



**STATE STREET BANK**



**BLUE CROSS BLUE SHIELD**



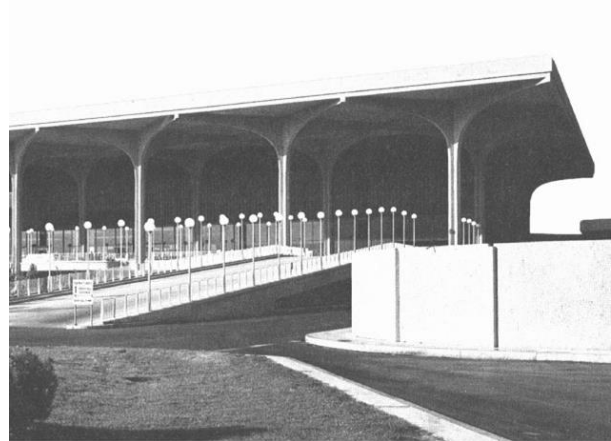
**HEATH AND HUMAN SERVICES**



**MADISON HIGH SCHOOL**



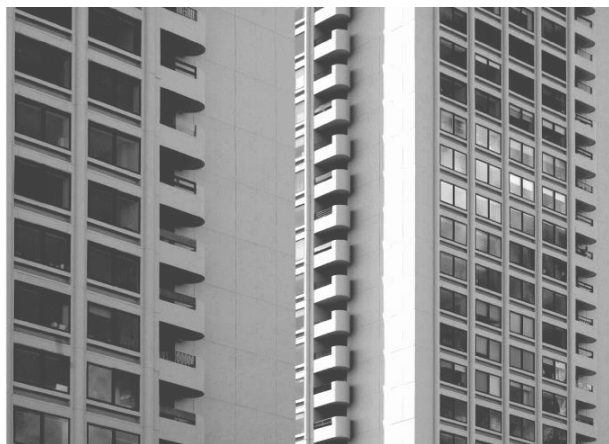
**MASS TEACHER'S ASSOCIATION**



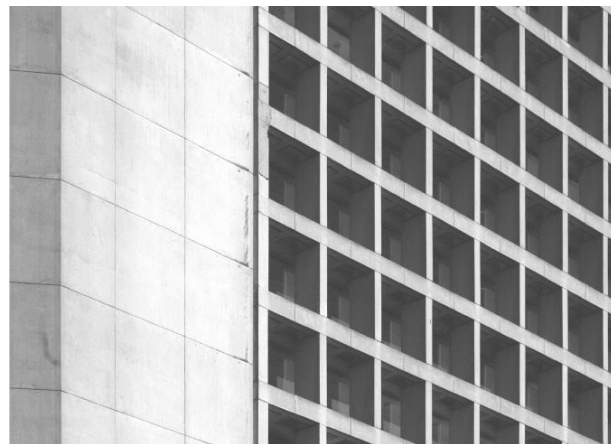
**EASTERN AIRLINES TERMINAL**



**SALTONSTALL BUILDING**



**HARBOR TOWERS**



**CHRISTIAN SCIENCE CENTER**

*“Bostonians espoused modernism early and with characteristic intellectual conviction. Boston played a leading role in the practice and dissemination of a movement that changed the face of the twentieth century.”*

*– Ada Louise Huxtable*





**CARPENTER CENTER – HARVARD UNIVERSITY**

**1964**



**EARTH  
SCIENCES  
BUILDING – MIT**





PEABODY TERRACE – HARVARD UNIVERSITY

1966



HOLYOKE CENTER – HARVARD UNIVERSITY

1967





**BOSTON CITY HALL**

**1969**



DESIGN RESEARCH CENTER

1970





**BOSTON 5 CENT SAVINGS**

**1974**





CHRISTIAN SCIENCE CENTER

1975



HARVARD UNIVERSITY SCIENCE CENTER

1976

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**HUGH STUBBINS**

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**I.M. PE**

**PAUL RUDOLPH**

**LE CORBUSIER**

**SHEPLEY, BULFINCH AND ABBOTT**

**MARCEL BREUER**

**SERT**

**THE ARCHITECTS COLLABORATIVE**

**BEN THOMPSON**





HEATH AND HUMAN SERVICES BUILDING

Is it our duty as architects to preserve these monolithic concrete buildings as monuments to a period of heroic architecture?



**GUND HALL**





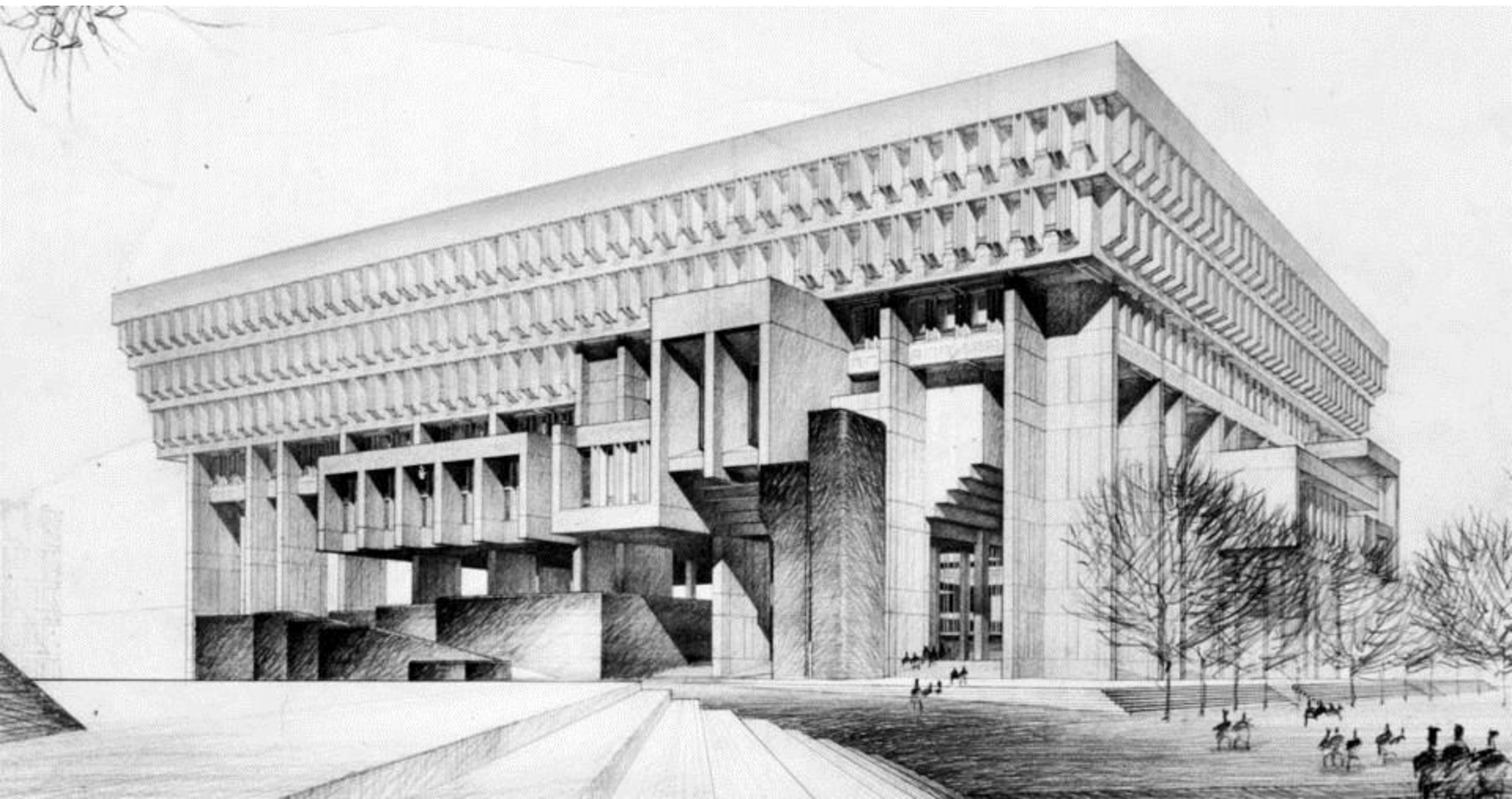


**HOLYOKE CENTER**



CHRISTIAN SCIENCE CENTER



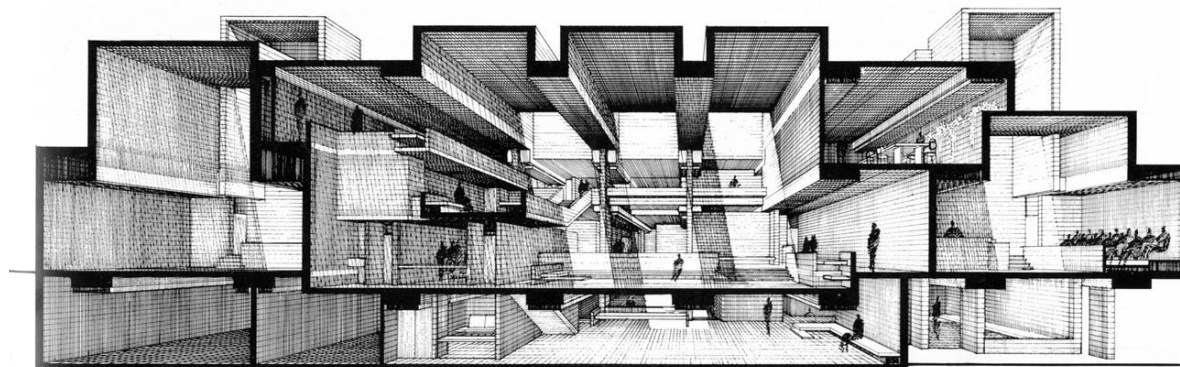
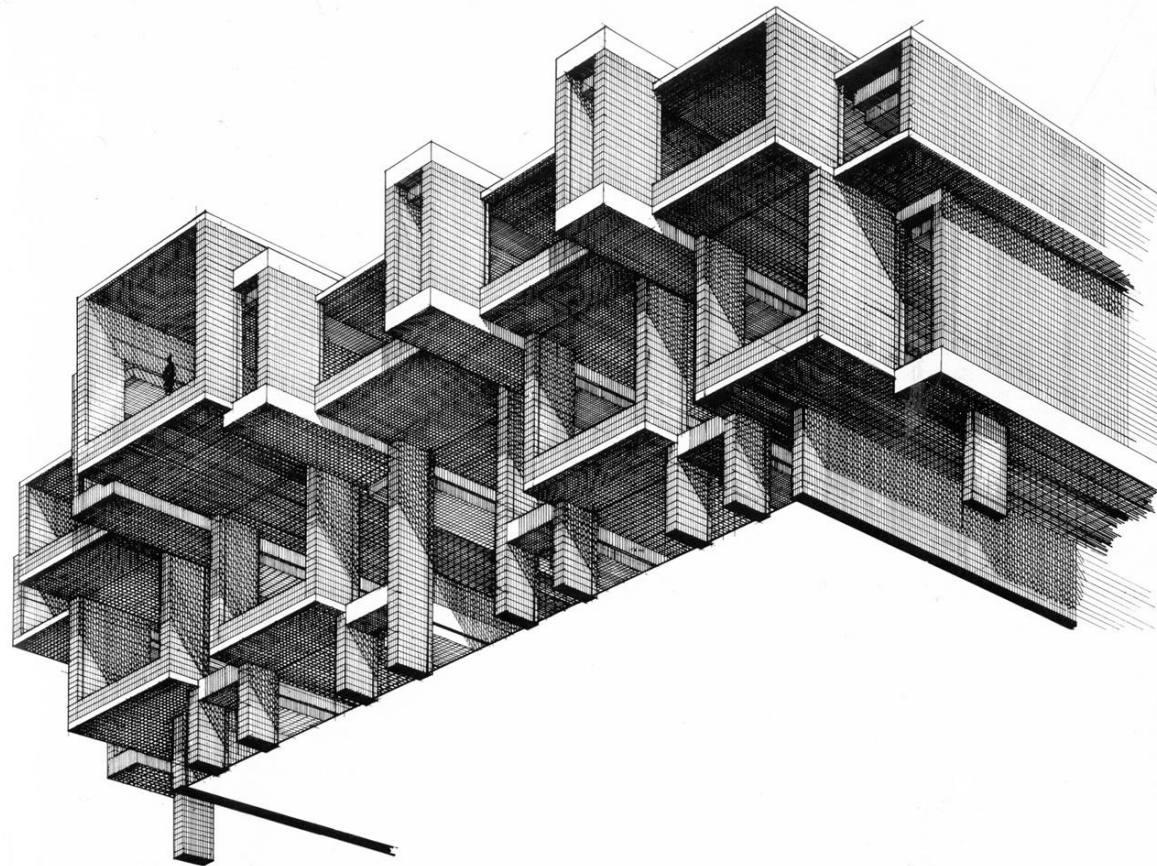


**BOSTON CITY HALL**





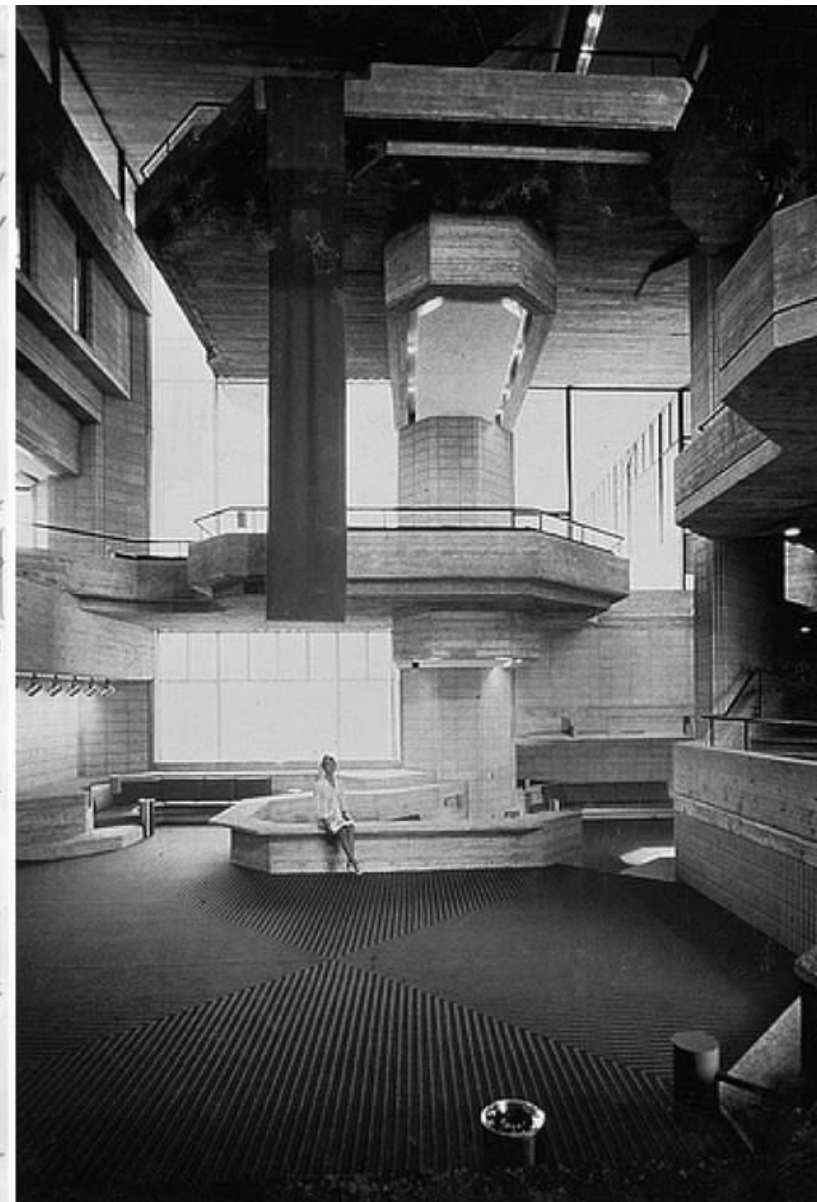
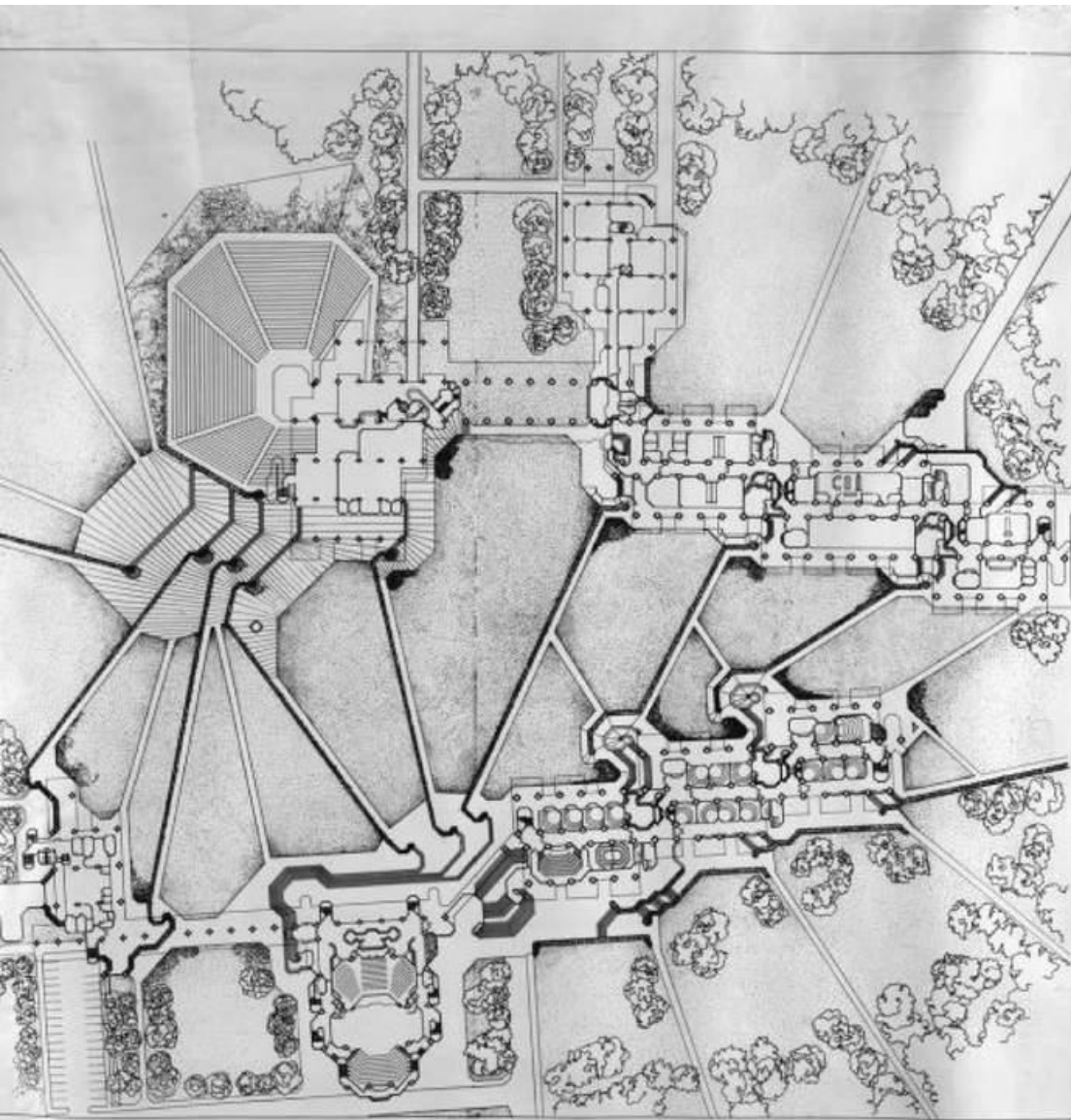




**SKETCH – RUDOLPH**

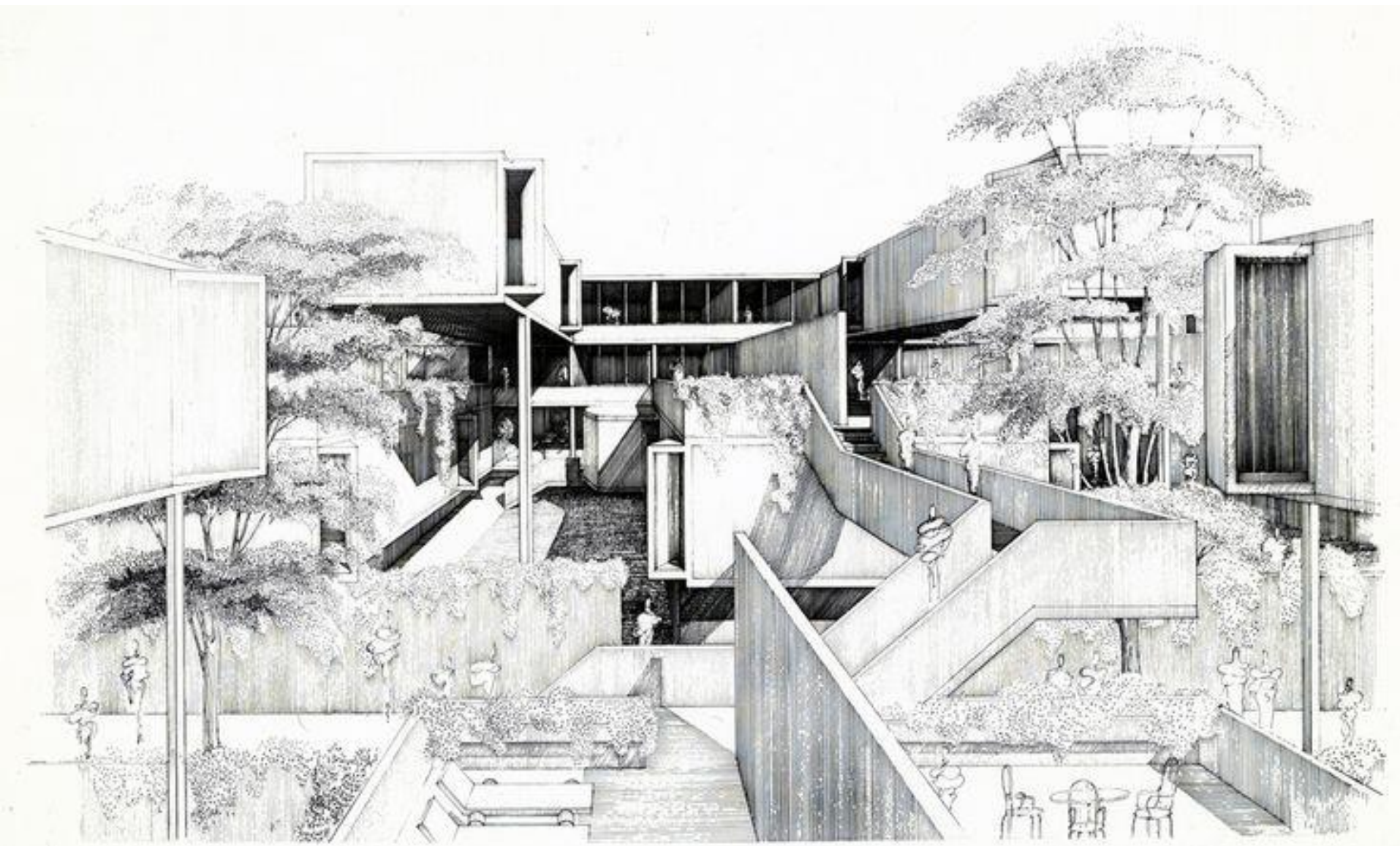


CARNEY LIBRARY



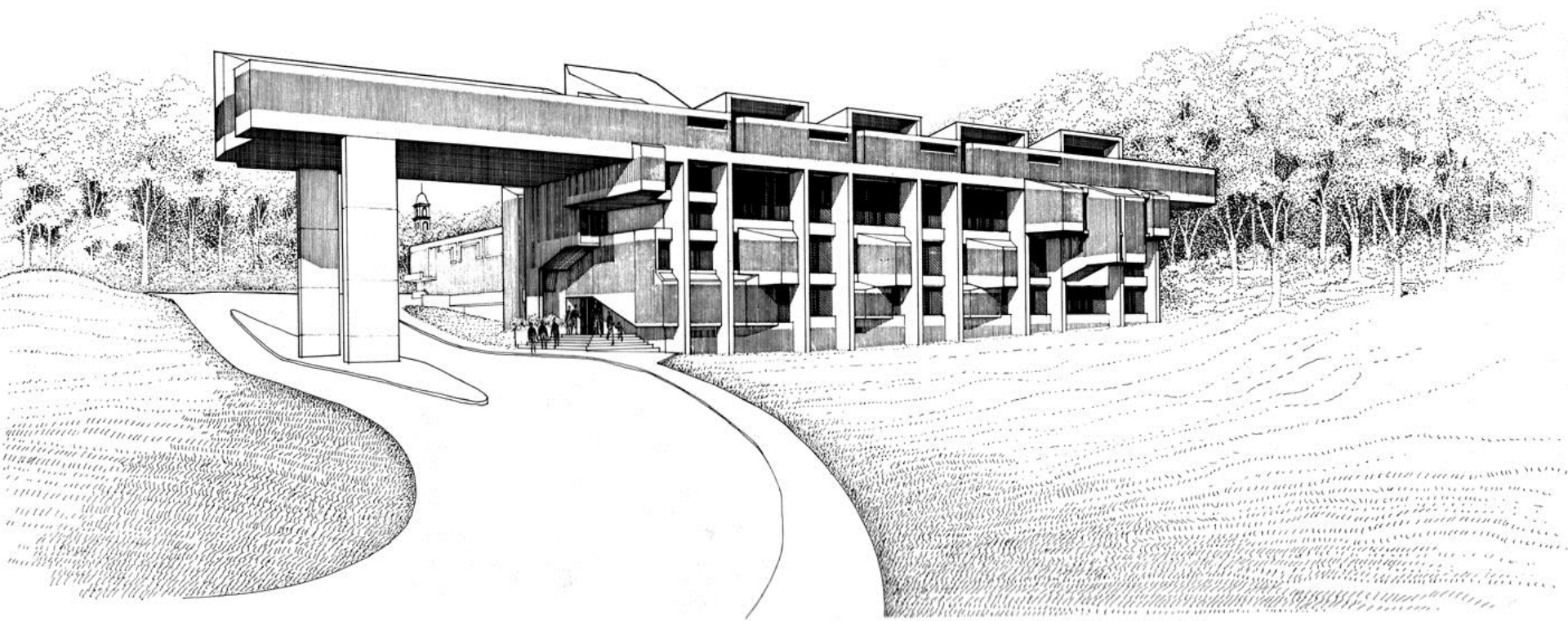
**UMASS DARTMOUTH CAMPUS PLAN**  
**CARNEY LIBRARY**





**RENDERING – RUDOLPH**

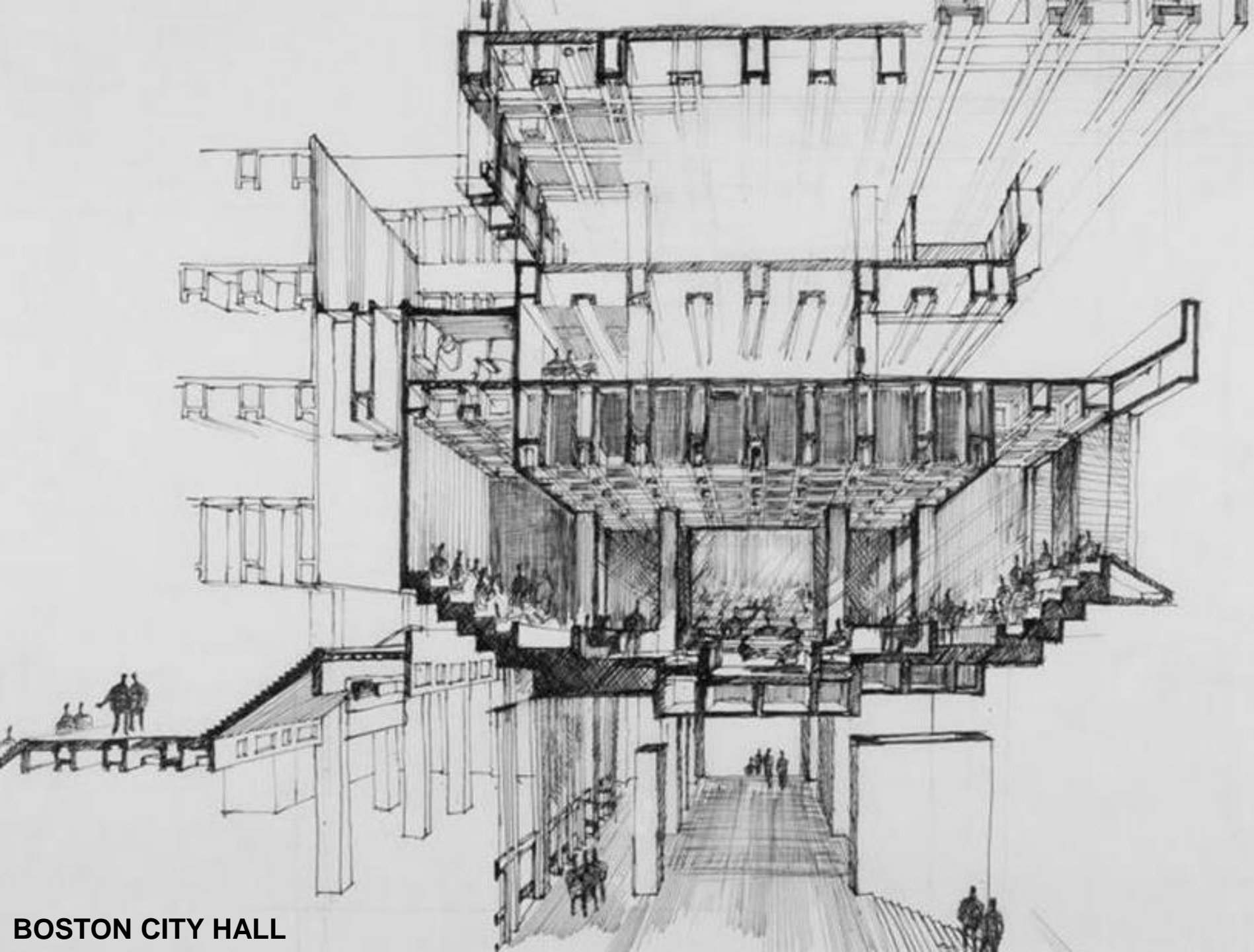




RENDERING - RUDOLPH



**BOSTON CITY HALL**



BOSTON CITY HALL

## **Pro's**

Enclosure + structure in one

Provides interior + exterior finishes

High thermal mass

Tectonic

Sculptural

Made with local labor

Durable

Fireproof

Good acoustic insulator

## **Con's**

Enclosure + structure in one

Provides interior + exterior finishes

Conduit for heat loss in cold climates

Deterioration is common

Concrete repair work cannot match original finish

Concrete is porous and prone to staining

Retro-fits are often costly and difficult









## RESTORATION



## LIMITED RENOVATION

# GUT RENOVATION + RE-CLADDING



# DEMOLITION





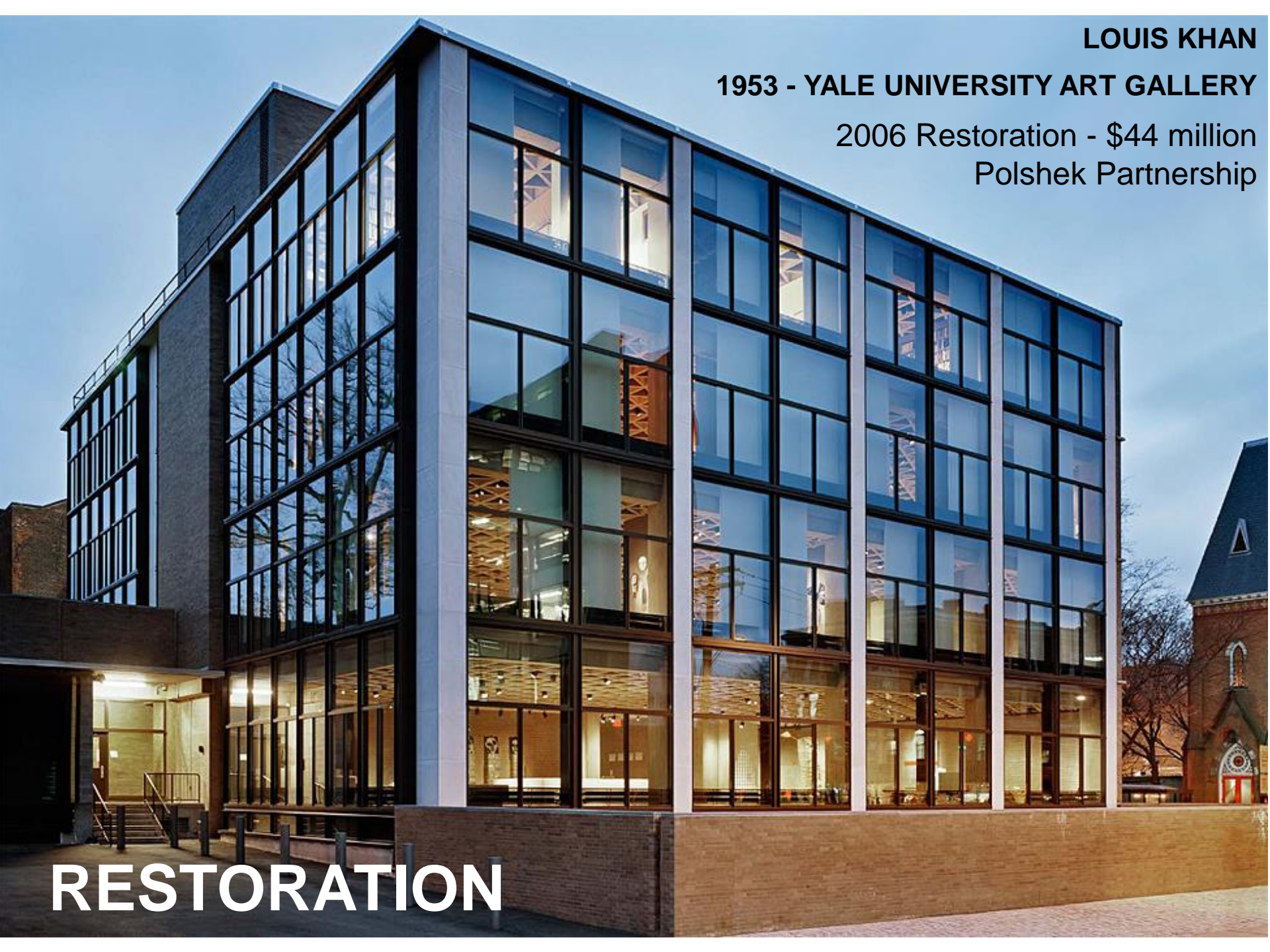
**LOUIS KHAN**

**1953 - YALE UNIVERSITY ART GALLERY**

**2006 Restoration - \$44 million**

**Polshek Partnership**

**RESTORATION**



















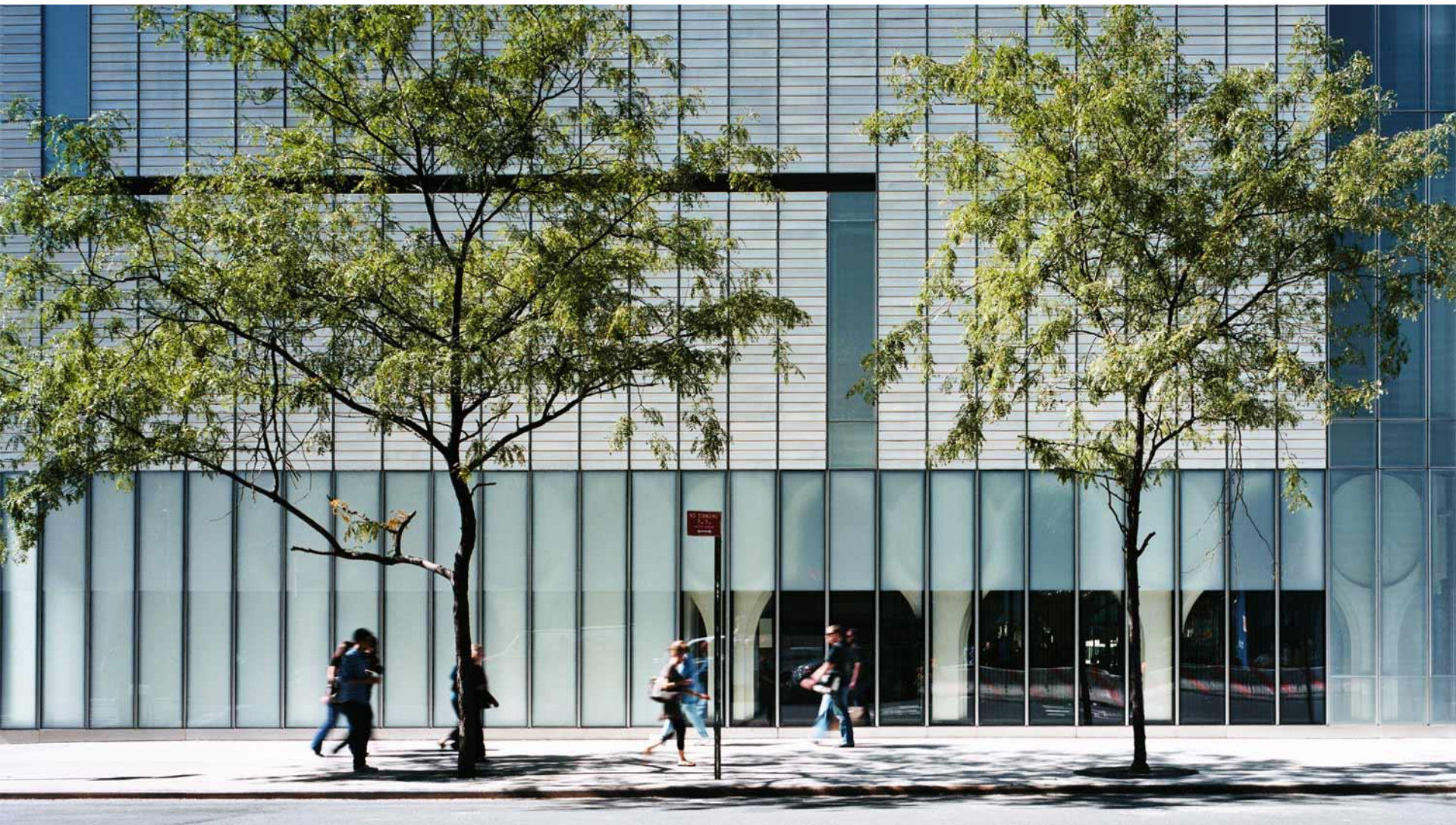


**EDWARD DURELL STONE**  
**1964 – MUSEUM OF ARTS AND DESIGN**  
2008 Renovation  
Allied Works

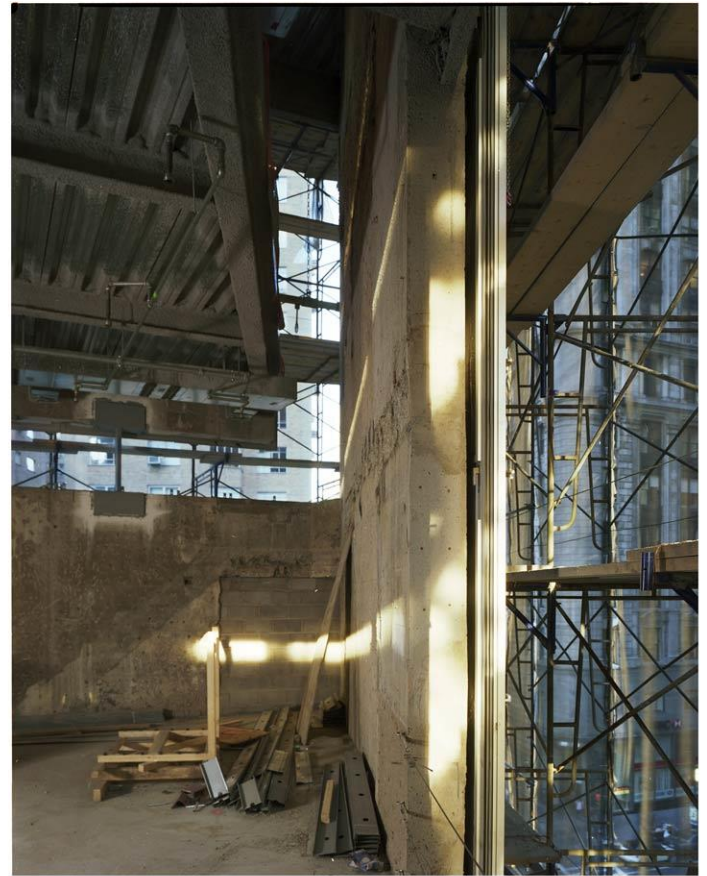
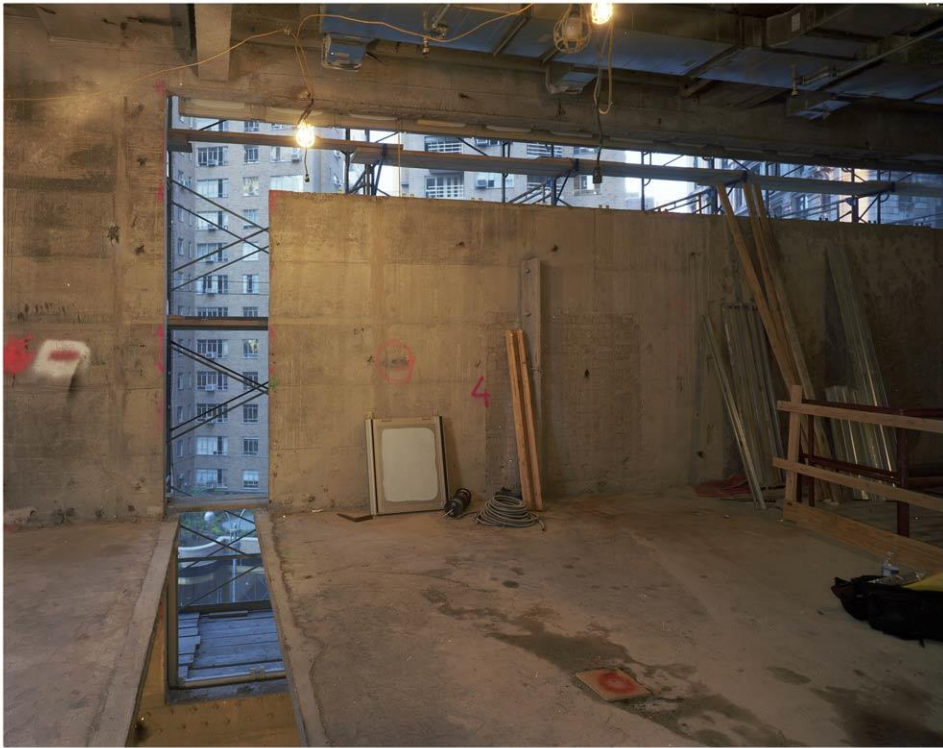
**GUT RENOVATION + RECLADDING**





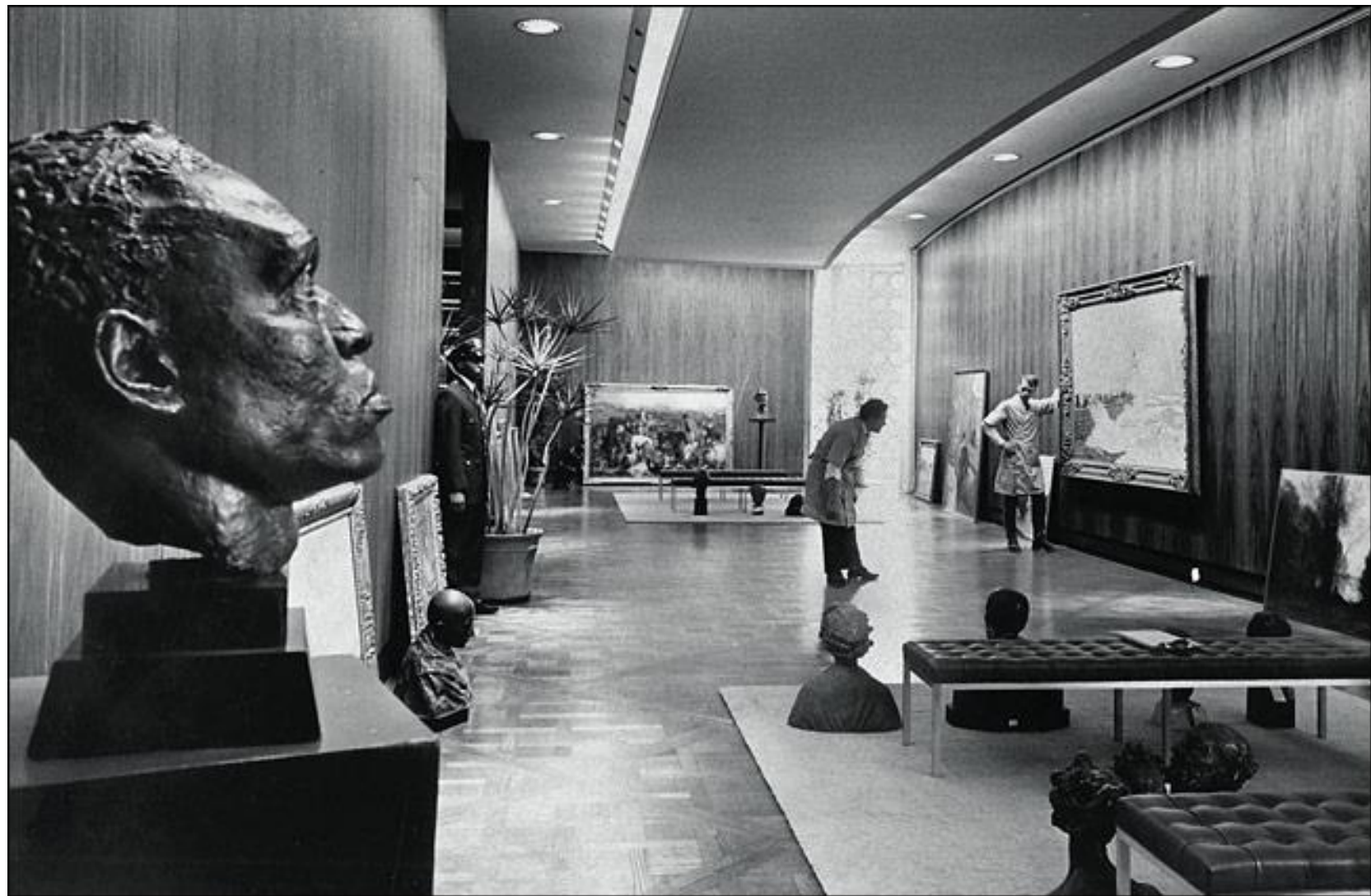


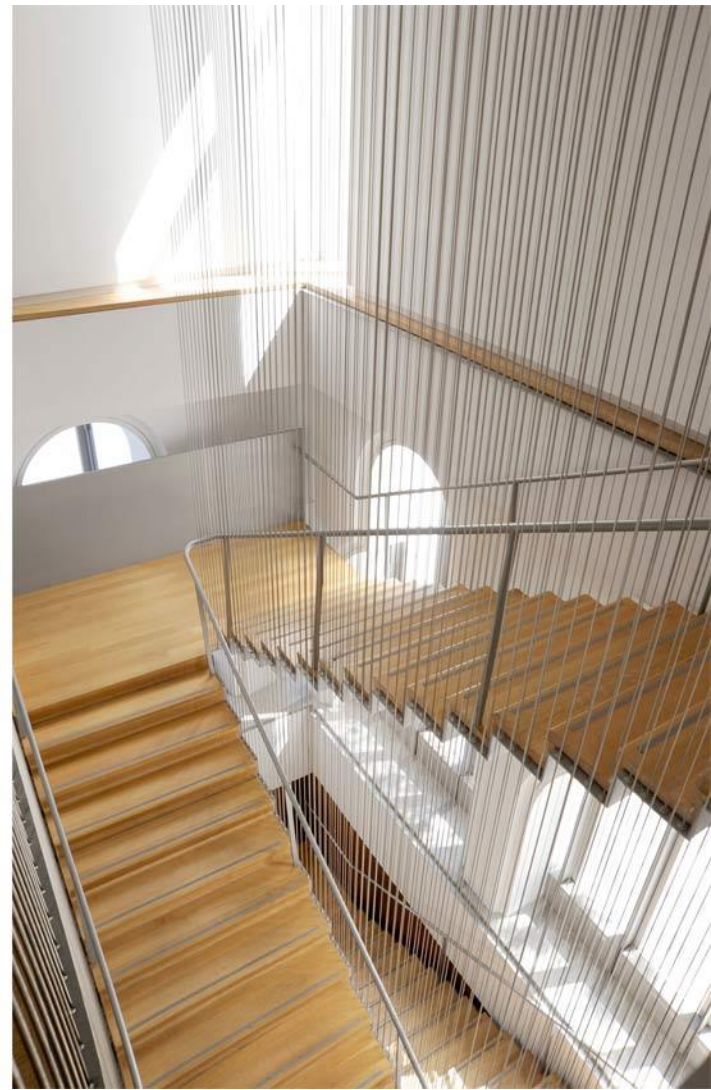
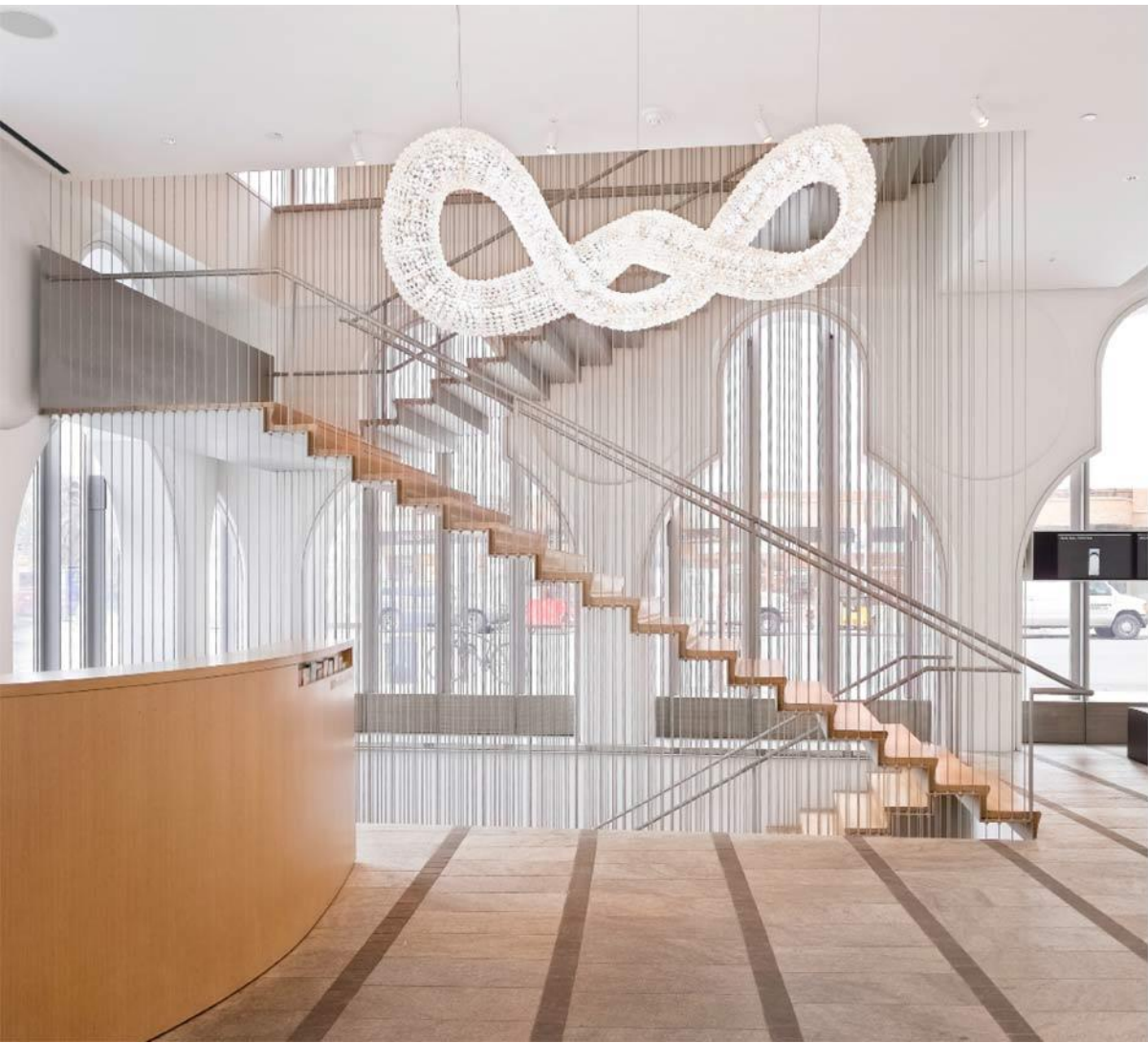




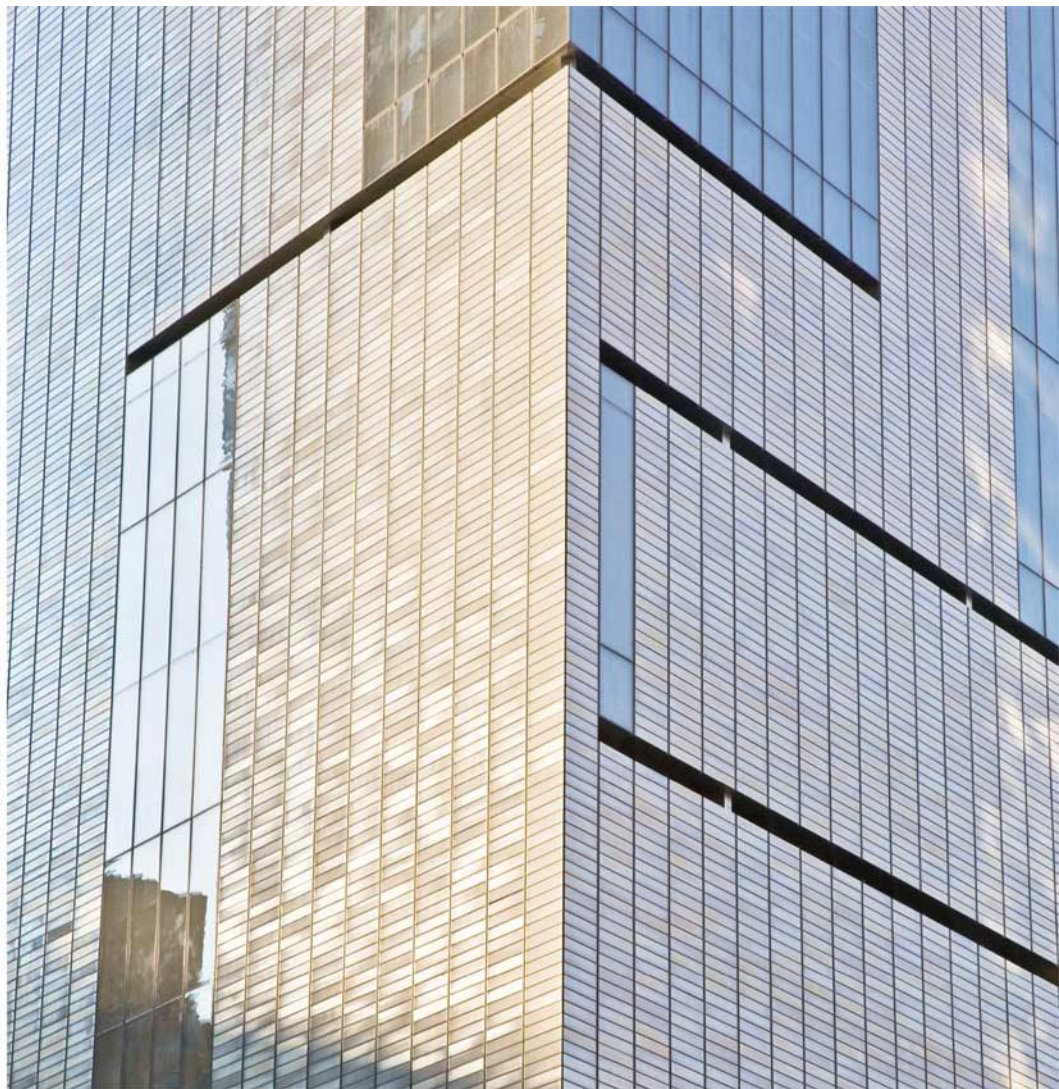














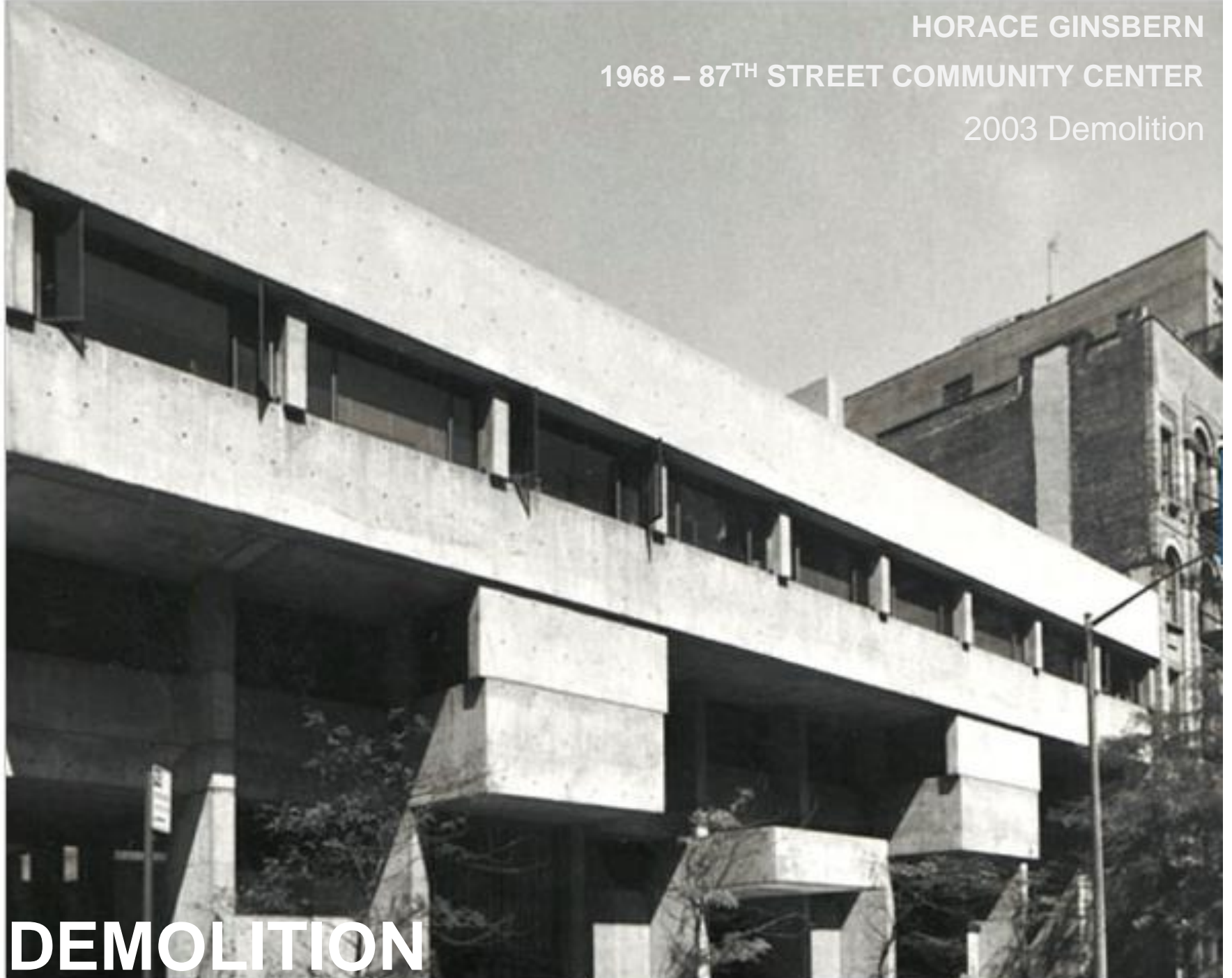


HORACE GINSBERN

1968 – 87<sup>TH</sup> STREET COMMUNITY CENTER

2003 Demolition

**DEMOLITION**







160,000 SF renovation  
27,000 SF addition

**PAUL RUDOLPH**

**1972 – CLAIRE T. CARNEY LIBRARY, UMASS DARTMOUTH**

2012 Renovation – \$36 million



**LIMITED RENOVATION**



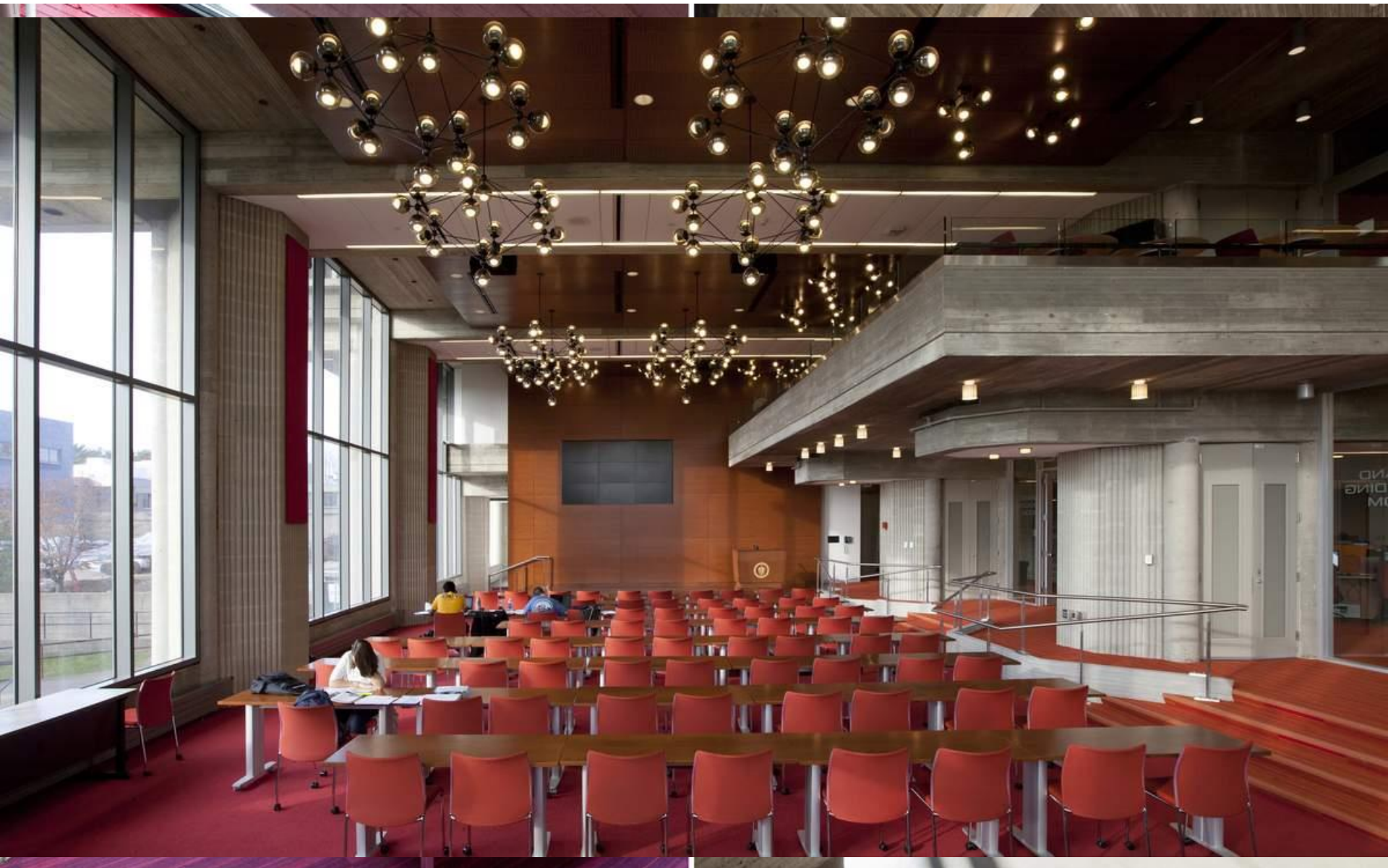
















ICONIC  
MASTERWORK

MASTERWORK IN  
NEED OF A RE-  
INVENTION TO ALIGN  
WITH NEW GOALS

LESSER WORK IN  
GOOD CONDITION,  
WITH ROBUST +  
FLEXIBLE  
STRUCTURAL SYSTEM

LITTLE  
ARCHITECTURAL  
MERIT, INFLEXIBLE  
DESIGN, POOR  
PHYSICAL CONDITION

**RESTORATION**

**LIMITED  
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**GUT RENOVATION  
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**GUT RENOVATION  
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