M News: Jazz Brunch / Moon Over Modrnism / Bliss for Sale / Sales Tip of the Year / Architecture Authors
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, September 8, 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, 750+ Guests	Architecture Media Library: 5M+ Pages of Design 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

Sponsorship: Connect your product, service, or organization to USModernist's 67,000 Modernist fans through this newsletter. Reach out to George Smart, 919.740.8407.

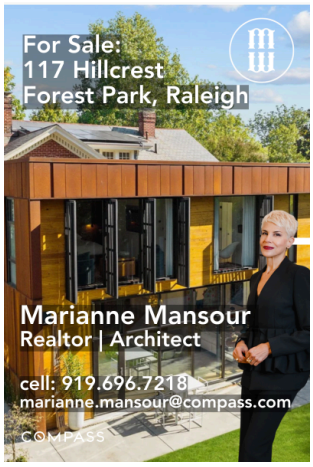
Meet the USModernist Team

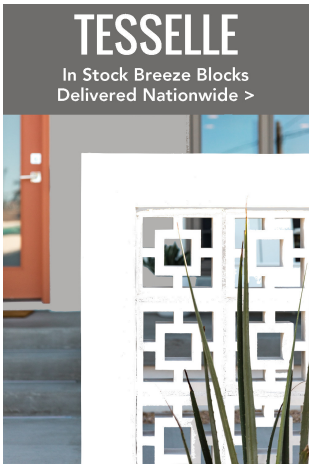
Check out the NCModernist For Sale/Rent Database. Real estate agents and owners can list their North Carolina Modernist houses for sale or rent for free.

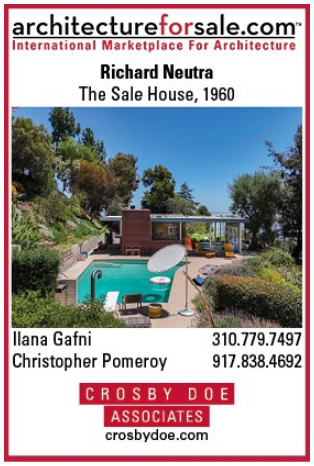
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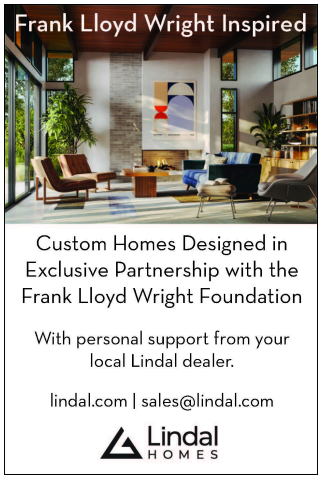
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Featured Upcoming Events

USModernist Scandinavian Capitals! Copenhagen / Oslo / Stockholm



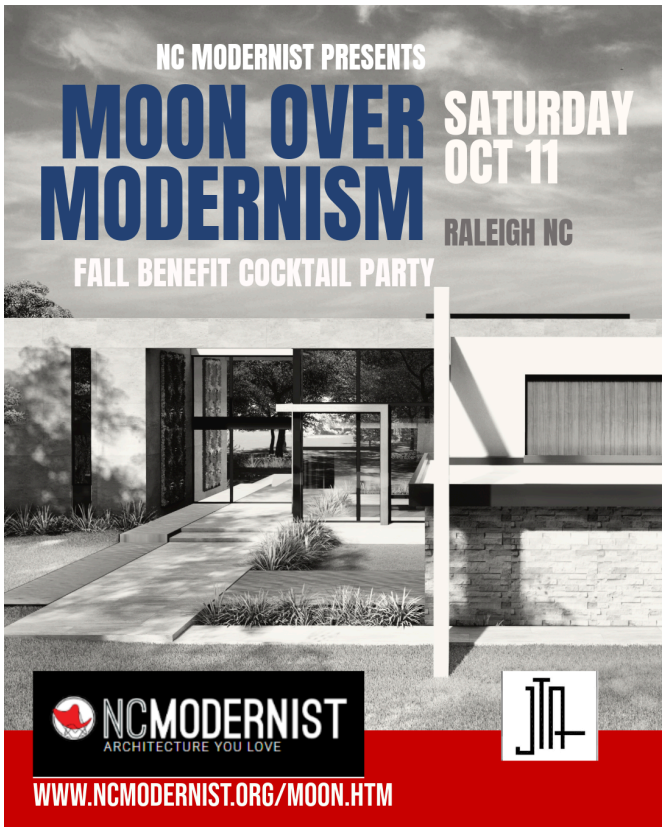
May 12-22, 2026

Only 4 places left! 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, including the work of **Bjarke Ingels**, plus the stunning natural beauty of Scandinavia. Details and tickets.

MODAPALOOZA
Raleigh/Durham NC

This Saturday, September 13

Only 4 tickets left! Join NCModernist for the next wildly popular Modapalooza bus tour of 9 new Modernist residences in the Triangle area of North Carolina designed by Joe Lopez, withArchitecture, three by Phil Szostak, Raleigh Architecture, Turkel Design, and Erin Sterling Lewis.. Coverage on CBS17 MyCarolina. Tickets and details. Ticket sales close at 5pm ET today.



NEW: NCModernist's fall benefit cocktail party is always a hit - and this year we'll be at an amazing brand new 17000sf Modernist house in Raleigh NC, designed by Joe Trojanowski and built by St. Clair Construction.

Explore the extensive house and grounds, the koi pond, the waterfall, the pool, the game room, the balconies, the glass stairs, and the landscaped grounds while listening to Raleigh's hottest jazz band, **Peter Lamb and the Wolves** in the company of fellow Modernist fans! Sponsored by Marianne Mansour.

Tickets and details.





USModernist Jazz Brunch at the 1954 Ford House and Gardens!
New Canaan CT, Sunday, October 19, 11am

NEW: On the Sunday after the sold-out New Canaan Museum and Historical Society Modern House tour, enjoy an beautiful autumn brunch at the National Register–listed 1954 **Elinor and Sherman Ford** House—a mid-century gem designed by architects Gates and Ford. Later home to **Ely Callaway** (founder of Callaway Golf), the estate also features lush five-acre gardens designed by landscape architect **Friede Stege**. Delicious food, live jazz, and curated refreshments with other Modernist fans and homeowners! Sponsored by **Inger Stringfellow, June Goldfinger, and Jim Kovacs.**

The Professor, video above, has something to say about it!

Tickets and details.

Support USModernist



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.

Become a USModernist Mod Squad member and join a national community of architecture fans supporting and preserving the Modernist architecture you love.

Great member benefits for tours and exclusive experiences. Just $12.50 a month! Sign up here.



At USModernist, we are passionate about the preservation of Modernist architecture. USModernist's documentation and preservation work consistently delivers national impact, but our continued research and advocacy is only possible through generous supporters. Your gifts and estate bequests help us continue the critical work of documenting and celebrating these historic buildings. We invite you to play a significant role in Modernism's future by including USModernist in your will or estate plans. Donate, or reach out to **George Smart**, george@usmodernist.org, 919 740 8407.

Endangered Modernist Houses



Endangered: In 1980, after years of battling with the Modernist-hating Town of Southampton Architectural Review Board (ARB), **Orest Bliss** finally got to

build his Norman Jaffe-designed house at 88 Meadow Lane. Fast forward 40+ years, including a non-Jaffe renovation, and Bliss wanted a demolition permit before putting the house on the market, as oceanfront properties in the tony Hamptons get a better price with pre-arranged permits. You'd think the ARB that once fought Bliss would be happy to oblige, but no, they created their own possibly illegal administrative process to block him, resulting in several court hearings (which they lost) and dragging four other unrelated Modernist houses in the fray. Yet, with the help of ace real estate attorney **John Bennett**, Bliss got his permit and the house went on the market about three weeks ago at $24M.

The good news is, the house is still there in good shape and needs someone to step up and keep it intact. Bliss can move on, town citizens can elect a more reasonable ARB, and Modernist fans will sleep better at night knowing this house will live to see another Hamptons sunset. Otherwise, a new buyer has the green light to tear it down. Details.





Endangered: The 1952 Walser House is a midcentury architectural treasure in the Country Club Hills area of Raleigh NC, known for tragic Modernist teardowns like the Paschal House and the Ashford House. 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 **pristine condition** still standing in North Carolina. There's a developer with an active lowball offer just waiting to tear it down. $1.3M gets you a gorgeous Modernist house (with a full finished basement studio apartment), both ready to move in.



Endangered: Ruh-roh. Modernist preservation is no longer just about midcentury 1930's through the 1970's. A great *1989* Carl Abbott house is posted for sale as a teardown: the Gaines House, 1761 Oceanview Drive, in Tierra Verde near St. Petersburg FL. The listing specifically shows renderings for another much larger new house (not by Abbott).





Endangered: From a town known as Oyster Bay, Long Island, made famous in song by **Billy Joel**, there's a rare, long-neglected 1955 Walter Gropius house for sale on 17 acres for $6.75M. You know it's a teardown when the listing omits interior photos.

Endahgered: The 1964 Chalif House by Barbara and Julian Neski is for sale at $12M. According to Long Island architectural historian **Alistair Gordon**, "The house is historically important in many ways, but given the temperament of the times, the value of a one-acre plot, and its central location — at the very heart of the village's estate section — there's a likelihood that it will be torn down."





Endangered: Frank Lloyd Wright's 1952 Lewis House, aka Spring House, near Tallahassee FL is for sale through a commercial property broker for a little over $2.1M. The property type is listed as "land." That's never good.

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.



Going Away: Last week saw the demolition of the University of New Mexico 1974 Humanities Building. Designed by W. C. Kruger & Associates, it won a 1977 Merit Award from AIA New Mexico.

MODERNISM IN DANGER
USMODERNIST

Know an endangered Modernist house in your neighborhood, city, or state? Through our preservation alert program, 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

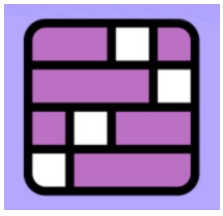
Sales tip of the year: if you're selling your house, and your Dad was a Nazi who stole art during WWII, don't put that stolen art in the real estate photos!



Sure enough, that's what happened in Argentina when a real estate listing went live. The photos showcased a painting, *Portrait of a Lady*, by **Giuseppe Vittore Ghislandi,** quickly recognized as one of over 1,100 pieces looted by the Nazis from Dutch-Jewish art dealer **Jacques Goudstikker**. The homeowner, daughter of a Nazi, denied everything, but when authorities showed up, they eventually found the missing painting along with 22 other looted artworks.



Saved: Preservation North Carolina announced the sale of the 1951 Paul Dunbar School, located at 301 Smith Avenue in Lexington NC on 10 acres. The midcentury modern school served as a vital educational institution for Black students before 1960's integration. Since 2009, the structure has been empty. Subject to protective covenants and a rehabilitation agreement, **Matt Springer** and **Ken Reiter** of **Dunbar Belrock Ventures LLC** will turn this into an exciting adaptive reuse project with new housing units.



NEW: Try out the latest USModernist Connections! Like the famous puzzle in the New York Times, find commonalities for four architecture themes from among the 16 words.

First person to email a screenshot of the correct solution to george@usmodernist.org wins a USModernist bath towel. Include your name and mailing address. Offer only good in the US. Congratulations to **Rob Bundy** who won last week's prize.



School officials in Ridgefield CT are working to keep the integrity of Willis Mills's 1955 Veterans Park Elementary School while replacing seats and increasing disabled access.



Aaron Betsky explores the Margaret Esherick House in Philadelphia PA by Louis Kahn.



A profile of Palm Springs architect Walter S. White. No, he was not the guy in Breaking Bad. See all his houses.

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dwell

As a way to mark its 25th anniversary, *Dwell* assembled the "most important homes" of the first quarter of the 21st century.



The 2030 World Expo is in Saudi Arabia. Here's the master plan.



Author **Adele Cygleman** does a deep dive into the dark history of the Kaufmann House in Palm Springs, designed by Richard Neutra.



Architectural Record named its annual 2025 Record Houses, including Monitor House, designed by Williamson Williamson Architects of Toronto.



Architectural Digest includes video tours of the "sexiest mid-century homes" in the magazine's collection of *Open Door* visits to celebrities' residences, including **Mandy Moore**'s 1950s house in Hollywood designed by **Harold Zook**.



Wallpaper offered an appreciation of Arne Jacobsen's mid-century Modernist architecture and other designs.



Thomas Phifer completed a pavilion at Wagner Park at the southern tip of Manhattan while also housing infrastructure for flood-control.



In North Fork NY, on Long Island, a collector acquired one of 400 low-cost, quick-to-build 1944 houses that **Jean Prouvé** designed for the French government to house displaced people. Tom Kundig designed a rail system that lets the Prouvé building be outdoors or rolled by hand into the property's glass-walled pool house for protection. This recalls Kundig's Maxon House, with a similar railroad.



The Bjarke Ingels Group designed Kaktus Towers in Copenhagen atop a in a redeveloping area of Copenhagen.



Two single-family homes are among six projects on the shortlist for the 2025 Stirling Prize from the Royal Institute of British Architects. One is Niwa House in London by **Takero Shimazaki Architects.**



Pritzker Prize winner **Francis Kéré** has been named to receive the 2025 Richard Neutra Award for Professional Excellence from the architecture department at California State Polytechnic University, Pomona.

Modernism For Sale



The most famous owner of the 1972 Tatum House Jim Fox designed in Highlands NC was actor **Burt Reynolds**, who bought it in 1981 and made some changes which Fox did not approve. Listed for just under $3.7M.



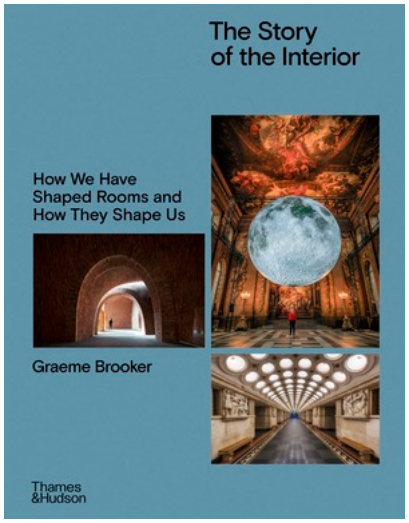
Norman Jaffe's 1983 Israel House, also dubbed Eagle's Reste, in Queenstown MD has come onto the market at $4M.



The 1910 Jesse Ziegler House, which Frank Lloyd Wright's firm designed in Frankfort KY after Ziegler met Wright sailing to Europe, is the only FLW house in the Bluegrass State. For sale at $775,000.

New Books

Available November 18: *The Story of the Interior.* Iinterior designer **Graeme Brooker** presents a fascinating account of how the interior has been conceived and thought of from antiquity to the present day. This engaging exploration delves into how private and public interiors actively shape the way we live, work, learn, and play. It covers a wide range of iconic examples,



and Brooker deftly guides readers through interiors as diverse as **Frank Lloyd Wright's** Fallingwater, **Olafur Eliasson's** The weather project, the Prada store in Marfa, Texas, and **Sou Fujimoto's** House NA, as well as the rock-cut Buddhist temples of India. 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.

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 18: Midcentury Modern in Massachusetts Tour, Concord MA
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.

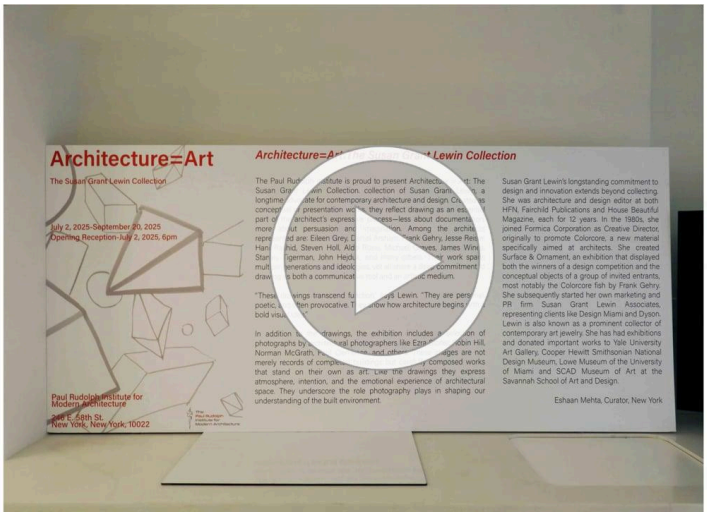
September 16, 12n: Jake Gorst at the New Canaan Museum and Historical Society, New Canaan CT. Gorst will talk about his grandfather, architect Andrew Geller. Tickets.



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



Through September 20: The Paul Rudolph Institute for Modern Architecture exhibition **Architecture=Art: The Susan Grant Lewin Collection**, showing 50 architectural 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. Ticket and details.

October 5: *Beyond Seven Palms: Honoring the Thomas Mann House*, LA Conservancy fundraiser, at the house. Information.

October 5-7: Preservation North Carolina Conference, Asheville NC. Tickets and details.

October 5-11: Festival of Modern Design, Providence RI. Tickets and details.

Saturday, October 11: NCModernist Fall Moon Over Modernism Benefit Cocktail Party, at an amazing new 17000sf Modernist house in Raleigh designed by Joe Trojanowski and built by St. Clair Construction. Explore the house and grounds while listening to Raleigh's hottest jazz band, **Peter Lamb and the Wolves**. Sponsored by **Marianne Mansour**. Tickets and details.

October 14-18: The Architecture and Design Film Festival, Angelika Theatre, New York. Tickets.

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 GM Design Center in Detroit, a sprawling campus designed by Eero Saarinen. On October 21, there's a lunch talk with **Mark Markiewicz** discussing Saarinen.

Thursday, October 16: NCModernist Thirst4Architecture Happy Hour at Lights Unlimited, 5-7pm, 310 McCormick Street, Garner NC. Free, registration required. Enter LIGHTS on the form.

October 18: FORT-LA fundraiser *Jazz and Gin at at the Lloyd Wright* Henry Bollman House, Los Angeles CA. Hosted by **Russell Brown.** Tickets and information.

October 18: DWELL Home Tour, Los Angeles CA. Get 15% off with code EARLYBIRD2025 at checkout (valid today only). Tickets and details.

Sunday, October 19: USModernist Jazz Brunch at the 1954 Elinor and Sherman Ford House, designed by Gates and Ford, New Canaan CT. Sponsored by **Inger Stringfellow, Jim Kovacs,** and **June Goldfinger**. Tickets and details.



Monday, November 3: 530pm, Architecture Talk, Kamphoefner Hall, NCSU Campus, Raleigh NC. Featuring **Dominyka Voelkle** of the Bjarke Ingels Group, sponsored by USModernist. Voelkle was Project Manager for The Spiral, a glass curtain-walled high-rise and BIG's largest project in New York City to date; and River Ring, a residential high-rise and public resiliency plan in Brooklyn, New York. Prior to joining BIG, she worked for **Josh Ramus** at REX overseeing the enclosure design for Mercedes-Benz Extension and Future Center, a cultural building in Stuttgart, Germany; and the façade team for the winning entry to design the Performing Arts Center at World Trade Center in New York. Free, registration required. Enter BIG on the form.

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

November 15: Docked in Baltimore, Maryland, the NS Savannah – the world's first nuclear-powered merchant ship and floating showcase of mid-century American art and design – has a last public tour ahead of its complete decommission. Tickets.

November 15: Craft Contemporary in Los Angeles opens *Material Curiosity by Design: Evelyn and Jerome Ackerman*. Details.

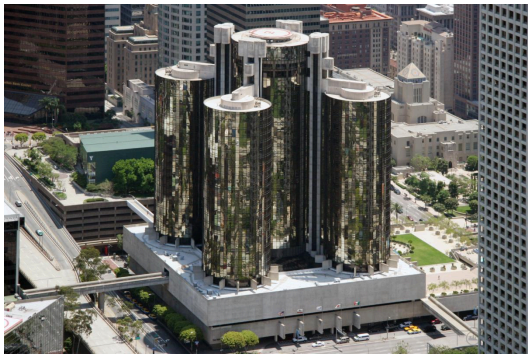
Thursday, November 20: NCModernist Thirst4Architecture Happy Hour at Golden Belt Campus, 5-7pm, Durham. Free, registration required. Enter GOLDEN on the form.

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

Thursday, December 18 - NCModernist Thirst4Architecture Happy Hour at Arrowhead, 5-7pm, 330 Dupont Circle #102, Raleigh. Free, registration required. Enter ARROWHEAD on the form.

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

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March 17-22: DOCOMOMO International Conference in Los Angeles. Join USModernist's **George Smart** and **Michela O'Connor Abrams** for a fantastic cocktail hour on **Wednesday, March 18**, at the revolving bar atop of the Bonaventure Hotel, designed by **John Portman**, with a thrilling view of LA. Conference main registration. Cocktail hour and other tour tix available soon.

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Latest Podcast







#421/Authors Dominic Bradbury + Adam Stech + Musical Guest Elijah Rock

Who's the author of that architecture book on your coffee table? It's probably written by one of our guests, **Dominic Bradbury** and **Adam Stech**. Later on, jazz with returning musical guest **Elijah Rock**.

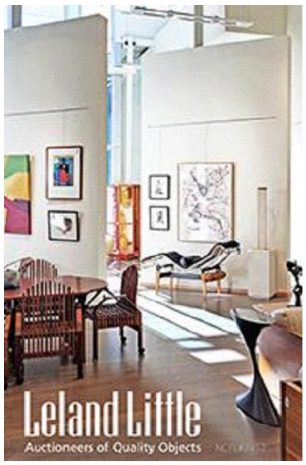
USModernist Radio is underwritten by **Diane Bald** and The Budman Family, restoring significant architecture in Toronto, Los Angeles, Malibu, and Palm

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Do you know any of these great musicians? Help us get them on USModernist Radio! **Melody Gardot, Lisa Ekdahl, Art Garfunkel, Ann-Margret, Michael Buble, Michael Feinstein, Lynda Carter, Jules Day, Gin Wigmore, Harry Connick, John Pizzarelli, Diana Krall, Steve Tyrell, Ingrid Michaelson, and Caro Emerald.** Email bobbie@usmodernist.org.

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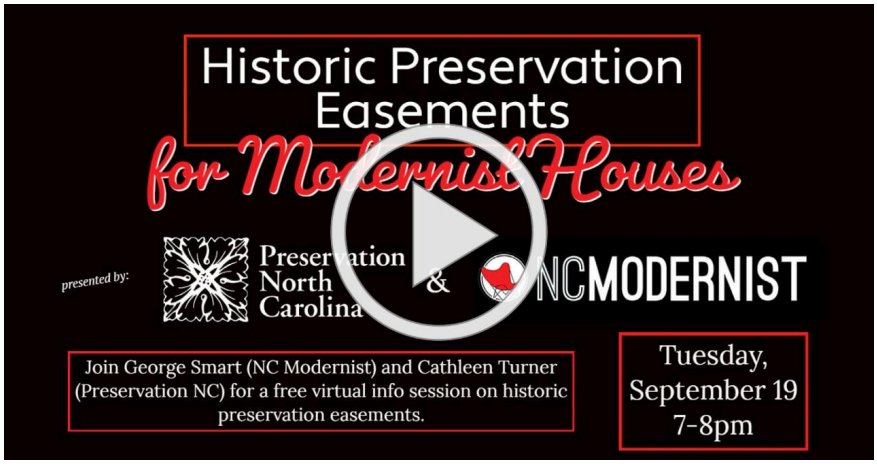
Upcoming Auctions:
Fine Art, Sep 10, 10:00am
Fine Jewelry, Sep 11, 10:00am
Decorative Art Sep 12, 10:00am
Collectible Books, Maps, & Documents, Sep 17, 10:00am
Estate Jewelry & Luxury Accessories, Sep 18, 10:00am
Fine Silver, Oct 3, 10:00am
Modern & Contemporary, Oct 16, 10:00am
Prints & Photographs, Oct 17, 10:00am
Luxury Watches & Timepieces, Nov 6, 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. Here's a video featuring Preservation North Carolina and NCModernist, along with Jane Levy, who has an easement on her Greensboro Modernist home.

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

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