M News: Doomed, Saved, and Endangered + Saving a Lundy + Sarasota's Erin DiFazio + Pat Boone
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, January 12, 2026

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: 450+ 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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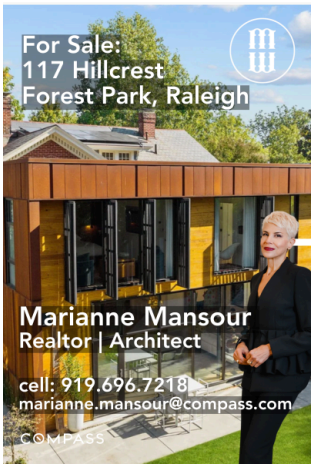


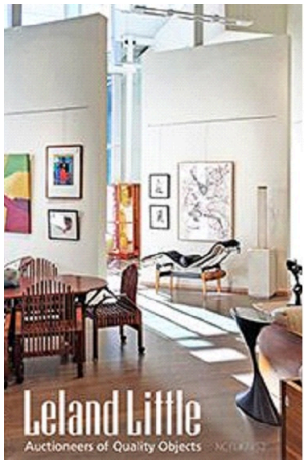
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Featured Upcoming Events

NC MODERNIST MOVIE SERIES



February 3, 7pm: The NCModernist Architecture Movie Series continues at the much-loved Rialto Theatre, Glenwood Avenue in Raleigh NC, sponsored by **Matt Griffith** and **Zach Hoffman** at in situ studio. Featuring ***Prickly Mountain*** and a Q&A afterwards with producer **Allie Rood**. Get tickets in advance, or at the door. Details.

MODAPALOOZA

Raleigh/Durham NC



NEW: Saturday, April 18, 8-4pm. Enjoy a great day touring eight exciting new and classic Modernist houses in Raleigh, Durham, Hillsborough, and Chapel Hill -- without the hassle of driving, parking, and finding your way around.

Modapalooza includes the delightful company of lots of Modernist architecture fans plus coffee and bagels / a USModernist tote bag with snacks / bottled water / a delicious lunch / free wifi / in our luxury restroom-equipped, air-conditioned fleet of buses.

At the houses, you'll meet most of the talented architects behind these houses, including **Heather Washburn**, **Arielle Schechter**, **Sophie Piesse**, **Notch Design**, **Phil Szostak**, **Arthur Cogswell**, **Charles Holden**, **in situ studio**, and **Raleigh Architecture**.

Discount for Mod Squad members. Sponsored by Anna Hartwell of the Hartwell Financial Group. Tickets and details.



The Frank Lloyd Wright Fallingwater+ Tour
Friday-Saturday, April 24-25 - Sold Out!

We are taking a waiting list for the next trip, Sept 11-12

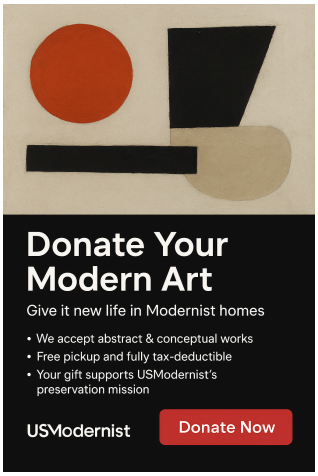
Support USModernist



USModernist's documentation and preservation work consistently delivers national impact, but our future success is only possible through generous supporters. Plus there are many new and creative options in addition to direct donation, including legacy gifts. Every gift to USModernist keeps our entire digital archive free; produces engaging tours, parties, and events; and races against time to document at-risk houses.

- * A $250 donation funds the acquisition, processing, sorting, and digitization of 10 architecture and design magazines, preserving them forever and providing free access to the public
- * A $1000 donation underwrites the architect archive of your choice for year
- * A $1500 donation underwrites the cost of a bus for one of our wildly popular Modapalooza tours

Donate here. Tax-deductible!





If you have shelves of old architecture and design magazines and need that shelf space back -- we can help. Donate them to the USModernist Library, the largest open digital archive for of architecture and design magazines in the world. USModernist gives long-gone architecture and design magazines new, text-searchable, online life with free user access.

Major magazine donors include: Skidmore Owings Merrill, MIT Library, Tod Williams Billie Tsien, Kevin Roche John Dinkeloo, Pei Cobb Freed, Pei Partners, Madhu Beriwal, Smithsonian Institution, UNC-Greensboro, Paul Rudolph Institute for Modern Architecture, University of Hawai'i Manoa, Atomic Ranch, AIA National, Savannah College of Art and Design, Palm Springs Museum of Art, Cranbrook, Baltimore Museum of Art, Minneapolis College of Art and Design, Robert Keil, Julie Taylor, Michael Raso, and IIT Architecture. **We pay for shipping.** Contact george@usmodernist.org.

Endangered Modernist Houses



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: Frank Lloyd Wright's 1952 Lewis House, aka Spring House, 3117 Okeeheepkee Rd, Tallahassee FL, is for sale at $2.1M.

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



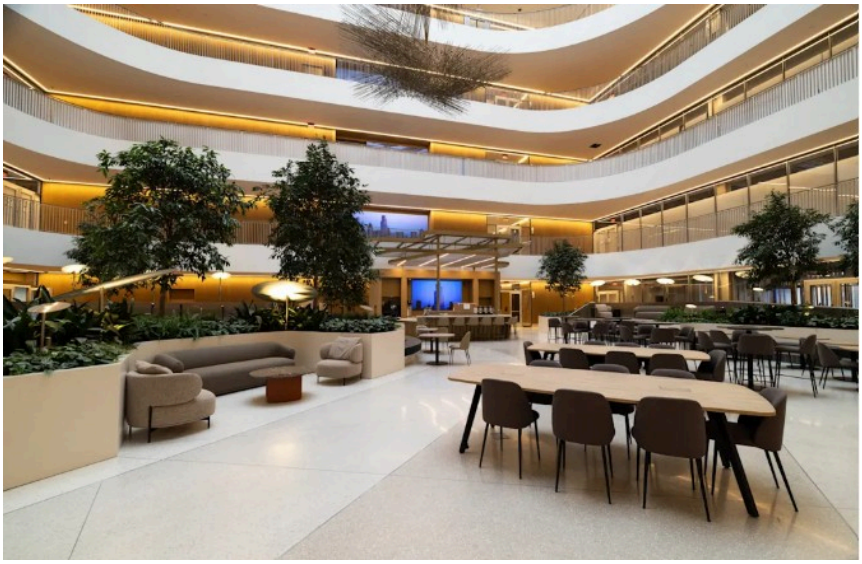
Doomed: Ray Kappe's 1946 Stoner House at 5679 East Corso Di Napoli in Long Beach CA was approved last year for a demolition permit. Despite an appeal by the Los Angeles Conservancy, Docomomo US/SoCal, and Long Beach Heritage, the Long Beach Planning Commission voted against the them on December 18.



Saved: The 1946 Booth House in Bedford NY, Philip Johnson's first residential commission and a cornerstone of American Modernist architecture, is under contract to a partnership headed by **Drew Lang**, developer behind Hudson Woods and Lang Architecture, and **Ravi Arps**, owner of Plane Remodeling Company. For a full reconstruction and sensitive modernization, they are looking for additional investors who will benefit from its eventual sale; the minimum investment is $100,000. For more information, contact **Ravi Arps** at ra@hudsoncityventures.com or learn more.



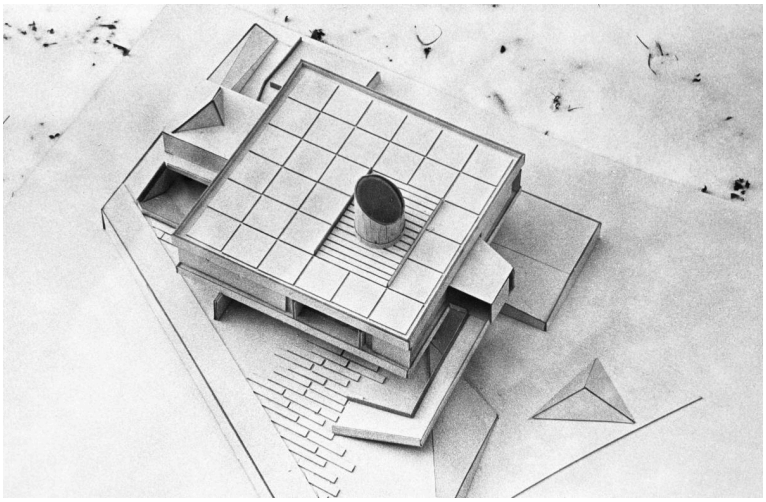
Googie rebirth: The 1958 **Helen Liu Fong**-designed building that was Corky's Diner in LA's Sherman Oaks. Abandoned in 2020, it is now restored as a Chick-fil-A.



General Motors scheduled the opening of its new headquarters in Detroit for today. As *Fast Company* noted, the carmaker looked back to its mid-century heyday with Modernist design elements throughout the space.



In Brooklyn NY,, architects Commoncraft cantilevered the upper floors or a new mixed-use building over a neighboring building.



Mystery House: Bruce Robertson was an architect in Charlotte NC who worked for A. G. Odell, Walter Hook, and Freeman White. At one point, he designed the house above, but we've not been able to determine if it was built. Clues, anyone? Write george@ncmodernist.org.





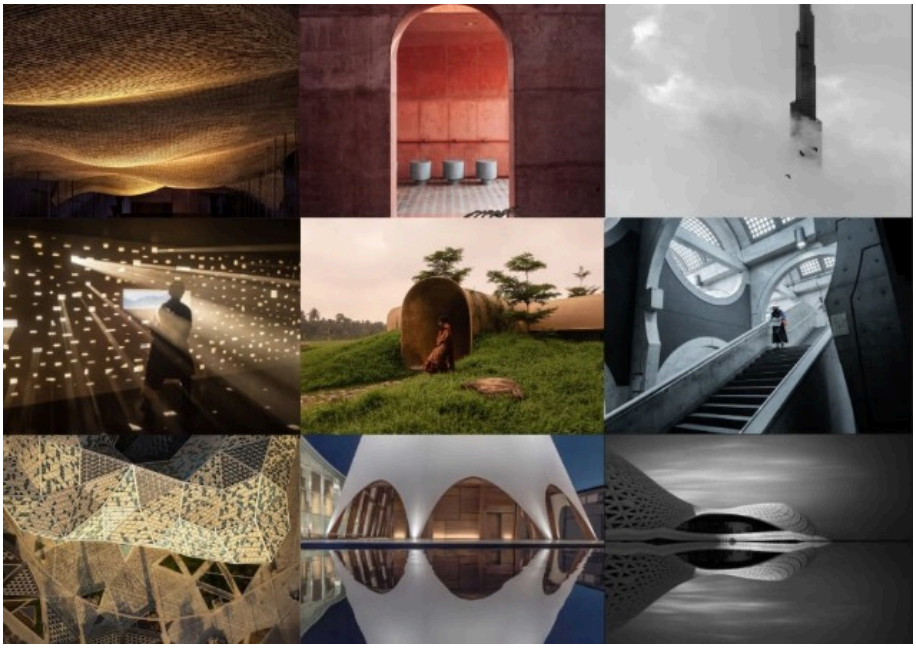
In Savannah GA, *Savannah Magazine* featured the conversion of the 1961 First Federal Savings & Loan building, designed by **Levy & Klley**, to a boutique hotel.



Forty projects have been shortlisted for the 2026 EU Mies van der Rohe Award, including the Graca Funicular in Lisbon, Portugal. *Archinect* reports.



The firms Cox Architecture and Hassell released drawings of their planned 63,000-seat stadium in Brisbane, Australia, for the 2032 Olympic and Paralympic games.



Architecture MasterPrize named the winners of its 2025 awards in several categories for exterior and interior photography.



Dwell reported on the recently completed restoration of the first home designed by Scottish architect **Peter Wormsley**, the 1957 High Sunderland house in Selkirk, Scotland. A 2017 fire broke out during repairs after the house, originally built for **Bernat and Margaret Klein**, was sold for the first time.

MATSUMOTO PRIZE

Submissions are now open for the 2026 George Matsumoto Prize, North Carolina's highest honor exclusively for Modernist residential architecture. The unique design competition features a blue-ribbon jury of internationally-known architects and experts plus online public voting. NCModernist created the Matsumoto Prize in 2012 honor of **George Matsumoto**, one of the founding faculty members of North Carolina State University's College of Design. Matsumoto created some of North Carolina's most well-known and well-loved Modernist houses. The Matsumoto Prize encourages architects, designers, and prospective clients to continue the Modernist movement in houses so important to North Carolina's design heritage.

Entries are open to any ground-up Modernist house completed since 1/1/2021. **New this year: a renovation category!** Details.



Try our new AI-Powered Search in the USModernist archives: In addition to the usual search keywords, you can enter entire questions, like "List all the houses designed by Craig Ellwood." Remember, AI can make mistakes, so be sure to verify any information before acting on it.

Try it out, and let us know what you think!

Play Modernist connections! Just like the NYT.

Modernist Houses For Sale



Endangered? 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 last August at $24M. Now it is $22M. A buyer has the green light to tear it down if they wish.



A 1959 William-Krisel-designed house in the Racquet Club Estates in Palm Springs CA is on the market for $1.6M.

Upcoming Events

NCMODERNIST MOVIE SERIES

February 3, 7pm: Prickly Mountain, Q&A with producer Allie Rood
March 3, 7pm: Googie, Q&A with producer Jake Gorst
April 7, 7pm: Curating Modernism, Q&A with producer Jake Gorst
May 5, 7pm: Double Feature: The Maslon House and The Donn of Tiki

Rialto Theatre, Glenwood Avenue in Raleigh NC, sponsored by **Matt Griffith** and **Zach Hoffman** at in situ studio.

Get tickets in advance, or at the door. Details.

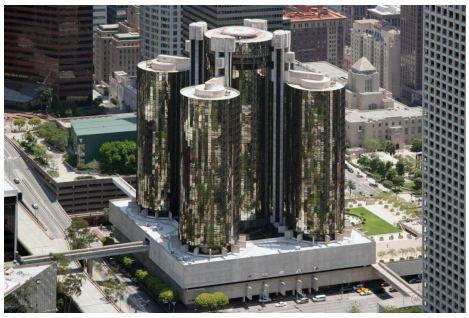


January 29, 6:30pm: Mayberry Modernism: North Carolina's Modernist Legacy, an entertaining and informative talk by NCModernist's George Smart at the new Durham County Library, designed by Vines Architecture. You can explore this exciting building before or after. Free, registration required. Almost sold out.

Through February 8: At the National Building Museum, Washington DC, *Lightness of Strength: The Wave*, a 55-by-180-foot spaceframe made of recycled aluminum and constructed by Catholic University of America architecture students. Information.

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

Thursday, February 19 - NCModernist Thirst4Architecture Happy Hour at Haven Design Build, 923 Broad Street, Durham NC. Free, registration required. Enter HAVEN on the form.



March 17-22: DOCOMOMO International Conference in Los Angeles. Join USModernist's **George Smart** 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.

Through March 28: The Onera Foundation, New Canaan CT's newest exhibition venue devoted to architectural preservation advocacy, presents *Treaties on De-Fences* by **Jorge Otero-Pailos**, examining the afterlife of the Saarinen-designed US Embassy in Oslo, shown alongside an exhibition on Harvard Five's Marcel Breuer and John Johansen and their Cold War–era embassies designs. Free and open to the public. Details.

Through 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.

Saturday, May 16: Frank Lloyd Wright Trust's Wright Plus Architectural Housewalk, Oak Park IL. Information.

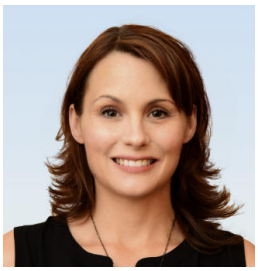
Saturday, June 6: Glass House Summer Party, New Canaan CT. Details and tickets TBA.

Sunday, June 7: USModernist's Brunch in New Canaan CT. Details and tickets TBA.

USMODERNIST RADIO
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Latest Podcast









#439/Saving a TX Lundy with Carol and Dan Price + Sarasota's Erin DiFazio + Celanese House with Joel Disend and Inger Stringfellow + Special Musical Guest Pat Boone

Carol and **Dan Price** stepped in to save architect Victor Lundy's Bellaire TX home just weeks before demolition. **Erin DiFazio** champions Sarasota's architectural heritage, and owner **Joel Disend** shares his 1959 Edward Durell Stone house in New Canaan CT. Then from teen idol to chart-topper to movie star to pro basketball team owner (and Debbie's dad), we've got the great **Pat Boone**, with a career spanning seven decades.

US Modernist Radio is underwritten by The Brent R. Harris Charitable Trust, restorer of several Modernist houses including Richard Neutra's Kaufmann Desert House in Palm Springs, and by Diane Bald and The Budman Family, restoring significant architecture in Toronto, Los Angeles, Malibu and Palm Springs.

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NCMODERNIST

Want to bring design-oriented people to your business, client site, or studio? Host a Thirst4Architecture design event!

NCModernist connects hundreds of people within the Modernist-architecture-loving public through social events called Thirst4Architecture (T4A). These exciting, informal events are free to participants. We welcome Modernist homeowners, architects, artists, designers, realtors, engineers, contractors, property investors, building managers, materials and furniture dealers – or anyone with a huge crush on great architecture. T4A events focus on building relationships, sharing passion about good design, creating strategic alliances, and connecting people.

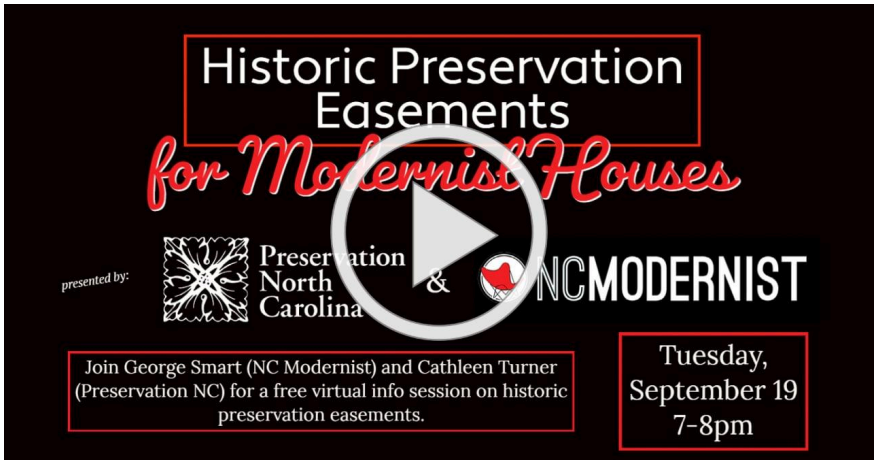
Contact Devra Dubroff, Special Events Manager, devra@usmodernist.org

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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