From 1956 to 1971, Marcel Breuer wrote on the weathering of his concrete Brutalist buildings. These writings, which outline techniques to design concrete to acquire a “patina” over time, are, for the most part, unstudied. This thesis analyzes Breuer’s writings on anticipated concrete weathering and establishes the significance of soiling on Marcel Breuer’s concrete Brutalist buildings.

This thesis also contextualizes Breuer’s writings to show that they reflect important architectural discourse shifts taking place in the mid-20th century, such as the costs of building maintenance and the surge of Baroque architecture scholarship. Because Breuer’s definition of maintenance is cleaning, it is clear that Breuer is most interested in how his architecture stands up to the process of soiling.

In order to address the significance of soiling on Marcel Breuer’s concrete Brutalist buildings, I propose a new theory of aging-value that places significance on the manifestation of aging itself and determines conservation techniques to address this value, which differs from Alois Riegl’s already established values, such as historical value, art-value, use value, and age-value.