M News: New Canaan Jazz Brunch / Doomed in Huntington Beach / Mystery Model / Children of Genius
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, September 22, 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: 425+ Shows	Architecture Media Library: 5M+ Pages	Modernist House Archives: 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

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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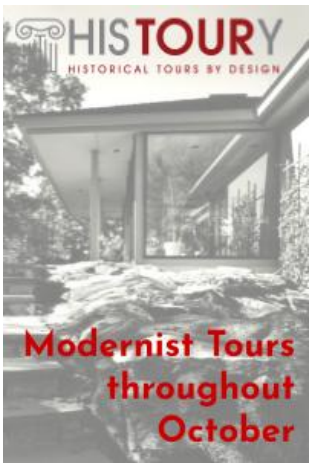
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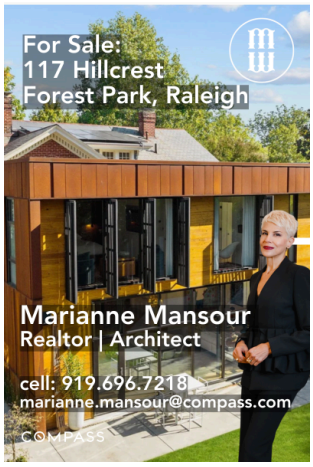
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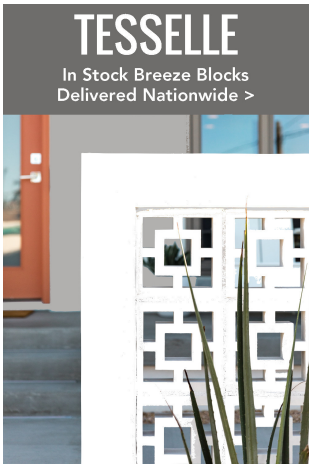


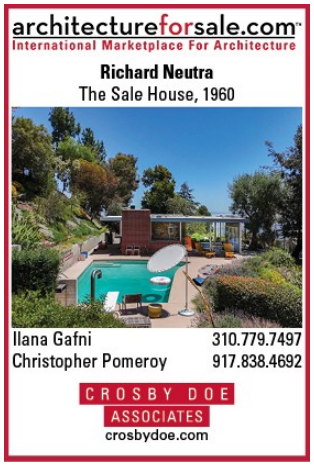
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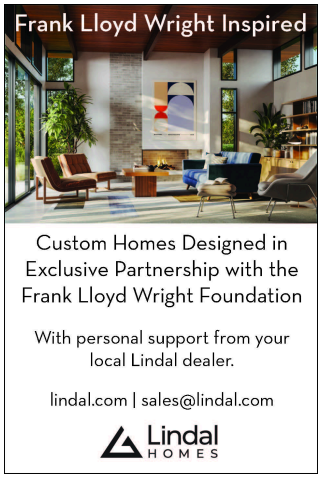










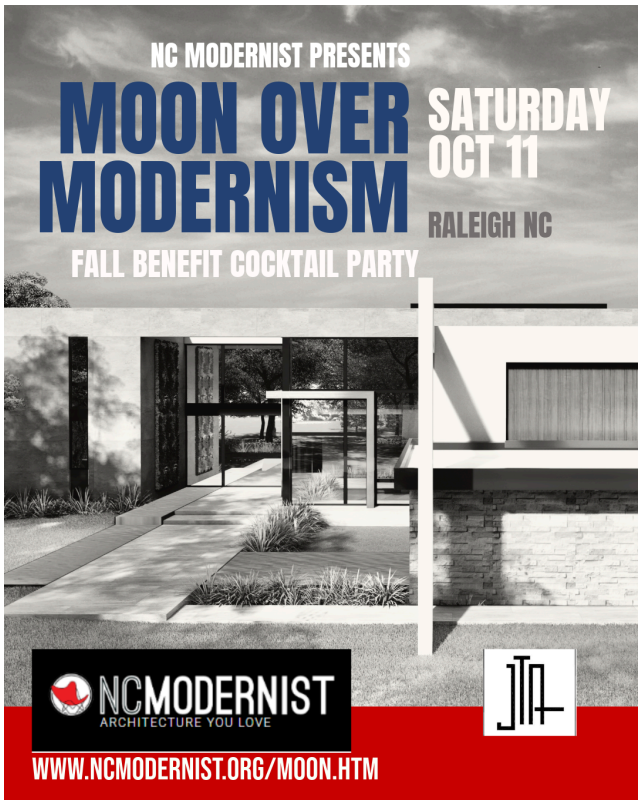


Featured Upcoming Events

USModernist Scandinavian Capitals! Copenhagen / Oslo / Stockholm
May 12-22, 2026



Only 3 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.



Moon Over Modernism Benefit Cocktail Party! Saturday, October 11, 7pm

NCModernist's fall benefit cocktail party is always a hit - and this year we'll be at an amazing *brand new* 17000sf Modernist house on 100 acres in Raleigh NC, designed by Joe Trojanowski.

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**.

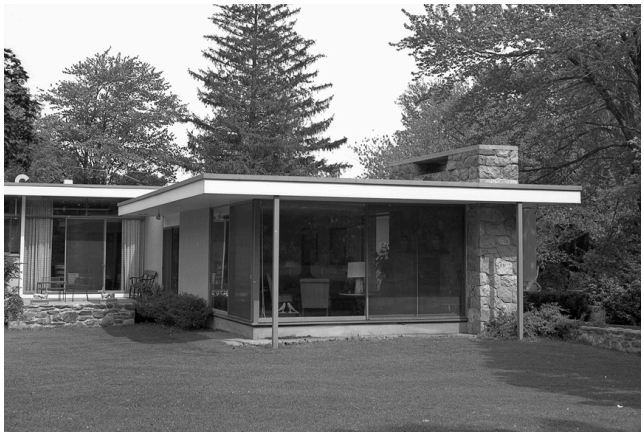
Delicious food and curated cocktails in the company of your fellow Modernist fans! Plus an amazing closeup magician working the crowd.

Sponsored by **Marianne Mansour of COMPASS** and **PELLA Windows.** Tickets and details.

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.

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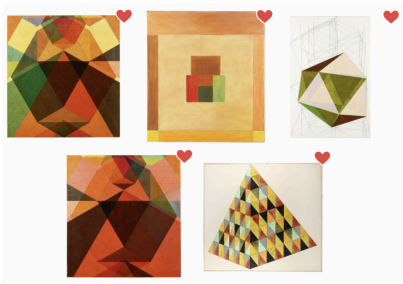
USModernist Jazz Brunch at the 1954 Ford House and Gardens! New Canaan CT / Sunday, October 19, 11am-1pm

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 Modernist real estate specialist **Inger Stringfellow, June Goldfinger** in honor of **Myron Goldfinger,** and Gates and Ford homeowner **Jim Kovacs.** 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. 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.



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. Donate, or reach out to **George Smart**, george@usmodernist.org, 919 740 8407.

Endangered Modernist Houses





Doomed: Richard Spencer was a prominent midcentury LA architect who eventually moved to Orange County. Two of the houses he designed there are headed for certain destruction. Last week, the Huntington Beach City Council approved allowing the 1964 Spencer House at 16471 Malden (left) to be destroyed and replaced with a new 30-foot-tall home. They denied a request for the 1965 Cuthbertson House at 16482 Somerset (right) to be replaced by a 35-foot-tall structure – but indicated they would approve a 30-foot version. Mayor **Pat Burns** told USModernist last Wednesday these large houses were "way out of scale with the neighborhood" and that he would continue to oppose them.





Endangered: Victor Lundy was one of the giants of Sarasota Modernism. He moved to Texas and built a home at 701 Mulberry Lane in Houston TX (above left). The house was sold in October 2024 with the new owner wanting to keep it. Now they plan to engage Habitat for Humanity for "deconstruction" - the nicest form of demolition. It may not be too late to make a higher offer. Please contact Liz Waytkus at DOCOMOMO-US. Otherwise, this house is doomed.

Endangered: It's a midcentury 1952 architectural treasure (above right) in the Country Club Hills area of Raleigh NC. Designed by architect Milton Small, who studied with Mies van der Rohe, the house is in pristine condition. Built by Frank Walser, the master of Modernist construction. Everywhere you turn, a magical Modernist experience. The owner has a lowball offer from a developer that she's probably going to take if the house doesn't sell soon. If that happens, this house is toast. $1.35M. Details.



Endangered: The shell of a 1959 Modernist house owned by Charlton Heston on 3 acres in Beverly Hills is on the market for $10.5M. The site of many Hollywood parties and a famous scene between Heston and Michael Moore in 2002's *Bowling for Columbine*,. the owner took it down to the studs, planning two renovations by Woods+Dangaran and Olson Kundig never completed.





Endangered: Ruh-roh. Modernist preservation is no longer just about midcentury 30's through the 70'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: 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 get a better price with pre-arranged permits. After lawsuits against the ARB, Bliss got his permit and the house went on the market at $24M. The house needs someone to step up and keep it intact. Otherwise, a new buyer has the green light to tear it down. Details.





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.

Endangered: 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."





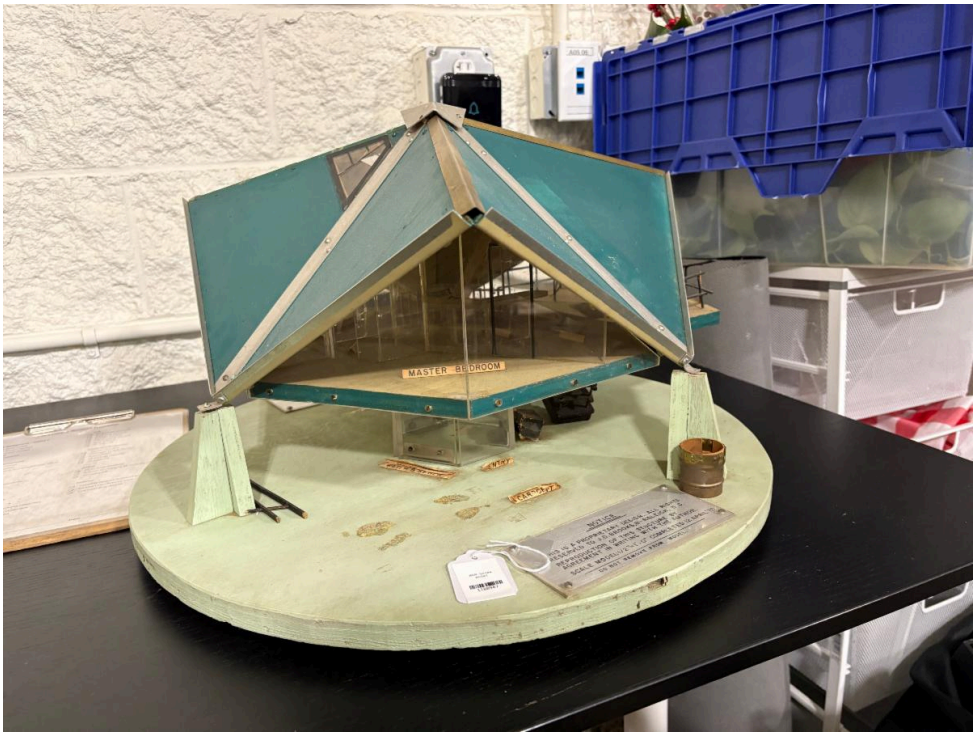
Endangered: Frank Lloyd Wright's 1952 Lewis House, aka Spring House, (above left) near Tallahassee FL is for sale through a commercial property broker for a little over $2.1M. The property type is listed as "land." That's never good.

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

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, lowball auction, or inappropriate renovation (like turning your Modernist house into an Italianate villa). Tell us.

News



Mystery of the Week: In April of 1970, someone named **J. D. Brooks III** created a model of a house, shown above. Help us locate Brooks and determine the architect nand whether the house was built or not – and if so, where. **$25 Starbucks card** for the first person to submit a definitive answer to george@usmodernist.org.



Republican Senator **Jim Banks** of Indiana will introduce the Beautifying Federal Civic Architecture Act. This legislation, which echoes a recent Trump executive order, seeks to mandate classical architecture designs in new Federal buildings. While the bill's proponents argue it's about making public spaces more beautiful and inspiring, this attempt to impose a specific aesthetic ignores that current federal guidelines have worked well for 60 years and provide for a variety of styles. The legislation's vague language, which demands new buildings "command respect" and "ennoble the United States," requires more local community input, but its strong preference for classical styles and against modernist styles effectively makes innovative design a high hurdle.

Aaron Betsky comments on Trump's plans for classical federal buildings.



Reporter **Holland Murphy** does a deep dive into one of the most unusual houses in Dallas TX, the Round House, designed by Bruce Goff. *Or was it?*



A star was born in 1924. In the period when he was working with "textile block," Frank Lloyd Wright designed the Charles and Mabel Ennis House – without question a striking edifice. As *Architectural Digest* reports, the house has had roles in more than 80 films.



Barry Bergdoll, art historian and former chief curator of Architecture and Design at the Museum of Modern Art, has won the 2025 Vincent Scully Prize from the National Building Museum. Bergdoll will receive the award in a ceremony at the Museum on Wednesday, October 22 that will include a conversation with Washington Post art and architecture critic **Philip Kennicott.**



Since 2016, **Martin Pederson** has edited *Common Edge*, a website dedicated to public engagement in architecture and city planning. With more than 800 essays, the site has logged in as many as 30,000 readers per month, but is long overdue for updating. *Common Edge* seeks funds for critical site upgrades and small stipends for devoted writers. Donate here.



British architect **Nicholas Grimshaw** has died at the age of 85, his firm announced. The 2019 winner of the Gold Medal from the Royal Institute of British Architects was an early member of the high-tech movement that includes Norman Foster, Richard Rogers, and Renzo Piano. *Archinect* listed what its editors deemed seven essential Grimshaw projects.

FRANK LLOYD WRIGHT BUILDING CONSERVANCY

The Frank Lloyd Wright Conservancy's annual auction features exciting items and experiences for Modernism fans.



Tour the new Wabi Sabi House in Palm Springs CA. **Jill Lewis** was the architect and **John Hreno** was the landscape architect. They were featured in an interview last week on US Modernist Radio.

Modernist Houses For Sale



The 1978 Schmidt House, designed by Edward Niles and more famous for later becoming **Johnny Carson's** estate, is up for sale for $110 million. It's on 4.1 cliff-top, waterfront acres in Malibu CA.



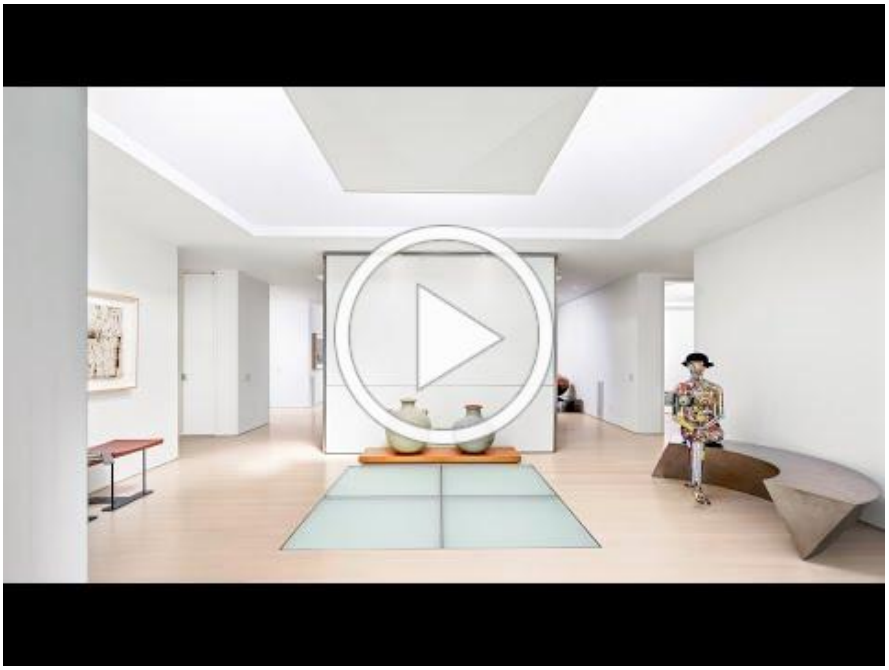
The 1946 Stuart G. Bailey House, aka Case Study House #20A, 219 Chautauqua Boulevard, Pacific Palisades CA. Designed by Richard Neutra. Renovated in 2003 by Marmol/Radziner. Sold in 2005 to Samuel (Sam) Simon, co-creator of The Simpsons. The adjacent house burned, and Simon built a new house there in 2007, using this one as an office and guest house. For sale at $10.5M.



The 1963 Johnson House, designed by Frank Lloyd Wright's son, Lloyd Wright, was owned for decades by the late director **David Lynch,** known for *Blue Velvet* and *Twin Peaks*. For sale at $15M. Details.



The 1935 Laing House in Pasadena CA, designed by Harwell Hamilton Harris is for sale for $1.68M. Harris designed it for Caltech professor Graham Laing a year after leaving Richard Neutra to start his own practice.



Designed by Edward Durell Stone, the 1959 Celanese House is one of New Canaan CT's most celebrated mid-century Modernist landmarks, admired by design publications for decades. 2.06 acres. $4.4M. Details.



The 1954 John Norton House designed by Buff, Straub & Hensman in Pasadena CA has come on the market with a list price of $2.75M.



A 1968 house designed by Houston-area Modernists **Frederick MacKie Jr.** and **Karl Kamrath** is on the market now for $450,000.

Upcoming Events

Want to bring 50-100 design-oriented people to your store, client site, or studio? Host a Thirst4Architecture architecture and design networking event! We have a few openings in 2026 in the Raleigh/Durham area. Contact **Devra Dubroff,** devra@usmodernist.org.

September 24, 430pm PT / 730pm ET: Friends of the Schindler House in Los Angeles host a free Zoom with **Valentina Ganeva**, Director/Producer of the new documentary *Schindler Space Architect*. Details.

September 26-November 1: The Paul Rudolph Institute for Modern Architecture in New York presents PAUL CLEMENCE: SHAPES, RHYTHM, ABSTRACTION. Features 30 photographs of museums from around Switzerland printed on brushed aluminum. Details.

September 27, 7pm: SoCoMCM and Design Within Reach celebrate the Rockwell House in Olympia Fields IL gaining a listing on the National Registry of Historic Places. Tickets and details.



September 27-October 5: USModernist is pleased to partner with the Atlanta Design Festival. Ranked in the top 50 design festivals by Dezeen, the annual event features contemporary architecture tours in Atlanta and Serenbe, the Creative Futures Conference, Blueprints x BBQ Seminar on how to build a contemporary home, talks, DesignStation exhibitions, Design is Human international awards, workshops and more. Event details and tickets at atlantadesignfestival.net.

Oxtober 2-November 2: Artist **Peter Blake** has transformed the historic Salkin House—a 1948 architectural gem designed by John Lautner—into an immersive art exhibition. This project, known as BLAKEHAUS, blends minimalist art with modern design, creating a unique dialogue between past and present. The house remained off the radar decades until it was listed for sale in 2014 and subsequently restored by **Trina Turk** and **Jonathan Skow** which earned a Los Angeles Conservancy Preservation Award. Private viewings available by appointment.

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.

Tours by Histoury:
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, Greenwich and Stamford CT
October 26: Midcentury Modern in New Rochelle Tour, New Rochelle NY
Tickets and special deals.

October 10-12: Claremont Heritage Tour, featuring speakers **Charles Phoenix** and **Alan Hess**; and buildings by **Cliff May, Richard Neutra, and Edward Durell**

Stone. Tickets and details.

October 10, 17, and 24: MillerKnoll Archives Tour, Zeeland MI. Details.

October 11: Alden B. Dow Home & Studio and Mid-Century Modern Midland Tour. Details.

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 of COMPASS** and **PELLA Windows**. 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. **Tickets and details.**

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** in honor of **Myron Goldfinger.** Tickets and details.

October 19: Visit day at the Pearlman Cabin in Idyllwild CA, designed by John Lautner. 11am, with a vegetarian lunch included.$50 per person. Contact Nancy Pearlman at Nancysuepearlman@aol.com.

October 24-26: DOCOMOMO-US Texas Weekend, featuring the Bass House by **Paul Rudolph**; Amon Carter Museum of American Art by **Philip Johnson**; Modern Art Museum of Fort Worth by **Tadao Ando**; Louis Kahn's iconic Kimbell Art Museum; and other buildings by **Norman Foster, Rem Koolhaus, Renzo Piano, I.M. Pei, and Edward Larrabee Barnes**. Tickets.

Through October 30: Step into NC MOD: Mid-Century Design and North Carolina's Modern Legacy at The Art Gallery at Congdon Yards, High Point NC. Features the region's modernist spirit by showcasing furniture, architecture, art, and design by both mid-century craftsmen and contemporary artists. Special talks by **Phil Miller** (October 2) and **Peter Freeman** (October 16). Details.



Monday, November 3: 530pm, 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. Free, registration required. Enter BIG on the form.



Friday, November 6: NCModernist's **George Smart** will be the keynote speaker at the Charlotte Museum of History kickoff event for their Mad About Modern Tour. Charlotte NC. Tickets TBA.

Saturday, November 7: Charlotte Mad About Modern Tour, Charlotte NC. Three Modernist houses. 10-4pm. Tickets TBA.

November 12: Special NCModernist Talk, Durham NC. Details TBA.

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.

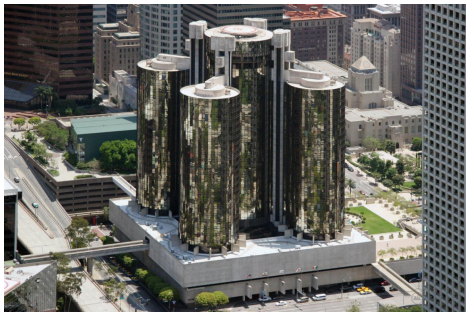
Friday, December 5 - NCModernist Holiday Bash TBA, 7-10pm, Raleigh. Tickets available in October.

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

December 20 - March 29: The Art Institute of Chicago presents *Bruce Goff: Material Worlds*, at Regenstein Hall. This major retrospective celebrates the unbounded creative practice of American architect Bruce Goff (1904–1982), best known for his groundbreaking, idiosyncratic single-family homes in suburban and rural areas across the United States. Details.

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

do.co.mo.mo_US



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.

Register here. You must register for the conference to attend the party.

USMODERNIST RADIO
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Latest Podcast







#423/Children of Genius: Toby Rapson + Ron Kappe +

Musical Guest Holly Cole

We're back with one of our most popular segments, *Children of Genius*. The apples don't fall too far from the tree,s and today we'll hear from two of those apples, **Toby Rapson** and **Ron Kappe**. They grew up immersed in Modernist design with some of the most influential architecture of the 20th century, thanks to their fathers Ralph Rapson and Ray Kappe. It's a modernist tradition they continue today. Later, Modernist homeowner and musical guest **Holly Cole**.

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

Forbes published its Best in State Residential List of Architects. Those listed from North Carolina include: Altura Architects / Arielle Schechter / Edgens Herzog Architects / Harding Huebner Architects / In Situ Studio / Kersting Architecture / Louis Cherry Architecture / Platt Architecture / Raleigh Architecture / Ruard Veltman Architecture + Interiors / Wittehaus

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MATSUMOTO PRIZE

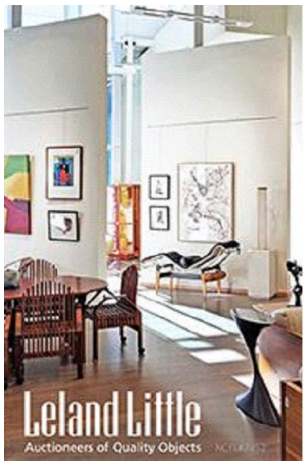
NCModernist has added a new Renovations category for the Matsumoto Prize in 2026. This opens up the Prize for many creative solutions to expansion, restoration, and sustainability. The Matsumoto Prize is open to anyone with primary design responsibility for a Modernist house project located in North Carolina; the designer/architect can be from anywhere.

There are now two Prize categories:

- * Completely built, from-the-ground-up, single-family Modernist houses of at least 800 heated sf with a CO on or after January 1, 2021. No ADU's.
- * Modernist renovations of single-family houses, at least 800 heated sf with a CO on or after January 1, 2021. No ADU's or separate additions. Attached additions only if the main house was also substantially renovated.

Details: www.ncmodernist.org/prize2026.

Upcoming Auctions:



Fine Silver, Oct 3, 10:00am

Modern & Contemporary, Oct 16, 10:00am. Special preview party 6pm Oct 15. Free, registration required.

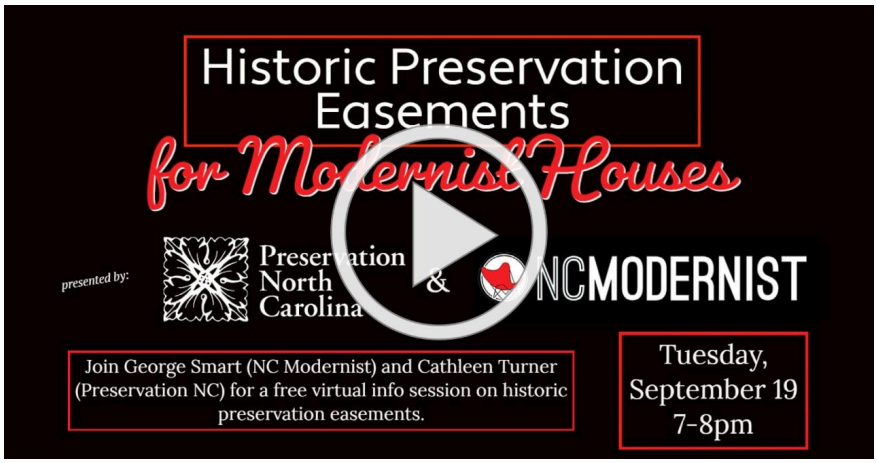
Prints & Photographs, Oct 17, 10:00am
Luxury Watches & Timepieces, Nov 6, 10:00am

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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