M News: Donations Doubled! / Fallingwater Trip / NC Architecture Movies / Font Fail / Beadle Bits Saved
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, December 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.

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

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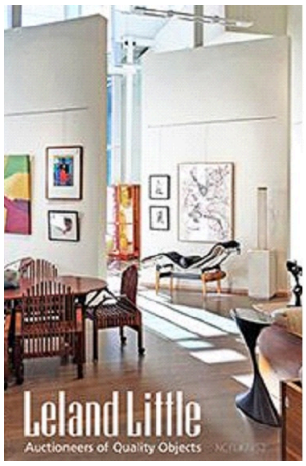
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

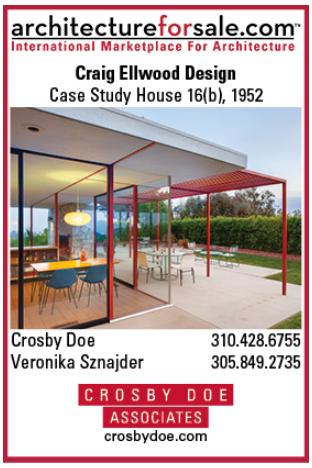
Newsletter Sponsorship: Connect your product, service, or organization to USModernist's 80,000 Modernist fans, architects, real estate agents, preservationists, and builders. Reach out to George Smart, 919.740.8407.

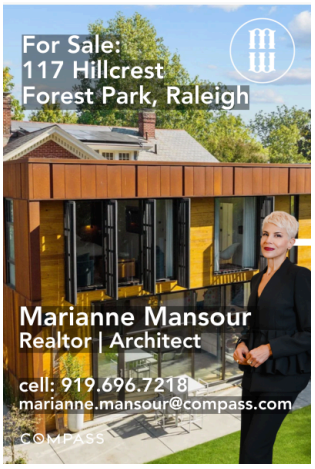
Meet the USModernist Team

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.
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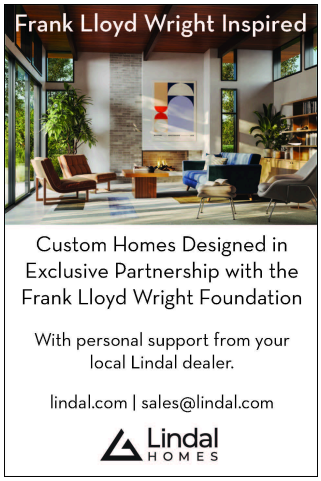




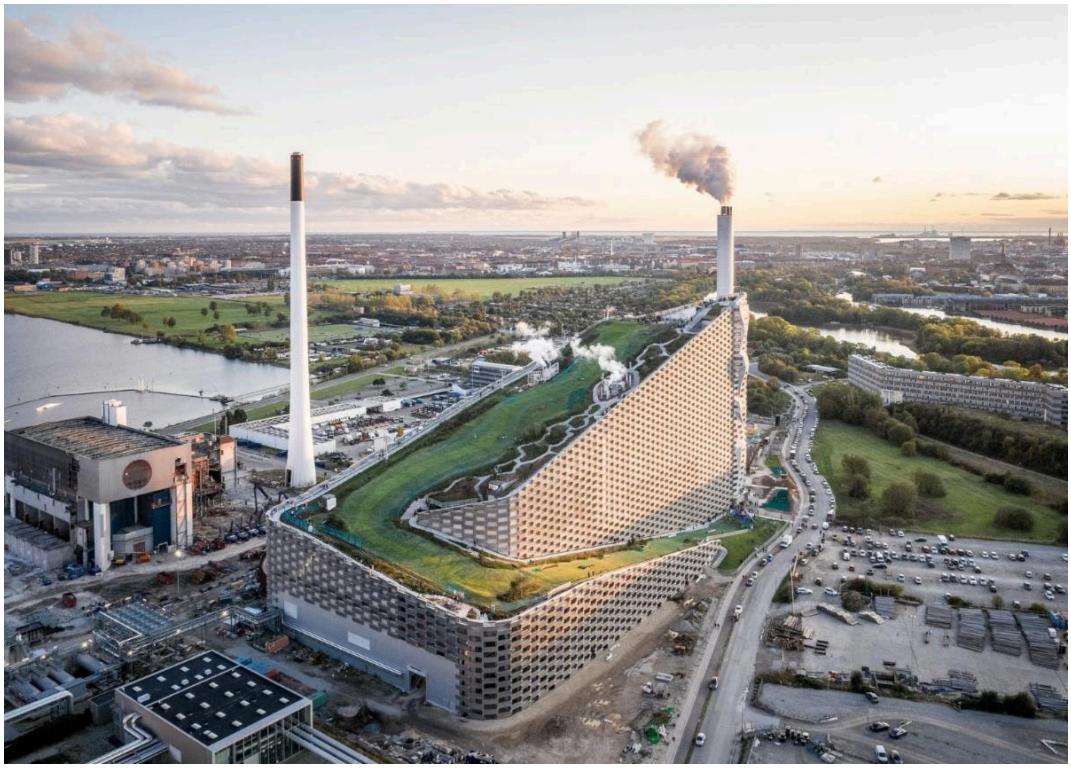


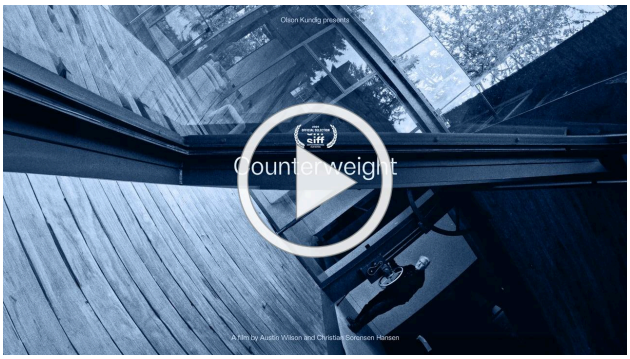






Featured Upcoming Events





Tuesday, January 6, 7pm: Opening double feature 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 that turned into a ski slope loved by everyone, designed by internationally-known architect Bjarke Ingels.

The second film is ***Counterweight***, about the wildly creative gadgets in Tom Kundig houses. Get tickets in advance, $16 plus small fees. Other scheduled movies.



Frank Lloyd Wright's Fallingwater+ Tour!
Friday-Saturday, April 24-25, 2026

You've always wanted to go! It's our most-requested tour. Have you always wanted to see Fallingwater, Frank Lloyd Wright's masterpiece? It's the most famous Modernist house in America. Did you know that just a few miles away, there's another remarkable Wright house, Kentuck Knob, and its world-class outdoor sculpture garden? That's included. Want to see more Modernist houses by Wright and his apprentices? You'll go to Polymath Park which is chock full of them. Plus the Andy Warhol Museum in Pittsburgh, including lunch. Join USModernist's merry band of architectural adventurers as we make the Wright pilgrimage, a once-in-a-lifetime opportunity with virtually everything included! *Limited to 24 participants, only 8 seats left*. Tickets and details.

USModernist Scandinavian Capitals Trip - Copenhagen / Oslo / Stockholm
May 12-22, 2026 / *SOLD OUT*

Support USModernist



Your Gift to Modernism. Doubled!

A generous $10,000 matching gift means every dollar you give to support USModernist through December 31 counts twice. Donate here.

USModernist's documentation and preservation work consistently delivers national impact, but our future success is only possible through generous supporters. Plus there are many new and creative options in addition to direct donation, including legacy gifts. Every gift to USModernist keeps our entire digital archive free; produces engaging tours, parties, and events; and races against time to document at-risk houses. You cannot save something if you don't know where it is and why it is important. USModernist's documentation and preservation work consistently delivers national impact, but our future success is only possible through generous supporters. Plus there are many new and creative options in addition to direct donation, including legacy gifts.

Every gift to USModernist keeps our entire digital archive free; produces engaging tours, parties, and events; and races against time to document at-risk houses.

Here's what donors made possible last year:

- * 360,000 magazine pages scanned, indexed, and made available to the public, 95% for the first time.
- * 1100 houses documented - the life works of Modernist architects gathering dust are now searchable, savable, *alive* again. Each one someone's dream. Someone's vision. Someone's home.
- * Six housefire victims in Altadena received free architectural design from NC architects for their new homes. This is tragedy met with beauty.
- * This newsletter, reaching passionate architecture fans just like you every Monday.
- * Saving a George Matsumoto house, now completely rebuilt.
- * 52 new podcast episodes. Stories that would not have been told.

Every week, another house is in trouble. Another architect's archives in some forsaken attic or storage unit gets thrown away. Another story disappears forever. Your membership makes the difference between saving a house and watching it fall to a wrecking ball. Between saving archives or hearing about their disposal.

And in tax news ... starting in 2026, all taxpayers will be able to deduct a small amount of charitable giving. Up to $1,000 for individuals or $2,000 for married couple even without itemizing. However, for many who do itemize, beginning in 2026, the rules for deducting charitable gifts will become more limited. Many donors may receive greater tax advantages by making larger gifts in 2025 while the rules are more favorable.

On behalf of the devoted team at USModernist, we are so grateful for your support. Thanks to you, we're leading the way — one house, one story, one community at a time. Donate here.

With heartfelt appreciation,



George Smart
Executive Director, USModernist



If you have architecture and design magazines – and need that shelf or storage space freed up -- we can help. At 5 million pages, the USModernist Library is the largest open digital archive for of architecture and design magazines in the world. USModernist gives long-gone architecture and design magazines new, text-searchable, online life with free user access. **We pay for shipping.** Contact george@usmodernist.org.

Major magazine donors include: SOM, MIT Library, Tod Williams Billie Tsien, Kevin Roche John Dinkeloo, Pei Cobb Freed, Pei Partners, Madhu Beriwal, Smithsonian Institution, UNC-Greensboro, Paul Rudolph Institute for Modern Architecture, University of Hawai'i Manoa, Atomic Ranch, AIA National, Savannah College of Art and Design, Palm Springs Museum of Art, Cranbrook, Baltimore Museum of Art, Minneapolis College of Art and Design, Robert Keil, Julie Taylor, Michael Raso, and IIT Architecture. Got some?

Join for a year, get a year free!

Do you love Modernist architecture? That feeling when you discover a cool house? The thrill of saving a piece of history? The community of people who get it?

The midcentury homes you love - they're still out there and still vulnerable and worth fighting for. Become a USModernist Mod Squad member and join a national community of architecture fans supporting and preserving the Modernist architecture you love. Your membership can make the difference between saving a house and watching it fall to a bulldozer. New members only. Does not apply to monthly memberships. Good through 5pm ET December 29. Sign up here.

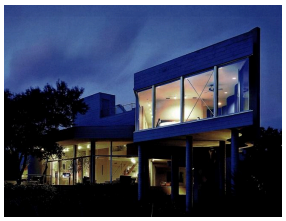


We are delighted to welcome **Leah Wu Fell** as USModernist's interim Chief Development Officer. Leah brings over 20 years of nonprofit fundraising experience at educational and cultural institutions, most recently leading PBS North Carolina's development division. Her goal is to help engage USModernist's fans and inspire them to become donors to support the organization's long-term sustainability and commitment to Modernist preservation. Say hello at leah@usmodernist.org.

Endangered Modernist Houses



Endangered: The 1961 Prairie House in Norman OK, designed by Herb Greene, was named to Preservation Oklahoma's 2025 Most Endangered Places List. Preparations are underway for a 2026 capital campaign to support a restoration. Full press release.



Under contract: Carl Abbott's 1989 Gaines House, 1761 Oceanview Drive, in Tierra Verde near St. Petersburg FL. The listing originally showed renderings for larger new house (not by Abbott), implying teardown. Under contract, no word yet on the buyer's intentions.



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.



Endangered: Frank Lloyd Wright's 1903 Walser House in Chicago is out of foreclosure, but not out of the woods. The lender was the only one to bid on the house at auction and now holds the title, but whether there's a plan to stop deterioration or make any repairs is unknown.

Endangered: The deteriorating 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. Rumor is there is a very interested buyer.

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 in August at $24M. A buyer has the green light to tear it down if they wish. Details.

Endangered: Frank Lloyd Wright's 1952 Lewis House, aka Spring House, 3117 Okeeheepkee Rd, Tallahassee FL, was 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.**

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



The most recognizable features of a midcentury modern house by Al Beadle were recently salvaged from the architect's former residence at the base of Camelback Mountain in Phoenix AZ. The Shemer Art Center announced it acquired signature elements from the historic property, including three panels (one shown above), original steel patio structures, and three minimalist bowls that anchored the original landscape design. Sadly, the rest of the house will now be destroyed.



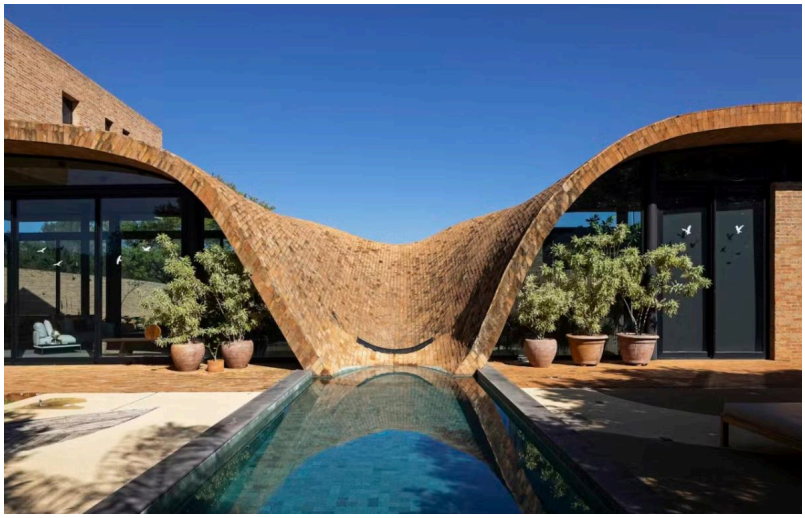
Thanks to the over 400 people who attended NCModernist's Moving

Matsumoto tour last Saturday. Here's coverage from WTVD-11.

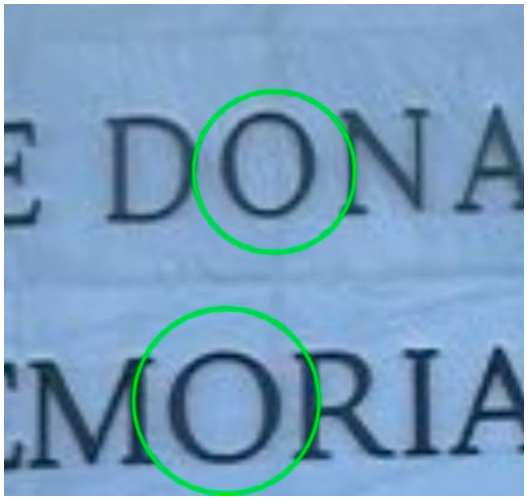




The people at *ArchDaily* are thinking big in selecting the 20 most-anticipated projects expected to be built – or in the case of **Antoni Gaudí's** Sagrada Familia, to be finally completed – in 2026.



Designed by **Mareines Arquitetura**, this house in São Paulo, Brazil, features brick construction that includes the roof draining to a pool.





A day after a board vote last week, Donald Trump's name was added to the Edward Durell Stone-designed Kennedy Center for the Performing Arts in Washington DC. In a rushed job, they didn't even bother to match the font (left photo). The cultural project began under Eisenhower, and it was later named for Kennedy. Stone presented the model (right photo) in 1962.



Pulitzer Prize-winner Francis Kéré's design for a Las Vegas Museum of Art was made public last week.





Dezeen pulled together their Top 10 architecture projects for 2025, including one from the Bjarke Ingels Group and a "new" Frank Lloyd Wright house.





Actress and designer **Adelle Lutz** bought architect Gregory Ain's 1941 Ruth March House in Los Angeles in 2007 and began getting rid of fireplace paint and green shag carpeting to create a much better design sensibility.



The best is not always the biggest. Witness the Royal Institute of British ArchitectsHouse of the Year, a stone-clad cottage in the Outer Hebrides Islands designed and hand-built by two architects, **Eilidh Izat** and **Jack Arundell**.

Modernist Houses For Sale



A 2017, metal-topped house designed by **Wendell Burnette** in Cave Creek AZ has landed on the market with an asking price of $2.1M.



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.



This 1976 house designed by **Charles Haertling**, renovated five years ago, is in Boulder CO and is for sale with a $3.69M price tag.



A 1948 condo is for sale in the Avenel Cooperative Housing Project that Gregory Ain, **Joseph Johnson**, and **Alfred Day** designed in Los Angeles, priced at $1.6M.





Chicago Magazine featured a collection of mid-century Modernist houses available for $450,000 or less for buyers willing to look outside the Windy City. Two are first-time sales.

Upcoming Events

Through December 31: An American Versailles, a mixed-media exhibition at the New Canaan Museum, New Canaan CT. It is all about the Eero Saarinen-designed General Motors Technical Center in Warren, Michigan. Free.

December 27 – February 8: At the National Building Museum, Washington DC, *Lightness of Strength: The Wave*, a 55-by-180-foot spaceframe made of recycled aluminum and constructed by Catholic University of America architecture students. Information.

Through 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.

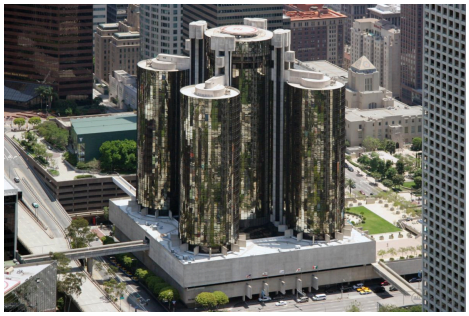


January 29, 630pm: Mayberry Modernism: North Carolina's Modernist Legacy, an entertaining and informative talk by NCModernist's George Smart at the new Durham County Library, designed by Vines Architecture. You can explore the building before or after. Free, registration required. Enter MAYBERRY on the form.

Saturday, February 7: Special tour in Raleigh. Details TBA.

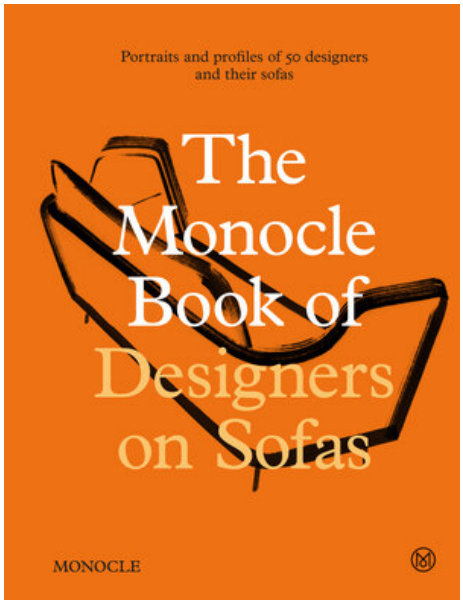
February 12-22: Modernism Week 2026, Palm Springs CA. Tickets here.

Thursday, February 19 - NCModernist Thirst4Architecture Happy Hour at Haven Design Build, 923 Broad Street, Durham NC. Free, registration required. Enter HAVEN on the form.



March 17-22: DOCOMOMO International Conference in Los Angeles. Join USModernist's **George Smart** 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.

New Books



Available January 27: ***The Monocle Book of Designers on Sofas,*** written by **Virginia McLeod, Nic Monisse**. A fun, informative collection of portraits and biographical interviews with fifty designers from all over the world sitting on their sofas, revealing their style, wit, personality—and sofa choices. Each of the fifty entries features a portrait of the designer on their sofa, taken at their own home or workplace, sometimes with their family, their pets, or with other possessions. In addition, a special foldout presents one hundred sofas from the last century with designs by **Le Corbusier, Alvar Aalto, Charlotte Perriand, Verner Panton, Cini Boeri, Zaha Hadid, John Pawson,** and many more.

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Latest Podcast







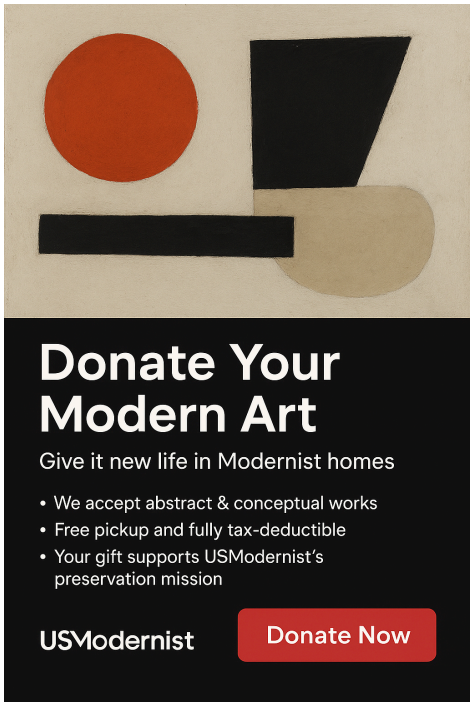
#436/Libraries with Margaret Sullivan and Jim Richärd + Architects Glenda Flaim and Federico Engel + Musical Guest Matt Belsante

This week on the show, **George** writes a song in 30 seconds. Architects **Margaret Sullivan** and **Jim Richärd** turn libraries into vibrant hubs. **Glenda Flaim** and **Federico Engel** restore a **William Wurster** house in San Francisco, and later we'll croon with musical guest **Matt Belsante**.

US Modernist Radio is underwritten by The Brent R. Harris Charitable Trust, restorer of several Modernist houses including Richard Neutra's Kaufmann Desert House in Palm Springs, and 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.

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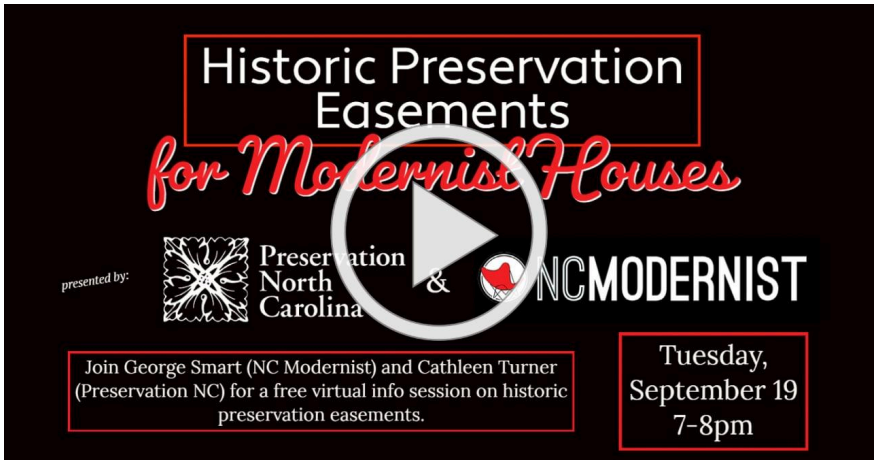


FOR SALE

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 one of the only legally enforceable ways 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. Here's a sample preservation easement document.

There is another way, the deed restriction. Consider it "preservation easement lite." When a once-cherished residence falls into the hands of new owners, there is always the risk that it will be destroyed, despite promises to the contrary from those owners. One powerful legal tool families can use to guard against demolition is a **deed restriction**. Knowing that potential buyers can and do lie about destroying houses, a deed restriction is a legally enforceable binding promise attached to the property title. Unlike some historic designations, a deed restriction travels with the property through changes in ownership. Even if a buyer threatens to demolish or radically alter a house, they are limited by the deed. The restriction is usually ten years, and it becomes part of the chain of title. Implementing a deed restriction before a sale immediately scares off developers (or developers-in-hiding) in an owner-value-friendly way to protect a property.

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