M News: Eames House Recovery / Breuer House Restoration / Scandinavian Capitals Trip / Modapalooza / Southern Shores
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, July 21, 2025

US Modernist

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Welcome, Modernist architecture fans, to the USModernist newsletter, sharing Modernist news and events since 2008! USModernist is an award-winning nonprofit 501C3 educational archive for the documentation, preservation, and promotion of Modernist architecture.

USModernist Radio Podcast | Architecture Media Library | Architect and House Archives

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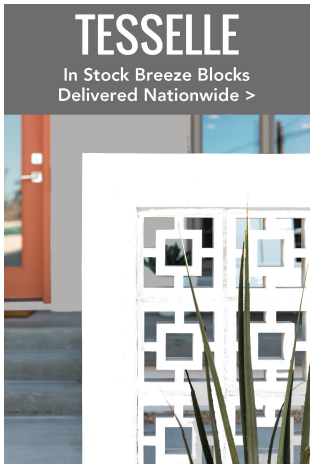
News Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

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Featured Events

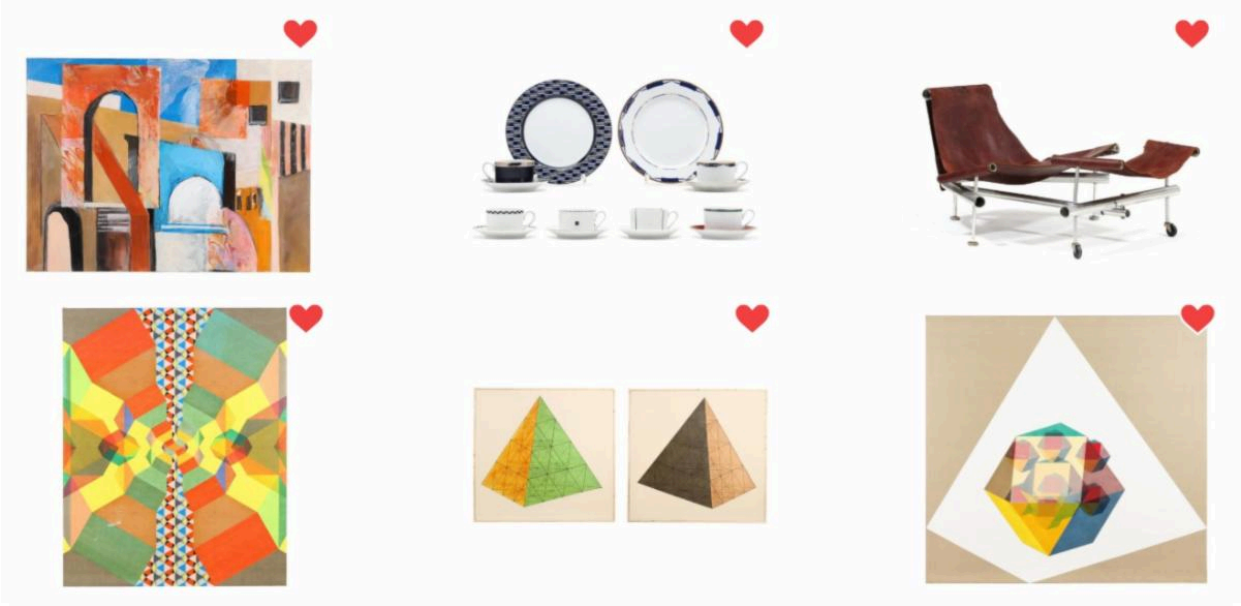
MATSUMOTO PRIZE

The George Matsumoto Prize is North Carolina's highest honor exclusively for Modernist residential architecture.

Want to see all the past winners?

The 2025 Awards Ceremony is this **Wednesday, July 23,** 6-8pm at Leland Little Auctions, 620 Cornerstone Court, Hillsborough NC. Featuring appetizers and wine from the Leland Little collection.

There will be many, many door prizes! Free, registration required. Enter PRIZE on the form.



The evening event will also preview the online Modernist auction taking place the next day. This includes the above items sold to benefit NCModernist, such as paintings from **Jillian Goldberg** and **John Hiigli**, a **Max Godschalk** chair and ottoman, and **Swid Powell** dinnerware.

MODAPALOOZA

Raleigh/Durham NC



Saturday, September 13, 8-5pm: Join NCModernist for the next wildly popular Modapalooza bus tour of new Modernist houses in the Triangle area of North Carolina. It's Modapaloooza's 12th year, featuring amazing new houses by Heather Washburn, Erin Sterling Lewis, withArchitecture, Phil Szostak, Joe Lopez, Raleigh Architecture, Turkel Design, and more.

Two months out, we are already half full! Modapalooza always sells out. Get your tickets now.

Connect with the USModernist Community



Do you have a basement or attic or storage unit full of contemporary furniture or art? Can't bear the thought of throwing these away, but your family doesn't want them?

Get a great tax deduction and free pickup in North Carolina. Your donation to USModernist supports our award-winning documentation and preservation programs. Contact: **Sharon Glazener**, Art Director, 919.787.3515.

Become a USModernist **Mod Squad** member and join a national community of architecture fans supporting and preserving the Modernist architecture you love.

We love our Mod Squad members, and after 18 years of no membership price increases, expenses have gone up with our tours, research, and preservation projects. So it's time.

Join now! Until August 1, the price is still $120, or just $10 a month. Sign up here.



USModernist's documentation and preservation work consistently delivers national impact, but our continued research and advocacy is only possible through generous supporters like you. You can be part of our community with a tax-deductible donation. Providing for USModernist in your will, trust, or beneficiary designation is a powerful way to make your legacy in Modernist preservation. There are new and creative options in addition to direct donation, including insurance and estate gifts, such as donating directly to USModernist from an IRA. Donate.

We can explore specific aspects of planned giving custom to your situation. Reach out to George Smart, george@usmodernist.org, 919 740 8407.

Want a closer connection to USModernist? Get breaking news (like preservation alerts or special events) on your cell phone. Just text JOIN and your email address to the phone number 707-615-3822. Example: JOIN gsmart@nc.rr.com. Leave anytime by sending STOP.



Support USModernist's intrepid mission of Modernist preservation and documentation by hosting a benefit cocktail party or dinner in your Modernist house! Throughout 2025 and 2026, USModernist's founder and Executive Director George Smart goes on the road to speak at hosted events in Modernist houses around America. Get more information.

News



As our archives expand USModernist's website experience growing pains the next two weeks and may be down for a few hours from time to time.

We're working to bring you more capacity to handle the millions of pages and photos documenting Modernist architecture. Thank you for your patience during this process!





NEW: USModernist Scandinavian Capitals Tour! Copenhagen / Oslo / Stockholm - May 12-22, 2026

Did you know that Scandinavia is home to some of the world's best Modernist buildings? It's no secret that Danish, Swedish, and Norwegian design has influenced architectural style for the last century. You will see - and visit - incredible architecture, art, design, and furniture in three countries. This is a truly thrilling opportunity to see some of the world's best architecture plus the stunning natural beauty of Denmark, Sweden, and Norway.

Join USModernist's 10th international trip and follow in the footsteps of our serious Modernism fans! Limited to 24 participants: Details and tickets.



Good news about the Eames House in Pacific Palisades CA. *Dezeen* reports that a meticulous process of restoration to repair smoke damage from the California wildfires earlier this year is done. At the same time, another building that Charles and Ray Eames used as their studio will open to the public for the first time.



The Marcel Breuer House restoration in Wellfleet MA is finished! Thanks to **Peter McMahon** and the Cape Cod Modern House trust, the house is now furnished with a blend of original and new Breuer-designed pieces, including period-appropriate art, books, and kitchen equipment. This monumental preservation effort was supported by donations from 32 states and 6 countries. Look out for details on two open houses the week of September 7th.

BUILDER

The USModernist Library is looking for old Builder magazines, a publication of the National Homebuilders Association. Got some in your office, basement, attic, or storage unit?. Want to clear up space?

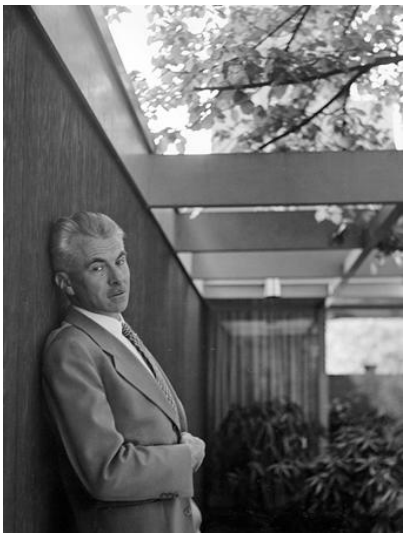
Contact george@usmodernist.org. Triangle pickup provided, or paid shipping if outside the Triangle.



Surviving Flat Tops are an ever-decreasing breed - as mega-beach-houses take over the Outer Banks of North Carolina. The Flat Top Documentation Project has 31 Frank and David Stick-designed cottages, with extensive information including photos and plans. Video: 2014 Southern Shores' Flat Top Houses.
Many thanks to **Chris Nason, Lewis Forrest** and the Friends of the Outer Banks History Center for this massive research project.

Want the complete file (9 gigs)? Click here. You may get a message saying this cannot be downloaded securely, but it is completely safe. Please read "Read me first" after accessing and unzipping the file, which will take a while to download. See also Flat Top Cottages of Southern Shores.

USModernist's **Collaborative Partner** program advances collaboration between like-missioned nonprofits. A rising tide lifts all boats! If your architecture or preservation group would like to join, contact george@usmodernist.org.



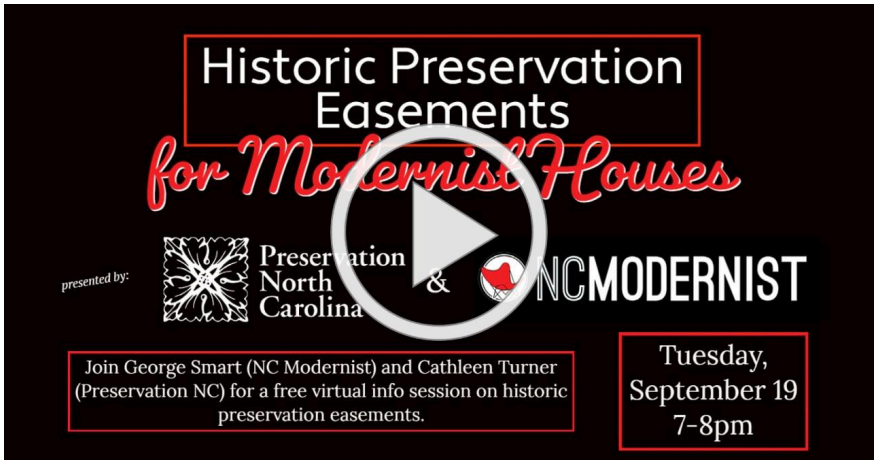
Dwell goes in depth on Gregory Ain, the LA architect who fought for civil rights and affordable housing in the 1940s and 1950s. For all that, he made it to the FBI watch list, as civil rights was looked upon as subversive by the government at the time.



If you were curious about where recent domed buildings might be found "a-round" the world – and who wouldn't be? – Dezeen is there for you. They even noted that the MGM Sphere in Las Vegas NV, above, is actually a dome.



Using movie director Tom Ford's *A Single Man* to make the point, Midcenturyhome.com says that architecture can stand with characters, plot, and dialogue in storytelling. This is John Lautner's 1949 Schaeffer Residence in Glendale CA which was in Ford's film plus *Happy Endings* (2005).



The preservation easement is the only legally enforceable way to assure a Modernist house does not get destroyed by future owners. National Register status? Meaningless. Famous architect? Nope. Local historic designation? At best, a delay in demolition. And as history shows, there are plenty of smiling buyers who say, "I would never tear this down." Then after closing, it's gone.

Think of the preservation easement as a homeowner's association for one house. The easement requires future owners to maintain the house in current structural condition and state of repair, or better, including necessary work to preserve its integrity. Land-use prohibited activities generally include utility towers, plus whatever else you prefer to list. Future owners cannot demolish the house unless acts of God (fire, flood, earthquake) cause more than a predetermined percentage of damage; they cannot do alterations or new construction that are not in the same Modernist style.

Here's a video featuring Preservation North Carolina and NCModernist, along with **Jane Levy**, who has an easement on her Greensboro Modernist home. Got a Modernist house you'd like to see stick around? Consult your state preservation group, almost all of which have easement programs.

MODERNISM IN DANGER
USMODERNIST

Know an endangered Modernist house in your neighborhood, city, or state? Through our preservation alert program, **Modernism In Danger,** USModernist calls attention to the Modernist buildings around the country at risk for deterioration, demolition, auction, or inappropriate renovation (like turning your Modernist house into an Italianate villa). Tell us.

Modernism For Sale





The deteriorating-but-recoverable 1946 Booth House in Bedford NY is again for sale. One of the first houses designed by Philip Johnson, it's now only $1.2M.



The Louis and Sylvia Golan House in Beverly Hills CA, designed by A. Quincy Jones in 1955, is on the market for $34.9M, including two guest houses added later.



A 1978 house that John Black Lee designed in Lake Bluffs IL is on the market for $3.9M.



In Georgetown TX, north of Austin, a 1955 house designed by **Claude M. Pendley** and restored by owner **Amy Gantt**, is for sale for a bit under $1.6M.



E. Fay Jones worked with **Maurice Jennings** to design the 1993 Corcoran House in Joplin MO. It's on the market for a bit under $2M.



In Winston-Salem NC, the 1965 William and Jane Burton House designed by Lamar Northup is for sale at $650,000.



Architect **Saul Zaik** designed a Modernist house for his family in 1961 near Forest Park in Portland OR. For sale for the first time at $1.6M.

Upcoming Events

Want to bring 50-100 design-oriented people to your client site or studio? Host a Thirst4Architecture design networking event! We have openings in 2026 in the Raleigh/Durham area. Contact **Devra Dubroff,** devra@usmodernist.org.

July 26: Visit the Pearlman Cabin designed by John Lautner in Idyllwild CA. $50/person. Write to NancysuePearlman@aol.com or call 213 705-4992. Vegetarian lunch served.

July 27, 11-2pm: Tour and book signing at the Antler House, designed by Andrew Geller, sponsored by Hamptons 20th Century Modern. Author **Jake Gorst** will give a brief talk on his grandfather Geller's groundbreaking work and sign his book *Andrew Geller: Deconstructed*, available for purchase onsite. Tickets.

August 10, 11am: The Legacy of Hamptons Modernism Today, a panel discussion at the Jewish Center of the Hamptons, architect Norman Jaffe's masterpiece. Includes **Paul Goldberger, Jane Mehring, Max Worrell,** and **Liz Waytkus.** Tickets TBA.

September 2-October 10: Question of Imagination and Taste exhibition at the Jewett Arts Center at Wellesley College in Wellesley MA. Original drawings, blueprints, and photos of Paul Rudolph's 1958 design. Details.

September 5-November 9: An exhibit of the architecture of Little Switzerland at the Knoxville Museum of Art. Details.

September 6: AIA Triangle Tour, Raleigh NC. Includes houses by **Phil Szostak, David Maurer, REarchitecture, in situ studio, Miller Architecture,** and **Nick Hammer**. Details.

September 13: Modapalooza Bus Tour of Nine New Modernist Houses, Raleigh/Durham/Chapel Hill NC. Tickets.

September 13, 10am -2pm: Eichler Tour 2025, Rancho San Miguel, Walnut Creek CA. Information.

September 14-16: AIA South Atlantic ASPIRE Conference, Asheville NC. Includes a tour of three new area Modernist houses. Details.

September 20 - T4A Happy Hour and Tour a Lustron! 11am-2pm, Clayton NC. Free, registration required. Enter LUSTRON on the form.

September 21, 10am-4pm: Preservation Sacramento CA Historic Home Tour, including South Land Park Hills Eichler Historic District. Information.

Through September 30: The Paul Rudolph Institute for Modern Architecture exhibition **Architecture = Art: The Susan Grant Lewin Collection**, showing 50 architectural presentation drawings by **Eileen Gray, Daniel Arsham,** Frank Gehry, **Jesse Reiser, Hani Rashid,** Steven Holl, **Aldo Rossi,** Michael Graves, **James Wines, Stanley Tigerman,** and John Hejduk.

October 3-12: La Jolla Modernism Week. Tickets..

October 5-7: Preservation North Carolina Conference, Asheville NC. Details.

October 11: Grace Farms 10th Anniversary Party, New Canaan CT. Tickets.

October 16-19: Modernism Week Weekend, Palm Springs CA. Tickets available August 1 here.

October 16: ***An American Versailles*** opens at the New Canaan Museum and Historical Society, featuring the Design Center at General Motors in Detroit, a sprawling campus designed by Eero Saarinen. On October 21, there's a lunch talk with **Mark Markiewicz** discussing Saarinen (with a tour of the exhibition to follow).

October 16: T4A Happy Hour at Lights Unlimited, 5-7pm, Garner. Free, registration required. Enter LIGHTS on the form.

October 18: New Canaan Museum and Historical Society Modernist House Day Tour, New Canaan CT, with a VIP party sponsored on October 17 by USModernist. Tickets.

October 19: Special New Canaan Brunch, New Canaan CT, with USModernist. Join **George Smart** and **Devra Dubroff.** Information TBA.

ADFF: The Architecture and Design Film Festival: NY Oct 14-18, LA Oct 21-25, Vancouver Nov 5-9, Toronto Nov 12-15, Chicago Feb 2026.

November 14-16: Architecture Sarasota Mod Weekend. Member tickets open July 1, public August 1. Details.

Thursday, November 20 - T4A Golden Belt, 5-7pm, Durham. Free, registration required. Enter GOLDEN on the form.
Friday, Dedember 5 - Holiday Bash TBA, 7-10pm, Raleigh. Tickets available in October.

Thursday, December 18 - T4A Happy Hour Arrowhead, 5-7pm, aleigh. Free, registration required. Enter ARROWHEAD on the form.

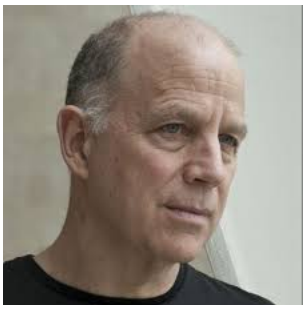
February 12-22: Modernism Week 2026, Palm Springs CA. Tickets available November 1 here.

March 17-26: DOCOMOMO International Conference in Los Angeles. Details TBA.

Through November 2026: National Building Museum, Washington DC. A South Forty examines the vibrant, distinctive contemporary architecture and design practices of the American South from 1990 to present day along US Highway 40, running west from North Carolina to Oklahoma.

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Latest Podcast









#414/Tod Williams + Paul Masi + Jon Gentry + Musical Guest Carrie Marshall

On the blue plate special today we've got a full platter of deliciously talented architects, with **Tod Williams**, **Paul Masi**, and **Jon Gentry**. Later on for a jazzy dessert, music with **Carrie Marshall**.

USModernist Radio is underwritten by **Diane Bald** and The Budman Family, restoring significant architecture in Toronto, Los Angeles, Malibu, and Palm Springs.

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New Books

In 1937, legendary architect **William Kesling** built what was rumored to be the MGM party house in North Hollywood, California. In 1980, Allee Willis, Hall of Fame Songwriter the New York Times dubbed "the Queen of Kitsch," bought the rare Streamline Moderne home with her first royalty checks from the



Earth, Wind & Fire hits "September" and "Boogie Wonderland," and Willis Wonderland was born. This pop-up book is an homage to the iconic home and a celebration of Willis's singular artistry, bold vision, and infectious joie de vivre. 100% of the sales go to the Willis Wonderland Foundation, empowering the next generation of artists. Foreword by **Charles Phoenix**. Order.

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FOR SALE

Vacancy, not development, is the enemy of mid-century Modernist houses. Preserve and protect the architecture you love by notifying us when North Carolina houses go vacant or on the market.

Check out the NCModernist For Sale/Rent Database. Real estate agents and owners can list their NC Modernist houses for sale or rent for free. Submissions are subject to approval: single-family Modernist houses only, they can be old or new, the architect or designer can be from anywhere, but the house must be in North Carolina. Exclusively sponsored by:

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