M News: Goodbye Carl Abbott / Bookstore Opens Friday 11am / PSMODCOM Awards
From: "George Smart, Executive Director" <george@usmodernist.org>
Date: Monday, October 12, 2026

US Modernist

Modernist House Archives:
35,000+ Houses

Architecture Media Library:
6M+ Pages

USModernist Radio Podcast:
480 Shows

Monday, October 12, 2026

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.

View as Webpage

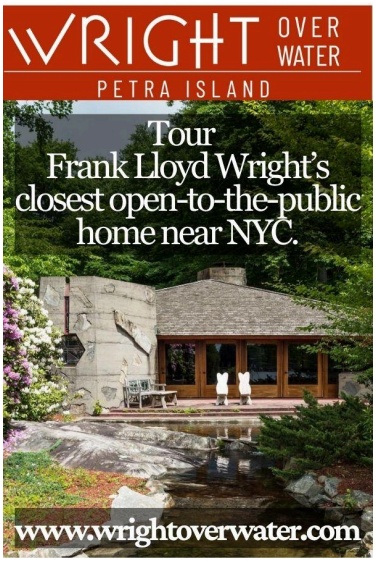
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

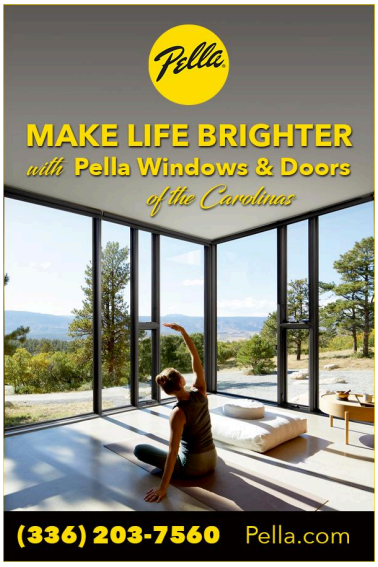
Newsletter Sponsorship: Connect your product, service, or organization to USModernist's 98,500 Modernist fans, architects, real estate agents, preservationists, and builders. Reach out to **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**

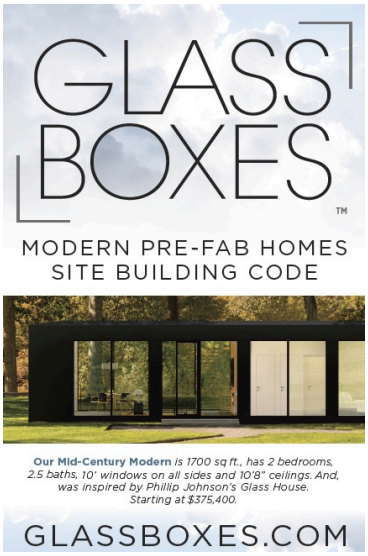
Meet the USModernist Team

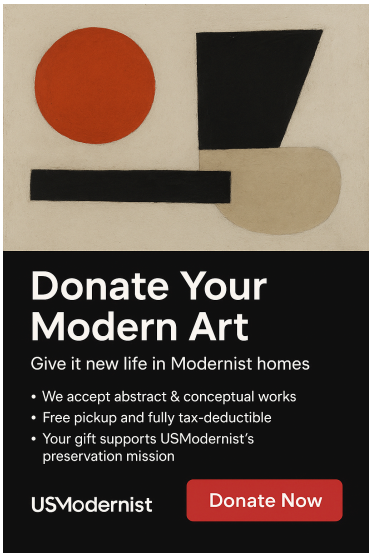
Check out the NEW NCModernist For Sale/Rent Database. Real estate agents and owners can list their North Carolina Modernist houses for sale or rent for free. Sponsored by:

CHAPPELL
Powered by COMPASS













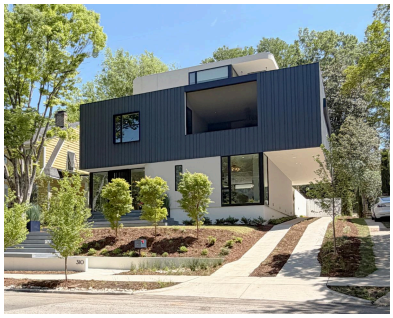
Featured Upcoming Events



Popup Architecture Bookstore Opening this Friday, October 16, 11am: NCModernist has an amazing new popup bookstore for architecture and design fans - or for holiday gift-giving! We've got 2,000 beautiful, well-designed, nearly new architecture, art, and culture coffee-table books, all on sale from 50-75% off! You'll spin the Wheel of Destiny to receive a special discount. This is the deal of the year for anyone inspired by architecture and design.

Visit us at the Boxyard, Research Triangle Park's wildly successful social district, 900 Park Offices Drive, opening **Fridays and Saturdays** from **11am to 7pm** October 16 through November 20.

Please note we are closed **Friday October 16 and Saturday October 17 from 5 to 7pm** for two private events. Free free to come earlier either day.

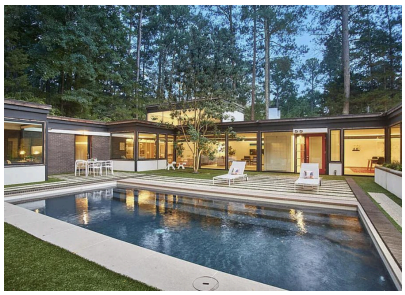


THE RALEIGH ARCHITECTURE COMPANY

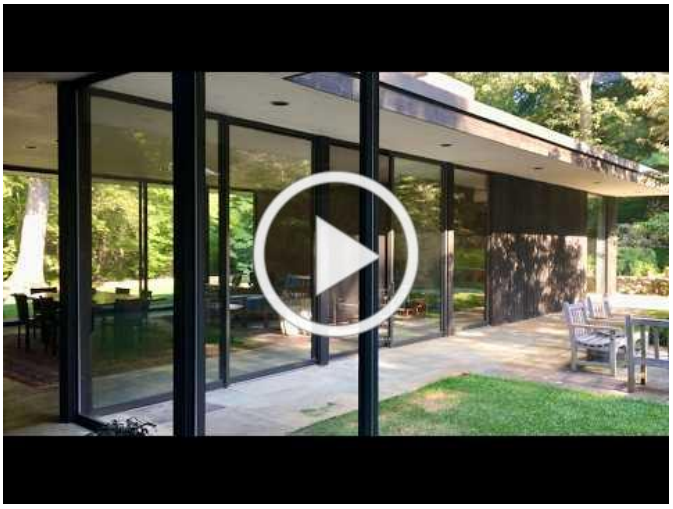
Wednesday, October 21, 6-8pm: NCModernist Thirst4Architecture Happy Hour at Raleigh Architecture at their new office, 800 North Person Street, in Raleigh NC. Free, registration required. Enter RACO on the form.



Friday, October 23: Moon Over Modernism Benefit Cocktail Party, Delray Beach FL. **Explore Florida's most controversial Modernist house** (and learn why) as USModernist hosts curated cocktails, delicious seasonal appetizers, and live jazz at golden hour — inside the beautiful restoration of Paul Rudolph's 1956 Biggs House. Recently featured in Identity, House and Garden, and Design Milk. Details and tickets. Advance ticket sales end this Friday, 5pm ET!



Saturday, November 21. 9am to 1pm. **Open Doors: Chapel Hill Modernism.** Preservation Chapel Hill and NCModernist team up for a compact morning of Modernist architecture by Anne Stevens, Harriet Gordon, Sprinkle and Stanley, Charles Sappenfield, and Arthur Cogswell in three Chapel Hill neighborhoods including Coker Hills. Just $35/person. Details and tickets.



Tuesday, November 3, 7pm: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. *The Harvard Five* tells the story of five architects: Philip Johnson, John Johansen, Landis Gores, Eliot Noyes, and Marcel Breuer. They were visionaries who ignited a modern design revolution in New Canaan CT in the wake of WWII. Their avant-garde ideals and Bauhaus-inspired designs challenged local traditions and ultimately redefined American Modernism for the 20th century. Plus, it's **NCModernist Bingo Night!** Free cards for everyone, with prizes. Details.

May 12-22: USModernist's 11th International Modernist Tour: **Paris, Brussels, Amsterdam**! Eleven days across three countries, tracing Modernism from the house that started it to the house that redrew it. You'll stand on the ramp at Villa Savoye, walk under **Zaha Hadid's** Port House, and step into the small



red-blue-and-yellow room in Utrecht that Gerrit Rietveld built in 1924 and the world has been arguing about ever since. **Le Corbusier** at the Villa Savoye! **Piano** and **Rogers** at the Pompidou. Ando inside the Bourse de Commerce. The Expo 1958 Atomium in Brussels. MVRDV's Valley on the Zuidas. Join architecture fans from around the country and follow in the footsteps of serious Modernism fans. Only 13 places left! Details and tickets.

Support USModernist's Mission and National Impact



Want to get more involved? There are so many ways to be part of the growing USModernist community!

Become a member - join the Mod Squad.

Make a tax-deductible donation.

Donate old architecture and design magazines.

Sponsor this newsletter or the USModernist Radio podcast.

Volunteer to work events or research midcentury architects.

Attend the NCModernist Raleigh architecture movie series.

Make Modernism Part of Your Legacy. "You cannot save something valuable without knowing where it is or why it is important." That idea is at the heart of USModernist's work—and it is why an estate gift can have such lasting impact. USModernist provides unrivaled documentation that raises awareness of endangered Modernist houses and gives owners, buyers, sellers, real estate professionals, researchers, and communities information they can use. This work has earned 20 awards for leadership in historic preservation, but its greatest value is practical: a well-documented house has a better chance to be understood, protected, repaired, and loved.
A bequest or other estate gift can become dependable future funding for documentation, advocacy, and preservation. It can help a lean nonprofit sustain expert research, respond when important houses are at risk, and keep trusted information open to everyone—not locked behind a subscription. Your values can keep working long after your lifetime. Consider including USModernist and NCModernist in your estate plan. To learn more about making a legacy gift, contact **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**

Endangered Watch LIst

MODERNISM IN DANGER
USMODERNIST

Know an endangered Modernist building? 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.



Endangered: From a town known as Oyster Bay, Long Island, NY made famous in song by **Billy Joel**, there's is the rare, long-neglected Burke House at 144 Center Island Road for sale on 17 acres for $6.75M. **Benjamin Thompson** of TAC was the project architect. TAC leader Walter Gropius was friends with the Burkes.



Endangered: Architect Sumner Winn's largest commission was 812 Kenmore Road in Chapel Hill NC. Recently bought by a developer out of Florida, the 10+ acres will be developed for 1-acre houses. Although destruction of the house is not imminent as the development goes through town approvals, there's trouble ahead. Concerned neighbors are mobilizing.



Endangered: The 1954 Jobe House, **2205 Garden Place**, Raleigh NC, was designed by Glenn Buff and the builder was **E. H. Roberts**. But now the house is surrounded by development and is a prime teardown target. The inside is in good shape but the outside needs a lot of work. For sale at $840,000.



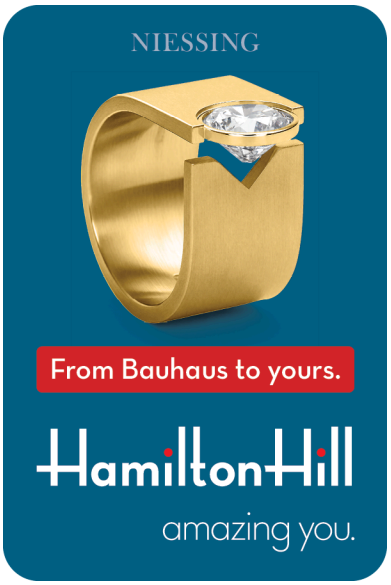
Endangered? The Elliott House in Walton Hills OH designed by Richard Neutra is in rough shape. If you have information on its situation, please let us know.

Endangered: Bad news on the Sturges House in Los Angeles, designed by Frank Lloyd Wright. The Los Angeles Conservancy put the decaying house on

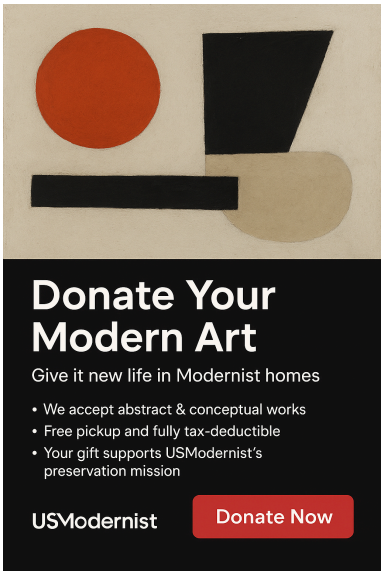


its 2026 Watch List, warning it's at risk of demolition by neglect, which means deteriorating through avoiding maintenance.

News







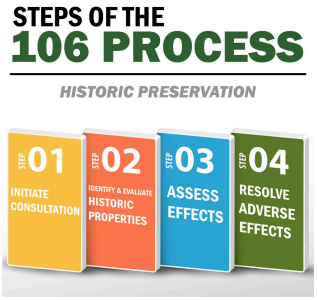


Carl Abbott, the last surviving member of the Sarasota School of Architecture, has died at the age of 90 after a short illness. Abbott was born in Darien GA and earned a Master of Arts in Architecture at Yale under Paul Rudolph. He worked with **Bert Brosmith** 1959- 1961; Architects Hawaii 1962-1963; Norman Foster at TEAM 4 1963-1964; and I. M. Pei 1964-1965 before founding his own practice in Sarasota FL in 1966. **Paul Goldberger** said Abbott "was a wonderful man and truly important to the Sarasota School architecture legacy." See all his houses.

California Governor **Gavin Newsom** has signed legislation extending the state's Historic Rehabilitation Tax Credit for another five years, renewing one of the state's main tools for bringing aging historic buildings back into use. The law extends the credit for taxable years 2027 through 2031. Newsom also signed AB 2576 which broadens the historic-resource protections available through SB 79 alternative plans to include sites listed in the State Historic Resources Inventory. Local governments will have more room to account for

recognized historic properties as they carry out the state's effort to build more housing near transit.

There's now more than one way to tell where a home – Modernist or not – is in Carmel-By-The-Sea CA. The city never had street numbers but it does now. Backers argued that in a town with aging residents and with lots of ambulances, deliveries from online shopping, and truck drivers, the old tradition wasn't working.



The national coalition fighting the Trump administration's proposed changes to Section 106, the US guidelines that allow for public comment on changes to historical buildings, has a new website. Ask organizations in your network to join the open letter and coalition. Individuals can join the mailing list here. Pitch your local or regional media using the coalition's press materials. Congress needs to see that Section 106 matters in every state and district. Give to the 106 Strong Fund to keep powering the movement.



House Museum has raised $42,500 for Project Chimney, beating its $35,000 goal, and now aims for $50,000. The project preserves six historically significant chimneys left standing after the 2025 Palisades Fire in and near Los Angeles. It has two parts: stabilizing the chimneys under a custom plan drafted by the Getty Conservation Institute, and an internship program that teaches students masonry conservation hands-on. A summer program with Pali High students also used the chimneys for art learning and processing grief. Donate at house.museum.



The Palm Springs Modern Committee's 2026 Architectural Preservation Awards, held last Saturday, honored six recipients:

Historic District: Marrakesh Country Club in Palm Desert. **John Elgin Woolf** designed this pink Hollywood Regency golf community in 1968, and it was designated a historic district in October 2025.

Adaptive Reuse: Dezart Performs and Michael Shaw, with architect **Susan Secoy Jensen**, for turning Albert Frey and Robson Chambers' First Church of Christ, Scientist into a theater.

Residential Renovation: **Trina Turk's** Soleil House, photo above, a 1963 Harold Bissner Sr. hillside home rebuilt from a near-ruin using his rediscovered plans.

Residential Restoration: **Michael and Tamami Sylvester**, for carefully caring for William Cody's 1972 Spanish-style Rubinstein Residence in Rancho Mirage.

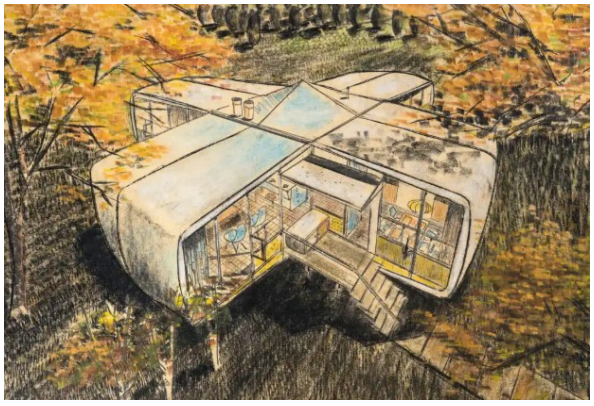
Excellence in New Design: The City of Palm Springs and **Wil Carson** of 64North for Aloe Palm Canyon, 71 affordable units for low-income seniors.

Lifetime Achievement: Architect **John Gilman Walling**, whose six decades of bold, desert-attuned work helped shape the valley's late-modern era.



The Norway-based design firm **Snøhetta** has released drawings for a retail and office building called Sweetbird North in Miami's Design District.

The first two floors are glass-fronted retail while the office floors are wrapped with a steel mesh screen.





Architect reports on exhibits at the Los Angeles County Museum of Art – *Home of the Future, 1925–1985: Designing Domestic Utopias* and *The Kitchen and Its Discontents* – that analyze how things went with 20th-century architecture's efforts to make life better with new materials, technologies and designs.

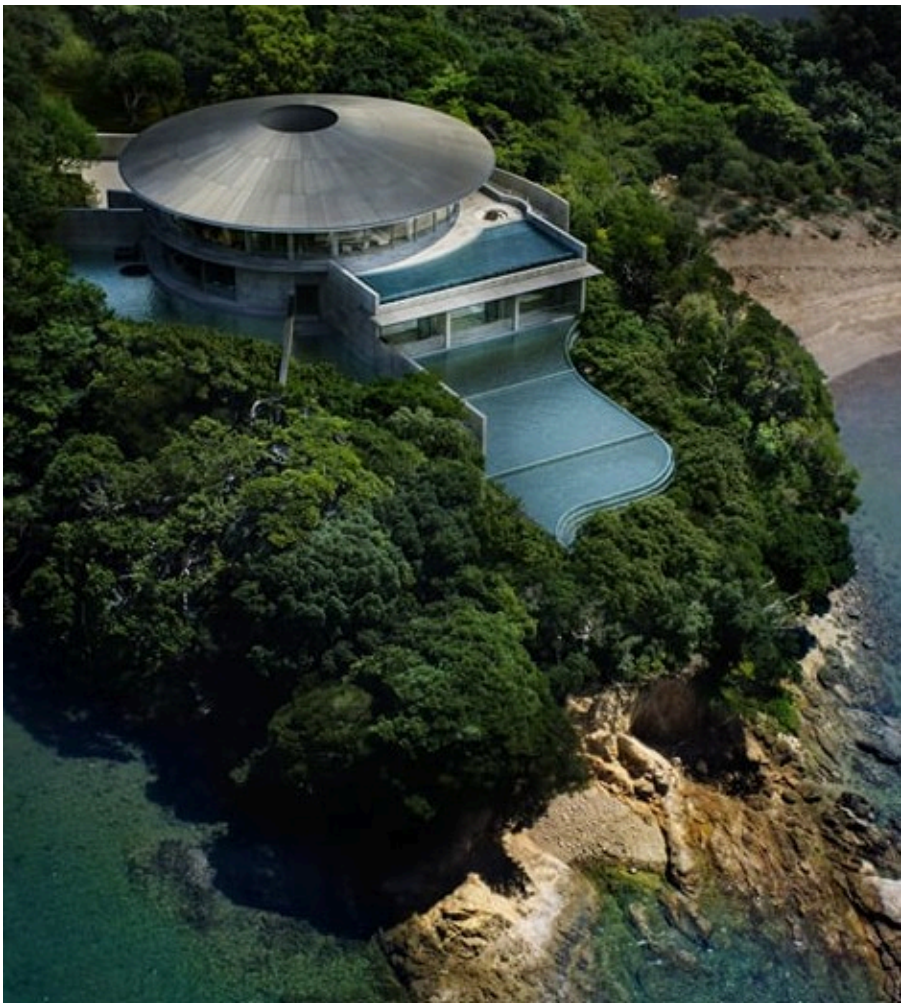


The London building that was Zaha Hadid's headquarters for more than 30 years is restored and open next month as a place for exhibitions, lectures, workshops, research, learning programs, and creative residencies

---



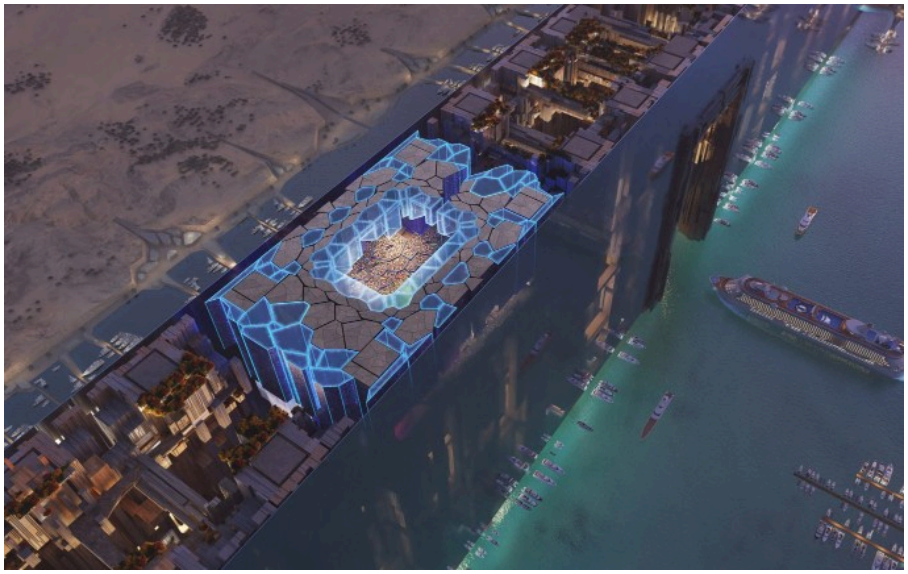
A new Yale study estimates that architects can spend roughly $64,000 over a 54-year career on AIA and NCARB dues, licensing, exams, and professional fees. This scales up to $200 million annually, having the researchers ask whether the architecture profession is getting enough value from this vast licensing ecosystem.



Tadao Ando and Herzog & De Meuron have designed villas in Kinki, Japan, and Okinawa for NOTA, the company formerly called Not a Hotel. Above is Ando's project.

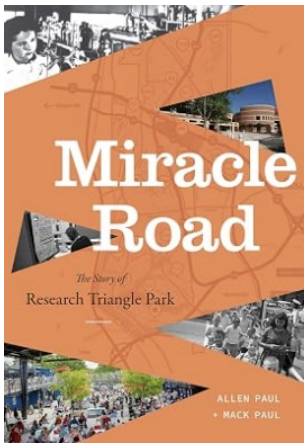


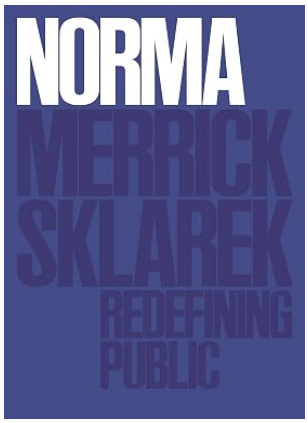
The Bjarke Ingels Group, MVRDV and Snøhetta are together designing a new community with 1,000 homes, a school and other facilities in the Beykoz district of Turkey, northeast of Istanbul.



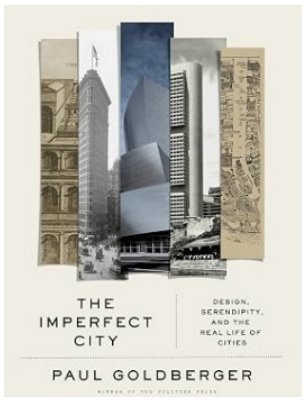
Heads up, fütbol fans. If you were hoping to catch some World Cup action in the 46,000-seat Neom Stadium atop The Line project in Saudi Arabia, forget it. The stadium is off indefinitely, and the Line isn't going to be nearly as long as originally planned.

Available Now: *Miracle Road* is a comprehensive account of the origins and rise of Research Triangle Park, which transformed one of the poorest states in the nation into an economic powerhouse, detailing a fascinating and important case study of urban development in the 21st century. The park is loaded with midcentury Modernist office buildings. Mack Paul and his dad, the late Allen Paul, organize the story around major periods in RTP's growth, showing how RTP came to define the region and the state by the 1990s as well as the major setbacks it encountered in the early 2000s.





Available October 30: *Norma Merrick Sklarek* edited by **Monica Ponce de Leon,** about the first Black woman to be licensed as an architect in New York and California. Her works included the U.S. Embassy in Tokyo and facade systems for the Pacific Design Center and Union Carbide Building. Still too little recognized, Sklarek demonstrated the reality of how buildings come together: through constant collaboration. This groundbreaking collection features original photographs, essays, interviews, and oral histories, as well as biographical information, architectural documentation, and a chronology of her work.

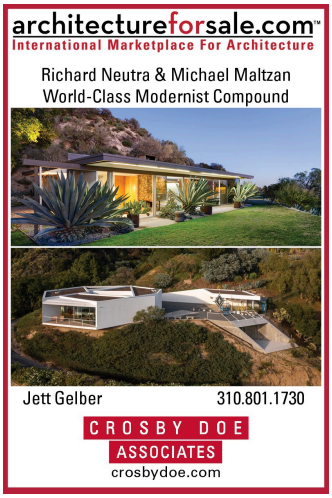


Available November 20: *The Imperfect City* by **Paul Goldberger.** The Pulitzer Prize–winning architectural critic explores how modern cities thrive when urban planning leaves room for happy accidents and innovations. On this exhilarating journey around the world, Goldberger points out each city's notable qualities, from the eco-friendly features of Singapore's skyscrapers to the collision and coexistence of old and new in Rome, to the boldly imagined lakefront in Chicago to the poetic sweep of LA's freeway ramps.

Modernist Houses Available







NCModernist has a new, easier, faster Houses for Sale/Rent feature. Check it out! Real estate agents and owners can list their North Carolina Modernist houses for for free. Submissions subject to approval: the architect or designer can be from anywhere, but the house must be in North Carolina. Sponsored by:

CHAPPELL
Powered by COMPASS



The 1962 Pyramid House that **Julio Kaufman** designed in Fire Island Pines on New York's Long Island is for sale at $3.3M. It was listed earlier this year for $4M.



A bright yellow Futuro House near Idyllwild CA, one of fewer than 100 fabricated from a design by Finnish architect **Matti Suuronen**, is on the National Register and is on the market for $1.5M after a restoration.



Architect **Daniel Solomon** designed this 1973 hillside house in Berkeley CA. Renovated over the past two years, it's for sale for $1.35M.



Clifton Jones designed this 1963 duplex in house in the Los Cerritos area of Long Beach CA, and it drew the interest of photographer **Julius Shulman**, who shot the picture above. Both units are listed for $1.5M.

Upcoming Events

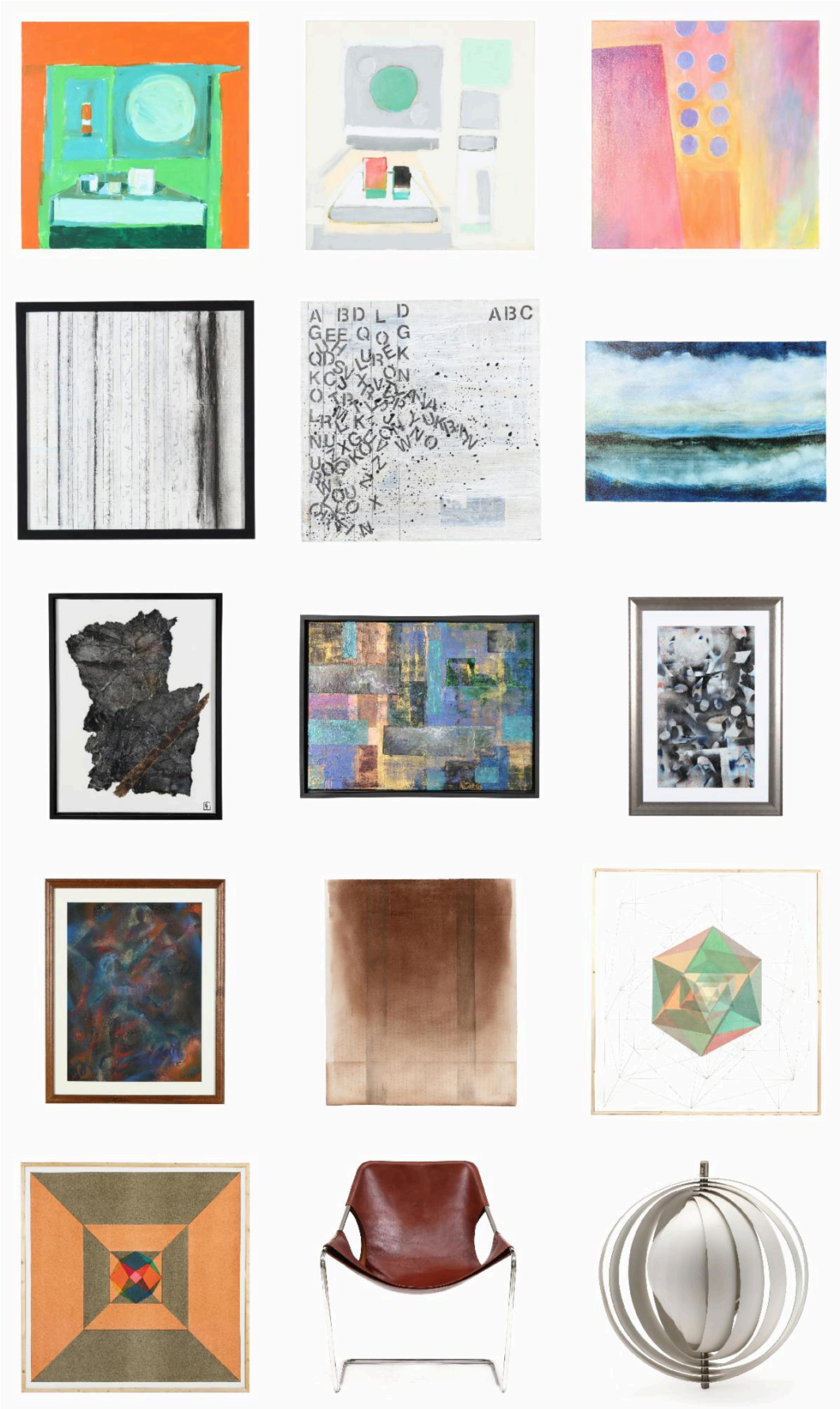
The NCModernist Popup Architecture Bookstore is open at the Boxyard, 900 Park Offices Drive, Research Triangle Park NC, 11am to 7pm **October 16 to November 20**, or when the books sell out. Closed for private events 5-7 pm October 16 and 17. Details.

Wednesday, October 21, 6-8pm: NCModernist Thirst4Architecture Happy Hour at Raleigh Architecture at their new office in Raleigh NC. Free, registration required. Enter RACO on the form.



Leland Little's quarterly online Modernist and Contemporary Auction is Thursday, October 22, with many classic pieces from Eames, Corbusier, and this Paulistano Chair.

Featured item: **Paolo Mendes da Rocha** was a renowned Brazilian Brutalist architect based in São Paulo who received the Pritzker Prize and Mies van der Rohe prize. His most famous work, the Paulistano Athletic Club Gymnasium, featured the Paulistano Chair designed in 1957. This chair is a later authorized Objeckto production, a rare example personally signed by Paolo in 2006. Plus you can buy all the art by **Jillian Goldberg, John Hiigli, Abie Harris**, and others below, all sold to benefit NCModernist.



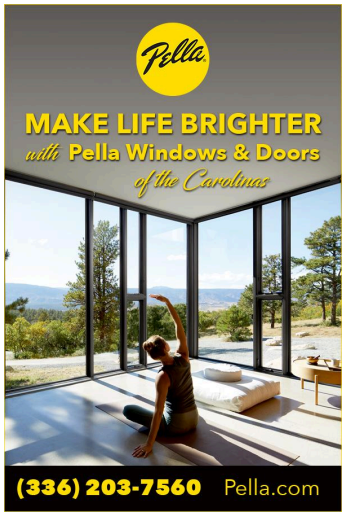
Friday-Saturday, October 23-24: Moon Over Modernism Benefit Cocktail Party, Delray Beach FL. Explore Florida's most controversial Modernist house (and learn why) as USModernist hosts curated cocktails, delicious seasonal

appetizers, and live jazz at golden hour — inside the beautiful restoration of Paul Rudolph's 1956 Biggs House. Details and tickets.

Tuesday, November 3, 7pm: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. *The Harvard Five* tells the story of five architects: Philip Johnson, John Johansen, Landis Gores, Eliot Noyes, and Marcel Breuer. They were visionaries who ignited a modern design revolution in New Canaan CT in the wake of WWII. Their avant-garde ideals and Bauhaus-inspired designs challenged local traditions and ultimately redefined American Modernism for the 20th century. Plus, it's **NCModernist Bingo Night!** Free cards for everyone, with buildings instead of numbers. Details.

November 13-15: Architecture Sarasota's MOD Weekend. Details.

Saturday, November 14, 1-4pm. Mumford Restoration Generations of Craftsmanship show, Raleigh NC, featuring short seminars by **George Smart, Bernard Mumford, and Michael Ortiz.** and the unveiling of a 1907 Franklin car, carefully restored. Refreshments, raffles, demonstrations, and your restoration questions answered. Free. Details.



Thursday, November 19, 6-8pm: NCModernist Thirst4Architecture Happy Hour at PELLA Windows Showroom, 3252 South Miami Blvd, Suite 107, Durham NC. Free, registration required. Enter PELLA on the form.

November 28: Visit John Lautner's Pearlman Cabin in Idyllwild CA. Call **Nancy Pearlman** 213 705-4992 or write ABRANCHP@aol.com. Vegetarian lunch is included.

Tuesday, December 1, 7pm: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. The film is: *Arthur Erickson: Beauty Between the Lines.* Canada's greatest architect designed buildings that feel inevitable — as if the landscape itself demanded them. Plus, it's Golf Night: line up the putt of your life for an exciting prize! Details.

Thursday, December 10, 7pm: NCModernist Spectacular Modernist Holiday Party, Durham NC. Interested? Get notified first: enter HOLIDAY on the form.

Tuesday, January 5, 7pm: NCModernist Architecture Movie Series at the Rialto in Raleigh NC, featuring Sitting Still, an original documentary directed by **Gina Angelone** that explores the visionary work of **Laurie Olin** FASLA, one of the world's most influential landscape architects. It highlights his profoundly social vision, emphasizing humanity, urbanization, nature, and the creation of democratic, egalitarian public spaces. Plus, it's Star Trek Night with a trivia and Scotty impression contest! Details.

February 11-21: Modernism Week, Palm Springs CA. Details.

Ends March 15: AIA Center for Architecture, New York. *Humanist Modernity* showcases the work of Stanisława (Siasia) Sandecka-Nowicka and Maciej (Matthew) Nowicki, two significant figures in American and Polish architecture.

USMODERNIST RADIO
ARCHITECTURE YOU LOVE

Latest Podcast









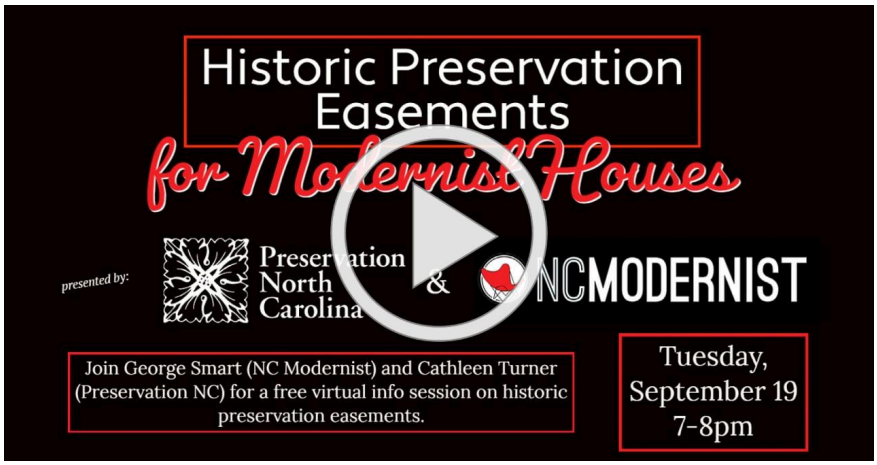
#477/Day 1 with Dean Jim Stevens + Max Strang's New House + Critic Philip Kennicott + Musical Guest Rick Maltese

Jim Stevens is the brand new dean of the University of Arkansas's Fay Jones School of Architecture and Design, and we caught him on Day 1. Max Strang in Florida talks about his latest house. **Philip Kennicott**, the Pulitzer Prize-winning art and architecture critic of *The Washington Post*, talks about music, mourning, ballrooms, and Bach. Later on, musical guest **Rick Maltese**.

USModernist 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.

NCMODERNIST



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.

The preservation easement is basically 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, or "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 smiling 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. The restriction is usually ten years, and it becomes part of the chain of title. Implementing a deed restriction before putting a house on the market immediately scares off developers (or developers-in-hiding) in an owner-value-friendly way to protect a property.

We're not attorneys, but here's a sample to get you started:

(Insert Owner, Site Address, Legal Description)

This restriction is made a covenant running with the land and shall be binding upon the Grantee, their heirs, successors, and assigns. For a period of ten years from the date of conveyance recorded herein, the Grantee shall not demolish, raze, or cause the removal of the residential Structure located on the property described in this deed, in whole or in part, without the prior written consent of the Grantor or Grantor's designee. For purposes of this restriction, "demolition" includes any intentional act that renders the Structure uninhabitable or results in the removal of more than 10% of the Structure's exterior walls, roof, or load-bearing elements. This restriction does not prohibit good-faith renovation, repair, or rehabilitation of the Structure, provided such work does not constitute demolition as defined herein. Any violation of this restriction shall entitle the Grantor or their successor to seek injunctive relief, specific performance, and/or damages in a court of competent jurisdiction. This restriction shall be recorded in the land records of the applicable county and shall constitute notice to all subsequent purchasers. Upon expiration of the ten-year period, this restriction shall automatically terminate and be of no further force or effect.

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

Unsubscribe | Update Profile | Constant Contact Data Notice

Constant Contact

Try email marketing for free today!