M News: Moving Matsumoto / Gropius Bathroom / America By Design / Prolific Architecture Authors
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, November 17, 2025

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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**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

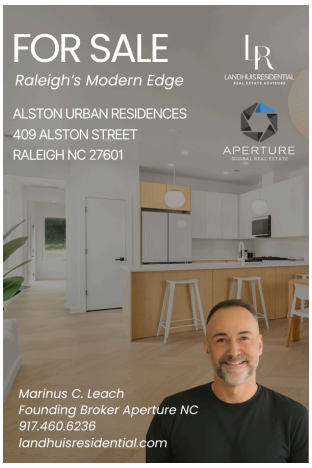
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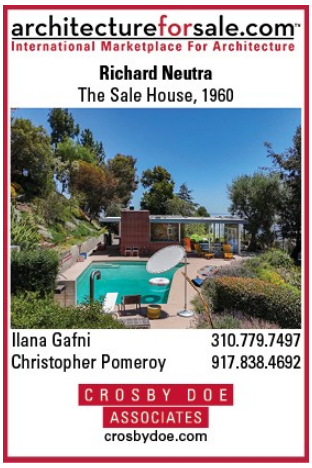
Meet the USModernist Team

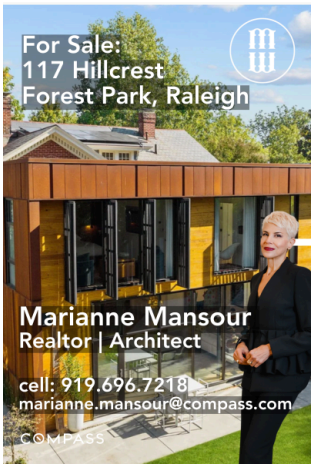
Check out the NCModernist For Sale/Rent Database. Real estate agents and owners can list their North Carolina Modernist houses for sale or rent for free.
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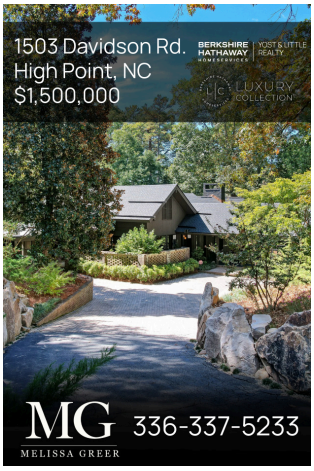
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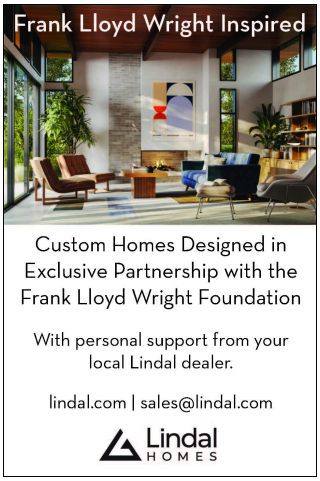












Featured Upcoming Events

GOLDEN BELT
CAMPUS

This Thursday, November 20, 5-7pm: NCModernist Thirst4Architecture Happy Hour at Golden Belt Campus, Durham. Visit the artists as they share paintings, sculpture, and other arts for sale in preparation for the holidays. Artists include: **PreShus Lee & Andrea Vargas, Moreno Linette Knight, Tim Thayer, Jason Blyskal Tonya Powell, Jillian Guarco, C. Bay Milin, Kerry Burch, CJ Monet, Nick Dahlstrom, Revere La Noue, Elaine Evans, Soonja Cook, Maureen Dunlap, Christine Hager-Braun, Andrea Carter, Paul Gala, Bonnie Wright, Patricia Pittman, Carlyn Wright-Eakes, Adam Narcross, Tiffany Coley, Martha Paris, Kevin Harrell, Christine Long, Matt Tomko, Roxanne Lorch.** Free, registration required. Enter GOLDEN on the form.



NCModernist 1960s Holiday Party
Friday, December 5, 7-10pm, at the immaculately decorated midcentury Modernist Raleigh home of **Dan Fulkerson** and **Rey Garcia.** The night is gonna be a blast from the past with a modern twist. Come celebrate the holidays like Don and Betty Draper of Mad Men! With music, delicious food, and holiday-themed drinks.

Dust off your Vera or narrrow tie or bell-bottoms or go-go boots for a night of fun and nostalgia from the swinging 1960s. Join us for holiday cheer in a stunning mid-century Modernist home in the heart of Raleigh. Everyone who buys a ticket gets free admission to the Sumner Winn tour the next day (see below). Tickets and details. **Ticket sales close 11/25.** Sponsored by:

ALLEY CO HOMES





New Tour: Saturday, December 6, 10-2pm. Sumner Winn was one of the great midcentury Modernist architects in Chapel Hill NC, creating sweeping rooflines that brought in the sun - or kept it out - at just the right moments. NCModernist hosts a unique tour of his largest commission, the enormous Owens House, which later became the headquarters home of Amway magnate **Bill Britt**. Tickets and details.





New Tour: Saturday, December 20. Moving Matsumoto: The Unveiling!

The 1954 Weber Residence spent its first 70 years on Transylvania Avenue in Raleigh NC. **George Matsumoto FAIA** designed the house with owner **William Weber**. Sold in 2023 to new owners who were going to tear it down - but NCModernist mounted a statewide preservation campaign that resulted in **Melinda and Andy Knowles** moving the house 7 miles in January 2024. Coverage of the move in the News and Observer / CBS17 / WRAL5. Now, after two years of careful restoration and reconstruction, the house is ready

for its big unveiling - and you can be there! Right photo by **Art Howard**. Tickets and details.

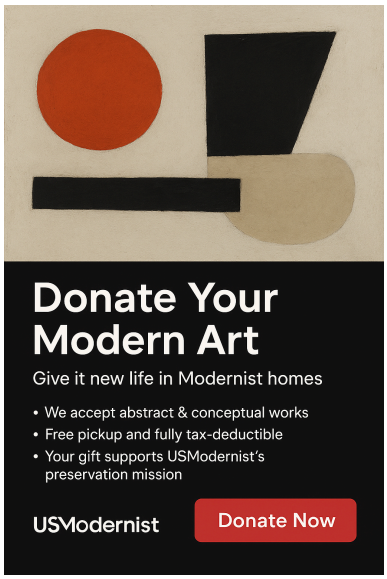
Flashback: the move of a different Matsumoto house in 2001, led by architect Ellen Cassilly, as covered in DWELL.



USModernist Scandinavian Capitals Trip
Copenhagen / Oslo / Stockholm
Tour May 12-22, 2026
Only 2 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



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

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 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.

THE MOD SQUAD

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. The decision will be appealed by a coalition of the Los Angeles Conservancy, Docomomo US/SoCal, and Long Beach Heritage to the California Coastal Commission. Support the coalition's work through this petition.



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.



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 have applied for a demolition permit.

Endangered: The deteriorating 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. Rumor is there is a very interested buyer.

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.

MODERNISM IN DANGER
USMODERNIST

Know an endangered Modernist house? 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



Visitors to the 1938 Walter Gropius House at 68 Baker Bridge Road, Lincoln MA have had to use an outdoor porta-potty since 1984. The owner, Historic New England, is holding a competition to design a separate, permanent restroom facility.



The future of Frank Lloyd Wright's 1908 Meyer May House in Grand Rapids MI is unclear. Furniture-maker Steelcase has owned for it for 40 years, but the company is being sold to Iowa-based HNI Corporation. It's not known how the house fits into that deal, according to Crain's Business.



Dwell tells the story of Marion Mahoney Griffin, one of the first licensed architects in the United States, Frank Lloyd Wright's first employee, and the designer with her husband, **Walter Burley Griffin**, to design Australia's capital, Canberra, in 1912.



The Bjarke Ingels Group won a global design competition for a new opera house in Hamburg, Germany.

MODERNISM MATTERS

Modernism Matters is a new UK website by **John Chapman**, a fan of USModernist, that showcases individual buildings and includes a growing portfolio of architecture photos.



USModernist's CEO George Smart was host of a segment on America By Design featuring a new office building with unique amenities in Chicago. AIA Chicago's **Jen Masengarb** introduces the segment.



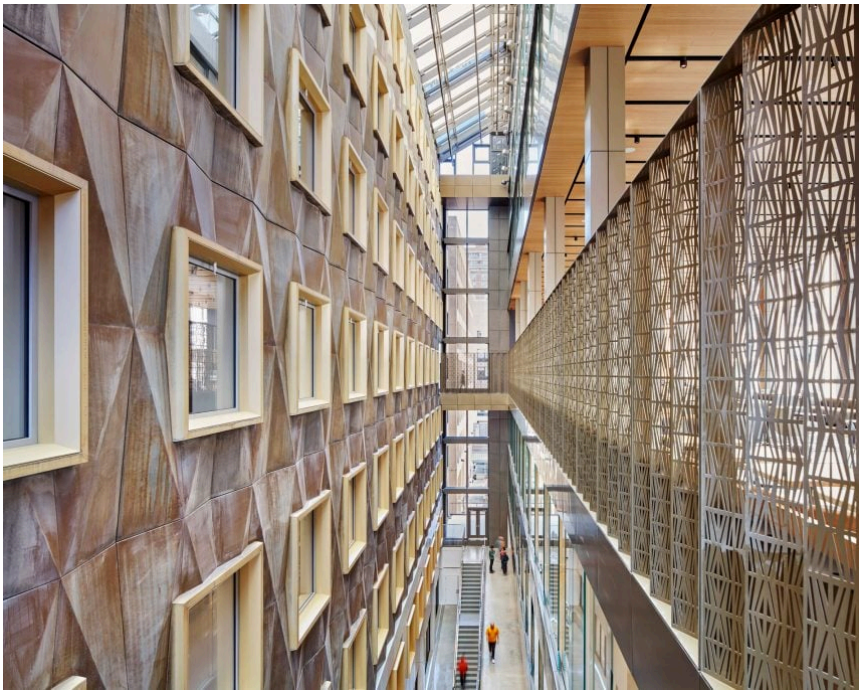
In the Studio City area of Los Angeles, architect **Linda Brettler** restored the all-aluminum 1964 Albert Grossman house designed by Raphael Soriano, thrilled that its now her home.



Thanks to *Bedford and New Canaan Magazine* for featuring USModernist's benefit jazz brunch in New Canaan CT last month.



The Memphis Art Museum – long known as the Memphis Brooks Museum of Art – will open in December 2026 in a new building that **Herzog & de Meuron** designed overlooking the Mississippi River.

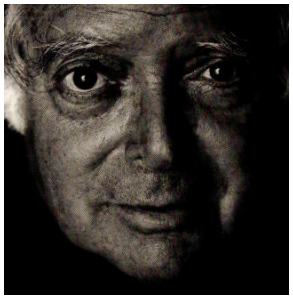


The Fashion Institute of Technology in New York City opened a new, 10-story academic building in New York, designed by SHoP Architects and named for Joyce F. Brown, the retiring president of the school.



Malcolm Fraser, a Scottish architect, has begun an effort to prevent the 1968 Argyle House in Edinburgh from demolition, saying the "distinguished Modernist building ... in its sturdy, grey monumentality it is characteristically Edinburgh."

Circle Square Triangle is a traveling exhibition on the brilliant and exciting geometric work of Modernist architect Myron Goldfinger. This high-value, portable, exhibition can be assembled in three hours and is available starting January 1. Perfect for small museums, galleries, architect offices, or historic



preservation societies. Contact **Kelvin Dickinson** at kelvin.dickinson@paulrudolph.institute or **June Goldfinger** jmgoldfinger@gmail.com.



Do you love solving intriguing architecture mysteries? Are you good at online research? NCModernist needs intrepid volunteer researchers to track down histories of midcentury modern houses in Charlotte. Contact **Bobbie Morris,** bobbie@usmodernist.org.

Modernist Houses For Sale



The 1946 Frayser Bauhaus, named for its neighborhood in Memphis TN, is on the market for the amazing low price of $250,000. It has been used as a clinic since 1958. **Maxwell Millstead** built it, but its design source is murky. Anyone know?



In 1959, Celanese commissioned architect Edward Durell Stone, to build the Celanese House in New Canaan CT to showcase the company's new materials and styles. Carefully restored to museum-quality finishes, the Celanese House is one of New England's celebrated mid-century Modernist landmarks, admired and published by design publications for decades. Just over 2 acres, $4.4M. Details.



Designed by **Robert Arigoni** around 2000, this curved house on one San Francisco's hills is on the market for $10M.



The Tatum House in New Canaan CT, designed by Hugh Smallen with renovations by Alan Goldberg, is available for rent at $22,500/month.





Realtor.com featured five Modernist houses currently on the market, including John Neutra's 1960 Coveney House in Pennsylvania and Alden Dow's 1951 Timber Teepee in Michigan.

Upcoming Events

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.

Through November 29: Gallery C in Raleigh NC hosts *Wonder Women! Three Mid-Century Modernists*, featuring paintings by NC artists **Mary Anne Jenkins, Edith London, and Anne Wall Thomas.** 540 North Blount Street, Raleigh NC

Through November 30: 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. A subsequent restoration by **Trina Turk** and **Jonathan Skow** earned a Los Angeles Conservancy Preservation Award. Private viewings available by appointment.

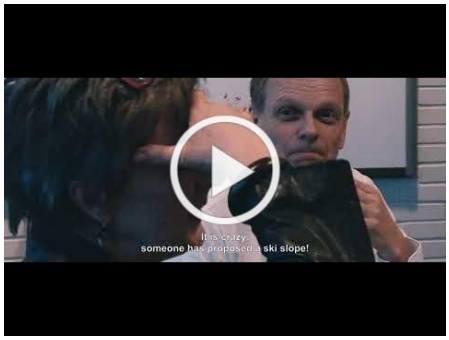
Friday, December 5: NCModernist's 1960's Holiday Bash, 7-10pm, Raleigh. Tickets and details.

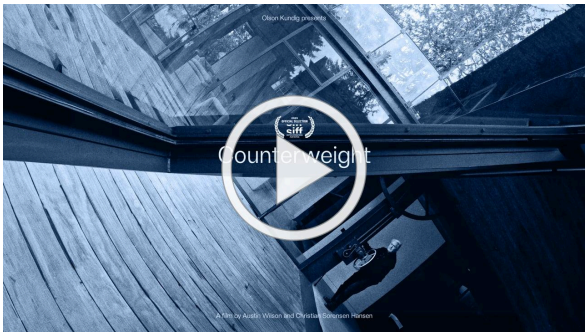
Thursday, December 18 - NCModernist Thirst4Architecture Happy Hour at Arrowhead, 5-7pm, 330 Dupont Circle #102, Raleigh. Free, registration required. Enter ARROWHEAD on the form.

Saturday, December 20 - Moving Matsumoto: The Unveiling. Tickets.

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.

Through December 31: An American Versailles, a mixed-media exhibition at the New Canaan Museum, New Canaan CT. All about the Eero Saarinen-designed General Motors Technical Center in Warren, Michigan. Free.

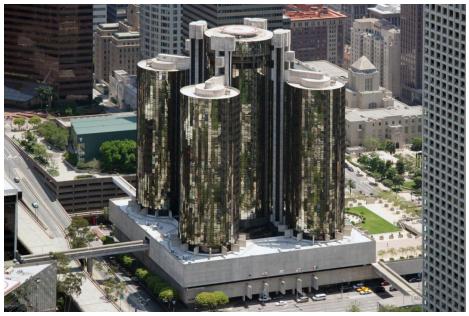




January 6: Opening night of the NCModernist Architecture Movie Series at the Rialto Theatre, Glenwood Avenue in Raleigh NC, sponsored by **Matt Griffith** and **Zach Hoffman** at in situ studio. The first film is *Making A Mountain*, the story of an Denmark incinerator no none wanted into a ski slope 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.

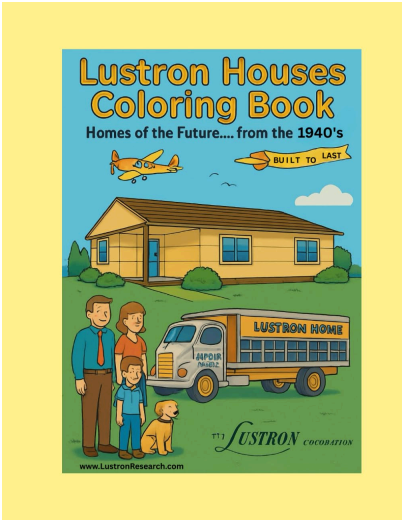
January 29, 630pm: Mayberry Modernism: North Carolina's Modernist Legacy, an entertaining and informative talk by NCModernist's George Smart at the Durham County Library, downtown Durham, designed by Vines Architecture. Free, registration required. Enter MAYBERRY on the form.

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

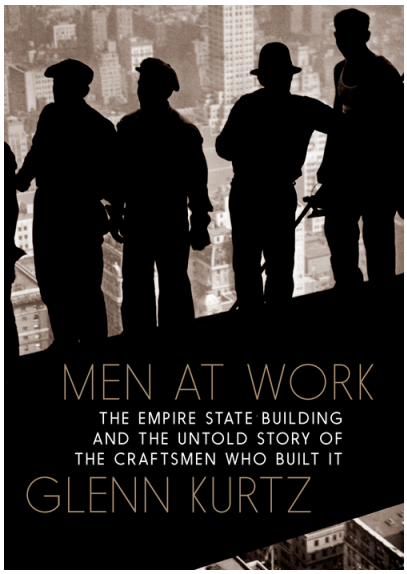


March 17-22: DOCOMOMO International Conference in Los Angeles. Join USModernist's **George Smart** and **Michela O'Connor Abrams** for a fantastic cocktail hour on **Wednesday, March 18**, at the revolving bar atop of the Bonaventure Hotel, designed by **John Portman**, with a thrilling view of LA. Register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

New Books



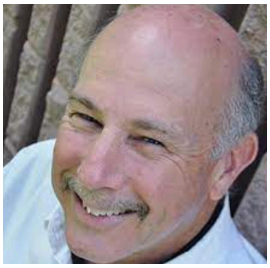
Step into the wonderful world of coloring with the *Lustron Houses Coloring Book*, a delightful collection of illustrations for kids and adults alike. Lustrons are all-metal homes made of enameled steel. Some 2,500 of these one-story enameled-steel houses went up around the country between 1948 and 1950, Lustron expert **Tom Fetters** says you can usually spot them by their distinctive roofs. With over 26 beautifully designed pages to color, this book offers a relaxing and creative escape go back to late 1940s simpler times. Learn more information or see USModernist's vast index.



Men at Work: The Empire State Building and the Untold Story of the Craftsmen Who Built It, by **Glenn Kurtz.** This book uncovers the identities of the Empire State Building construction workers, made famous by **Lewis Hine's** legendary portraits. Astonishingly, no list of workmen on this historic landmark was ever compiled. Drawing on eclectic sources—census, immigration, and union records; contemporary journalism; the personal recollections of their descendants—Kurtz assembles biographies of these workers, providing not only a portrait of the building's labor force, but also a fundamental reimagining of what made the Empire State Building a fitting symbol for the nation at the height of the Great Depression.

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#431/Prolific Architecture Authors Alan Hess + Dominic Bradbury + Sam Lubell + AAHA's Harper Halprin + Aaron Leshtz + Musical Guest Steve Rosenbloom

First up, three prolific architecture authors: **Alan Hess**, **Dominic Bradbury**, and **Sam Lubell**. Then we meet **Harper Halprin** and **Aaron Leshtz** of AAHA Studio — a marriage proving that design collaboration isn't just for coworkers. And later, Montreal-born jazz master **Steve Rosenbloom**, who leads a 16-piece ensemble by night and is a psychologist by day.

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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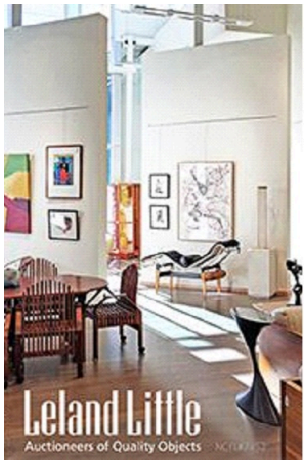


That 1964 Raleigh NC house for sale at 3401 Caldwell Drive that we thought was designed by owner/engineer **Charles Dysart**? The architect and builder is actually Don Statham, still kickin' at 94 years old. The house has an offer, and

the new owners are going to renovate. Hat tip to **William Dodge**, who solved the mystery.



However, there's sad news. A 1961 ranch by architect and builder Don Statham was destroyed last week. 1205 Glen Eden is no more.



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

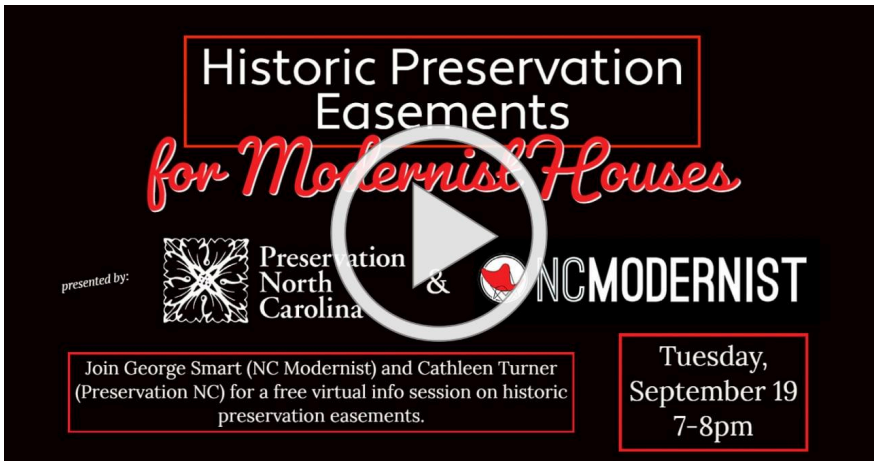
Next Modernist auction is in January

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.

Here's a sample preservation easement document.

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