M News: Goodbye Crosley Tower / Kennedy Center Shutdown / Trump's Arch / Shubow Appointment / Ray Kappe's House For Sale

From: George Smart HAIA <george@usmodernist.org>

Date: Monday, February 2, 2026

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: 450+ 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

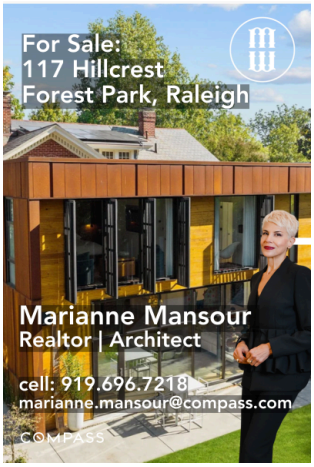
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Meet the USModernist Team

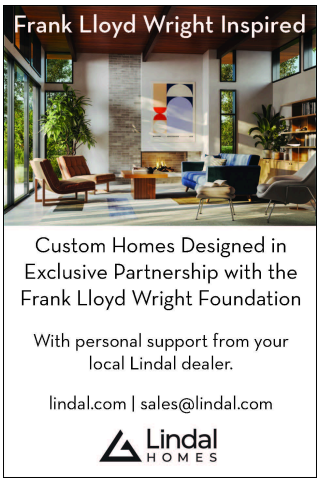
Check out the NCModernist For Sale/Rent Database. Real estate agents and owners can list their North Carolina Modernist houses for sale or rent for free.

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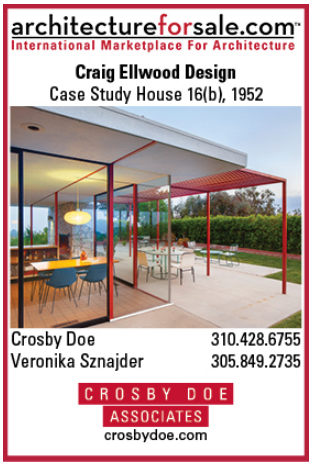












Featured Upcoming Events





The Amazing "Jetsons" House
A Miami Modernist Icon Reborn
Benefit Cocktail Party Saturday, February 28

Experience one of Miami's most extraordinary midcentury modern treasures! This 1949 Modernist icon was designed by architect Rufus Nims. Even before it was finished, the house was the talk of Miami. In the early 1960s, when the TV cartoon The Jetsons came out, the home was nicknamed The Jetsons House by neighbors who marveled at its futuristic form and floating appearance. The house stayed with its original owner, **Charles Roman**, until 1975, then developers came and went, unable to revive its potential.

After sitting vacant for years, the house found new life through the passionate vision of architect/owner **Gabriela Liebert** and her team, who completed a thoughtful restoration and addition premiering through this exclusive weekend. Tickets and details.

NCMODERNIST MOVIE SERIES



Tomorrow, February 3, 7pm: YES it's happening!

The NCModernist Architecture Movie Series continues at the much-loved Rialto Theatre, Glenwood Avenue in Raleigh NC, sponsored by **Matt Griffith**

and **Zach Hoffman** at in situ studio. Featuring *Prickly Mountain* and a Q&A afterwards with producer **Allie Rood**.

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

MODAPALOOZA

Raleigh/Durham NC



NEW: Saturday, April 18, 8-4pm. Enjoy a great day touring eight exciting new and classic Modernist houses in Raleigh, Durham, Hillsborough, and Chapel Hill -- without the hassle of driving, parking, and finding your way around. Modapalooza includes the delightful company of lots of Modernist architecture fans plus coffee and bagels / a USModernist tote bag with snacks / bottled water / a delicious lunch / free wifi / in our luxury restroom-equipped, air-conditioned fleet of buses.

Sponsored by Anna Hartwell of the Hartwell Financial Group. At the houses, you'll meet *most* of the talented architects behind these houses, including **Heather Washburn**, **Arielle Schechter**, **Sophie Piesse**, **Notch Design**, **Phil Szostak**, **Arthur Cogswell**, **Charles Holden**, **in situ studio**,

and **Raleigh Architecture**. Discount for Mod Squad members. Tickets and details.

Support USModernist



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. Donate here. Tax-deductible!



If you have old architecture and design magazines and need that storage space back -- we can help. Donate them to the USModernist Library, 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.



Endangered Modernist Houses



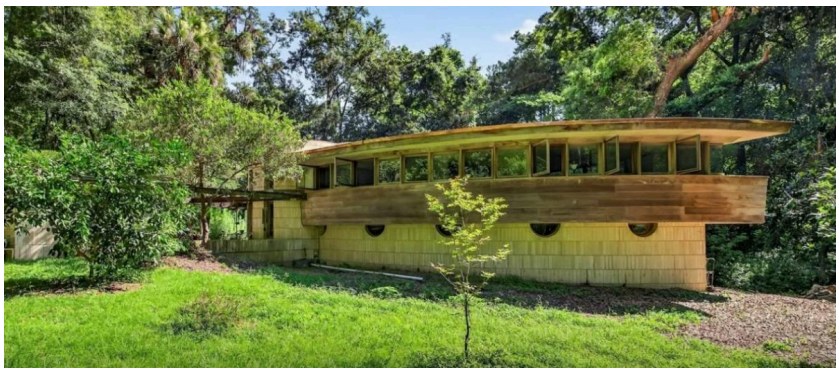
Endangered? 3401 Ocotea, Raleigh NC. This is a gorgeous 1966 Modernist house, 2862 sf, on 3/4 of an acre. Clearly designed by an architect (though we don't know who), the sales listing had no interior photos, which is a surefire sign of intended teardown. $795,000. Showings have been stopped, which means the house is under contract. No word yet on the buyer or the house's fate.



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. No interior photos.



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 now-Modernist-loving ARB, Bliss got his permit and the house went on the market last year at $24M. Now it is $22M. A buyer has the green light to tear it down if they wish.



Endangered: Frank Lloyd Wright's 1952 Lewis House, aka Spring House, 3117 Okeeheepkee Rd, Tallahassee FL, is still for sale at $2.1M.

Know an endangered Modernist house? Through our preservation alert program, **Modernism In Danger,** USModernist calls attention to the

MODERNISM IN DANGER
USMODERNIST

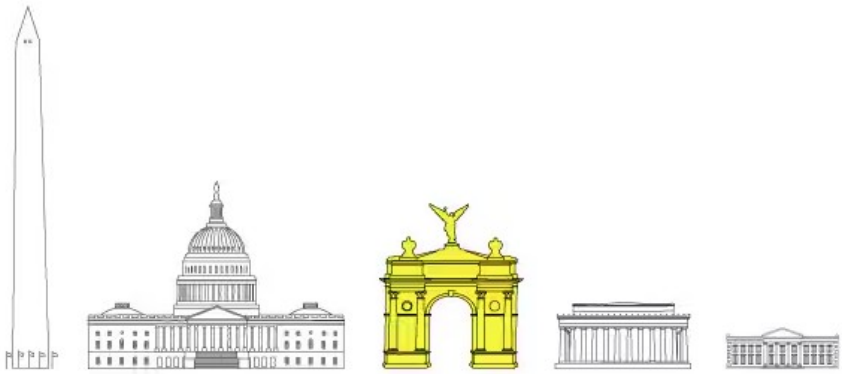
Modernist buildings around the country at risk for deterioration, demolition, lowball auction, or inappropriate renovation (like turning your Modernist house into an Italianate villa). Tell us.

News



The University of Cincinnati gave construction firm Skanska the go-ahead last week to begin destroying the school's Brutalist 1969 Crosley Tower designed by **Charles Burchard**.

The 17-story tower, which held classrooms, labs, and offices, was originally built in an 18-day, continuous pour of concrete, the University said. In 2017, the building placed first for America's ugliest university buildings, as compiled by ***Architectural Digest***. Still, in 2020, ***Cincinnati Magazine*** included it for iconic architecture that defined the city.



The Washington Post said that **Donald Trump** wants a 250-foot monumental arch on the Virginia side of the Potomac River between the Lincoln Memorial and Arlington National Cemetery. If built, it would be the largest arch in the world.



Donald Trump announced last weekend he's closing the Kennedy Center for the Performing Arts in Washington DC for a previously unscheduled two-year renovation. After he renamed the building for himself, performers refused to appear there, the resident National Opera Company moved out, and audience participation dropped dramatically. The building was designed by Edward Durrell Stone, pictured above with the model, and later was renovated and added onto by Steven Holl. No word yet on which architect Trump has chosen for the renovation.

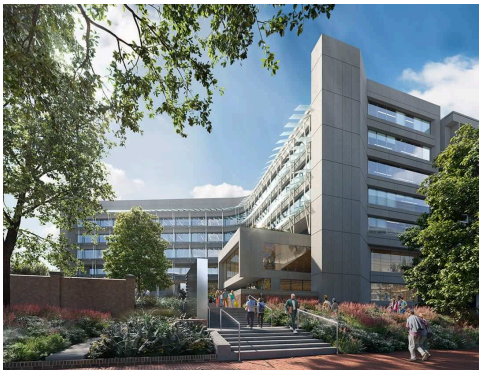


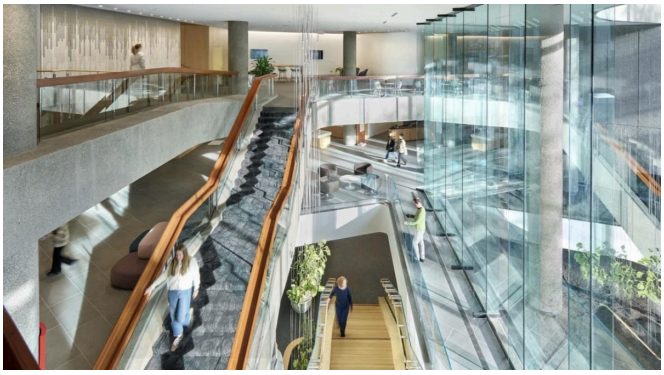
US Secretary of Transportation **Sean Duffy** appointed members of a new group, the Beautifying Transportation Infrastructure Council with National Civic Art Society president **Justin Shubow** as Chair. Shubow wrote the basis for Executive Order 14344, *Making Federal Architecture Beautiful Again* last August, which seeks to eliminate Modernist designs from federal architecture. He also was behind another similar executive order, *Promoting Beautiful Federal Civic Architecture*, issued by **Donald Trump** during his first term. Other members of the new Council include: **Bradley Cambridge,** Senior Project Architect, Beyer Blinder Belle Architects and Planners; **Maryam Ghyabi-White**, CEO Ghyabi Consulting and Management; **Bryan Jones**, Mid-Atlantic Division President and Senior Vice President, HNTB Corporation; **Gary Meisner**, President, Meisner+Associates | Land Vision; **Jason Pike**, Design Division Director, Texas Department of Transportation; **Peter Quintanilla**, Vice President of Design Hub, Michael Baker International; **Kim Vierheilig**, President of Buildings, STV, Inc.

The Council's first meeting will take place today, February 2nd, 11am to 12n EST live online via Zoom, registration required.



Attention Lustron fans: we've dramatically updated all the regional pages for USModernist's national Lustron directory *Distinctively Lustron*. It is much more compact and easier to search. See a sample!





The national AIA headquarters in Washington DC, originally designed by Walter Gropius, has been renamed the AIA Global Campus and re-opened recently after an extensive $64M renovation by EHDD Architects.



Want to see 150 Frank Lloyd Wright buildings, beautifully photographed? Andrew Pielage has been travelling the US for over 14 years to shoot 500 of them.



The World Monuments Fund has given **Anne and Robert Essner** a Stewardship Award for their restoration of Umbrella House in Sarasota FL. Originally designed by Paul Rudolph in 1953, the restoration was designed by Hall Architects.



Saved: The 1946 Booth House in Bedford NY, Philip Johnson's first residential commission and a cornerstone of American Modernist architecture, is under contract to a partnership headed by **Drew Lang**, developer behind Hudson Woods and Lang Architecture, and **Ravi Arps**, owner of Plane Remodeling Company. For a full reconstruction and sensitive modernization, they are looking for additional investors who will benefit from its eventual sale; the minimum investment is $100,000. Contact **Ravi Arps** at ra@hudsoncityventures.com or learn more.



The Frank Lloyd Wright 1903 Walser House in Chicago, desperately in need of repairs, was the target of a fake Zillow sale listing shortly after Fannie Mae took possession of it last month at ther end of foreclosure proceedings, Dwell reports.



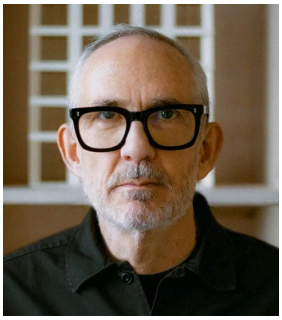
Donald Trump last week signed an executive order to let the federal government override California local and state authorities to fast track building permits for new homes where the 2025 Palisades fire ravaged neighborhoods.



From the producers of the *Open Spaces* series, a tour of the 1962 Simon House that Richard Neutra colleague **Benno Fischer** designed in Sherman Oaks CA, restored by **Martin Schwartz**.



Wallpaper.com featured a recent design by Tom Kundig, a home called Daisy Ranch on an island near Victoria, BC in Canada. The client was the builder, **Patrick Powers**.



Irish architect **Níall McLaughlin** was named the 2026 winner of the Royal Gold Medal awarded by the Royal Institute of British Architects.

Modernist Houses For Sale

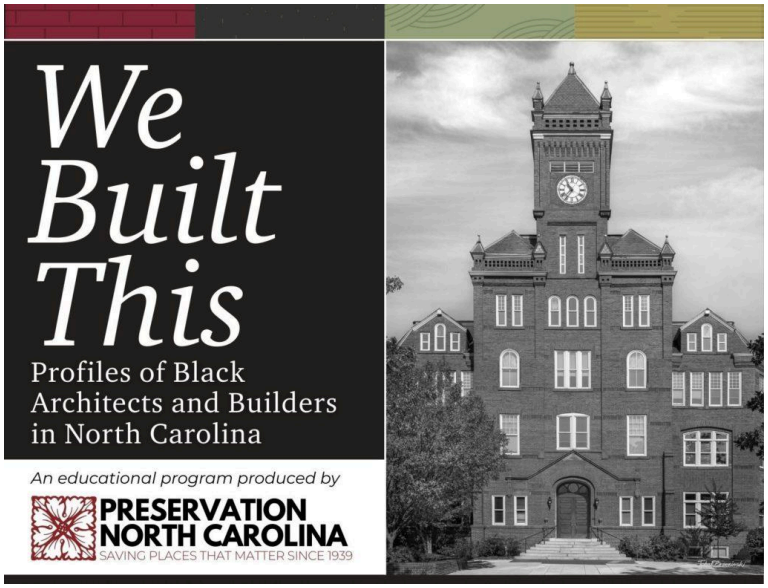


Ray and Shelly Kappe's 1967 house in Pacific Palisades came up last week for sale for $11.5M.



A 1960 house built for actress **Tippi Hedren** is for sale in Beverly Hills CA for just under $2.5M. Hedren's name appears on early permits for the property, but research so far has not been able to turn up the name of the architect, agent **Michele Lupkin** said. Does anyone know?

Upcoming Events



We Built This, an exhibit celebrating the accomplishments of North Carolina's Black architects and builders, opens today at the NCCU's James E. Shepard Memorial Library through March 31.

NCMODERNIST MOVIE SERIES



Tomorrow, February 3, 7pm: The NCModernist Architecture Movie Series continues at the much-loved Rialto Theatre, Glenwood Avenue in Raleigh NC, sponsored by **Matt Griffith** and **Zach Hoffman** at in situ studio. Featuring *Prickly Mountain* and a Q&A afterwards with producer **Allie Rood**.

March 3, 7pm: Googie, Q&A with producer **Jake Gorst**
April 7, 7pm: Curating Modernism, Q&A with producer **Jake Gorst**
May 5, 7pm: Double Feature: *The Maslon House* and *The Donn of Tiki*
Get tickets in advance, or at the door.

February 5, 630pm: *Biography and Building: Film-Makers on Lives of Architects*, featuring documentary filmmakers **Nathaniel Kahn, Yael Melamede, Anita Naughton, Jim Venturi, and Denise Zmekhol**. Rudolph Hall, Yale University, New Haven CT. Register for the free livestream.

Through 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.

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

February 20: Pearlman Cabin Tour, Idyllwild CA. Designed by John Lautner with concept by Agnes Branch Pearlman. Contact 213 705-4992 or Nancysuepearlman@aol.com with your name and phone number.

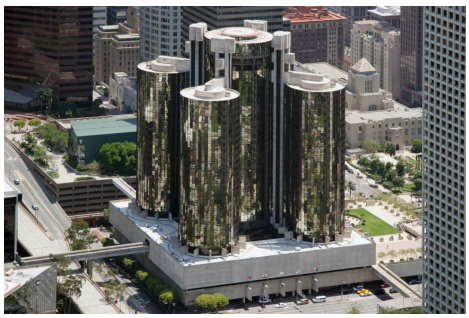
February 20-22: 20th Century Cincinnati Vintage Modern Expo. Details and tickets.

February 27, 12n: *Architecture in the Raw: The Past, Present and Future of Brutalism*. Thomas Jefferson University, Philadelphia PA. The symposium hosts leading voices in architecture and preservation and looks at what lies ahead in the 21st century for the Brutalist concrete architecture we love. Featuring **David Zaveloff, Aaron Betsky, Barbara Klinkhammer, Emma Connolly, Bruce Becker, Michael Bixler, Liz Waytkus, William Whitaker, and Paul Steinke**. Tickets.

February 28: Austin TX Modern Home Tour. Information and tickets.



March 1, 6pm: Screening of *MODERNISM, INC: The Eliot Noyes Design Story* with reception following. Cinema Lab, The Playhouse, 93 Elm Street, New Canaan CT. Mid-century architect and designer Eliot Noyes built the design programs for some of America's most powerful postwar corporations, like IBM and Mobil. The **Jason Cohn** film weaves the architect's story with corporate America's embrace of Modernism during 1950s economic expansion and culminates in the backlash against Noyes during the countercultural upheaval of the 1960s. Tickets.



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.

Through March 28: The Onera Foundation, New Canaan CT's newest exhibition venue devoted to architectural preservation advocacy, presents *Treaties on De-Fences* by **Jorge Otero-Pailos**, examining the afterlife of the Saarinen-designed US Embassy in Oslo, shown alongside an exhibition on Harvard Five's Marcel Breuer and John Johansen and their Cold War-era embassy designs. Free and open to the public. Details.

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 houses. Details.

Thursday, April 16: NCModernist Thirst4Architecture Happy Hour at Mumford Restoration, Ebenezer Church Road, Raleigh. Free, registration required. Enter MUMFORD on the form.

April 16-19: Nevada Preservation presents Home + History Las Vegas, this year featuring midcentury Modernist experiences. Tickets.

Saturday, May 16: Frank Lloyd Wright Trust's Wright Plus Architectural Housewalk, Oak Park IL. Information.

May 29-31: IconicHouses Conference - City Icons: Barcelona & Beyond. Details.

Saturday, June 6: Philip Johnson Glass House Summer Party, New Canaan CT. Details and tickets TBA.

Sunday, June 7: USModernist's Brunch in New Canaan CT. Details and tickets TBA.

Thursday, August 20: NCModernist Thirst4Architecture Happy Hour at the new Raleigh location of Fitch Lumber. TBA. Free, registration required. Enter FITCH on the form.

Friday-Saturday, October 9-10: Harkrader House Tour and Celebration Party, Durham NC, sponsored by Preservation Durham and NCModernist. Details TBA.

USMODERNIST RADIO
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Latest Podcast








#442/Holland Taylor on Schindler + Palm Springs Tours with Shann Carr and JD Cargill + Adele Cygelman on Arthur Elrod + Musical Guest Lenore Raphael

Starting with Los Angeles, we'll talk with Rudolph Schindler homeowner and star of *Two and a Half Men*, **Holland Taylor**. Then we move to Palm Springs, the center of the universe for midcentury Modernism. Everybody who's a fan of modernism needs to plan a trip, and today we'll talk with Palm Springs tour guides **Shann Carr** and **JD Cargill**. They we chat with author **Adele Cygelman** and her new documentary *Arthur Elrod: Modern Cool*. Later, music from jazz pianist **Lenore Raphael**.

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.

Modernist Fiction Review



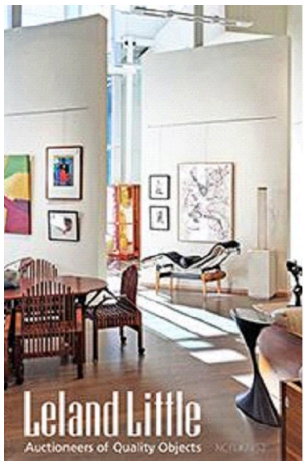
Sympathy Tower Tokyo by **Rie Qudan**, review by **Bobbie Morris**

Sarah Machina believes architects can see the future, yet she is deeply conflicted about her own winning design for Sympathy Tower Tokyo, a controversial luxury prison rising on some of the city's most valuable land. Japan's goal is to reform its prison system through radical empathy, but Sarah is unsure she believes in the premise of a state-of-the-art building for convicted criminals. Her doubts are personal as well as professional: as a survivor of a violent crime in her youth, she struggles to reconcile her past with the ideals her project is meant to represent. As the design process unfolds, Sympathy Tower Tokyo becomes the catalyst for Sarah's psychological unravelling. She begins to question not only the project but the language used to justify it.

In this unsettling, Akutagawa Prize–winning novel, Rie Qudan constructs a quiet dystopia that probes the unstable boundary between words and reality. The novel draws inspiration from architect Zaha Hadid, whose winning design for Japan's 2020 Olympic National Stadium was ultimately scrapped. In Qudan's fictional world, the stadium is built, and Sympathy Tower Tokyo is conceived as a deliberate architectural counterpoint, a building meant to "speak" to the other. At its core, this slim novel examines how language can be neutralized—smoothed and emptied of meaning—until conversation itself begins to feel artificial and strangely hollow. It is also a meditation on how architecture reshapes the life of a city, sometimes with hopeful intentions, and other times with consequences that are harder to undo.

NCMODERNIST

Fine Silver Auction Feb 12
Collector Car Auction Feb 25
Sporting Art Auction Feb 26
Fine Sporting Arms Auction Feb 27



Want to bring design-oriented people to your business, client site, or studio? Host a Thirst4Architecture design event!

NCModernist connects hundreds of people within the Modernist-architecture-loving public through social events called Thirst4Architecture (T4A). These exciting, informal events are free to participants. We welcome Modernist homeowners, architects, artists, designers, realtors, engineers, contractors, property investors, building managers, materials and furniture dealers – or anyone with a huge crush on great architecture. T4A events focus on building relationships, sharing passion about good design, creating strategic alliances, and connecting people.

Contact Devra Dubroff, Special Events Manager, devra@usmodernist.org

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The George Matsumoto-designed Weber House in Raleigh NC, saved and moved in 2024 seven miles to a new location, is now available for rental on

AirBnB.

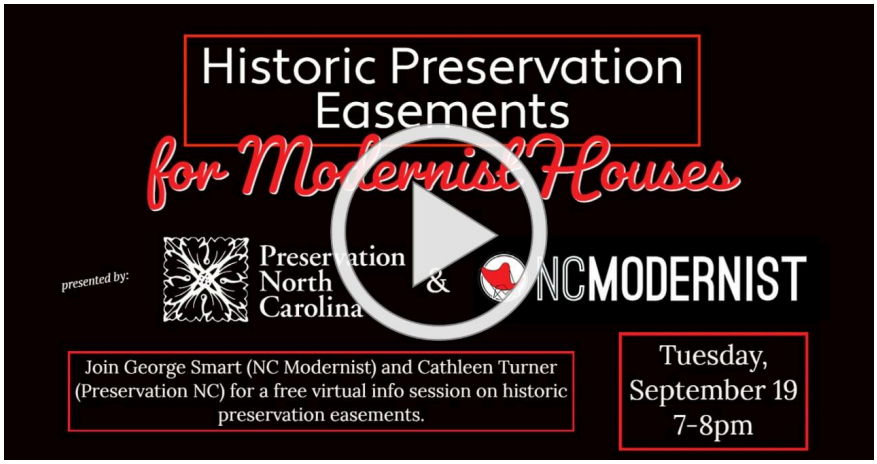
Submissions are now open for the 2026 George Matsumoto Prize, North Carolina's highest honor exclusively for Modernist residential architecture. The unique design competition features a blue-ribbon jury of internationally-known architects and experts plus online public voting. NCModernist created the Matsumoto Prize in 2012 honor of **George Matsumoto**, one of the founding faculty members of North Carolina State University's College of Design. Matsumoto created some of North Carolina's most well-known and well-loved Modernist houses. The Matsumoto Prize encourages architects, designers, and prospective clients to continue the Modernist movement in houses so important to North Carolina's design heritage.

Entries are open to any ground-up Modernist house completed since 1/1/2021. **New this year: a renovation category!** Details.

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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