M News: Tiki Movie Night / Getty Reno / USModernist Ambassador Mia Reed / The New LACMA
From: George Smart <george@usmodernist.org>
Date: Monday, April 13, 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: 460+ Shows

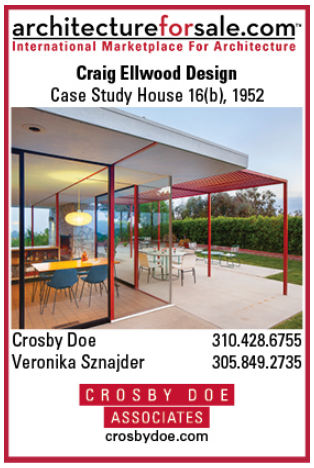
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Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

Newsletter Sponsorship: Connect your product, service, or organization to USModernist's 86,000 Modernist fans, architects, real estate agents, preservationists, and builders. Reach out to George Smart, 919.740.8407.

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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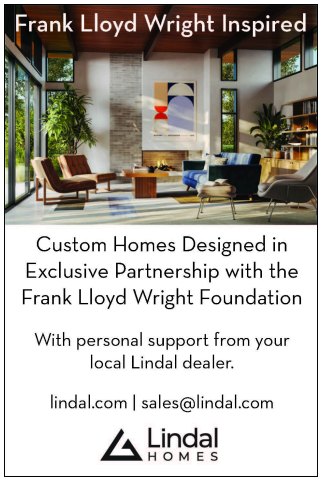






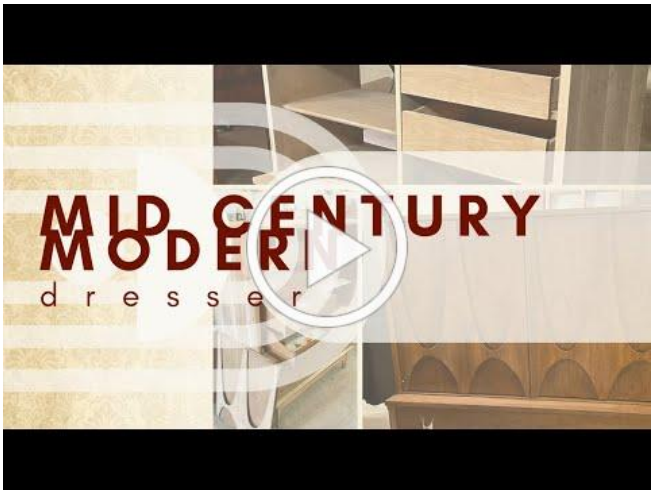








Featured Upcoming Events



This Thursday, April 16, 6-8pm: NCModernist Thirst4Architecture Happy Hour at Mumford Restoration, 8601 Ebenezer Church Road, Raleigh NC. Specialists in mid-century Modernist restoration and much more! Free, registration required. Enter MUMFORD on the form.

MODAPALOOZA
Raleigh/Durham NC

Saturday, April 18, 8-4pm. Visit eight new Modernist houses on our luxury, snack-equipped, wifi-equipped, lunch-equipped fleet of buses. Only 11 places left! Details.

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.

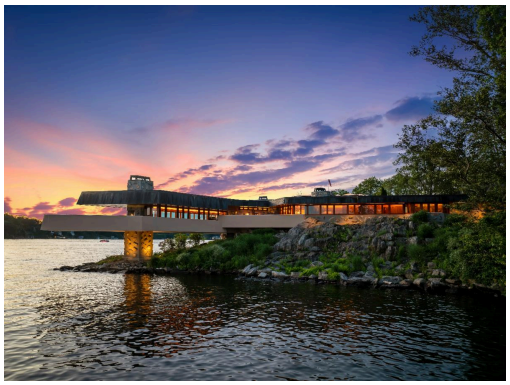
Deadline 5pm ET on April 29. The 2026 George Matsumoto Prize Awards will be held at Leland Little in Hillsborough NC on July 22. Details, or skip right to the entry screen.



NCMODERNIST MOVIE SERIES

Tuesday, May 5, 7pm: *The Donn of Tiki*. Come in your best Hawaiian shirt as we celebrate one of the most enjoyable artifacts of the mid-century era: the tiki bar and its creator, Donn Beach, also known as Don the Beachcomber. But his story goes much deeper than that. He was an American maverick, constantly reinventing himself many times over and was well known for embellishing the details of his extraordinary life. Separating fact from exaggeration to finally tell his fascinating story: a youth spent in Jamaica, running rum during prohibition, hunting down cigars and liquor for troops in World War II, and bringing the first commercial lūau to Hawai'i. Remote Q&A afterwards with producer **Max Well.**

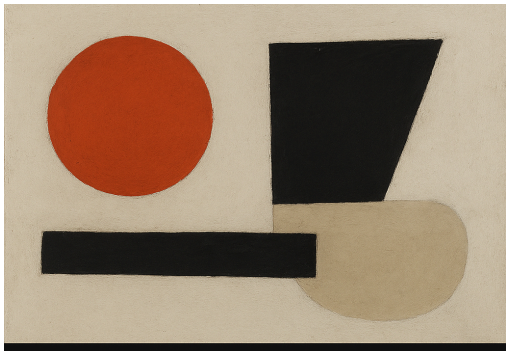
Featuring curated tiki drinks in tiki cups and **live tiki music by Vibexotica** starting at 6pm**.** Rialto Theatre, Glenwood Avenue, Raleigh NC. Get tickets in advance, or at the door. Doors open at 5:45pm.



Sunday, June 7, 11am-1pm: Don't miss the boat! USModernist Celebrates Frank Lloyd Wright's 159th Birthday with a Jazz Brunch on Petra Island, just 50 miles north of New York City. Explore the Chahroudi Cottage and the breaktaking Massaro House during a unique visit.

Only 8 places left! Tickets and details.

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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



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.

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.

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 at 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.



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 any more. Designed by Milton Small, the house was widely published when completed.

Off the market, but not under contract. Strange. Was listed for $675,000.

News



The hilltop 1997 Getty Center in Los Angeles, designed by Richard Meier, is closing next March for a year of renovations estimated to cost $600M to $800M.



The 250-foot-tall arch that **Donald Trump** wants built at the Virginia end of the Memorial Bridge across the Potomac River from the Lincoln Memorial has moved from a model on his Oval Office desk to architectural renderings by Harrison Design. The Trump-staffed Commission of Fine Arts released the design last week, and you can see it all here.

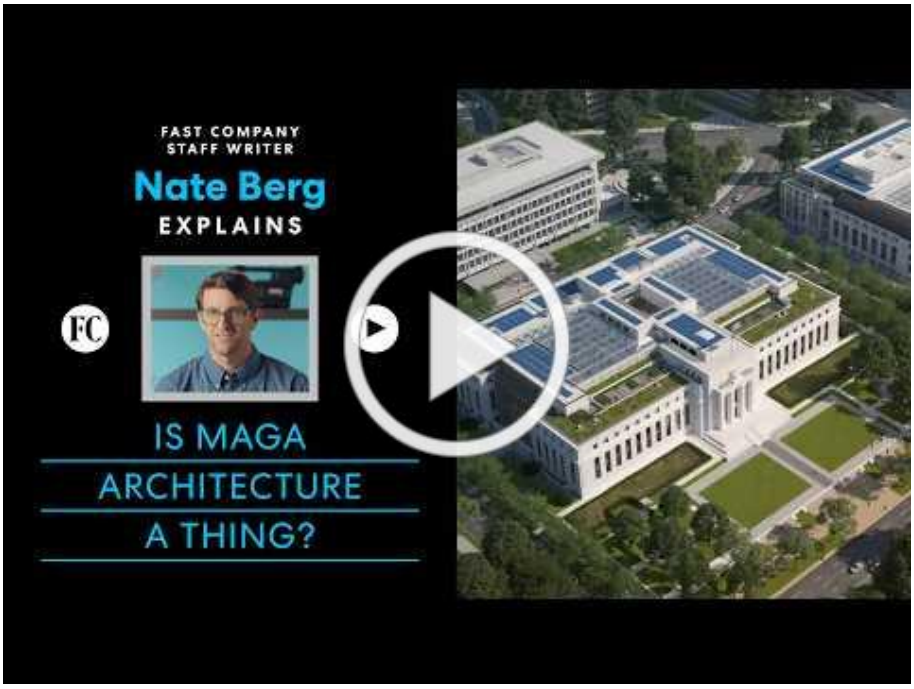


Meet USModernist Ambassador Mia Reed

Mia Reed grew up in architecture. Her father, Chuck Reed, was an important mid-century architect whose work bears influences of Wright, Schweikher, and Kahn. Her mother, **Elaine Reed,** was a renowned North Carolina potter and sculptor for 65 years. Growing up in that creative inheritance shaped everything that followed – a career spanning business and building creative economies — working with artists and arts councils, owning a film production company, and raising capital across the arts, technology, sports, and entertainment industries.

When Frank Lloyd Wright's Carroll Alsop House in Oskaloosa IA became available at auction, Mia realized the possibility of a lifelong dream to live in a Wright house. She won it, restored it, and opened it to the community for educational programming — then helped Oskaloosa pursue Iowa's coveted "Great Places" designation, drawing $20 million in state investment to the region's arts economy. Now based in Wilmington, North Carolina, Mia carries forward a rare combination: the sensibility of someone raised by an architect and an artist, and the instincts of someone who knows how to turn beauty into lasting impact.
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. Mia's support of USModernist has been a natural extension of her advocacy.



In its *Fast Company Explains* series, the magazine asks "Is MAGA architecture real?" and lays out disagreements between classical advocate Justin Shubow and the AIA.



In the British "new town" of Milton Keynes, **Wigley Fox Architects** designed the striking Pyramid House in 1981. However, it was no picnic living inside. Now, the new owners have had designers **Kahn Bonshek** make the inside more functional.



The University of Arkansas will have a grand reopening Tuesday of its 1951 Fine Arts Center designed by alumnus Edward Durell Stone. The building just had a $38M renovation.



The Los Angeles County Museum of Art opened its new long-awaited David Geffen Galleries. The billion-dollar design by Swiss architect **Peter Zumthor** attracted lots of commentary pro and con.

Modernist Houses For Sale



Fashion designer and passionate Modernist **Trina Turk** is putting her Soleil House in Palm Springs up for sale after a major renovation. The 1963 house designed by **Harold Bissner Jr.** is priced at #3.5M.



Rudolph Schindler's 1940 Van Dekker House in Los Angeles's Woodland Hills neighborhood went on the market last week for $4.5M. It is an LA cultural-historic landmark and underwent a restoration in 2013.



The 1950 Gelb House by A. Quincy Jones in the Crestwood Hills subdivision in Los Angeles has popped up on the market with a $2.7M asking price. The family owned the house, part of the Mutual Housing Association, for decades, and it was recently carefully restored.



In Lexington MA, one of six houses that architect **Ira Rakatansky** designed in the Bay State is on the market for $1.85M. It was built in 1955.

Upcoming Events

April 16, 5:30pm: 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-July 19: *Gothic by Design: The Dawn of Architectural Draftsmanship*, opens at the Metropolitan Museum of Art, New York. Information.

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.

April 28, 5pm. The Onera Prize recipient **Anne Maxwell Foster** speaks at the Onera Foundation, New Canaan CT, on passive cooling for historic buildings. Details.

April 30: Museum of Arts and Design, New York NY. **Daniella Ohad** hosts Conversation with Design Legends. Special guest **Bill Sofield** who is converting the famous Flatiron building into residential. Tickets.

May 2: Modernism in Southern Minnesota bus tour by Docomomo-US MN. Details and 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 5:45pm.



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: USModernist hosts 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.

September 13-15: AIA regional design conference, ASPIRE. Asheville NC. . Open to architects and non-architects. *Save $50 with code ASPMODERNIST26.*

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.

USMODERNIST RADIO
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Latest Podcast





#452/USModernist Radio Retro: Bjarke Ingels + Musical Guest Halie Loren

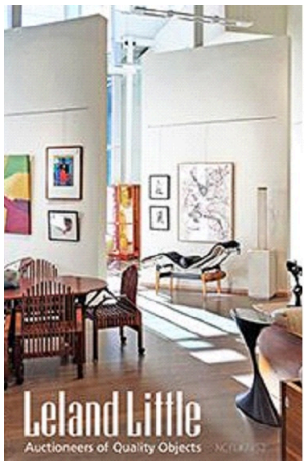
We've dug into the podcast vault for show #300. Back then, George was ready to fly to Copenhagen at a moment's notice, but luckily he only had to go as far as New York to talk with architect and owner of the world's coolest ferry boat, Bjarke Ingels. Later, we swoon over jazz vocalist **Halie Loren**.

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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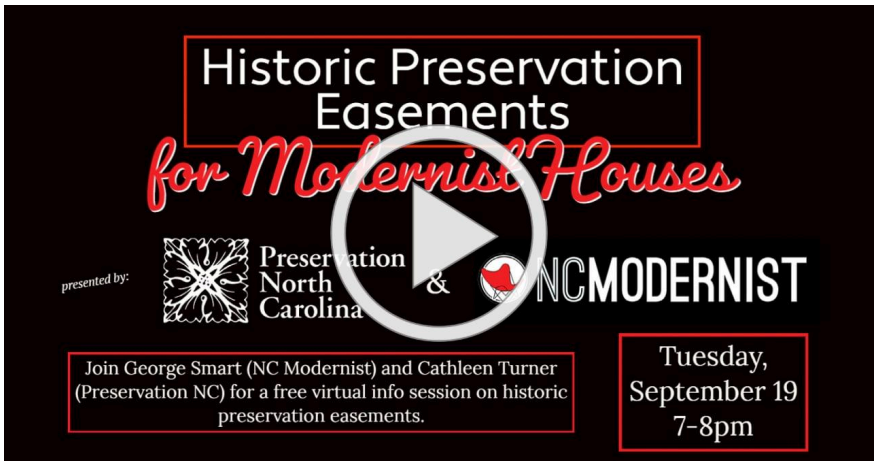
William Dodge of Raleigh recently appeared on **Evelyn Lee's** Practice Disrupted.

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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