M News: Wright's Sturges House / Oops - They Did It Again / Matsumoto Prize Voting / The 1953 Bombshell
From: "George Smart, Hon AIA" <george@usmodernist.org>
Date: Tuesday, May 26, 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: 465 Shows

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Featured Upcoming Events



Thursday, June 18, 6-8pm. NCModernist's long running Thirst4Architecture happy hour this month is hosted at a new house designed by NOTCH. Join Jose Noya and his team in a home that beautifully showcases Modernist design. 5918 Beech Bluff, Durham. Free, registration required. Enter NOTCH on the form.

Wednesday, July 22, 6-8pm: Thirst4Archiecture and the 2026 George Matsumoto Awards at Leland Little Auctions in Hillsborough NC. Preview hundreds of Modernist items going on auction the next day. Free, registration required. Enter MATSUMOTO on the form.

Want to host design-oriented people to your business, client site, or studio? Contact **Devra Dubroff, devra@usmodernist.org**



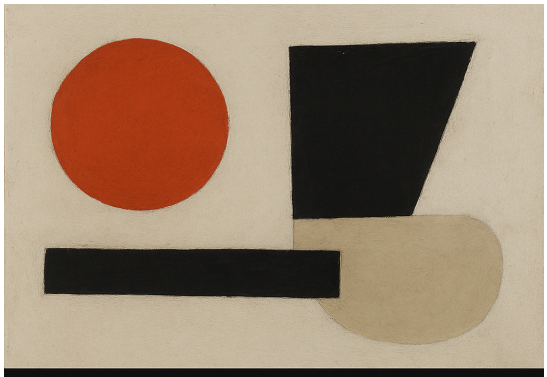
NCMODERNIST MOVIE SERIES

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**. 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.

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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 Happy Hours (schedule in Calendar section below).

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



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.

Endangered: From a town known as Oyster Bay, Long Island, NY 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



Endangered and Deteriorating Fast: Frank Lloyd Wright's Sturges House in Los Angeles was built in 1939. Located at 449 North Skyewiay Road, the house is long-abandoned and is significantly deteriorating, with the cantilevered balcony falling down. The house has been owned since 2016 by the All Right Now Foundation, aka **Robert Brisco**, an executive with Internet Brands. While the house has been a Los Angeles Historic-Cultural Monument for over 30 years and is legally protected from alteration or demolition, there's *no legal protection from neglect. If a property collapses on its own, it can be bulldozed the rest of the way, and the owner cannot be forced to rebuild.*



Oops – they did it again! The property at 19 Greentree Lane in Chester NY has been listed yet again as having been designed by Paul Rudolph, despite the home's not being in Rudolph's project archives. Sure doesn't look like a Rudolph house, and the owner refuses to produce any evidence to substantiate that claim. The Paul Rudolph Institute has the full story.

MATSUMOTO PRIZE

VOTE in the 2026 George Matsumoto Prize, hosted by NCModernist and sponsored by Fitch Lumber / MARVIN. This is the 15th year of the Prize. Anyone, anywhere, can vote!

The George Matsumoto Prize is North Carolina's highest honor exclusively for Modernist residential architecture. NCModernist created the Matsumoto Prize in 2012 honor of George Matsumoto, one of the founding faculty members of North Carolina State University's College of Design.



How to vote: Go here to see the houses. You can vote for two categories, NEW and RENOVATED. Click on a photo or house name. Then click the VOTE button at the top of that page. It will bring up your email program. Just click send and you are done.

If the vote button does not function, send an email with the word Vote and the name of the house in the subject to **george@ncmodernist.org**. Limit of one vote per category per e-mail address.

However, if you want to vote more than once for any category, say from a home email and a work email, that's fine. Addresses that are or appear to be

machine-generated or fraudulent will not be counted. NCModernist's decisions on vote eligibility are final. **Voting ends June 30, 5pm ET.**

The 2026 awards ceremony, combined with a Thirst4Architecture Happy Hour and an exciting preview of hundreds of Modernist auction items is **Wednesday, July 22** -- at Leland Little Auctions, 620 Cornerstone Court, Hillsborough NC, 6pm. Free, registration required**.** Enter PRIZE on the form. The 2026 George Matsumoto Prize Awards are sponsored by





The first new commercial building in Brooklyn NY's Dumbo waterfront area in a century, 29 Jay Street, uses fiber-reinforced concrete for am exterior that Marvel Architects told Archello is a nod to nearby buildings and the Manhattan Bridge's truss structure.



In Washington DC, 1201 Connecticut Ave NW, a 1941 apartment building that William Lescaze designed will be renovated, uncovering the exterior that was obscured by unfortunate renovations.



San Siro Stadium in Milan, Italy, designed by architect **Ulisse Stacchini** and engineer **Alberto Cugini** 100 years ago, became a football (soccer) landmark. Now, it is headed for demolition after Milan's two football teams decided to build a €1B new stadium. The Financial Times explains.



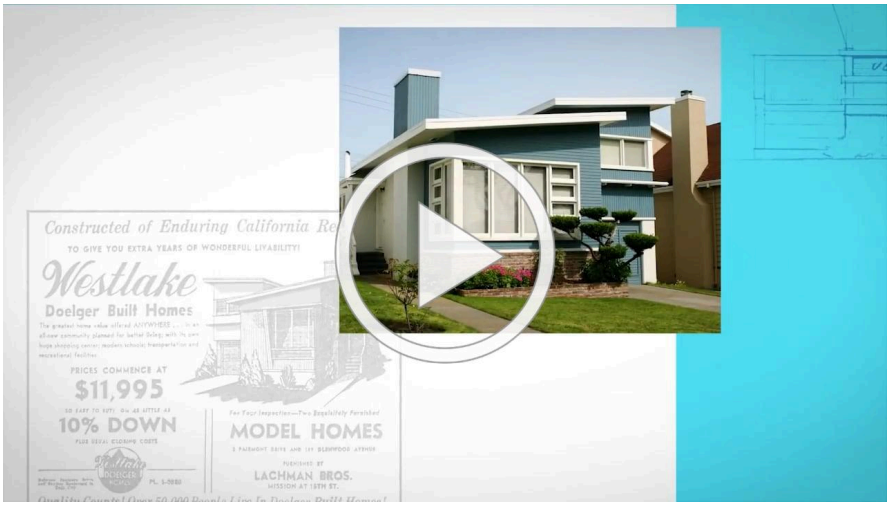
From *Elle Decor*, the history of Philip Johnson's Hodgson House in New Canaan CT, now owned by **Craig Bassam and Scott Fellows**. Johnson was hired to design the home after he walked over from his Glass House (literally across the street) to meet new neighbors, **Richard and Geraldine Hodgson.**



Writer **Eduardo Souza** explores Case Study houses as part of an effort to create "the myth of a universal domestic ideal" after World War II. It's part of an *ArchDaily* monthly series looking at 20th-century design in flux.



Jeanne Gang's firm, Studio Gang, designed a curved timber open-air theater in Garrison NY as the new performance home of the Hudson Valley Shakespeare company.



Movie of the Week: **Little Boxes - The Legacy of Henry Doelger,** produced by **Rob Keil** and **Monique Lombardelli Anton.**



Detroit-area landscape designer **Peter Forguson** has been given AIA Michigan's Balthazar Korab Award for 2026 for his work documenting and publicizing Modernist architecture in the state.



The new book *Faro Modernism* documents an unexpected Portuguese paradise of midcentury architecture.





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Modernist Houses For Sale



Architect John Ramsay's own 1951 house in Salisbury NC is coming on the market, protected by preservation easements (yeah, baby!) and local historic status. Sold in 1981 to Salisbury Post publisher **Jimmy Hurley** and his wife, **Gerry**, the house won a 1955 AIA North Carolina award and features Roman brick, flagstone, and passive-solar design on 1.118 acres. The board of the Bell Tower Green park will market it via sealed bids, with open houses beginning May 30. Proceeds will benefit the park.



Walter J. Hall built Frank Lloyd Wright's 1935 masterpiece, Fallingwater. He also built himself a Modernist house not far away in Port Allegany PA the same year. Now, after $1.5M in renovations and repairs, Lynn Hall is for sale for $2.75M.



Briefly for sale: Steven Ehrlich's 1992 Schulman House in Los Angeles was under contract in eight days. The seller was noted Modernist owner **Michael LaFetra.**



A 1968 house by Carter Sparks in Sacramento CA sold In less than 10 days.



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



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 30, 2-6pm. A New Nash Bash Block Party at Raleighs historic Nash Square. This free, family-friendly event features live music, food trucks, and design activities. Review preliminary plans for the park's future and share feedback. A design presentation runs 2–3 p.m. at Whiskey Kitchen. All ages welcome. Free.

May 30: Tour Neutra's 1928 Jardinette Apartments. The L.A. Forum for Architecture and Urban Design tours the 1928 Jardinette Apartments, Richard Neutra's first major project in the US and the country's first International Style building. After decades of neglect and mistreatment, the building is nearing the end of a remarkable rehab and restoration led by developer **Cameron Hassid**, historical consultant Dr. **Barbara Lamprecht**, and June Street Architecture. 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. Rialto Theatre, Glenwood Avenue, Raleigh NC. 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 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 17: Zoom hosted by the Walt Disney Family Museum. Landscape architect **Ruth Patricia Shellhorn**—known for her work on the original design of Disneyland—helped define the distinctive mid-century regional aesthetic of Southern California. Join licensed landscape architect **Kelly Comras** for an in-depth look at Shellhorn's contributions to Disneyland's iconic aesthetic. Registration required. Free.

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 PRIZE 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.

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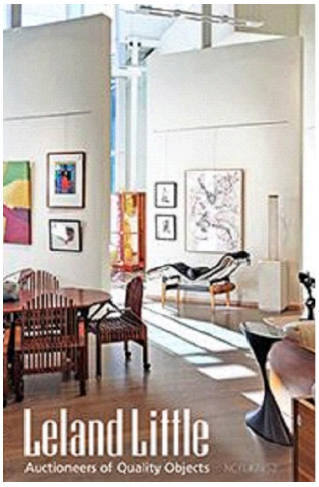
#458/Elizabeth Gordon's 1953 Bombshell with Monica Penick + Chicago's Alison Fisher + Musical Guest Naama Gheber

Elizabeth Gordon was editor-in-chief of House Beautiful. In April 1953, she published an influential and controversial editorial that rocked the architecture world, presenting Modernism as uncomfortable, impractical, and, like communism, a threat to American cultural values. We'll talk with writer **Monica Penick**, author of her 2001 definitive book on Gordon, *Tastemaker: Elizabeth Gordon, House Beautiful, and the Postwar American Home*. Next up, **Alison Fisher** just closed a wildly successful exhibition at the Art Institute of Chicago on Bruce Goff, an architect who made Frank Lloyd Wright look restrained. Wrapping up, **Naama Gheber** is a jazz vocalist with four albums and a voice critics have compared to **Peggy Lee**.

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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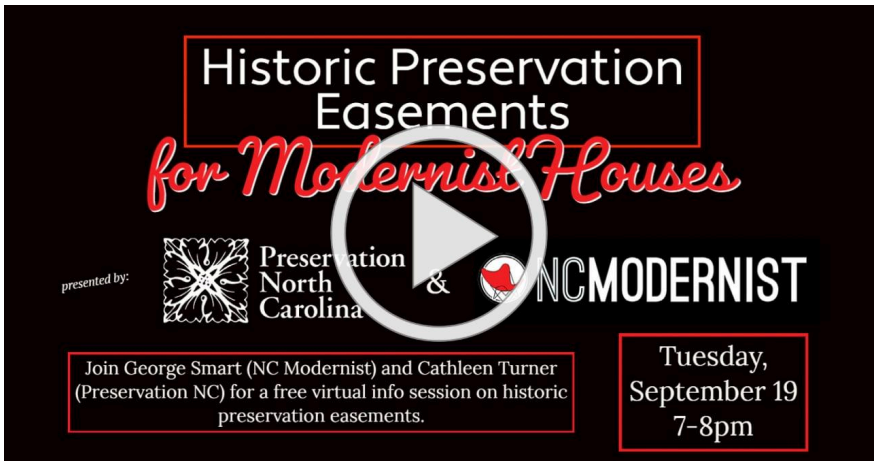


FOR SALE

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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