M News: Warm Springs Alert / HUD Museums Reuse / Coker Hills / Patrik Schumacher
From: "George Smart, Hon AIA" <george@usmodernist.org>
Date: Monday, June 22, 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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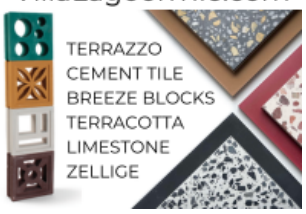
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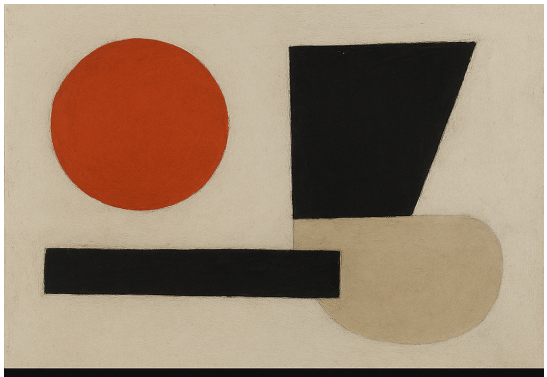
Featured Upcoming Events

The George Matsumoto Prize

Wednesday, July 22, 6-8pm: NCModernist Thirst4Architecture Happy Hour and the 2026 George Matsumoto Prize Awards at Leland Little Auctions, 620 Cornerstone Court, Hillsborough NC. Preview hundreds of wonderful Modernist items going on auction the next day. Free, registration required. Enter MATSUMOTO on the form.

Thursday, August 20, 5pm: NCModernist Thirst4Architecture Happy Hour at the new Building Product Showroom of Fitch Lumber and Hardware, 3010 Stony Brook Drive, Suite 105, Raleigh NC. Free, registration required. Enter FITCH on the form.

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



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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 Los Angeles Conservancy has named the Sturges House the first advocacy priority on its 2026 L.A. Watch List. 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 partly collapses on its own, it can be bulldozed the rest of the way and the owner cannot be forced to rebuild.*** If you are concerned about this Frank Lloyd Wright house, contact LA City Council Member **Traci Park** at traci.park@lacity.org and urge the council to step in now.

News



Endangered: Just south of Sarasota FL, in North Port, Warm Mineral Springs is sited by legend to Ponce de León's Fountain of Youth. The 1959 buildings were designed by **Jack West**. The complex includes a spa building, an attached sales building, and the Cyclorama—a circular structure housing a 360-degree mural of **Ponce de León's** arrival, one of only a handful of such structures left in the world. After a failed public-private development deal and an early-2024 vote toward demolition, the City Commission voted unanimously to restore the buildings while preserving West's design, with construction expected to begin by late summer.

However, the City Commission will discuss a budget amendment on Tuesday, June 23 that will destroy the historic structures. The Sarasota Alliance for

Historic Preservation urges you to write City Commissioners and urge them to stay the course on the renovation.



Schweizer and Frank Lloyd Wright at Florida Southern College.

Endangered: Instagram user **Franklin Cruz** recently discovered a rapidly deteriorating 1966 Modernist house at 2300 US 17 (local name Frank Lloyd Wright Place), Bartow FL. Designed by architect **Nils Schweizer**, a student of Frank Lloyd Wright at Taliesin and Wright's onsite representative for many buildings at Florida Southern College. The property was originally owned by **Charles Robert Wilson** who sold it in 2007 to current owner Starguard Group LLC. On large acreage, it was to be part of a new large housing community that didn't get developed. Gated area; no public access. This isn't the first time the decaying house has been reported: see a 2022 360-degree tour here.



Endangered: Justin Shubow is president of the National Civic Art Society (NCAS), the man whom NPR and *The New York Times* called "one of modern architecture's biggest critics." Shubow recently proposed that the Modernist HUD headquarters, aka the Forrestal Building by Marcel Breuer, should be ***destroyed and replaced*** by the two long-authorized Smithsonian museums without a building: the American Women's History Museum and the National Museum of the American Latino.

An even better idea: Modernist buildings make great museums. There's no need to tear down the HUD building — just put the museums there. This would preserve valuable public space on the National Mall, start a much-needed collaboration for Modernists and Classicists, reuse a building for a better purpose, and save the costs on the environment from demolition and rebuilding.

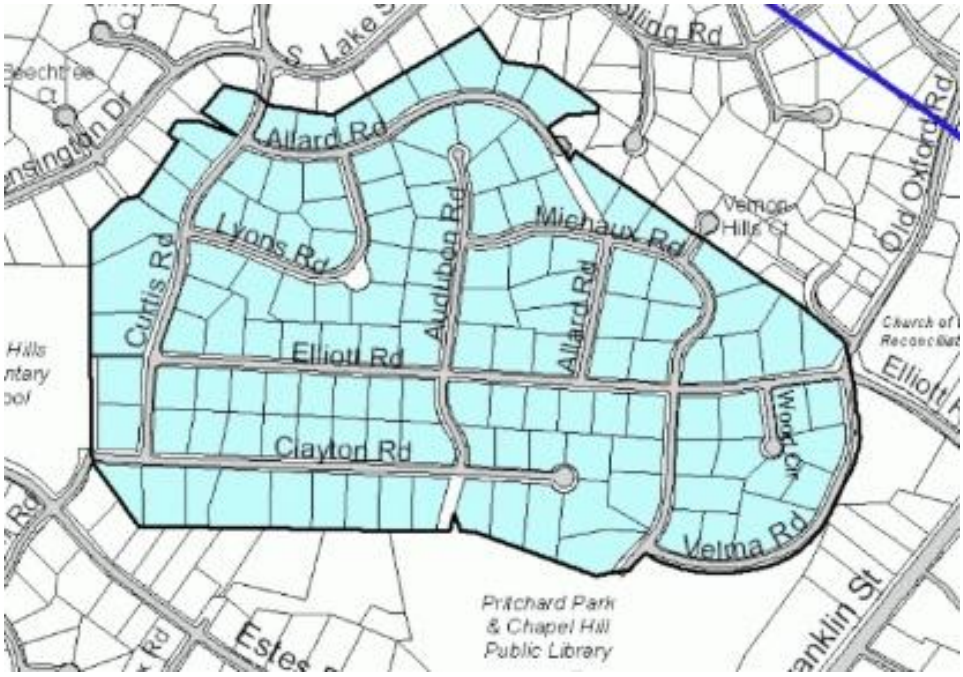


The National Marine Engineers Beneficial Association building at 4th and Willow Streets. | Photo: Michael Bixler

Endangered: The 1967 National Marine Engineers Beneficial Association Office at 428-34 North 4th Street in Philadelphia PA was completed to serve as a union hall. The building is up for sale, and the owner, **Mark Rubin**, objected to a recent historical nomination, citing that reuse of the building was not possible. In addition, a potential buyer submitted an exhaustive 103-page letter voicing opposition to the nomination and if the sale goes through, the buyer plans to destroy it. Sadly, the Philadelphia Historical Commission unanimously declined the nomination, and the demolition process can continue. Hat tip to **Seth Weine.**



When an architect is in the news for something other than architecture, it's not going to be good. Last week, architect **Rex Heuermann**, 62, got a life sentence for murdering eight women on Long Island in the Gilgo Beach killings. The decision brought an end to cases that took investigators more than a decade to solve.



The 1960's midcentury Modern community of Coker Hills in Chapel Hill NC has just been added to the National Register of Historic Places. Check out the book that started the movement to get the neighborhood recognized.



Monmouth University in New Jersey is now home to the **Bruce Springsteen** Center for American Music, designed by CookFox Architects. The building was constructed using unstained mass timber and weathering steel.



Saved and Restored: The Longfellow Building at 1201 Connecticut Avenue NW — Washington's first Modernist office building when it opened in 1941 — is being restored after a disastrous 1980 reskinning in pink granite. Designed by avant-garde architect William Lescaze for editor **Sherman Mittell's** National Home Library Foundation, it pioneered curtain-wall design and balconies that puzzled passersby (they shaded the windows). Long an isolated landmark before DC's Modernist boom, it's now being converted by Duball LLC into The Revere, 60 luxury apartments, reopening this fall. Hat tip to **Robert Oshel.**

INTERNET ARCHIVE WayBackMachine

Journalists deserve to have their work remembered for generations. This year breaks that promise. For the first time, reporting from major outlets — including *The New York Times*, *The Atlantic* and *USA TODAY* — is no longer preserved by the independent, nonprofit Internet Archive. The justification? Hypothetical fears about AI. Well, that ship has sailed. AI companies can already scrape the news off publishers' sites without consent, and little stops them.

The Internet Archive is not AI. It has been backing up the internet for decades, preserving the news longer than many people have been alive. We need it now more than ever. Censorship and authoritarianism are rising, along with pressure to rewrite stories and erase facts. The least we can do is protect a neutral, third-party record so their reporting survives — for their colleagues, their families and the eyes of history. Sign the petition here.

Ten years after the death of its founder, Zaha Hadid Architects has rebranded as ZHA. The firm had been required to pay the late architect's foundation 6

percent of its annual revenue to use her name. **George Smart** talks with ZHA Principal **Patrik Schumaker** in this week's episode of USModernist Radio.



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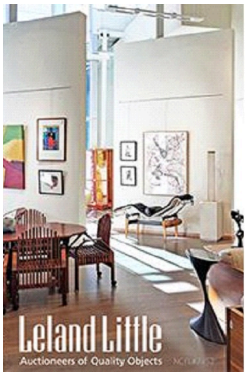


Weber

VOTE in the **2026 George Matsumoto Prize**, hosted by NCModernist and sponsored by Fitch Lumber / MARVIN. 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 next week, Tuesday, June 30, 5pm ET.** The 2026 George Matsumoto Prize Awards are sponsored by





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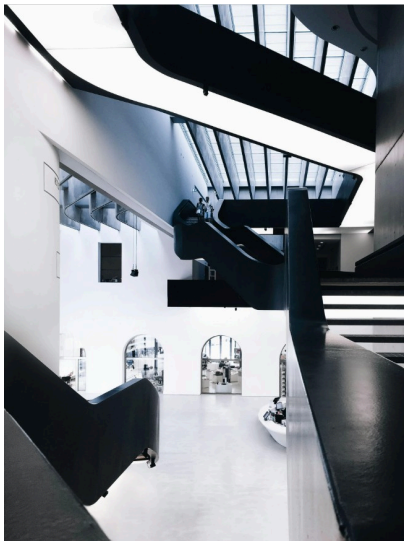


Movie of the Week: **Joe Price's** 1965 film on architect Bruce Goff.



In case you missed it, the restored Marcel Breuer house in Wellfleet MA was in Architectural Digest in April. You can see the article here. Learn more about the **Cape Cod Modern Trust** that bought the property and fixed it up.





Quartz wrote about 20 architects linked by "a refusal to accept the inherited definition of what a building is allowed to be." The list ranges from **Louis Sullivan** to Zaha Hadid, who had to wait for computers to make her parametric visions possible.



Britain's **Heatherwick Studio** has designed ALUla Manara, an observatory to take advantage of the clear, dark skies in northwest Saudi Arabia.





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Modernist Houses For Sale



The 1967 Potter Residence in La Jolla CA is available for rent to architecture fans. Modernists **Joan and Gary Gand** saved this post and beam mid-century modern house which was a favorite on last year's La Jolla Modernism Home Tour. Carefully sited by architects **Weber and Edwards** at an angle to capture panoramic ocean and canyon views from every window, the 3 BR, 2.5 bath residence is furnished with vintage furniture and art. Details.



Richard Neutra's 1962 Hendershot and Taniguchi House in the Nichols Canyon area of Los Angeles is on the market with a $6M price tag. Architect **Eve Steele** did a two-year restoration after buying the house in 2017.



In La Jolla CA, a 1958 house designed by Frank Lloyd Wright's son **John Lloyd Wright** is on the market at $4.5M. The current owners asked for a historic designation in 2014 but were rejected.



Built in 1956 from a design by Edward Killingsworth, Jules Brady, and Waugh Smith, the Alex and Luba Kadvany House in Long Beach CA is on the market for $2.35M.



The 1972 Volney Righter House in Bedford Hills NY was designed by Edward Larrabee Barnes and is for sale, priced at $4.75M.



The 1976 Portage Residence in Topanga CA was designed by Thornton Ladd and **John Field Kelsey**. It's for sale for $1.95M.



In Prior Lake MN, south of Minneapolis, a 1968 house designed by **John Howe** inside the Murphy Hanrahan Park Reserve is on the market for $830,000. Howe was Frank Lloyd Wright's head draftsman during the construction of Fallingwater.



In Upper Brookville NY along northern Long Island's Gold Coast, a 1989 house designed by **Gary Gallagher** had fallen into disrepair. Coming out of a three-year renovation designed by **Stuart Narofsky**, Maison Blanche is for sale for $9.85M.



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

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 **Ed Ruscha, Robert Rauschenberg, Carrie Mae Weems, Julie Mehretu, and Martin Puryear**, alongside mid-century architects such as Edward Durrell Stone and Walter Gropius, Skidmore, Owings & Merrill, 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.

Through September 2, AIA Center for Architecture in New York: Dutch photographer Arjan Bronkhorst published lesser-known houses by renowned architect Gerrit Rietveld (1888–1964). This exhibition features fifteen, including one in Oberlin OH. Curated by **Arjan Bronkhorst** and **Barry Bergdoll**. Details.

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







#462/Patrik Schumacher of ZHA + Open Space: Elias Tabache + Musical Guest Karrin Alyson

On today's episode, international architect **Patrik Schumacher**, CEO of Zaha Hadid Architects, now ZHA; **Elias Tabache** shares beautifully shot house videos of his Open Space platform, and later, musical guest **Karrin Allyson**.

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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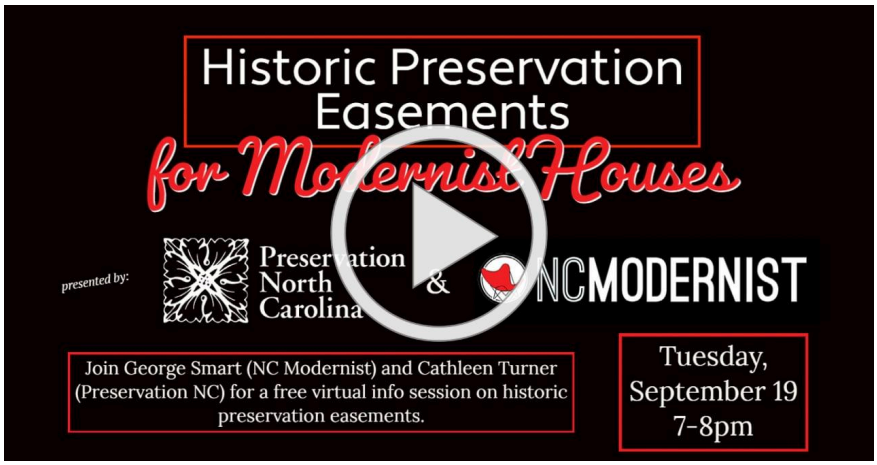
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FOR SALE

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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