M News: The Stahl House Can Be Yours / Goodbye Mike Welton / Mystery House / Your Impact, Doubled
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, November 24, 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**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

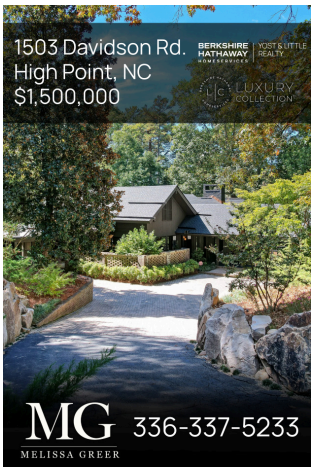
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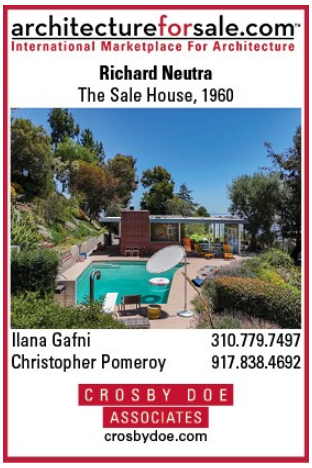
Meet the USModernist Team

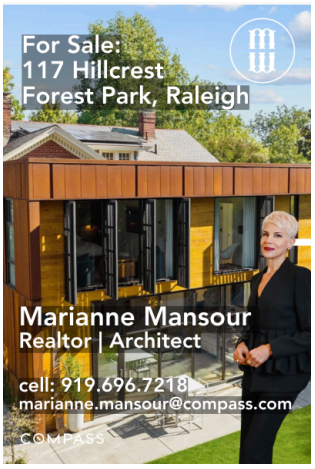
Check out the NCModernist For Sale/Rent Database. Real estate agents and owners can list their North Carolina Modernist houses for sale or rent for free.
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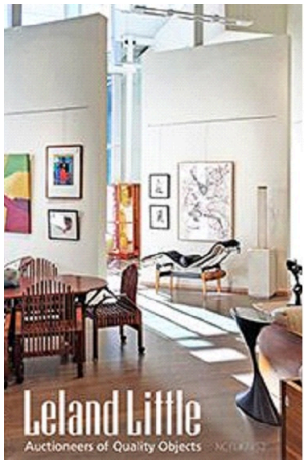
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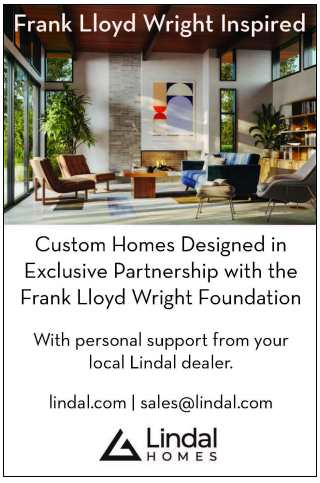












Featured Upcoming Events



NCModernist 1960s Holiday Party
Friday, December 5, 7-10pm, at the immaculately decorated midcentury Modernist Raleigh home of **Dan Fulkerson** and **Rey Garcia.** 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 narrow 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 tomorrow, Tuesday, 11/25, 5pm ET. Sponsored by:

ALLEY CO HOMES



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.

ARROWHEAD

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



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. Now, after two years of careful restoration and reconstruction, the

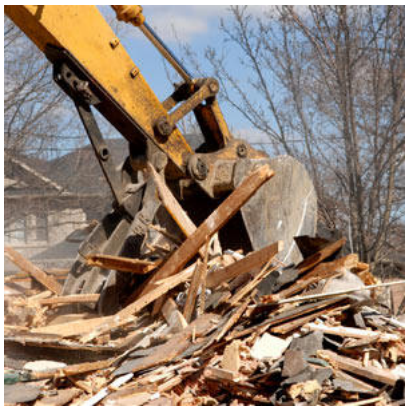
house is ready for its big unveiling - and you can be there! Photo by **Art Howard**. Tickets and details.



USModernist Scandinavian Capitals Trip
Copenhagen / Oslo / Stockholm
Tour May 12-22, 2026 / *Only 1 place left!*

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



Your Gift to Modernism. Doubled. Now.

Across America, irreplaceable Modernist masterpieces face demolition. These aren't just buildings—they're livable sculptures filled with light, optimism, and the radical promise of a better future. Once lost, they're gone forever.

You can change that. Your support ensures advocacy and documentation for these cultural treasures - so they survive for future generations. In 2025 alone, you helped us document and update 25,000 Modernist houses, reach 75,000 weekly newsletter subscribers, notify the world about dozens of endangered houses and buildings, produce 52 episodes of America's top architecture and jazz podcast, and maintain and grow 5 million pages of freely accessible archives. Most important, you told us about endangered houses before the bulldozers arrived. Donate here.

Your Impact Amplified Through December 31!

A generous $10,000 matching gift means every dollar you give to support USModernist through December 31 counts twice.

$100 becomes $200 — Documents one Modernist house with photos and history
$250 becomes $500 — Provides preservation guidance to a homeowner
$500 becomes $1,000 — Supports advocacy to save a threatened Modernist landmark
$1,000 becomes $2,000 — Sponsors a community Modernist house tour bringing hundreds together to celebrate Modern design
$5,000 becomes $10,000 — Sponsors the USModernist Radio podcast informing and entertaining thousands

Every gift keeps our entire digital archive free, produces engaging tours, parties, and events, and races against time to document at-risk houses.

We cannot save what we haven't documented. We cannot protect what people don't know about. Thanks to you, we're changing that—one house, one story, one community at a time. Donate here.



You are the reason Modernism endures and evolves. On behalf of the devoted team at USModernist, we are so grateful for your support. Can we count on you?

George Smart, Executive Director, USModernist

Endangered Modernist Houses



Doomed: A demolition permit has been granted for Gunnar Birkerts' 1964 Bardha Salon commercial building in Birmingham MI. In January 2024, the city approved combining the property with a Porsche dealership next door. Hat tip to **Peter Forguson**.



Doomed: Tulipwood, the 1954 house that **Elizabeth Fleisher** designed at 4024-34 Apalogen Road in Philadelphia PA is headed for demolition. Fleisher was the first licensed woman architect in Philadelphia. The City Historical Commission found it qualified for landmark designation, but current owners **Valerie Safran** and **Marcie Turney** said in the hearing they had already spent about $400K before receiving notification of the nomination. The owners sold off $100,000 of interior craftwork, including a **Wharton Esherick** cabinet and fireplace surround and cabinetry by **Paul Evans** and **Phillip Lloyd Powell.**

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 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



Big news: The Stahl House in Los Angeles is for sale. Designed by Pierre Koenig. $25 million gets you one of the most celebrated, iconic Modernist houses in America (and a wildly popular tour business). Details.

From Dezeen: Loans available to architecture students in the **USA** will be reduced under the terms of **Donald Trump's** One Big Beautiful Bill, as architecture will not be considered a professional degree. This was criticized by the AIA, which said they oppose "any proposal or policy that fails to recognize architects as professionals, particularly when designating which degrees qualify for student loan caps," said the AIA. Also out: nursing,



physician assistants, physical therapy, audiology, accounting, education, social work, engineering, business master's programs, counseling or therapy, and speech pathology. What's left: pretty much medicine and law.



Frank Lloyd Wright's 1948 J. Willis Hughes House, aka Fountainhead, in Jackson MS was bought by the Mississippi Museum of Art, which said that the house will be open to the public after extensive renovations.



Author and journalist **Mike Welton** died last week. An appreciation of his life will be shared at The Corner Meeting House in downtown Wake Forest NC on Sunday, January 25 at 2pm. For more information, email annwelton11@gmail.com.

Welton established *Architects + Artisans* in 2010. His work on architecture, art, and design appeared in regional, national, and international publications, including *The New York Times*, *The Washington Post*, *Interior Design*, *Architectural Record*, *Architectural Digest*, *Metropolis*, *Dwell*, *Ocean Home*, *Landscape Architecture*, *The Assembly*, *Virginia Living*, and *The Virginia Sportsman*. He served as architecture critic for *The News and Observer* in Raleigh from 2015 to 2020 and as editor and publisher of the digital design magazine *Architects + Artisans* since its inception in 2010.

In 2015, Welton wrote a book on architects who draw by hand titled *Drawing from Practice: Architects and the Meaning of Freehand*. In 2018, he worked with the City of Raleigh and the Triangle Chapter of AIA to organize a three-day charrette to study the redesign of an 81.2-acre site between Dix Park and

downtown Raleigh. He was instrumental in selecting New York architects and landscape architects to work with local designers for that project. More details.

All Mike's 4000+ posts, plus 20,000 photos, are archived at USModernist.

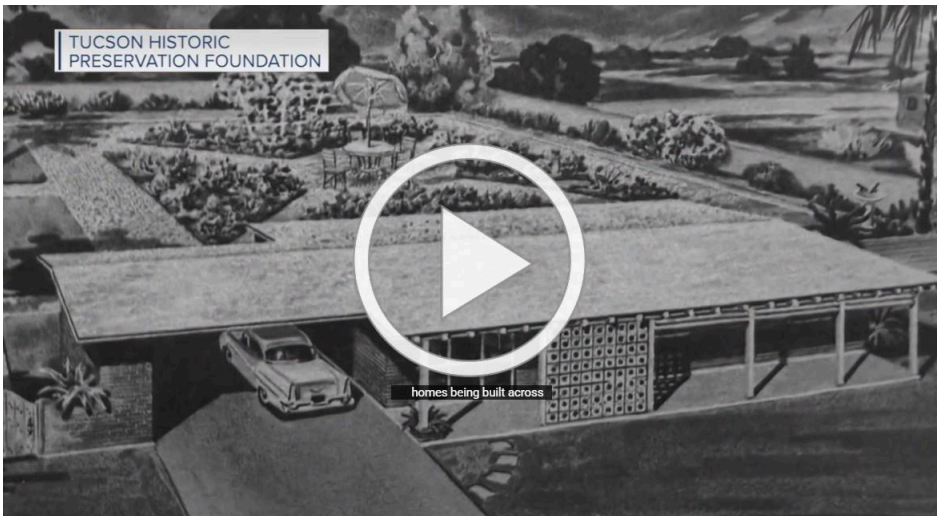


The Case Study Adapt program in Los Angeles brings together world-class residential architects to rebuild houses from the fires in Pacific Palisades and Altadena. Here's how those projects are coming along.





Boston.com reported how **Peter McMahon** and the Cape Cod Modern House Trust bought Marcel Breuer's 1948 summer cottage in Wellfleet MA, restoredd it, and now you can visit - or even rent it!



KGUN-TV recently featured the Tucson AZ Historic Preservation Society in protecting mid-century Modernist housing developed after World War II.



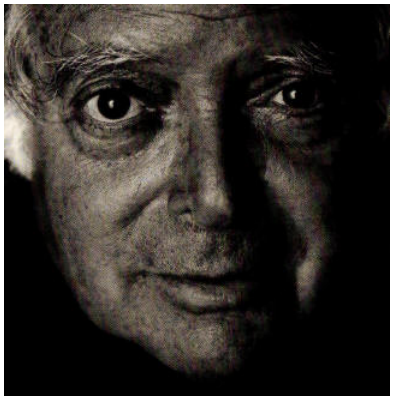
Mystery House: we think it's in Waccabuc NY in Westchester County, but we don't know where, or who the architect was. Anyone have clues? Write george@usmodernist.org. First verifiable answer gets a $25 Starbucks card!

FRANK LLOYD WRIGHT
BUILDING CONSERVANCY

The latest list of Frank Lloyd Wright houses for sale is out from the FLW Building Conservancy.



Artist and architect **Robert Stone** designed this new house and guest house in Palm Springs. He dubbed the pair "Dreamer/Lil' Dreamer."



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.
For more info, 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.



Gift-giving holidays are around the corner, and Docomomo US has items your favorite Modernist might like.



Modernist Houses For Sale



In Colorado Springs CO, the Carroll and Marlene Smith House, which Walter S. White designed, is up for sale at $3.6M.



Paul Schweikher's 1949 Burhans House in Peoria IL has come onto the market at $975,000.



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.



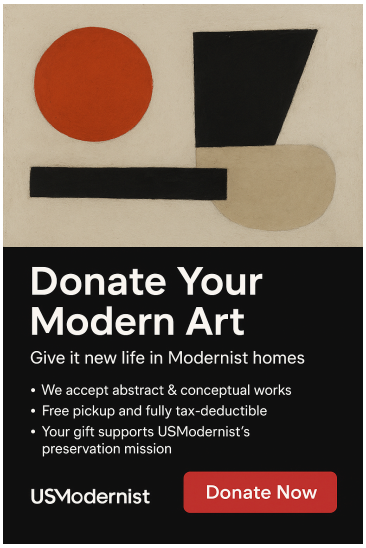
In Valley Center CA, northeast of San Diego, Kendrick Bangs Kellogg's 1984 Barbara Bailey Residence, aka Rancho Balie, and 40 acres are for sale for $3M.



Finished in 1956, the Gore House that **Eduard Dreier** designed in Salt Lake City UT is on the market with a price tag of $2.25M.



The Denio House in Asheville, designed by Bert King and renovated recently, is on the market for $3.95M.



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.

Upcoming Events

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

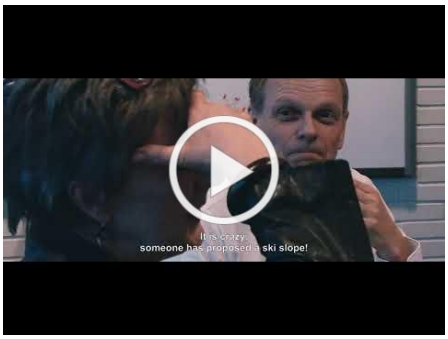
Through November 30: Artist **Peter Blake** has transformed the historic Salkin House — a 1948 architectural gem designed by John Lautner — into an immersive art exhibition blending minimalist art with modern design. The house remained off the radar decades until it was listed for sale in 2014. A subsequent restoration by **Trina Turk** and **Jonathan Skow** earned a Los Angeles Conservancy Preservation Award. Private viewings available by appointment.

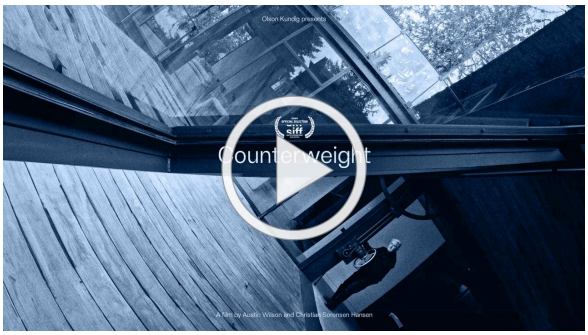
Friday, December 5: NCModernist's 1960's Holiday Bash, 7-10pm, Raleigh. Tickets and details.

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.

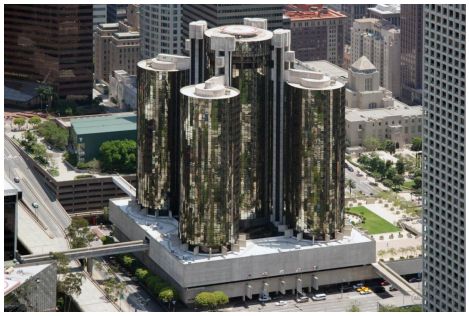




January 6: Opening night of the NCModernist Architecture Movie Series at the Rialto Theatre, Glenwood Avenue in Raleigh NC, sponsored by **Matt Griffith** and **Zach Hoffman** at in situ studio. The first film is *Making A Mountain*, the story of an Denmark incinerator no none wanted into a ski slope 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, $16 plus fees. 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.

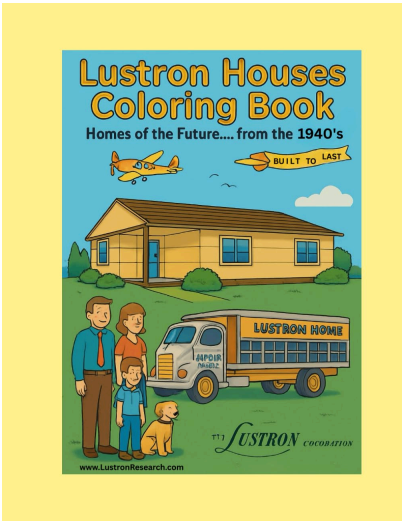
February 12-22: Modernism Week 2026, Palm Springs CA. Tickets here.



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

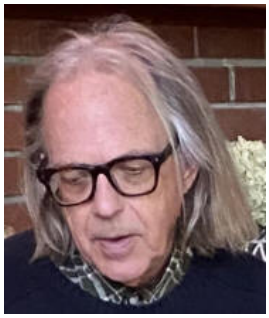
Step into the wonderful world of coloring with the *Lustron Houses Coloring Book*, a delightful collection of illustrations for kids and adults alike. Lustrons are all-metal homes made of enameled steel. Some 2,500 of these one-story enameled-steel houses went up around the country between 1948 and 1950, 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.



USMODERNIST RADIO
ARCHITECTURE YOU LOVE

Latest Podcast









#432/Tulsa with Shane Hood + Iowa with Peter Maunu + Architect Emily Almloff + Musical Guest Danger Hall

Shane Hood safeguards Tulsa's architectural gems. **Peter Maunu** lovingly restored Frank Lloyd Wright's Lamberson House in Iowa. **Emily Almloff**, the youngest licensed architect in the US, is transforming hospitals across the

Midwest. Later, it's musical guests **Danger Hall**, with **Peter Lamb** and **Daniel Hall**.

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.

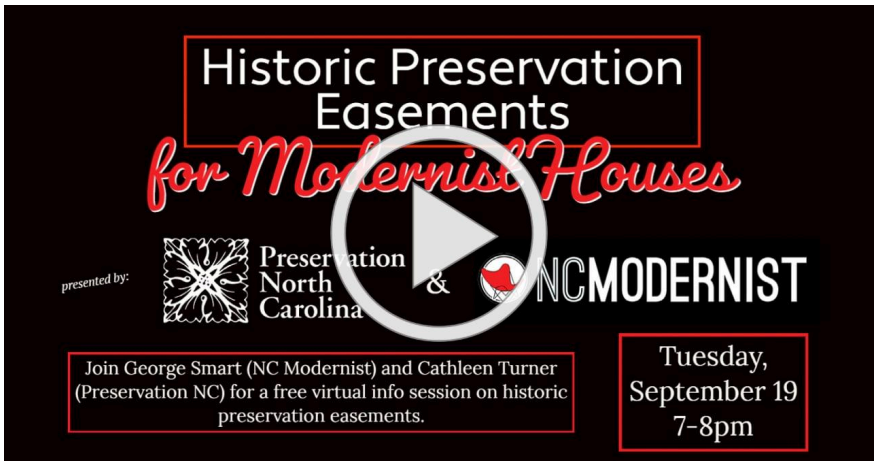
NCMODERNIST

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 one of the only legally enforceable ways 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.

There is another way, the deed restriction. Consider it "preservation easement lite." When a once-cherished residence falls into the hands of new owners, there is always the risk that it will be destroyed, despite promises to the contrary from those owners. One powerful legal tool families can use to guard against demolition is a **deed restriction**. Knowing that potential buyers can and do lie about destroying houses, a deed restriction is a legally enforceable binding promise attached to the property title. Unlike some historic designations, a deed restriction travels with the property through changes in ownership. Even if a buyer threatens to demolish or radically alter a house, they are limited by the deed. The restriction is usually ten years, and it becomes part of the chain of title. Implementing a deed restriction before a sale immediately scares off developers (or developers-in-hiding) **in an** owner-value-friendly way to protect a property.

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