

# Thinking differently about what's Historic IPED Historic Tax Credit Virtual Summit June 16, 2021

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MacRostie Historic Advisors LLC

# National Register of Historic Places

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- Federal Program administered by the State Historic Preservation Offices (SHPO)s authorized in 1966
- Buildings generally must be fifty years old or older (yes that is 1971)
- Intersection of real estate and scholarship when it comes to utilizing federal historic tax credits

# National Register of Historic Places

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- Two ways to list a building - individually or as a component of a district.
- Criteria for listing:
  - A. Event/History
  - B. Person
  - C. Design/Construction
  - D. Information Potential
  - E. Properties that have achieved significance in the past fifty years
- Period of Significance

## National Register in relationship to HTC Process

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- **Part 1 - Preliminary Determination of Individual Listing (PDIL)**
  - Draft NR nomination
  - Building can be found eligible individually or as being contributing to a proposed historic district
  - Part 1 approval allows historic preservation certification application (HPCA) - Part 2 to move forward
  - NR nomination and HPCA typically run on a parallel track
  - Each state has a review board and different time frames for the nomination process
- Building must be a “certified historic structure” for Part 3 approval



# Peachtree Center Historic District – Atlanta, GA

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Listed in the National Register on March 19, 2018, the Peachtree Center Historic District, Fulton Co., Georgia is significant at the national level under architecture and community planning and development for the work of architect and developer, John C. Portman, Jr.

Portman is nationally known for his innovative ideas and approaches to design and planning as both architect and developer. His design concepts involved interior-focused architecture as seen in his use of atrium forms and his development of the “coordinate unit,” the interconnection of pedestrian-oriented city blocks. The district is also significant under social history for its association with the civil rights movement. The period of significance is 1961-1988.

- *Description and Photograph from NPS website – Photograph - by Dean Baker, courtesy of Georgia State Historic Preservation Office*

## Vaughn Building – Midland, TX



• Photograph - by MHA

The Vaughn Building is a 12-story office building with first-floor retail and upper-floor enclosed parking. It was originally built in 1952 as the Western Building, a four-story garage building with offices, then was expanded to its current appearance and height in 1962. Wyatt C. Hedrick was the architect of the 1952 building, while Thomas E. Stanley (previously an associate of Hedrick's) designed the 1962 expansion. Both the original Western Building and the 1962 expansion as the Vaughn Building were built by Dallas businessmen Jack C. Vaughn and his brother Grady Vaughn, Jr., originally associated with their father, oilman and rancher Grady Vaughn, Sr. The Vaughns were significant Texas entrepreneurs in the fields of oil, real estate, insurance, and media.

Period of significance 1952-1963. Criterion C.

# Public Housing in Portland, ME

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**A blogger said Maine's Franklin Towers in Portland appear to be inspired by the Soviets.**



**Franklin Towers.** Google Maps





# MEETING THE STANDARDS



# HISTORIC TAX CREDIT PROGRAM

Four Requirements:

- 1) Building must be *historic* - listed in the National Register
- 2) Building must be *income-producing*
- 3) Rehabilitation must be *substantial*
- 4) Work must meet the *Standards*





# SECRETARY OF THE INTERIOR'S STANDARDS

- ***Rehabilitation*** standards
- 10 general standards that are subjectively interpreted to evaluate impact of proposed work on ***Character-Defining Features***
- Subjective review



# DESIGN REVIEW

- Full scope of work must meet the program ***Standards***
- Understand what is historic and “character-defining”
- Assess impact of proposed work on “character-defining features”





# CONSIDERATIONS WITH REDEVELOPING MODERN BUILDINGS

- SITE
- CHANGE IN USE
- EMBRACING THE STYLE
- MATERIALS
- FUNCTIONALITY
- ENERGY EFFICIENCY



# SITE

- Mid-century planning philosophies did not emphasize site density
- Plazas, setback from lot line
- Buffer between building and street
- Pedestal design



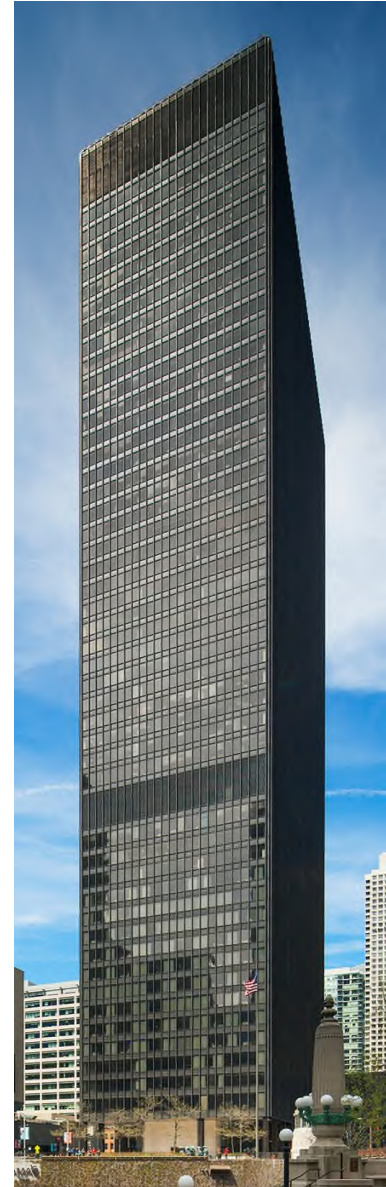
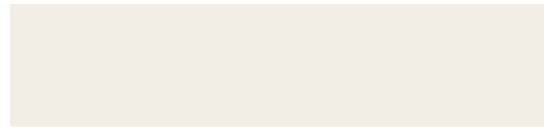


# CHANGE IN USE

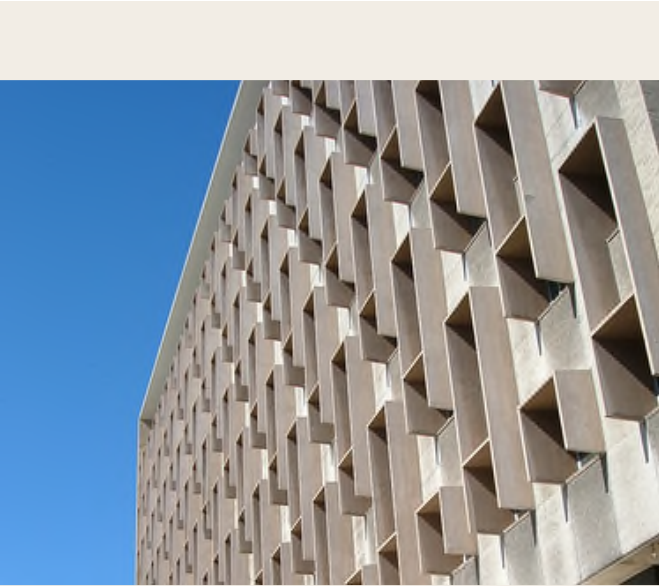
- Mid-century buildings often designed for a single user
- Special-use rooms

# EMBRACING THE STYLE

- Major exterior changes could be problematic
- Can a Brutalist building appeal for residential conversion?







# MATERIALS

- Innovative materials, new applications for materials
- Not always withstood the test of time
- Challenges in finding replacement products



# FUNCTIONALITY

- Adaptability of floor plan for new use
- Creative solutions for features that need to be retained





# ENERGY EFFICIENCY

- Obtaining thermal performance without changing character of exterior

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Case Studies



MacRostie Historic Advisors LLC

# The Inland Steel Building - Chicago

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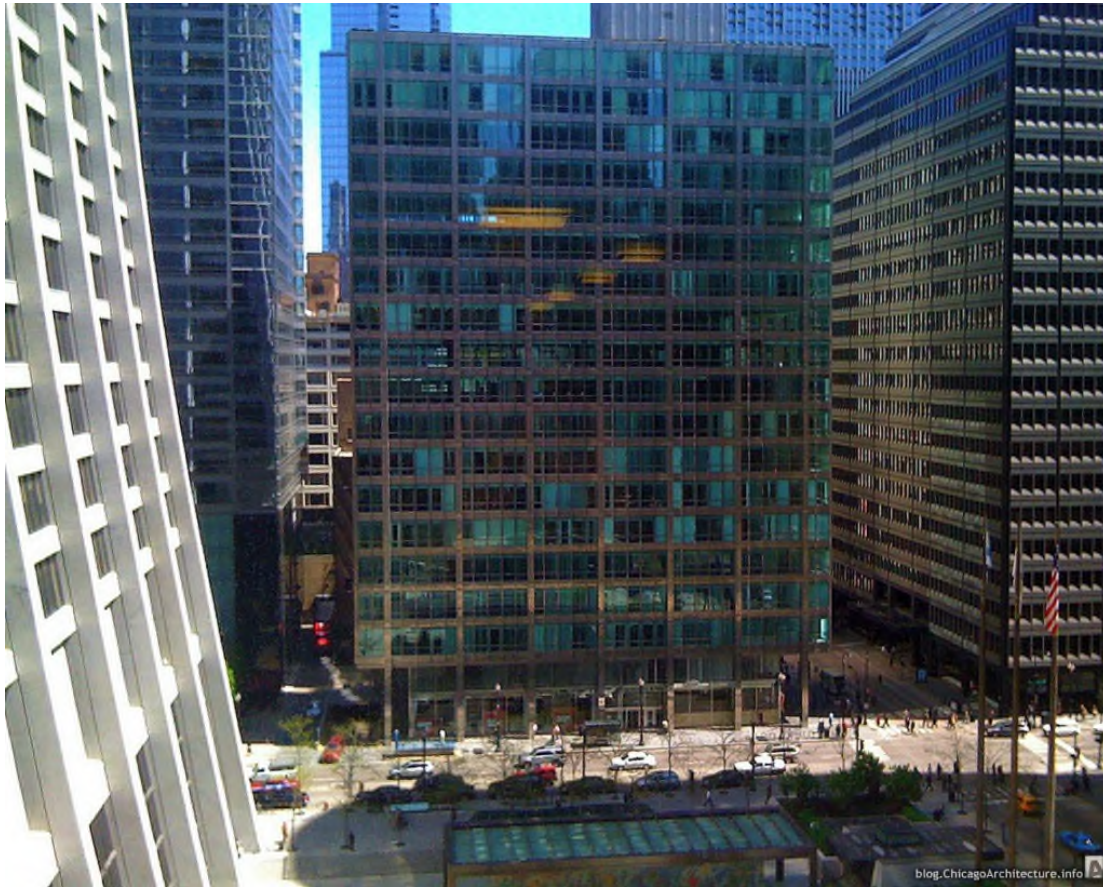


- Completed in 1958 as corporate headquarters for the Inland Steel Company;
- Designed by Skidmore, Owings & Merrill;
- External columns and separate service tower allowed unobstructed floor plates;
- First modern glass skyscraper constructed in Chicago Loop ;
- First Chicago skyscraper designed by SOM;
- First fully air-conditioned office building in Chicago;
- First use of insulated glass units in a Chicago skyscraper;
- National Register listed 2009.



# The Project

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- Rehabilitated to reposition as a competitive office building in the current marketplace;
- Utilized 20% federal historic rehabilitation tax credits and Cook County Class “L” Property Tax Incentive;
- As a Chicago Landmark, changes to exterior and lobby were subject to review and approval by the Commission on Chicago Landmarks;
- Challenge to preserve significant modern interior features while accommodating the needs of retail and business tenants.

## Significant Interior Features

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Entry lobby and first floor  
retail space

Unique lighting pattern on second floor;  
Clear span office floors;  
Modular partition wall system.



# Lobby

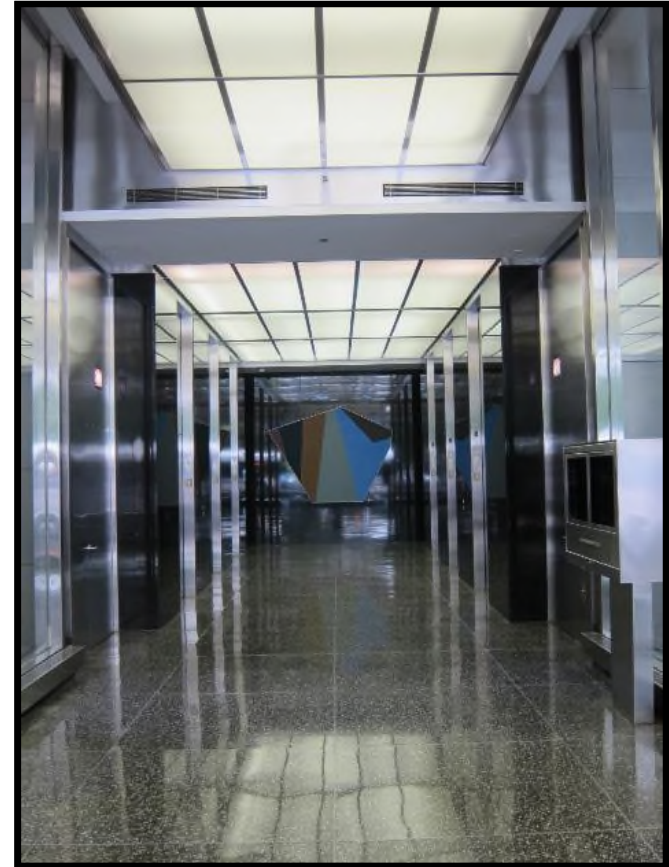
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**Lighting**

**Floors**

**Wall Finishes**





# Upper Floors

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**More...**

**Lighting**

**Floors**

**Wall Finishes**



# Summary

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The Inland Steel Building is one of the defining commercial high-rises of the Post-War era of modern architecture and a beloved Chicago Landmark;

A challenge of updating the building for 2014 office use was to preserve significant modern interior features while accommodating the needs of a variety of tenants;

The project retained the Richard Lippold sculpture in the lobby, restored the original system of light panels in the lobby, and revealed obscured marble and textured glass features;

The distinctive lighting configuration on the second floor was restored;

Inappropriate partition walls were removed from office floors to reveal original clear span spaces;

Some Hauserman wall panels will be retained and augmented with a new modular partition system.

# Lessons

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- General perception that buildings of the 1950s,1960s and 1970s are not “historic”;
  - Few are already listed on the National Register and obtaining listing can require extensive research and documentation;
  - Building materials from this period can be difficult to restore or replicate;
  - Tenant needs may conflict with buildings’ Modernist aesthetic.
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# Armstrong Rubber – New Haven, CT

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Marcel Breuer

1968-69

# Lessons

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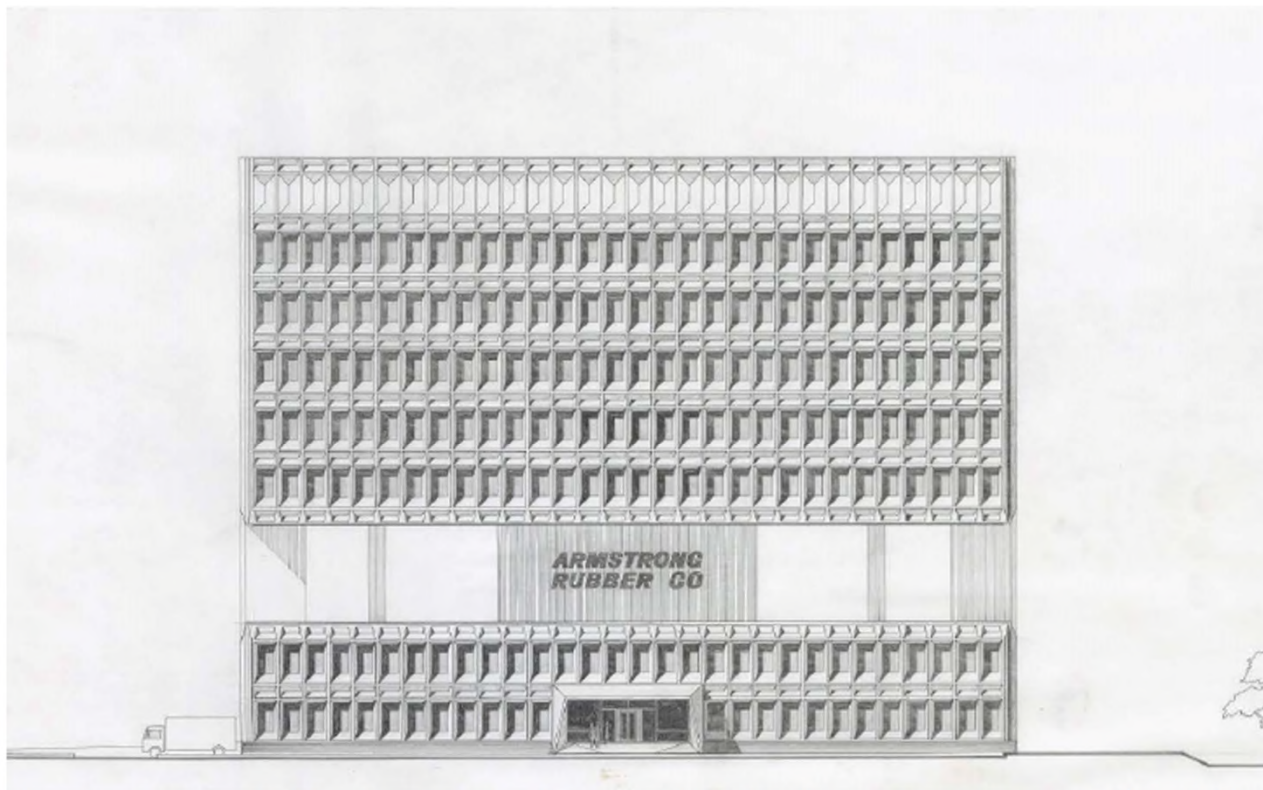


Figure 1: Armstrong Rubber Company, Headquarters, 1967-1970 (Source: Marcel Breuer Digital Archive, Syracuse University)



## 1973 Building with Research Wing

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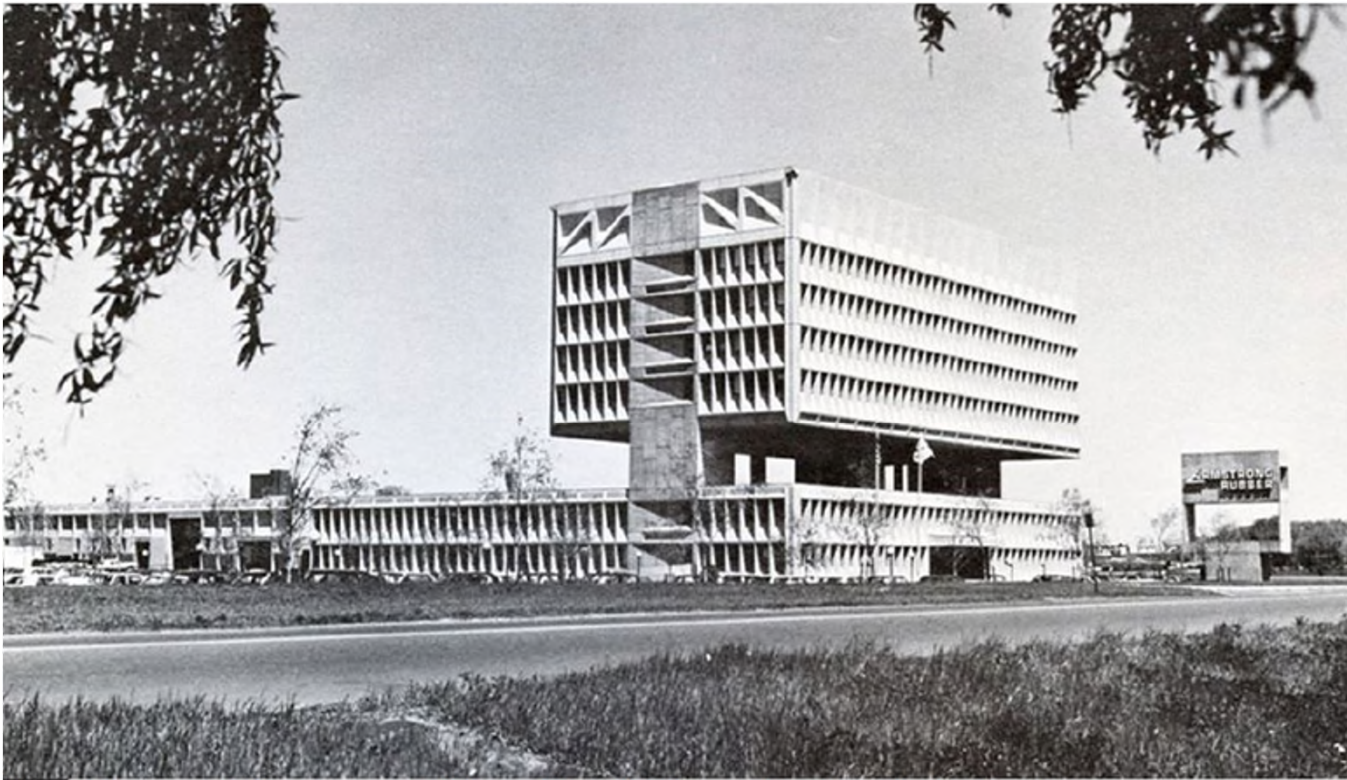


Figure 7: Armstrong Rubber Company Building and Sign, 1973 (Source: New Haven Modern, New Haven Preservation Trust)

2019

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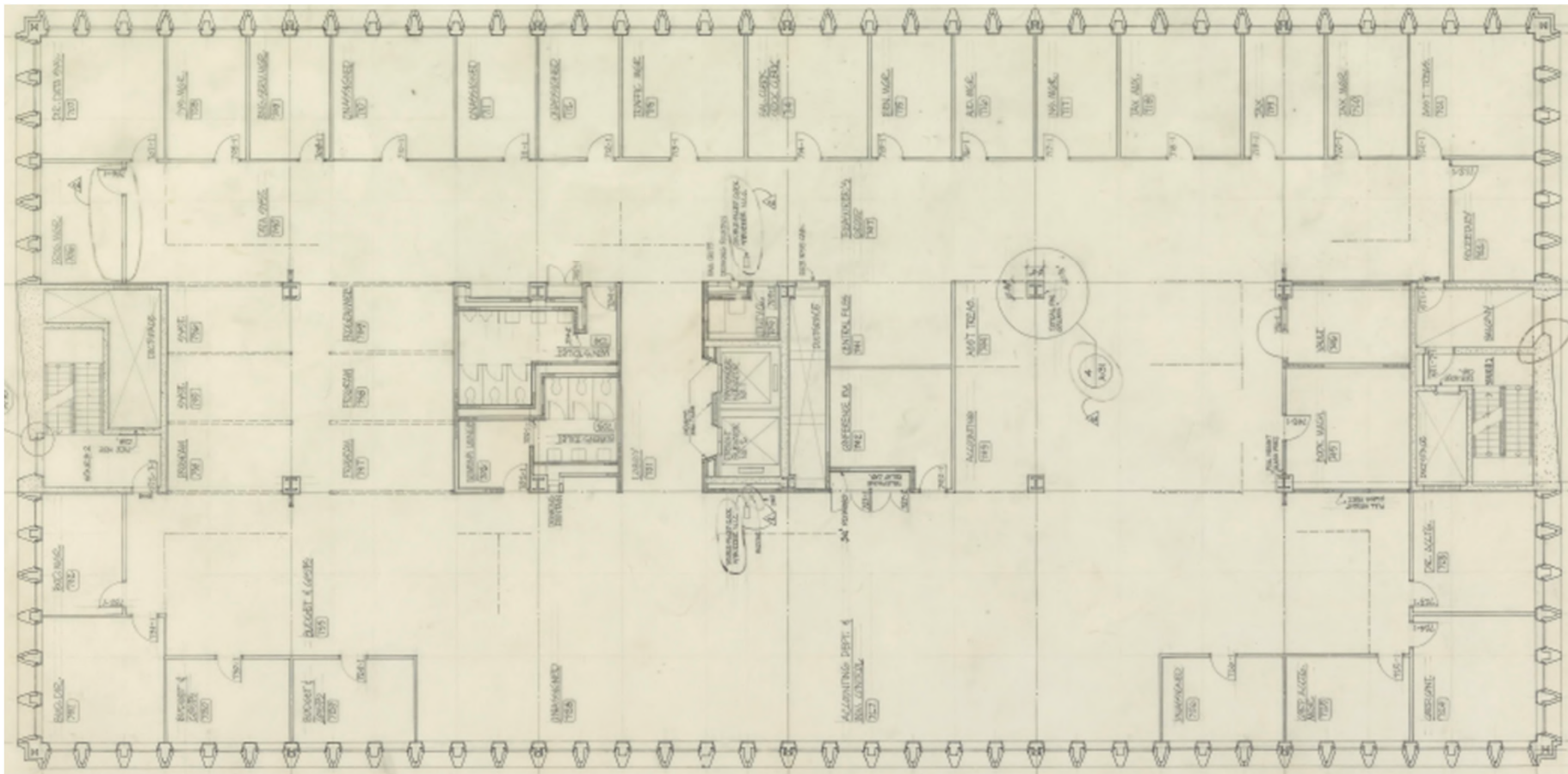


# Cornerstone

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# Original Plan - 7<sup>th</sup> Floor – north to left



## 7th Floor - 2019

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[illegible]

## 8th Floor – Executive Offices - 2019

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# CASE STUDIES

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ROHM AND HAAS  
PHILADELPHIA, PA

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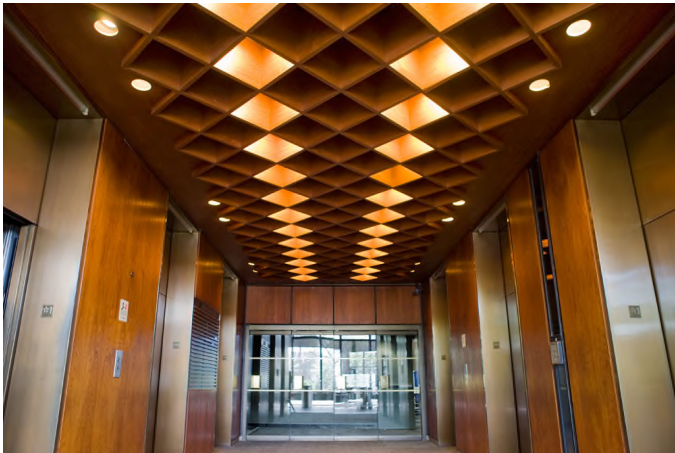


## HISTORIC PHOTOS – 1<sup>ST</sup> FLOOR





## HISTORIC PHOTOS – OFFICES



Before



After

# 1ST FLOOR LOBBY

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Before

# BEFORE AND AFTER

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After



PARK TOWNE PLACE  
PHILADELPHIA, PA

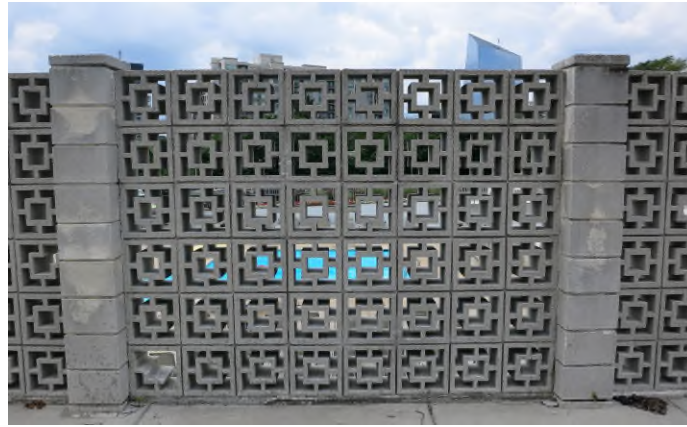
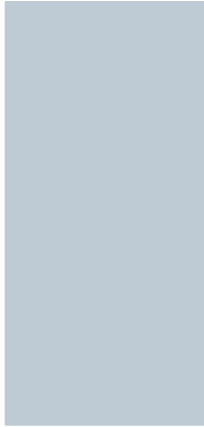
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# HISTORIC PHOTOS

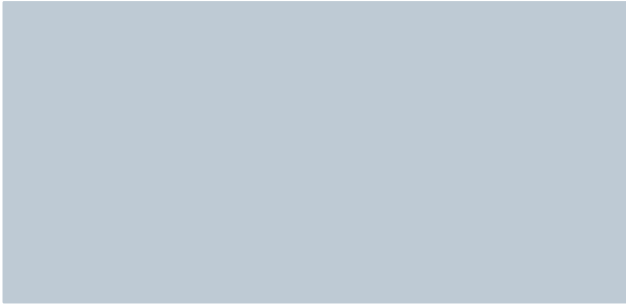
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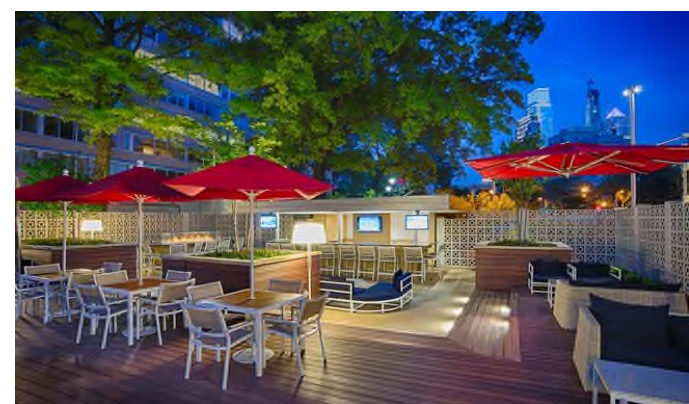
## SITE AMENITIES PRE-REHAB

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Before



After

# SITE AMENITIES

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Before



After

# TOWNE CENTER

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# TOWNE CENTER PRE-REHAB

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Before



After

# TOWNE CENTER

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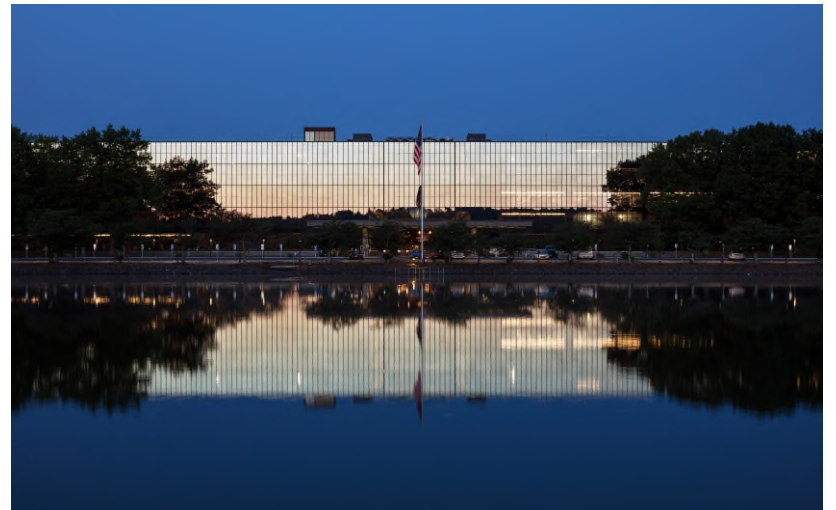






# BELL LABS / BELL WORKS HOLMDEL, NJ

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# HISTORIC PHOTOS OF ATRIUM

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# PRE-REHAB CONDITIONS

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# DESIGN VISION

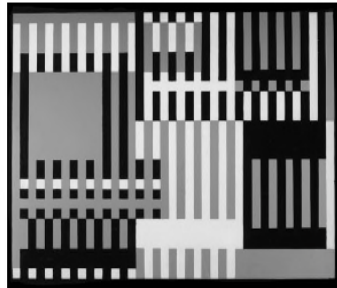
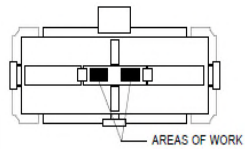
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TILE SPECIFICATIONS:

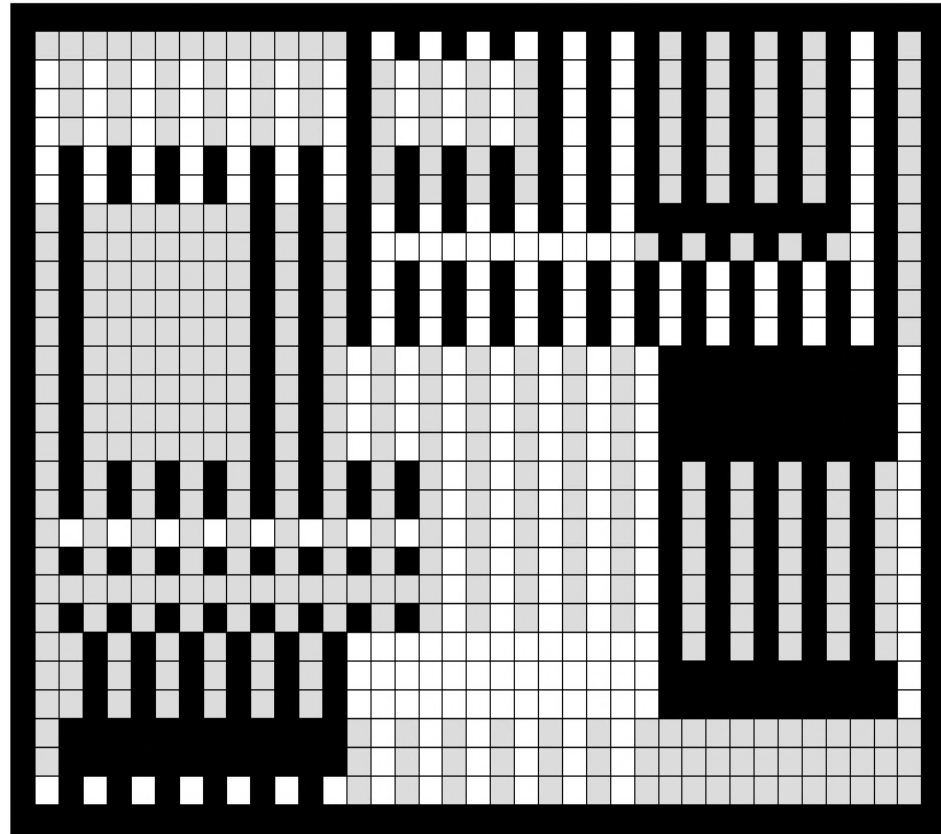
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24" X 24" ALTA PORCELAIN TILE  
ALTA RB N, BUSH-HAMMERED FINISH

WHITE TILE:  
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ALTA RB W, BUSH-HAMMERED FINISH

GREY TILE:  
24" X 24" ALTA PORCELAIN TILE  
ALTA RB G, BUSH-HAMMERED FINISH



UPWARD  
JOSEF ALBERS  
1926



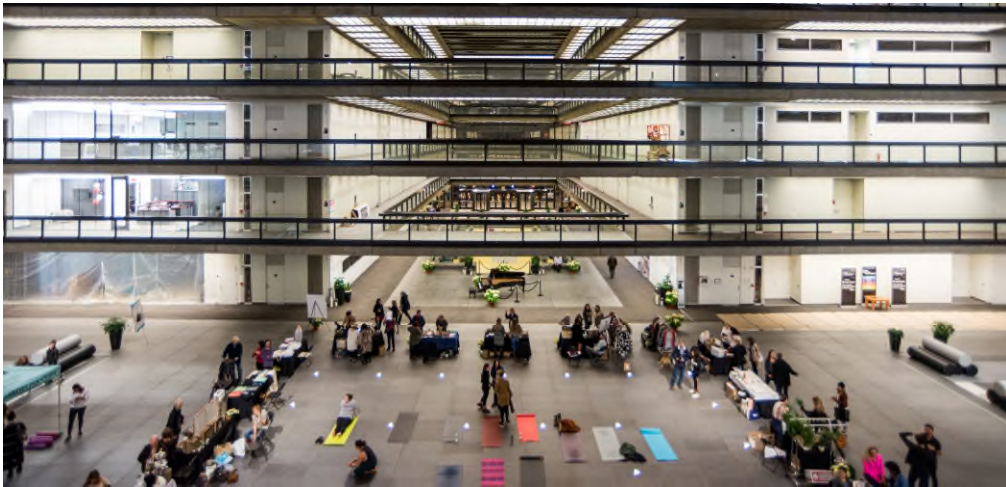
# DESIGN VISION

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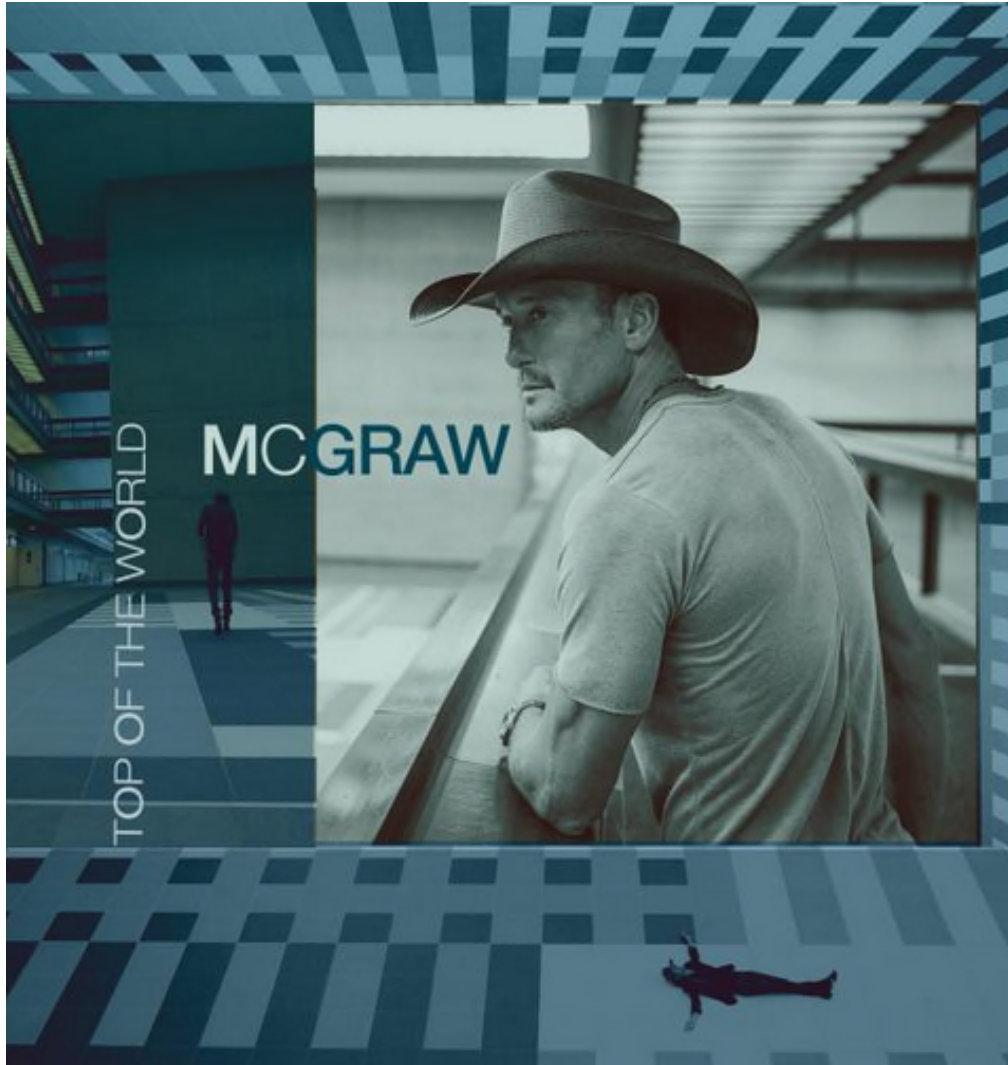














# MAYFLOWER APARTMENTS DALLAS, TX

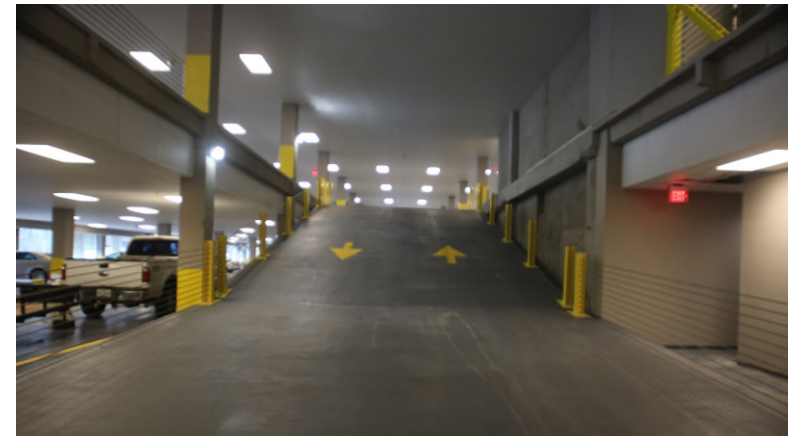
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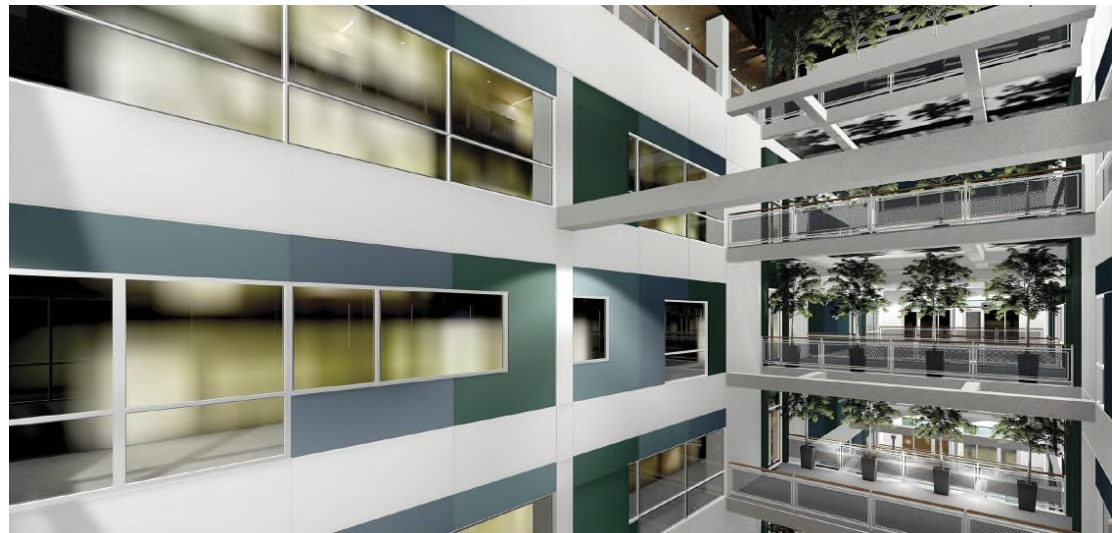
# PRE-REHAB CONDITIONS

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# INTERIOR PARKING

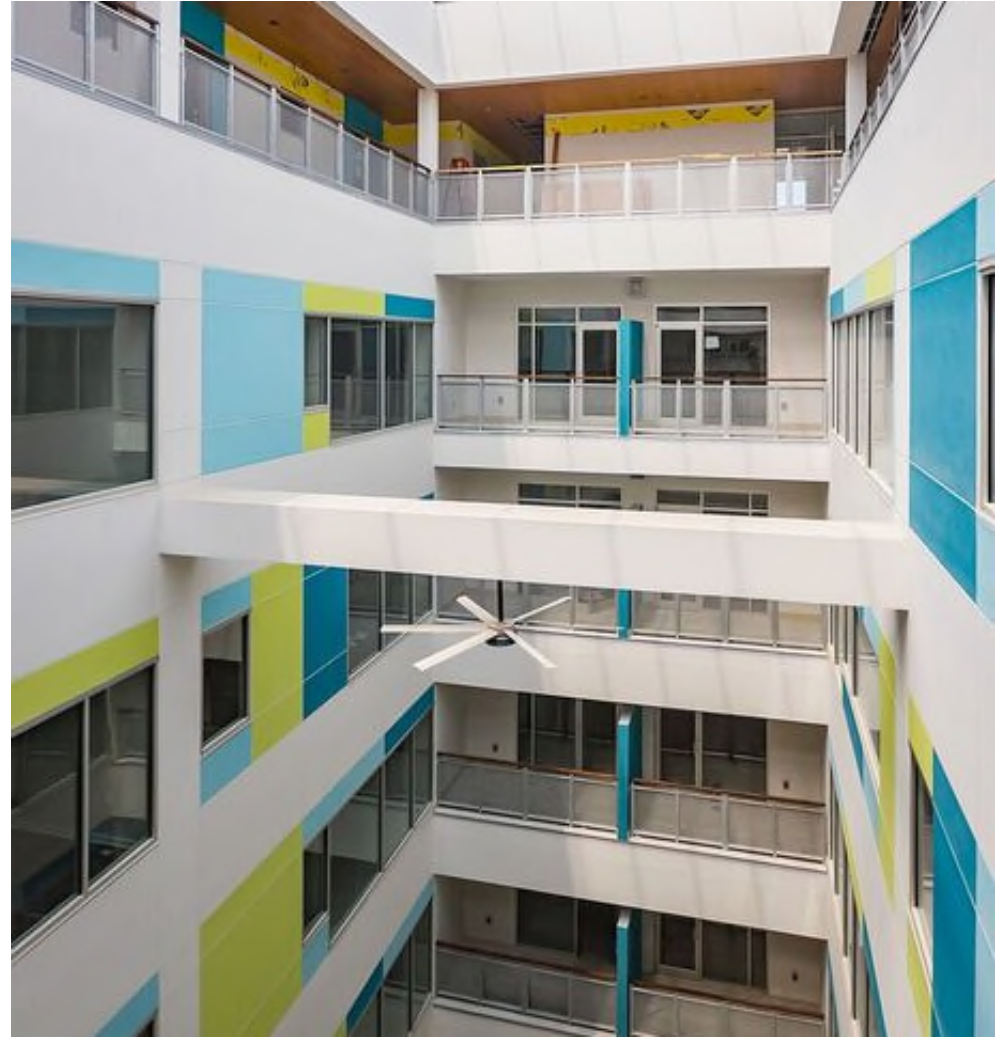
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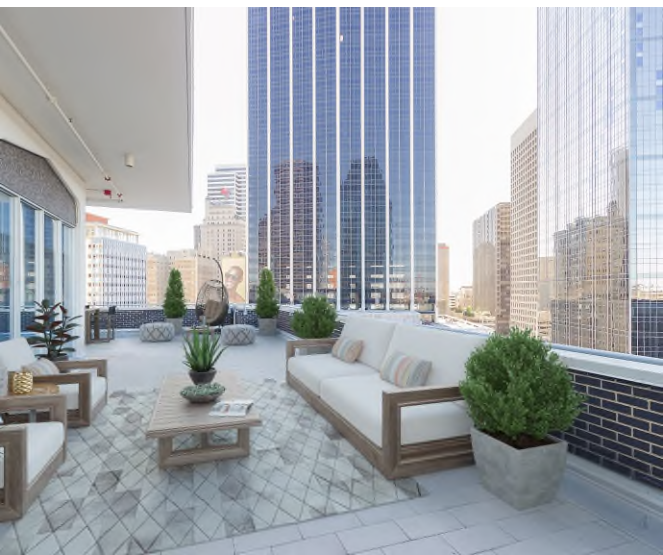
# ATRIUM DESIGN VISION

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# LITTLE ROCK HOUSING AUTHORITY

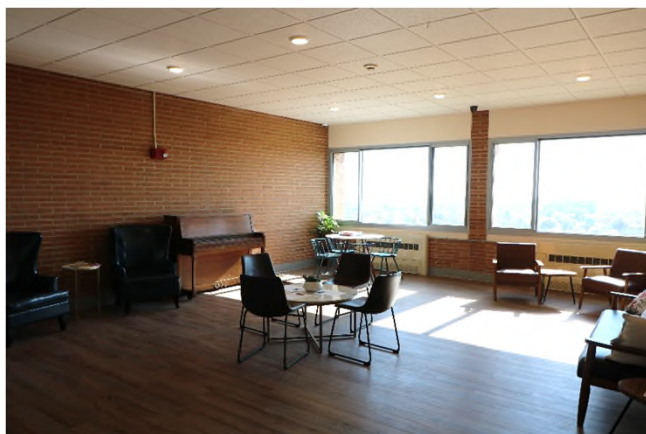
## LITTLE ROCK, AR

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## PRE-REHAB CONDITIONS



## POST-REHAB CONDITIONS