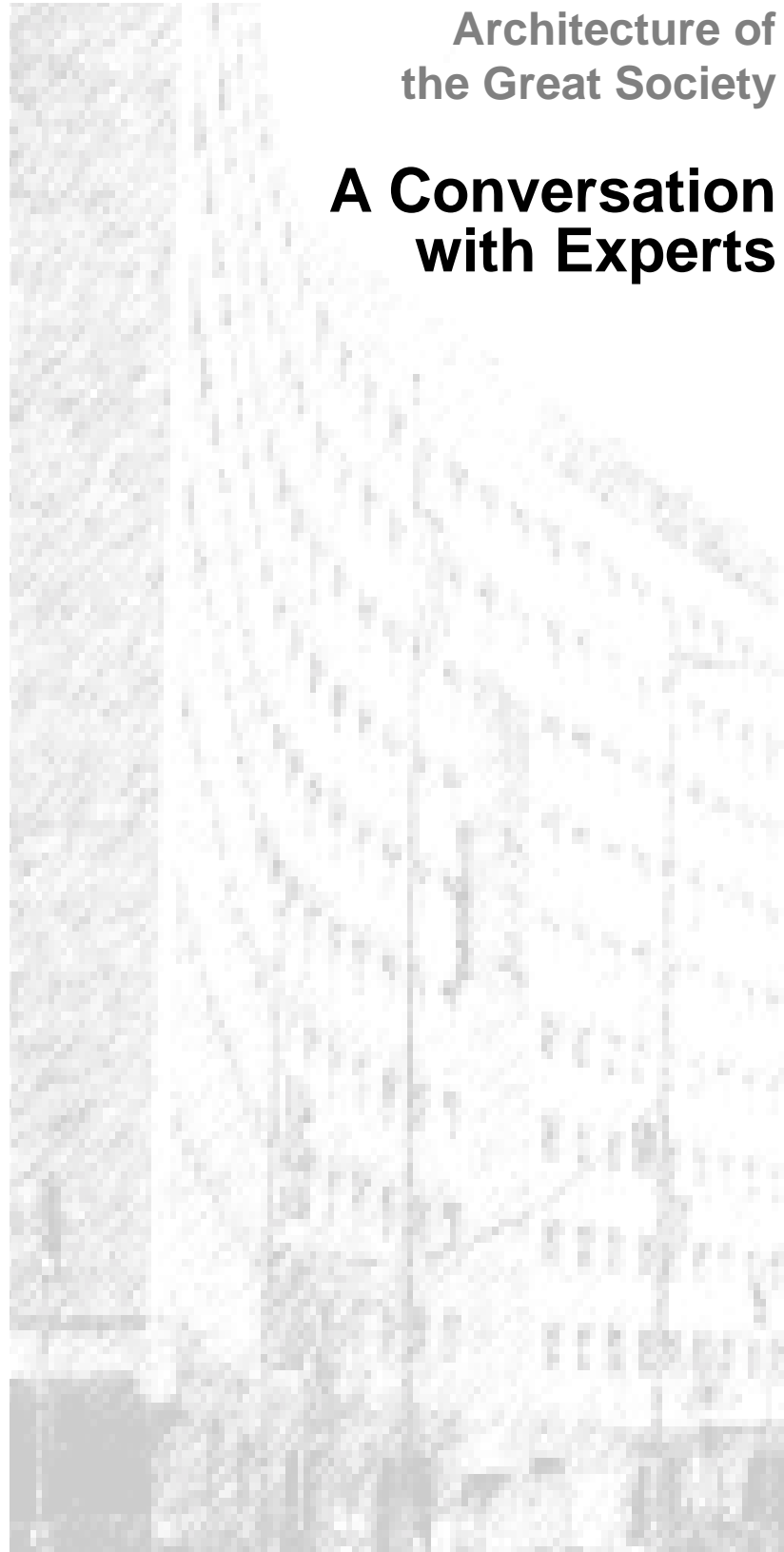
Now is the time to respond to such questions. Many of these GSA buildings are in need of extensive renovation. In the not too distant future, they become eligible for listing on the National Register of Historic Places. Having consistent criteria to evaluate them, and policies to guide their preservation, renovation, or replacement is essential.

“We cannot protect all these 40- and 50-year old buildings. We should learn from Europe and the Renaissance where architects routinely reworked existing buildings, gave them new life, and created marvelous works of architecture.”

BARTON MYERS
PRINCIPAL
BARTON MYERS ASSOCIATES

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**A Conversation
with Experts**



A Conversation with Experts

Given the breadth and importance of these issues, GSA sought the input of outside experts. In a conversation, architect and historian Robert Stern expressed great interest in this era, and as Dean of the School of Architecture at Yale University, offered to host a gathering entitled “Architecture of the Great Society: A Forum on Public Architecture from the 1960s and 1970s.” The forum was convened on 5 December 2000 in the lecture hall of the University’s Center for British Art, a building designed by Louis I. Kahn. In addition to Yale, the Advisory Council on Historic Preservation, the National Trust for Historic Preservation, and the American Architectural Foundation joined as co-partners in the event.

In this distinguished setting, an invited group of nationally recognized architects, preservationists, preservation administrators, and scholars gathered, along with a group of GSA managers, to discuss the future of public architecture designed and constructed during the 1960s and 1970s, and in particular GSA’s portfolio of Federal buildings from this era. (See Appendix I-List of Forum Attendees) Robert Peck, Commissioner of GSA’s Public Buildings Service, emphasized the challenges of simultaneously dealing with the historical and functional integrity of buildings combined with the necessity of creating good public spaces and good work spaces for people. Robert Stern noted that it was critical to avoid knee-jerk reactions. He advocated a curatorial, scholarly approach. Bruce Judd, a member of the Advisory Council on Historic Preservation, juxtaposed consideration of the architect’s design

intentions with the creative exploration of new uses. Speaking on behalf of the National Trust for Historic Preservation, Wendy Nicholas urged GSA to develop criteria that would allow it to distinguish between what must be conserved and what can be changed. Finally, William Chapin, President of the American Architectural Foundation, focused on devising strategies for educating the public about this design era.

With these introductory comments, complemented by a video that showcased the GSA 1960s and 1970s portfolio and the questions the agency was facing related to these buildings, the forum presentations got underway.

Richard Longstreth, Professor of American Studies at George Washington University in Washington, DC, set the stage for discussion with an overview of the significance of Modern buildings within the broader context of American architectural history. He highlighted examples of structures that many regard as bad or of little interest that he judges worth preserving—the Cyclorama at Gettysburg by Richard Neutra, one of the first shopping centers ever constructed located in Princeton, New Jersey, and the General Motors Technical Center by Eero Saarinen in Warren, Michigan. He also articulated strategies for thinking about such structures:

- Do not to apply current values in critiquing Modern architecture.
- Remember that public opinion is diverse rather than monolithic in appreciating the Modern style and Modern buildings.
- View preserving Modern architecture as enriching the public environment and

“This era can be characterized as an architecture of difficult beauty...We must separate the bad from the good-and there are plenty of bad buildings-but we must make these distinctions with subtlety and scholarship.”

ROBERT STERN, FAIA
DEAN, SCHOOL OF ARCHITECTURE
YALE UNIVERSITY

“Modern buildings are often perceived as easy to hate. They are, however, part of our architectural heritage, and they are not disposable. In evaluating them, we need criteria that transcend the issue of taste and that look at these structures holistically, rather than from any single point of view.”

RICHARD LONGSTRETH
PROFESSOR, AMERICAN STUDIES
GEORGE WASHINGTON UNIVERSITY

conserving resources. Federal buildings, including Modern Federal buildings, are long-term investments, and they should be analyzed from that perspective.

- Whenever possible, never rush to judgment about Modern buildings. It takes time to understand the full meaning and value of these structures.

Three Panels

The first panel addressed the question: “How Do We Evaluate Quality?” David Woodcock, Professor of Architecture at Texas A&M University and provocateur for the forum discussions, initiated the session with the thought that the design criteria articulated by Imperial Roman architect Vitruvius—firmness, commodity and delight—might still be used in evaluating GSA buildings developed during the era inspired by the 1962 Guiding Principles of Federal Architecture. J. Carter Brown, Chairman of the U.S. Commission of Fine Arts in Washington, DC, suggested that a critical starting point for making assessments was to distinguish between quality, which is inherent in an object, and value, which is dependent on a particular interest or demand. It is not easy to define quality. It is, in some sense, timeless and certainly independent of any particular style or period. Architect John Carl Warnecke espoused a definition of quality that integrated a critique of symbolism, context, and what he referred to as the “master plan,” the relationship of buildings to one another. Theo Prudon, architect and President of DOCOMOMO US, the American arm of an international group of designers dedicated to the preservation of Modern architecture, stressed “authenticity” as

an essential dimension in judging Modern buildings. He felt this pathway would require an educational component since the public often finds it difficult to appreciate the Modern style.

A variety of comments further expanded the discussion. There was a recommendation to review the preservation guidelines prepared under the auspices of the National Park Service. Others countered that these might not be so easily applied to Modern buildings, and that new criteria would have to be developed. Certain individuals advocated that public input be part of the evaluation process. Participants reiterated the need for public education. For some, cultural and urban analyses were promoted as aspects of any assessment. It certainly seemed important to judge what Federal buildings were saying about the relationship between government and citizens. Several people noted that Federal buildings of the period sometimes used experimental or cheap materials that have not stood the test of time. Independent of those problems, most Modern buildings needed to be upgraded with respect to work space, technology, and building systems. Lacking definitive criteria, perhaps the best thing to do—rather than make mistakes—was to postpone judgment and any major changes. Ultimately, while there was no consensus on what they should be, all agreed that criteria for assessing quality needed to be defined and promulgated, and the exchange among participants generated ideas for pursuing this effort.

After lunch, a second panel was convened on the topic “How Do We Balance the Priorities of History, Function, and Performance?”

“Value is dependent on such things as how buildings are used, their economic return, or their significance to particular groups. Quality is beyond such outside concerns. It resides in the buildings themselves...As GSA evaluates the Modern architecture in its portfolio, it must remember that it is the quality, and not the value, that matters most.”

J. CARTER BROWN
CHAIRMAN
U.S. COMMISSION OF FINE ARTS

Woodcock remarked on the dynamic nature of the built environment using the words of Winston Churchill: “We shape our buildings, and then they shape us.” Especially relevant to the issues facing GSA, Woodcock cited Stewart Brand’s *How Buildings Learn* and its explanation of the ease and rate of change in buildings. Site and Structure remain relatively stable. Skin and Services become obsolete within a moderate time frame. Space Planning and Stuff (contents) change almost constantly. Moreover, Services, Space Planning and Stuff are particularly affected by technological changes demanded by users. Dirk Lohan, architect and grandson of Mies van der Rohe, proposed a framework for dealing with this metamorphosis. The icons of Modern architecture should be preserved and restored in the spirit of their creators. The “dogs” should be put to sleep. The vast majority of Modern buildings should be creatively reinvented with new facades, new plans, and new uses. Preservation architect Walker Johnson proposed historical research and a condition assessment as the basis for a pragmatic strategy that would identify what should be preserved and what could change. Changes, he noted, might be done in a way that could be reversed at a later time. Garth Rockcastle, architect and educator, presented a case study. In redesigning the Zorinsky Federal Building in Omaha, Nebraska, he added day care facilities and a restaurant. He removed window and façade panels, and opened up interior spaces. He changed the building systems, the entrance, the elevations, and roof profile. His objective was to blend the poetic and the pragmatic, a process he thought GSA would find useful in many situations.

In the dialogue that followed, attendees expressed a few additional concerns. Most significantly, it was unclear exactly when and how to decide between renovation and preservation strategies. The lack of documentation related to the design of GSA buildings exacerbated this dilemma. The degree of public input was also debated. Some wanted open hearings; others thought these were generally unnecessary. As has become the norm, security was mentioned as limiting non-Federal uses and building access.

The last panel session of the day was entitled “When Do We Tear Down and Start Over?” Woodcock recalled that John Ruskin, responding to the mid-Victorian tendency to destroy the patina of time in their restoration efforts, proclaimed that “Preservation is the worst fate that can befall a building.” Perhaps, Woodcock suggested, “conservation”-the wise use of resources-was a better word to describe how GSA might approach the Architecture of the Great Society. John Belle, architect and leader in the preservation movement, offered several insights related to GSA’s Modern design. Preservation should not be for preservation’s sake. GSA should not be looking for examples of Modernism that just comply with preservation criteria. It should exercise leadership. It should preserve buildings from the 60s and 70s that embody standards of quality in public design that can be celebrated as exemplars in the 21st century. If there are problems, they should be corrected with respectful rehabilitation and adaptive reuse. Ralph Rapson, Modern architect and designer of many U.S. embassies in the 1950s and 1960s, promoted the principle of involving the original designer (if possible) when making decisions about buildings from the 60s and 70s. Peter Blake, critic and architect, followed with the notion that

“Our goal must be the preservation/restoration of the best public architecture of the ’60s and ’70s....We must go beyond dogmatic beliefs and define standards....Do the buildings have sufficiently good quality original fabric to be restored? Do they display a distinction in site design, planning, construction, building and service to the civic community? Do they continue to play a useful role in the fabric of the city?”

JOHN BELLE
PRESERVATION ARCHITECT
PRINCIPAL, BEYER BLINDER BELLE

juries-composed of an expert engineer, an expert historian, and an expert at adaptive reuse-might be the appropriate process for determining what gets saved and what gets abandoned.

Many participants supported the attitude that GSA should not view its inventory of Modern buildings as something precious. It is important to understand this era of architecture and address it conscientiously. It is also critical to make sure that GSA's Modern offices are up-to-date, competitive, and serving the needs of clients. To the degree that the buildings represent an investment of money and resources, the bias should be toward conservation and renewal. On the other hand, if quality and function are judged as weak, then GSA should, at least, consider more radical options.

Next Steps

In his overview of the forum, David Woodcock cited commentary from several participants, wrapping up with a reference to Robert Peck's admonition on the need "to get our nerve back." From Woodcock's perspective, this meant GSA ought to consider British architect Alex Gordon's call for designs with "long life, loose fit, and low energy." GSA should be open to change in the same way Renaissance designers built upon and modified their environment. Victorian architects and owners were also enthusiastic about the possibilities of using new materials and creating new forms, and had the confidence to transform their world. Of course, GSA has to preserve its iconic buildings. On the other hand, it should-with thought and care-adapt and reuse the vast majority of its Modern portfolio.

Robert Stern urged the development of sophisticated criteria for interpreting the meaning and value of Modern buildings. Bruce Judd recommended the distillation of those qualities that define the character of Modernism. Wendy Nicholas stressed surveying the GSA inventory and understanding the place of these examples in the history of Modern architecture. William Chapin reiterated the importance of public education in appreciating Modernism. Edward Feiner, GSA's Chief Architect, determined that follow through on all these issues was best served by establishing a panel to layout specific strategies. He invited the Advisory Council on Historic Preservation, the National Trust for Historic Preservation, The American Architectural Foundation, and Robert Stern to continue to serve as partners in this effort. This approach was received enthusiastically by all forum participants who also praised GSA's initiative as timely and essential.

“A national dialogue on this issue would be invaluable. GSA must engage and update its inventory of Modern buildings understanding that these facilities are part of a national legacy. In this context, criteria and evaluation techniques must be thoughtfully developed to address both the buildings and the needs of the GSA clients who use them.”

EDWARD FEINER
CHIEF ARCHITECT
GENERAL SERVICES
ADMINISTRATION

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**A Consensus on
the Issues**



A Consensus on the Issues

The forum did not provide an opportunity to refine and endorse a specific set of recommendations. At the same time, it is possible-based on the discussion-to distill four critical areas that merit attention as this dialogue moves forward.

1

Articulate Specific Criteria for Evaluating Building Quality and Significance

GSA needs to define criteria for judging the value of its Modern architecture. These can incorporate criteria developed by other organizations. They can also be augmented by concerns unique to GSA. The criteria need to be objective. They need to transcend current tastes and design values. They also have to be useful in sorting through the thresholds for preservation, renovation, adaptive reuse, and building new.

These are among the arenas where criteria need to be defined:

- Age of the Building up for Review as Historic-Should buildings be evaluated at 50 years (the current standard) or should this assessment be done as early as 30 years?
- Architectural Quality and the Importance of the Building in the Context of Modern Architecture-Who is the architect? What is the reputation of this person? How significant is the building as a type and as

an example of Modern design? Does it have special interior and/or public spaces?

- Original Architectural Intent-What are the design concepts that guided the development of project? Are these manifest in a distinctive and significant way?
- Historical Significance of the Building within an Architect's Portfolio-Is this a landmark commission with respect to type and form for a designer or simply typical of the person's opus?
- Historical Significance of the Building within its Community-How does the community judge the value of a particular structure? Does it have special local symbolism or historic significance? How does the evaluation of professionals compare with the views of the general public?
- Urban Context and the Significance of the Building in Terms of Open Space and the Relationship with Other Buildings-Does the building contribute to a community's urban fabric? How does it relate to adjacent structures? Do its public spaces enhance the urban environment?
- Symbolic Value of the Building as it Represents the Federal Government-Does the building create a positive impression of the contributions and mission of the Federal government? Does it invite the public to use the public spaces and services offered?
- Material Integrity, Structural Integrity, and Safety-Is the fabric of the building in good shape? Can it be preserved? Is the

building sound and safe? Is it free of hazardous materials?

- **Technology and Building Systems**-Are building services up-to-date? Can they be upgraded without violating the historical significance of the design?
- **Sustainability**-Can the building be renovated to conserve natural resources? How can preserving, renovating, or adapting a building to new uses serve as a model of sustainability?
- **Function and the Ability of the Building to Meet the Needs of Its Users**-Does the building provide users with a quality work environment at competitive rents? Does it offer amenities and services valued by employees?

“Modernism started in Europe, and it was a rich architectural vocabulary. Many Americans, however, fail to appreciate this richness, and fewer still understand it.”

HERBERT BECKHARD
ARCHITECT AND FORMER
PARTNER OF MARCEL BREUER

2

Develop a Plan to Inventory and Assess the Modern Buildings in GSA's Portfolio

With more than 250 buildings from this era in its portfolio, GSA needs to develop an accurate list of these structures and their locations. This inventory should follow a consistent format. It should include visual as well as verbal documentation. It should be available in digital as well as print formats.

Based on an accurate inventory, there should be a methodology for establishing a schedule and priorities for evaluating buildings using the criteria called for in the first recommendation. This will involve significant research and careful judgment, but it may not always generate a Section 106 preservation review. This assessment might include input from private-sector professionals, community leaders, and the general public. It should identify public places, entire buildings, interior spaces, and details of architectural significance. To add credibility of the effort, evaluations might also be reviewed by a panel of experts representing the architectural, engineering, and preservation disciplines. The participants, options, and stages in process merit further discussion.

3

Devise Guidelines and Policies for Translating Assessments into Effective Portfolio Management Decisions

“Modernism is an architecture for architects. It is generally not easy to understand. We should look for authenticity and respect the original architect’s design intent. To determine what this means and embodies requires a thoughtful education process.”

THEO PRUDON
ARCHITECT
PRESIDENT
OF DOCOMOMO US

With its Modern buildings representing a multi-billion dollar investment, GSA does not want to nor can it afford to simply replace this stock. The portfolio needs to be subdivided into at least three categories distinguishing among structures that should be preserved, those that should be renovated at the same time that important spaces and features are preserved, and those that should be extensively renovated.

At the extremes of quality, GSA policy should be straightforward. The icons in its portfolio—truly exemplary Modern buildings—should be regarded as irreplaceable and carefully preserved. These buildings should be architecturally significant. They should embody quality construction and use quality materials. Where there are problems with these icon buildings, these issues should be identified and resolved. When current needs require it, this may even involve judiciously modifying a design—redeveloping an open space or rethinking an interior layout—as long as the work can be done without violating the integrity of a project.

On the other end of the spectrum, poorly designed, poorly constructed Modern buildings in GSA’s portfolio should be totally upgraded and renovated. This can involve dramatic design changes. GSA should not preserve buildings simply because they are from a certain era or because they can be interpreted as nostalgic and “funky.”

The vast majority of GSA's portfolio of Modern architecture lies in the middle ground—neither great nor hopeless. In this arena, GSA needs to develop strategies for “creatively restoring” these structures. In-depth evaluations should be used to determine what aspects of a building should be preserved and what can be redeveloped with new designs and new uses. If there is doubt as to how to proceed or balance conflicting issues, buildings might simply be maintained until the passing of time generates better understanding and comfort with a particular design strategy. Alternatively, changes could be implemented that, at a later date, can be reversed.

In renewing its Modern architecture, GSA should stress creativity. Important details should be maintained. Beyond this, however, there should be the option to change functions, introduce new uses including commercial space, redesign facades and, in general, remake buildings so that, while they are respectful of their Modern roots, they give a positive impression of the Federal government and the public services the buildings support. Supported with appropriate budgets, renovated structures should serve clients with the best possible space. They also should enrich their communities and deal with the realities of security without becoming fortresses.

Guidelines should be developed to help decision-makers and designers choose among and implement various preservation/redevelopment alternatives. These should respond to the following questions:

- What are the thresholds for preservation versus adaptive reuse?

“I know a good number of these Modern Federal office buildings, and unfortunately while their goals were noble, many are junk, were junk, and will forever be junk. As we seek to improve things, we must separate the good from the bad and understand the difference between what is ‘architecture’ and what is just ‘building.’”

ARTHUR GENSLER
PRINCIPAL
GENSLER ARCHITECTS

- Can a system of categories be developed and applied to GSA buildings to distinguish among options in the preserve/renovate-and-preserve/renovate spectrum?
- How should conflicts among assessments of specific criteria be resolved?
- What is the appropriate balance among historical and functional considerations?
- What attempts should be made to involve a building’s original designers in decision-making?
- How should the local community and general public be integrated into GSA’s preservation and renovation decision-making?
- Are public hearings necessary in this process?
- Who should determine GSA options and make final decisions on an action plan?

4

Initiate an Education Program

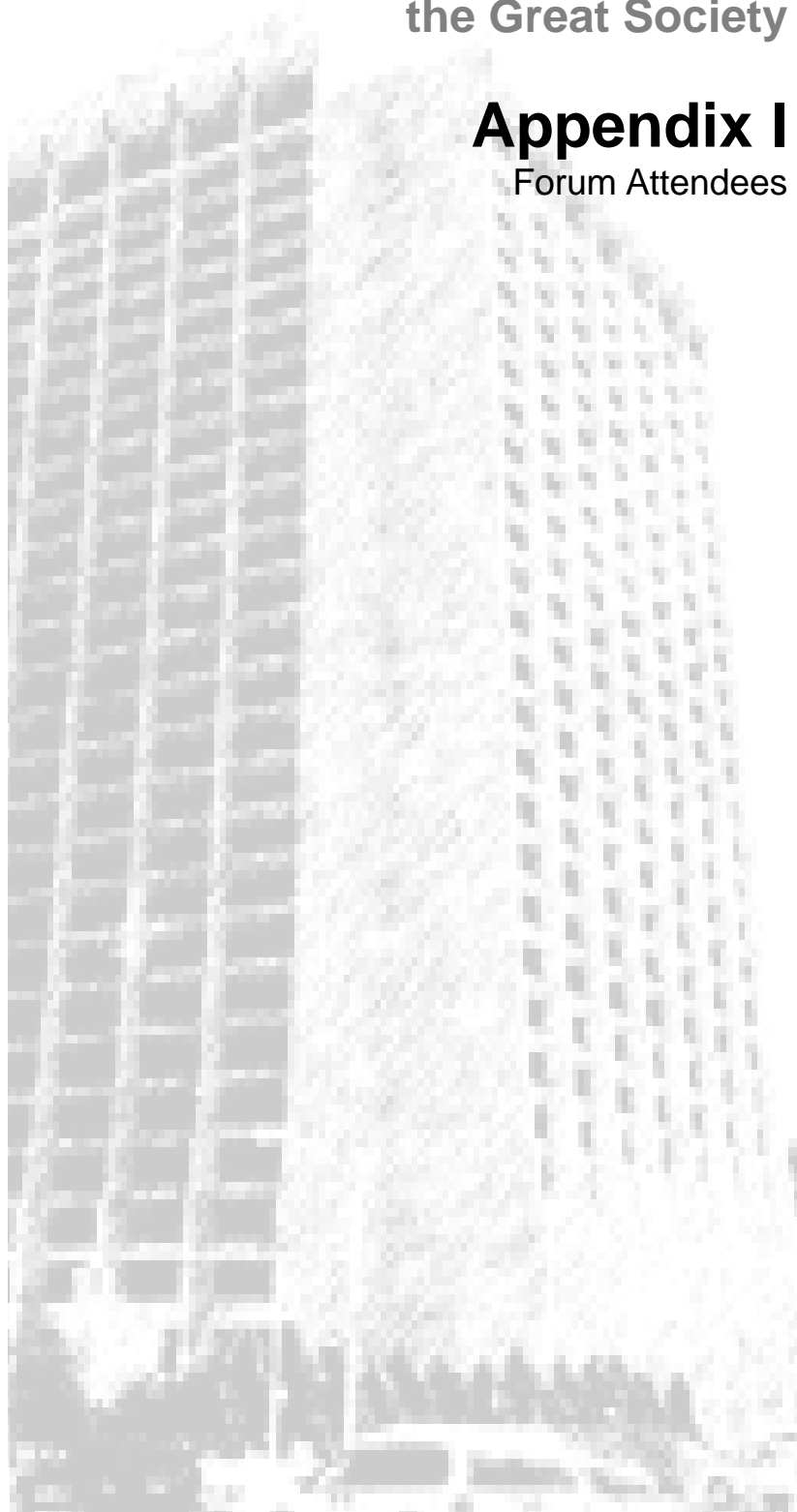
The attitudes towards Modern architecture vary considerably. Some discount the entire period as sterile and inhumane. Some see it as kitsch. Others recognize it as an important era in architectural history. The design and preservation communities, public officials, and the public in general can benefit from a discerning, thoughtful interpretation of these buildings. In this context, an education initiative should accompany GSA's assessment process. Architectural professionals, politicians, and elected officials especially need to understand the value of this era and have benchmarks to evaluate quality. GSA should explore out how the analysis of its own Modern buildings can contribute to this education effort.

“The original intent and aesthetic of these buildings is not understood by elected officials and policy makers. We need members of Congress at meetings like this, and we need architects on Capitol Hill.

HONORABLE
RICHARD NELSON SWETT
U.S. AMBASSADOR TO DENMARK

**Architecture of
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Appendix I
Forum Attendees



Architecture of the Great Society

A Forum on Public Architecture from the 1960's and 1970's

December 5, 2000

Caroline Alderson
GSA, Historic Buildings and the Arts
Washington, DC

Tony Alonso
GSA, National Capital Region
Washington, DC

Bill Barlow
Historic Resources
Washington, DC

Carol Ross Barney
Ross Barney Jankowski
Chicago, IL

Shalom Baranes
Shalom Baranes Associates
Washington, DC

Herbert Beckhard
Herbert Beckhard Frank Richlan
New York, NY

John Belle
Beyer Blinder Belle
New York, NY

Peter Blake
Riverdale, NY

Dick Blinder
Beyer Blinder Belle
New York, NY

Peter Bohlin
Bohlin Cywinski Jackson
Wilkes-Barre, PA

Richard Brayton
Brayton and Hughes
San Francisco, CA

Dan Brown
GSA
Auburn, WA

Elizabeth Mills Brown
Trust for Historic Preservation
Connecticut

J. Carter Brown
Chairman, Commission of Fine Arts
Washington, DC

Steve Burke
GSA
Denver, CO

Robert Campbell
Architecture Critic, Boston Globe
Cambridge, MA

Jean Carroon
Goody Clancy & Associates
Boston, MA

John Casey
GSA
Kansas City, MO

William Chapin
American Architectural Foundation
Washington, DC

Paul Chistolini
General Services Administration
Washington, DC

Patricia Conway
University of Pennsylvania
Philadelphia, PA

Ralston Cox
Advisory Council on Historic Preservation
Washington, DC

Milton Curry
Cornell University
Ithaca, NY

Sue Damour
GSA Regional Administrator
Denver, CO

Janice Darcy
The Hartford Courant
Hartford, CT

Gilbert Delgado
GSA, Office of the Chief Architect
Washington, DC

Pamela Delphenich
Yale University
New Haven, CT

Mary Warner DeNadai
John Milner Architects
Chadds Ford, PA

John Morris Dixon
Old Greenwich, CT

Robert Dunfey
GSA Regional Administrator
Boston, MA

David Eakin
GSA, Office of the Chief Architect
Washington, DC

Stanton Eckstut
Ehrenkrantz & Eckstut Architects
New York, NY

Elizabeth Ericson
Shepley Bulfinch Richardson and Abbot
Boston, MA

Michael Everett
Dean, Rhode Island School of Design
Providence, RI

Marilyn Farley
GSA, Office of the Chief Architect
Washington, DC

Edward Feiner
GSA, Office of the Chief Architect
Washington, DC

Ken Frampton
Columbia University
New York, NY

Emil Frankel
National Trust for Connecticut

Ed Franquemont
New Haven, CT

James Garrison
Garrison Siegel Architects
New York, NY

Arthur Gensler
Gensler Architects
San Francisco, CA

Abdee Gharavi
GSA
San Francisco, CA

Joseph Giovannini
Joe Giovannini Architects
New York, NY

Steven M. Goldberg
Mitchell/Guirgola Architects
New York, NY

Joan Goody
Goody Clancy & Associates
Boston, MA

Thomas Grooms
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Jordon Gruzen
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Frances Halsband
R.M. Kliment & Frances Halsband
New York, NY

Mr. Gary Haney
Skidmore Owings and Merrill
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Mr. Hugh Hardy
Hardy, Holzman, Pfeiffer Associates
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Samuel Harris
University of Pennsylvania
Philadelphia, PA

John Herzan
Connecticut Historic Commission

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Norman Koonce
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Mark Krone
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Andrea Leers
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Lehman-Smith + McLeish
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Gary Lindensmith
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Rodney Little
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Crownsville, MD

Dirk Lohan
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Chicago, IL

Richard W. Longstreth
George Washington University
Washington, DC

Catherine Lynn
Yale University
New Haven, CT

Tom Mailander
GSA
Boston, MA

Jim McLeish
Lehman-Smith + McLeish
Washington, DC

John Meunier
Arizona State University
Tempe, AZ

Barton Myers
Barton Myers Associates
Beverly Hills, CA

Rob Neiweg
National Trust for Historic Preservation
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Doug Nelson
GSA, National Capital Region
Washington, DC

Herbert Neuman
Yale University
New Haven, CT

Wendy Nicholas
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Mary L. Oehrlein
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Julia Parker
Yale University
New Haven, CT

Robert Peck
General Services Administration
Washington, DC

Alan Plattus
Yale University
New Haven, CT

Paul Prouty
Assistant Regional Administrator
Denver, CO

Theodore Prudon
New York, NY

Matt Radford
GSA, Historic Buildings and the Arts
Washington, DC

Nina Rappaport
Yale University
New Haven, CT

Ralph Rapson, FAIA
Ralph Rapson & Associates
Minneapolis, MN

Deborah Rau
Beyer Blinder Belle
New York, NY

Rolando Rivas-Camp
GSA, Historic Buildings and the Arts
Washington, DC

Rebecca Robertson
Beyer Blinder Belle
New York, NY

Judy Robinson
Robinson and Associates
Washington, DC

William Rawn
William Rawn Architects
Boston, MA

Garth Rockcastle
Meyer Scherer and Rockcastle
Minneapolis, MN

Moshe Safdie
Moshe Safdie Architects
Cambridge, MA

Alisa Scalley
GSA
Atlanta, GA

Charles Scarallo
GSA
New York, NY

Vincent Scully
Yale University
New Haven, CT

Roger Schluntz
University of New Mexico
Albuquerque, NM

Nancy Miller Schamu
NCSHPO
Washington, DC

Susan Schur
Editor/Publisher, Technology and Conservation
Somerville, MA

Jack Shannahan
Connecticut Historic Commission

Leslie Shepherd
GSA, Public Buildings Service
Washington, DC

Adair Smith
Beyer Blinder Belle
New York, NY

Steve Smith
GSA, Office of the Chief Architect
Washington, DC

Robert A.M. Stern
Yale University
New Haven, CT

The Honorable Richard Nelson Swett
Ambassador, Embassy of the United States
Copenhagen, Denmark

Steve Turner
GSA, Office of the Chief Architect
Washington, DC

Thomas Walton
GSA, Office of the Chief Architect
Washington, DC

John Carl Warnecke
The Warnecke Institute of Design
San Francisco, CA

Cynthia Weese
Washington University
St. Louis, MO

Bobbi Weinberg
Yale University
New Haven, CT

Amy Weinstein
Weinstein Architects
Washington, DC

Eryl Wentworth
Octagon Museum
Washington, DC

Rodd Wheaton
National Park Service
Denver, CO

Chester A. Widom
Widom Wein Cohen
Santa Monica, CA

Christopher Wigren
Trust for Historic Preservation
Connecticut

Jim Whitlock
Assistant Regional Administrator
Chicago, IL

David Woodcock
Texas A & M
College Station, TX

Architecture of
the Great Society

Appendix II
Forum Agenda



Architecture of The Great Society

A Forum on Public Architecture from the 1960's and 1970's
Yale Center for British Art, Lecture Hall
Chapel Street
December 5, 2000

8:30 **Coffee/Reception**

9:00 **WELCOME**

Purpose-GSA Context-Forum as an Opportunity to Listen and Learn

Robert A.M. Stern, Dean, School of Architecture, Yale University
Robert Peck, Commissioner, Public Buildings Service, GSA

9:10 **THE FEDERAL VIEW: ARCHITECTURE OF THE 60S AND 70S**

Video Snapshot of 1960s and 1970s Federal Projects

Brief History and Overview of Current Problems

Types of Problems:

Physical Deterioration/Old Systems

Poor Workplace Design

Bad Image

Negative Urban Impact

Environmentally Weak

Wasteful Use of Energy

Robert Peck, Commissioner, Public Buildings Service

9:20 **CHALLENGE:
TO CONSERVE WITH WISDOM-
TO BUILD AND RENOVATE WITH CONFIDENCE**

Robert A.M. Stern, Dean, School of Architecture, Yale University

Robert Peck, Commissioner, Public Buildings Service, GSA

Wendy Nicholas, National Trust for Historic Preservation

L. William Chapin, II, President/CEO

The American Architectural Foundation

Bruce Judd, Member, Advisory Council for Historic Preservation

9:40

THE HEROIC VISION

Design Aspiration of the '60s and '70s:

Urban Design

Architecture

Materiality

Social and Workplace Issues

Attitudes Related to Costs and Resources

Tiers of Greatness

The Famous and the Not-So-Famous

A Framework for Preservation

Richard Longstreth, Professor, American Studies
George Washington University

10:20

Break

10:35

DEFINING THE CHALLENGE: QUESTIONS AND A TIME TO LISTEN

How do we evaluate quality?

How do we balance the priorities of history, function and performance?

When should we build new?

What are the next steps?

Robert Peck, Commissioner, Public Buildings Service, GSA

10:50

HOW DO WE EVALUATE QUALITY?

What are the criteria for evaluating quality?

Does quality involve something more than the design itself?

The context?

The designer's reputation?

The reputation of the building?

Are there tiers of quality?

What distinguishes these tiers?

Panel and Participant Discussion

J. Carter Brown

Dr. Theodore H. M. Prudon

John Carl Warnecke

David Woodcock, Professor, Architecture

Texas A&M University, Provocateur

11:20

INTERACTIVE GROUP DISCUSSION

12:00

Lunch - Rose Alumni House on York Street

1:30 **HOW DO WE BALANCE THE PRIORITIES OF HISTORY, FUNCTION AND PERFORMANCE?**
Which matters most-function and performance or preservation?
Can we change landscape and site?
Can we change facades?
Can we change interiors?
Can we change the systems?
Can we change their size and profile?
Do changes need to be consistent with the original designer's philosophy?
When do we preserve?
When do we add new?

Panel and Participant Discussion
Dirk Lohan
Walker Johnson
Garth Rockcastle
David Woodcock, Provocateur

2:00 **INTERACTIVE GROUP DISCUSSION**

2:40 **Break - Library Court on 2nd Floor, British Art Center**

3:00 **WHEN DO WE TEAR DOWN AND START OVER?**
Should some buildings simply be torn down?
How should GSA compare current and future costs?

Panel and Participant Discussion
John Belle
Peter Blake
Ralph Rapson
David Woodcock, Provocateur

3:30 **INTERACTIVE GROUP DISCUSSION**

4:00 **Break**

4:15 **WRAP-UP & INTERACTIVE CONVERSATION**
David Woodcock, Provocateur

4:45 **NEXT STEPS: SETTING THE AGENDA FOR THE FUTURE**
Questions that Need Answers

Voices in the Discussion

A Structure for Moving Forward-A Task Force/Blue Ribbon Panel

Robert A.M. Stern

Robert Peck

Wendy Nicholas

L. William Chapin

Bruce Judd

5:00

THANKS AND ACKNOWLEDGEMENTS-ADJOURN

Reception Immediately Follows

School of Architecture

2nd Floor Architecture Gallery



Architecture of
the Great Society

Appendix III

GSA Buildings
Constructed between
1960 and 1980

GSA Buildings Constructed 1960-1980

Larger than 25,000 GSF

State	City	Location Name	Vintage	GSF
AK	JUNEAU	FED BLDG USPO & CH	1-Jan-66	353,786
AK	ANCHORAGE	FEDERAL BLDG, USCT	1-Jan-76	638,376
AK	FAIRBANKS	FEDERAL BUILDING	1-Jan-77	168,452
AK	ANCHORAGE	FED BLD-USCH-ANNEX	1-Jan-80	66,690
AL	CULLMAN	FEDERAL BUILDING	1-Jan-66	30,887
AL	TUSCALOOSA	FB-CT	1-Jan-68	61,326
AL	MOBILE	FEDERAL BUILDING	1-Jan-74	198,790
AL	MOBILE	COMBINED PARKING FAC	1-Jan-74	71,803
AR	HOT SPGS NATL PARK	U S POST OFFICE CTHS	1-Jan-61	70,764
AR	LITTLE ROCK	FEDERAL BUILDING	1-Jan-61	369,260
AR	PINE BLUFF	FED BLDG USPO CTHS	1-Jan-66	105,493
AR	BATESVILLE	FED BLDG USPO CTHSE	1-Jan-74	50,304
AR	FAYETTEVILLE	FEDERAL BLDG CTHS	1-Jan-74	60,857
AZ	PHOENIX	FED BLDG US CT HOUSE	1-Jan-62	298,567
AZ	NOGALES	BS HD HSE BLDG 2	1-Jan-65	35,742
AZ	NOGALES	BS BLDG 1	1-Jan-65	40,153
AZ	TUCSON	FEDERAL BUILDING	1-Jan-74	128,441
AZ	NOGALES	BS TRUCK COMPOUND	1-Jan-76	51,160
CA	SACRAMENTO	JOHN E MOSS FB-CT	1-Jan-61	392,367
CA	SAN FRANCISCO	PHILLIP BURTON,FB CT	1-Jan-64	1,417,789
CA	LOS ANGELES	FEDERAL BUILDING	1-Jan-65	1,111,356
CA	FRESNO	BF SISK FB& US CTHSE	1-Jan-67	203,062
CA	LOS ANGELES	US CUSTOMS HOUSE	1-Jan-67	206,750
CA	SACRAMENTO	FEDERAL BUILDING	1-Jan-67	326,514
CA	LOS ANGELES	11000 WILSHIRE	1-Jan-69	543,709
CA	LAGUNA NIGUEL	CHET HOLIFIELD FED	1-Jan-71	950,859
CA	SAN BRUNO	FEDERAL RECORDS CNTR	1-Jan-72	234,977
CA	SAN DIEGO	BS NEW MAIN BLDG	1-Jan-73	186,432
CA	LOS ANGELES	VAN NUYS FOB	1-Jan-74	244,146
CA	CALEXICO	BS MAIN BLDG	1-Jan-74	112,221
CA	RICHMOND	WESTERN PROGRAM CTR	1-Jan-75	620,936
CA	SANTA ROSA	JOHN F SHEA FED BLDG	1-Jan-75	75,082
CA	SAN DIEGO	FED BLDG & CRTHSE	1-Jan-76	913,044
CO	COLORADO SPGS	FB	1-Jan-62	48,925
CO	LAKWOOD	DFC BLDG 710	1-Jan-63	35,600
CO	DENVER	BYRON G.ROGERS FB-CT	1-Jan-65	740,572
CO	LAKWOOD	DFC BLDG 810	1-Jan-65	681,185

State	City	Location Name	Vintage	GSF
CO	LAKESWOOD	DFC BLDG 15	1-Jan-66	29,540
CO	LAKESWOOD	DFC BLDG 16	1-Jan-66	35,480
CO	LAKESWOOD	DFC BLDG 67	1-Jan-67	387,351
CO	FORT COLLINS	FB-PO	1-Jan-72	83,110
CO	LAKESWOOD	DFC BLDG 85	1-Jan-75	83,740
CO	LAKESWOOD	DFC BLDG 50	1-Jan-77	132,830
CT	HARTFORD	AA RIBICOFF FB&CTHS	1-Jan-63	305,039
CT	BRIDGEPORT	BRIEN MCMAHON USCH&	1-Jan-67	140,581
CT	NEW HAVEN	ROBERT N GIAIMO FB	1-Jan-77	191,578
DC	WASHINGTON D C	THEODORE ROOSEVELT	1-Jan-63	768,530
DC	WASHINGTON D C	FOB 10A	1-Jan-63	942,083
DC	WASHINGTON D C	FOB 10B	1-Jan-64	425,741
DC	WASHINGTON D C	GSA-ROB	1-Jan-65	803,917
DC	WASHINGTON D C	FOB 8	1-Jan-65	522,491
DC	WASHINGTON D C	NEW EXECUTIVE OFFICE	1-Jan-66	371,696
DC	WASHINGTON D C	NYA GPO	1-Jan-66	99,792
DC	WASHINGTON D C	HUD BUILDING	1-Jan-67	1,207,672
DC	WASHINGTON D C	NATIONAL COURTS	1-Jan-67	247,251
DC	WASHINGTON D C	FORRESTAL	1-Jan-68	1,432,884
DC	WASHINGTON D C	J EDGAR HOOVER BLDG	1-Jan-71	2,146,322
DC	WASHINGTON D C	TAX COURT	1-Jan-74	229,069
DC	WASHINGTON D C	FRANCES PERKINS BLDG	1-Jan-74	1,690,119
DC	WASHINGTON D C	HUBERT HUMPHREY BLD	1-Jan-75	713,918
DE	WILMINGTON	J. CALEB BOGGS CH FB	1-Jan-73	190,701
DE	DOVER	J ALLEN FREAR FB	1-Jan-73	35,084
FL	OCALA	GOLDEN-COLLUM FB-CT	1-Jan-61	69,268
FL	TAMPA	R L TIMBERLAKE JR FB	1-Jan-64	119,163
FL	GAINESVILLE	FB-PO-CT	1-Jan-64	107,072
FL	JACKSONVILLE	CHAS. E. BENNETT FB	1-Jan-67	338,008
FL	MIAMI	BRICKELL PLAZA BLDG	1-Jan-71	284,547
FL	WEST PALM BEACH	PAUL G ROGERS FB-CT	1-Jan-72	87,758
FL	WEST PALM BEACH	AUTEC BUILDING	1-Jan-72	84,263
FL	ORLANDO	FB-CT	1-Jan-75	203,071
FL	FT LAUDERDALE	FB-CT	1-Jan-78	257,373
GA	EAST POINT	FED RECORDS CTR	1-Jan-62	246,403
GA	CHAMBLEE	IRS SVC CTR	1-Jan-62	331,596
GA	THOMASVILLE	FB-PO-CT	1-Jan-63	51,816
GA	STATESBORO	PRINCE H PRESTON FB	1-Jan-63	31,170
GA	NEWNAN	FB-PO-CT	1-Jan-68	55,415
GA	VALDOSTA	FB-PO-CT	1-Jan-69	79,173
GA	THOMASVILLE	FED REGIONAL CTR	1-Jan-72	37,970

State	City	Location Name	Vintage	GSF
GA	ROME	FB-PO-CT	1-Jan-74	111,198
GA	ATHENS	R.G. STEPHENS, JR FB	1-Jan-74	87,150
GA	ATLANTA	PT SUMMIT PKG DECK	1-Jan-76	548,700
GA	ATLANTA	PEACHTREE SUMMIT FB	1-Jan-76	839,146
GA	ATLANTA	RICHARD B. RUSSELL	1-Jan-79	1,281,446
IA	FORT DODGE	USPO AND CT	1-Jan-60	88,662
IA	DES MOINES	FEDERAL BG	1-Jan-67	426,927
IA	IOWA CITY	FED BLDG USPO	1-Jan-74	102,664
ID	BOISE	FED BLDG US CT	1-Jan-67	280,262
ID	ST MARIES	FED BLDG US PO	1-Jan-68	31,965
ID	MOSCOW	FED BLDG USPO AND CT	1-Jan-73	52,955
ID	SANDPOINT	FEDERAL OFFICE	1-Jan-74	44,090
IL	CHICAGO	EVERETT M. DIRKSEN	1-Jan-64	1,367,765
IL	EAST ST LOUIS	FEDERAL BUILDING	1-Jan-66	34,828
IL	ALTON	FED BLDG & US CTHSE	1-Jan-72	31,970
IL	CHICAGO	FARC	1-Jan-73	185,581
IL	CHICAGO	USPO LOOP STATION	1-Jan-73	234,583
IL	CHICAGO	JOHN C. KLUCZYNSKI FED. BLDG.	1-Jan-73	1,242,482
IL	CHICAGO	H WASHINGTON CENTER	1-Jan-75	751,020
IL	ROCKFORD	FED BLDG & US CTHSE	1-Dec-77	44,291
IN	GARY	FEDERAL BUILDING	1-Jan-65	49,722
IN	NEW ALBANY	FED BLDG & US CTHSE	1-Jan-66	47,114
IN	INDIANAPOLIS	MINTON-CAPEHART F/B	1-Jan-74	636,434
KS	LEAVENWORTH	FEDERAL BG USPO CT	1-Jan-60	34,424
KS	TOPEKA	FRANK CARLSON FB&CT	1-Jan-77	326,826
KY	COVINGTON	IRS SVC CTR	1-Jan-67	365,945
KY	LOUISVILLE	FEDERAL BUILDING	1-Jan-69	471,729
KY	FRANKFORT	J. C. WATTS FB	1-Jan-73	67,263
LA	OPELOUSAS	FED BLDG USPO CTHS	1-Jan-67	43,319
LA	HOUMA	A J ELLENDER FB USP	1-Jan-74	69,141
LA	NEW ORLEANS	HALE BOGGS FB CTHS	1-Jan-75	575,389
MA	BOSTON	JFK FEDERAL BUILDING	1-Jan-66	978,362
MA	WALTHAM	FREDRICK C. MURPHY	1-Jan-66	133,784
MA	ANDOVER	IRS CENTER	1-Jan-66	400,502
MA	FITCHBURG	PHILIP J PHILBIN FOB	1-Jan-73	132,240
MA	NEW BEDFORD	HASTINGS KEITH FB	1-Jan-74	29,129
MA	PITTSFIELD	SILVIO O. CONTE FB	1-Jan-77	30,518
MD	WOODLAWN	ANNEX TO SOC SEC	1-Jan-63	477,677
MD	BETHESDA	FOB BETHESDA	1-Jan-64	104,799
MD	BALTIMORE	G H FALLON FED BLDG	1-Jan-67	687,966
MD	SUITLAND	WASH NAT RECORDS CT	1-Jan-67	819,739

State	City	Location Name	Vintage	GSF
MD	WOODLAWN	SUPPLY	1-Jan-70	124,995
MD	WOODLAWN	EAST LOWRISE	1-Jan-70	116,026
MD	WOODLAWN	EAST HIGH RISE	1-Jan-70	125,072
MD	WOODLAWN	WEST HIGH RISE	1-Jan-73	276,235
MD	WOODLAWN	WEST LOW RISE	1-Jan-73	52,999
MD	BALTIMORE	EDW A GARMATZ	1-Jan-73	515,486
ME	AUGUSTA	EDMUND S MUSKIE FB	1-Jan-66	112,335
ME	BANGOR	M.C. SMITH FB POCH	1-Jan-67	165,807
MI	DETROIT	P V MCNAMARA F B	1-Jan-72	1,132,534
MI	GRAND RAPIDS	G R FORD FB & CTHSE	1-Jan-72	270,705
MI	BATTLE CREEK	BLDG 1B FEDERAL CTR	1-Jan-73	27,492
MI	ANN ARBOR	FEDERAL BLDG	1-Jan-79	83,921
MN	BEMIDJI	FEDERAL BUILDING	1-Jan-60	45,210
MN	ST PAUL	W E BURGER FOB/CTHSE	1-Jan-65	431,421
MN	FORT SNELLING	FT SNELLING	1-Jan-69	630,733
MN	FORT SNELLING	MOTOR POOL GARAGE	1-Jan-69	76,393
MO	ST LOUIS	NATL PERSL RCDS CTR	1-Jan-61	443,534
MO	ST LOUIS	FEDERAL OFFICE BG	1-Jan-61	471,024
MO	KANSAS CITY	FEDERAL BG	1-Jan-62	197,664
MO	KANSAS CITY	RICHARD BOLLING FB	1-Jan-65	1,205,582
MO	HANNIBAL	FEDERAL BG USPO CT	1-Jan-66	80,327
MO	CAPE GIRARDEAU	FEDERAL BG AND US CT	1-Jan-67	48,440
MS	TUPELO	FB-PO	1-Jan-62	41,911
MS	CLARKSDALE	FB-PO-CT	1-Jan-64	60,932
MS	GREENWOOD	FB-PO	1-Jan-67	47,300
MS	OXFORD	FB-PO-CT	1-Jan-73	86,123
MS	ABERDEEN	T. G. ABERNETHY FB	1-Jan-73	61,335
MS	HATTIESBURG	WM M. COLMER FB-CT	1-Jan-74	62,556
MS	JACKSON	DR. A. H. MC COY FB	1-Jan-79	442,689
MT	BILLINGS	FB-CT	1-Jan-65	208,274
MT	BOZEMAN	FB/PO BOZEMAN, MT	1-Jan-66	96,996
NC	BRYSON CITY	FB-PO-CT	1-Jan-63	28,342
NC	WILKESBORO	J. J. HAYES FB	1-Jan-69	40,851
NC	RALEIGH	FB-PO-CT	1-Jan-69	325,273
NC	GOLDSBORO	FEDERAL BUILDING	1-Jan-69	26,855
NC	WINSTON SALEM	HIRAM H. WARD FB & CH	1-Jan-76	261,981
ND	BISMARCK	WILLIAM L. GUY FB/PO/CT	1-Jan-64	145,045
ND	FARGO	FB-PO	1-Jan-69	228,345
NE	OMAHA	EDW ZORINSKY FED BLD	1-Jan-60	415,567
NE	NORTH PLATTE	FEDERAL BG USPO CTHS	1-Jan-64	72,870
NE	LINCOLN	ROBERT DENNEY FB&CT	1-Jan-75	577,072

State	City	Location Name	Vintage	GSF
NH	CONCORD	JAMES C.CLEVELAND FB	1-Jan-66	114,584
NH	PORTSMOUTH	THOMAS J MCINTYRE FB	1-Jan-66	108,929
NH	MANCHESTER	NORRIS COTTON FB	1-Jan-76	177,559
NJ	NEWARK	FOB-RODINO	1-Jan-68	495,208
NM	ALBUQUERQUE	FEDERAL BUILDING	1-Jan-60	238,276
NM	ALBUQUERQUE	FSS WAREHOUSE DEPOT	1-Jan-61	77,998
NM	SANTA FE	FEDERAL BUILDING	1-Jan-63	135,853
NM	ALBUQUERQUE	SEN DENNIS CHAVEZ FB	1-Jan-65	330,169
NM	ROSWELL	FOB	1-Jan-67	60,354
NM	ALBUQUERQUE	FED PARKING GARAGE	1-Jan-70	102,729
NM	GALLUP	FEDERAL BUILDING	1-Jan-72	73,449
NM	LAS CRUCES	RUNNELS FED BLDG	1-Jan-74	59,467
NV	RENO	C. CLIFTON YOUNG FB-USCH	1-Jan-65	134,890
NV	LAS VEGAS	FOLEY FED BLDG US CRT HSE	1-Jan-67	204,575
NV	CARSON CITY	FED BLDG/US POST OF	1-Jan-70	52,789
NY	NEW YORK-MANHATTAN	US MISSION TO THE UN	1-Jan-61	100,587
NY	NEW YORK-KINGS	EMANUEL CELLER F.B.	1-Jan-63	323,833
NY	NEW YORK-MANHATTAN	JACOB K. JAVITS F.B.	1-Jan-68	2,847,407
NY	BUFFALO	DULSKI FEDERAL BLDG.	1-Jan-70	470,496
NY	ROCHESTER	KENNETH B KEATING FB	1-Jan-71	252,971
NY	CHAMPLAIN	WAREHOUSE BUILDING	1-Jan-72	26,112
NY	ALBANY	LEO W OBRIEN FB	1-Jan-75	246,254
NY	NEW YORK-MANHATTAN	SILVIO V MOLLO FB	1-Jan-75	146,535
OH	TOLEDO	FEDERAL BLDG	1-Jan-63	217,248
OH	CINCINNATI	JOHN WELD PECK	1-Jan-64	785,513
OH	CLEVELAND	A J CELEBREZZE FB	1-Jan-66	1,462,628
OH	AKRON	FED BLDG & US CTH	1-Jan-74	389,373
OH	DAYTON	FED BLDG & US CTHSE	1-Jan-74	168,135
OK	OKLAHOMA CITY	FEDERAL BLDG CTHS	1-Jan-60	306,991
OR	BAKER	DAVID J. WHEELER FB	1-Jan-69	48,965
OR	EUGENE	FED BLDG USCH	1-Jan-74	108,085
OR	PORTLAND	E.GREEN - W.WYATT FB	1-Jan-75	516,018
PA	PITTSBURGH	WM. S. MOORHEAD FB	1-Jan-64	785,127
PA	HARRISBURG	FB & COURTHOUSE	1-Jan-66	241,386
PA	PHILADELPHIA	WM J GREEN JR FB	1-Jan-73	788,215
PA	PHILADELPHIA	JAMES A BYRNE CTHS	1-Jan-74	755,118
PA	PHILADELPHIA	MIDATLANTIC SOCIAL SEC. CNTR	1-Jan-74	570,585
PR	HATO REY, SAN JUAN	FEDERICO DEGETAU FB	1-Jan-74	406,900
SC	FLORENCE	J.L. MCMILLAN FB-CT	1-Jan-75	106,402
SC	COLUMBIA	STROM THURMOND FB	1-Jan-78	375,282
SC	COLUMBIA	STROM THURMOND CTHS	1-Jan-78	91,833

State	City	Location Name	Vintage	GSF
SD	PIERRE	FB-PO-CT	1-Jan-65	95,963
SD	RAPID CITY	FB CT	1-Jan-73	74,523
SD	ABERDEEN	FB	1-Jan-73	209,470
SD	HURON	FB	1-Jan-77	90,747
TN	MEMPHIS	CLIFFORD DAVIS FB	1-Jan-63	497,061
TN	DYERSBURG	FB-PO	1-Jan-63	36,755
TN	WINCHESTER	FB-PO-CT	1-Jan-66	40,611
TN	OAK RIDGE	JOE L. EVINS FB	1-Jan-70	157,363
TN	NASHVILLE	FB-CT ANNEX	1-Jan-74	287,828
TN	NASHVILLE	FED PARKING GARAGE	1-Jan-74	190,234
TX	VICTORIA	M L KING JR FED BLDG	1-Jan-60	63,663
TX	BROWNSVILLE	USBS GATEWAY, BLDG A	1-Jan-60	51,444
TX	HOUSTON	BOB CASEY US CTHS	1-Jan-62	516,228
TX	AUSTIN	IRS SW SERVICE CNTR	1-Jan-63	492,296
TX	AUSTIN	FED BUILDING	1-Jan-65	257,595
TX	AUSTIN	HOMER THORNBERRY BLD	1-Jan-65	257,235
TX	FORT WORTH	FRITZ G LANHAM FB	1-Jan-66	752,737
TX	EL PASO	USBS PASO DEL NORTE	1-Jan-67	32,084
TX	EL PASO	USBS PASO DEL NORTE	1-Jan-67	28,199
TX	EL PASO	USBS BR OF THE AMERS	1-Jan-67	33,589
TX	EL PASO	USBB BR OF THE AMERS	1-Jan-67	60,699
TX	EL PASO	USBS BR OF THE AMER	1-Jan-67	26,462
TX	AUSTIN	VA AUSTIN AUTO CTR	1-Jan-67	286,855
TX	SAN ANTONIO	J WOOD US COURTHOUSE	1-Jan-68	144,284
TX	AUSTIN	AUSTIN FINANCE CTR	1-Jan-69	85,627
TX	MIDLAND	G MAHON	1-Jan-70	119,928
TX	LUBBOCK	GEO H MAHON FB CTHS	1-Jan-71	183,810
TX	DALLAS	EARLE CABELL FB CTHS	1-Jan-71	1,041,036
TX	DALLAS	A MACEO SMITH F B	1-Jan-72	197,285
TX	FORT WORTH	FED PARKING GARAGE	1-Jan-73	385,102
TX	SAN ANTONIO	FEDERAL BUILDING	1-Jan-75	177,631
TX	TYLER	FED. BLDG. - CTHSE.	1-Jan-76	53,953
UT	SALT LAKE CITY	WALLACE F BENNETT FB	1-Jan-63	355,612
UT	OGDEN	FB-CT	1-Jan-65	205,375
UT	OGDEN	IRS CENTER	1-Jan-66	464,869
VA	PORTSMOUTH	FEDERAL BUILDING	1-Jan-61	113,903
VA	RICHMOND	RICHMOND FOB	1-Jan-62	384,348
VA	CHARLOTTESVILLE	FEDERAL BUILDING	1-Jan-65	123,892
VA	RESTON	JOHN W POWELL FB	1-Jan-72	972,699
VA	ROANOKE	POFF FED BLDG.	1-Jan-75	286,411
VI	CHARLOTTE AMALIE	FOB/CH-ST THOMAS	1-Jan-77	82,008

State	City	Location Name	Vintage	GSF
VT	BURLINGTON	FEDERAL BLDG USPO CT	1-Jan-60	169,094
VT	MONTPELIER	FEDERAL BLDG USPO&CT	1-Jan-64	73,261
WA	RICHLAND	FED BLDG USPO & CH	1-Jan-65	386,585
WA	AUBURN	ADMINISTRATION BLDG	1-Jan-65	104,880
WA	SPOKANE	FED. BLDG & U. S. COURT HOUSE	1-Jan-67	285,265
WA	WENATCHEE	FED BLDG AND USPO	1-Jan-73	83,643
WA	BLAINE	STATION BLDG	1-Jan-78	37,724
WV	MARTINSBURG	FEDERAL BLDG	1-Jan-61	66,698
WV	PARKERSBURG	FOB	1-Jan-63	135,554
WV	MORGANTOWN	MORGANTOWN FB	1-Jan-72	106,512
WY	CHEYENNE	JOS C OMAHONEY FC	1-Jan-64	194,610
WY	CASPER	FB-PO	1-Jan-69	160,000