M News: NBA Parties / Dallas City Hall Repairs / Tom Brady / Tim Ross + Kevin McCloud
From: "George Smart Hon. AIA" <george@usmodernist.org>
Date: Monday, February 23, 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

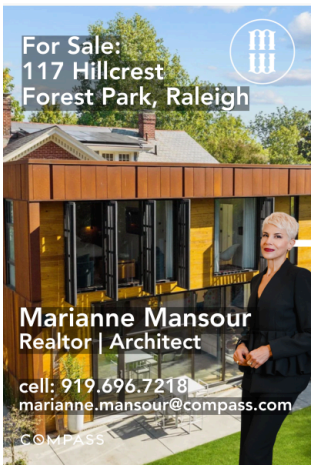
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Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

Newsletter Sponsorship: Connect your product, service, or organization to USModernist's 86,000 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



The "Jetsons" House Benefit Cocktail Party, Miami FL

This Saturday, February 28: Experience one of Miami's most extraordinary midcentury modern treasures! This 1949 Modernist icon was originally designed by architect Rufus Nims. Just 15 tickets left! Tickets and details. Advance ticket sales end tomorrow at 5pm ET.

NCMODERNIST MOVIE SERIES





Tuesday, March 3 - The NCModernist Architecture Movie Series continues at the much-loved Rialto Theatre, Glenwood Avenue in Raleigh NC, with ***Googie (2026)***. Get advance tickets here.

Googie architecture was one of the most visually exciting and culturally formative design movements of the mid-20th century, yet it remains one of the least understood. Coffee shops, bowling alleys, car washes, banks, and even churches became architectural icons designed not just for function, but to catch the eye of people cruising by in their cars. Though many original structures have been demolished, a passionate movement has emerged to preserve what remains. Q&A afterwards with producer **Jake Gorst.** Sponsored by **Matt Griffith** and **Zach Hoffman** at in situ studio.



Saturday, March 28, 10am to noon: USModernist Art and Book Sale, 5409 Pelham Road, Durham NC. Purchase large (up to 5 feet by 5 feet) damaged contemporary canvases by artist **John Hiigli**. His paintings normally sell for $800 to $3700 will be unstretched for $400 to $600! Coffee table books on Modernist architecture, many new $45 to $100, just $15 each! First come, first served. All proceeds benefit USModernist. **Want to donate architecture coffee table books to the sale? Bring'em at 930am and get first peek at the paintings.**

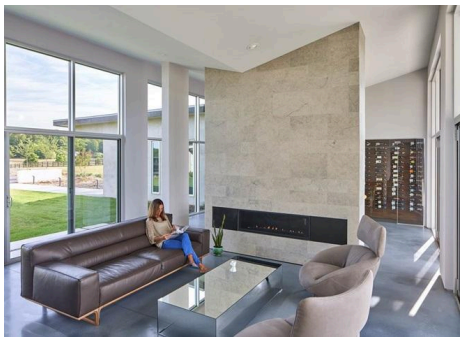
MODAPALOOZA

Raleigh/Durham NC







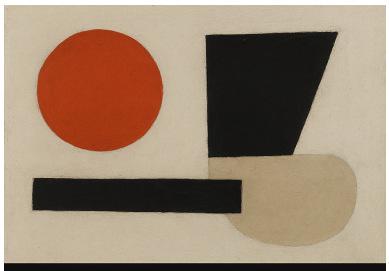


Saturday, April 18, 8-4pm. Enjoy a great day touring eight exciting new and classic Modernist houses in Raleigh, Durham, Hillsborough, and Chapel Hill -- without the hassle of driving, parking, and finding your way around. Sponsored by Anna Hartwell of the Hartwell Financial Group. Designed by **Heather 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. *Only 40 seats left!*

Support USModernist's Mission and Impact

So many ways to be part of the intrepid USModernist community! Sponsor this newsletter or the USModernist Radio podcast. Join the Mod Squad. Make a tax-deductible financial donation. Transfer some crypto. Contribute your dad's abstract paintings. Donate old architecture and design magazines to the USModernist Library.

Donate your midcentury furniture or modern art. Can't sleep? Volunteer to do online research. Travel with us. Attend architecture movies. Come to a free Thirst4Architecture (T4A) Happy Hour (schedule below).



Donate Your Modern Art

Give it new life in Modernist homes

- We accept abstract & conceptual works
- Free pickup and fully tax-deductible
- Your gift supports USModernist's preservation mission

USModernist

Donate Now

Endangered Modernist Houses





Endangered alert! A demolition permit was issued for the **Frank Walser** House at 3350 Alamance Drive in Raleigh NC, a pristine Milton Small house in amazing condition. This will be the first loss in years of a significant Modernist house in Raleigh.



Finally sold - but 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 is under contract at $22M. The buyer, unknown at present, has the green light to tear it down if they wish.



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, being sold as land.

MODERNISM IN DANGER
USMODERNIST

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.

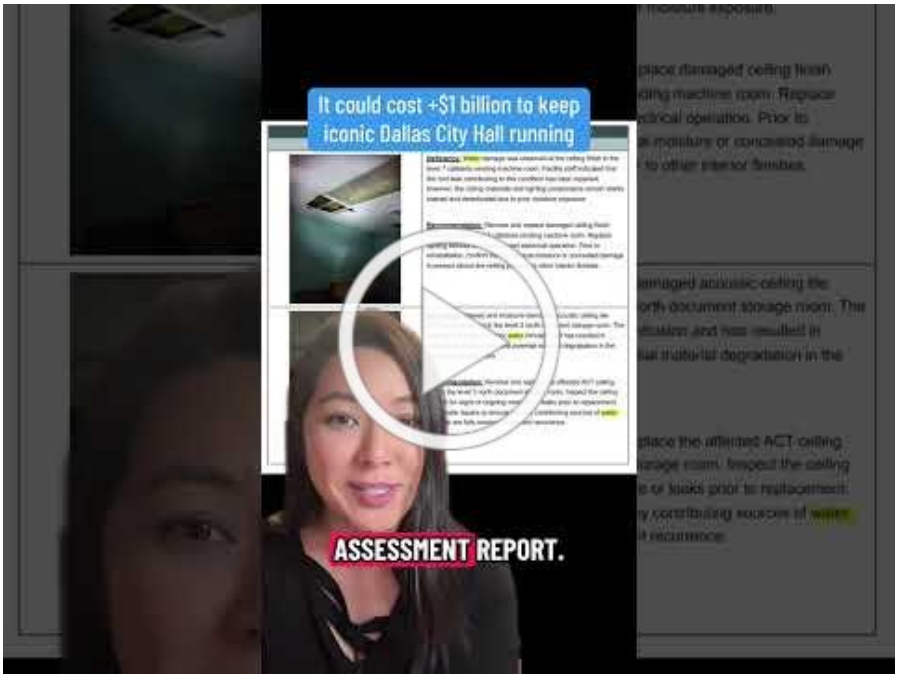
News



Jaylen Brown's recent All-Star NBA weekend party in Beverly Hills ended when police shut it down for lacking permits. The Celtics star hosted the event at Oakley founder **James Jannard's** $65M mansion, above, designed by **Yo-ichiro Hakomori** of Studio Why.

Meanwhile, across town, **Kenny "The Jet" Smith's** annual All-Star bash proceeded without incident at the Sheats-Goldstein residence, the landmark John Lautner home. The guest list included **Chris Rock, Spike Lee, Julius Erving, Sacha Baron Cohen, Kelly Rowland and Stephen A. Smith**, among others. **Nas** performed and **DJ D-Nice** provided music.

Sadly, USModernist's invitations must have been lost in the mail.

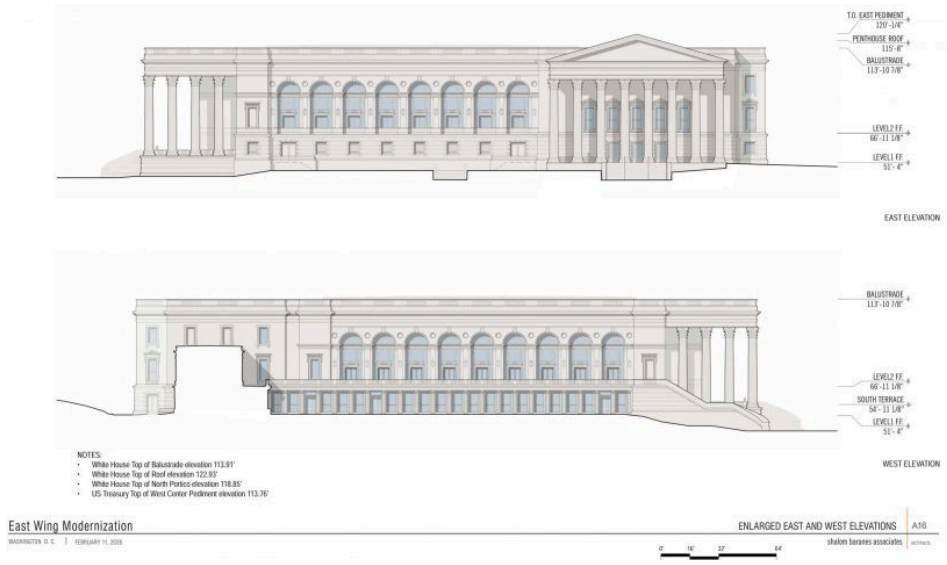


A new report from Dallas city officials to the City Council about the I.M. Pei-designed 1978 City Hall increases the cost of repairs and updating from $329M to $1.1B, KTVT reported. The City has proposed demolishing the landmark and the Dallas Mavericks have expressed interest in the site for a new stadium. The report goes to two committees and then to the full council March 4.





Palm Springs Life magazine posted a story on five couples who built landmark homes in town. **Bob and Helene Alexander**, left, had William Krisel design their 1960 house that later became known as the **Elvis Presley** honeymoon house. **Lenore and Walter Annenberg** had A. Quincy Jones design their 1966 home in Rancho Mirage.



As plans move ahead for the White House ballroom, the Trump-staffed Council on Fine Arts, which advises on federal projects in Washington DC, gave its OK. All the submitted plans and drawings are here. Meanwhile, *The New York Times* reported that dump trucks are hauling dirt and debris from the ballroom site to the golf course at Potomac Park, where Trump has talked about creating "a beautiful, world-class, U.S. Open-caliber course" in place of the longtime public affordable links.



Work is complete on **Tom Brady's** new home on Indian Creek Island FL, according to the New York Post. It's reportedly worth about $150M. Brady and **Gisele Bündchen** bought the site and an existing house for $17M before their divorce and destroyed it for this one by architect **Scott Mitchell**.

Wanna help? Join the Eagle Eyes.

We need a few beta-testers of a new USModernist format for large archives.



Take a look at this, compare it to the current format, and send comments to george@usmodernist.org.



A couple from British Columbia who eloped to Palm Springs in 1999 and loved it took home inspiration from Albert Frey to design their house 230 miles northeast of Vancouver.



Caroline Francis has joined USModernist as Chief Development Officer, replacing **Leah Fell** who worked in an interim capacity for the last two months.

Formerly the Director of Philanthropic Gifts at PBS North Carolina, Caroline brings a wealth of experience in high-impact fundraising and mission-driven storytelling. Her career is defined by a commitment to public service and the cultivation of transformative partnerships. Her work went beyond simple fundraising; she focused on stewarding gifts with thoughtfulness and creativity, ensuring that donor intent translated into long-term impact. Caroline's skills and passion make her the perfect fit for our organization. She brings a fresh energy to our team that matches the optimism of Modernism as we expand world-class archives.



Eduardo Longo's Casa Bola, completed in 1979 in São Paulo, Brazil, will be open to the public for the first time during the city's *ABERTO5* exhibition that runs from March 7 to May 31.



Africa Hall in Addis Ababa, Ethiopia, has won the World Monuments Fund/Knoll Modernism prize for a 2024 renovation that included affixing 13 million new exterior tiles. Emperor **Haile Selassie** commissioned the 1961 design by Italian architect **Arturo Mezzedimi.**

Modernist Fiction Book Review by **Bobbie Morris**



Simon Mawer's novel *The Glass Room* brings to life one of modern architecture's most daring masterpieces: Villa Tugendhat in Brno, Czech Republic. Commissioned in 1928 by Fritz and Greta Tugendhat and designed by Ludwig Mies van der Rohe, the steel-framed villa was completed in 1930. Open, light-filled, and radically modern, it was unlike anything seen at the time. The villa's real story is as dramatic as the novel itself. The Tugendhats fled the German invasion; the Nazis seized the house, the Soviets occupied it, and it was later turned into a dancing school. For decades, it teetered on the edge of ruin. Against all odds, this Modernist home survived war, neglect, and time itself.

In *The Glass Room*, Mawer re-imagines the villa through Viktor and Liesel Landauer, characters inspired by the original owners. The house observes and shapes the joys, secrets, and heartbreaks that unfold within its walls. Across decades of upheaval, this Booker Prize–nominated novel transforms Villa Tugendhat into a character unto itself. This book is perfect for lovers of historical fiction and modern architecture, blending human drama and design into a captivating read.

Modernist Houses For Sale



Natasha Drabbe, founder of IconicHouses.org, is selling her Modernist house in Utrecht in the Netherlands. Designed and built in 1992 by her husband, the late architect **Mart van Schijndel**, the Van Schijndel House was awarded the Rietveld Prize. For sale at $2.23M.



The 1961 Palm Springs CA house that **Charles DuBois** designed that was a vacation rental for **Marilyn Monroe** went on the market last week for $3.3M, about $500,000 more than the price in late 2025.



Architect **Harvey Hoshour**, who studied with Mies van der Rohe, was inspired by Le Corbusier's Villa Savoye for this 1968 house in Albuquerque NM. It is pending sale for $695,000.



For $1.3M, you can have a one-bedroom, one-bath Brutalist house in Mountain Center CA in the Santa Rosa Mountains southwest of Palm Springs. Architect Charles Martin designed the house for himself in 2008 but died in 2020 before it was finished.

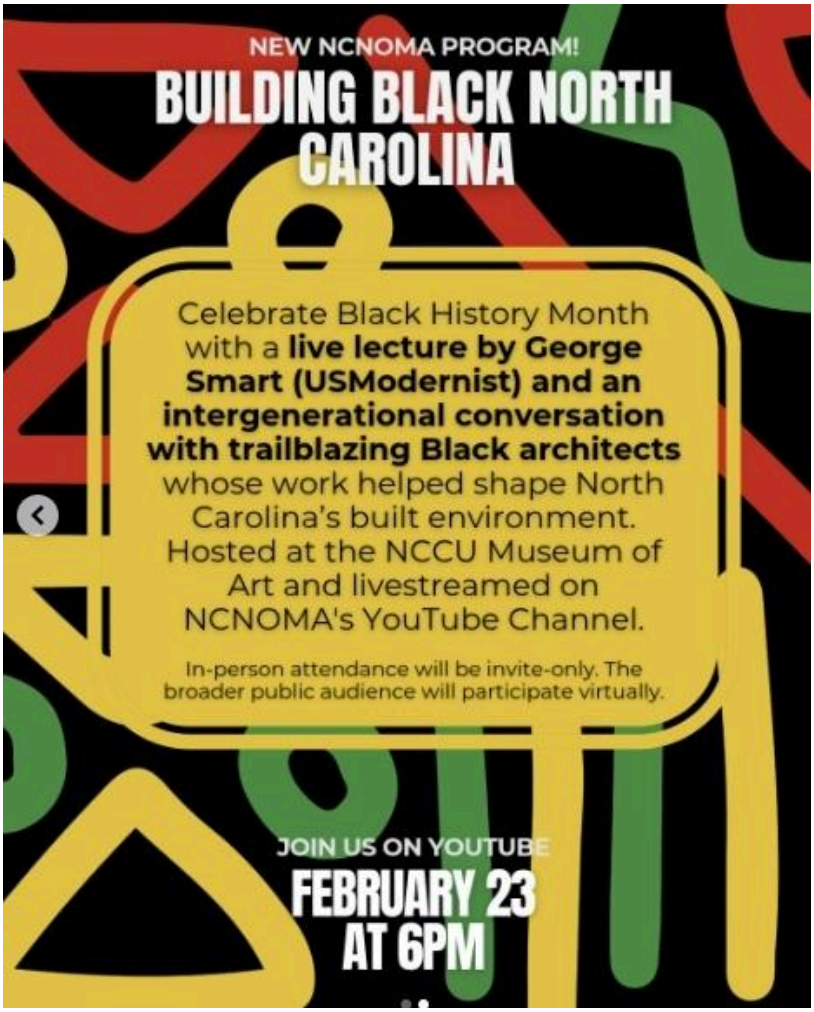


A 2017 Palm Beach FL house designed by Brazilian architect **Marcio Kogan** has come up on the market for $47.5M.



In Paradise Valley AZ, a restored 1978 house by builder **Dave Hensen** is for sale for $7.7M, down from $7.9M last month.

Upcoming Events



Today, February 23, 6pm. *Building Black North Carolina*, hosted by the emerging architecture program at NCCU, streamed over YouTube. Free.

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 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.

February 28: Opening at the National Building Museum in Washington DC, *The Tuskegee Chapel: Paul Rudolph x **Fry & Welch*** about the reconstruction of the chapel after a 1957 fire. Information.

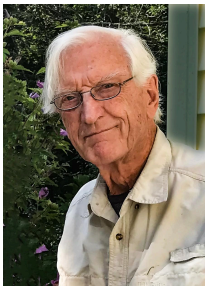


March 1, 6pm (sold out) and 630pm (available): Screening of *MODERNISM, INC: The Eliot Noyes Design Story,* with reception following. Cinema Lab, The Playhouse, 93 Elm Street, New Canaan CT. Mid-century architect and designer Eliot Noyes built the design programs for some of America's most powerful postwar 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. LIsten to Noyes' son Fred Noyes talk about the film. Tickets.







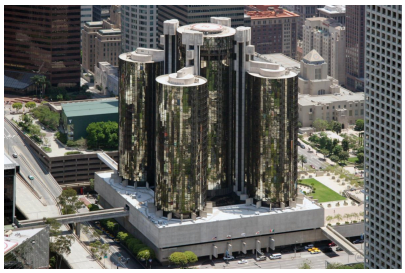




March 5, 5pm. The Onera Foundation, New Canaan CT. Book presentation and talk by Irish architect and scholar **Cormac Murray**, author of ***America at Home: The Architecture and Politics of the US Embassy in Dublin***. A panel discussion will follow with architect **Christen Johansen** and architectural photographer **Norman McGrath**. moderated by **George Smart,** founder of USModernist and host of USModernist Radio.

Designed by American architect **John Johansen** and opened in 1964, the circular concrete US Embassy in Dublin became a powerful symbol of American modernity and democratic ideals in postwar Ireland. The embassy embodied a vision of openness, technological progress, and cultural diplomacy exported through architecture. Free and open to the public. Tickets and details.

March 7, 1-3pm. SAH/SCC talk/visit at Raphael Soriano's 1964 Grossman House, hosted by owner and architect Linda Brettler, Studio City CA. $30, SAH/SCC Members; $40, non-members. Advance tickets required.



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.

Thursday, March 19: NCModernist Thirst4Architecture Happy Hour, 6-8pm, SMASH Social Club, 500 Glenwood Avenue, Raleigh NC. Free, registration required. Enter SMASH on the form.



USModrnist is proud to partner with Grace Farms for the 2026 Design for Freedom Summit on **March 26** in New Canaan CT. Join USModernist's **Devra**

Dubroff and hundreds of leaders in design and construction dedicated to a more ethical built environment. Leave inspired and ready to take action to bring responsible sourcing into your world. Register.

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.

Through March 31: *We Built This*, an exhibit celebrating the accomplishments of North Carolina's Black architects and builders, at **NCCU's James E. Shepard** Memorial Library, Durham NC.

April 2, 430pm: Designfluence, sponsored by STITCH Design Shop, featuring a talk by architect Frank Harmon. 1105 Burke Street, Winston-Salem NC. Registration.

Tuesday, April 7, 7pm: *The Maslon House* and *Curating Modernism*, Q&A afterwards with producer **Jake Gorst.** Rialto Theatre, Raleigh NC. Hosted by NCModernist. Get tickets in advance, or at the door.

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.

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

May 16-17: Preservation Durham Home Tour. Tickets.

May 5, 7pm: *The Donn of Tiki.* Rialto Theatre, Raleigh NC. Hosted by NCModernist. Get tickets in advance, or at the door.

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

Tuesday, June 2, 7pm: *Visual Acoustics.* Rialto Theatre, Raleigh NC. Hosted by NCModernist. Get tickets in advance, or at the door.

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

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, location 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.

Thursday, October 15: NCModernist Thirst4Architecture Happy Hour at Raleigh Architecture at their new office. Free, registration required. Enter RACO on the form.

USMODERNIST RADIO
ARCHITECTURE YOU LOVE

Latest Podcast





#445/Two Gentlemen Admiring Architecture: Australia's Tim Ross + UK's Kevin McCloud + Musical Guest Leigh Pilzer

Tim Ross and **Kevin McCloud** host *Tim and Kev's Big Design Adventure*, a globe-trotting podcast centered on people, places, architecture, and design. Later, baritone saxophonist **Leigh Pilzer**, whose powerful sound has anchored ensembles from the DIVA Jazz Orchestra to the immortal Tommy Dorsey Orchestra.

US Modernist Radio is underwritten by The Brent R. Harris Charitable Trust, restorer of Richard Neutra's Kaufmann Desert House in Palm Springs and six other houses in California; by the E Fay Jones Conservancy, preserving the

legacy of Modernist architecture in Northwest Arkansas. Visit efayjonesconservancy.org; 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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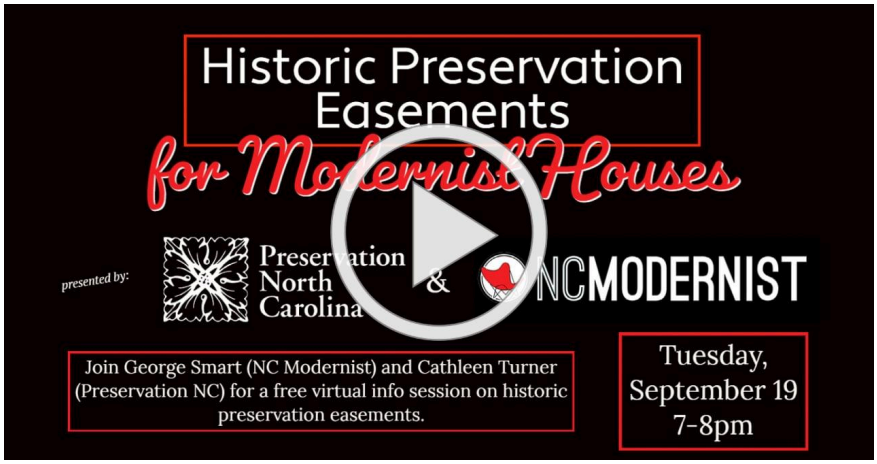


FOR SALE

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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