M News: East Wing Destroyed / Lundy House Saved / The Complete Tom Kundig
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, October 27, 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.

Modernist House Archives: 25,000+ Houses	Architecture Media Library: 5M+ Pages	USModernist Radio Podcast: 430+ Shows

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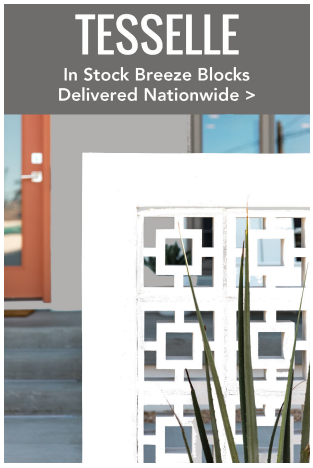
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
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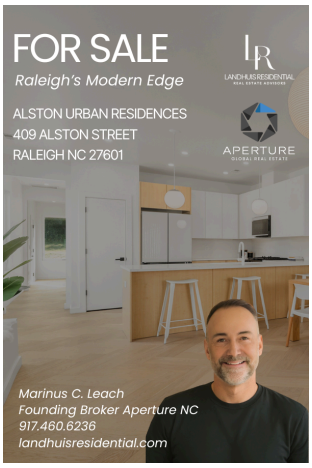
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Featured Upcoming Events





Tour This Saturday, November 1, 10am-2pm: Designed by Raleigh architect Louis Cherry, this 2020 Modernist house in Durham NC has never been open to the public.

Details and tickets. Advance $9.95 tickets close today at 5pm ET. $20 at the door. Proceeds benefit NCModernist's award-winning documentation, preservation, and advocacy programs.



Monday, November 3: 530pm, Kamphoefner Hall, NCSU College of Design, Raleigh NC.

Featuring a talk by **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.

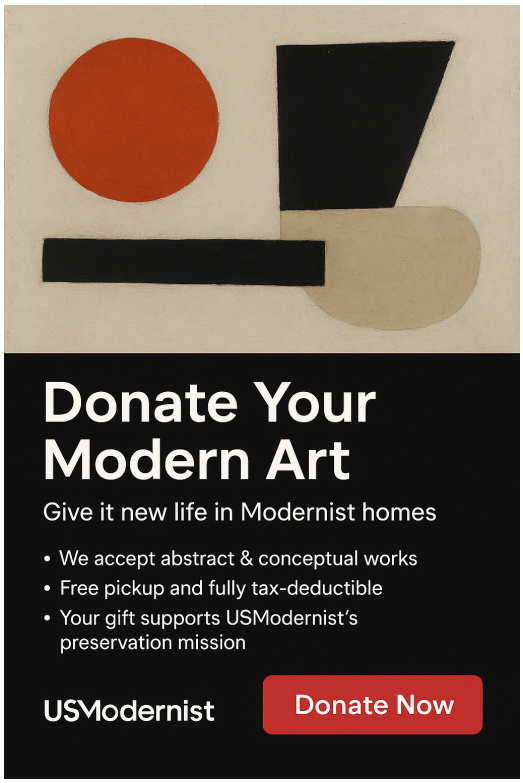
Free, registration required. Enter BIG on the form.



USModernist Scandinavian Capitals Trip
Copenhagen / Oslo / Stockholm
Tour May 12-22, 2026
Only 3 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, including the work of **Bjarke Ingels**, plus the stunning natural beauty of Scandinavia. 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 you love.

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

Endangered Modernist Houses



Endangered: Ray Kappe's 1946 Stoner House at 5679 East Corso Di Napoli in Long Beach CA was approved for a demolition permit last week. The current owners, **Theodore and Sarah Fischer,** have been trying for nearly two years. It is likely the decision will be appealed by preservation groups to the California Coastal Commission.



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 any exterior or interior photos.*



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.

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 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: 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 possible teardown: the Gaines House, 1761 Oceanview Drive, in Tierra Verde near St. Petersburg FL. The listing specifically shows renderings for much larger new house (not by Abbott). $4.8M.

Endangered, price lowered: The 1964 Chalif House by Barbara and Julian Neski is for sale at $11.5M, down half a million. 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 "vacant 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-and-probably-not-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.

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

News



The East Wing of the White House and the connecting walkway have been destroyed for a 90,000-square-foot ballroom. On July 31, **President Trump** said the ballroom "won't interfere with the current building ... it'll be near it, but not touching it. It pays total respect to the existing building, which I'm the biggest fan of." Well, that sure didn't happen. Back in August, the national AIA wrote a strongly-worded letter, bringing paper clips to a gunfight. Classicists, who should be wildly upset about the demolition of one of the most important classical buildings in America, a demolition which bypassed nearly every conventional federal and DC approval process, were remarkably quiet. The White House said a legal opinion from the National Capital Planning Commission, which governs federal-building construction, says the agency "does not require permits for demolition, only for vertical

construction" and construction plans will be submitted to the commission "at the appropriate time."

More Trump architecture policy: Transportation Secretary **Sean Duffy** created a Beautifying Transportation Infrastructure Council that will advise him on "opportunities to build beautiful structures." The announcement doesn't define "beautiful," but the council is supposed to "develop aesthetic performance metrics."



Saved: The home and studio of famed architect Victor Lundy — known for his signature wood and winding designs — was close to demolition. Two preservationists swooped in to save it from a recent buyer who had Habitat for Humanity all lined up to take it apart. **Dan and Carol Price** bought the property at 701 Mulberry Lane for $1.75 million in an off-market sale. Lundy died last year at the age of 101. Lundy's son, **Nick Lundy**, called the acquisition "a miracle." The Prices plan to turn it into a rental. Several groups, including DOCOMOMO-US, Houston Mod, Preservation Houston, and USModernist worked to save the house.



Endangered Update: A 1952 Modernist house on Alamance Drive in Raleigh NC, designed by architect Milton Small, who studied with Mies van der Rohe, is under contract to a buyer. No news yet if they will restore it instead of tearing it down. Built by Frank Walser.



Boston's distinctive Paul Rudolph-designed Hurley Building is set for a massive overhaul, with plans for two sleek NBBJ-designed towers on top of the 1971 concrete structure. Massachusetts state officials unveiled the $1 billion mixed-use project as a way to revitalize the building and fund about $225 million in deferred repair costs. Heritage architect Beyer Blinder Belle will oversee the restoration, preserving most of the existing structure.



In 2021, an architect and a lawyer moved into a Malibu CA house designed by Lake Flato. The New York Times featured this house last week.



The Motel turns 100. This year marks the 100th anniversary of the American motel as investors put millions into renovating old properties to bring them 21st-century amenities and style.

MAINSPRING
NARRATIVE FILMS

Bidding is now open for the Mainspring Narrative Films Annual Auction, their signature fundraising event supporting the preservation and celebration of

modern architecture, design, and culture through film. This year's auction features art, design, music, and rare experiences — including private tours of the Breuer Cottage in Wellfleet MA and the Gores Pavilion in New Canaan CT, plus Histoury's guided home-tours across New York, Connecticut, and Massachusetts. Collectors will find mid-century treasures, fine art, autographed books and records, and the official Googie movie poster signed by **Jake Gorst.** Bidding closes November 18. Details.

USModernist's **George Smart** was interviewed by the Journal of Biophilic Design, which recently joined the USModernist Library.



The Modernist House of Usher
by Bobbie Morris, USModernist Archivist

In the melancholy autumn, I received word from my friends, Edgar and Annabelle Usher, that they had at last purchased a Modernist house of "exquisite beauty." Edgar had sent 17 emails containing only the phrase "Form Follows Function," followed by a single teardrop emoji. Thus compelled, I, Frank Lloyd Graves, made the pilgrimage to their new abode, eager to behold this Modernist triumph. Yet, as I approached, I beheld not a radiant cube, but a decayed relic — its steel beams sagged like weary limbs, its windows wept condensation like tears. Within, the house also pressed upon my spirit. The "open plan," far from liberating, stretched interminably. I sneezed once, and it echoed in the distance — perhaps in the kitchen, perhaps in another dimension — I heard it bounce back with a faint, "Nevermore."

The Ushers themselves were noticeably altered. Edgar insisted the radiant floor heating whispered his name at night. "Sometimes," Annabelle added, clutching her Arco floor lamp, "The cellar itself murmurs like a lovesick ghost." She maintained that the garden responded in raven's caws — despite the fact that such birds were strictly forbidden by the HOA.

Edgar drew me toward the lower level. Descending, we found a concealed door where the plans had promised a laundry. It opened not upon stacked appliances, but upon a vaulted cellar. Rows of bottles glimmered in the torchlight, their labels yellowed, their dust centuries thick. One bottle bore a tag reading "Amontillado - 1742 - Do Not Drink - Seriously."

"Behold!" cried Edgar, "Amontillado! In a modernist home!" He staggered into the depths, and I, against my better judgment, followed. The vaults became more gothic, until it seemed we moved beneath a cathedral rather than a

house of glass. I observed what appeared to be a small statue of Richard Neutra weeping in an alcove.

There, in the deepest recess, Edgar bade me taste the wine. The vapors, heady and funereal, smelled distinctly of "poor life choices" with notes of "why didn't I stay home." I declined. He insisted. And as his hand brushed the cold stone, bricks shifted. Somewhere, a bell tolled 13 times.

"Edgar," I said, "I believe your Modernist house is haunted by Gothic architecture. At that moment, a pointed arch materialized behind him, and a spectral hand reached through the drywall to hang a small crucifix above the Wassily chair.

A sudden storm descended upon us. We fled in terror. Above us, the slab roof cracked with a sound like thunder. The walls groaned, and the wine cellar door slammed shut forever. With a final, lamentable shriek, the house collapsed into the reflecting pool. Glass, cellar, and Amontillado sank together in a whirlpool of broken mid-century dreams.

So perished The Modernist House of Usher. Edgar and Annabelle were recovered from the rubble. They now live in a sensible Cape Cod with, God help them, crown molding.

And I? I do not speak of that terrible night, save to my therapist, who does not believe me. And yet, I often wake to the sounds of cultured laughter and withering architectural judgment. I have a growing certainty that the house — or rather, its Gothic spirit — has simply moved in with me. I recently discovered a foreboding note on my refrigerator: "We need to talk about your countertops. They lack pointed buttresses." I comprehend not its meaning.

Correction

An item last week about architect **Dick Clark** renovating one of his original designs in Austin TX linked to an online article presenting a 2015 source as current news. Clark passed away in 2017. His firm, Dick Clark + Associates, continues.

Modernist Houses For Sale



Designed by Edward Durell Stone, the 1959 Celanese House is one of New Canaan CT's most celebrated mid-century Modernist landmarks, admired by design publications for decades. 2.06 acres. $4.4M Immaculate on the inside. Details.



Herbert Millkey's 1969 The Falls House in Atlanta GA is on the market with a $4M price tag.

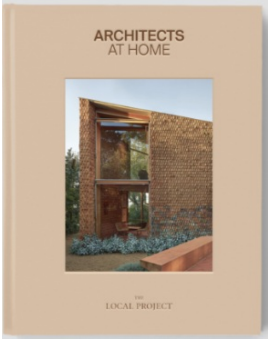


The 1958 Robert Hahf House that Keck and Keck designed in Kenilworth IL is being readied for sale following the recent death of Hahf's widow, reliable sources told US Modernist. No information on a listing price yet. Zillow estimates its value at over $4M.

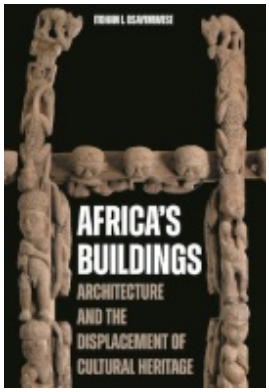


The 1957 Donald and Marian Bernstein House in San Francisco's Twin Peaks neighborhood is for sale for just under $7M. Architects John Campbell and Worley Wong designed the house, which was renovated in 2022.

New Books



Architects at Home, by the Local Project. Spanning more than 400 pages, this hardcover book details the thinking behind personal sanctuaries and retreats of locally and internationally recogniszd architects. From heritage dwellings to contemporary spaces, urban buildings to properties innately connected to nature, 15 extraordinary homes across Australia and North America are featured. Order.



Africa's Buildings, by **Itohan Osayimwese.** A groundbreaking history of Africa's looted architectural heritage—and a bold proposal for the repatriation of the continent's stolen cultural artifacts. Order.

Upcoming Events

Thursday, November 6: DOCOMOMO-US 2025 Modernism in America Awards, Chicago IL. Design Within Reach at Fulton Market, 6pm. Tickets.





Friday, November 7: NCModernist's **George Smart** will be the keynote speaker at the Charlotte Mad About Modern Tour. Charlotte NC. Admission with ticket, below.

Saturday, November 8: Charlotte Mad About Modern Tour, Charlotte NC. 10-4pm. Tickets.

November 8, 11a-12p: Docomomo-US/Northern California walking tour of Roger Lee-designed multifamily housing, Berkeley CA. Details.

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.

November 17: London UK. The 2025 Biophilic Design Conference explores how modern architecture can mirror nature's patterns, shaping healthier, more connected communities and redefining the relationship between people, place, and the built environment. 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 late October.

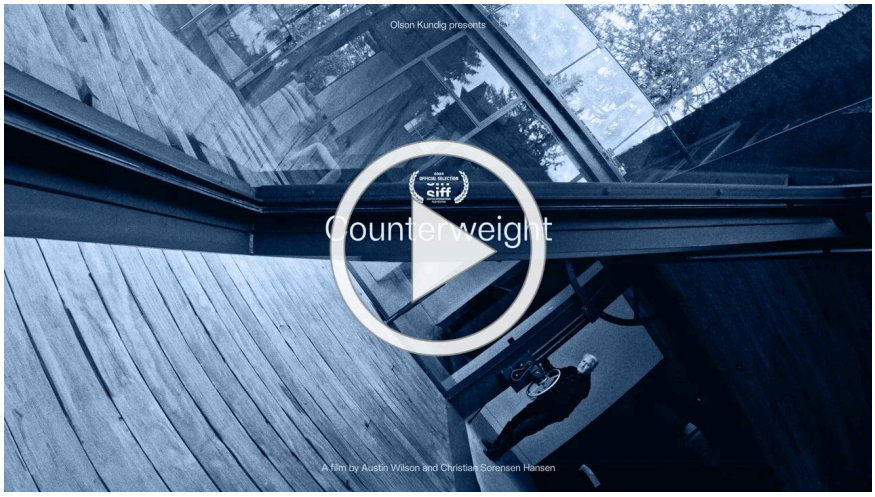
November 22: **Adele Cygelman** and Preservation Mirage sponsor a special fundraiser at the two Rancho Mirage homes of architect **Steven Harris** and designer **Lucien Rees Roberts** to support the upcoming documentary *Arthur Elrod: Desert Cool.* Tickets.



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.



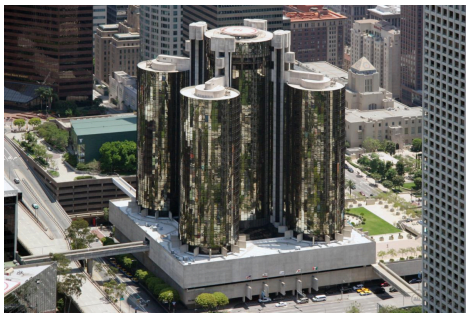


New: January 6: Opening night of the NCModernist Architecture Movie Series at the Rialto Theatre, Glenwood Avenue in Raleigh NC, sponsored by **Matt Griffith** and **Zach Hoffman** at in situ studio. The first film is ***Making A Mountain***, the story of an Denmark incinerator no none wanted into a ski slope loved by everyone, designed by architect Bjarke Ingels. The second film is ***Counterweight***, about the creative gadgets in Tom Kundig houses. Tickets at the door, $15.00. Other movie series dates: February 3, March 3, April 7, May 5, all at the Rialto.

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

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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Latest Podcast







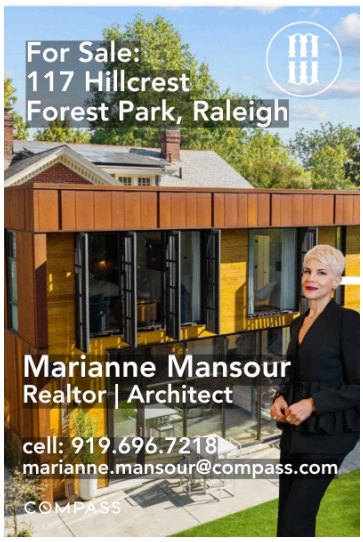
#428/The Complete Tom Kundig: Tom Kundig + Jim Dow + Musical Guest Veronneau

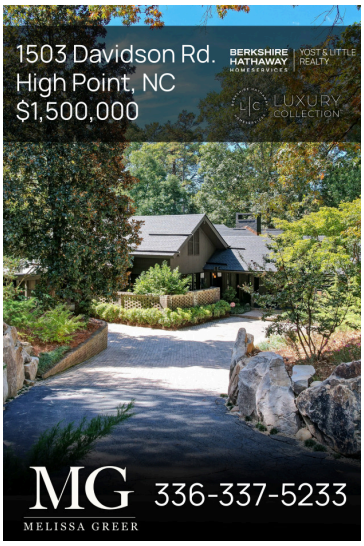
Tom Kundig of Seattle's Olson Kundig is a superstar in residential architecture, and he's got a new book, *Complete Houses*. But you can't have a world-class architect without a world-class builder, and we'll talk with Kundig's close friend and frequent collaborator, **Jim Dow** of Dowbuilt. Later, you'll hear **Veronneau**, a husband-and-wife duo whose tunes go around the world.

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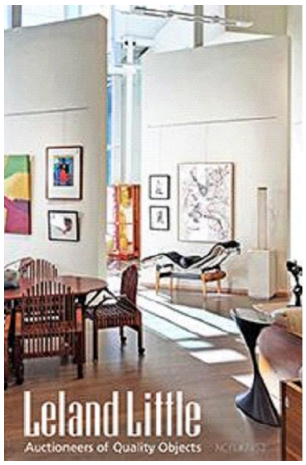
Chapel Hill's Arielle Condoret Schechter, AIA, has been named in Forbes Magazine as one of America's Best-in-State Residential Architects for 2025.

In 2021, Residential Design's editor **Clair Conroy** observed: "... at every turn...she prioritized the qualities of light, views, and building performance over superficial, budget-busting bling."



The Outer Banks town of Southern Shores this month granted historic status to an eighth "Flat Top" house, a 1952 structure, one of about 20 remaining from about 100 of the storm-resistant houses erected after World War II.

Oct 30, Susan Frankenberg Estate Auction



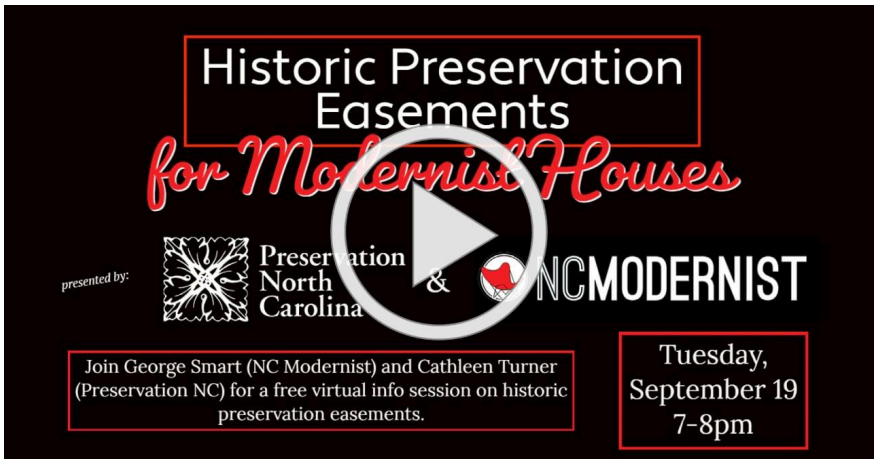
Nov 6, Luxury Timepieces Auction
Nov 13, Asian Art Auction
Nov 20, Sporting Art Auction
Nov 21, Fine Sporting Arms Auction
Dec 4, Fine Wine Auction
Dec 5, Rare Spirits Auction
Dec 10, Fine Art Auction

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.



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