M News: Herzog and de Meuron in Paris / Liz Waytkus / Petra Movie / Alan Goldberg / Onera Foundation Podcastist Ambassadors Tucker and Brooks

From: "George Smart, Hon AIA" <george@usmodernist.org>

Date: Monday, May 18, 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: 5.5M+ Pages	USModernist Radio Podcast: 462+ Shows

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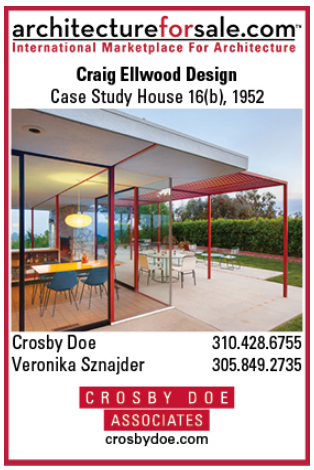
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

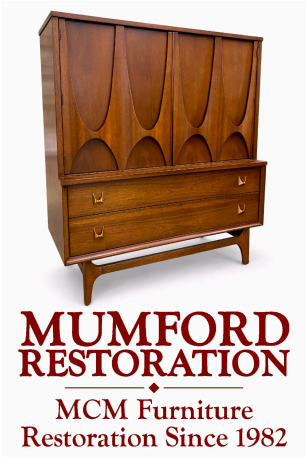
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Meet the USModernist Team

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. Sponsored by:

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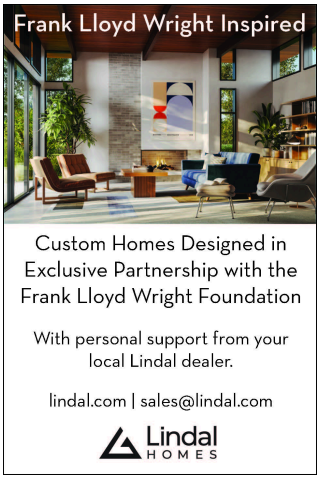












Featured Upcoming Events



This Thursday, May 21, 6-8pm. NCModernist's long running Thirst4Architecture happy hour this month is at Wolfe and Porter, 905 West Morgan Street, Raleigh NC. Craft cocktails in a stunningly sophisticated midcentury atmosphere with light nibbles provided by Raleigh's iconic Irregardless Cafe. Free, registration required. Enter WOLFE on the form.

NCModernist's social Thirst4Architecture (T4A) events are free to participants. Want to host design-oriented people to your business, client site, or studio? Contact **Devra Dubroff, devra@usmodernist.org**



NCMODERNIST MOVIE SERIES

Tuesday, June 2, 7pm: *Visual Acoustics*. Narrated by **Dustin Hoffman**, this award-winning film celebrates the life and career of **Julius Shulman**, acclaimed by many as "the world's most influential architectural photographer." Shulman's photographs immortalize the work of the most prominent American Modernist architects from the 1930s until Shulman's death in 2009, including **Frank Lloyd Wright, Richard Neutra, John Lautner, and Frank Gehry**. Our last film until the fall! Rialto Theatre, Glenwood Avenue, Raleigh NC. Get tickets in advance or at the door. Doors open at 6:15pm.



NEW: **The Grand Masonic Lodge Tour, 2921 Glenwood Avenue, Raleigh, Saturday, June 20, 10am to 2pm.** You've driven past this midcentury Masonic Lodge building for years, perhaps decades. If you grew up in Raleigh, so did

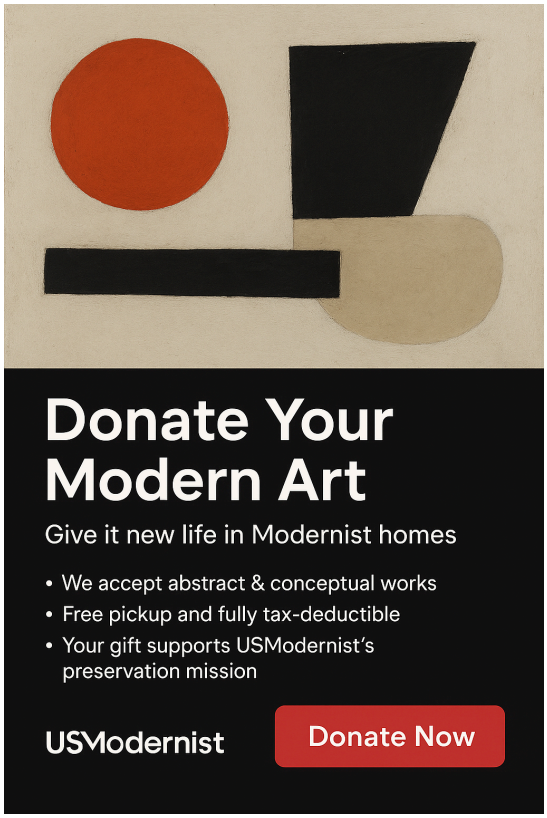
your parents, plus the millions of people headed out to Crabtree Valley Mall - everyone is curious about what's inside. Now you can visit! Details and tickets.



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. **Only 2 seats left!** Details and tickets.

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 Happy Hours (schedule in Calendar section below).

Contact **Caroline Francis,** USModernist's 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 new 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



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.

Slated for Demolition:

1. 1. 3401 Ocotea, Raleigh NC, a gorgeous 1966 Modernist house, 2862 sf, architect unknown.
2. 2. 3119 Birnamwood, Raleigh NC, a Modernist house in great condition, with renovations and additions designed by **Gail Lindsay, Will Alphin, Louis Cherry,** and **David Arneson.**

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. Was for sale, then off the market but not under contract. What's going on? Previously listed for $675,000.

News



From Dezeen: Herzog & de Meuron's Tour Triangle has topped out at 180 metres in Paris, making the 42-story trapezoidal skyscraper the third-tallest building within the city limits after Tour Montparnasse and the Eiffel Tower. It will likely hold that position indefinitely thanks to the 2023 skyscraper ban reinstated by mayor **Anne Hidalgo**, which this building helped prompt since 2006, facing years of legal and planning battles.



Docomomo-US Executive Director **Liz Waytkus** will be honored as the World Monuments Fund's 2026 Watch Award Honoree at a special celebration in New York, June 9. Details and tickets.

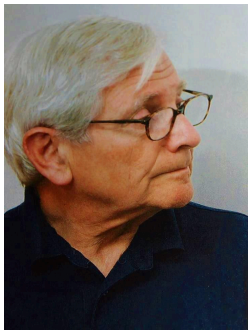
Congratulations, Liz!



Movie of the Week: Watch **Jim Libby's** fascinating 2015 documentary, **Building Wright Today: Frank Lloyd Wright on Petra Island**, the story of **Joe Massaro's** quest to build one of Wright's greatest houses on a lake in New York.

ROYAL GREEN
APPLIANCE COMPANIES

USModernist's (sold out) Petra Island Jazz Brunch on June 7 welcomes Royal Green Appliance Companies, featuring Sub-Zero, Wolf, Cove, Fisher & Paykel, Viking, Thermador, Monogram, SKS, JennAir, and Miele.



New Canaan CT architect Alan Goldberg is 95! Recently, his college alumni association asked him to be class representative.

Goldberg said, "Fine. Send me the list." The college said, "You are the list."





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Modernist Houses For Sale





Forbes magazine reports that Albert Frey's 1935 James and Mildred Guthrie House in Palm Springs is for sale for $2.4M. The house does not appear, however, on listing services or on the website of the broker *Forbes* named. The house was gutted by previous owners and rebuilt according to their best understanding of Frey's design, the article says.

The 1947 Geoffrey Bill House in Palm Springs that Albert Frey designed is on the market for $3.3M. The listing has a build date of 1958, indicating it likely was extensively renovated.



The 1983 Joe and Pat Stratton House that E. Fay Jones designed in Pine Bluff AR is for sale for $465,000. The E. Fay Jones Conservancy has information on four more Jones houses that are for sale, several for rent, and furniture from an Oklahoma house.



Singer **Roberta Flack's** four-bedroom 1951 house at 1927 Marthas Road is for sale at $1.89M. Located in the famed Hollin Hills midcentury neighborhood in Alexandria VA, the house was designed by architect **Charles Goodman**. Flack lived in the home during the 1970s, around the same period when she became one of the biggest recording artists in the world with *The First Time Ever I Saw Your Face* and *Killing Me Softly with His Song*. Details.



In Encino CA, a 1964 house designed by **William Stephenson** is for sale with a price tag a shade under $2.9M. Stephenson studied at Taliesin before beginning his own career.



There is a $5.2M price on a 1962 house in Montecito CA that was designed by **Serifo John Menegon** as a spec house for a mayor of Santa Barbara. It has had renovations.



The architecture firm of Frederick Gates and Russell Ford designed the 1954 Elinor and Sherman Ford House in New Canaan CT for Ford's parents. USModernist had a great party there last year. Today, it's for rent for $30,000 a month.



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



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 25, 1130am. The John Lautner-designed Pearlman Cabin in Idyllwild CA public visit day on Memorial Day. Write to Nancy Pearlman at nancysuepearlman@aol.com or 213 705-4992 for details.

May 30, 1pm: Paul Schweikher House Peony Party, Schaumberg IL, their annual fundraiser. Details.

Tuesday, June 2, 7pm: *Visual Acoustics*. Narrated by **Dustin Hoffman**, this award-winning film celebrates the life and career of **Julius Shulman**, acclaimed by many as “the world’s most influential architectural photographer.” Shulman’s photographs immortalize the work of the most prominent American Modernist architects from the 1930s until Shulman’s death in 2009, including **Frank Lloyd Wright, Richard Neutra, John Lautner, and Frank Gehry**. Our last film until the fall! Rialto Theatre, Glenwood Avenue, Raleigh NC. Get tickets in advance or at the door. Doors open at 6:15pm.

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

June 7: Mad for Modern Tour, The Gerli Estate in Ridgefield CT. Details and tickets.

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.

2026 Cape Cod Modern House Trust Tour Schedule:
June 14: Kugel Gips, Hatch and Breuer
June 28: Kugel Gips, Kohlberg and Weidlinger
July 12: Hatch, Breuer and Kohlberg
July 26: Weidlinger, Kugel Gips and Hatch
August 9: Breuer, Hatch and Weidlinger
August 23: Kugel Gips, Kohlberg and Breuer
September 6: Kohlberg, Weidlinger and Kugel Gips
September 20: Kohlberg, Kugel Gips and Weidlinger
$45/person. Contact Betsy at betsy@ccmht.org

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 US 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.

July 7-12: West Coast Modern Week, Vancouver BC. 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 Frank Lloyd Wright's Kraus house in Ebsworth Park, 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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Latest Podcast









#457/Dublin's Modernist US Embassy: Onera Foundation Panel with Cormac Murray + Norman McGrath + Christen Johansen + Laurence Laforgue

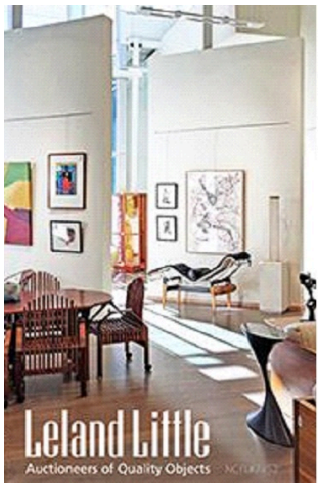
On this special edition of USModernist taped live earlier this year at the Onera Foundation in New Canaan CT, we explore US diplomacy through Modernist architecture with three guests: Dublin architect **Cormac Murray** gives a talk on John Johansen's US Embassy in Dublin; legendary photographer **Norman McGrath**, who shot that building soon after it opened, and architect **Christen Johansen**, son of John Johansen, discusses family legacy. Hosted by Onera Executive Director **Laurence Laforgue**.

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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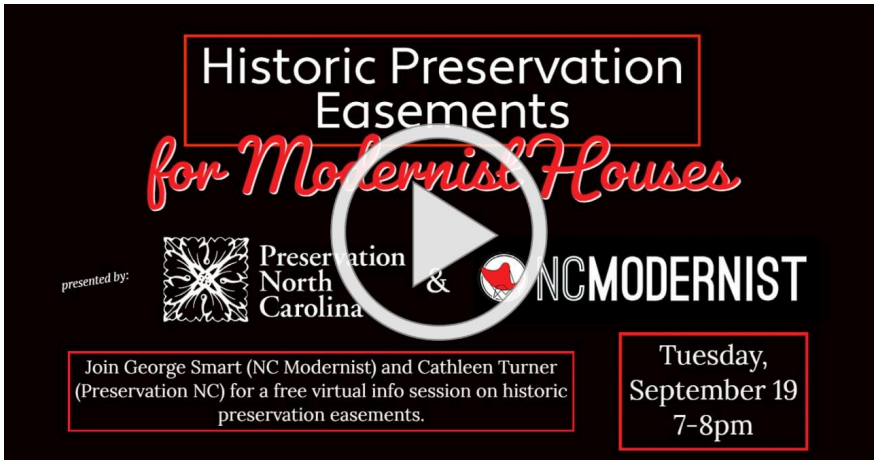


FOR SALE

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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