M News: FLW Walser Endangered / Jardinette For Sale / Ambassador June Goldfinger / Yamazaki Hotel
From: George Smart <george@usmodernist.org>
Date: Monday, May 4, 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

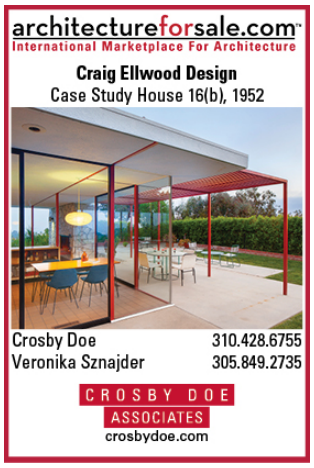
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Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

Newsletter Sponsorship: Connect your product, service, or organization to USModernist's 88,000 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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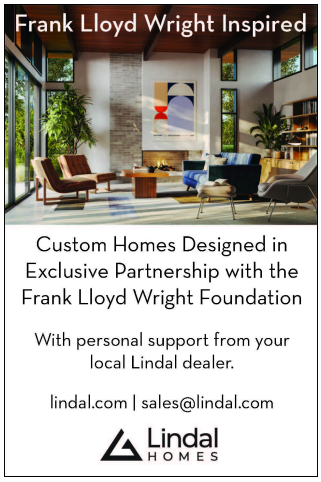














Featured Upcoming Events



NCMODERNIST MOVIE SERIES

Tomorrow, 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.

The film separates 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 Hawaii.

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. Remote Q&A afterwards with producer **Max Well.**

Sunday, June 7, 11am-1pm: USModernist Celebrates Frank Lloyd Wright's 159th Birthday with a Jazz Brunch at a Wright-designed house on Petra Island in New York. Details. SOLD OUT. We are taking a waiting list.

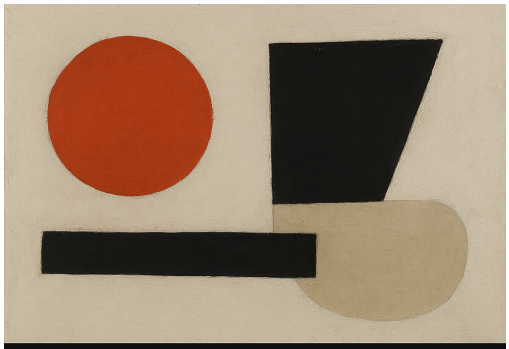
New: The USModernist Fallingwater+ Tour!
September 10-12
The #1 bucket list destination for Modernist house fans! This trip is a once-in-a-lifetime opportunity with virtually everything included.

Fallingwater was designed by world-renowned architect Frank Lloyd Wright in 1935 over a waterfall as a weekend home for the Kaufman family, merchants in Pittsburgh. TIME called it Wright's "most beautiful job," and the



house was designated a National Historic Landmark in 1966. It's the most famous Modernist house in America. Details and tickets.

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- We accept abstract & conceptual works
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USModernist Donate Now

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.**

Hello Architects, Librarians, and Collectors:

Free the shelves! Empty the storage boxes! The massive drop of state and Federal funding is forcing libraries to make space for new media. And sadly, most architecture magazines in those bulky binders or storage boxes have been not been circulated or even opened for decades. Donate your old magazines to the USModernist Library, the largest open digital archive for of architecture and design magazines in the world. We scan and give them bew

text-searchable, online life – with free user access. We even pay for shipping. Contact **George Smart**, 919 740 8407, or george@usmodernist.org.

Endangered Modernist Houses

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.

Endangered: 3401 Ocotea, Raleigh NC, is a gorgeous 1966 Modernist house, 2862 sf, on 3/4 of an acre. Sold to Urban Buildings Solutions in March, and back on the market as a teardown.

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.



The fate of Frank Lloyd Wright's 1903 Walser House in Chicago remains precarious. Here's what it looks like inside. Fannie Mae became the owner after a foreclosure, but it's secure future is very much in doubt.



Endangered: Scheduled for demolition is 3119 Birnamwood, Raleigh NC, an Modernist house in great condition, with renovations and additions designed by **Gail Lindsay, Will Alphin, Louis Cherry,** and **David Arneson.**

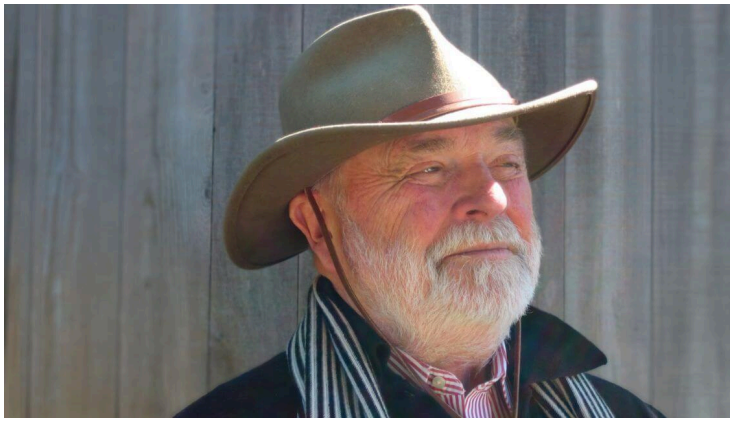
Endangered? The 1953 Wade and Margaret Lewis Residence at 2700 Manning Place in Raleigh is one of the very few houses in North Carolina built over a stream. They don't let you do that any more. Designed by Milton Small, the house was widely published when completed. Was for sale, then off the market but not under contract. What's going on? Previously listed for $675,000.

News



Sometimes serendipity happens. **Brian Linder** of the Value of Architecture said photographs were being taken for a listing of Frank Gehry's 1988 Sirmai-

Peterson Residence in Thousand Oaks CA when a neighbor offered to buy it – and a deal was done. The house had never been sold before. The *New York Post* reported that the price was $2.45M.



Donlyn Lyndon, the architect who helped design the Sea Ranch community in California, died there April 5 at age 90.



Elizabeth "Lisl" Scheu Close was a Minnesota Modernist architect who got less attention than her work deserved, the state's public radio network reports in a story about a new book on her career.



The recently renovated Jardinette Apartments, a iconic building in Los Angeles designed by Richard Neutra, is for sale. Details.



Jillian Goldberg



Johanna Haas



Abie Harris



Jillian Goldberg



Vintage (Signed)



John Hiigli



D. Dodson



John Hiigli



Abie Harris



Susan LaMantia



Jillian Goldberg



Vintage



John Hiigli



Johanna Haas



John Gallup

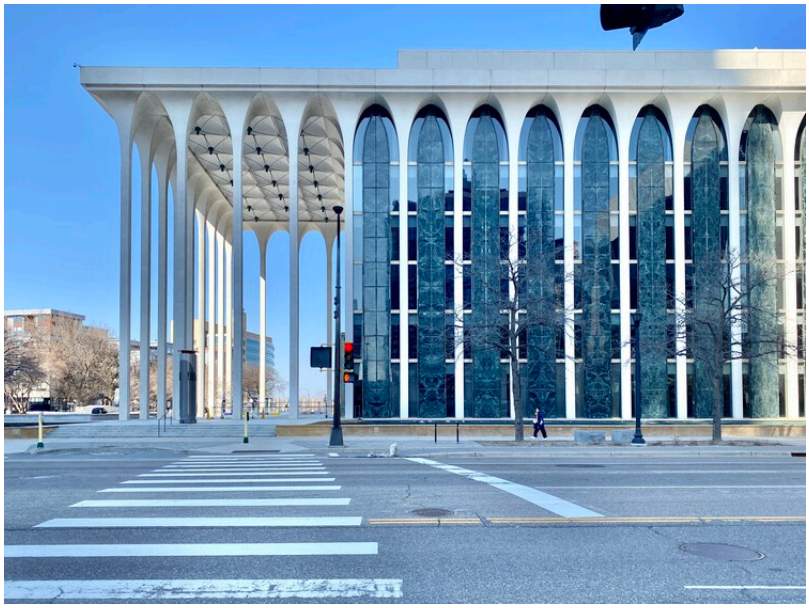


Abie Harris

Leland Little's next online auction is this Thursday, May 7. Support USModernist through buying wonderful art for your home donated by **Jillian Goldberg, Abie Harris, John Gallup, Susan LaMantia, Johanna Haas,** and others. Details.



DWELL reports on eight Mid-century Modernist furniture designs that are so popular they have never gone out of production, for example, **Arne Jacobsen's** 1952 Ant Chair.



Plans are underway to convert Minoru Yamasaki's 1965 Northwestern National Life Building in Minneapolis MN to a hotel. It has been empty since 2023. The project is targeted for 2028.

Meet USModernist Ambassador June Goldfinger



While the late architect Myron Goldfinger was celebrated for the sculptural, geometric silhouettes of his Modernist houses, his wife and collaborator, **June Goldfinger** breathed life into those monumental forms. A graduate of the Parsons School of Design, June married Myron in 1966—the same year they established their joint practice. This partnership defined an era of luxury modernism, where Myron's exteriors met June's meticulously crafted interiors. June designed everything from bespoke furniture and flatware to lighting and rugs, ensuring the internal spirit of a home matched its structural grandeur. Her career eventually expanded internationally, spanning seventeen countries and leading to the opening of the Katonah General Store in 1992. There, she showcased her versatile talent for designing 18-karat gold jewelry, custom clothing, and even eyewear, attracting a high-profile clientele including **Ralph Lauren** and **Martha Stewart**. Since Myron's passing in 2023, June curated the landmark exhibition *Circle Square Triangle*, preserving their collaborative history. In 2024, she joined the board of the Paul Rudolph Institute for Modern Architecture, continuing a lifelong mission to champion the "timeless geometry" that she and Myron shared with the world.

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

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If you missed NCModernist's Thirst4Architecture at Mumford Restoration last month, here's the video recap.



Winka Dubbeldam, who in September became the director and CEO of SCI-Arc, says, "Architects need to be proactive. You cannot wait for the drama to happen. You need solutions 25 years ahead. So I'm much more interested in asking what we will need in 25 years and prepare students for that." Well said! *Archinect* interviewed her.

Modernist Houses For Sale



In Newtown PA is a 1959 Paul Rudolph house kept off the radar for decades and never publicized until 2014. The John and Alice Fullam Residence is for sale, priced at $5.85M.



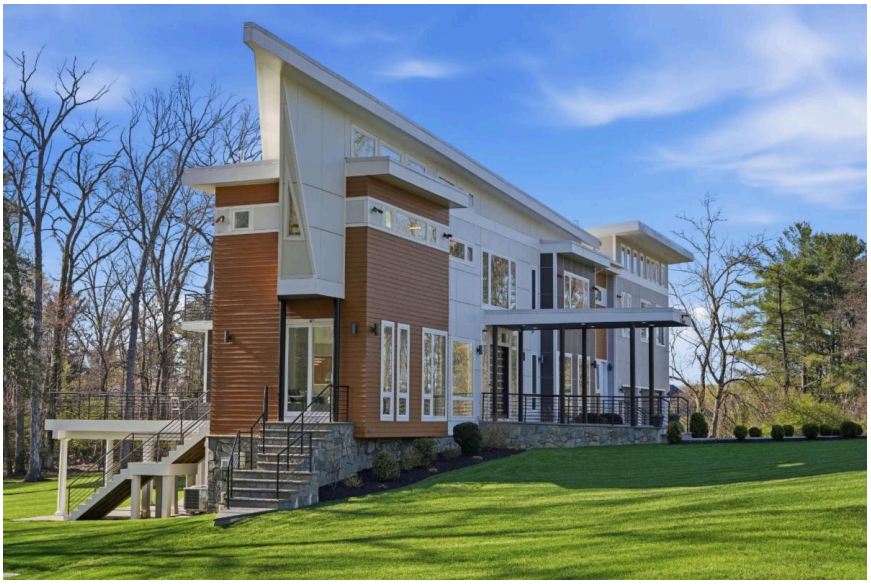
A 1960 house by Houston-area Modernist **Karl Kamrath** is on the market with an asking price of $5.2M.



Architect Randy Lanou designed the 2005 Shamlin House in Durham NC, for sale for just over $1M.



A 1949 Lustron house in Raleigh NC, saved and relocated, is for sale with a $479,000 price tag.



In Vienna VA, outside Washington, a 2020 house that **Gradient Design** gave a Modernist flair is for sale for $4.8M.

Wise Sellers: 1306 Mayfair in Raleigh NC is a delightfully small 1951 Modernist house in good condition. However, it's in a neighborhood full of teardowns. The owners, who love the house and have been there for over 50 years, have wisely required a no-teardown agreement for prospective buyers. Knowing that buyers can and do lie about destroying houses, this version of deed restriction is a legally enforceable binding promise attached to the property title. New caring owners, who have no intention of tearing a great house like this down, are undeterred. This scares away developers who would destroy it,



as happened recently with the Milton-Small-designed Frank Walser house on Alamance Drive. Details.

Upcoming Events

This 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 a special time of 5:45pm.

May 9: MAK Center Spring Architecture Tour of five Los Angeles-area houses designed by Lloyd Wright, Raphael Soriano, and Rudolph Schindler.

May 9: Restore Oregon's popular midcentury modern home tour will spotlight Portland's Argay Terrace. Details.

May 15-16: Mission Hills Mid-Century Weekend, San Diego CA. Information.

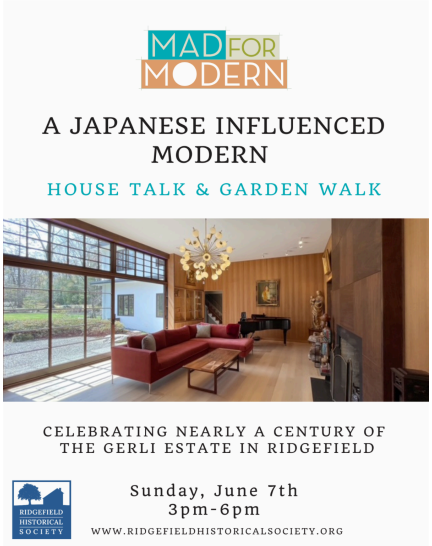
May 16: The Frank Lloyd Wright Trust's WrightPlus Architectural Housewalk, Oak Park IL. Information.

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

MOORE MODERNISM

May 29-30: Moore Modernism Talk + Tour, Southern Pines NC. Featuring USModernist's George Smart speaking Friday night on Mayberry Modernism and the houses of the Sandhills. Then on Saturday, a tour of the WR Isom House, the Elizabeth Faye Long House, the Beith House, the Mattocks House, and the Adrian House. Tickets and details. Use the USModernist discount code **modernistmember** to receive 10% off.





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.

June 7: Mad for Modern, Ridgefield CT. See details at left.

Through June 12: ***We Built This***, a traveling exhibition by Preservation North Carolina on NC landmarks designed and built by Black craftsmen, builders and architects. Free and open to the public at 700 Park Offices Drive, weekdays 9-5.

June 18-21: Bottoms Up Midcentury Show in Lancaster OH. Presentations by authors, historians, and experts, themed cocktail parties, live entertainment, retro food and drink specials, hands-on cocktail and glassware classes, museum exhibits, a bartending competition, and plentiful shopping. Details.

July 1: The Onera Foundation, New Canaan CT. *AMERICA ABROAD: Art, Architecture, and Diplomacy – Works from the FAPE Collection* explores how art and architecture have shaped the U.S. diplomatic presence abroad—from the Cold War to today. The exhibition features artworks from leading American artists including Ed Ruscha, Robert Rauschenberg, Carrie Mae Weems, Julie Mehretu, and Martin Puryear, alongside embassies designed by leading mid-century architects such as Edward Durell Stone and Walter Gropius, alongside more recent contributions by firms including Skidmore, Owings & Merrill (SOM) and Kieran Timberlake, among others. Details.

Wednesday, July 22, 6pm: NCModernist's Thirst4Architecture Happy Hour and the 2026 George Matsumoto Prize Awards will be held at Leland Little in Hillsborough NC. Free, registration required. Enter MATSUMOTO on the form. The 2026 Prize is sponsored by:



Thursday, August 20, 5pm: 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.*

October 3: La Jolla Modernism Home Tour. Tickets will go on sale in July. Details.

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.

Through December 31: Tours of the Frank Lloyd Wright Russell W. and Ruth G. Kraus house in Ebsworth Park, St. Kirkwood MO. Details.

New Books

Available May 19: ***Earth Works: Houses*** by **Byoung Cho.** A new monograph on Korea's most important architect, offering an exclusive look at his seldom--published houses. The architect's unique take on the world and his surroundings is brought to light by his brilliant writing. Centered around fifteen private and rarely seen residences, the book begins with some of Cho's earliest projects—Concrete Box House and Earth House —which explore the emotional impact of place through low- intervention and minimalist rural



structure, and finishes with three new housing types that his practice is experimenting with. Order.

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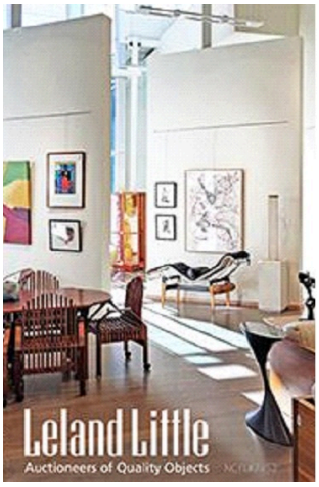
#455/Uruguay with David Coffey + Neutra with Cindy Olnick + Musical Guests Lenore Raphael and Chris Hodgkins

Today's guests know how to take care of the classics. In Bakersfield CA, **David Coffey** preserves two houses – one by Richard Neutra, and one by Frank Lloyd Wright – but today we talk about Modernism far from California: in Uruguay. In Los Angeles, **Cindy Olnick** stewards the venerable Neutra Institute for Survival Through Design. Later on, jazz duo **Lenore Raphael** and **Chris Hodgkins** reunite for their joyful new album, *Pennies From Heaven*.

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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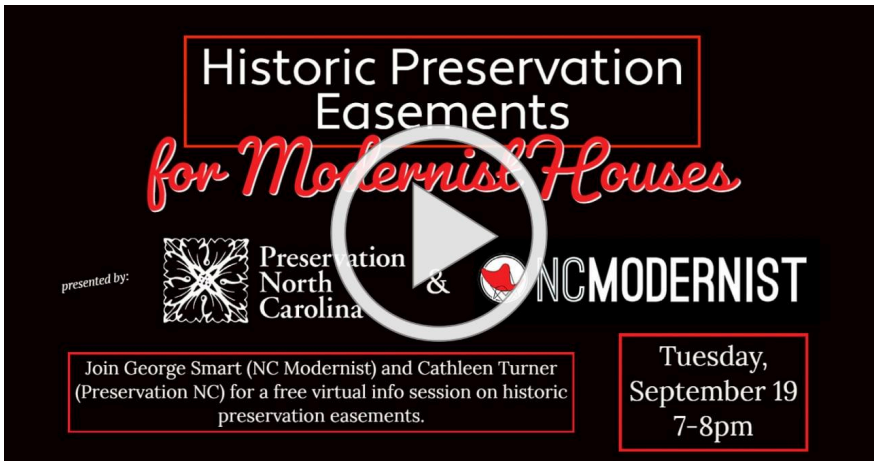
Leland Little's next monthly auction is May 7, featuring over 300 items. Support NCModernist by bidding on paintings donated by devoted patrons who support our mission of documentation and preservation.

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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