M News: Modapalooza / Dallas City Hall / Jetsons House / Beadle Project / Goodbye Robert Wesley / COMSAT
From: "George Smart Hon. AIA" <george@usmodernist.org>
Date: Monday, February 9, 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: 5M+ Pages	USModernist Radio Podcast: 450+ Shows

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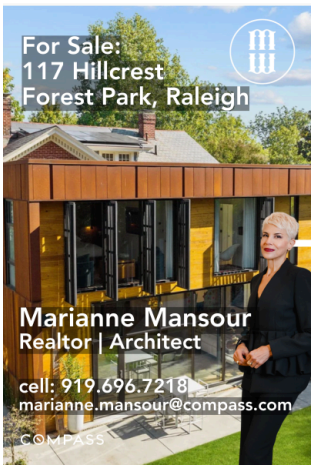
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

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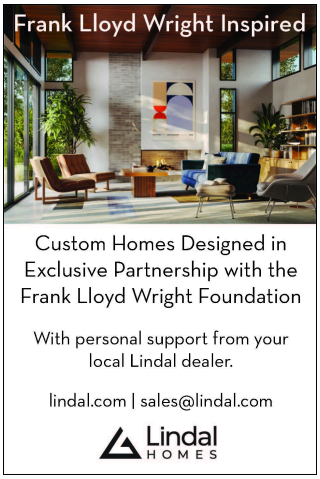
Meet the USModernist Team

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.
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Featured Upcoming Events

HAVEN DESIGNBUILD

Thursday, February 19 - NCModernist Thirst4Architecture Happy Hour at Haven Design Build, 923 Broad Street, Durham NC. Free, registration required. Enter HAVEN on the form.



The Amazing "Jetsons" House
A Miami Modernist Icon Reborn
Benefit Cocktail Party

Saturday, February 28: Experience one of Miami's most extraordinary midcentury modern treasures! This 1949 Modernist icon was designed by architect Rufus Nims. Even before it was finished, the house was the talk of Miami. In the early 1960s, when the TV cartoon The Jetsons came out, the home was nicknamed The Jetsons House by neighbors who marveled at its futuristic form and floating appearance. The house stayed with its original owner, **Charles Roman**, until 1975, then developers came and went, unable to revive its potential.

After sitting vacant for years, the house found new life through the passionate vision of architect/owner **Gabriela Liebert** and her team, who completed a thoughtful restoration and addition premiering through this exclusive weekend. Just 50 tickets left! Tickets and details.

NCMODERNIST MOVIE SERIES





Tuesday, March 3 - The NCModernist Architecture Movie Series continues at the much-loved Rialto Theatre, Glenwood Avenue in Raleigh NC, with ***Googie (2026)***. Get advance tickets here.

Googie architecture was one of the most visually exciting and culturally formative design movements of the mid-20th century, yet it remains one of the least understood. Coffee shops, bowling alleys, car washes, banks, and even churches became architectural icons designed not just for function, but to catch the eye of people cruising by in their cars. Googie spread beyond Southern California, shaping skylines and streetscapes across the United States. Though many original structures have been demolished, a passionate movement has emerged to preserve what remains. Q&A afterwards with producer **Jake Gorst.** Sponsored by **Matt Griffith** and **Zach Hoffman** at in situ studio.

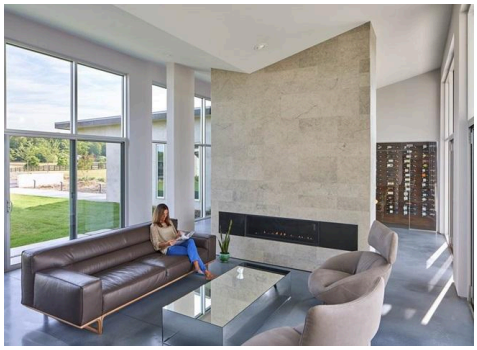
MODAPALOOZA

Raleigh/Durham NC









Saturday, April 18, 8-4pm. Enjoy a great day touring eight exciting new and classic Modernist houses in Raleigh, Durham, Hillsborough, and Chapel Hill -- without the hassle of driving, parking, and finding your way around. Sponsored by Anna Hartwell of the Hartwell Financial Group. Designed by **Heather Washburn**, **Arielle Schechter**, **Sophie Piesse**, **Notch Design**, **Phil Szostak**, **Arthur Cogswell**, **Charles Holden**, **in situ studio**, and **Raleigh Architecture**. Discount for Mod Squad members. Tickets and details. *Two busloads full - only one bus left!*

Support USModernist

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. 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 architecture movies.

USModernist's archives now have an AI search function in addition to standard keyword search. Check it out!

Endangered Modernist Houses



Endangered? 3401 Ocotea, Raleigh NC. This is a gorgeous 1966 Modernist house, 2862 sf, on 3/4 of an acre. Clearly designed by an architect (though we don't know who), the sales listing had no interior photos, which is a surefire sign of intended teardown. $795,000. Showings have been stopped, which means the house is under contract. No word yet on the buyer or the house's fate.



Endangered: From a town known as Oyster Bay, Long Island, made famous in song by **Billy Joel**, there's a rare, long-neglected 1955 Walter Gropius house, 144 Center Island Road, for sale on 17 acres for $6.75M. No interior photos.



Endangered? In 1980, after years of battling with the Modernist-hating Town of Southampton Architectural Review Board (ARB), **Orest Bliss** finally got to build his Norman Jaffe-designed house at 88 Meadow Lane. Fast forward 40+ years, including a non-Jaffe renovation, and Bliss wanted a demolition permit before putting the house on the market, as oceanfront properties get a better price with pre-arranged permits. After lawsuits against the now-Modernist-loving ARB, Bliss got his permit and the house went on the market last year at $24M. Now it is $22M. A buyer has the green light to tear it down if they wish.

MODERNISM IN DANGER
USMODERNIST

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.

News



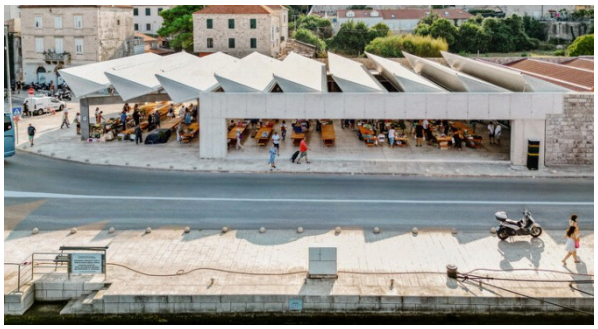


There's been something fishy about the way the Dallas City Council is handling decisions about City Hall, cesigned by I. M. Pei.. Initial estimates for repairs were $81M-$121M. Then the City said it would be $142M-$345M. Then on October 21, November 3, and November 4, the City Council committee in charge met behind closed doors. Soon after, Mayor **Eric Johnson** said the city should consider moving regardless of the building's architectural significance. Then another secret meeting. And in December, another.

And then, the answer was revealed. Dallas Mavericks CEO **Rick Welts** said they are planning for a new arena in one of two locations: City Hall or the old Valley View mall in North Dallas. So this all looks like shenanigans for sports. The full council is set to vote on the matter February 25. Although there's a coalition of preservation groups opposing City Hall demolition, no one has stepped forward as coalition lead counsel, which is what it's going to take to win this fight. You can sign the petition to save the building here.



Help Wanted: A rare intact 1960 drive-in bank in Montclair, NJ designed by local architect **Arthur E. Ramhurst** is scheduled for demolition in early March. The developer has offered salvage of several major architectural elements before demo, most importantly the sculptural steel sawtooth drive-through canopy, the exterior teller window components, and the Danby marble façade panels. Local preservationists seek **salvage partners** who might be able to document, remove, or re-home these elements with an insured contractor. Contact **MJ Weldon**, 201-463-1675.





The field for 2026 European Union Mies van der Rohe Awards has been narrowed to seven finalists, including a commercial market in Dobrovnik, Croatia, and a sports center in La Bouëxiére, France.

Gerri Beadle-Murray, daughter of renowned architect Al Beadle, has selected Shemer Art Center in Phoenix as the permanent home for three signature brise-soleil façade panels, steel patio awnings, and original cement planter bowls from the legendary White Gates house, designed by Beadle in the 1950s. The Shemer will create the White Gates Pavilion, designed with **Mark**



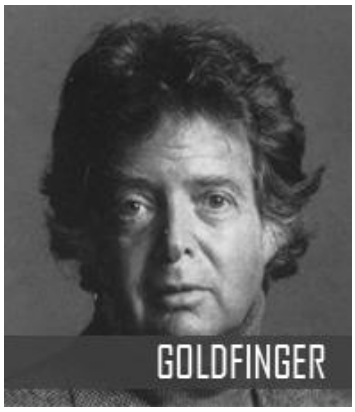
Tate of Tate Studios, alongside **Ned Sawyer** and **Rich Fairbourn.** The pavilion will anchor the new Al Beadle Sculpture Garden, featuring Beadle's celebrated sculptures *Holy Man and Woman*. To support construction, the Shemer has launched a public fundraising campaign here – or call 602-262-4727.

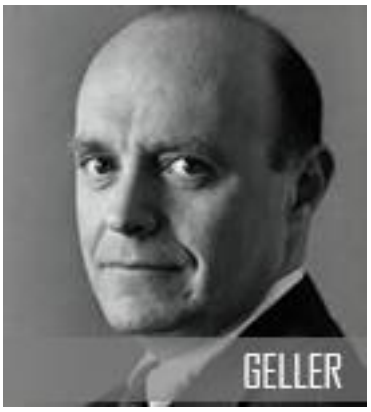


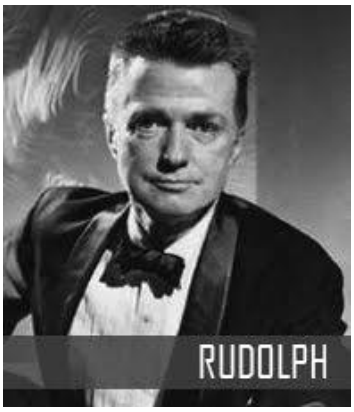
Robert Wesley, who joined SOM in 1964 in its Chicago office and became the firm's first Black partner in 1984, died January 24 at the age of 88, *The Architect's Newspaper* reported. He worked on myriad projects for the Art Institute of Chicago, as well as the Millennium Park Masterplan, Lyric Civic Opera House, and Chicago Symphony Center's Orchestra Hall renovations. He also managed SOM's Miami University Art Museum project, EG&G Education Center at MIT, and Rowes Wharf in Boston.



NC State College of Design Dean **Mark Hoversten** will step down effective July 1, after a decade of service. During Hoversten's tenure, College of Design undergraduate enrollment increased 18%, and the doctor of design degree and the Pappas Center for Real Estate Development were established. Annual funded research increased from under $1M to more than $4M, the college's endowment increased from $5M to $24M, and Ph.D. student stipends doubled. Hoversten was instrumental in increasing the college's studio, research, and lab space, the renovation of several labs, and increasing accessibility to the college.







Jake Gorst and Mainspring Narrative Films are developing *Goldfinger Geller Rudolph*, a feature-length documentary exploring the lives, work, and enduring influence of these three important Modernist architects, with a

special focus on archival preservation and how architectural history is remembered. Those who would like to support the film and Mainspring's broader mission of preserving cultural history through documentary storytelling are invited to make a tax-deductible contribution.



Montgomery Preservation Inc. is leading an effort to dissuade the Clarksburg MD City Council from approving a request to demolish the 1969 COMSAT Labs building designed by Cesar Pelli. COMSAT Labs was a partnership of the federal government and Intelsat which put the first commercial satellite into geostationary orbit.



Next month in Vienna, Austria, Villa Beer – designed in 1929-30 by **Josef Frank** and **Oskar Wlach** – will open to the public after years of restoration. The house was originally designed for **Julius and Margarete Beer**, a Jewish couple forced to flee after Nazi Germany assimilated Austria.



A rare sight: street protests by a union towards an architecture firm. Bjarke Ingels Group (BIG). Their London studio lost a major project in Saudi Arabia, according to the Architects Journal. This cancellation is part of a broader collapse of Saudi Vision 2030 projects. BIG notified nearly half of the 160 employees of layoffs, and this has provoked a fight with a union, the Section of Architectural Workers that represents some BIG staff in London.

In the US, the National Labor Relations Board has filed a complaint against design firm **Snøhetta** for eight layoffs that allegedly stemmed from an attempt to unionize. Here's more on attempts to unionize architecture firms since workers at SHoP in New York tried in 2021.



A father and daughter in Weymouth MA formed a company that crafts Modernist birdhouses. Above are the "Wright," at left, and the "Gehry."

Modernist Houses For Sale



Rudolph Schindler's 1941 Jacob and Margaret Druckman House in Los Angeles has been bouncing on and off the market since February 2025, but it is back on as of last week. Asking price decreased from $3.3M to the latest $2.5M.



In Le Pradet, France, the 1930 Villa de Mondrat, designed by Le Corbusier, is for sale for a little over $2.71M.

Upcoming Events

February 20: Pearlman Cabin Tour, Idyllwild CA. Designed by John Lautner with concept by Agnes Branch Pearlman. Contact 213 705-4992 or Nancysuepearlman@aol.com with your name and phone number.

February 20-22: 20th Century Cincinnati Vintage Modern Expo. Details and tickets.

February 27, 12n: *Architecture in the Raw: The Past, Present and Future of Brutalism*. Thomas Jefferson University, Philadelphia PA. The symposium hosts leading voices in architecture and preservation and looks at what lies ahead in the 21st century for the Brutalist concrete architecture we love. Featuring **David Zaveloff, Aaron Betsky, Barbara Klinkhammer, Emma Connolly, Bruce Becker, Michael Bixler, Liz Waytkus, William Whitaker, and Paul Steinke**. Tickets.

February 28: Austin TX Modern Home Tour. Information and tickets.

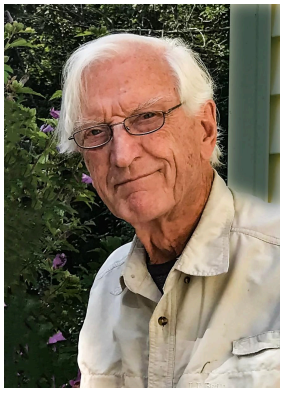


March 1, 6pm: Screening of *MODERNISM, INC: The Eliot Noyes Design Story* with reception following. Cinema Lab, The Playhouse, 93 Elm Street, New Canaan CT. Mid-century architect and designer Eliot Noyes built the design programs for some of America's most powerful postwar corporations, like IBM and Mobil. The **Jason Cohn** film weaves the architect's story with corporate America's embrace of Modernism during 1950s economic expansion and culminates in the backlash against Noyes during the countercultural upheaval of the 1960s. Tickets.





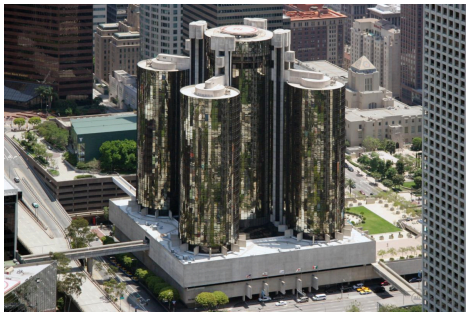




March 5, 5pm. The Onera Foundation, New Canaan CT. Book presentation and talk by Irish architect and scholar **Cormac Murray**, author of ***America at Home: The Architecture and Politics of the US Embassy in Dublin***. A panel discussion will follow moderated by **George Smart,** founder of USModernist and host of USModernist Radio, with participation from architectural photographer **Norman McGrath**. Designed by American architect John Johansen and opened in 1964, the circular concrete US Embassy in Dublin became a powerful symbol of American modernity and democratic ideals in postwar Ireland. The embassy embodied a vision of openness, technological progress, and cultural diplomacy exported through architecture. **Free and open to the public.** Tickets and details.

March 7, 1-3pm. Visit Raphael Soriano's 1964 Grossman House, talk with owner and architect Linda Brettler, Studio City CA. Join SAH/SCC for a rare opportunity to tour the only existing all-aluminum residence designed by

Raphael Soriano. $30, SAH/SCC Members; $40, non-members. Advance tickets required.



March 17-22: DOCOMOMO International Conference in Los Angeles. Join USModernist's **George Smart** for a fantastic cocktail hour on **Wednesday, March 18**, at the revolving bar atop of the Bonaventure Hotel, designed by **John Portman**, with a thrilling view of LA. Register here. You must register for the conference to attend the party.



USModrnist is proud to partner with Grace Farms for the 2026 Design for Freedom Summit on **March 26** in New Canaan CT. Join USModernist's **Devra Dubroff** and hundreds of leaders in design and construction dedicated to a more ethical built environment. Leave inspired and ready to take action to bring responsible sourcing into your world. Register.

Through March 28: The Onera Foundation, New Canaan CT's newest exhibition venue devoted to architectural preservation advocacy, presents

Treaties on De-Fences by **Jorge Otero-Pailos**, examining the afterlife of the Saarinen-designed US Embassy in Oslo, shown alongside an exhibition on Harvard Five's Marcel Breuer and John Johansen and their Cold War-era embassy designs. Free and open to the public. Details.

Through March 29: The Art Institute of Chicago presents *Bruce Goff: Material Worlds*, at Regenstein Hall. Features architect Bruce Goff (1904–1982), best known for his groundbreaking houses. Details.

Through March 31: ***We Built This***, an exhibit celebrating the accomplishments of North Carolina's Black architects and builders, at NCCU's James E. Shepard Memorial Library, Durham NC.

Tuesday, April 7, 7pm: Curating Modernism, Q&A with producer **Jake Gorst.** Rialto Theatre, Raleigh NC. Hosted by NCModernist.

Thursday, April 16: NCModernist Thirst4Architecture Happy Hour at Mumford Restoration, Ebenezer Church Road, Raleigh. Free, registration required. Enter MUMFORD on the form.

April 16-19: Nevada Preservation presents Home + History Las Vegas, this year featuring midcentury Modernist experiences. Tickets.

May 16: Frank Lloyd Wright Trust's Wright Plus Architectural Housewalk, Oak Park IL. Information.

May 16-17: Preservation Durham Home Tour. Tickets.

May 5, 7pm: Double Feature: *The Maslon House* and *The Donn of Tiki* Get tickets in advance, or at the door.

May 29-31: IconicHouses Conference - City Icons: Barcelona & Beyond. Details.

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

Sunday, June 7: USModernist's Brunch in New Canaan CT. Details and tickets TBA.

Thursday, August 20: NCModernist Thirst4Architecture Happy Hour at the new Raleigh location of Fitch Lumber. TBA. Free, registration required. Enter FITCH on the form.

Friday-Saturday, October 9-10: Harkrader House Tour and Celebration Party, Durham NC, sponsored by Preservation Durham and NCModernist. Details TBA.

USMODERNIST RADIO
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Latest Podcast









#443/Author Blake Gopnik + Dallas with S. Holland Murphy + Saarinen's Gateway Arch with Pam Sanfilippo + Musical Guests Jeff Bush and the Tommy Dorsey Orchestra

First up, for our concrete fans, art critic and author **Blake Gopnik** looks inside Modernism through his new book, *Brutalist Interiors*. **S. Holland Murphy** uncovers the true origins of Dallas' iconic Round House, separating fact from decades of speculation. From there, we head to St. Louis, where **Pam Sanfilippo** of the Eero Saarinen-designed Gateway Arch National Park shares how Saarinen's soaring 630-foot monument endures for millions of visitors. And we wrap up with the Rolling Stones of swing, the Tommy Dorsey Orchestra, carrying forward one of the greatest big bands – with leader **Jeff Bush**.

US Modernist Radio is underwritten by The Brent R. Harris Charitable Trust, restorer of several Modernist houses including Richard Neutra's Kaufmann Desert House in Palm Springs, and by Diane Bald and The Budman Family, restoring significant architecture in Toronto, Los Angeles, Malibu and Palm Springs.

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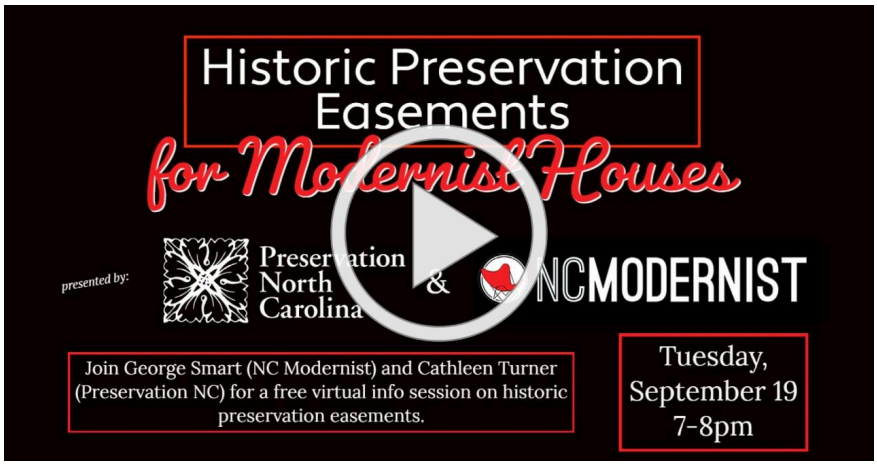


FOR SALE

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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