M News: FLW 159th Birthday Jazz Brunch on Petra Island / Design For Freedom / Will Alphin
From: "George Smart Hon. AIA" <george@usmodernist.org>
Date: Monday, March 23, 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

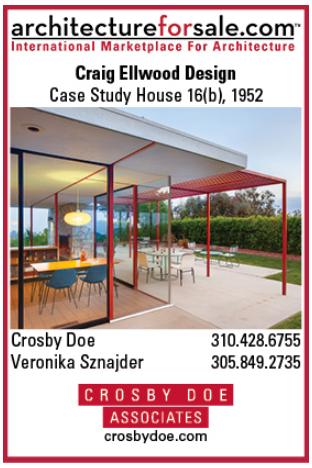
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Check out the NCModernist For Sale/Rent Database. Real estate agents and owners can list their North Carolina Modernist houses for sale or rent for free.
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Featured Upcoming Events

This 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 that normally sell stretched on frames 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 contemporary art or architecture coffee table books? Bring'em at 930am and get first peek at the Hiigli paintings.**

NCMODERNIST MOVIE SERIES

Tuesday, April 7, 7pm. The NCModernist Architecture Movie Series continues at the much-loved Rialto Theatre, Glenwood Avenue in Raleigh NC. Double feature: *The Maslon House* and *Curating Modernism*, including remotes with **Scott Goldstein** and **Jake Gorst.** Get tickets in advance or at the door. Sponsored by **Matt Griffith** and **Zach Hoffman** at in situ studio.

MODAPALOOZA
Raleigh/Durham NC

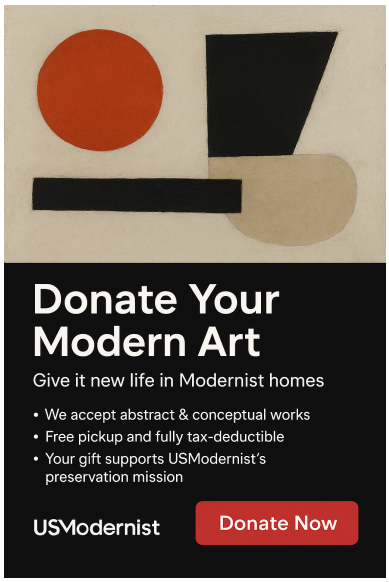
Saturday, April 18, 8-4pm. ***More seats available!*** Visit eight new Modernist houses on our luxury, snack-equipped, wifi-equipped, lunch-equipped fleet of buses! Details.



Sunday, June 7, 11am-1pm: Frank Lloyd Wright's 159th Birthday Jazz Brunch on Petra Island!

Wright declared it would surpass Fallingwater. For seventy-five years, the design slept in a closet — five sketches, three elevations, a single floor plan. Then one determined man with a sheet-metal business and a WaveRunner decided the world had waited long enough. You're invited to brunch inside the result: the Massaro House on Petra Island — one of the few Frank Lloyd Wright designs built after his death in 1959. You'll meet **Thomas Heinz**, the architect and Wright expert who redrew the original plans to meet 21st-century building codes. You'll tour the original Chahroudi Cottage, designed by Wright. You'll meet the owner, **Joe Massaro**, and his family. You'll meet Fred Wilmont, who built all the cabinetry to Wright standards. Limited capacity - get your tickets now. Tickets and details.

Support USModernist's Mission and National 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 donation. 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 our Raleigh architecture movies. Come to a free Thirst4Architecture (T4A) Happy Hour (schedule below).

Contact **Caroline Francis,** USModernist Chief Development Officer, at **caroline@usmodernist.org.**

Endangered Modernist Houses



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 sold at $22M. The buyer, unknown at present, has the green light to tear it down if they wish.

Endangered alerts! Demolition is imminent 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.

3401 Ocotea, Raleigh, 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. Sold, but 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 Burke House, 144 Center Island Road, for sale on 17 acres for $6.75M. **Benjamin Thompson** of TAC was the project architect. TAC leader **Walter Gropius** was friends with the Burkes. No interior photos, being sold as land.



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



Designer **Ronnie Sassoon** and filmmaker **James Crump** cut away rambling bougainvillea to show off the design of the 1958 Burgess House in Palm Springs CA that Hugh Kaptur designed and Albert Frey enlarged and modified. Located on the side of a mountain, it's one of Palm Springs most magnificent views. It was recently featured in Architectural Digest.



Sunset magazine announced the winners of its 2026 Western Home & Design Awards.



A board member of Preserve PHX tells the story of Bowlero, aka 300, bowling lanes designed in Googie style by **Powers, Daily and DeRosa,** still going strong.



From Bloomberg Television, five fast-paced minutes of Bjarke Ingels on how his firm got where it is today.



A new immersive experience based on Dr. Who is opening up in May on Mud Island Park along the Memphis Mississippi River waterfront. The 1980's brutalist island park project, long abandoned, is coming back, starting with this.



Chicago's Jeanne Gang, founder of Studio Gang, was named the 2026 recipient of the University of Virginia's Thomas Jefferson Foundation Medal in Architecture.



The City Council in Durham NC met to discuss selling the 1957 Home Security Life building designed by Milton Small to Preservation NC -- and find a developer with experience using federal tax credits to build 80 affordable housing units on another part of the 4-acre site. No decision yet.



May 15 is the deadline for architects to submit projects for the annual Record Houses issue of *Architectural Record*. These are the Oscars of home design. Get details here. You can see the magazine's issues from 1891 to 2020 in the USModernist archives.



USModernist was honored to host a DOCOMOMO International Conference party in Los Angeles last week at the swanky Bonaventure Hotel, in its revolving bar 34 floors up. Congratulations to DOCOMOMO Executive Direcot **Liz Waytkus** and her staff and volunteers for years of careful planning.

Modernist Houses For Sale



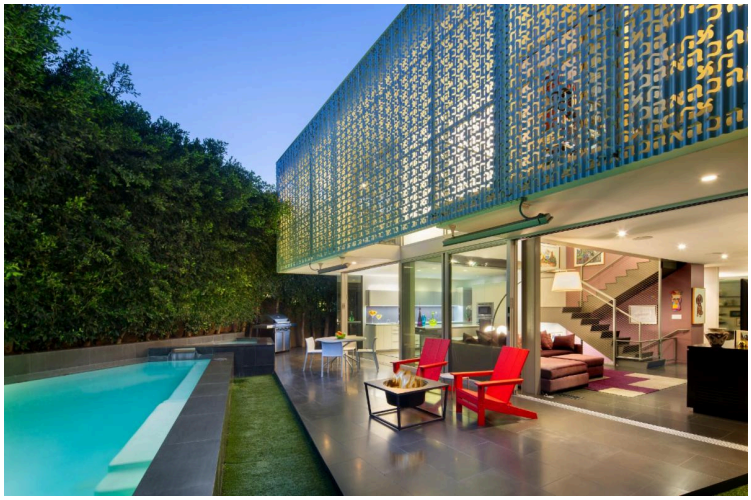
This one-of-a-kind, 1956 X-100 steel House of the Future that A. Quincy Jones and **Frederick Emmons** designed for developer Joseph Eichler in San Mateo CA is "poised" to be on the market for $4.45M, according to multiple online news reports from The Eichler Network, MSN.com and *San Francisco Business Times.* As of last weekend, however, it did not appear on real estate websites. **Marty Arbunich**, founder of the Eichler Network, is the owner.



Martin Gelber designed the 1977 Gelber Residence in Los Angeles, now for sale with a $4.4M asking price.



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.



The 2011 House of Love that architect **Bob Hale** designed as his family home is on the market with a $5.3M price tag. The upper part of the house in LA's Cheviot Hills neighborhood is wrapped in an aluminum screen perforated with Hebrew letters spelling the word "ahava" – "love."



Le Corbusier's 1930 Villa de Mandrot, a Riviera home designed for artist Hélène de Mandrot, is on the market for about $2.7M.



A 1971 waterfront house that architect **William Morris** designed in Pepper Pike, east of Cleveland OH, is on the market for a mlittle over $1.8M.

Upcoming Events



USModernist 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.

March 27, 4-7pm: Indian Wells Preservation Foundation Cocktail Soiree Fundraiser celebrating the city's first home on the National Register of Historic Places, the 1961 Desert Bel Air Showcase House designed by William Cody. Special guests include **Lisa Vossler Smith, Susan Secoy Jensen, Catherine Cody, Tobias Tovera,** and **Jessy Moss**. Details and tickets.

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 26: 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. www.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.

March 31: Zoom, 7-8pm PT. Photography class with **Josh Weinberg**, San Francisco-based urban photographer, photo educator, and tour guide, for a dynamic 60-minute Zoom workshop on how to see—and capture—architecture more powerfully through your lens. Sponsored by DOCOMOMO-NOCA. **Details.**

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

April 4, 10am to 1pm: Miami Shores Tour of Mid-Century Modern Homes, Miami FL. Self-driving tour featuring rare interior access. Details and tickets.





Tuesday, April 7, 7pm. The NCModernist Architecture Movie Series continues at the much-loved Rialto Theatre, Glenwood Avenue in Raleigh NC. Double feature: *The Maslon House* and *Curating Modernism*, including remotes with producers **Scott Goldstein** and **Jake Gorst.** Get tickets in advance or at the door. Sponsored by **Matt Griffith** and **Zach Hoffman** at in situ studio.

Tuesday, April 7, 7pm: *The Maslon House* and *Curating Modernism*, with remote guests, producers **Scott Goldstein** and **Jake Gorst.** Rialto Theatre, Raleigh NC. Hosted by NCModernist. Get tickets in advance, or at the door.

April 11, 11am-12:30pm: Docomomo-US NoCo tour of **Roger Lee** homes, Kensington CA. Details and tickets.

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

April 16, 530pm: Mingle at a Mid-Century Modern and support Preservation Raleigh's annual fundraiser in a Raleigh MCN architectural treasure hidden in plain sight! Clues about its history and design revealed on April 9. Includes spring wines, light bites, and a silent auction. Tickets and information.

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

Tuesday, May 5, 7pm: *The Donn of Tiki,* featuring curated tiki drinks and live music by Vibexotica starting at 6pm. Rialto Theatre, Glenwood Avenue, Raleigh NC. Hosted by NCModernist. Get tickets in advance, or at the door. Doors open at 545pm.

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. Special tiki drinks - plus live tiki music. Doors open at 545pm.

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.

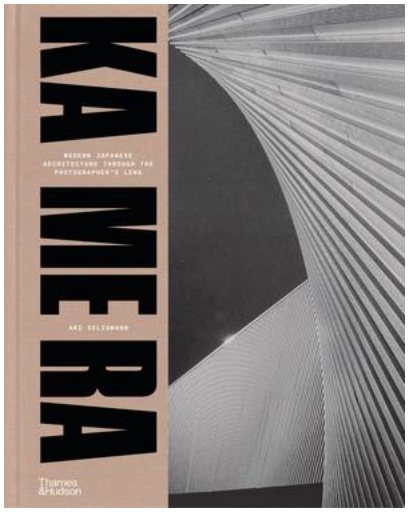
Sunday, June 7, 11am-1pm: Frank Lloyd Wright's 159th Birthday Jazz Brunch on Petra Island! Tickets and details.

Thursday, August 20: NCModernist Thirst4Architecture Happy Hour at the new Raleigh Building Product Showroom of Fitch Lumber and Hardware, 3010 Stony Brook Drive, Suite 105. 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.

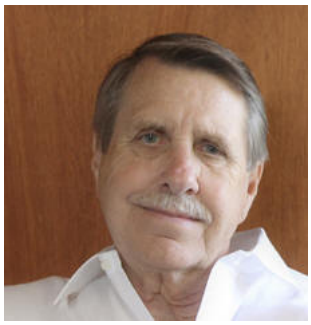
New Books



Available March 31: ***KA ME RA*** introduces Japanese-architecture enthusiasts to the nine photographers who have been instrumental in shaping the way we view the country's spectacular postwar buildings. Through richly illustrated pages, readers can "travel" across the nation to witness its most astonishing structures through the eyes—and camera lenses—of these remarkable artists. Author and Japanese architecture expert **Ari Seligmann** examines the post-World War II evolution of architectural photography in Japan as a vehicle for considering both universal and culturally specific concepts of the world through images.

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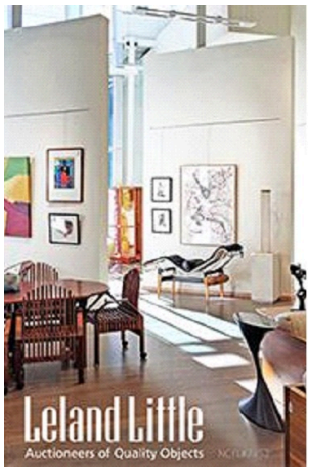

#449/Fire Stations with Chris Roman + Neutra's Lovell with Crosby Doe and Ed Dimendberg + Holland Murphy Solve a Mystery + Musical Guest Claudia Burson

Chris Roman designs a Modernist fire station in Richmond VA. Authors **Crosby Doe** and **Edward Dimendberg** share the story of the breakout project for Richard Neutra, the 1929 Lovell Health House in Los Angeles. **Holland Murphy** investigates an architectural mystery in Dallas, and from northwest Arkansas, musical guest **Claudia Burson**.

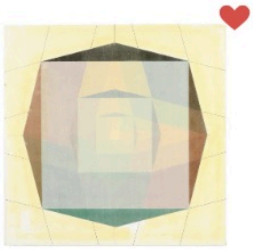
USModernist Radio is underwritten by The Brent R. Harris Charitable Trust, restorer of Richard Neutra's Kaufmann Desert House in Palm Springs and six other houses in California; by the E Fay Jones Conservancy, preserving the legacy of Modernist architecture in Northwest Arkansas. Visit efayjonesconservancy.org;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

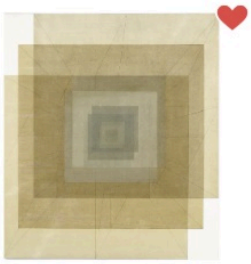
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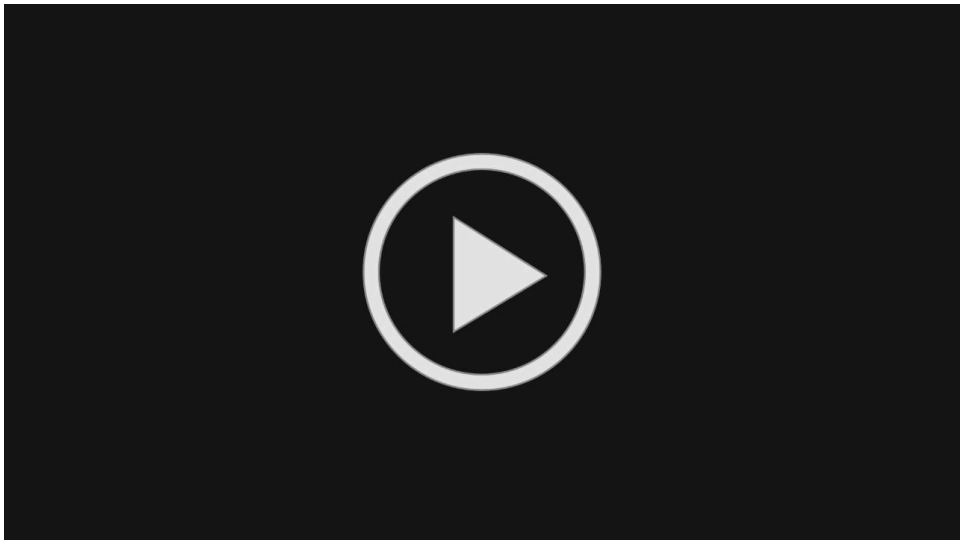








Leland Little's monthly Estate auction is coming up March 26, with hundreds of items up for sale. You can support USModernist through buying one of these three paintings by **John Hiigli.**



A new NCModernist interview with Will Alphin of Raleigh NC.

It's Matsumoto Prize time! In addition to new houses, NCModernist has added a new Renovations category for the 2026 Matsumoto Prize. This opens up the Prize for many creative solutions to expansion, restoration, and sustainability. The Matsumoto Prize is open to anyone with primary design responsibility for a Modernist house project located in North Carolina; the designer/architect can be from anywhere. There are now two Prize categories:

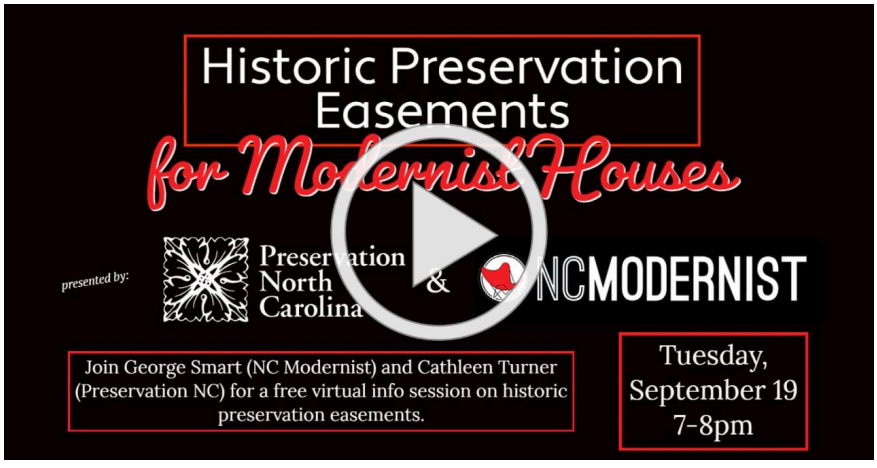
- * Completely built, from-the-ground-up, single-family Modernist houses of at least 800 heated sf with a CO on or after January 1, 2021. No ADU's.
- * Modernist renovations of single-family houses, at least 800 heated sf with a CO on or after January 1, 2021. No ADU's or separate additions. Attached additions only if the main house was also substantially renovated.

Submissions are open! **Deadline 5pm EST, April 29.** The 2026 George Matsumoto Prize Awards will be held at Leland Little in Hillsborough NC on July 22. Details, or skip right to the entry screen.

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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