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Thirteen technically innovative, culturally rich, and climate sensitive projects are recognized with 2023 Modernism in America Awards

Docomomo US is pleased to announce the thirteen recipients of the 2023 Modernism in America Awards. These projects highlight the best in preservation practice by today's architects, designers, preservation professionals and advocates. Showcasing a broad range of scale, budgets, and typologies, this year's awards prove that where there is a will to preserve, there is a way. Many of these projects, easily "tear downs" had they fallen into different hands, became labors of love completed with care and dedication, and we are all the better for it.

The 2023 winners are:

AWARD OF EXCELLENCE

Samara: The John and Catherine Christian House (West Lafayette, IN)
Schwann House and Studio (Lincoln, MA)
Demerec Laboratory, Cold Spring Harbor Laboratory (Cold Spring Harbor, NY)
Bakar BioEngineuity Hub (Berkeley, CA)
Eldorado Ballroom (Houston, TX)
Modern Survey Pittsburgh (Pittsburgh, PA)
Ebony Test Kitchen (Chicago, IL/Washington, DC)

CITATION OF MERIT

Birch Knoll (Newtown Square, PA)
Climate Pledge Arena (Seattle, WA)
The Cheech Marin Center for Chicano Art & Culture (Riverside, CA)
Jackson Lake Lodge (Moran, WY)
Dogan-Gaither Flats (Knoxville, TN)
Former San Jose City Hall (San Jose, CA)

Now in its tenth year, the Modernism in America Awards, led by jury chair Barbara Bestor, FAIA, and a distinguished panel of experts, showcases projects that represent the best of modern preservation, documentation, and advocacy work. As in past years, the jury continues to value holistic approaches in all categories

This year saw a welcome uptick in the number of projects that combine the rich cultural heritage of historically underrepresented communities with Modern design. Receiving an Advocacy Award of Excellence, the **Ebony Test Kitchen** was used for decades by *Ebony Magazine* food editors. It was originally located

within the Johnson Publishing Company Building, designed by pioneering Black architect John Moutousammy. Thanks to Landmarks Illinois and many partners, it has now found a permanent home at the Smithsonian's National Museum of African American History and Culture.

One thousand miles due south, the **Eldorado Ballroom**, a Streamline Moderne building that offered live music for Houston's Black community during the Jim Crow era, has received a full restoration initiated by Project Row Houses. After sitting vacant for decades, the Ballroom has returned as a vibrant community anchor.

Another awardee, the **Dogan Gaither Flats**, a midcentury motel-turned supportive housing, has a story that touches nearly all areas of Black history and culture. Receiving a Commercial Design Citation of Merit, it was the first Black-owned motel in Knoxville. The Gaither Brothers faced redlining and discrimination – they were refused financing by both white and Black-owned institutions, and later urban renewal caused the original motel to relocate due to a highway project. The motel was featured in the Nationwide Hotel Association Directory and Guide to Travelers, a rival Green Book publication, and hosted a who's who of famous musicians and civil rights activists.

“Creative design and preservation go hand in hand, as evidenced by this year's Awardees,” said Docomomo US Executive Director Liz Waytkus. Demolition or insensitive alterations are too often the easy way out. In the case of **Bakar BioEnginuity Hub**, formerly the Berkeley University Art Museum & Pacific Film Archive, community pressure helped delay demolition long enough for a creative vision to emerge. A little imagination and strong partnership were all it took to transform this long vacant Brutalist building into a modernized, seismically sound, and operationally carbon neutral space for scientific innovation. This formula can be replicated for any site that is threatened today, keeping unnecessary waste out of landfills and preserving our Modern heritage for the future.

Speaking on the projects recognized and the impact of the Awards program, Docomomo US Board Member and Awards Committee Chair Meredith Arms Bzdak noted, “This year's Modernism in America Awards celebrate the ongoing journey of Modern preservation. These projects not only reveal the richness of our Modern heritage but also serve as catalysts for fostering creativity, sustainability, and inclusive design in our ever-evolving built environment.” Liz Waytkus, Executive Director of Docomomo US, concurred and expressed her enthusiasm for the awarded projects, stating, “These projects are beacons of inspiration, showcasing the transformative power of preserving and reusing Modern sites. I am so proud to be able to honor more projects that celebrate the rich culture and heritage of Black and underrepresented communities.”

The Modernism in America Awards is the only national program that celebrates the people and projects working to preserve, restore and rehabilitate our modern heritage sensitively and productively. The program seeks to advance those preservation efforts; to increase appreciation for the period and to raise awareness of the ongoing threats to modern architecture and design.

The 2023 Modernism in America Awards will be presented on Thursday November 2, 2023, at the Design Within Reach Third Avenue Showroom in New York City. Tickets and event sponsorship opportunities can be found at www.docomomo-us.org/events/modernism-in-america-awards.



Design Award of Excellence

Samara: The John and Catherine Christian House

Location: West Lafayette, IN

Original Architect: Frank Lloyd Wright

Project Team:

Architects: Harboe Architects (Gunny Harboe, FAIA; Bob Score, AIA); General Contractor: Brandt Construction, Inc. (Clint Cravens, Project Manager; Andy Sipe, Superintendent); Structural Engineer: 1200 Architectural Engineers (John Matteo, PE, FAAR); MEP Engineer: Architectural Consulting Engineers (Mark Nussbaum, PE); Architectural Conservator: Building Conservation Associates (Dorothy Krotzer)

Client: John E. Christian Family Memorial Trust (Marsh Davis, President; Suzanne Stanis, Vice President of Education; Linda Eales, Curator); Indiana Landmarks

A Residential Design Award of Excellence is given for the restoration of Samara: The John and Catherine Christian House. Completed in 1956, the home is a remarkable embodiment of Frank Lloyd Wright's Usonian design principles. Having attained National Historic Landmark status in 2015, a crucial \$500,000 Save America's Treasures Grant was secured from the National Park Service, enabling Indiana Landmarks, co-steward of the property, to undertake a meticulous rehabilitation. Harboe Architects, renowned for their expertise in preserving Wright-designed properties, led the restoration with a keen eye for maintaining the integrity of the original structure. Challenges included stabilizing the terrace and lanai wall, salvaging and reusing original pavers, and adapting living room ductwork while respecting the original design. Attention to detail, adherence to historic preservation standards, and dedication to matching materials were paramount in the success of this endeavor. When so many Modern homes of a similar scale are being torn down or inappropriately altered, this successful restoration exemplifies a deep commitment to architectural heritage, guarantees structural integrity for future generations and allows visitors to once again enjoy the terrace and lanai during public tours. Jury chair Barbara Bestor commended the "detailed documentation of the restoration process and special care that were taken every step of the way." Jury member Celia Bertoia agreed, noting that they "took the time and effort to do things right."



Design Award of Excellence

Schwann House and Studio

Location: Lincoln, MA

Original Architect: Walter Bogner

Project Team: Andersen Miller Design

Client: Jon and Matt Andersen-Miller

A Residential Design Award of Excellence is given for the restoration of the Schwann House and Studio, completed in 1947 by Walter Bogner, who played a key role in bringing Modern architecture stateside and shaping New England's midcentury architectural landscape. Commissioned by William Schwann, renowned musician and publisher of the Schwann Catalog, the property was incorporated into the Lincoln, MA historic district in 2022. The Schwann House epitomizes Bogner's architectural brilliance, blending simplicity and functionality, with large windows blurring the lines between indoor and outdoor spaces. A notable feature is Bogner's innovative window frame profile, central to the restoration's focus, reflecting his commitment to form and function. The layout, characterized by a stone fireplace and captivating sculptural elements, creates an inviting ambiance for live music and refined living. The restoration aimed to return the house to its 1948 state while preserving the original floor plan, millwork, hardware, and fixtures, and introducing subtle modernizations. Key changes include added bathrooms and improved connectivity between spaces for enhanced livability without compromising the original design. Bogner's original color palette was painstakingly revived, drawing inspiration from nature and the site's organic hues. "They covered all the bases, from foundation and structural issues to windows, colors, and finishes. 'Retention' ruled, as it should have." Jury member Ann Komara observed.



Design Award of Excellence

Demerec Laboratory, Cold Spring Harbor Laboratory

Location: Cold Spring Harbor, NY

Original Architect: Anderson and Beckwith

Project Team: Centerbrook Architects and Planners (Todd Andrews, AIA, Principal; Reno Migani, AIA, Project Manager; Aaron Trahan, AIA, Architect; Ken Cleveland, AIA, Architect); Craig Razza, PE, Partner, Kohler Ronan Consulting Engineers, MEP Engineer; Scott Erricson, PE, Principal, e2 Engineers, Structural Engineer; Bernard R. Fortunato Jr., President, Fortunato Sons Contracting, Contractor; Jim Mcilwee, Project Manager, Fortunato Sons Contracting, Contractor; Dr. Bruce Stillman, President, Cold Spring Harbor Laboratory, Owner

Client: Cold Spring Harbor Laboratory

A Civic/Institutional Design Award of Excellence is given for the restoration of Demerec Laboratory and Cold Spring Harbor Laboratory, a historic scientific landmark that played a pivotal role in the advancement of genetics research. Established in 1890 as a collaborative endeavor between the Brooklyn Institute of Arts and Sciences and the Carnegie Institute of Washington, Cold Spring Harbor Laboratory evolved over time into a renowned scientific institution. In 1953, the visionary 16,000-square-foot Demerec Laboratory was completed, designed by Anderson and Beckwith, known for their pioneering work at MIT. Embodying a Modernist style, Demerec Laboratory stood in stark contrast to the historic whaling village surrounding it. Its innovative design, with cast-in-place concrete structures nestled into a hillside and a glass connector providing panoramic views, is a testament to scientific and architectural innovation. The project team worked closely with the State Historic Preservation Office to identify, retain and restore character-defining elements, many of which were obscured by past modifications. The interior was stripped back to its concrete structure, the laboratory layouts were reconfigured to provide direct connections to the landscape, and modern building systems were installed to support high-level molecular biology and chemistry research in the historic eleven-foot floor-to-floor structure. The glass connector and ornamental staircase were meticulously restored, and the exterior was coated to match the original concrete. A new three-story addition harmoniously complemented the historic structure, maintaining the rhythm of structure and window openings. Today, Demerec Laboratory, renamed the Center for Therapeutics Research, stands as a symbol of architectural and scientific excellence, contributing to pioneering biochemistry research and preserving its legacy as a cornerstone of Cold Spring Harbor Laboratory. “To strip everything down and painstakingly restore it to its original condition is a huge undertaking, which in this case was well thought out and executed successfully,” remarked jury member Celia

Bertoia. Jury member Ann Komara noted that “the integration of buildings into the landscape is important here, and they’ve enhanced that as well.”



Design Award of Excellence

Bakar BioEnginuity Hub

Location: Berkeley, CA

Original Architect(s): Mario Ciampi and associates Richard L. Jorasch and Ronald E. Wagner

Project Team: MBH Architects

Client: University of California, Berkeley (QB3) with Bakar Labs

A Civic/Institutional Design Award of Excellence recognizes the restoration of the Bakar BioEnginuity Hub, a project that ingeniously revitalized a celebrated architectural treasure. Originally the Berkeley Art Museum & Pacific Film Archive, designed by Mario Ciampi, Richard L. Jorasch and Ronald E. Wagner, it earned acclaim upon its 1970 opening for its Brutalist design featuring staggered Cubist masses, a soaring atrium, and sculptural forms. However, in 1997, structural concerns cast doubt on its future, prompting fears of demolition. After years of uncertainty, a visionary partnership emerged in 2016 between the University of California, Berkeley, and Bakar Labs. Their goal was to preserve the building's historical significance while reimagining it as a cutting-edge life science hub, fostering collaboration among students, startups, and biotech firms. The restoration encountered formidable challenges due to the building's unique geometry and all-concrete structure. Studies were conducted to safeguard its character-defining elements. An expansion beneath the cantilevered upper galleries offered additional space without compromising the original structure. Seismic retrofitting, infrastructure modernization, and a shift to all-electric systems ensured code compliance and operational carbon neutrality. The Bakar BioEnginuity Hub, unveiled in 2022, serves as an important epicenter for life science innovation. It preserves an architectural legacy and provides researchers with an inspiring backdrop for groundbreaking endeavors. Jury chair Barbara Bestor commented, “Despite all of the challenges in restoring Brutalist buildings, especially those with large interior spaces such as this, they prevailed with great success. The preservation community rallied to save it, and the project team developed a smart strategy for seismic upgrades without losing the interior atrium. It is a perfect example of what can be done when there is a will behind it.”



Design Award of Excellence

Eldorado Ballroom

Location: Houston, TX

Original Architect: Lenard Gabert

Project Team: Stern and Bucek Architects (Architect); Ward, Getz and Associates (Civil Engineering); LTY Engineers (MEP Engineering); Charles D. Gooden Consulting Engineers (Structural Engineering); Ulrich Engineers, Inc. (Geotechnical Engineering); Apollo BBC (Building Science Engineering); Lauren Griffith Associates (Landscape Architect); S.L Anderson Company (Arborist); Cleve Tuttle (Graphics & Tenant Design)

Client: Project Row Houses

A Commercial Award of Excellence is given for the restoration of the Eldorado Ballroom, a Streamline Moderne style building completed in 1939 by architect Lenard Gabert. This project resurrects a vital piece of African American cultural history in Houston's Third Ward, honoring its legacy as the premier destination for live music and celebrations for Houston's Black community during the Jim Crow era. Established in 1939 by Anna and Clarence Dupree, the Eldorado Ballroom helped shape the careers of local and national artists, hosting legendary musicians like Arnett Cobb, Johnny "Guitar" Watson, and Jewel Brown. In the early 1970s, after three hopping decades, tensions with police, a changing musical scene, and newly desegregated venues led the Ballroom to close. In 1999, it was gifted to Project Row Houses, a community platform that enriches lives through art with an emphasis on cultural identity and its impact on the urban landscape. After partial renovations, it reopened as a rental event space in 2003. A full restoration began in earnest in 2020, despite general uncertainty caused by the Covid-19 pandemic. Work included preservation of the exterior stucco and brick, restoring historic finishes and windows, and introducing custom aluminum windows to match historic profiles. The interior spaces were sensitively updated with new wood paneling and a historic-influenced bar. An accessible rear addition, enhanced parking facilities, and landscaped outdoor spaces, were seamlessly integrated. "The building is clearly a vibrant community center, and the restoration is true. The Neon lights are clever," commended jury member Celia Bertoia. Jury member Mark Lamster added, "It is great to see a building with significant cultural and architectural importance restored in this community."



Inventory/Survey Award of Excellence

Modern Survey Pittsburgh

Location: Pittsburgh, PA

Project Team: Pittsburgh Modern Committee and Preservation Pittsburgh (Producers); Brittany Reilly (Committee Chair, Project Manager, Photographer) with Pittsburgh Modern Committee members and network (Research & Review Team); Nina Zagorscak (Graphic Designer); Tri-State Signs & Reprographics, Inc (Printer)

Archival Resources: Carnegie Mellon University Architecture Archives; Pittsburgh City Archives; Detre Library & Archives at Heinz History Center; University of Pittsburgh Archives & Special Collections

An Inventory/Survey Award of Excellence is given for the innovative Modern Survey Pittsburgh project. This ongoing initiative provides accessible print and digital maps that document Greater Pittsburgh's 20th-century Modern and Postmodern architecture, design, and public art, making it a valuable educational resource. Each map focuses on a specific walkable neighborhood area, showcasing around 20 significant structures, including corporate buildings, schools, churches, residential spaces, and more, dating from 1945 to 1990. These maps aim to engage users of all architectural knowledge levels by highlighting the diversity of Pittsburgh's design landscape in the second half of the 20th century. Each pamphlet provides historical context and when appropriate highlights sites that have undergone significant modifications or relocations to acknowledge the changing dynamics of neighborhoods. Printed maps are distributed at local bookshops and events, while digital versions are accessible on the Pittsburgh Modern Committee's website and Instagram. The project, made possible by dedicated volunteers and generous donations, has gained substantial engagement and positive feedback, fostering awareness and appreciation of Pittsburgh's Modern architectural heritage. Jury member and Professor of Landscape Architecture Ann Komara noted "These are user-friendly and accessible. I would love to see the next edition include some Modern landscapes." Jury chair Barbara Bestor agreed, "If I visited Pittsburgh, I would want these. Every city should have them."



Advocacy Award of Excellence

Ebony Test Kitchen

Location: Chicago, IL/Washington, DC

Original Designers: William Raiser and Arthur Elrod (kitchen design); John Moutoussamy (architect)

Project Team:

Landmarks Illinois (Frank Butterfield, Lisa DiChiera, Kaitlyn McAvoy, Bonnie McDonald); Skyline Council of Landmarks Illinois and volunteers (Justin Barnes, Susanna Craib-Cox, Eric Dexter, Jill Dexter, Chris Enck, Lauren Garvey, Monica Giacomucci, Michael Johnson, Rachel Leibowitz, Chelsea Medek, Gloria Moy, Lewis Purdy, Anthony Rubano, Erica Ruggiero, Laura Schuetz, Matt Seymour, Meredith Morgan Stuart); Ebony Test Kitchen Advisory Panel (Adele Cygelman, Chris Enck, Graham Grady, Ra Joy, Yvette LeGrand, Nathan Mason, Eric T. McKissack, Langdon Neal, Angelique Power, Sandra Rand, Joseph W. Slezak, Amanda Williams); Lee Bey (formerly of the DuSable Black History Museum and Education Center); Chris Enck (Revive Architecture); Joe Slezak (3L Real Estate); Museum of Food and Drink (Peter Kim, Nazli Parvizi, Catherine Piccoli, Jean. Nihoul); Smithsonian National Museum of African American History and Culture (Kevin Young, Joanne Hyppolite, Ph.D.)

Additional Thanks: W.E. O'Neil Construction; Movetastic; The Africa Center; Eden Bridgeman Sklenar (EBONY Media); Flatbush Moving and Storage

An Advocacy Award of Excellence is given for the outstanding efforts to save the historic Ebony Test Kitchen. Used for decades by *Ebony Magazine* food editors, the Test Kitchen is a significant part of the legacy of Johnson Publishing Company, the nation's foremost African American publisher during its prime. Originally housed within the Publishing Company's headquarters, itself a Chicago Landmark designed by John Moutoussamy, the first Black architect to have a building on Michigan Avenue, the Test Kitchen got its signature funky aesthetic with the help of Palm Springs-based interior designers William Raiser and Arthur Elrod. In 2018, as the building faced redevelopment, Landmarks Illinois secured the Test Kitchen's future by [purchasing it for \\$1](#). With the aid of dedicated volunteers and the Skyline Council, it was documented, dismantled, and stored until the following year when it [went on loan at the Museum of Food and Drink \(MOFAD\)](#), which reconstructed two rooms, refurbished the kitchen, and reproduced key elements, including its iconic wallpaper, for the exhibition *African/American: Making the Nation's Table*. In June 2023, Landmarks Illinois announced the donation of the Ebony Test Kitchen to the Smithsonian's National Museum of African American History and Culture (NMAAHC). The Test Kitchen will become part of the museum's permanent collection, ensuring its pivotal

role in Black, culinary, and architectural history endures. While conservation is underway, visitors can explore the Ebony Test Kitchen on the award-winning [Searchable Museum site](#). “It is rare to find a site that combines midcentury design, historic foodways, and Black history in such a symbolic way as the Ebony Test Kitchen,” explained Docomomo US Vice President of Advocacy Todd Grover. “It is a gift to us all that it is being preserved and we look forward to when the public is able to visit it in-person once again.”



Design Citation of Merit

Birch Knoll

Location: Newtown Square, PA

Original Architect: George Daub

Project Team: Architecture/Interior Design: k YODER design (Kevin Yoder, AIA, LEED AP); Construction: Baroni Building Company (Bud Baroni); Landscape Design: Hess Landscape Architects (Jason T. Kelso, RLA); Home Automation: Springboard Automation (Everett Katzen); Structural Engineering: Innovative Structural Engineers (Timothy Beaver, PE); Custom Cabinetry and Millwork: Craft-Maid (Dave Kershner); Photography: Jeffrey Totaro

Client: Edmund and Sharon Gaffney

A Residential Design Citation of Merit is given for the restoration of Birch Knoll, designed by Philadelphia architect George Daub in 1949. Initially built for the President of Aronomink Golf Course, Birch Knoll occupies a picturesque spot alongside the 14th and 15th holes, showcasing its International Style design with panoramic views through expansive windows and an asymmetrical layout, blending glass, steel, stone, and wood. After years of neglect following a 2011 renovation, Birch Knoll found new custodians in 2017 who aimed to restore its original Midcentury Modern appeal. Lacking original drawings, in-depth research and selective demolition were conducted to ensure design interventions aligned with Daub's vision. The building envelope was a significant challenge, necessitating a complete overhaul to prevent water infiltration and restore the natural wood finish. The use of natural stone, walnut millwork, and faithful replication of original elements helped address material inconsistencies. Technological advancements were integrated without compromising the design intent. Birch Knoll's restoration ensures the residence remains a timeless and comfortable family home, ready for 21st-century living. “This was clearly a labor of love,” observed Jury chair Barbara Bestor. She added that the “long-term, careful waterproofing is especially appreciated in this instance.” Jury member

Mark Lamster noted that “George Daub should be better known outside of Philadelphia. This beautifully done restoration gives his work the respect it deserves.”



Design Citation of Merit

Climate Pledge Arena

Location: Seattle, WA

Original Project Team: Architects: Paul Thiry and NBBJ; Structural Engineer: Peter H. Hostmark & Associates; Builders: Howard S. Wright Construction and Wick Construction

Project Team: Architect of Record: Populous; General Contractor: Mortenson; Structural Engineer: Thornton Tomasetti; Preservation Consultant: Historic Resources Group; Local Architect: DLR Group; MEP Engineer: ME Engineers; Landscape Architect: Swift Company; Owner’s Representative/Project Manager: CAA ICON

Client: Oak View Group

A Civic/Institutional Design Citation of Merit is given for the restoration of Climate Pledge Arena. This historic arena, originally the Century 21 - Washington State Coliseum, played a pivotal role during the 1962 Century 21 Exposition. Designed by Paul Thiry, it showcased innovative architectural feats, including its massive clear-span structure and distinctive glass curtain walls. Over time, the arena faced obsolescence, but it was saved through creative adaptive reuse. To accommodate modern needs, a new atrium lobby and entrance plaza were constructed on the south side, offering a transparent and visually minimal addition. The interior was completely reimagined, with the event floor lowered and a regulation-size arena installed. Notably, the historic concrete buttresses, perimeter piers and glass curtain wall were preserved during excavation and construction. The project adhered to the *Secretary of the Interior's Standards for Rehabilitation*, utilizing federal tax credits. Today, Climate Pledge Arena stands as one of the largest and most iconic structures from the Century 21 Exposition, retaining its distinctive profile and serving as a prominent landmark in Seattle. “This is a building typology that we lose over and over again,” commented jury member Mark Lamster. He continued, “while some of them perhaps should be lost, this one absolutely deserves to remain. They did an incredible job, now all that’s left is to bring back the Sonics.”



Design Citation of Merit

The Cheech Marin Center for Chicano Art & Culture

Location: Riverside, CA

Original Architect: Moise, Harbach and Hewlett

Project Team: Page & Turnbull (Architect of Record, Preservation Architect); wHY Architects (Design Architect); Structural Focus (Structural Engineer); Design West Engineering (MEP Engineer); HLB Lighting Design (Lighting Designer); Lerch Bates (Elevator Consultant); Epic Engineers (Civil Engineer); Teecom (Security, A/V & IT Consultant); Jenny Huang Design (Signage Consultant); Veneklasen Associates (Acoustic Consultant); Hamel Contracting Inc (Contractor)

Client/Owner: Riverside Art Museum, City of Riverside, Cheech Marin Art Collection (Public-Private Partnership)

A Civic/Institutional Design Citation of Merit is given for the restoration of the Cheech Marin Center for Chicano Art & Culture. Through a public-private partnership, this project creatively reimaged a decommissioned midcentury library into a unique cultural hub, celebrating Chicano art and culture while preserving its New Formalist architectural essence. Situated in Riverside's historic downtown, The Cheech revolves around Cheech Marin's collection of over 500 Chicano artworks and raises awareness that "Chicano art is American art." The project utilized "acupuncture architecture," strategically enhancing visitor experiences. Significant design decisions included converting the reading room into galleries, incorporating modern systems and lighting, and creating a zócalo, or town square, in the former lobby. A striking double-volume space was fashioned by opening up the second floor, allowing for a site-specific lenticular mural by artists Einar and Jaime de la Torre. The grand staircase was fully restored, the façade was refurbished, and the original entrance podium level was restored to its former prominence, now hosting various activities. Key details such as the red brick walls and plaster domes, were retained. Jury member Mark Lamster complimented the final product, describing it as "True to the original, but with excellent treatment." Jury member Celia Bertoia called it "Fun and creative. An excellent re-purposing."



Design Citation of Merit

Dogan-Gaither Flats

Location: Knoxville, TN

Original Architect: Unknown

Project Team: Sanders Pace Architecture (John L. Sanders, FAIA, Aaron L. Pennington, Assoc. AIA, Cameron Bolin, AIA, Tyler Sanford, Assoc. AIA, Lindsay Clark Assoc. AIA); Mallia Engineering Company (Structural Engineering); Engineering Services Group (MEP Engineering); Will Robinson & Associates (Civil Engineering); QE2 – Quantum Environmental & Engineering Services (Environmental Engineering); Hedstrom Landscape Architecture (Landscape Architecture)

Client: Fourth Purpose Foundation

A Commercial Design Citation of Merit celebrates the restoration and adaptive reuse of Dogan-Gaither Flats: Valor Way. This project revives an important piece of Knoxville's African American business history, transforming a midcentury motel into permanent, supportive housing while preserving its iconic design. The motel's culturally rich history is paramount. When brothers A.D. "Jake" and A.S. "Big Jake" Gaither opened Dogan-Gaither Courts in 1957 in its original Vine Avenue location, it was the first Black-owned motel in Knoxville. It was listed in the Nationwide Hotel Association Directory and Guide to Travelers, a rival publication to the Green Book. The name Dogan refers to Nathan Dogan, long-time head bellman at the historic Hotel Farragut. His daughter, Dorothy, was Jake Gaither's wife and manager of the motel. Dorothy spearheaded the move to Jessamine St in 1963, when an urban renewal project to construct the James White Parkway destroyed the "heart of the Negro business district," forcing them to relocate. In its heyday, the motel hosted famous patrons such as Ray Charles and Cab Calloway, as well as Freedom Riders on a courageous journey through the Deep South. In later decades, it became vacant and fell into disrepair. Fourth Purpose Foundation, under the leadership of Josh and Tracy Smith, embarked on the renovation, with a mission to transform lives by offering a safe and resource-rich environment to formerly incarcerated individuals. The project thoughtfully preserved and enhanced the building's midcentury design elements, including its butterfly-shaped inverted roof form and exterior entrances. Original breezeways were reactivated, reconnecting the courtyard and allowing user-controlled access. The restoration used the layout of the original motel rooms as a starting point for design of the new program. The exterior spaces were thoughtfully landscaped to create a welcoming community environment, making Dogan-Gaither Flats a testament to revitalization, community engagement, and historic preservation. "Supportive housing in general is a vital need, and when paired successfully with historic preservation, midcentury architecture, and training programs, as it is here, is a win-

win,” stated Jury chair Barbara Bestor. “It is a fantastic project and it is exactly the type of story Docomomo US wants to bring attention to,” remarked Executive Director Liz Waytkus.



Design Citation of Merit

Jackson Lake Lodge

Location: Moran, WY

Original Architect: Gilbert Stanley Underwood

Project Team:

Architect: HPZS (April Hughes, Principal in Charge; Henry Zimoch, Project Manager; Andrea Sforza, Project Architect; Caryssa Buchholz, Associate Architect); Engineer: Nelson Engineering (Ryan Simmons, Project Engineer; Canyon Huber, Engineering Technician); Painting Consultant: Beeck Mineral Paints (Tom Tipps, Product Specialist); General Contractor: Bulley & Andrews Concrete Restoration (Don Redar, Vice President; Tim Redar, General Superintendent; James Masterfield, Assistant Project Manager; Reyes Rodriguez, Project Foreman)

Owner: National Park Service (Kate Birmingham, Branch Chief of Cultural Resources; Daniel Holmberg, Project Manager)

Client: Grand Teton Lodge Company (Alex Klein, Vice President & General Manager; Lori Spano, Capital Projects Asset Manager; Thomas Gill Beck, Director of Operations)

A Commercial Design Citation of Merit is given for the restoration of Jackson Lake Lodge, located within Grand Teton National Park. The Lodge was designed for John D. Rockefeller, Jr. who intended it to be a “pilot project” for the introduction of the Post-war Modern aesthetic into the National Parks. Upon completion in 1955, architect Gilbert Stanley Underwood’s visionary design changed public perceptions on appropriate settings for Modern architecture. Ultimately, it became the precursor for the Mission 66 building program. By 2020, the lodge was showing the effects of climate extremes. Additions and renovations had also altered some of the historic characteristics. The façade, composed of a distinctive textured concrete finish known as “Shadowood,” was meticulously restored, matching original forms and finish texture. Due to the characteristics of aged concrete, the original acid stain could not be recreated. Building upon research by University of Pennsylvania graduate students and professors, a successful three-coat silicate glaze process was developed to replicate the concrete’s original appearance. To maintain uniformity, two painters applied the

entire 75,000 square feet of finish. A roof replacement and recoating of the promenade deck over the porte cochere were also included in the project. The team overcame many challenges, including a remote location, difficult and often uncooperative climate, and a requirement that the lodge remain open throughout the restoration. Jackson Lake Lodge can now be appreciated as originally intended by its over three million annual visitors. “The attention to detail of the concrete repair and finish were astonishing and labor intensive,” observed Jury member Celia Bertoia. Jury member Ann Komara called it a “wonderful investigation into exterior concrete and a thoughtful, carefully crafted restoration.”

New Life for Old City Hall!



**Stop the Demolition!
Sign the Petition!**

Advocacy Citation of Merit

Former San Jose City Hall

Location: San Jose, CA

Project Team: Preservation Action Council of San Jose (PAC*SJ); Omgivning; Swinerton; Degenkolb Engineers; Architectural Resources Group; Docomomo US/Northern California

The jury awards an Advocacy Citation of Merit for the exceptional efforts to save the Former San Jose City Hall, led by the Preservation Action Council of San Jose (PAC*SJ) and its partners. Designed by architect Donald Francis Haines and completed in 1958, this five-story, 113,000-square-foot building is an early example of International Style civic architecture on the West Coast. After years of vacancy and ownership changes, it was facing potential demolition. PAC*SJ, in collaboration with local stakeholders, embarked on an extensive advocacy campaign. They effectively elevated public awareness of its historical significance, emphasizing its association with pioneering mayors Norman Mineta and Janet Gray Hayes. A targeted letter-writing campaign and public petition garnered over 300 signatures, highlighting the community's support for preservation and adaptive reuse. To address challenges related to the County's "infeasibility analysis," PAC*SJ enlisted a team of experts led by Omgivning, who provided an alternative redevelopment proposal. Their efforts culminated in a crucial Board of Supervisors vote, resulting in a decision to reject demolition plans and explore reuse options. While the Former City Hall is no longer under imminent threat, advocacy work continues, emphasizing the adaptive reuse potential of this landmark Modern building. “When government buildings have seen better days, preservation is usually an uphill battle,” noted Docomomo US Advocacy Committee member Eugenia Woo. “In this case, they pulled together a great team and implemented their strategy in limited time, with encouraging results.”

About the Juries

The design and survey jury was chaired by *Barbara Bestor, FAIA*, Principal and Founder of Bestor Architecture. Bestor's award-winning studio is recognized for consistently pursuing experimental architecture that engages the city through design, art, and urbanism. She explores her architectural form through experiments in spatial arrangements, graphics and color. Recent projects by Barbara include Blackbirds, an innovative model for small lot housing, Ashes & Diamonds Winery in Napa, multiple offices for Snap in Los Angeles, and the *Scandinavian Design and the US, 1890-1980* exhibition at LACMA. She led the revitalization effort for John Lautner's Silvertop, which received design awards from Docomomo US, the LA Conservancy, and the AIA, and was featured in the *Wall Street Journal Magazine*.

Renowned scholars, architects, landscape architects, and educators round out the jury:

Celia Bertoia, the youngest daughter of midcentury artist Harry Bertoia, steered non-profits and real estate offices in Colorado until she moved to Montana and managed a race-timing company for a decade. Celia then founded and now directs the [Harry Bertoia Foundation](#) in southern Utah. Her passion is to further the legacy of her father. She is a credentialed Fine Art Appraiser as well as the author of *The Life and Work of Harry Bertoia: the Man, the Artist, the Visionary* (Schiffer, 2015).

Ann E. Komara is a Professor in the Department of Landscape Architecture at the University of Colorado Denver. She chaired the Department from 2009-19 and the Master of Urban Design Program from 2012-17. An award-winning scholar and educator, she earned her Masters of Landscape Architecture and Architectural History from the University of Virginia. Her interests in landscape history and theory, cultural landscapes, and design have led to numerous projects, articles and books including an award-winning book, *Lawrence Halprin's Skyline Park* (2012). Ann's teaching and research consider the ongoing relationship between people and place and interrogate constructed narratives of cultural and natural history evidenced on landscapes and in the urban public realm.

Mark Lamster is the architecture critic of the *Dallas Morning News* and a lecturer and Loeb fellow at the Harvard Graduate School of Design. His biography of the late architect Philip Johnson, *The Man in the Glass House* (Little Brown, 2018), was a finalist for the National Book Critics Circle Award for Biography.

Meredith Arms Bzdak, Ph.D., is an architectural historian and a Partner in the Princeton, New Jersey firm Mills + Schnoering Architects, LLC. Meredith also serves on the Board of Directors of Docomomo US as the Vice President of Development.

Theodore Prudon, FAIA, is a leading expert on the preservation of modern architecture and a practicing architect as the Principal of Prudon & Partners in New York City. He is a current Board Member and founding President of Docomomo US.

The advocacy jury comprised the Docomomo US Advocacy Committee including Todd Grover, Flora Chou, Barbara Campagna, and Eugenia Woo.

A special thank you to *Tom Jester, FAIA, FAPT, LEED AP*, Principal, Quinn Evans, and founding President of the Docomomo US/DC chapter, and *Ann Mullins*, licensed landscape architect and Board Member of the Docomomo US/Colorado chapter, for serving on this year's Awards Committee.

About Docomomo US



Founded in the United States in 1995, Docomomo US (which stands for Documentation and Conservation of buildings, sites and neighborhoods of the Modern Movement) is a 501(c)(3) non-profit organization led by a national Board of Directors and staff with a network of regional chapters and friend groups that share its members' knowledge of and enthusiasm for modern architecture and design. Docomomo US pushes boundaries to preserve modern architecture, landscapes, and design through principled advocacy, collaboration, and celebration. Our vision is to create a world where people value modern heritage and use it to shape vibrant communities.

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