M News: Poe Hall / Matsumoto Voting / Alan Dunn / Tom Phifer
From: "George Smart, Hon AIA" <george@usmodernist.org>
Date: Monday, June 1, 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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Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
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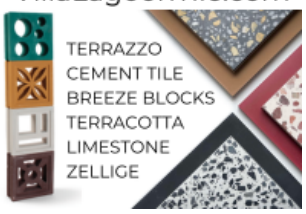
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Featured Upcoming Events



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: Thirst4Architecture 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.

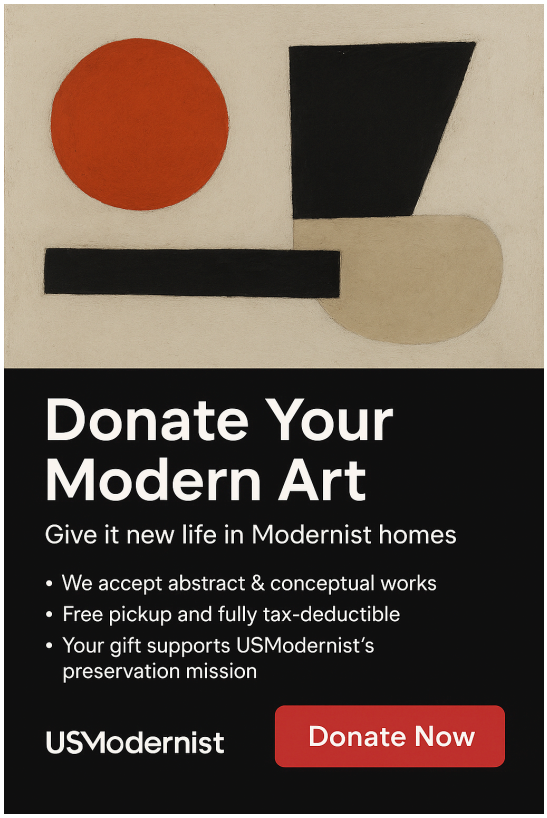
Want to host design-oriented people to your business, client site, or studio? Contact **Devra Dubroff, devra@usmodernist.org**

Tomorrow, 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.



Saturday, June 20, 10-2: **The Grand Masonic Lodge Tour, 2921 Glenwood Avenue, Raleigh NC** 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. 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.**

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: 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 in significantly deteriorating condition, 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.*

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



Clarence Poe Hall at NC State in Raleigh NC is coming down. Riddled with toxic chemicals and pummeled with lawsuits, the 1971 Modernist building is not recoverable and has been approved by the EPA for demolition. South Carolina architects Lyles Bissett, Carlisle & Wolfe designed Poe Hall, which was a wonder of modern technology at the time, with offices, labs, a library, and closed circuit televisions in each classroom. Coverage on WRAL.



A federal judge ordered **Donald Trump's** name removed from the Kennedy Center in Washington DC, designed by Edward Durell Stone, shown above with the model. Since the Kennedy Center was created by Congress, changing its name requires congressional approval, the judge ruled. No word yet on when Trump's name will be removed from the building.

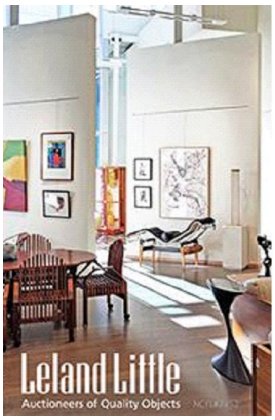


From DWELL: What makes a "real" Frank Lloyd Wright house? 100 people will decide this for themselves at USModernist's sold-out Jazz Brunch, June 7 at Petra Island NY, home to a 1950's Wright design not built until the 2000's.



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!

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. **Voting ends June 30, 5pm ET.** The 2026 George Matsumoto Prize Awards are sponsored by

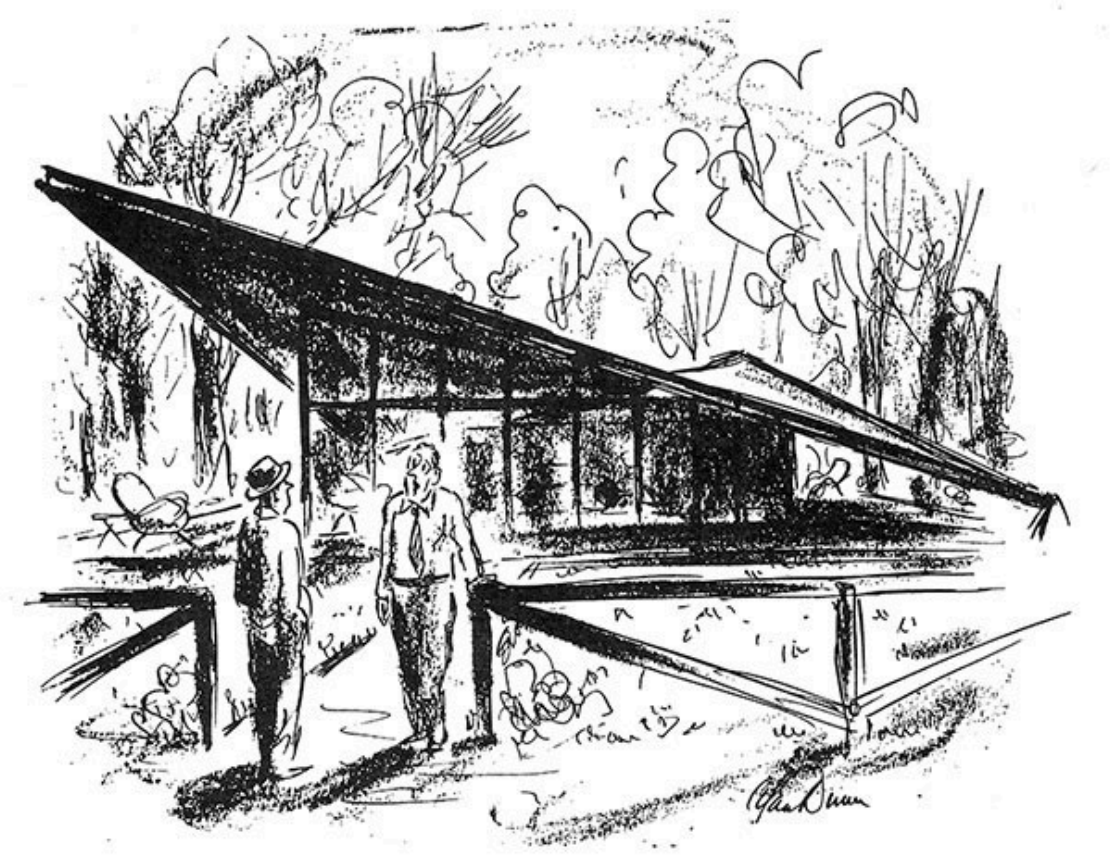


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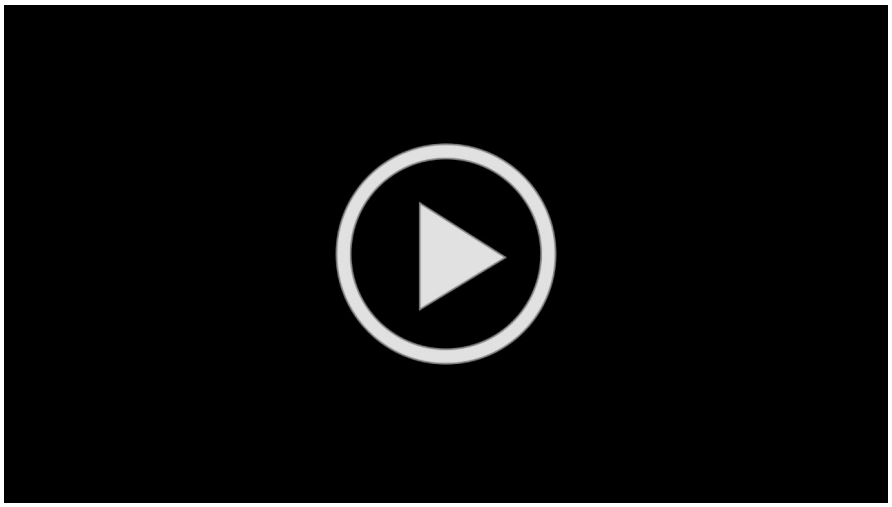


Saudi Arabia announced that The Line, the 105 mile-long planned city, is on hold until 2030, as are massive Red Sea ports, a mountain resort, and data centers, Semafor reports. Turns out, these wildly creative and expensive projects were seriously over budget, too much even for the Saudis.



"She's gone—said she wouldn't live under the same hyperbolic paraboloid with me."

Back in the 1950's and 1960's, *Architectural Record* worried their readers wouldn't appreciate the humor of cartoons by *New Yorker* artist **Alan Dunn**. However, **as explained by Gabriele Neri**, author of a book about Dunn, subscribers loved his witty observations.



Movie of the Week: **People in Glass Houses: The Legacy of Joseph Eichler,** produced by **Monique Lombardelli Anton.**



Modernism as American soft power overseas: When the Hilton hotel chain went international, each building was designed to be "a little America" and the US government was on board, the *Financial Times* writes. The 1955 Istanbul hotel, above, was the first Modernist building in the city.



San Diego Magazine wrote about eight San Diego architects, whose work was distinctive, including Irving Gill, photo above, and Lillian J. Rice.

Meet Devra Dubroff:
USModernist's Maestro of Events

For anyone who has attended a USModernist tour or benefit, **Devra Dubroff** is a familiar and essential presence. As Special Events Manager, Devra keeps the organization's busy calendar running smoothly. Her work spans the full



range of USModernist's public programming, from intimate benefit brunches to multiday architecture tours that ferry enthusiasts to iconic homes. As USModernist's own staff page jokes, she "keeps things moving, like a coffee shop where you never have to wait." Dubroff handles the logistics that make these gatherings possible—ticketing, registration, transportation, and the countless details tour-goers never see. Through her efforts, USModernist continues to connect a passionate community of architecture lovers while supporting its mission to document, preserve, and promote residential Modernist design.





Modernist Houses For Sale



The 1967 Thelma Guest House in Winter Haven FL that Gene Leedy designed is on the market for $950,000.



The 1935 Karl and Doris Howenstein House in South Pasadena CA earned a place in MCM history when architect **Karl Howenstein** asked his friend Rudolph Schindler to remodel it in 1943. Today, it's for sale for just under $2M.



A 1975 house in Raleigh NC that Don Stewart designed and was dubbed "Chateau Coronado" is on the market for $2M.



Bamesberger Architects designed this 2023 house in Beverly Shores IN which won an AIA Indiana Citation Award. Listed for $2.8M.



A 2025 net-zero-energy house by Arielle Schechter, the The Rajagopalan House near Chapel Hill NC, is for sale in a community of net-zero residences. It's priced at $2.25M. Initial tests showed the design could produce more energy than it consumes.



If you have $6M and are looking to live in the Los Angeles area, actress **Dakota Johnson** has her 1947 West Hollywood house on the market, designed by architect **Carl Maston**.





The last of its kind is for sale for just under $2M in Pasadena. **Wallace Neff** designed houses like this, made of concrete sprayed over a giant balloon, as affordable housing for returning veterans. The New York Times says this 1947 example is the only one remaining.



George Matsumoto designed the 1986 Edwin and Elizabeth Thrower Residence in Greensboro NC next to a golf course. It is listed for sale for $2.6M.



The Suk S. Lee House in Schererville IN, designed in 1981 by William Keck, is for sale for $1.4M. More Information is available on Instagram and by contacting the owners. The owners are holding an open house June 7.



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



June 13: The Save Dallas City Hall coalition presents a 40th-anniversary screening of the Dallas-filmed classic **Robocop**, with an intro by SMU's **Christopher González**, a City Hall preservation update, sci-fi costume contest, and commemorative merch. Texas Theatre, Dallas TX. Doors 6 PM, show 7 PM. 17+. $22. Details.

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. Join landscape architect **Kelly Comras** for an in-depth look at **Ruth 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.

June 20, 2-4pm: Goldstein Museum of Design, 10 McNeal Hall, 1985 Buford Ave, St. Paul MN. Architectural historian **Eric Vogel** explores **Frank Lloyd Wright's** lost and unbuilt chair designs. Free.

June 25: Cocktails and the Collector, part of the Mad for Modern series in Ridgefield CT. This art exhibit and auction is hosted jointly by Ridgefield Historical Society and Ridgefield Guild of Artists. Attendees will enjoy an evening of modern art with all new pieces by guild artists on exhibit and have the opportunity to bid on original 20th-century artwork. Details.

Opening **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.



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.

Latest Podcast





#459/Architect Tom Phifer + Author Alastair Gordon + Musical Guest Jeanie Bryson

Acclaimed architect Thomas Phifer builds around light, with three decades designing buildings that make walls feel invisible. Author **Alastair Gordon** has written more than 28 books and knows all the mid-century Modernist houses in the Hamptons that shaped American architecture. **Jeanie Bryson** spent decades as a jazz vocalist, sharing stages with **Grover Washington Jr.**, **Kenny Burrell**, and **Etta Jones**. Having a famous but also secret father helped, yet losing her husband and musical partner had her step away from performing for years. Now she's back, and we're lucky to have her.

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.

New to podcasts? You can listen to USModernist Radio on any major podcast platform or through any computer.

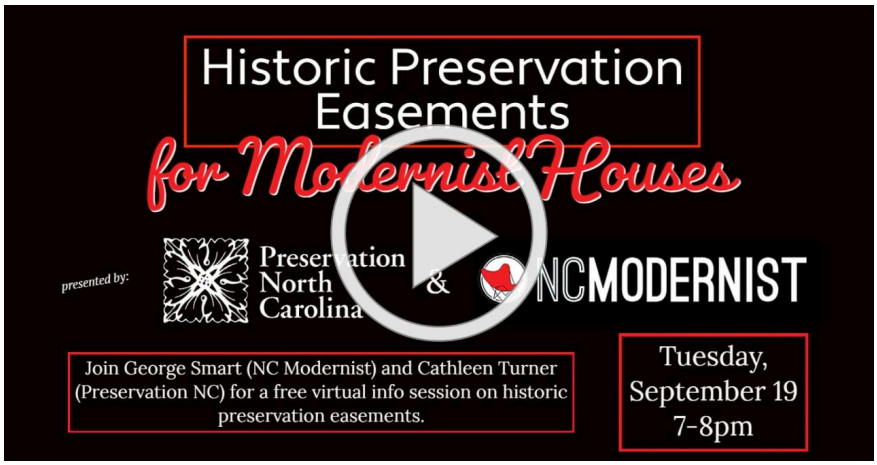
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FOR SALE

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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