M News: Googie / Onera Panel / Modapalooza Nearly Full / Dallas / Dorton Arena
From: "George Smart Hon. AIA" <newsletter.staff@usmodernist.org>
Date: Monday, March 2, 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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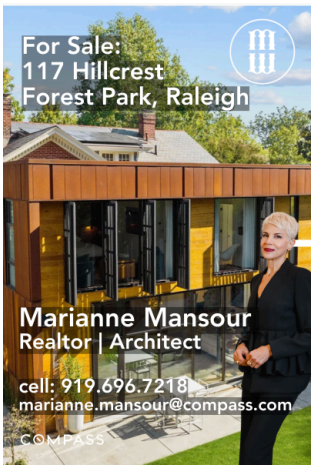
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

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Meet the USModernist Team

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

NCMODERNIST MOVIE SERIES



Tomorrow, Tuesday, March 3. The NCModernist Architecture Movie Series continues at the much-loved Rialto Theatre, Glenwood Avenue in Raleigh NC, with *Googie (2026)*. Get advance tickets here. Sponsored by **Matt Griffith** and **Zach Hoffman** at in situ studio.

This Thursday, March 5, 5pm. The Onera Foundation, New Canaan CT. Book presentation and talk by Irish architect and scholar **Cormac Murray**, author of *America at Home: The Architecture and Politics of the US Embassy in Dublin*.



A panel discussion will follow with architect **Christen Johansen** and architectural photographer **Norman McGrath**. moderated by **George Smart,** founder of USModernist and host of USModernist Radio. Free and open to the public. Tickets and details.



Saturday, March 28, 10am to noon: USModernist Art and Book Sale**,** 5409 Pelham Road, Durham NC. Purchase large (up to 5 feet by 5 feet) damaged contemporary canvases by artist **John Hiigli**. His paintings normally sell for $800 to $3700 will be unstretched for $400 to $600! Coffee table books on Modernist architecture, many new $45 to $100, just $15 each! First come, first served. All proceeds benefit USModernist. **Want to donate architecture coffee table books to the sale? Bring'em at 930am and get first peek at the paintings.**

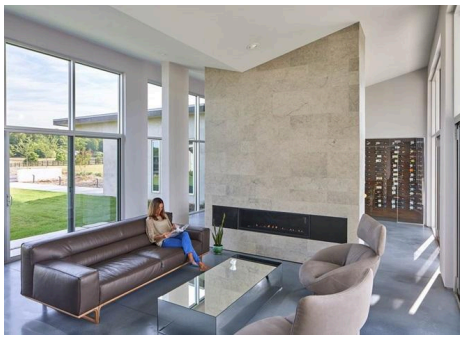
MODAPALOOZA

Raleigh/Durham NC





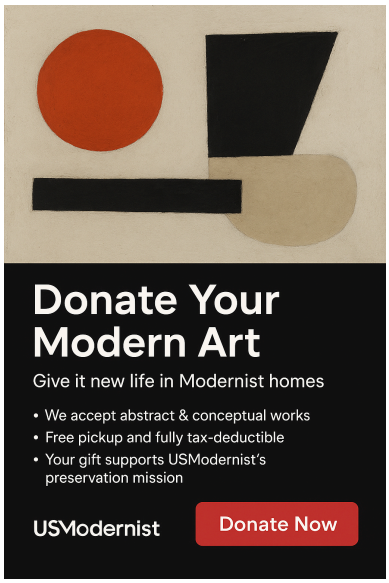




Saturday, April 18, 8-4pm. Enjoy a great day touring eight exciting new and classic Modernist houses in Raleigh, Durham, Hillsborough, and Chapel Hill --

without the hassle of driving, parking, and finding your way around. Sponsored by Anna Hartwell of the Hartwell Financial Group. Designed by **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. Tickets and details. *Only 23 seats left!*

Support USModernist's Mission and Impact



So many ways to be part of the intrepid USModernist community! Sponsor this newsletter or the USModernist Radio podcast.

Join the Mod Squad. Make a tax-deductible financial donation. Transfer some crypto. Contribute your dad's abstract paintings. Donate old architecture and design magazines to the USModernist Library.

Donate your midcentury furniture or modern art. Can't sleep? Volunteer to do online research. Travel with us. Attend architecture movies. Come to a free Thirst4Architecture (T4A) Happy Hour (schedule below).

Endangered Modernist Houses





Endangered alert! A demolition permit was issued for the **Frank Walser** House at 3350 Alamance Drive in Raleigh NC, a pristine Milton Small house in amazing condition. This will be the first loss in years of a significant Modernist house in Raleigh.

Finally sold - but 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 now-Modernist-loving ARB, Bliss got his permit and the house is under contract at $22M. The buyer, unknown at present, has the green light to tear it down if they wish.



Endangered? 3401 Ocotea, Raleigh NC. This is a gorgeous 1966 Modernist house, 2862 sf, on 3/4 of an acre. Clearly designed by an architect (though we don't know who), the sales listing had no interior photos, which is a surefire sign of intended teardown. $795,000. Showings have been stopped, which means the house is under contract. No word yet on the buyer or the house's fate.



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. No interior photos, being sold as land.





Endangered: The 1953 Wade and Margaret Lewis Residence at 2700 Manning Place in Raleigh is one of the very few houses in North Carolina built over a stream. They don't let you do that anymore. Designed by Milton Small, the house was widely published when completed. This is the perfect project for someone who wants a classic midcentury modern to renovate. If that person doesn't materialize, the house will surely be destroyed. For sale as-is for $675,000.

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

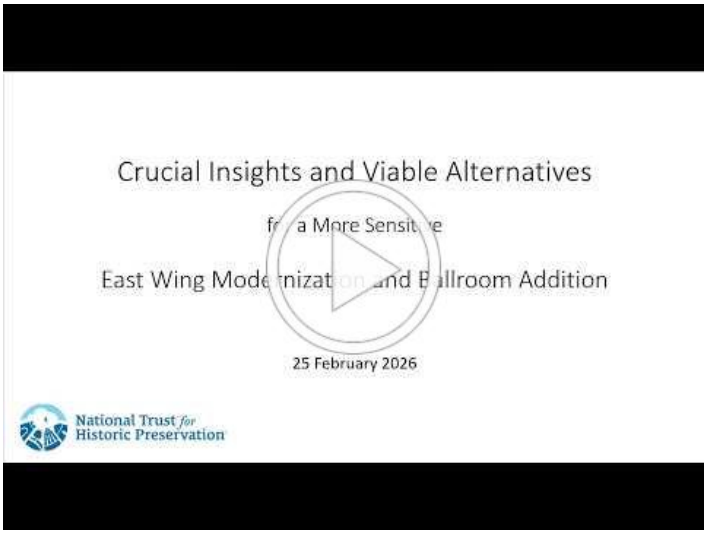


Crunch time is approaching for Dallas's I. M. Pei-designed City Hall. A new Dallas Economic Development Corporation estimate it will cost $1.1B to $1.4B to get 20 more years out of the 1978 building. Preservation groups and some City Council members don't buy that number. Earlier estimates were about $330M needed now.. The City Council's Finance Committee voted last week to start looking at relocation options. Mayor Eric Johnson scheduled a special City Council meeting for Wednesday on a resolution about redevelopment options or moving operations elsewhere, at least temporarily. On Friday, Downtown Dallas Inc. said the city has a "huge opportunity" and should abandon the building. Looming in the background is interest from the Dallas Mavericks NBA franchise for a new arena at the site.



What Inspires You about Modernism?
Say Hello to Caroline Francis!

She has joined USModernist as Chief Development Officer, replacing **Leah Fell** who worked in an interim capacity for the last two months. Formerly the Director of Philanthropic Gifts at PBS North Carolina, her career is defined by a commitment to public service and the cultivation of transformative partnerships. She focuses on stewarding gifts with thoughtfulness and creativity, ensuring that donor intent translates into long-term impact. Caroline brings a fresh energy to our team as we expand USModernist's world-class archives. Reach her at **caroline@usmodernist.org.**



The **National Trust for Historic Preservation** urges people with opinions about President's Trump plan for a ballroom to replace the East Wing of the White House to **file comments with the National Capital Planning Commission (NCPC) by the deadline of noon Eastern Time this Wednesday**. Follow the instructions for written comments with a subject of "East Wing Modernization Project." The Trust posted a recording of a seminar on project alternatives that you can watch before writing.

The NCPC will meeet Thursday, March 5, at 10am ET, streamed live. The project **must have** NCPC approval to be built. Approval is likely as **Donald Trump** appointed all the members.

Wanna help? Join the Eagle Eyes.

We need a few beta-testers of a new USModernist format for large archives.

Take a look at this, compare it to the current format, and send comments to george@usmodernist.org.



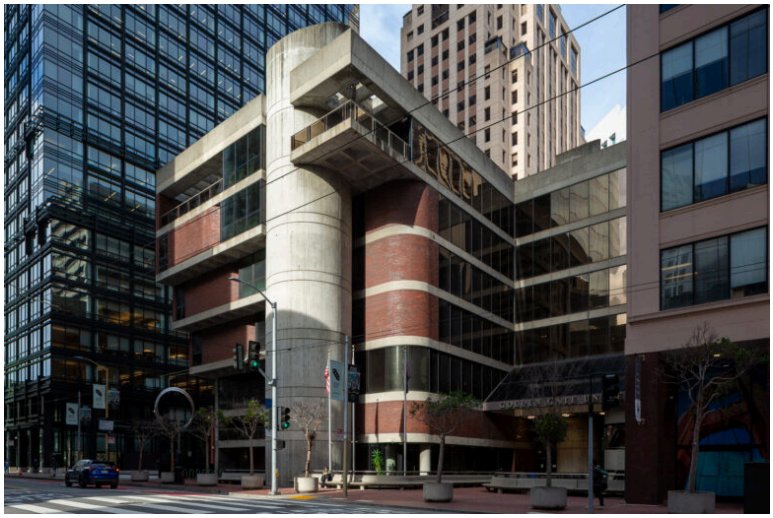
The annual awarding of the Pritzker Prize for Architecture suffered collateral damage in the swirling Epstein scandal, delayed "slightly" in the wake of revealing communication between Epstein and **Tom Pritzker**, a Hyatt executive, whose parents, **Jay and Cindy Pritzker,** established the prize in 1979.



Architectural Digest posted a video tour of Lloyd Wright's 1959 Daniel DeJonghe House in Los Angeles. German musician **Bill Kaulitz** bought the house in 2019 and added a pool and unique interior design.



The *Chicago Sun-Times* reports that a doubtful future for the 1959 Pride Cleaners building designed by **Gerald Siegwart**. The business there closed last week, and the building has no landmark protection.



A 1979 Brutalist building that **William Podesto** designed for Golden Gate University in San Francisco has been ruled eligible for historic designation just as its location is targeted for a skyscraper.



When Sydney Opera House architect **Jørn Utzon** resigned in a dispute with the Australian government, it fell to little-remembered **Peter Hall** to make it all work.





The Ontario government hired **Hariri Pontarini Architects** and **Snøhetta** to design a new Ontario Science Center (left) to replace the **Raymond Moriyama**-designed center (right) that was commissioned in 1964 and now closed,

Modernist Houses For Sale



The 1966 Donald Wexler-designed house in Palm Springs CA dubbed *The Royal Singapore* is on the market for a little over $1.8M.



The 1977 Robinson House in Woodland CA that is said to have been designed by Carter Sparks has come onto the market at $799,900.



In Mill Valley CA, a 1947 house that architect **Joseph Stein** designed for landscape architect **Robert Royston** is listed for sale for just under $3M.



Bruce Goff's round 1963 John Quincy Adams House in Vinita OK has a conversation pit surrounding a circular fireplace. It is for sale for $475,000.



A 1961 Alexander-built home in Palm Springs CA is for sale but the architect is unidentified. It's priced at just under $4M.



The 1967 Norman Lykes House in Phoenix AZ was one of Frank Lloyd Wright's last designs and has been on and off the market since 2020. It's priced now at $8.8M.

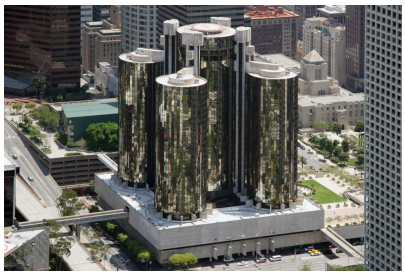
The **Frank Lloyd Wright Conservancy** has updated its list of Wright houses for sale, including the Lykes House. You can see them all here.



A 1955 Denver CO house in the city's Krisana Park neighborhood is described as Eichler-inspired and is for sale for $925,000. Does anyone know the architect?

Upcoming Events

March 7, 1-3pm. SAH/SCC talk/visit at Raphael Soriano's 1964 Grossman House, hosted by owner and architect Linda Brettler, Studio City CA. $30, SAH/SCC Members; $40, non-members. Advance tickets required.



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.

Thursday, March 19: NCModernist Thirst4Architecture Happy Hour, 6-8pm, SMASH Social Club, 500 Glenwood Avenue, Raleigh NC. Free, registration required. Enter SMASH on the form.



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USModrnist is proud to partner with Grace Farms for the 2026 Design for Freedom Summit on **March 26** in New Canaan CT. Join USModernist's **Devra Dubroff** and hundreds of leaders in design and construction dedicated to a more ethical built environment. Leave inspired and ready to take action to bring responsible sourcing into your world. Register.

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 embassy designs. Free and open to the public. Details.

March 28 and April 25: Public visit days to the Pearlman cabin in Idyllwild CA, designed by John Lautner with concept by **Agnes Pearlman**. 11:30 AM to afternoon after vegetarian lunch. pearlmancabin.com. Contact Nancysuepearlman@aol.com.

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 houses. Details.

Through March 31: *We Built This*, an exhibit celebrating the accomplishments of North Carolina's Black architects and builders, at NCCU's James E. Shepard Memorial Library, Durham NC.

April 2, 430pm: Designfluence, sponsored by STITCH Design Shop, featuring a talk by architect Frank Harmon. 1105 Burke Street, Winston-Salem NC. Registration.

Tuesday, April 7, 7pm: *The Maslon House* and *Curating Modernism*, Q&A afterwards with producer **Jake Gorst.** Rialto Theatre, Raleigh NC. Hosted by NCModernist. Get tickets in advance, or at the door.

Thursday, April 16: NCModernist Thirst4Architecture Happy Hour at Mumford Restoration, Ebenezer Church Road, Raleigh. Free, registration required. Enter MUMFORD on the form.

April 16-19: Nevada Preservation presents Home + History Las Vegas, this year featuring midcentury Modernist experiences. Tickets.

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

May 16-17: Preservation Durham Home Tour. Tickets.

May 5, 7pm: *The Donn of Tiki.* Rialto Theatre, Raleigh NC. Hosted by NCModernist. Get tickets in advance, or at the door.

May 29-31: IconicHouses Conference - City Icons: Barcelona & Beyond. Details.

Tuesday, June 2, 7pm: *Visual Acoustics.* Rialto Theatre, Raleigh NC. Hosted by NCModernist. Get tickets in advance, or at the door.

June 6: Philip Johnson Glass House Summer Party, New Canaan CT. Details and tickets.

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

Thursday, August 20: NCModernist Thirst4Architecture Happy Hour at the new Raleigh location of Fitch Lumber, location TBA. Free, registration required. Enter FITCH on the form.

Friday-Saturday, October 9-10: Harkrader House Tour and Celebration Party, Durham NC, sponsored by Preservation Durham and NCModernist. Details TBA.

Thursday, October 15: NCModernist Thirst4Architecture Happy Hour at Raleigh Architecture at their new office. Free, registration required. Enter RACO on the form.

US MODERNIST RADIO
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Latest Podcast







#446/Carin Carlson + Tim Mitchell + Anthony Alofsin + Paige Figanbaum + Musical Guests Naomi and her Handsome Devils

Architects **Carin Carlson** and **Tim Mitchell** from Hennebery Eddy Architects restore mid-century and Mission 66–era architecture. **Anthony Alofsin**, one of the world's leading authorities on Frank Lloyd Wright, joins us to talk about his new book, *Frank Lloyd Wright's Bogk House*, and reveals his new, famous cousin. **Paige Figanbaum**, executive director of the Nevada Preservation Foundation, tells us about Vegas modernism, and later, musical guests **Naomi & Her Handsome Devils**.

US Modernist Radio is underwritten by The Brent R. Harris Charitable Trust, restorer of Richard Neutra's Kaufmann Desert House in Palm Springs and six other houses in California; by the E Fay Jones Conservancy, preserving the legacy of Modernist architecture in Northwest Arkansas. Visit efayjonesconservancy.org; and by Diane Bald and The Budman Family, restoring significant architecture in Toronto, Los Angeles, Malibu and Palm Springs.

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Published reports say Raleigh's Ammons Building Corporation is floating a redevelopment plan to make the landmark J.S. Dorton Arena at the State Fairgrounds more attractive inside for events and gatherings. Air conditioning, for a start.

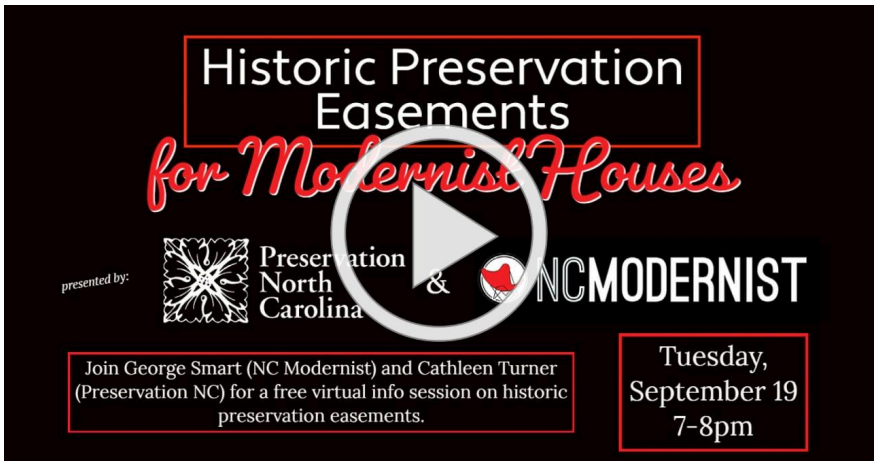
Fouding NCSU School of Design architecture professor Maciej (Matthew) Nowicki was commissioned in 1949 to design this world-renowned building.

He died young in a plane crash in Egypt in 1950 and the project was finished up by his wife **Siasia Nowicki** and **William Deitrick.**

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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