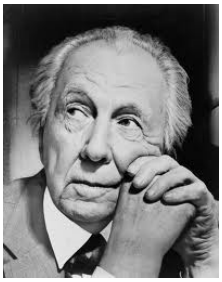
M News: FLW@159 / Johnson's Booth House / Barry Building / When Giants Walked Here
From: "George Smart, Hon AIA" <george@usmodernist.org>
Date: Monday, June 8, 2026

US Modernist

Monday, June 8, 2026

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.

Happy birthday to Frank Lloyd Wright, who would be 159 today.



Modernist House Archives: 25,000+ Houses	Architecture Media Library: 5.5M+ Pages	USModernist Radio Podcast: 465 Shows

View as Webpage

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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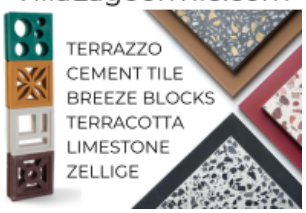
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Featured Upcoming Events



Thursday, June 18, 6-8pm. NCModernist's long running Thirst4Architecture happy hour this month is hosted at a new house designed by NOTCH. Join **Mike Dickson-Mills**, **Jose Noya**, and **Grau Builders** in a home that beautifully showcases Modernist

design. 5918 Beech Bluff, Durham. Free, registration required. Enter NOTCH on the form.



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.

Everyone is curious about what's inside. Come see for yourself and learn the rich public service history of Masonry in North Carolina. Details and tickets.

Thursday, June 25, 4pm. NCModernist will be on the green at AIA Triangle's Mini Golf tournament at the ParTee Shack 6231 Triangle Plantation Drive in Raleigh. Open only to AIA Triangle members. Players who score a hole in one get a shot glass and a NCModernist pin, and AIA Triangle receives $25 donations for their scholarship fund.

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.

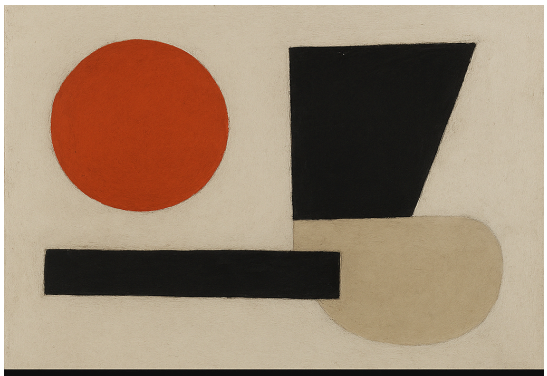
Support USModernist's Mission and National Impact

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.**



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USModernist

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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 was a rare, long-neglected Burke House at 144 Center Island Road for sale on 17 acres for $6.75M. It's been taken off the market but has not sold. **Benjamin Thompson** of TAC was the project architect. TAC leader **Walter Gropius** was friends with the Burkes.

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.*

News



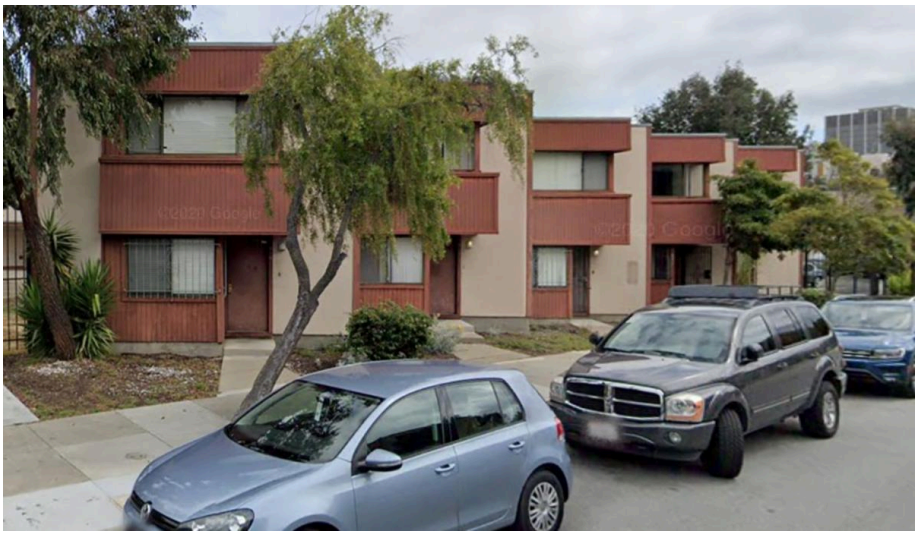
Johnson's Booth House Saved: Story in the New York Times. All last year, USModernist sounded the alarm on the deteriorating 1946 Booth House in Bedford NY, designed by Philip Johnson. Then last fall, at a party hosted in New York City by Brick and Wonder, USModernist's George Smart mentioned the endangered house to builder **Ravi Arps**. He quickly told his friend, architect **Drew Lang**. Fast forward to April, Arps and Lang and other investors bought the property and plan to spend about $2.5M restoring the home to its original footprint and facade, with completion estimated for summer 2027. They'll add an underground level doubling the size, plus a courtyard, carport and outdoor storage. They will apply to the National Register of Historic Places. Stay tuned as we follow their exciting journey over the next year!



The Kennedy Center, designed by Edward Durell Stone, shown above, ordered staff last Thursday to remove **Donald Trump's** name from the building by June 12, according to a memo obtained by CNN, in order to comply with a recent court order. Staff were also instructed to immediately update some Kennedy Center documentation — including their email signatures and marketing materials — to remove Trump's name, according to the memo first reported by *The New York Times*. As to whether these things will actually happen, that's unclear.



On June 4, Angelenos for Historic Preservation and the Los Angeles Conservancy filed a lawsuit in Los Angeles Superior Court against the City of Los Angeles and owner 11973 San Vicente, LLC, seeking to overturn the City Council's approval to demolish Brentwood's historical landmark Barry Building. Preservationists argue the city bypassed environmental and preservation laws to permit destruction with no replacement project planned. The suit alleges the demolition rests on a manufactured financial crisis: the developer claims preservation is infeasible based on an inflated $12.8M to $17.1M reconstruction estimate. Independent experts found the mandated seismic retrofit would cost $379,000. Designed in 1951 by Milton H. Caughey, the Barry Building is a rare California Modern commercial masterpiece featuring floating pilotis, curved staircases, and a courtyard. It long housed Dutton's Brentwood Bookstore. Advocates warn the approval rewards "demolition by neglect," endangering every designated city landmark.



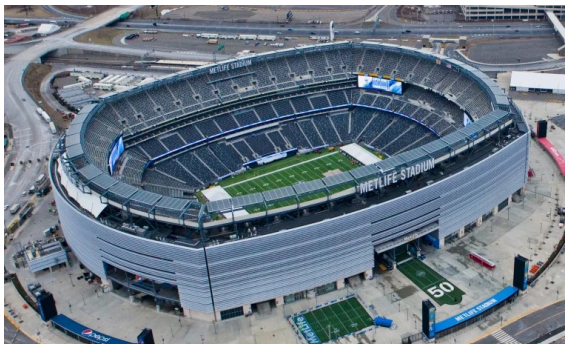
Demolition permits are in process for the Freedom West Homes cooperative in San Francisco's Fillmore District, designed by William Krisel's firm in the 1970s. A larger replacement project is planned.



USModernist and 120 wildly enthusiastic architecture hosted a jazz brunch to honor Frank Lloyd Wright's 159th birthday this past weekend at a house he designed on Petra Island in Mahopac NY. Many thanks to the Massaro family and our sponsors, real estate agent **Inger Stringfellow** and **Rachelle Louis** of Royal Green. Learn more about the house.



Three Alvar Aalto buildings in Jyväskylä, Finland, are being recommended for inclusion on UNESCO's list of World Heritage Sites. His 1952 Muuratsalo Experimental House, above, is one. *Elle Decor* just featured the house, focusing on Aalto's experiment with brick.





For fütbol (aka soccer) fans looking forward to the World Cup, *Parametric Architecture* collected photos of the stadiums for the matches, including Metlife Stadium (called "New York-New Jersey Stadium" for the World Cup) and BC Place in Vancouver. The July 19 final match is scheduled in the afternoon sun in the uncovered Metlife venue.



As **Pope Leo XIV** gets ready to travel to Barcelona to celebrate the completion of **Antoni Gaudí's** Sagrada Familia cathedral, *Architectural Digest* offered seven Gaudí buildings "every architecture fan should know."



Arricastres Giles Residence



Blueberry Ridge



Cohen-Davis Residence



Crossings



Cypress House



Dairy Gap House



Durham Tree House



Fern Grove



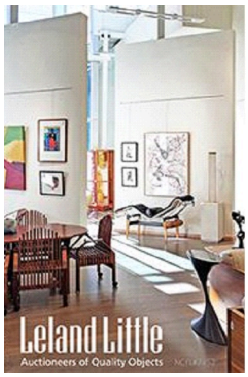
Floating Lantern House



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 (9 are shown above). 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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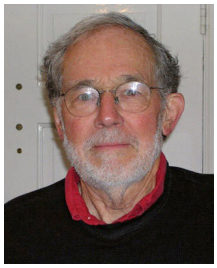
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Movie of the Week: Watch the Emmy®-winning documentary from **Cliff Bumgardner** and **Chris Lea**, *When Giants Walked Here*, a love letter to pro wrestling and the Modernist Dorton Arena, featuring NCModernist's **George Smart** and NC State College of Design Professor **Burak Erdim**.



While **President Trump** is pushing for a massive Triumphal Arch in Washington "for me," Toronto has unveiled **Rafael Lozano-Hemmer's** *Unfinished Arch*, which the sculptor described as "anti-monument," in the city's Sherbourne Common.



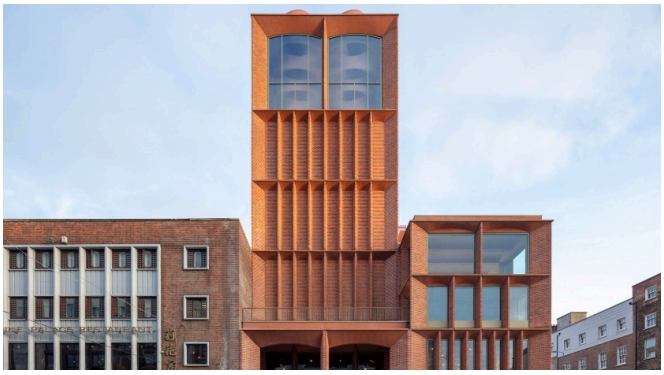
Edwin (Abie) Harris is a distinguished Raleigh architect whose visionary campus planning shaped NC State University for over three decades. A Paris Prize winner and gifted artist, he championed the idea of "academic neighborhoods," earning the prestigious AIA North Carolina F. Carter Williams Gold Medal and the honored title of NC State University Architect Emeritus. His memoirs are now available - contact him by email.





MSN put together a picture show of spectacular Brutalist architecture from Montreal, London, Paris, and cities in Eastern Europe and India.

Nat Baker, an editor at *Dezeen*, is pitching an architectural movement he calls "gentleism," which "holds that buildings should make a modest contribution to their surroundings. They do not try to hide themselves, but nor do they attempt to dominate. They want to say something new, but say it respectfully."







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Modernist Houses For Sale



In 1969, artists **Barbara and Wayne Chapman** hired Ken Kellogg to remodel their 1960 house in Solana Beach CA. By 1972, it had morphed and grown. Now, it's for sale for the first time $4.75M.



A 1978 house in Palm Springs attributed to Hugh Kaptur is for sale for a tad over $1M.



Cincinnati-area Modernist architect **Rudy Hermes** designed the 1970 R**eed and Gladness Sparks** House in Fort Thomas KY that had lots of space for entertaining. It's listed now for a little over $1.1M.



The 1959 Robert Filberg House by Canadian Modernist **Arthur Erickson** has come onto the market with an asking price of C$4.9M (about $3.3M US). The house on Vancounver Island's Comox Peninsula comes with a cottage and 7.7 acres of land.



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.



A 1952 house in Arlington VA that was designed by architect **Donald Lethbridge** and updated by the current owners is on the market with a $2.9M asking price.



In Cherry Hills Village CO, south of Denver, a 1960 house designed by **Bruce Sutherland** is for sale for $3.2M. It comes with renderings for updates by designer **Amy Tomlan**.

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.

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.

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Latest Podcast





#460/Children of Genius: **Jennifer Lapidus** + **Jenny Jacks Shreve** + Musical Guest **Stacey Kent**

In another of our wildly popular series, *Children of Genius*, we talk with family of famous architects, starting with **Jennifer Lapidus**, granddaughter of Morris Lapidus who reshaped Miami with hotels like the Fontainebleau. Next, **Jenny Jacks Shreve**, daughter of Arkansas architect **Ernie Jacks**, who worked on the Kennedy Center with Edward Durell Stone and the Case Study Houses with Craig Ellwood. Later, returning musical guest, **Stacey Kent**, one of the most noted jazz vocalists in the world

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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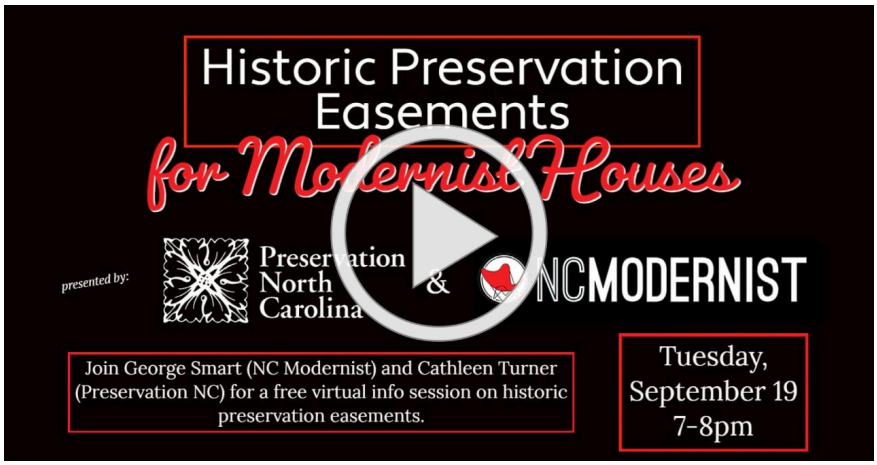
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FOR SALE

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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