M News: One Missing Rudolph House Reappears / FLW Island Brunch / Neutra's Jardinette / Monique Anton
From: "George Smart Hon. AIA" <george@usmodernist.org>
Date: Monday, March 30, 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**
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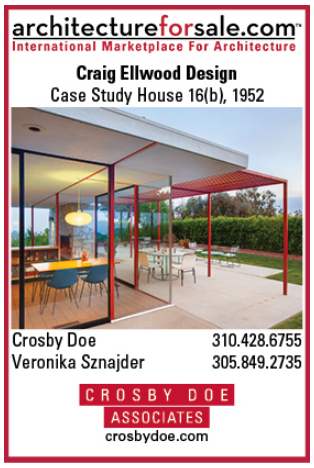
Meet the USModernist Team

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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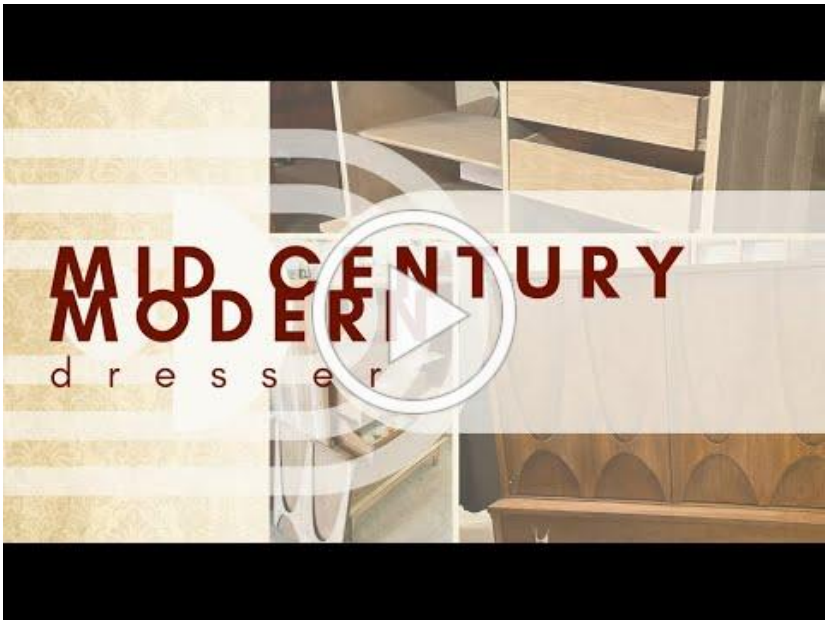


Featured Upcoming Events

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.

NCMODERNIST MOVIE SERIES

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.



Thursday, April 16: NCModernist Thirst4Architecture Happy Hour at Mumford Restoration, Ebenezer Church Road, Raleigh NC. Specialists in midcentury modernist restoration and much more! Free, registration required. Enter MUMFORD on the form.

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: USModernist Celebrates Frank Lloyd Wright's 159th Birthday with a Jazz Brunch on Petra Island!

For decades, the world-class 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 Massaro House on Petra Island. Though Frank Lloyd Wright died in 1959, this masterpiece was not built until 2006.

You'll meet **Thomas Heinz**, the architect and Wright expert who redrew the original plans to meet 21st-century building codes. You'll also tour the original Chahroudi Cottage, designed by Wright.

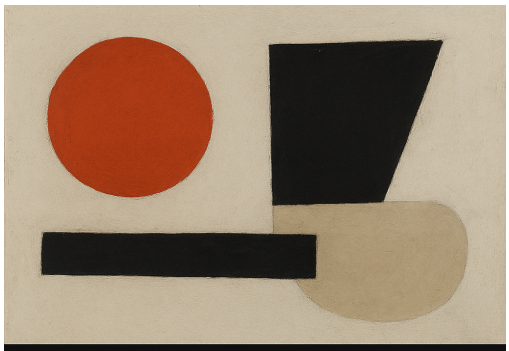
You'll meet the determined owner, **Joe Massaro**, and his family. You'll meet **Fred Wilmont**, who built all the cabinetry to Wright standards. Limited capacity - get your tickets now. Tickets and details.

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).



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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: 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

MODERNISM IN DANGER
USMODERNIST

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.

3401 Ocotea, Raleigh NC, 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.

Demolition is imminent for the **Frank Walser** House at 3350 Alamance Drive in Raleigh NC, a pristine Milton Small design in amazing condition. This will be the first loss in years of a significant Modernist house in Raleigh.

News





One Missing Walker Guest House Reappears After Seven Years!

Architect Paul Rudolph's Walker Guest House was built in 1953 on Sanibel Island, Florida — a 576 sf modular masterpiece often compared to the Farnsworth House and The Glass House. After Elaine Walker died, the Walker family sold it through Sotheby's at $750,000 in 2019 to a mystery buyer. Then the house disappeared. No one would say where it went.

Sotheby's produced a short documentary video (above) to accompany the sale featuring Walker family member **Tian Dayton** and Pulitzer Prize-winning architecture critic **Paul Goldberger**.

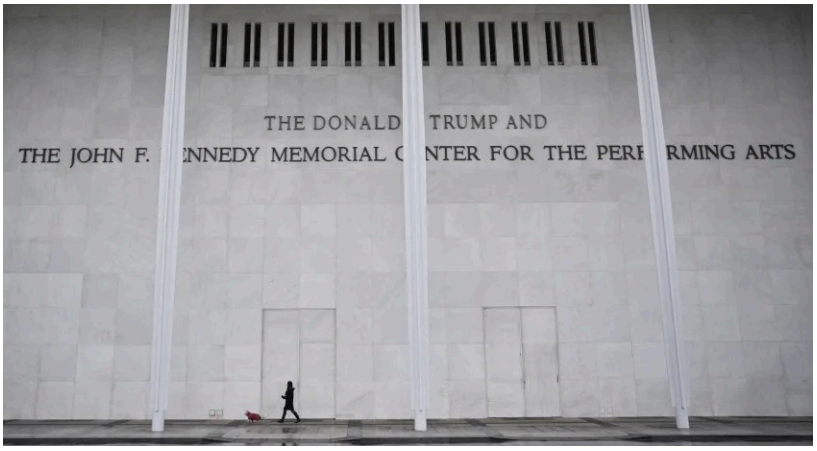
Turns out, the buyer was art collector **Peter Galliaert.** The house was moved to Yucca Valley CA and put in storage. He put it up for sale in 2025 for $2M, still in storage.

Returned to LA for the LA Art Show last weekend at the Pacific Design Center, hosted by Basic.Space LA, the structure was essentially cut in half, put into shipping containers and reassembled on a plaza outside as reported in Wallpaper. Architects **Raha Talebi** and **Paul Vantieghem** were enlisted to plot out the reassembly and rehabilitation of the house for the temporary installation. Rapper and designer **A$AP Rocky** was brought in to style the interiors. Still for sale, the asking price remains $2 million.

But wait, there's another missing Walker Guest House. In 2015, the Sarasota Architectural Foundation (now Architecture Sarasota) wanted to educate the public on the architecture of Sarasota, so they engaged architect **Joe King** to build a full-scale replica of the Walker Guest House. It was displayed on the Ringling Museum grounds through 2017 then moved to Palm Springs CA where it stayed on exhibition until March 2020. Heritage Auctions sold it, and there is no public record of who bought it or where the replica went.



Richard Neutra's 1928 Jardinette Apartments in Los Angeles have been rehabbed by developer Cameron Hassid. Reports say he is weighing whether to sell the building. The city designated it a cultural-historic landmark in 1988.



The AIA and DOCOMOMO US are among eight groups that sued last week to stop President Donald Trump's plan to close the Kennedy Center for the Performing Arts for a renovation that has had no review or approvals. CNN reported that the extent of the plan is unclear even to the Trump-appointed board that green-lighted it. The other groups are the American Society of Landscape Architects; the Committee of 100 on the Federal City; the DC Preservation League; the National Trust for Historic Preservation; the Society of Architectural Historians; and The Cultural Landscape Foundation.

Meet USModernist Ambassador Monique Lombardelli Anton

Few people in the real estate world have done more to preserve, promote, and extend the legacy of mid-century Modernism than Monique Lombardelli Anton. Through her work as a developer, filmmaker, CEO, realtor, and educator, she has built a career devoted to ensuring Modernist architecture



endures. Anton produced three documentary films, including *People in Glass Houses: The Legacy of Joseph Eichler*, a deep dive into one of American residential architecture's most beloved figures. She brought original Eichler plans up to current building codes, a technical and preservation achievement that made new Eichler construction viable for the first time in decades. Working from original plans and honoring the spirit of Eichler's post-and-beam, indoor-outdoor aesthetic, the project drew national attention and demonstrated that modernist ideals remain both buildable and desirable today. Her 15 years of strong connection to USModernist has been a natural extension of her advocacy.

USModernist Ambassadors are respected, engaged, and responsive leaders dedicated to the nonprofit's growth, success, and long-term continuance and sustainability. Serving as a USModernist Ambassador is an extraordinary opportunity to serve as a publicly prominent advocate within one's personal and professional networks; enhance USModernist's reputation and visibility on a national scale; and identify key relationships with potential donors, corporate partners, family offices, Modernist homeowners, and other key stakeholders.



The New York Times analyzes **Donald Trump's** ballroom plans.



One of the 1962 houses that Claude Oakland designed for Joseph Eichler in San Francisco's Diamond Heights subdivision sold last week, after less than a month on the market, for $1.3M over the asking price.



Saudi Arabia is scaling back its bold NEOM project and has canceled several contracts, including one for tunnels beneath The Line, a proposed 100-mile linear city. Spoiler alert: it ain't going to be 100 miles long.



The World Monuments Fund awarded its inaugural Stewardship Award for Modernist Houses to Anne and Robert Essner for their work renovating Paul Rudolph's 1953 Philip Hiss House, aka the Umbrella House, in Sarasota FL. The Essners bought the house in 2015.



Across the pond, the magazine *Countrylife.co.uk* told readers about Crestwood, the post-WW II subdivision in Los Angeles that began as the Mutual Housing Association and was designed by A. Quincy Jones and Whitney R. Smith with structural engineer **Edgardo Contini**. It showed, the Brits opined, that suburbia here in the colonies "need not have been the isolating experience it sometimes was."



The Bjarke Ingels Group – BIG – has been commissioned to design a 50,000-seat stadium in Madrid that pop singer **Shakira** is developing for her concerts and other events.



Watch a compelling presentation on the US Embassy in Dublin and the use of Modernist architecture in diplomacy, filmed earlier this month at the Onera Foundation in New Canaan CT. Irish architect and scholar **Cormac Murray** speaks followed by a panel discussion moderated by **George Smart** of USModernist with Murray, architectural photographer **Norman McGrath**, and architect **Christen Johansen.**



Richmond CA has begun a $34.2M renovation of its 1949 Main Library, designed by architects **Milton** and **Timothy Pflueger**. It is believed to be the first glass-fronted public library in the US.



From *Designboom*, an explanation of the "Metabolism" style in Japanese architecture based on "a resilient system capable of absorbing shock and adapting to change."

Modernist Houses For Sale



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.



A 1960 home that **Charles Du Bois** design in 1960 in Woodland Hills CA is on the market with a $1.7M price tag.



A 1968 house that architect **John Rolf Hattam** designed on Grizzly Ridge in Berkeley CA is listed as coming to market soon with a $2.7M price tag.

Upcoming Events

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.





NCMODERNIST MOVIE SERIES

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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.

April 16, 530pm: Preservation Party by Preservation Raleigh at the McKinney House, 2109 Coley Forest Place, Raleigh. Designed by Macon Smith. Includes curated cocktails, 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.

April 26: Public visit day 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 Nancy Pearlman, Nancysuepearlman@aol.com.

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 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.

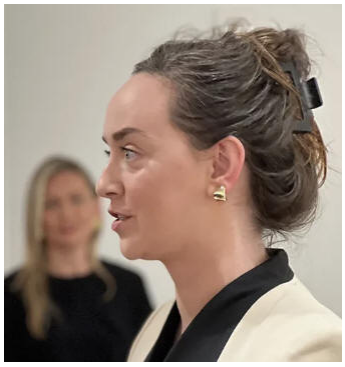
Thursday, August 20: NCModernist Thirst4Architecture Happy Hour at the new Raleigh Building Product Showroom of Fitch Lumber and Hardware, 3010 Stony Brook Drive, Suite 105. Free, registration required. Enter FITCH on the form.

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 in Raleigh NC. Free, registration required. Enter RACO on the form.

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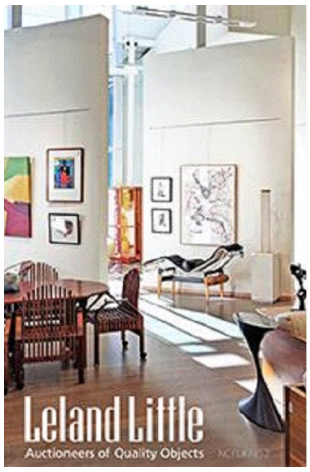
#450/American Versailles with Natalie Morath + Modernist Renovations with Linda Brettler and Marcos Santa Ana + Musical Guest John Pizzarelli

Archivist **Natalie Morath** is the keeper of Eero Saarinen's GM Technical Center history, bringing the amazing campus to life for yet another generation of fans. **Linda Brettler** renovated Raphael Soriano's 1964 Grossman House, and **Marcos Santa Ana** transformed the Wagoya House. Later, musical guest **John Pizzarelli**, with a sound that's both timeless and new.

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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MATSUMOTO PRIZE

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.

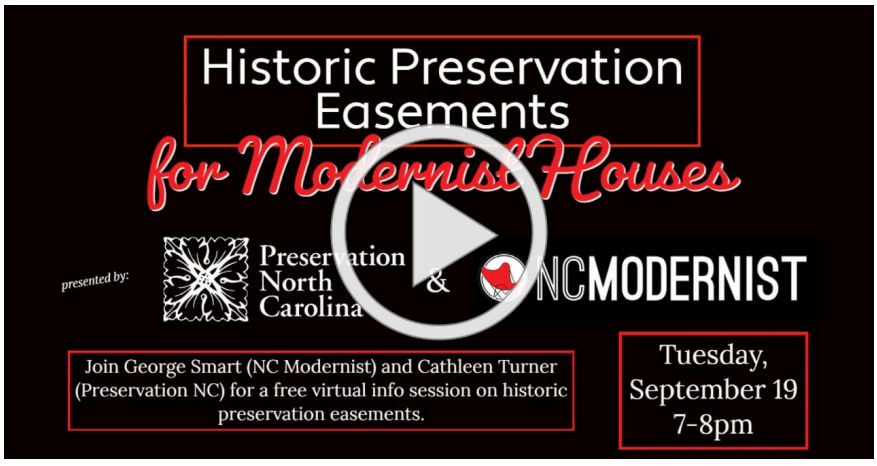
Submissions are open! **Deadline 5pm EST, April 29.** The 2026 George Matsumoto Prize Awards will be held at Leland Little in Hillsborough NC on July 22. Details, or skip right to the entry screen.

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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