M News: Rebuilding Altadena / FLW RiverRock / 2026 Matsumoto Jury / Dustin Bramell
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, August 18, 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: 420+ Shows, 750+ Guests	Architecture Media Library: 21,000+ Magazines	Modernist House Archives: 180+ Architects, 25,000+ Houses

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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

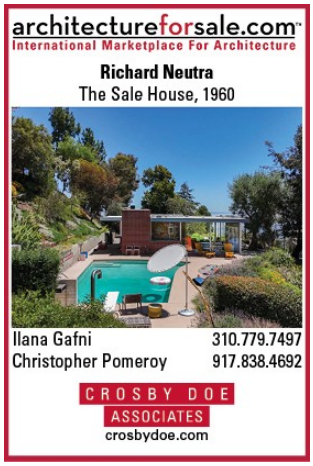
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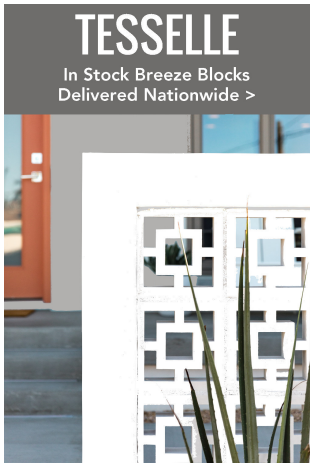




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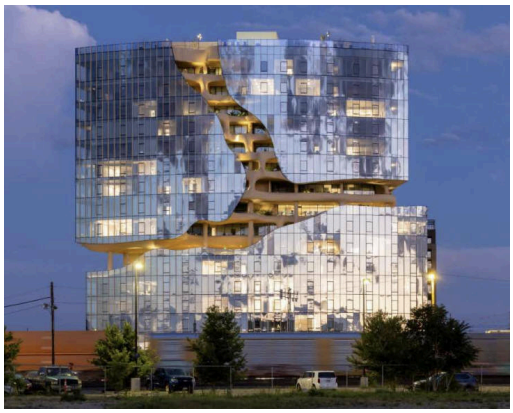
Featured Events



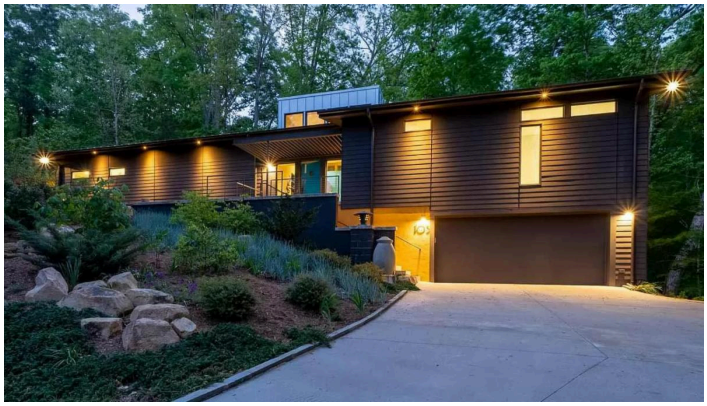
Pristine Milton Small, Raleigh NC
This Saturday, August 23, 10am - 2pm

Visit the 1952 Walser House, a midcentury architectural treasure in Country Club Hills, an area known for tragic teardowns like the Paschal House and the Ashford House. Don't let this pristine Modernist house be the next victim of the bulldozer. Designed by Raleigh architect Milton Small, who studied with the internationally famous Mies van der Rohe, this is one of the few Small houses in great shape still standing in North Carolina. Advance ticket sales end today at 4pm. Walkup price, $20 per person. Proceeds benefit NCModernist's documentation and research programs.

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



Only 12 places left! 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, like the work of **Bjarke Ingels**, plus the stunning natural beauty of USModernist's 10th international trip. Details and tickets.



Modapalooza!
Saturday, September 13

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 houses by Joe Lopez, Heather Washburn, Erin Sterling Lewis, withArchitecture, Phil Szostak, Raleigh Architecture, Turkel Design, and more. Coverage on CBS17 MyCarolina. Get your tickets now - *only 42 seats left!*

Connect with the USModernist Community



Do you have a basement or attic or storage unit full of Modernist furniture or contemporary 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, preservation, and advocacy 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! Great benefits for tours and exclusive experiences. Sign up here.



At USModernist, we are passionate about the preservation of Modernist architecture. USModernist's documentation and preservation work consistently delivers national impact, but our continued research and advocacy is only possible through generous supporters. Your gifts and estate bequests help us continue the critical work of documenting and celebrating these historic buildings. We invite you to play a significant role in Modernism's future by including USModernist in your will or estate plans. We will help you find the best option for your unique situation. To learn more, we are here to help. Donate, or reach out to **George Smart**, george@usmodernist.org, 919 740 8407.



Support USModernist by **hosting a benefit cocktail party or dinner in your 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.

Endangered



Endangered: The fate of a rare **Lustron House** at 109 Stephens Street in Chapel Hill NC near UNC is uncertain. Lustrons were unique mid-century

homes made entirely of enameled steel to be quick, affordable solutions to the post WWII housing crisis. This house is for sale, and the owner already has an offer from a developer who will tear it down. Coverage in the News and Observer. Enter our hero - **Preservation North Carolina -** which has an option on the house through August 31 - and is urgently seeking a buyer to preserve it. Otherwise, it's a goner. $397,000. Contact **Cathleen Turner**, Preservation North Carolina, 919-832-3652 ext. 240, email cturner@presnc.org.



Endangered: On Eastwood Lake in Chapel Hill NC sits a beautiful 1969 Modernist house, architect unknown but definitely architect-designed. You're not going to get a better location. Marketed as a teardown, sadly, this house is definitely recoverable. Details.





Endangered: 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.

Know an endangered Modernist house in your neighborhood, city, or state? Through our preservation alert program, **Modernism In Danger,** USModernist

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.

News



Multiple design efforts continue to rebuild Altadena CA from the wildfires earlier this year. There's Case Study Adapt, led by **Dustin Bramell**. Listen to USModernist Radio's new interview with Bramell. There's also Case Study 2.0, led by **Steven and Jason Somers** of Crest Real Estate. And, last February, NCModernist recruited North Carolina architects, each of which are designing a house for free for a family in Altadena. Here's an update:

- * Jason Hart of ThoughtCraft is into contractor selection for Charles and Sharon, photo above, with an additional ADU above the garage to help the owners maximize their reinvestment.
- * Matt Griffith of in situ studio, working on a project for Shami and Andre.
- * Marc Manack of SILO has a project underway on a temporary hold.
- * Jose Lopez has an exciting project for Lauraine, awaiting final permit approval.
- * Bill Waddell of Distinctive Architecture finished up a design for LIsa and the project waits for construction approval.
- * Arielle Schechter has a house underway for Aurora and Saul.



Frank Lloyd Wright's RiverRock House will be featured in new TV series *The Last Wright: Building The Final Home Design of America's Greatest Architect*. The four-part series premieres on September 3rd at 8pm ET airing on Magnolia Network (Chip and Joanna Gaines), and on HBO Max the following day. Here is a link to the trailer. Filmed in Willoughby Hills OH the series follows **Sarah and Debbie Dykstra** who own the Penfield house and the newly constructed RiverRock house. More information. Listen to USModernist Radio's new interview with the Dykstras.



ABB and Cosmic Builders have built a minifactory in a tent for robotic assembly of house panels for replacing housing lost in the California wildfires this year.



MATSUMOTO PRIZE

This is the 15th year of the George Matsumoto Prize, North Carolina's highest honor exclusively for Modernist residential architecture.

NCModernist created the Matsumoto Prize in 2012 in honor of **George Matsumoto**, one of the founding faculty members of North Carolina State University's College of Design. The Matsumoto Prize encourages architects, designers, and prospective clients to continue the Modernist movement in houses so important to North Carolina's design heritage.

The 2026 Jury is **Raymond Neutra, Susan Saarinen, Celia Bertoia, Carla Atwood Hartman, Erin Ellwood, Miles Jaffe, Finn Kappe,** and **Philip Jodidio.**



Australian comedian and Modernist design nerd **Tim Ross** and **Kevin McCloud**, celebrated host of Grand Designs, have teamed up for a new podcast: *Tim and Kev's Big Design Adventure.* They embark on a rollicking (and occasionally shambolic) journey, sharing their love of design by visiting buildings that inspire them, meeting the people who create or inhabit them, and diving deep into the places that spark their imaginations. In Series One, they set their sights on London's futuristic housing estates of the 1960s, visit an iconic petrol station in Denmark, get their Art Deco fix in the New Zealand town of Napier, unpack the genius of Thunderbirds creator Gerry Anderson, explore some of Sydney's modernist gems, and document a revealing eight hours in the football-famous Welsh town of Wrexham. Listen to their first show.



Check out one of the most influential Modernist houses in history - the Colliers House of Ideas, designed by Edward Durell Stone.



The Los Angeles City Council blessed a two-block complex by the Bjarke Ingels Group called 670 Mesquit, 900 residential units along with a hotel, a school, and retail.



RREEL Architects looked to bring back the feel of Le Corbusier's color palette when they renovated an apartment in Immeuble Molitor in Paris, which he designed and lived in for 31 years.

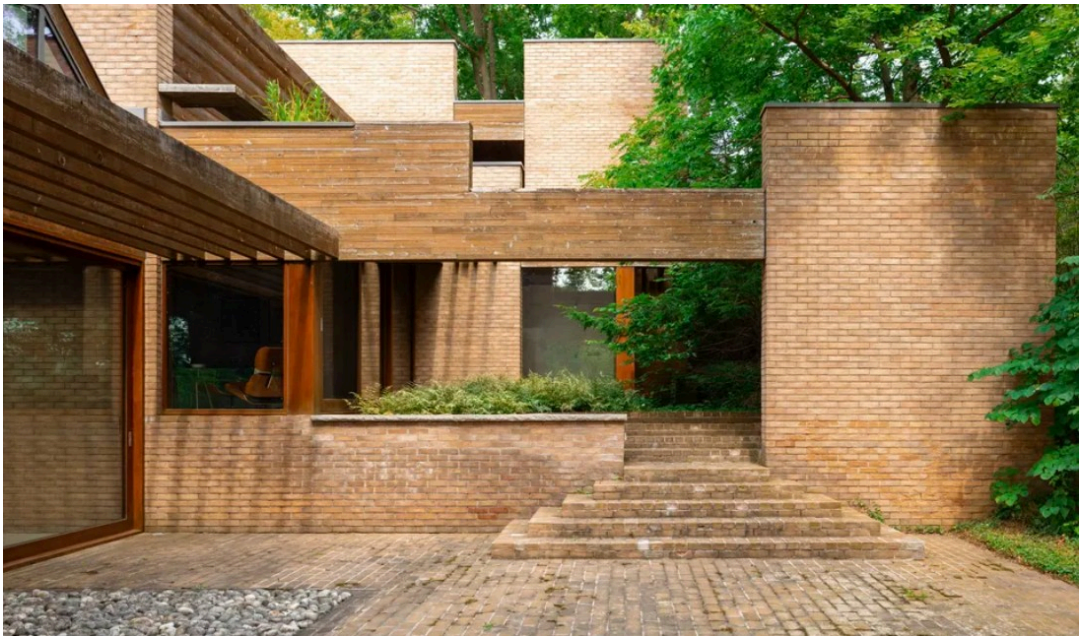


The 1966 Alan and Janet Mackenzie House in Madison WI has been added to the National Register of Historic Places. Architects **Ronald Bowen** and **Henry Kanazawa** designed it.



After a 20-year effort, advocates at the former Manchester Institute of Science and Technology in England won protection for the 1962 Renold Building on the campus, designed by **W.A. Gibbon** and **Gordon Hodkinson.**

Modernism For Sale



Arthur Erickson's 1974 Hillborn House in Cambridge, Ontario, about 60 miles from Toronto, is on the market for $2.8M.



This 1968 Ken Scott-designed house in Durham NC is on the market for $949,000.

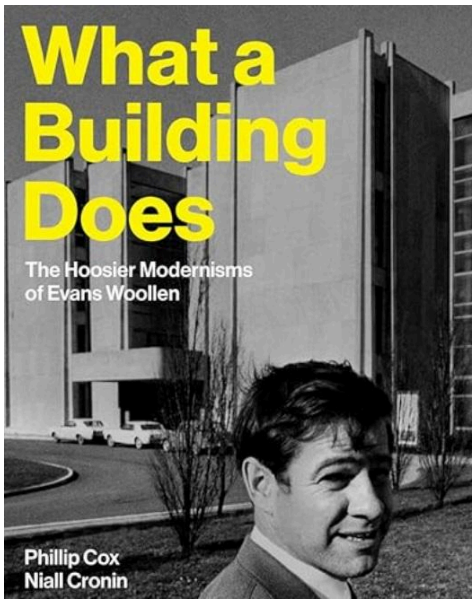
New Books



Available now: ***That's the Way I See It: Miami's Public Art,*** by **Robin Hill**. Celebrate Miami's vibrant public art scene with this tribute to the city's outdoor museum. For decades, photographer Hill has documented Miami's iconic public artworks, and this book showcases his imaginative, playful style. This hardcover features 50 standout works from the Miami-Dade Art in Public Places collection, celebrating the program's 50th anniversary. Hill's unique abstract photography is paired with Hill's witty and thoughtful reflections, making the book engaging and visually captivating. Purchase.

Available September 30: ***What a Building Does: The Hoosier Modernisms of Evans Woollen*** by **Niall Cronin** and **Phillip Cox**. Shining new light on Indianapolis, the book chronicles architect Evans Woollen from mid-century modernism to experimental postmodernism.

Pre-order here. Use the code UF2530 for a 30% discount. On October 3, the authors will present at Index Space in NYC's Chinatown and on October 30 at the Indiana Landmarks Center. Listen to USModernist Radio's interview with the authors.



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.



August 23: Docked in Baltimore, Maryland, the U.S. Maritime Administration (MARAD) is hosting public site visits of the NS Savannah – the world's first nuclear-powered merchant ship and floating showcase of mid-century American art and design – ahead of its complete decommission. In other words, this may be your last chance to visit. Also November 15. Tickets.

September 7-December 19: T Space gallery in Rhinebeck NY exhibit, *New Hudson Valley Houses*, including designs by Steven Holl and Toshiko Mori. Details.

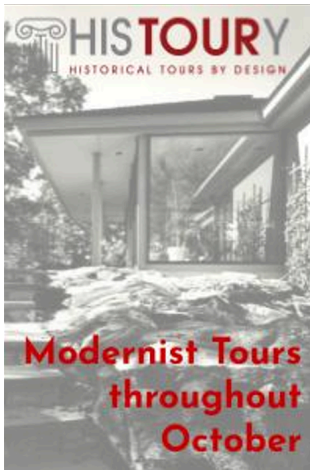
September 6: AIA Triangle Tour, Raleigh NC. Includes houses by **Phil Szostak, David Maurer, Jeannine McAuliffe, in situ studio, Miller**

Architecture, and Nick Hammer. Tickets and Details.

September 13: Modapalooza Tour of Nine New Modernist Houses, Raleigh/Durham/Chapel Hill NC. It's Modapaloooza's 12th year, featuring amazing houses by Joe Lopez, Heather Washburn, Erin Sterling Lewis, withArchitecture, Phil Szostak, Raleigh Architecture, Turkel Design, and more. Coverage on CBS17 MyCarolina. Get your tickets now - *only 42 seats left!*

September 13: Docomomo US/MN Mid-Century Fall Tour, Minneapolis and St. Paul. With 12 homes open, this is the largest tour in the 16-year history of the event. Information.

September 13: Eichler Tour 2025, Rancho San Miguel, Walnut Creek CA. Information.



Tours by Histoury:

September 14: A Midcentury Night's Dream, Armonk NY
October 5: Westchester's Twenty-One Acres Enclave Tour, Ardsley NY
October 12: Midcentury Homes of Holly Place Tour, Briarcliff Manor NY
October 25: Modernism in Fairfield County Tour, Greenwich and Stamford CT
October 26: Midcentury Modern in New Rochelle Tour, New Rochelle NY
Tickets and special deals.

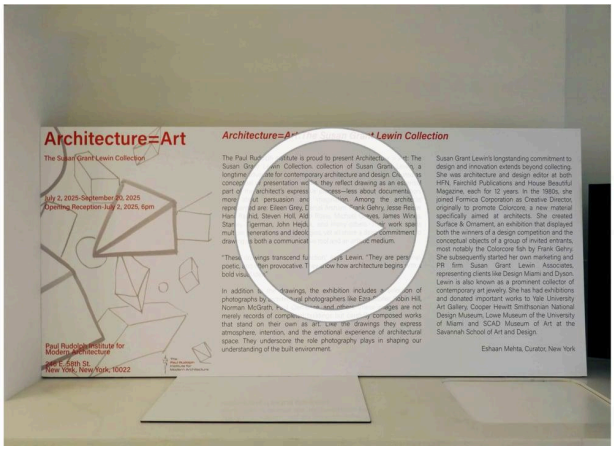
September 14-16: AIA South Atlantic ASPIRE Conference, Asheville NC. Includes a tour of three new area Modernist houses. Details.

September 16, 12n: Jake Gorst at the New Canaan Museum and Historical Society, New Canaan CT. Gorst will talk about his grandfather, Andrew Geller, best known for creating the houses that were built through kits that were sold at Macy's. Tickets.

Saturday, September 20: NCModernist tour of a restored Lustron! 11am-2pm, Clayton NC. Free, registration required. Enter LUSTRON on the form.

September 21: Preservation Sacramento CA Historic Home Tour, including the South Land Park Hills Eichler Historic District. Information.

September 27: MAK Center Benefit at the Kings Road House by Rudolph Schindler, Los Angeles CA. Tickets.



Through September 30: The Paul Rudolph Institute for Modern Architecture exhibition **Architecture=Art: The Susan Grant Lewin Collection**, showing 50 architectural 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, La Jolla CA. Tickets..

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



October 11: NCModernist Fall Benefit Cocktail Party, at an amazing new 17000sf Modernist house in Raleigh, designed by Joe Trojanowski and built by St. Clair Construction. Feauturing entertainment by **Peter Lamb and the Wolves**. Email george@ncmodernist.org to get one of the first invitations!

October 16-19: Modernism Week Weekend, Palm Springs CA. TIckets.

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: Thirst4Architecture Happy Hour at Lights Unlimited, 5-7pm, Garner. Free, registration required. Enter LIGHTS on the form.

October 19: Special Brunch, New Canaan CT, with USModernist's **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. Tickets TBA.

November 14-16: Architecture Sarasota Mod Weekend. Details.

Thursday, November 20: Thirst4Architecture Happy Hour at Golden Belt, 5-7pm, Durham. Free, registration required. Enter GOLDEN on the form.

Friday, December 5 - NCModernist Holiday Bash TBA, 7-10pm, Raleigh. Tickets available in October.

Thursday, December 18 - Thirst4Architecture Happy Hour at Arrowhead, 5-7pm, Raleigh. Free, registration required. Enter ARROWHEAD on the form.

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

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March 17-22: DOCOMOMO International Conference in Los Angeles. Join USModernist's **George Smart** and **Michela O'Connor Abrams** for a fantastic cocktail hour on Wednesday, March 18, at the revolving bar atop of the Bonaventure Hotel, designed by **John Portman**, with a thrilling view of the City of Angels. 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





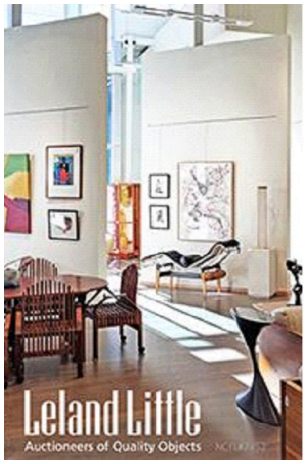

#418/The New Case Study Houses with Dustin Bramell + Cary O'Dell + Sarah and Debbie Dykstra + Music by Lenore Raphael

Every serious Modernist fan knows about the Case Study Houses, the legendary program started by **John Entenza** of *Arts and Architecture Magazine* in the 1950s, attracting top and emerging architects to create affordable houses for Los Angeles. We'll talk with **Dustin Bramell**, who's working to create a new series of Case Study Houses; **Cary O'Dell** on the great **Bucky Fuller**; mother-daughter duo **Sarah** and **Debbie Dykstra** share the story of their Frank Lloyd Wright house; and music by **Lenore Raphael**.

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

New to podcasts? You can listen to USModernist Radio on any major podcast platform or through any computer.

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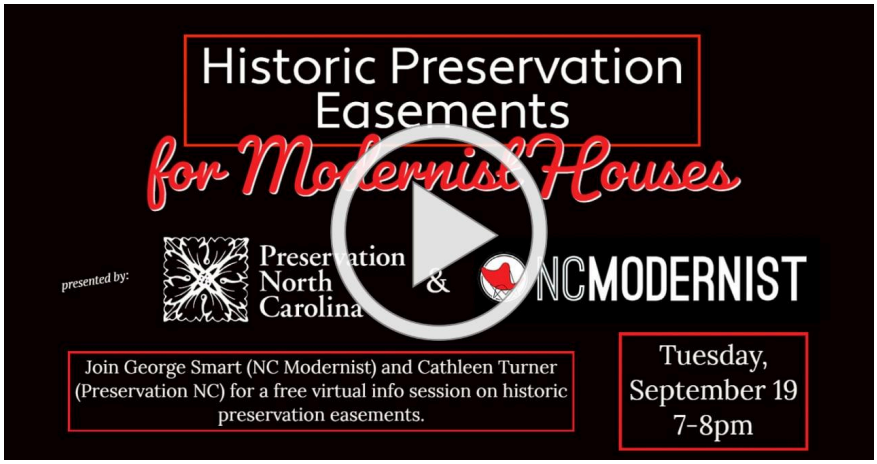
Asian Art Auction Aug 21, 9:00am
Sporting Art Auction Aug 28, 10:00am
Fine Sporting Arms Auction Aug 29, 10:00am
Fine Wine Auction Sep 4, 10:00am
Rare Spirits Auction Sep 5, 10:00am
Fine Art Auction Sep 10, 10:00am
Fine Jewelry Auction Sep 11, 10:00am
Decorative Art Auction Sep 12, 10:00am
Collectible Books, Maps, & Documents Sep 17, 10:00am
Fine Silver Auction Oct 3, 10:00am

FOR SALE

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

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

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The preservation easement is 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. Here's a video featuring Preservation North Carolina and NCModernist, along with Jane Levy, who has an easement on her Greensboro Modernist home.

Donate to USModernist's nonprofit mission of documenting, preserving, and promoting Modernist residential architecture.

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