M News: 106 Rally / 2027 George Matsumoto Prize Jurors / Podcast: Vishaan Chakrabarti / Goodbye Ben Taylor
From: "George Smart, Executive Director" <george@usmodernist.org>
Date: Monday, October 26, 2026

US Modernist



Modernist House Archives: 35,000+ Houses

Architecture Media Library: 6M+ Pages

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Monday, October 26, 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.

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

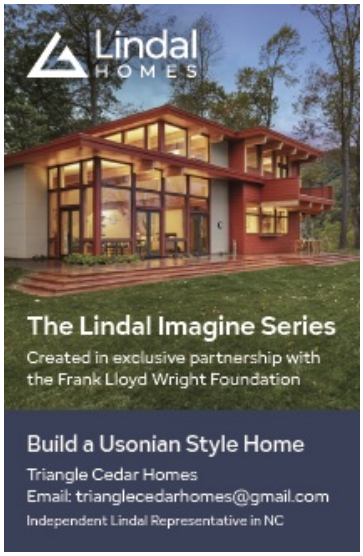
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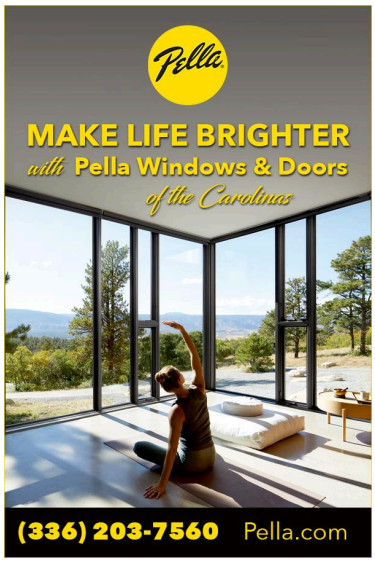
Meet the USModernist Team

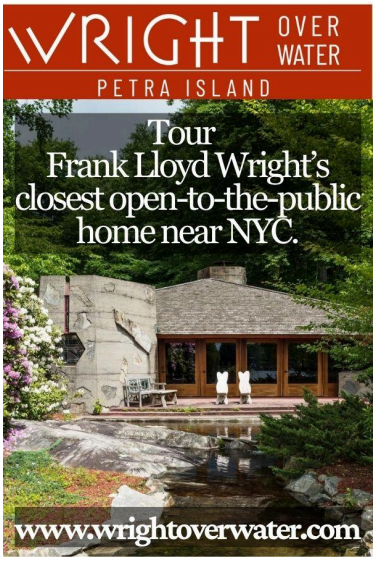
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free. Sponsored by:

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Featured Upcoming Events



THE LAST BOOKSTORE WEEKEND! Friday 11-7 and Saturday 11-2. NCModernist has an amazing popup bookstore that's closing on Saturday. Beautiful, well-designed, nearly new architecture, art, and culture coffee-table books, **all on sale at not 50, not 60, but 70% off!** This is the deal of the year. **Visit us** at the Boxyard, Research Triangle Park's wildly successful social district at 900 Park Offices Drive.

NCMODERNIST MOVIE SERIES

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. Remote Q&A afterwards with the director **Devon Chivvis**. Plus, it's **NCModernist Bingo Night!** Free cards for everyone, with prizes. Details.

Friday, November 6, 530pm. USModernist's George Smart is the keynote speaker for Tucson Modernism Week at the Tucson Creative Dance Center. Other events during Tucson Modernism Week include the film *Schindler Space Architect*, with producer **Valentina Ganeva**; Miracle Mile Vintage Bus Tour with **Ken Scoville**; Sunshine Mile Vintage Bus Tour with **Demion Clinco**;



Judith Chafee lecture by **Christopher Domin**; Tucson Modernism Week 2026 Cocktail Party; Vintage Trailer Show; Tucson Modernism Week 2026 Home Tour. Details and tickets.

Windows & Doors

Thursday, November 19, 6-8pm: NCModernist Thirst4Architecture Happy Hour at the exciting PELLA Windows and Doors Showroom, 3252 South Miami Blvd, Suite 107, Durham NC.

Free, registration required. Enter PELLA on the form.



Friday, November 20, 6pm. Ackland Art Museum, Chapel Hill NC. **Mayberry Modernism: Chapel Hill's Modernist Legacy.** Preservation Chapel Hill and NCModernist team up for talk by **George Smart** on the history of Modernism at UNC and Chapel Hill. Cash bar, with lite bites. Just $10/person. Details and tickets.

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.



Thinking about going with USModernist to Paris, Brussels, and Amsterdam?

Join USModernist Tour Director **Angela Roehl** and Executive Director **George Smart** for a Zoom information call at 7pm ET on Wednesday, October 28 as they outline the trip for May 12-22, 2027. Free, registration required. Enter ZOOM on the form. To go ahead and sign up for the trip, get the details and tickets. Only 11 places left!

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 USModernist member - join the Mod Squad.

Make a tax-deductible donation.

Donate old architecture and design magazines. Donate midcentury art and furniture.

Sponsor this newsletter or the USModernist Radio podcast.

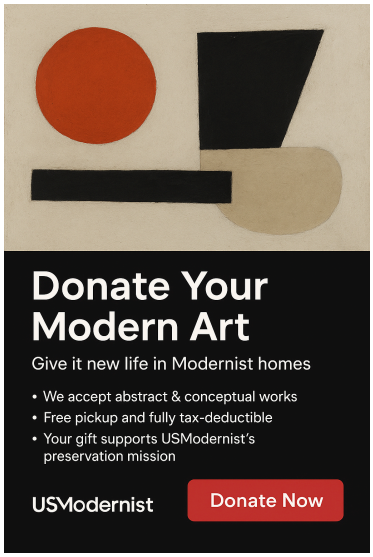
Volunteer to work events or research midcentury architects.

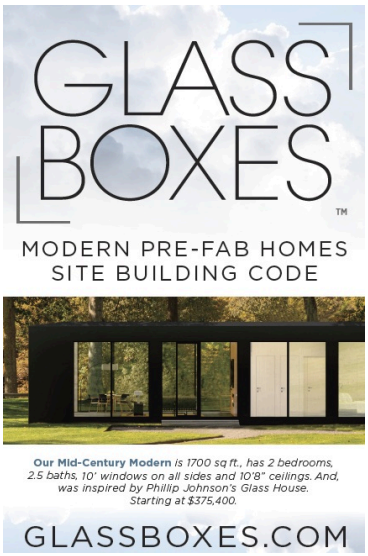
Attend the NCModernist Raleigh architecture movie series.

To learn more about making a legacy gift, contact **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**

Endangered Watch LIst









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.

Doomed: The Peabody Institute at Johns Hopkins in Baltimore MD plans to destroy its 1968 residence towers at 20 East Centre Street, designed by Edward Durell Stone, to make way for the conservatory's first new campus building in decades. The towers fall outside historic-district protections.





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.



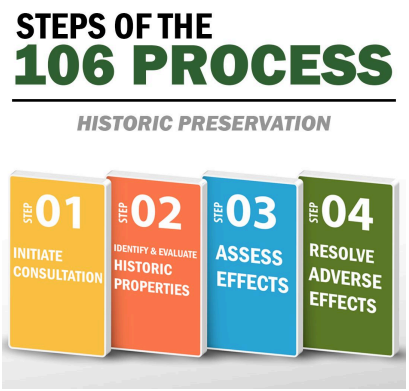
Endangered: Bad news on the Sturges House in Los Angeles, designed by Frank Lloyd Wright. The Los Angeles Conservancy put the decaying house on its 2026 Watch List. The house is owned by All Right Now Foundation, a nonprofit set up by a group interested in preserving the home that includes Robert Brisco, CEO of Internet Brands. Foundation lawyer **Wendy Giberti** says the claims are untrue and that the house is being appropriately maintained, but so far the Foundation has not let outside parties inside, which would bring an easy conclusion to the issue.

News









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. Give to the 106 Strong Fund to keep powering the movement. You can make a difference!

Watch the short film to learn why Congress passed the National Historic Preservation Act, and what is at stake if Congress dismantles it this session.

- * Monday, October 26 at 3:00pm ET - 106 Strong All Hands meeting: Senate bill advocacy; Planning for November 9 Capitol rally and Senate vote. Zoom link.
- * Thursday, November 5 at 2:00pm ET - 106 Strong All Hands meeting: Election debrief and strategic adjustments; final Rally-planning. Zoom link.
- * Monday, November 9 - The 106 Strong Rally at the U.S. Capitol. Come to Washington. Bring your colleagues and your friends. Bring the stories of the places you love. We will gather peacefully and call on Congress to reject legislation that weakens protections for America's historic and cultural places. Register your interest in attending.
- * Wednesday, November 12 at 1:00pm ET. 106 Strong All Hands meeting: Senate vote debrief and strategic adjustments, discussion regarding Nov 10th ACHP meeting. Zoom link.



The National Capital Planning Commission (NCPC) is scheduled to vote whether to appre final site and building plans for **Donald Trump's** proposed arch, now a military project complete with snipers and drones. Submit written comments by November 4 and watch live on November 5. Details.



Taliesin West, Frank Lloyd Wright's summer residence in Arizona, is closed until further notice following the accidental death of a Brazilian tourist hit by a piece of windblown roof material October 16. Photo by Kim Johnson Flodin.



Tuesday, October 27, at 10am. Built in 1924 at 330 South Pineapple Avenue, the U.S. Garage is considered Sarasota's first commercial garage — later a Cadillac and Ford showroom — and was rehabilitated as offices by architect Frank Folsom Smith in 1982. The Lutgert Companies plan to destroy it for Adagio, an 18-story luxury condo tower and a 10-story apartment building. Because the city deemed the property ineligible for historic designation years earlier, the demolition permit was approved administratively, without a Historic Preservation Board hearing. The Sarasota Alliance for Historic Preservation appealed, but in April the Sarasota Board of Adjustment ruled SAHP lacked legal standing, leaving the merits unheard.

Join SAHP as they challenge that administrative ruling in Courtroom 6-C, Silvertooth Judicial Center, 2002 Ringling Blvd. (arrive by 9:30), **or on Zoom** (ID 353 234 4884, password 756433).



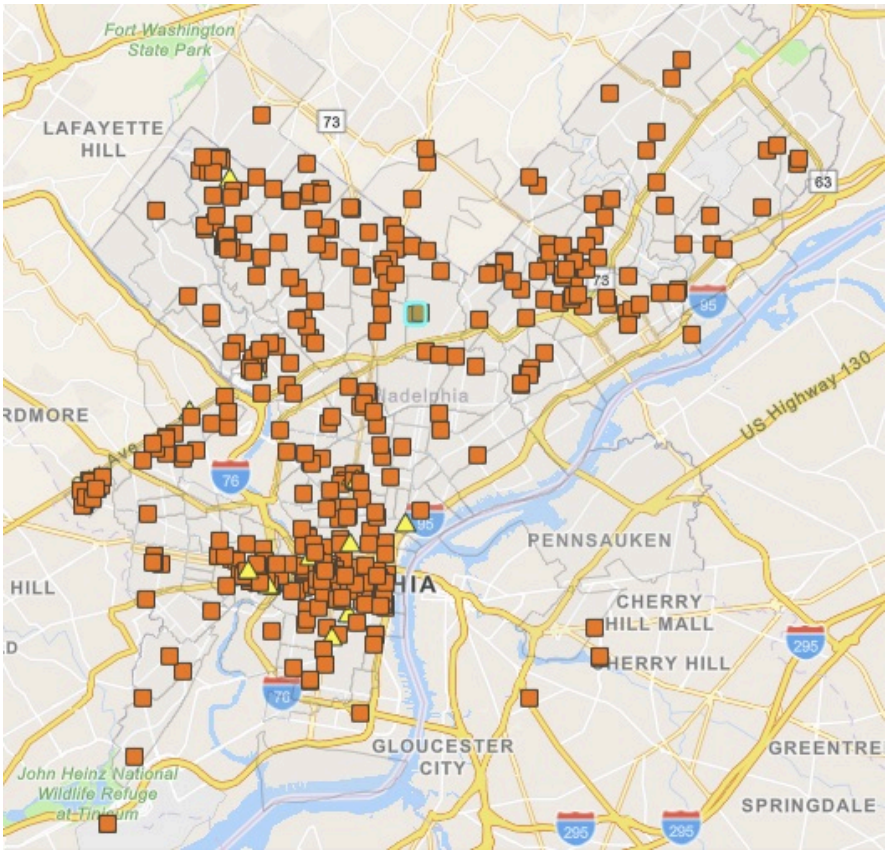
Architectural designer **Aziz Osko** told *ArchDaily* that he fell in love with Richard Neutra's 1956 Henry and Betty Corwin House in Weston CT when the family put it up for sale in 2020. He worked from Neutra drawings to plan a modernization that also also restored some lost features.



Lulu Chow Wang donated $25 million to renovate the deteriorating 1958 Jewett Arts Center, designed by Paul Rudolph, at Wellesley College. The three-year project will also update the Davis Museum, Davis Plaza, and Pendleton West, creating what Wang calls a new ecosystem for the arts, including an Arts Commons with classrooms, performance space, and a café. Wang has given generously before, including $25 million for the campus center that bears her name. The college plans to preserve Jewett's distinctive architecture. Art historian **Kathryn O'Rourke** calls it Wellesley's most important building. Photo by Vera Ye.



USModernist celebrated the reconstruction of a Paul Rudolph house last weekend with a benefit cocktail party for 110 architecture fans in Delray Beach FL. Many thanks to owners **Mike and Nina Marco** for hosting! Shout outs to our wonderful sponsors: **Anima Domus, Delray Garden Center, Cava Stone, Casa De Marco, Hausscape, and Royal Green**.



Philadelphia has a new map of all its Modernist buildings.



Kanye West fancies himself an architect, which he is not, and his best-known project became a hot mess and landed him in court.

In 2021, he bought a beautiful 2013 Tadao Ando house in Malibu, designed with Ron Radziner. Then the hijinks began. Radziner turns down West's bizarre requests to remove the cabinetry and replace stairs with ramps. West and girlfriend Bianca Censori, who was trained in architecture but never licensed, hire contractor Tony Saxon for $20K a week. Saxon guts the gorgeous interior without a permit. Glass, marble walls and the concrete chimneys were smashed. Saxon quits after disputes over money and removing the ocean-facing windows, later suing West for $1.7M for unpaid wages, unsafe conditions, and a back injury. The wrecked house sits empty for a year or two and is sold in 2024 to Steven Belmont, with a $8.5M restoration and Radziner rejoining the project. But by March 2025: Radziner stops work over non-payment. Belmont lists the house for $39M, and soon the house faces foreclosure. In March of 2026, an LA jury awards Saxon $140K for lost wages and medical bills. Jurors said West fell asleep on the stand. In July 2026, the

house reverted to Belmont's lender. Just this month, a judge ordered West to pay Saxon about $181K more in attorneys' fees and costs.



The Grand Opera House in Shanghai opened this month. The **Snøhetta**-designed facility, with a 2,000-seat main auditorium, has a spiraling outside staircase that makes the roof an observation platform and gathering space.



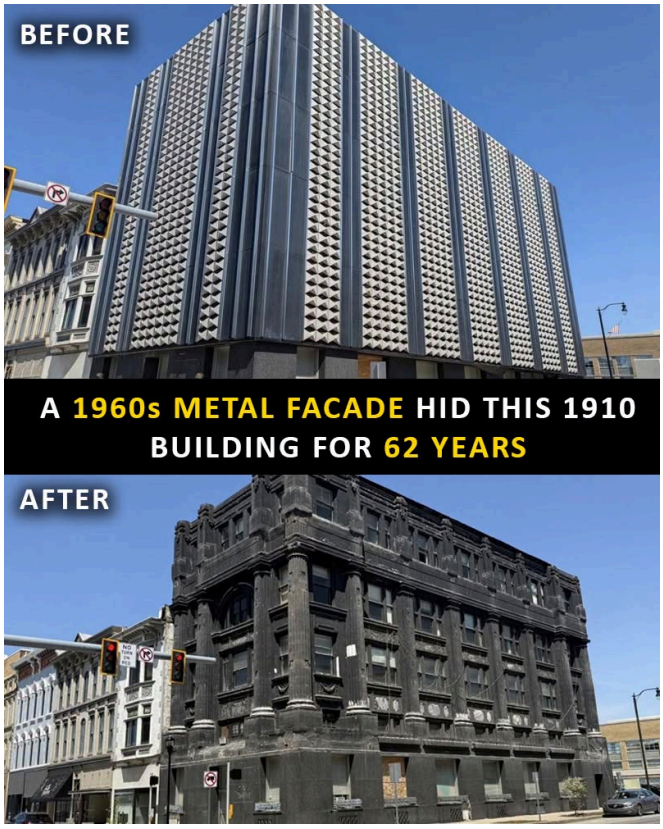
NCModernist announced the 2027 panel of jurors for the George Matsumoto Prize: architect **Tod Williams,** architect **Moshe Safdie,** photographer **Norman**

McGrath, DOCOMOMO-US Executive Director Liz Waytkus., architect Anne Fougeron, architect Patrik Schumacher, and author Daniella Ohad.

The George Matsumoto Prize is 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. George Matsumoto was one of the founding faculty members of North Carolina State University's College of Design, creating some of North Carolina's most well-known 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. Submissions open in January 2027. Details.



Architect Ben Taylor died last week at the age of 92 in Raleigh NC. Ben attended North Carolina State University and graduated in architecture in 1958. After working at several architectural firms and occasionally teaching architecture in NC State, Ben joined Abie Harris and Bob Burns in opening Envirotek in 1969. Hiring and mentoring young architects became one of Ben's greatest professional joys, and he took pride in helping launch successful careers. Ben's architectural footprint is visible across North Carolina in the buildings, plans, and sports facilities he helped create. His other projects included Highwoods and the Imperial Center, WRAL's studio and grounds, and numerous athletic facilities. In 2001, Envirotek became Integrated Design where Ben worked until retiring in 2003. A memorial service will be held at 2:00pm on Monday, November 2, at Christ Church, 120 East Edenton Street, Raleigh. The family will receive visitors immediately following. Had his full professional vision come to fruition, all of us would arrive at his funeral by light rail.



Workers this month removed aluminum panels that had been put on the 1911 Second National Bank building in Richmond IN during a 1964 modernization. The next task is to clean the stonework.



Available November 17: *A Concise Atlas of Es Devlin* distills the British artist's celebrated 2023 monograph into a compact, cube-shaped volume of 942 pages and 1,000 color illustrations. Tracing more than three decades of work, it follows Devlin's practice from sketches in the margins of poems, libretti and climate reports to cardboard models and monumental creations: stage sculptures for Beyoncé, U2 and The Weeknd, sets for the Metropolitan Opera, the 2012 Olympic closing ceremony and the 2022 Super Bowl halftime show. Thirty new projects join Devlin's personal commentary on each work and interviews with collaborators.



European magazine *Monocle* reported on the work Le Corbusier and Walter Gropius did in the 1960s to bring Modernist architecture to Baghdad, Iraq. Gropius's Faculty Office Tower at the University of Baghdad is above.

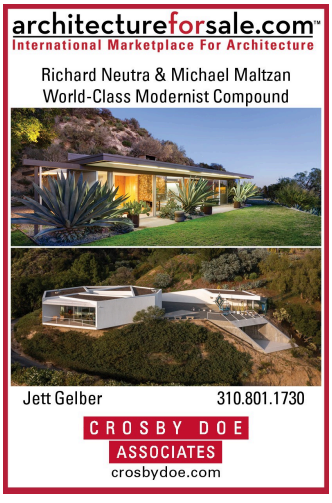
Dattner Architects

Workers at **Dattner Architects** in New York City are seeking to unionize with the International Association of Machinists, Archinect reported. The workers asked the firm to agree to the plan but the firm said there should be an election.

Modernist Houses for Sale/Rent







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:



Work finished in 1926 on a wildly Modernist beach house that young architect Rudolph Schindler had designed while he was working for Frank Lloyd Wright. The Newport Beach CA house Schindler designed for well-known naturopath Philip Lovell and his wife, Leah, became known as his second-most-important work, and it stayed in the Lovell family until listed for sale at a reported $18.8M.

Watch a new video on the house by OpenSpace.



In New Canaan CT, the 1946 Landis Gores House that architect Gores designed for his family is on the market for $3M, covered by a preservation easement the Gores family granted to the National Trust for Historic Preservation.



A 2020 house designed by David Jameson in northwest Washington DC has turned up on the market at $11M. Photo by Paul Warchol.



The 1985 Susman House by Carl Maston sits on a beachfront lot on West Pacific Coast Highway in Ventura CA. It's for sale for the first time and carries a $5.1M price tag.



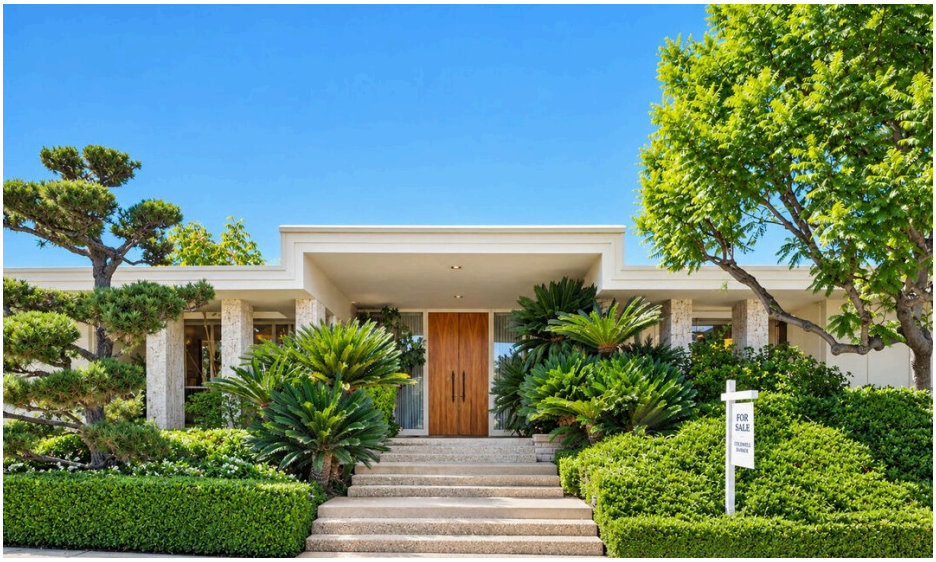
Kemper Nomland Jr. designed three post-and-beam houses on West Avenue 46 in Los Angeles for **Joe Paschen**. One of them, built in 1985, came onto the market last week with an asking price of $2.75M.



A 1982 house in Santa Rosa CA that architect **Lawrence Simons** designed to be built into a rocky hillside and and in which he lived for a time is for sale for $3M. The price includes two guest houses.



The late architect **Steve Mensch** designed a four-building complex to be his family's home in Rhinebeck NY. The four buildings — three residences and a large art studio — were finished in 1997 and sit above a 60-foot waterfall and the group is named, naturally, Waterfall House. It later became a rental property and is for sale now for $8.5M.



Architect **Earl C. Rahn**'s 1967 Bradley Straatsma House in Los Angeles is for sale for the first time since it was built. The price is $3.9M.

Upcoming Events

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.** Plus the unveiling of a 1907 Franklin car, carefully restored. Refreshments, raffles, demonstrations, and your restoration questions answered. Free. Details.

November 14, 10am–12: Docomomo US/Northern California tours **Paffard Keatinge-Clay's SFSU Student Center** in San Francisco. Celebrate the architect's centennial with a building that's part student hub, part walkable sculpture. Explore its expressive forms and turbulent history—from the politically charged atmosphere of 1968 to its 1975 completion. $20 members / $30 nonmembers. Details.

Tuesday, December 1, 5pm: Onera Foundation, New Canaan CT. Following the devastating 2025 Los Angeles wildfires, artist **Evan Hall** set out to rescue an extraordinary part of Southern California's architectural heritage: surviving chimneys from destroyed homes, including those designed by modernist architects **Richard Neutra, Ray Kappe, and Eric Lloyd Wright**. In conversation with Glass House curator **Cole Akers**, Hall will explore the intersection of art, modern architecture, and preservation—and how fragments of the past can anticipate the future. Free. Details.

Wednesday, December 2, 7pm: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. Featuring ***Arthur Erickson: Beauty Between the Lines***. Canada's greatest architect designed buildings that feel inevitable — as if the landscape itself demanded them. Simon Fraser University, Robson Square, the Canadian Embassy in Washington: Erickson made landscape inseparable from structure and brutalism genuinely poetic. This gorgeous portrait reveals the philosophy behind a career of breathtaking spatial invention. 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. Tickets available November 1. Details.

Through 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.

Through July, the Getty, Los Angeles County Museum of Art, and USC Fisher Museum of Art present a coordinated series of exhibitions celebrating the life and work of Paul R. Williams, the most prominent Black American architect of his generation who shaped Los Angeles from the 1920s through the early 1970s. Details.

USMODERNIST RADIO
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Latest Podcast





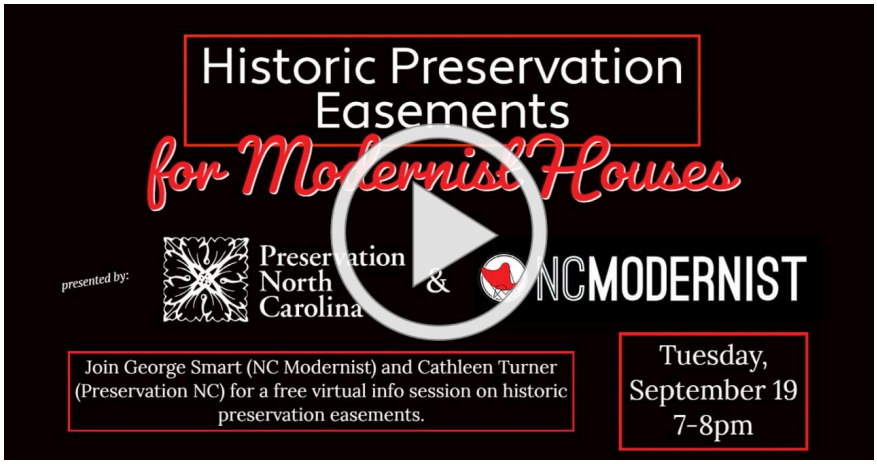
#480/Vishaan Chakrabarti + Christiano Sampaio + Musical Guest Carmen Bradford

Vishaan Chakrabarti is the architect leading the $7 billion redesign of Penn Station in New York City. **Christiano Sampaio** is the Los Angeles broker who built a boutique brokerage around lofts, but we're talking to him about a different kind of property: Modernist houses in movies. And closing us out, **Carmen Bradford**, the jazz vocalist who talked her way into **Count Basie**'s band, and still sings with them today.

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.

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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.

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