M News: Houses in Trouble / Fantastic Four / An Oscar for Schindler? / An Oscar Niemeyer / Author Pairs
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, August 11, 2025

US Modernist

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Welcome, Modernist architecture fans, to the USModernist newsletter, sharing Modernist news and events since 2008. USModernist is an award-winning nonprofit 501C3 educational archive for the documentation, preservation, and promotion of Modernist architecture.

USModernist Radio Podcast: 420+ Shows	Architecture Media Library: 21,000+ Magazines	Modernist House Archives: 180+ Architects, 25,000+ Houses

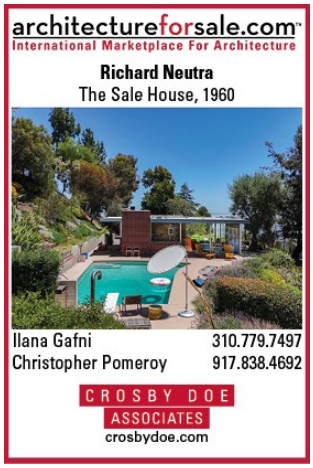
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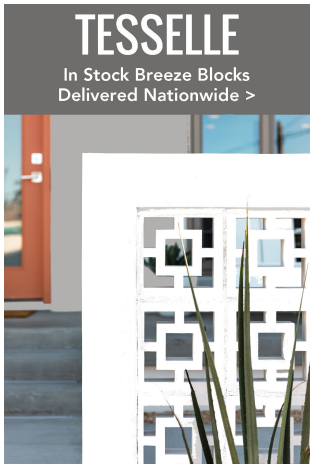
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

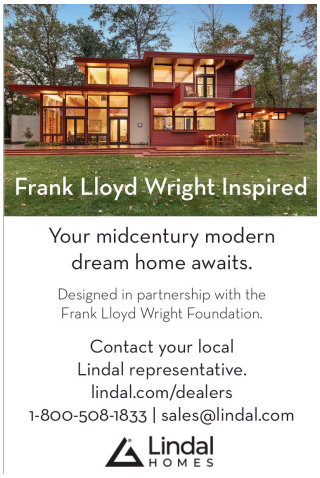
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Meet the USModernist Team

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Featured Events



A Pristing Milton Small Gem
Raleigh NC
Saturday, August 23

Visit the 1952 Walser House, a midcentury architectural treasure in Country Club Hills, an area known for tragic teardowns like the Paschal House and the Ashford House. Don't let this pristine Modernist house be the next victim of the bulldozer. Designed by Raleigh architect Milton Small, who studied with the internationally famous Mies van der Rohe, this is one of the few Small houses in great shape still standing in North Carolina. Everywhere you turn, a magical Modernist experience. If you love it, and you **will** love it, you can buy it. Tickets and details.

USModernist Scandinavian Capitals!
Copenhagen / Oslo / Stockholm



May 12-22, 2026

Did you know that Scandinavia is home to some of the world's best Modernist buildings? It's no secret that Danish, Swedish, and Norwegian design has influenced architectural style for the last century. You will see – and visit – incredible architecture, art, design, and furniture in three countries. This is a truly thrilling opportunity to see some of the world's best architecture, like the work of **Bjarke Ingels**, plus the stunning natural beauty of USModernist's 10th international trip. Follow in the footsteps of our serious Modernism fans! Limited to 24 participants. Details and tickets.



Modapalooza!
Raleigh/Durham/Chapel Hill NC
Saturday, September 13

Join NCModernist for the next wildly popular Modapalooza bus tour of new Modernist houses in the Triangle area of North Carolina. It's Modapaloooza's 12th year, featuring amazing houses by Joe Lopez, Heather Washburn, Erin Sterling Lewis, withArchitecture, Phil Szostak, Raleigh Architecture, Turkel Design, and more. Get your tickets now - *only 50 left!*

Connect with the USModernist Community



Do you have a basement or attic or storage unit full of Modernist furniture or contemporary art? Can't bear the thought of throwing these away, but your family doesn't want them?

Get a great tax deduction and free pickup in North Carolina. Your donation to USModernist supports our award-winning documentation, preservation, and advocacy programs. Contact: **Sharon Glazener**, Art Director, 919.787.3515.

THE MOD SQUAD

Become a USModernist **Mod Squad** member and join a national community of architecture fans supporting and preserving the Modernist architecture you love! Great benefits for tours and exclusive experiences. Sign up here.



USModernist's documentation and preservation work consistently delivers national impact, but our continued research and advocacy is only possible through generous supporters - like you.

Be part of our intrepid community with a tax-deductible donation. Providing for USModernist in your will, trust, or beneficiary designation is a powerful way to make your legacy in Modernist preservation. There are new and creative options in addition to direct donation, including insurance and estate gifts, such as donating directly to USModernist from an IRA. Donate, or reach out to George Smart, george@usmodernist.org, 919 740 8407.



Support USModernist's intrepid mission of Modernist preservation and documentation by **hosting a benefit cocktail party or dinner in your house!**

Throughout 2025 and 2026, USModernist's founder and Executive Director George Smart goes on the road to speak at hosted events in Modernist houses around America. Get more information.

Endangered



Endangered: The fate of a rare **Lustron House** at 109 Stephens Street in Chapel Hill NC near UNC is uncertain. Lustrons were unique mid-century homes made entirely of enameled steel to be quick, affordable solutions to

the post WWII housing crisis. This house is for sale, and the owner already has an offer from a developer who will tear it down.

Enter our hero - **Preservation North Carolina -** which has an option on the house through August 31 - and is urgently seeking a buyer to preserve it. Otherwise, it's a goner. $397,000. Contact **Cathleen Turner**, Preservation North Carolina, 919-832-3652 ext. 240, email cturner@presnc.org.



Endangered: On Eastwood Lake in Chapel Hill NC sits a beautiful 1969 Modernist house, architect unknown but definitely architect-designed. You're not going to get a better location. Marketed as a teardown, sadly, this house is definitely recoverable. Details.





Endangered: The deteriorating-but-recoverable 1946 Booth House in Bedford NY is again for sale. One of the first houses designed by Philip Johnson, it's now only $1.2M.

Know an endangered Modernist house in your neighborhood, city, or state? Through our preservation alert program, **Modernism In Danger,** USModernist

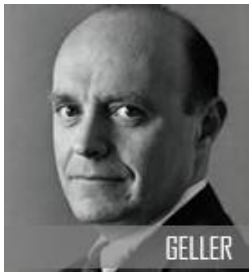
MODERNISM IN DANGER
USMODERNIST

calls attention to the Modernist buildings around the country at risk for deterioration, demolition, auction, or inappropriate renovation (like turning your Modernist house into an Italianate villa). Tell us.

News



Kasra Farahani, the production designer for movie *Fantastic Four: First Steps* said Oscar Niemeyer and Eero Saarinen informed his creation of a realistic yet fictionally futuristic version of 1960s New York.



Kelvin Dickinson, CEO of the Paul Rudolph Institute For Modern Architecture, announced a partnership with filmmaker **Jake Gorst**, grandson of Hamptons architect Andrew Geller and keeper of the the Geller archives, to digitize, index and publish the architect's fifty-year archive of over 90 projects. This move extends the Institute's archives again beyond Paul Rudolph, as they did last year with Myron Goldfinger.



It's been ages since an architecture documentary was nominated for Oscar consideration. The new film ***Schindler Space Architect*** is campaigning, as films have to do, going for Best Documentary Feature and Best Original Score. You can help by attending film screenings at Laemmle Santa Monica, November 7-13 and donating to their IndieGoGo Fundraiser. The film will be part of the NCModernist Architecture Movie Series in 2026.



From *Wallpaper:* Everything you wanted to know about architect Bjarke Ingels. the Frank Lloyd Wright of his generation. Listen to USModernist Radio's 2021 interview with Ingels.



Restorations finished at Alvar Aalto's only surviving building in France, a house designed with **Elissa Aalto** in the late 1950s in Bazoches-sur-Guyonne for art dealer **Louis Carré.** Reopening to visitors.



In an off-market deal, the firm that paid $22M last year for the Tadao Ando beachfront house in Malibu that **Kanye West** trashed reportedly is selling to an unidentified buyer for $30M.



The Frank Lloyd Wright Conservancy bought back 11 items that the previous owner of the Price Tower in Bartlesville OK sold in violation of a preservation easement. The items will go back in the tower once renovation is complete.



There are lots of mid-century Modernist libraries in California. The Eichler Network collected photos, including the 1958 Rinconanda Library in Palo Alto by Edward Durell Stone.





Parametric Architecture touts the new 270 Park Avenue in New York City, left, as Foster+Partners' sustainable replacement for the 1961 version, right, designed by **Natalie de Blois** and Gordon Bunshaft of SOM.



Six architecture firms combined to create a master plan for 450 new residences on almost-vacant land in Detroit called City Modern.



Architect **Colin Flavin** designed a renovation to open up Atlantic Ocean views lost in a 1959 **Edward Weinshanker** house in Swampscott MA.

Modernism For Sale



The only house that Oscar Niemeyer designed in the US, the Strickland House in Santa Monica CA, has a price drop from $20M to $16M.



The 1926 James Derby House that Lloyd Wright designed in Glendale CA has come onto the market and needs restoration work. The list price is a smidge under $2.5M.





For sale in Studio City area of Los Angeles is the 1962 Thomas Young Residence that **William E. Mader** designed for $2M.



The 1959 Anderson Residence in Rancho Palos Verdes CA is for sale at $8.8M. Designed by **Aaron Green**, a Frank Lloyd Wright associate.

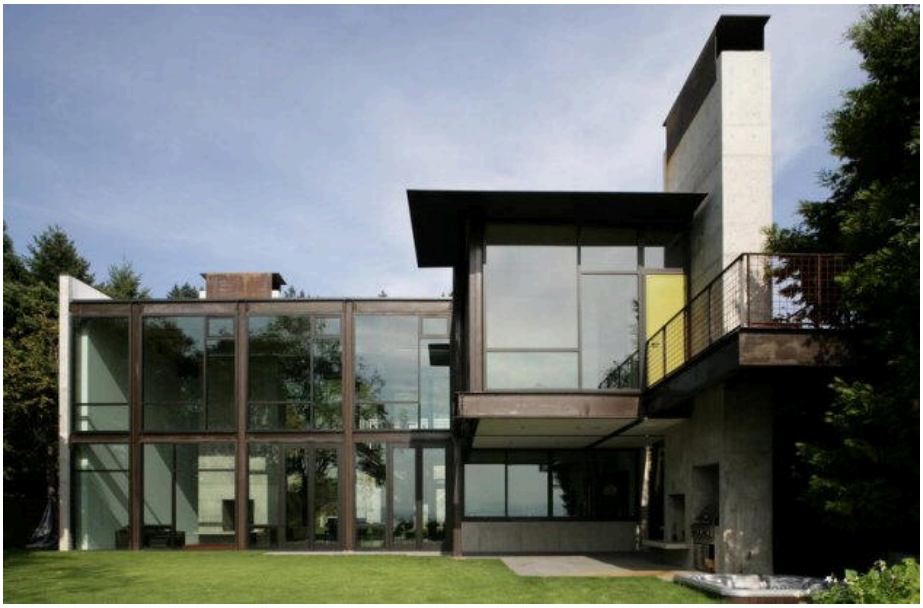


Calvin Straub's 1959 Mitchell House in Rolling Hills Estates CA is on the

market for $1.9M.



A house that **Joseph St. Cyr** designed in 1957 in Dearborn Heights MI is on the market for the first time at $525,000.



The 2007 Parry Residence on Mercer Island in Washington state, which Tom Kundig designed, is on the market for $6.9M.



An off-market deal in June brought owner, actress **Lily Collins,** a little over $6.1M for Case Study House 10, designed by Kemper Nomland junior and senior in 1947.

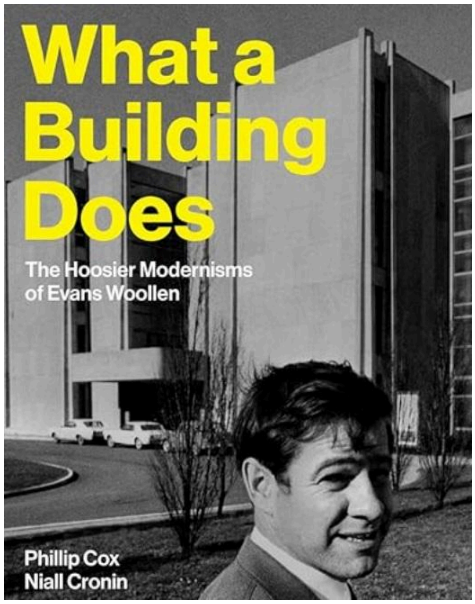


Architect **Marcel Sedletzky** designed this house in Carmel Valley CA in 1971. It's listed for sale for a little under $3.8M.

New Books

Available now: ***That's the Way I See It: Miami's Public Art,*** by **Robin Hill**. Celebrate Miami's vibrant public art scene with this tribute to the city's outdoor museum. For decades, photographer Hill has documented Miami's iconic public artworks, and this book showcases his imaginative, playful style. This hardcover features 50 standout works from the Miami-Dade Art in Public Places collection, celebrating the program's 50th anniversary. Hill's unique abstract photography is paired with Hill's witty and thoughtful reflections, making the book engaging and visually captivating. Purchase.





Available September 30: *What a Building Does: The Hoosier Modernisms of Evans Woollen* by **Niall Cronin** and **Phillip Cox**. Shining new light on Indianapolis, the book chronicles architect Evans Woollen from midcentury modernism to experimental postmodernism.

Pre-order here. Use the code UF2530 for a 30% discount. On October 3rd, the authors will present at Index Space in NYC's Chinatown and on October 30th at the Indiana Landmarks Center. Listen to USModernist Radio's interview with the authors.



Available October 22: *Making Space: Interior Design by Women*, by **Jane Hall**.
This richly illustrated survey spotlights 250 creative women designing interiors whose work has transformed how we see and experience interior spaces. The history of women in interior design is rich and varied. It is a discipline where women enjoy an equal standing with their male counterparts, yet it is typically framed as a feminine design practice. Featured designers include:
Sophie Ashby, Gae Aulenti, Madeleine Castaing, Sibyl Colefax, Ilse Crawford, Olayinka Dosekun, Dorothy Draper, Nathalie and Virginie Droulers, Zeynep Fadillioğlu, Katie Lockhart, Brigette Romanek, Pamela Shamshiri, Rose Uniacke, Kelly Wearstler, and many more. Pre-order.

Upcoming Events

Want to bring 50-100 design-oriented people to your client site or studio? Host a Thirst4Architecture design networking event! We have openings in

2026 in the Raleigh/Durham area. Contact **Devra Dubroff,** devra@usmodernist.org.

August 12: California Preservation Foundation Zoom lecture **by Alan Hess** and **Christine French,** co-authors of the ***Palm Springs School***, on Preservation in Print. Details.

August 17: Tour day at the Pearlman Cabin in Idyllwild CA designed by John Lautner. Vegetarian lunch at 11:30 is included. Contact **Nancy Pearlman** at nancysuepearlman@aol.com or call 213 705-4992.

Saturday, August 23: A Pristine Milton Small Gem, Raleigh NC. Details and tickets.

September 2-October 10: *Question of Imagination and Taste* exhibition at the Jewett Arts Center at Wellesley College in Wellesley MA. Original drawings, blueprints, and photos of Paul Rudolph's 1958 design. Details.

September 6: AIA Triangle Tour, Raleigh NC. Includes houses by **Phil Szostak, David Maurer, Jeannine McAuliffe, in situ studio, Miller Architecture,** and **Nick Hammer**. Details.

September 13: Docomomo US/MN Mid-Century Fall Tour, Minneapolis and St. Paul. Information.

September 13: Modapalooza Bus Tour of Nine New Modernist Houses, Raleigh/Durham/Chapel Hill NC. Tickets and details.

September 13: Eichler Tour 2025, Rancho San Miguel, Walnut Creek CA. Information.

Tours by Histoury:
September 14: A Midcentury Night's Dream, Armonk NY
October 5: Westchester's Twenty-One Acres Enclave Tour, Ardsley NY
October 12: Midcentury Homes of Holly Place Tour, Briarcliff Manor NY
October 25: Modernism in Fairfield County Tour, Greenwich and Stamford CT
October 26: Midcentury Modern in New Rochelle Tour, New Rochelle NY
Tickets and special deals.

September 14-16: AIA South Atlantic ASPIRE Conference, Asheville NC. Includes a tour of three new area Modernist houses. Details.

September 16, 12n: Jake Gorst at the New Canaan Museum and Historical Society, New Canaan CT. Gorst will talk about his grandfather, Andrew Geller, best known for creating the houses that were built through kits that were

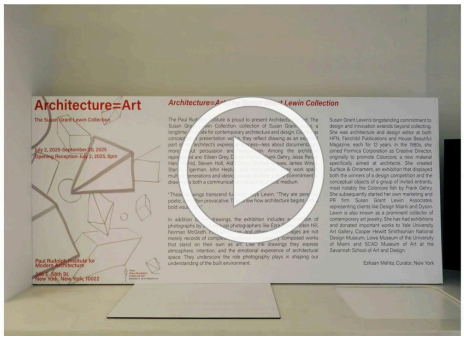
sold at Macy's. Those homes became the feature of Gorst's film, Leisurama. Tickets.

Saturday, September 20: NCModernist tour of a restored Lustron! 11am-2pm, Clayton NC. Free, registration required. Enter LUSTRON on the form.

September 21: Preservation Sacramento CA Historic Home Tour, including the South Land Park Hills Eichler Historic District. Information.

September 27-October 5: Atlanta Design Festival. Tickets.

September 27: MAK Center Benefit at the Kings Road House by Rudolph Schindler, Los Angeles CA. Tickets.



Through September 30: The Paul Rudolph Institute for Modern Architecture exhibition **Architecture=Art: The Susan Grant Lewin Collection**, showing 50 architectural presentation drawings by **Eileen Gray, Daniel Arsham,** Frank Gehry**, Jesse Reiser, Hani Rashid,** Steven Holl**, Aldo Rossi,** Michael Graves**, James Wines, Stanley Tigerman,** and John Hejduk.

October 3-12: La Jolla Modernism Week, La Jolla CA. Tickets..

October 5-7: Preservation North Carolina Conference, Asheville NC. Details.

October 11: 7pm NCModernist Party, details TBA.

October 16-19: Modernism Week Weekend, Palm Springs CA. TIckets.

October 16: *An American Versailles* opens at the New Canaan Museum and Historical Society, featuring the Design Center at General Motors in Detroit, a sprawling campus designed by Eero Saarinen. On October 21, there's a lunch talk with **Mark Markiewicz** discussing Saarinen (with a tour of the exhibition to follow).

October 16: T4A Happy Hour at Lights Unlimited, 5-7pm, Garner. Free, registration required. Enter LIGHTS on the form.

October 19: Special Brunch, New Canaan CT, with USModernist. Join USModernist's **George Smart** and **Devra Dubroff.** Information TBA.

ADFF: The Architecture and Design Film Festival: NY Oct 14-18, LA Oct 21-25, Vancouver Nov 5-9, Toronto Nov 12-15, Chicago Feb 2026. Tickets TBA.

November 14-16: Architecture Sarasota Mod Weekend. Details.

Thursday, November 20: Thirst4Architecture Happy Hour at Golden Belt, 5-7pm, Durham. Free, registration required. Enter GOLDEN on the form.

Friday, December 5 - NCModernist Holiday Bash TBA, 7-10pm, Raleigh. Tickets available in October.

Thursday, December 18 - Thirst4Architecture Happy Hour at Arrowhead, 5-7pm, Raleigh. Free, registration required. Enter ARROWHEAD on the form.

February 12-22: Modernism Week 2026, Palm Springs CA. Tickets available November 1 here.

March 17-26: DOCOMOMO International Conference in Los Angeles. Join USModernist's **George Smart** for a fantastic cocktail hour with a thrilling view of the City of Angels. Details TBA.

Through November 2026: National Building Museum, Washington DC. A South Forty examines the vibrant, distinctive contemporary architecture and design practices of the American South from 1990 to present day along US Highway 40, running west from North Carolina to Oklahoma.

USMODERNIST RADIO
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Latest Podcast







#417/Author Pairs: Corey and Margaret Bienert + Jonathan Schroeder and Janet Borgerson + Adriene Biondo and Chris Nichols

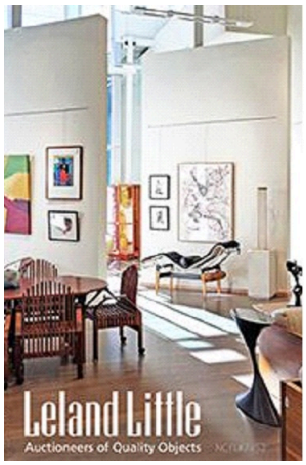
Our last set of poolside interviews from Modernism Week 2025 features three author pairs: **Corey and Margeret Bienert** on mid-century motels, **Jonathan**

Schroeder and Janet Borgerson on instructional records, and Adriene Biondo and Chris Nichols on bowling!

USModernist Radio is underwritten by Diane Bald and The Budman Family, restoring significant architecture in Toronto, Los Angeles, Malibu, and Palm Springs.

New to podcasts? You can listen to USModernist Radio on any major podcast platform or through any computer.

NCMODERNIST



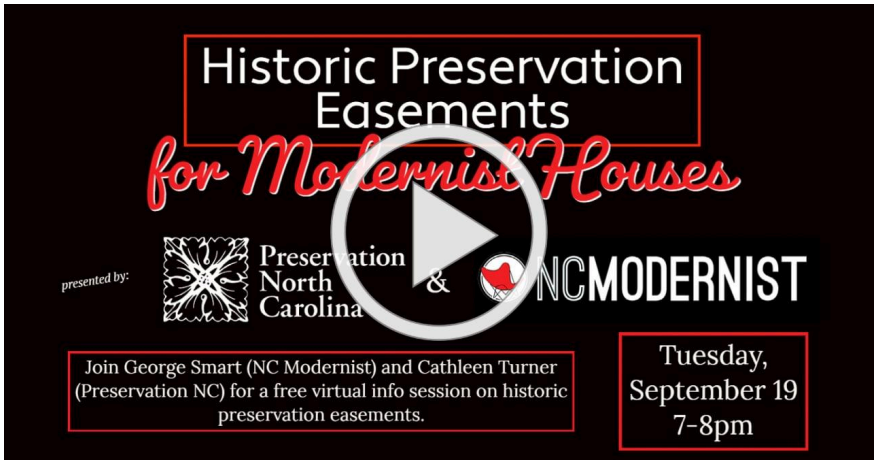
Collector Cars & Memorabilia Aug 13, 12:00pm
August Estate Aug 14, 9:00am
Asian Art Auction Aug 21, 9:00am
Sporting Art Auction Aug 28, 10:00am
Fine Sporting Arms Auction Aug 29, 10:00am
Fine Wine Auction Sep 4, 10:00am
Rare Spirits Auction Sep 5, 10:00am
Fine Art Auction Sep 10, 10:00am
Fine Jewelry Auction Sep 11, 10:00am
Decorative Art Auction Sep 12, 10:00am
Collectible Books, Maps, & Documents Sep 17, 10:00am
Fine Silver Auction Oct 3, 10:00am

FOR SALE

Vacancy, not development, is the enemy of mid-century Modernist houses. Preserve and protect the architecture you love by notifying us when North Carolina houses go vacant or on the market.

Check out the NCModernist For Sale/Rent Database. Real estate agents and owners can list their NC Modernist houses for sale or rent for free. Submissions are subject to approval: single-family Modernist houses only, they can be old or new, the architect or designer can be from anywhere, but the house must be in North Carolina. Exclusively sponsored by:

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The preservation easement is the only legally enforceable way to assure a Modernist house does not get destroyed by future owners. National Register status? Meaningless. Famous architect? Nope. Local historic designation? At best, a delay in demolition. And as history shows, there are plenty of smiling buyers who say, "I would never tear this down." Then after closing, it's gone.

Think of the preservation easement as a homeowner's association for one house. The easement requires future owners to maintain the house in current structural condition and state of repair, or better, including necessary work to preserve its integrity. Land-use prohibited activities generally include utility towers, plus whatever else you prefer to list. Future owners cannot demolish the house unless acts of God (fire, flood, earthquake) cause more than a predetermined percentage of damage; they cannot do alterations or new construction that are not in the same Modernist style.

Here's a video featuring Preservation North Carolina and NCModernist, along with Jane Levy, who has an easement on her Greensboro Modernist home. Got a Modernist house you'd like to see stick around? Consult your state preservation group, almost all of which have easement programs.

Donate to USModernist's nonprofit mission of documenting, preserving, and promoting Modernist residential architecture.

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