M News: Franzen House in Trouble / A Discovered Lautner / Cherry House Tour / NC Lustron Saved / A Model Investor
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, September 29, 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: 425+ Shows	Architecture Media Library: 5M+ Pages	Modernist House Archives: 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

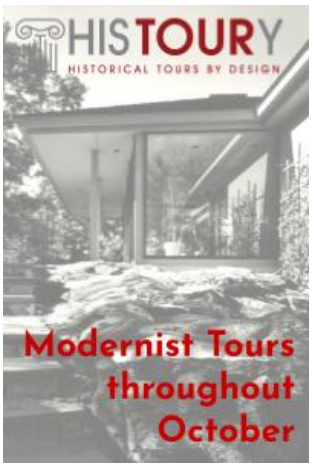
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Meet the USModernist Team

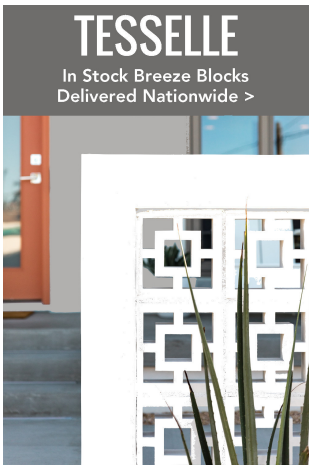
Check out the NCModernist For Sale/Rent Database. Real estate agents and owners can list their North Carolina Modernist houses for sale or rent for free.
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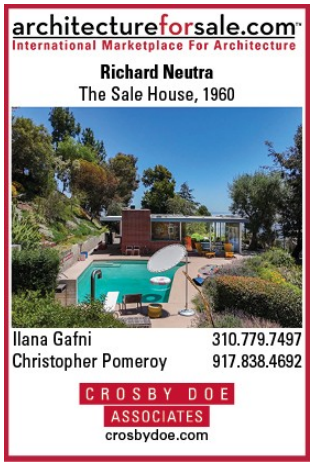


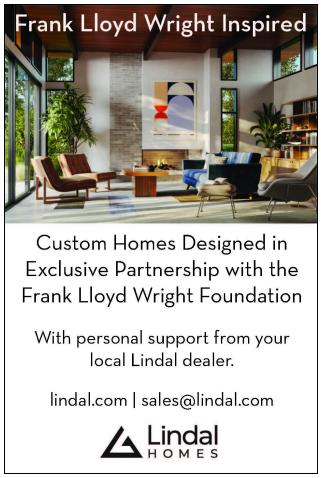






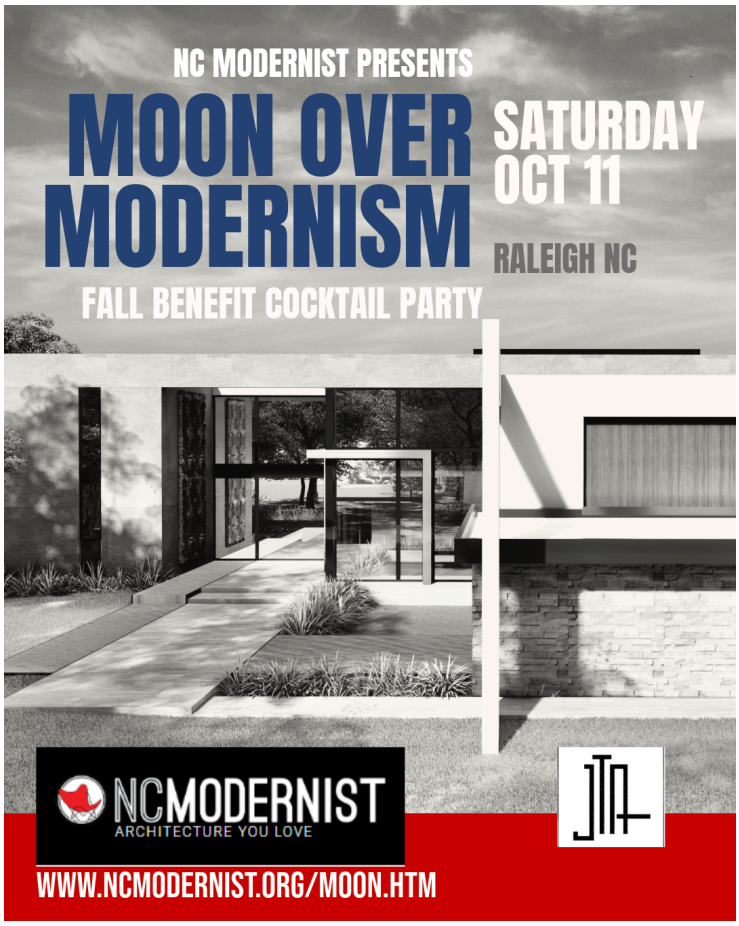






Featured Upcoming Events

Moon Over Modernism
Benefit Cocktail Party!



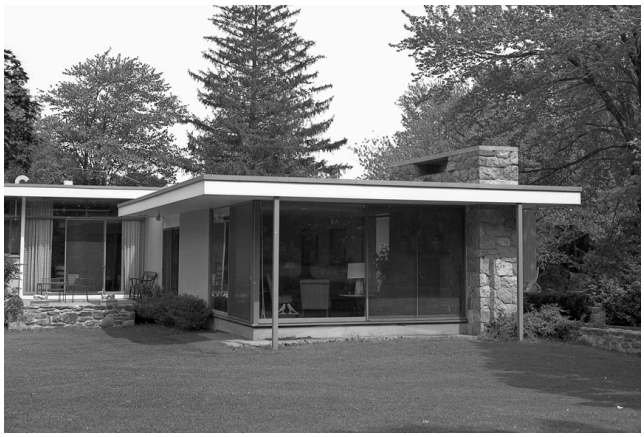
Saturday, October 11, 7pm

NCModernist's fall benefit cocktail party is always a hit - and this year we'll be at an amazing *brand new* 17000sf Modernist house on 100 acres in Raleigh NC, designed by Joe Trojanowski.

Explore the extensive house and grounds, the koi pond, the waterfall, the pool, the game room, the balconies, the glass stairs, and the landscaped grounds while listening to Raleigh's hottest jazz band, **Peter Lamb and the Wolves**. CBS17 coverage.

Delicious food and curated cocktails in the company of your fellow Modernist fans! Plus closeup magician **Wayne Anderson** working the crowd. Sponsored by **Marianne Mansour of COMPASS, PELLA Windows,** and **Delinea Cabinetry.** Tickets and details.

Thursday, October 16: NCModernist Thirst4Architecture Happy Hour at Lights Unlimited, 5-7pm, 310 McCormick Street, Garner NC. Free, registration required. Enter LIGHTS on the form.



USModernist Jazz Brunch at the 1954 Ford House and Gardens! New Canaan CT / Sunday, October 19, 11am-1pm

On the Sunday after the sold-out New Canaan Museum and Historical Society Modern House tour, enjoy an beautiful autumn brunch at the National Register–listed 1954 **Elinor and Sherman Ford** House—a mid-century gem designed by architects Gates and Ford. Later home to **Ely Callaway** (founder of Callaway Golf), the estate also features

lush five-acre gardens designed by landscape architect **Friede Stege**. Delicious food, live jazz, and curated refreshments with other Modernist fans and homeowners!

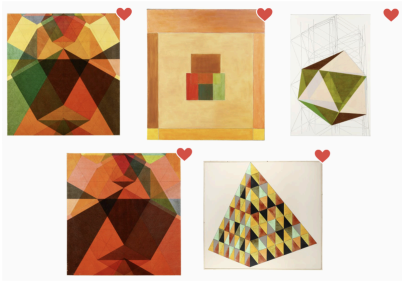
Sponsored by Modernist real estate specialist **Inger Stringfellow, June Goldfinger** in honor of **Myron Goldfinger,** and Gates and Ford homeowner **Jim Kovacs.** Tickets and details.



NEW: **Saturday, November 1, 10am-2pm**: Designed by Raleigh architect Louis Cherry, this 2020 Modernist house in Durham NC has been a rental for three years. Now it's going up for sale. Details and tickets.

Support USModernist





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. 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

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Great member benefits for tours and exclusive experiences. Just $12.50 a month! Sign up here.

Endangered Modernist Houses



Newly Endangered: The 1963 Fleschner House, Westport CT, designed by Ulrich Franzen. Featured in Architectural Record, November 1963 and Architectural Record Houses of 1964. Despite several clunky additions, the house is in good condition. Sold in 2024 to Thomas and Nadia Wearsch, who recently applied for a demolition permit.





Doomed: Richard Spencer was a prominent midcentury LA architect who eventually moved to Orange County. Two of the houses he designed there are headed for certain destruction. The Huntington Beach City Council

approved allowing the 1964 Spencer House at 16471 Malden (left) to be destroyed and replaced with a new 30-foot-tall home. They denied a request for the 1965 Cuthbertson House at 16482 Somerset (right) to be replaced by a 35-foot-tall structure – but indicated they would approve a 30-foot version. Mayor **Pat Burns** told USModernist these large houses were "way out of scale with the neighborhood" and that he would continue to oppose them.



Endangered: Victor Lundy was one of the giants of Sarasota Modernism. He moved to Texas and built a home at 701 Mulberry Lane in Houston TX. The house was sold in October 2024 with the new owner wanting to keep it. Now they plan to engage Habitat for Humanity for "deconstruction" - the nicest form of demolition. It may not be too late to make a higher offer. Please contact Liz Waytkus at DOCOMOMO-US. Otherwise, this house is doomed.



Endangered: It's a midcentury 1952 architectural treasure in the Country Club Hills area of Raleigh NC. Designed by architect Milton Small, who studied with Mies van der Rohe, the house is in pristine condition. Built by **Frank Walser**, the master of Modernist construction. Everywhere you turn, a magical Modernist experience. The owner has a lowball offer from a developer that she's probably going to take if the house doesn't sell soon. If that happens, this house is toast. $1.35M. Details.



Update: In 1980, after years of battling with the Modernist-hating Town of Southampton Architectural Review Board (ARB), **Orest Bliss** finally got to build his Norman Jaffe-designed house (right) at 88 Meadow Lane. Fast forward 40+ years, including a non-Jaffe renovation, and Bliss wanted a demolition permit before putting the house on the market, as oceanfront properties get a better price with pre-arranged permits. After lawsuits against the ARB, Bliss got his permit and the house went on the market in

August at $24M. Now it's off the market. Has it been sold? If so, a buyer has the green light to tear it down if they wish. Details.

Endangered: The shell of a 1959 Modernist house owned by **Charlton Heston** on 3 acres in Beverly Hills is on the market for $10.5M. The site of many Hollywood parties and a famous scene between Heston and **Michael Moore** in 2002's *Bowling for Columbine,*. the owner took it down to the studs, planning two renovations by Woods+Dangaran and Olson Kundig never completed.

Endangered: Ruh-roh. Modernist preservation is no longer just about midcentury '30s through the '70s. A great 1989 Carl Abbott house is posted for sale as a teardown: the Gaines House (left), 1761 Oceanview Drive, in Tierra Verde near St. Petersburg FL. The listing specifically shows renderings for another much larger new house (not by Abbott).

Endangered: From a town known as Oyster Bay, Long Island, made famous in song by **Billy Joel**, there's a rare, long-neglected 1955 Walter Gropius house, 144 Center Island Road, for sale on 17 acres for $6.75M. You know it's a teardown when the listing omits interior photos.

Endangered: The 1964 Chalif House by Barbara and Julian Neski is for sale at $12M. According to Long Island architectural historian **Alistair Gordon**, "The house at 28 Terbell Lane, East Hampton NY is historically important in many ways, but ... there's a likelihood that it will be torn down."

Endangered: Frank Lloyd Wright's 1952 Lewis House, aka Spring House, 3117 Okeeheepkee Rd, Tallahassee FL, is for sale through a commercial property broker for a little over $2.1M. The property type is listed as "land." That's never good. And the median price of houses around it, $330K, means the price needs significant reduction to sell.

Endangered: The deteriorating-but-recoverable 1946 Booth House, 319 Pound Ridge Road, in Bedford NY is again for sale. One of the first houses designed by Philip Johnson, still languishing at the too-high price of $1.2M.



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, lowball auction, or inappropriate renovation (like turning your Modernist house into an Italianate villa). Tell us.

News



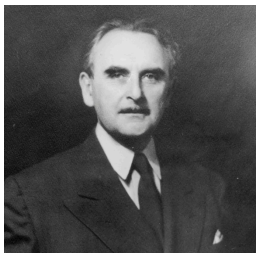
A newly discovered John Lautner house! That sure doesn't happen very often. In 1954, **Stanley and Elizabeth Haft** commissioned Lautner for an addition at 2521 West 5th Street, Los Angeles CA. How do we know for sure? Lautner is on the building permit. For sale in 2025. Kudos to USModernist's **Michael Locke**, who has photographed tens of thousands of Modernist houses across California.



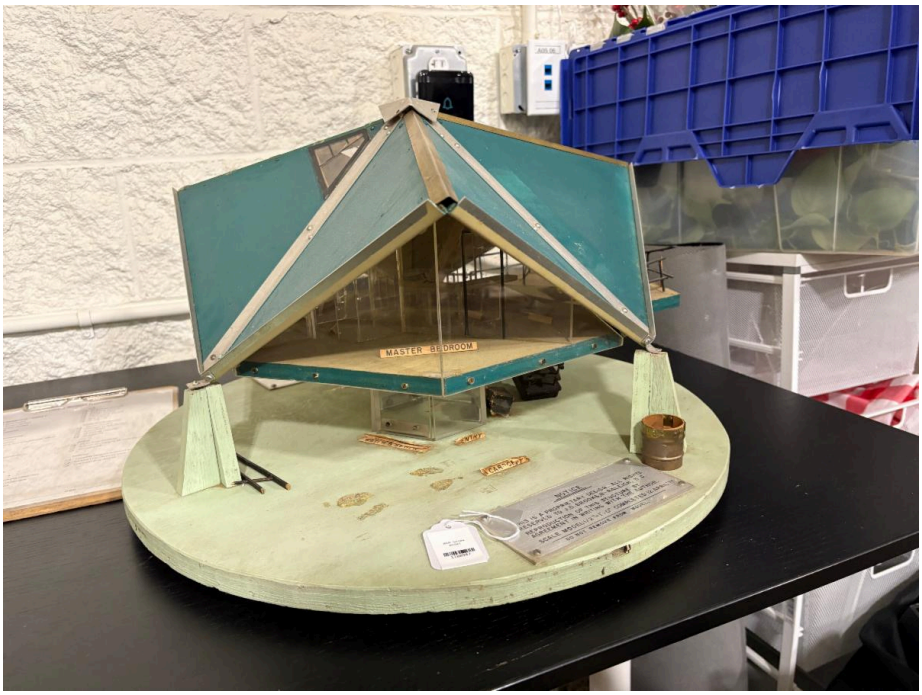
Congratulations to Preservation North Carolina (PNC) on the sale of the Lonas and Elizabeth Williams House, a rare intact Lustron home located in Chapel Hill NC now permanently protected by PNC preservation covenants. Built in 1949, the Williams House is the first Lustron home constructed in the Triangle and remains the only intact example in Chapel Hill. More on Lustrons. Photo of PNC's **Cathleen Turner** and the new owners.



Thomas Phifer was named the winner of the inaugural Architect of RECORD Award from *Architectural Record* for "a lifetime of achievement in the profession and exceptional work published in the pages of the magazine." See all his houses here.



From *Midcenturyhome.com*, an appreciation of Richard Neutra as an architect who looked more at how buildings worked than at how they looked.



Mystery Model: In April of 1970, someone named **J. D. Brooks III** created a model of a house, shown above. Help us locate Brooks and determine the architect and whether the house was built or not – and if so, where. **$25 Starbucks card** for the first person to submit a definitive answer to george@usmodernist.org. Hint: it's not the Wisconsin Pavilion for the 1964 World's Fair.



Architecture firm **Donaldson+Partners** said a client did not want a "neo-modernist" house in Beverly Hills. This is the result.



Vogue magazine wrote about two people in the Los Angeles cultural world moving in Ray Kappe's 1958 Howard Waymire House.



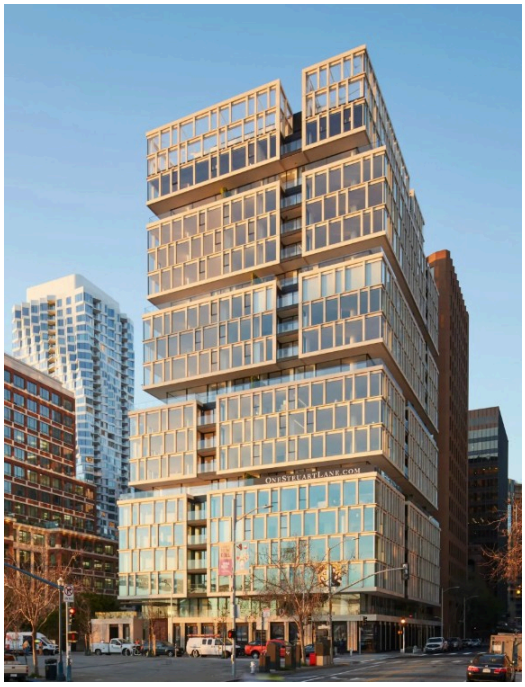
This year's European Prize for Architecture was awarded to **Patrik Schumacher**, the managing partner of Zaha Hadid Architects, and **Suad Amiry**, who researched and advocated for protection of historic buildings in Gaza and the Occupied West Bank.



AIA California announced the winners of its 2025 Design Awards. Ten buildings, including Big Sur House in Monterey County, designed by **Field Architecture**, received the top Honor Awards.



The Modernist town of Columbus IN is beginning a renovation and repair program for its aging Modernist schools. One is John Johansen's L. Frances Smith Elementary School, above.



Parametric Architecture praised SOM for designing 10 projects in sustainable architecture in the US and internationally. One of them is One Steuart Lane, a residential tower on San Francisco's waterfront.





The US embassy in London that Eero Saarinen designed is open for business again – this time as The Chancery Rosewood Hotel after a makeover designed by **David Chipperfield**.

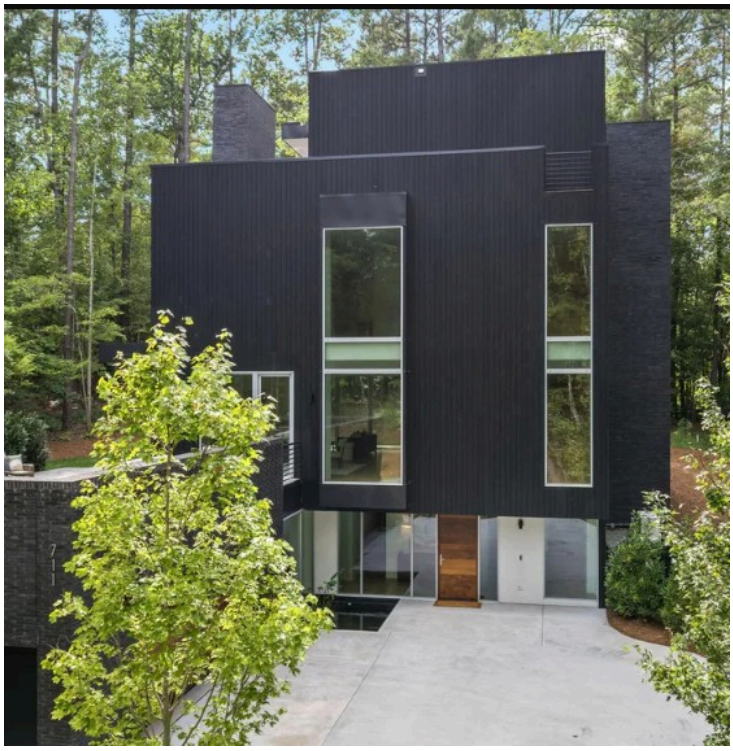
Modernist Houses For Sale



One of the townhouses that Chloethiel Woodard Smith designed in Reston VA in 1966 is on the market for $885,000.



A 1965 house that **Thomas Tomasi** designed for his family in 1965 is on the market for $1.4M in Santa Rosa CA, north of San Francisco. It was featured in *Sunset Magazine in 1972,*



A new four-story Chapel Hill NC house designed by Phil Szostak has come onto the market at $3.3M.



In Santa Paula CA, northwest of Los Angeles, this 1957 house designed by John Stroh is for sale at $1.99M.

Upcoming Events

ATLANTA DESIGN FESTIVAL

Through October 5: USModernist is pleased to partner with the Atlanta Design Festival. Ranked in the top 50 design festivals by Dezeen, the annual event features contemporary architecture tours in Atlanta and Serenbe, the Creative Futures Conference, Blueprints x BBQ Seminar on how to build a contemporary home, talks, DesignStation

exhibitions, Design is Human international awards, workshops and more. Event details and tickets at atlantadesignfestival.net.

Oxtober 2-November 2: Artist **Peter Blake** has transformed the historic Salkin House—a 1948 architectural gem designed by John Lautner—into an immersive art exhibition. This project, known as BLAKEHAUS, blends minimalist art with modern design, creating a unique dialogue between past and present. The house remained off the radar decades until it was listed for sale in 2014 and subsequently restored by **Trina Turk** and **Jonathan Skow** which earned a Los Angeles Conservancy Preservation Award. Private viewings available by appointment.

October 4: Manresa Wilds Tour, Norwalk CT. Designed by SCAPE, Manresa Wilds will be a 125-acre publicly accessible park anchored by a 1950s-built power plant facility, to be transformed into a dynamic community hub by Bjarke Ingels Group. Details.

Tours by Histoury:
October 5: Westchester's Twenty-One Acres Enclave Tour, Ardsley NY
October 12: Midcentury Homes of Holly Place Tour, Briarcliff Manor NY
October 18: Midcentury Modern in Massachusetts Tour, Concord MA
October 25: Modernism in Fairfield County, Greenwich and Stamford CT
October 26: Midcentury Modern in New Rochelle Tour, New Rochelle NY
Tickets and special deals.

October 10-12: Claremont Heritage Tour, featuring speakers **Charles Phoenix** and **Alan Hess**; and buildings by **Cliff May, Richard Neutra, and Edward Durell Stone.** Tickets and details.

October 10, 17, and 24: MillerKnoll Archives Tour, Zeeland MI. Details.

October 11: Alden Dow Home & Studio and Mid-Century Modern Midland Tour. Details.

October 11: NCModernist Fall Moon Over Modernism Benefit Cocktail Party, at an amazing new 17000sf Modernist house in Raleigh designed by Joe Trojanowski and built by St. Clair Construction. Explore the house and grounds while listening to Raleigh's hottest jazz band, **Peter Lamb and the Wolves**. Sponsored by **Marianne Mansour of COMPASS** and **PELLA Windows**. Tickets and details.

October 11: DOCOMOMO-MN tour of Modernist Churches. Details and tickets.

October 14-18: The Architecture and Design Film Festival, Angelika Theatre, New York. Tickets.

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 GM Design Center in Detroit, a sprawling

campus designed by Eero Saarinen. On October 21, there's a lunch talk with **Mark Markiewicz** discussing Saarinen.

Thursday, October 16: NCModernist Thirst4Architecture Happy Hour at Lights Unlimited, 5-7pm, 310 McCormick Street, Garner NC. Free, registration required. Enter LIGHTS on the form.

October 18: FORT-LA fundraiser *Jazz and Gin at at the Lloyd Wright* Henry Bollman House, Los Angeles CA. Hosted by **Russell Brown.** Tickets and information.

October 18: DWELL Home Tour, Los Angeles CA. Tickets and details.

October 18 to February 2: *Assembly Lines: Modernism and Machines,* exhibition at the Bechtler Museum, Charlotte NC. Examines the profound impact of mechanization, industrial innovation, and technology on artistic production from the rise of modernism to today's era of artificial intelligence. Details.

October 19: USModernist Jazz Brunch at the 1954 Elinor and Sherman Ford House, designed by Gates and Ford, New Canaan CT**.** Sponsored by **Inger Stringfellow, Jim Kovacs,** and **June Goldfinger** in honor of **Myron Goldfinger.** Tickets and details**.**

October 19: Visit day at the Pearlman Cabin in Idyllwild CA, designed by John Lautner. 11am, with a vegetarian lunch included.$50 per person. Contact Nancy Pearlman at Nancysuepearlman@aol.com.

October 24-26: DOCOMOMO-US Texas Weekend, featuring the Bass House by **Paul Rudolph**; Amon Carter Museum of American Art by **Philip Johnson**; Modern Art Museum of Fort Worth by **Tadao Ando**; Louis Kahn's iconic Kimbell Art Museum; and other buildings by **Norman Foster, Rem Koolhaus, Renzo Piano, I.M. Pei, and Edward Larrabee Barnes**. Tickets.

October 25: DOCOMOMO US/New York Tri-State Tour, Six Houses of Worship in Westchester and Fairfield County. Tickets.

Through October 30: Step into NC MOD: Mid-Century Design and North Carolina's Modern Legacy at The Art Gallery at Congdon Yards, High Point NC. Features the region's modernist spirit by showcasing furniture, architecture, art, and design by both mid-century craftsmen and contemporary artists. Special talks by **Phil Miller** (October 2) and **Peter Freeman** (October 16). Details.

Through November 1: The Paul Rudolph Institute for Modern Architecture in New York presents PAUL CLEMENCE: SHAPES, RHYTHM, ABSTRACTION.

Features 30 photographs of museums from around Switzerland printed on brushed aluminum. Details.

New Tour Saturday, November 1, 10am-2pm: Designed by Raleigh architect Louis Cherry, this 2020 Modernist house in Durham NC has been a rental for three years. Now it's going up for sale. Details and tickets.



Monday, November 3: 530pm, Kamphoefner Hall, NCSU Campus, Raleigh NC. Featuring **Dominyka Voelkle** of the Bjarke Ingels Group, sponsored by USModernist. Voelkle was Project Manager for The Spiral, a glass curtain-walled high-rise and BIG's largest project in New York City to date; and River Ring, a residential high-rise and public resiliency plan in Brooklyn, New York. Free, registration required. Enter BIG on the form.



Friday, November 6: NCModernist's **George Smart** will be the keynote speaker at the Charlotte Museum of History kickoff event for their Mad About Modern Tour. Charlotte NC. Tickets TBA.

Saturday, November 7: Charlotte Mad About Modern Tour, Charlotte NC. Three Modernist houses. 10-4pm. Tickets TBA.

November 12: Special NCModernist Talk, Durham NC. Details TBA.

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

November 15: Docked in Baltimore, Maryland, the NS Savannah – the world's first nuclear-powered merchant ship and floating showcase of mid-century American art and design – has a last public tour ahead of its complete decommission. Tickets.

November 15 to May 10: Craft Contemporary in Los Angeles opens *Material Curiosity by Design: Evelyn and Jerome Ackerman*. Details.

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

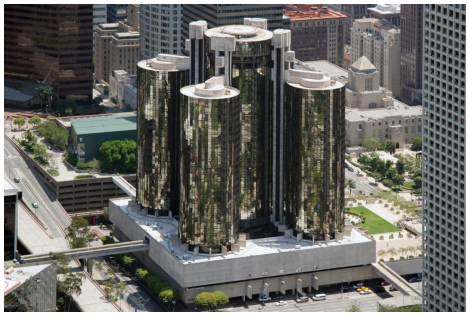
Friday, December 5 - NCModernist Holiday Bash TBA, 7-10pm, Raleigh. Tickets available in October.

Thursday, December 18 - NCModernist Thirst4Architecture Happy Hour at Arrowhead, 5-7pm, 330 Dupont Circle #102, Raleigh. Free, registration required. Enter ARROWHEAD on the form.

December 20 - March 29: The Art Institute of Chicago presents *Bruce Goff: Material Worlds*, at Regenstein Hall. Features architect Bruce Goff (1904–1982), best known for his groundbreaking single-family homes. Details.

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

do.co.mo.mo_US



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 LA.

Register here. You must register for the conference to attend the party.

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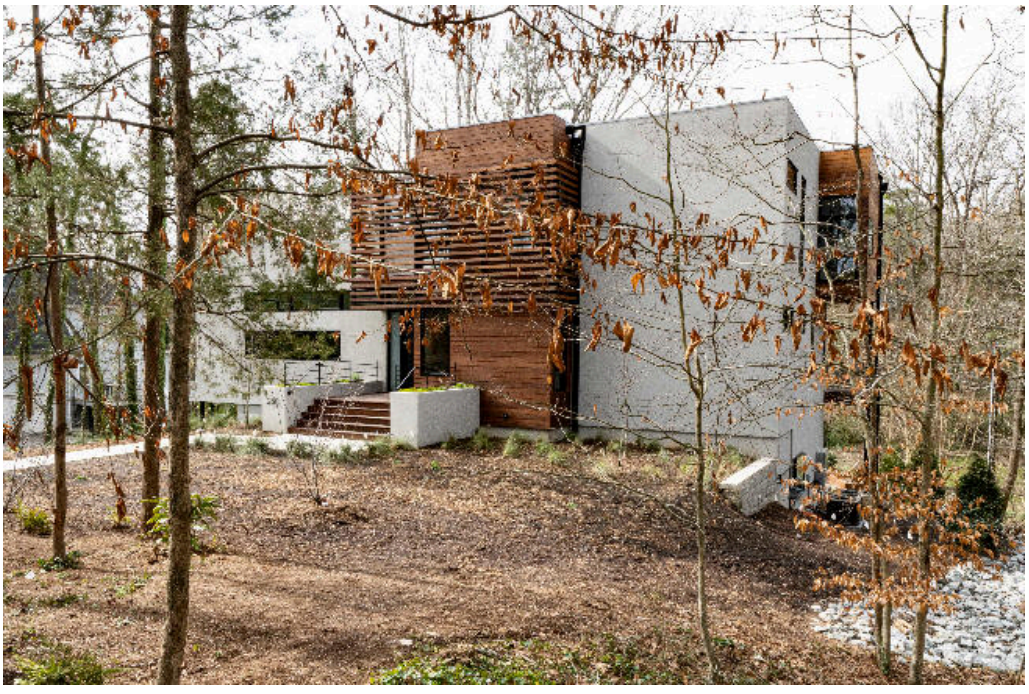


#424/Model Investor Kata Walters + Modernist NYC's Allison Meier + ADFF's Kyle Bergman + Musical Guest Klas Lindquist

Our first guest, **Kata Walters**, went from the catwalk to the construction site, changing from an international career in modeling to building Modernist houses. **Allison Meier** shares her map of New York, uncovering hidden histories in architecture and culture from cemeteries to the streets. **Kyle Bergman** of the New York Architecture and Design Film Festival shares this year's highlights, and from Sweden, musical guest **Klas Lindquist**.

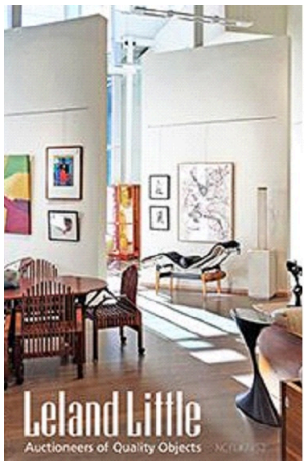
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NCMODERNIST





New Tour Saturday, November 1, 10am-2pm: Designed by Raleigh architect Louis Cherry, this 2020 Modernist house in Durham NC has been a rental for three years. Now it's going up for sale. Details and tickets.



Upcoming Auctions:

Fine Silver, Oct 3, 10:00am

Modern & Contemporary, Oct 16, 10:00am. Special preview party 6pm Oct 15. Free, registration required.

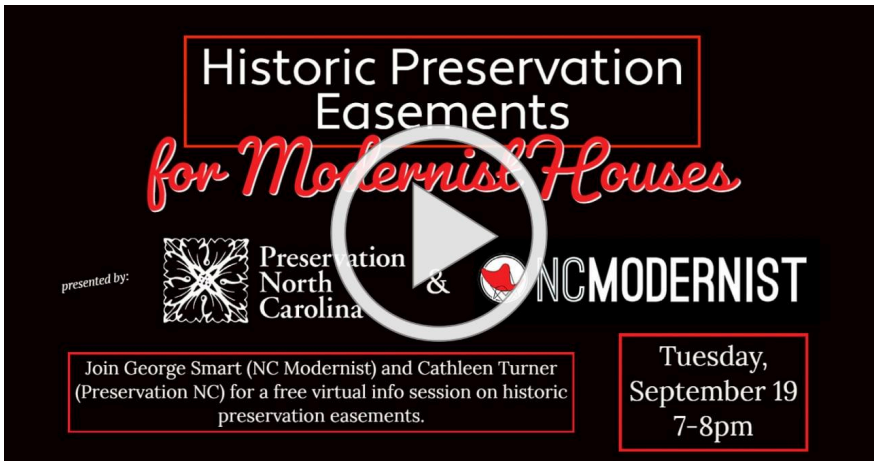
Prints & Photographs, Oct 17, 10:00am
Luxury Watches & Timepieces, Nov 6, 10:00am

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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