M News: Scandinavia Tour / White Gates Saved / Barry Bergdoll Honored / BIG's Bloomberg Center / BassamFellows
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, October 20, 2025

Monday, October 20, 2025

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.

Modernist House Archives: 25,000+ Houses	Architecture Media Library: 5M+ Pages	USModernist Radio Podcast: 430+ Shows

View as Webpage

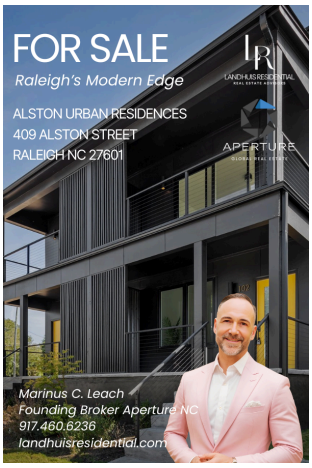
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

Newsletter Sponsorship: Connect your product, service, or organization to USModernist's 66,000 Modernist fans, architects, real estate agents, preservationists, and builders. Reach out to George Smart, 919.740.8407.

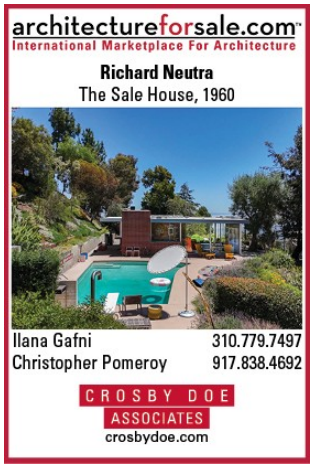
Meet the USModernist Team

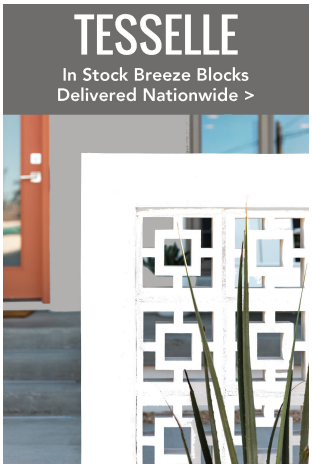
Check out the NCModernist For Sale/Rent Database. Real estate agents and owners can list their North Carolina Modernist houses for sale or rent for free.
Sponsored by:

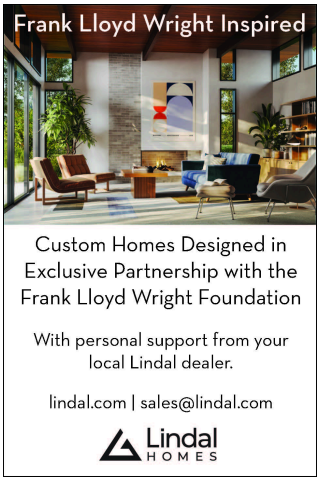












Featured Upcoming Events





Tour Saturday, November 1, 10am-2pm: Designed by Raleigh architect Louis Cherry, this 2020 Modernist house in Durham NC has never been open to the public. Details and tickets.



Talk Monday, November 3: 530pm, Kamphoefner Hall, NCSU College of Design, 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.

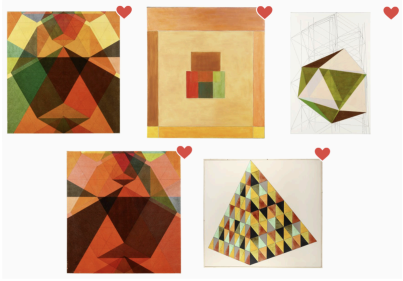


USModernist Scandinavian Capitals Trip
Copenhagen / Oslo / Stockholm
Tour May 12-22, 2026
Only 3 places left!

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.

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.

Endangered Modernist Houses



Endangered: Ray Kappe's 1946 Stoner House at 5679 East Corso Di Napoli in Long Beach CA was approved for a demolition permit last week. The current owners, **Theodore and Sarah Fischer,** have been trying for nearly two years. It is likely the decision will be appealed by preservation groups to the California Coastal Commission.



Endangered: The 1963 Fleschner House, Westport CT, designed by Ulrich Franzen. Featured in Architectural Record, November 1963 and Architectural Record Houses of 1964. Despite several clunky additions, the house is in good condition. Sold in 2024 to Thomas and Nadia Wearsch, who recently applied for a demolition permit.

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. 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 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.

Update: 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 in August at $24M. Now it's off the market. Has it been sold? If so, a buyer has the green light to tear it down if they wish. Details.

Endangered: Ruh-roh. Modernist preservation is no longer just about midcentury '30s through the '70s. A great 1989 Carl Abbott house is posted

for sale as a possible teardown: the Gaines House, 1761 Oceanview Drive, in Tierra Verde near St. Petersburg FL. The listing specifically shows renderings for much larger new house (not by Abbott). $4.8M.

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, 144 Center Island Road, 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 at 28 Terbell Lane, East Hampton NY is historically important in many ways, but ... there's a likelihood that it will be torn down."

Endangered: Frank Lloyd Wright's 1952 Lewis House, aka Spring House, 3117 Okeeheepkee Rd, 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. And the median price of houses around it, $330K, means the price needs significant reduction to sell.

Endangered: The deteriorating-but-recoverable 1946 Booth House, 319 Pound Ridge Road, in Bedford NY is again for sale. One of the first houses designed by Philip Johnson, still languishing at the too-high price of $1.2M.



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



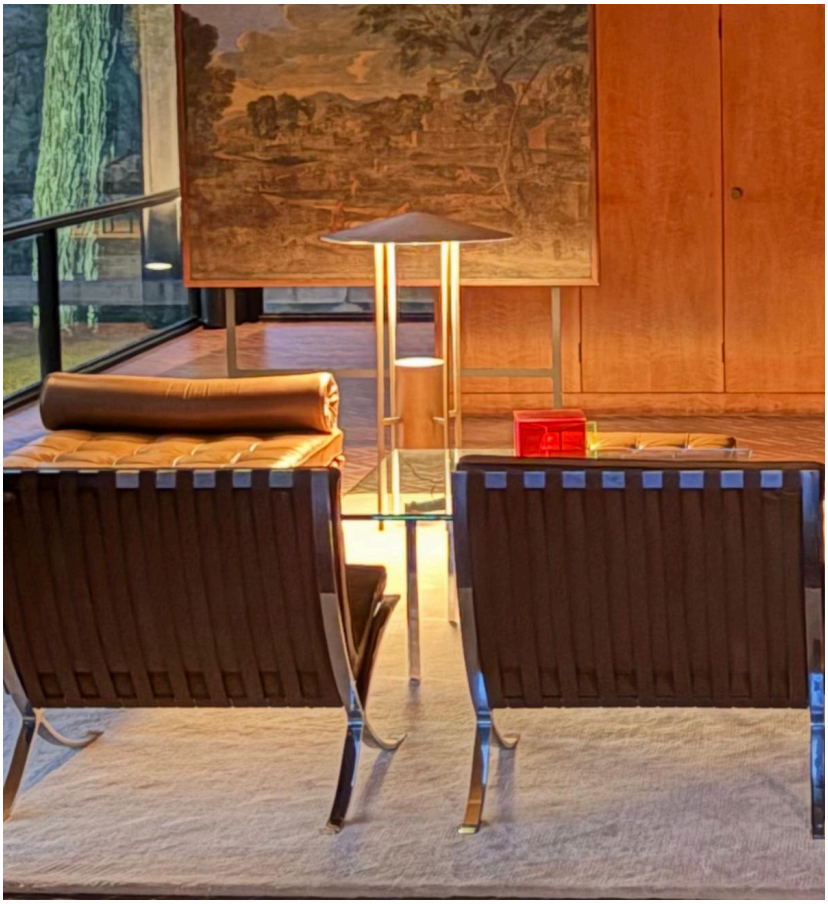
Saved, sort of: Some of Al Beadle's White Gates house in Phoenix AZ has been saved from the wrecking ball. The Shemer Art Center is acquiring materials from the 1950s design that was slated for demolition. Key architectural elements from the iconic home—including its unique ellipsoid facade panels, a metal arched patio shade, and signature concrete planters—will be preserved. The materials will be relocated to the Shemer Art Center in November to create the White Gates Pavilion and the Al Beadle Sculpture Garden. Hat tip to owner **Yasser Elshair** for working this out with the Shemer and Phoenix preservation organizations.



Barry Bergdoll, a distinguished architectural historian and curator, will receive the 2025 Vincent Scully Prize at an award ceremony and cocktail reception on Wednesday, October 22 at the National Building Museum. The event is hosted by **Aileen Fuchs**, president, along with the Vincent Scully Prize Jury. Established in 1999, the Vincent Scully Prize honors excellence in architectural practice, scholarship, criticism, historic preservation, and urban design.



Johns Hopkins University has opened the Bloomberg Student Center, a mass-timber structure that BIG and Shepley Bullfinch designed for the school's main campus.



BassamFellows relaunched Philip Johnson's famous lamp at a rare nighttime party last Saturday at the Glass House in New Canaan CT. The lamp will be

marketed exclusively through Design Within Reach stores and comes in 3 variations. A portion of each sale goes back to support the Glass House.



Not often does a Modernist architect get to update his own work, but the owners of a 1955 house by **Dick Clark** in Austin TX had him handle their renovation project. Yes, architects tend to live a very long time.



Ten famous architects who made their names without having acquired an architecture degree, from Parametric-Architecture.



The 1955 Kalil House in Manchester NH, designed by Frank Lloyd Wright and finished in 1957, has been added to the National Register of Historic Places. The Usonian home is owned by the Currier Museum of Art.



Prompted by the passing last week of actress **Diane Keaton**, the website *elledecor.com* gathered photos of Lloyd Wright's 1949 Alfred Newman house, which was Keaton's home in Pacific Palisades from 2007 to 2010. She was an avid preservationist.

An interfaith complex that the Bjarke Ingels Group is designing for a hillside near Tirana, Albania, will have pavilions for various religions and a rammed-earth Museum of Remembrance (left) at its entrance. *Dezeen* reports that the buildings will use Jerusalem limestone for Judaism, Italian marble for Christianity and white sandstone mosaic for Islam.

The Dharmic and East Asian faith pavilions will be made from granite, onyx, marble and river-polished stone.





Tiantian Xu, a Chinese architect, has been named the 2025 winner of the Le Prix Charlotte Perrian. The award is given for work that advances innovation, social responsibility, and community engagement. Xu founded DnA Design and Architecture.



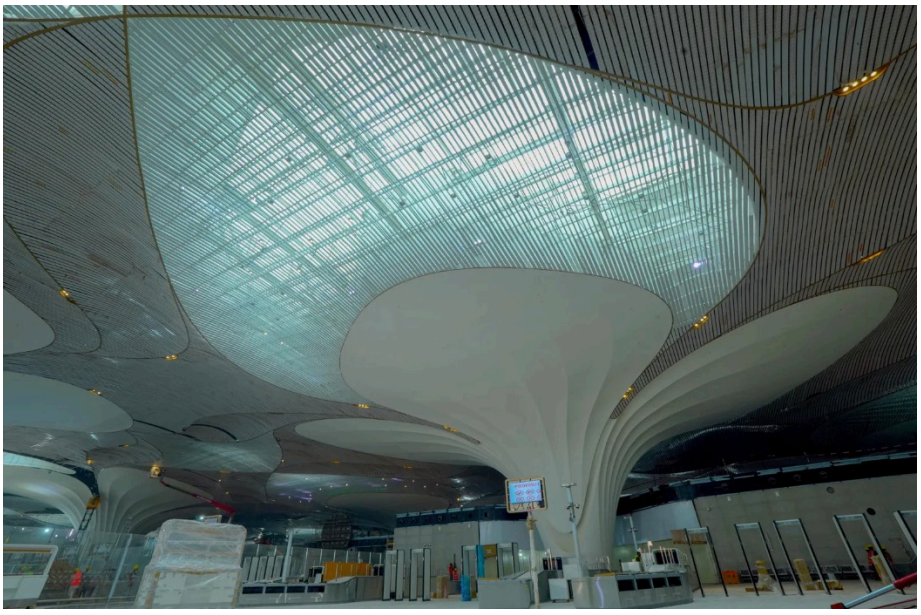
The De La Warr Pavilion in Bexhill in East Sussex, England, is considered the United Kingdom's first Modernist building and it's going to get a £17M upgrade. **Erich Mendelsohn** and **Sergei Chermayeff** designed it in 1935.



The Royal Institute of British Architects has given its 2025 Stirling Prize for the best new British architecture to a London senior-housing project designed by **Witherford Watson Mann Architects**. It also was named the year's best housing project.



An exhibit that runs through January 26 at the Wisconsin Museum of Art features chairs that Frank Lloyd Wright designed from the 1910s through the 1950s. There are originals, reproductions, and chairs that were designed but never made.



Navi Mumbai International Airport in Mumbai, India, designed by Zaha Hadid Architects, is scheduled to open in December with a starting capacity of 20 million passengers a year.

Modernist Houses For Sale



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 Immaculate on the inside. Details.



The 1960 Dewey Ajioka House, designed by Conrad Buff III and Donald Hensman, is on the market for $10M. The Los Angeles house was owned at one time by movie producer **Jerry Bruckheimer**.



The 1960 Charles and Jean Bates House in Charlotte NC, designed by Bates, on the market for $1.8M.



In Seattle WA, a 1967 house that architect **Milton Strickler**, who apprenticed with Frank Lloyd Wright, designed for his family is for sale.



Robert McElroy was known for designing houses that adapted California Modernism to the suburbs of Philadelphia PA. The 1975 McElroy House where he lived in Willistown PA has been put up for sale for $2M.

New Books



Available Now: ***Exiled in LA: The Untold Story of Leopold Fischer's Domestic Architecture,*** by **Volker Welter**. "A student of Adolf Loos and a friend of Arnold Schoenberg, Leopold Fischer was one of the exile architects who came to California in the 1930s but who has long since slipped into undeserved obscurity. In contrast to the standard histories of mid-twentieth-century California architecture, Volker M. Welter here explores the difference between the émigré and the immigrant architect to expose a referential as opposed to deliberately innovative architecture." - Neil Jackson. Order.

Upcoming Events

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.

October 25: DOCOMOMO US/New York Tri-State Tour, Six Houses of Worship in Westchester and Fairfield County. 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. Details.

Through 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.

Through 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.

Thursday, November 6: DOCOMOMO-US 2025 Modernism in America Awards, Chicago IL. Design Within Reach at Fulton Market, 6pm. Tickets.





Friday, November 7: NCModernist's **George Smart** will be the keynote speaker at the Charlotte Mad About Modern Tour. Charlotte NC. Admission with ticket, below.

Saturday, November 8: Charlotte Mad About Modern Tour, Charlotte NC. 10-4pm. Tickets.

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 to May 10: Craft Contemporary in Los Angeles opens *Material Curiosity by Design: Evelyn and Jerome Ackerman*. Details.

November 17: London UK. The 2025 Biophilic Design Conference explores how modern architecture can mirror nature's patterns, shaping healthier, more connected communities and redefining the relationship between people, place, and the built environment. 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 late October.

November 22: **Adele Cygelman** and Preservation Mirage sponsor a special fundraiser at the two Rancho Mirage homes of architect **Steven Harris** and designer **Lucien Rees Roberts** to support the upcoming documentary *Arthur Elrod: Desert Cool.* This film traces the influential Palm Springs designer and one of the first to focus on midcentury modern interiors, which matched the sophisticated architecture rising in the desert. Tickets.

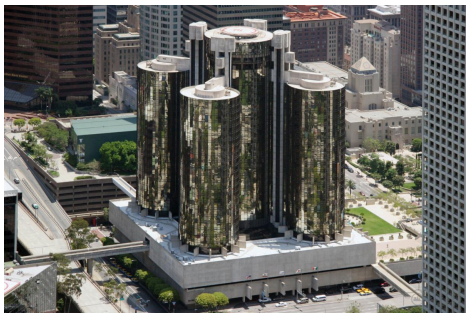
Thursday, December 18 - NCModernist Thirst4Architecture Happy Hour at Arrowhead, 5-7pm, 330 Dupont Circle #102, Raleigh. Free, registration required. Enter ARROWHEAD on the form.

December 20 - March 29: The Art Institute of Chicago presents *Bruce Goff: Material Worlds*, at Regenstein Hall. Features architect Bruce Goff (1904–1982), best known for his groundbreaking single-family homes. Details.

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

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
ARCHITECTURE YOU LOVE

Latest Podcast







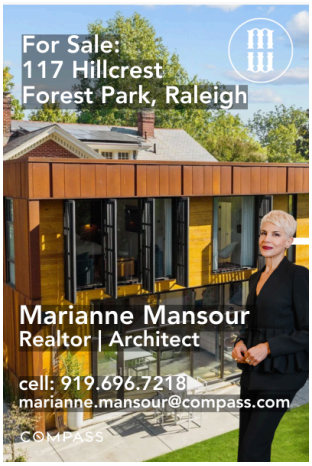
#427/Stewart Hicks + MCM Pinball with Brian Horowitz + Willis Wonderland with Hillary Carlip

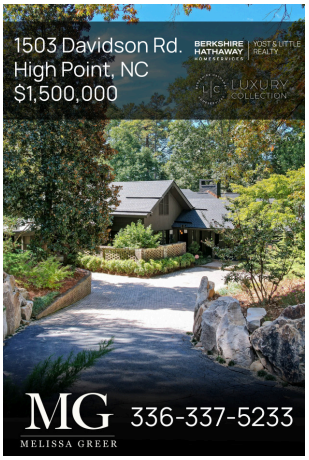
Back on the show is one of our favorite guests, Youtube star Professor **Stewart Hicks**; **Brian Horowitz** revives the joy and nostalgia of pinball, that mid-century pastime that was going to rot our mid-century minds; and author **Hillary Carlip** shares the wonderful world of *Willis Wonderland*, a new popup book for all ages.

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

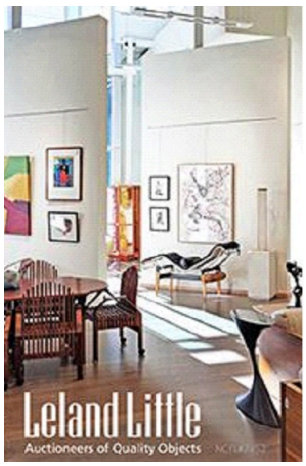








The 1952 John and Jean Ferrier Ramsay House in Salisbury NC has been officially placed on the National Register of Historic Places. Designed by architect John Ramsay, it was one of the first Modernist houses in the city.



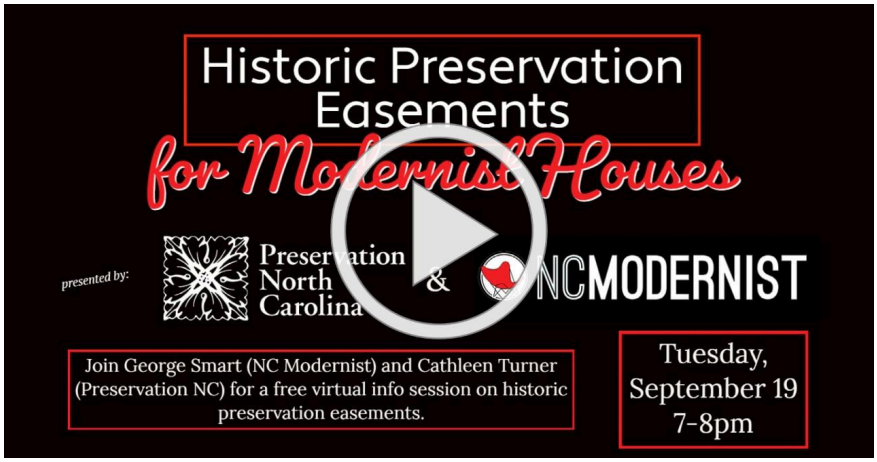
Oct 23, October Estate Auction
Oct 30, Susan Frankenberg Estate Auction
Nov 6, Luxury Timepieces Auction
Nov 13, Asian Art Auction
Nov 20, Sporting Art Auction
Nov 21, Fine Sporting Arms Auction
Dec 4, Fine Wine Auction
Dec 5, Rare Spirits Auction
Dec 10, Fine Art Auction



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:

CHAPPELL
Powered by COMPASS



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.

USModernist.org | 5409 Pelham Rd | Durham, NC 27713-2533 US

Unsubscribe | Update Profile | Constant Contact Data Notice

Constant Contact

Try email marketing for free today!