US Modernist

Monday, November 10, 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

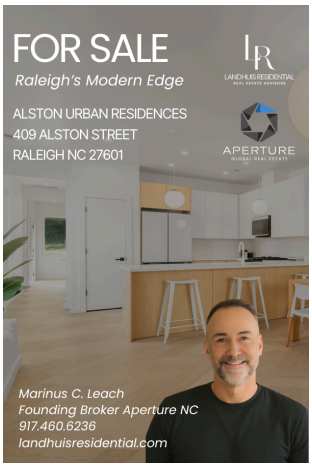
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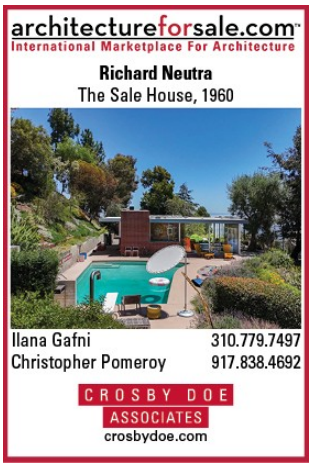
Meet the USModernist Team

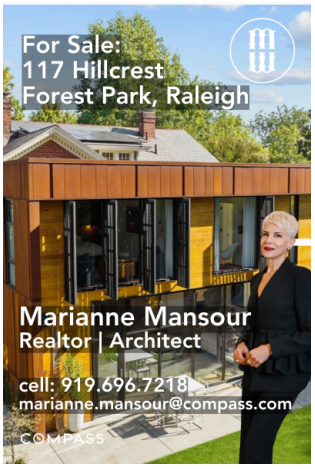
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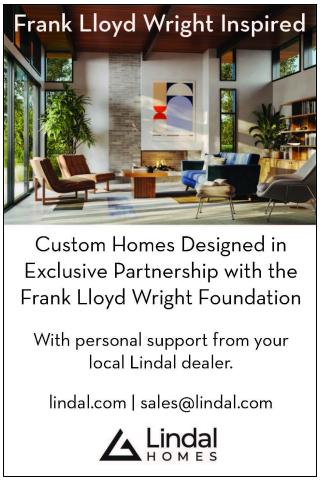


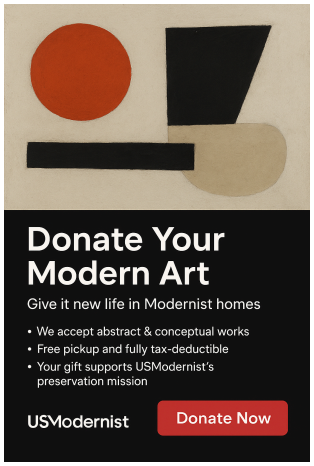


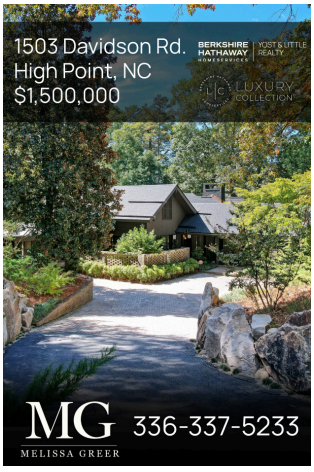


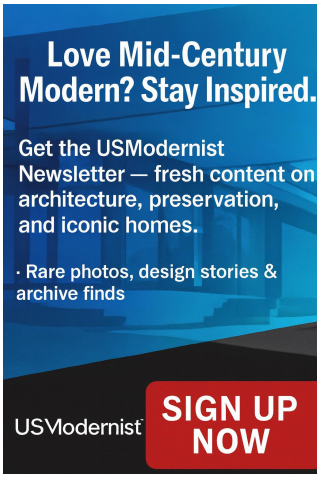












Featured Upcoming Events

GOLDEN BELT
CAMPUS

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



NCModernist 1960s Holiday Party, December 5, 7-10pm, at the immaculately decorated midcentury Modernist Raleigh home of **Dan Fulkerson** and **Rey Garcia.** The night is gonna be a blast from the past with a modern twist. Come celebrate the holidays like Don and Betty Draper of Mad Men! With music, delicious food, and holiday-themed drinks.

Dust off your Vera or narrrow tie or bell-bottoms or go-go boots for a night of fun and nostalgia from the swinging 1960s. Join us for holiday cheer in a stunning mid-century Modernist home in the heart of Raleigh. Tickets and details.





New Tour: Moving Matsumoto - The Unveiling, Saturday, December 20. The 1954 Weber Residence spent its first 70 years on Transylvania Avenue in Raleigh NC. **George Matsumoto FAIA** designed the house with owner **William Weber**. Sold in 2023 to new owners who were going to tear it down - but NCModernist mounted a statewide preservation campaign that resulted in **Melinda and Andy Knowles** moving the house 7 miles in January 2024. Coverage of the move in the News and Observer / CBS17 / WRAL5.

Now, after two years of careful restoration and reconstruction, the house is ready for its big unveiling - and you can be there! Bottom photo by **Art Howard**. Tickets and details.



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

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

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 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. The decision will be appealed by a coalition of the Los Angeles Conservancy, Docomomo US/SoCal, and Long Beach Heritage to the California Coastal Commission. Support the coalition's work through this petition.

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 any exterior or interior photos.*

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.

Update: A 1952 Modernist house on Alamance Drive in Raleigh NC, designed by architect Milton Small, who studied with Mies van der Rohe, is under

contract to a buyer. No news yet if they will restore it instead of tearing it down. Built by Frank Walser.

Endangered: The deteriorating-and-probably-not-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.

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.

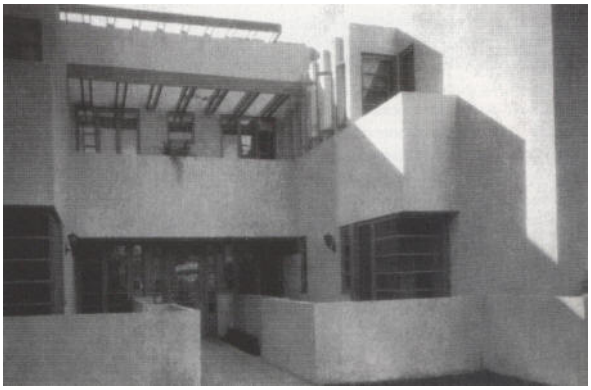
Endangered, price lowered: The 1964 Chalif House by Barbara and Julian Neski is for sale at $11.5M, down half a million. According to Long Island architectural historian **Alistair Gordon**, "The house at 28 Terbell Lane, East Hampton NY is historically important in many ways, but ... there's a likelihood 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 "vacant land." That's never good.** And the median price of houses around it, $330K, means the price needs significant reduction to sell.



Know an endangered Modernist house? 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





A Rudolf Schindler apartment building, long thought to have been destroyed in the 1940's for the Hollywood Freeway, has been located. Turns out - it was moved! Hat tip to **Dan Caroselli,** who tracked it down using USModernist's archives.

Architecture author and journalist **Mike Welton,** creator of the long running blog Architects+Artisans, has donated the entire archives to the USModernist Library. His 3500+ posts over the last 15 years are now permanently preserved and soon will be fully text-searchable.





Groovy news for fans of ***The Brady Bunch:*** the iconic house that served as the exterior of the beloved 1970s sitcom is up for consideration as a Historic-Cultural Monument by the Los Angeles Cultural Heritage Commission. Built in the early 1960s, the two-story home became instantly famous as the exterior for the blended Brady family—Carol, Mike, Alice, and six kids. However, the inside was a studio soundstage, so a few years ago HGTV remodeled the interior to match what you saw on TV. The Los Angeles Conservancy is throwing its support behind the nomination, recognizing its immense cultural significance in television heritage.





Endangered: Dallas City Hall, a Texas landmark designed by I.M. Pei, is under consideration for demolition. Decades of deferred maintenance will cost up to $345 million, though that figure is disputed. Advocacy groups are lobbying to save the building, including Preservation Dallas, TexasMOD, DOCOMOMO-US, and USModernist. You can sign the petition to save the building here.

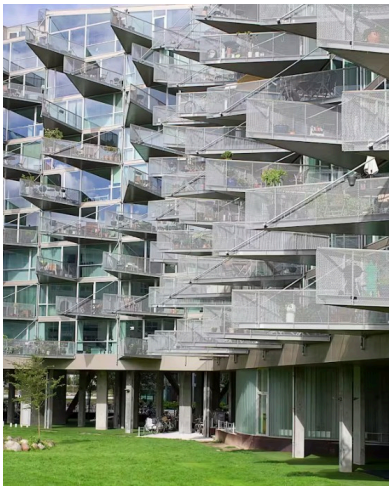


Pierre Koenig's 1960 Stahl House overlooking Los Angeles was the true star in a highly stylized ad for Boucheron jewelry.



In New York City, it's been the Whitney, it's been the Met, now the famed building by Marcel Breuer has re-opened as Sotheby's.

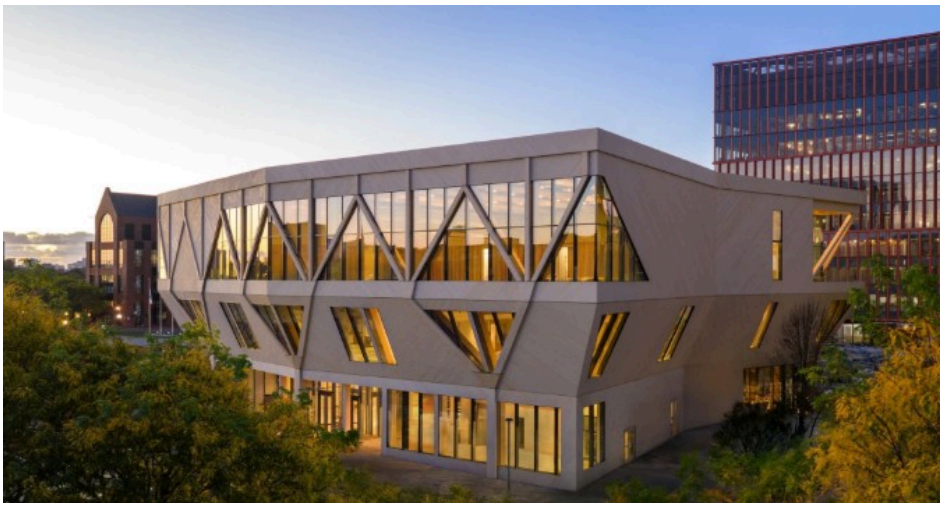




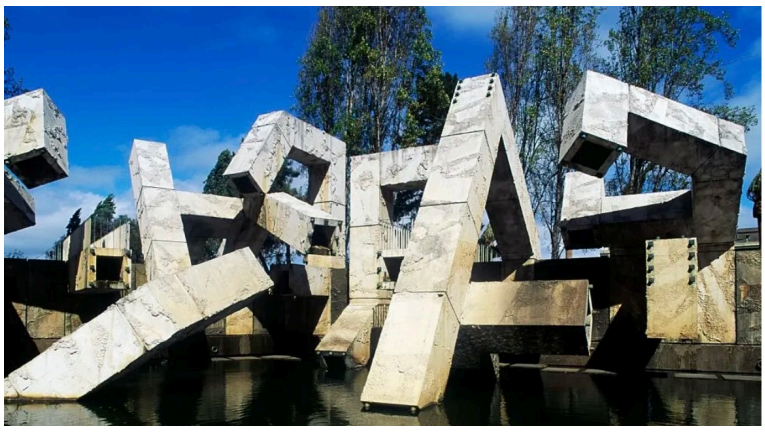
Dwell, celebrating 25 years of publication, collected 25 residential buildings that editors said define home design this century. Among them, **Boeri Studio's** Bosco Verticale and Bjarke Ingels's VM Houses.



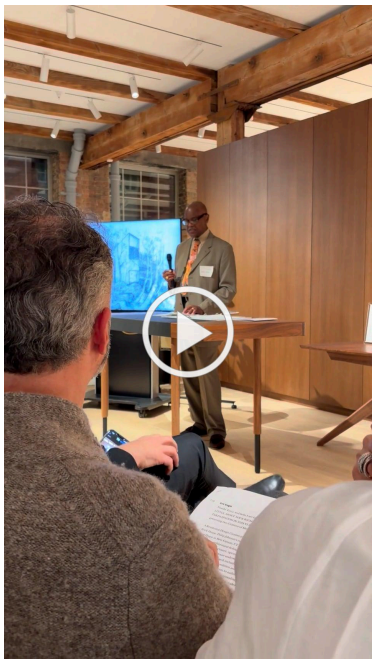
A new Local Project video, featuring the Moneghan Trail House by Bates Masi.

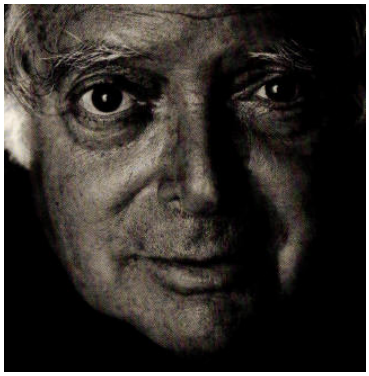


Work finished on the David Rubenstein Treehouse at Harvard, designed by Jeanne Gang's Studio Gang. It is Harvard's first mass-timber building.

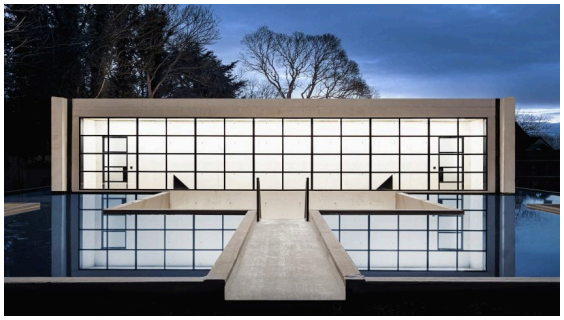


The Vaillancourt Fountain, a longstanding sculpture designed by **Joseph Armand Robert Vaillancourt** in San Francisco's Embarcadero Plaza will be disassembled and put in storage, the city's Arts Commission decided.





At the 2025 DOCOMOMO-US Awards, the Paul Rudolph Institute for Modern Architecture won for the exhibition, *Circle Square Triangle*, about the brilliant and exciting geometric work of Modernist architect Myron Goldfinger. This high-value, portable, exhibition can be assembled in three hours and is available starting January 1. Perfect for small museums, galleries, architect offices, or historic preservation societies. Contact **Kelvin Dickinson** at kelvin.dickinson@paulrudolph.institute or **June Goldfinger** jmgoldfinger@gmail.com.





Dezeen says Modernist houses are replacing creaky old mansions as settings for horror movies, so the editors collected eight candidates set in spooky, isolated locations in the UK, US and Canada.



Do you love solving intriguing architecture mysteries? Are you good at online research? NCModernist needs intrepid volunteer researchers to track down histories of midcentury modern houses in Charlotte NC. Contact **Bobbie Morris,** bobbie@usmodernist.org.



Tadao Ando designed an underground art cave for a new installation by sculptor **Antony Gormley** at Museum San in South Korea.



For those of you who love to watch construction, *Dezeen* posted a video of Antoni Gaudì's Sagrada Familia in Barcelona becoming the world's tallest church as the first piece of its rooftop cross is set to be bolted into place.

Modernist Houses For Sale



In 1959, Celanese commissioned architect Edward Durell Stone, to build the Celanese House in New Canaan CT to showcase the company's new materials and styles. Carefully restored to museum-quality finishes, the Celanese House is one of New England's celebrated mid-century Modernist landmarks, admired and published by design publications for decades. Just over 2 acres, $4.4M. Details.



A 1954 house in the Rancho Estates subdivision that Cliff May designed in Long Beach CA popped up on the market for $1.9M and had a pending offer in a week. The house got a second story added before the city outlawed those in the zoning that covers Rancho Estates.



The Tatum House in New Canaan CT, designed by Hugh Smallen with renovations by Alan Goldberg, is available for rent at $22,500/month.



The 1958 Paulette Herbert Johnson House, aka Herbert House, designed by Walter S. White in Palm Desert CA is on the market at $1.96M.



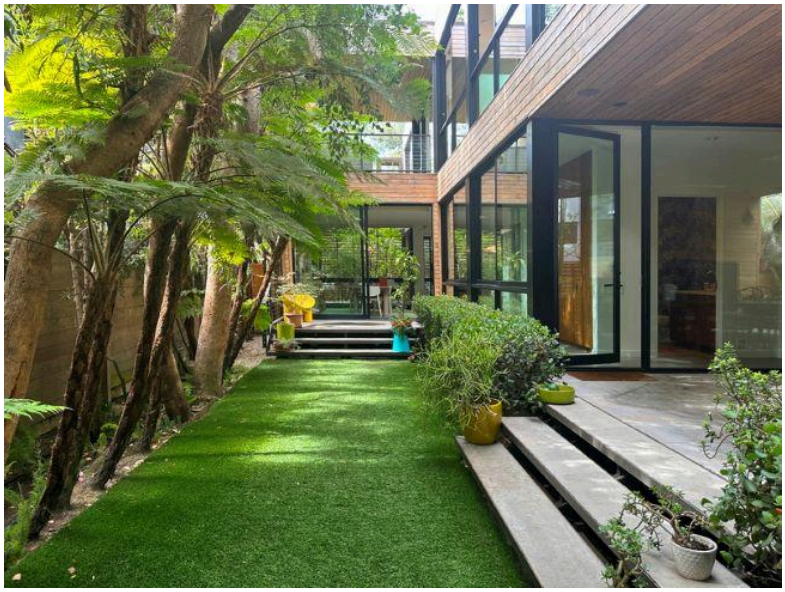
The 1964 house that Crowder & Associates designed in Dana Point CA is back on the market for $2.68M, down from $3.4M.



Crutcher Ross's 1969 Walter and Dorothy Frieze House in Charlotte NC has come up for sale for about $1.6M. It later was the home for famed architectural photographer **Gordon Schenck.**



Saturn Haus, an off-grid house that **Bill Bickford** designed in Joshua Tree CA in 2017, is up for sale with an asking price of $15M.



The 2009 Anne Jermain and Daniel Lukas House, aka Palms Prefab, designed by Marmol Radziner in Venice CA is for sale at $5.8M.

Durham architect Bill Waddell did a 2013 renovation of the 1961 Gillon House in Chapel Hill NC now on the market for $1.9M.



Movie star for sale — only $5.25M. **Tretsch Architecture** designed a 2019 glass-walled house in Atlanta that was **Will Smith's** home in *Bad Boys for Life*.

Upcoming Events

November 15 to May 10: Craft Contemporary in Los Angeles opens *Material Curiosity by Design: Evelyn and Jerome Ackerman*. Details.

November 16: Preservation Raleigh's Toilet Tour, featuring old toilets, outhouses, and water facilities to help people learn about the history of water and plumbing in Raleigh. Tickets.

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.

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.* Tickets.

Through November 30: 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. A subsequent restoration by **Trina Turk** and **Jonathan Skow** earned a Los Angeles Conservancy Preservation Award. Private viewings available by appointment.

Through November 29: Gallery C in Raleigh NC hosts *Wonder Women! Three Mid-Century Modernists*, featuring paintings by NC artists **Mary Anne**

Jenkins, Edith London, and Anne Wall Thomas. Reception Friday, November 7 from 6-8pm featuring guests from the Carolina Courage Women's Soccer team: **Dani Weatherholt** and **Feli Rauch**. 540 North Blount Street, Raleigh NC

Friday, December 5 - NCModernist's 1960's Holiday Bash, 7-10pm, Raleigh. Tickets and details.

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

Saturday, December 20 - Moving Matsumoto: The Unveiling. Tickets.

Saturday, December 27 - Special Holiday House - TBA.

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.





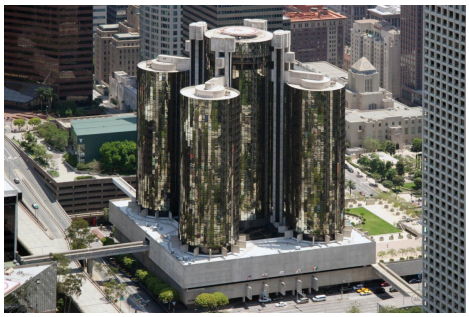
January 6: Opening night of the NCModernist Architecture Movie Series at the Rialto Theatre, Glenwood Avenue in Raleigh NC, sponsored by **Matt Griffith** and **Zach Hoffman** at in situ studio.

The first film is ***Making A Mountain***, the story of an Denmark incinerator no none wanted into a ski slope loved by everyone, designed by architect Bjarke Ingels. The second film is ***Counterweight***, about the creative gadgets in Tom Kundig houses. Tickets at the door, $15.00. Other movie series dates: February 3, March 3, April 7, May 5, all at the Rialto.

January 29: Mayberry Modernism: North Carolina's Modernist Legacy, a talk by USModernist's George Smart at the Durham County Library, designed by Vines Architecture.

February 12-22: Modernism Week 2026, Palm Springs CA. Tickets 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
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Latest Podcast







#430/The Local Project's Aidan Anderson + Rattan Man Harvey Schwartz + UK's Hugh Martin

Aidan Anderson is a former carpenter in Sydney Australia, who turned a local furniture business into the Local Project, a worldwide media company for architecture and design. Trading a career a NASA for furniture, you will meet The Rattan Man, **Harvey G. Schwartz**. And later, we'll have **Hugh Martin**, one of the founders of the UK Modern House Index, a huge digital archive documenting British modernist homes from the 1920s to today. Hugh is shy, and he did not send a photo!

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.

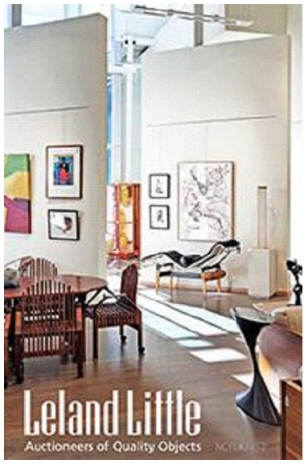
NCMODERNIST



Preservation Durham and Preservation North Carolina continue their quest to save the Home Security Life Insurance Building at 505 West Chapel Hill Street, Durham NC. Preservation North Carolina presented a Letter of Interest to buy the building, subdividing the building from the larger four-acre parcel to facilitate a smaller-scale redevelopment with an experienced preservation developer. ***With 10 broken windows and counting***, it's time for the City Council to act. Multiple rounds of RFPs for a master-planned development ***over the last 10 years*** have not yielded any results while deferred maintenance continues to pile up. Preservation NC will present to the City Council at the November 20th work session.



A 1964 Raleigh NC house that engineer Charles Dysart is believed to have designed as his family home appears to have sold one day after being listed for $800,000. Zillow reported that an offer was pending.



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

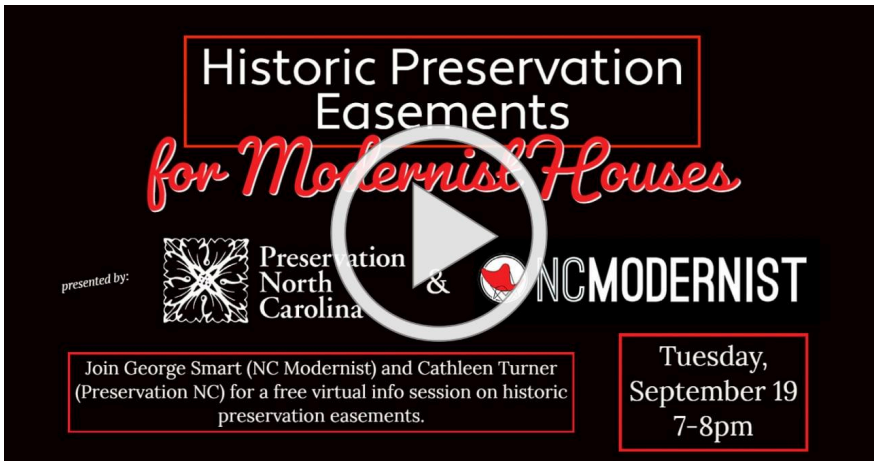
Next Modernist auction is in January

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.

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