US Modernist

Monday, February 16, 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.

Modernist House Archives: 25,000+ Houses	Architecture Media Library: 5M+ Pages	USModernist Radio Podcast: 450+ Shows

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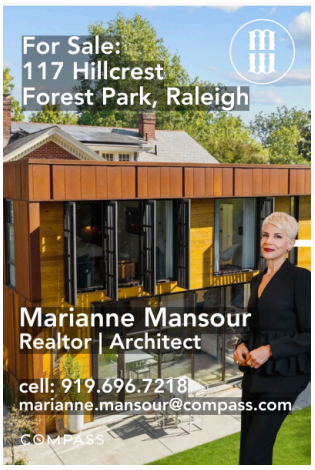
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

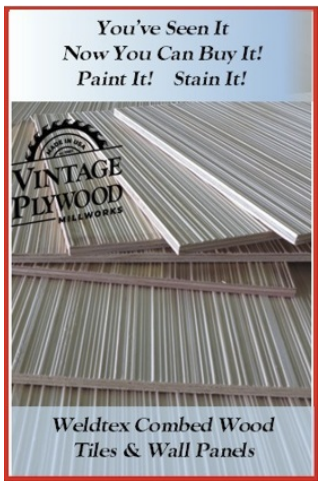
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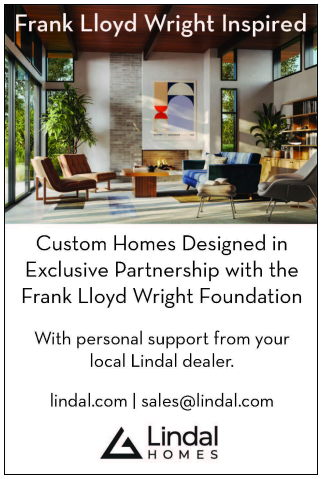
Meet the USModernist Team

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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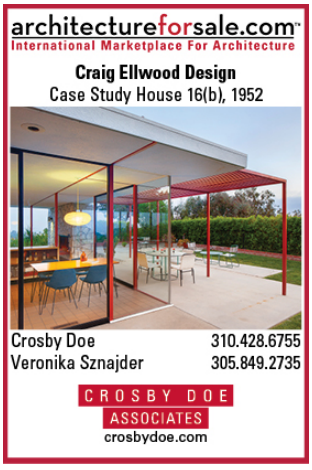












Featured Upcoming Events

HAVEN DESIGN BUILD

This Thursday, February 19 - NCModernist Thirst4Architecture Happy Hour at Haven Design Build, 923 Broad Street, Durham NC. **Special time, 6-8pm (not our usual 5-7pm).** Free, registration required. Enter HAVEN on the form.

Thursday, March 19: NCModernist Thirst4Architecture Happy Hour, 5-7pm, SMASH Social Club, 500 Glenwood Avenue, Raleigh NC. Free, registration required. Enter SMASH on the form.



Discover the Amazing "Jetsons" House!
Benefit Cocktail Party, Miami FL

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. 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 31 places 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. 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.

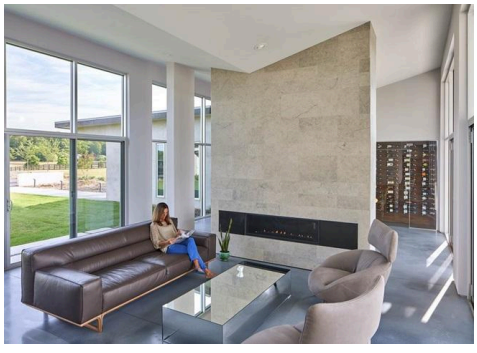
MODAPALOOZA

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. *Only 37 seats 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.

Endangered Modernist Houses



Finally sold - but 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 is now under contract at $22M. The buyer, unknown at present, has the green light to tear it down if they wish.



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.



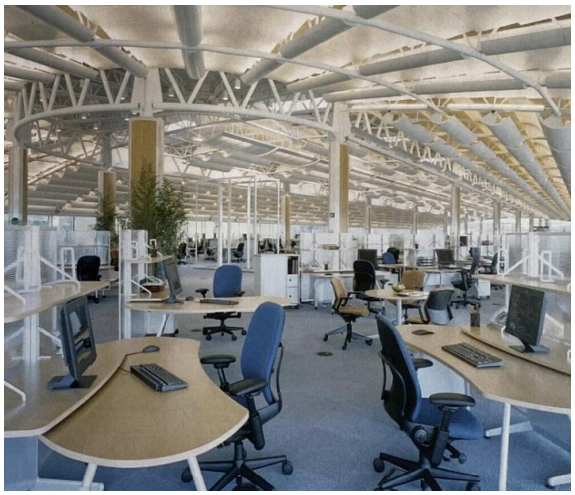
Endangered: From a town known as Oyster Bay, Long Island, made famous in song by **Billy Joel**, there's a rare, long-neglected 1955 Walter Gropius house, 144 Center Island Road, for sale on 17 acres for $6.75M. No interior photos, being sold as land.

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

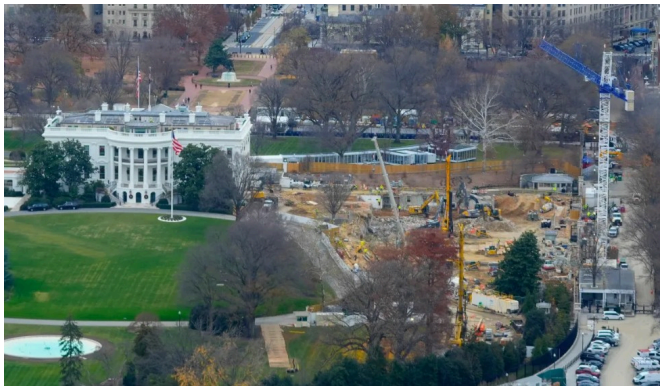




Endangered: Time is running out for the former Timex Corporate Headquarters in Middlebury CT, a 24-year-old architectural marvel, now under threat of demolition. This 85,000 sf building on 93 acres was designed by **Douglas Disbrow** of Fletcher Tompson. **Jack Curtis** was the landscape architect. Lawsuits led by groups such as Save Historic Middlebury are fighting to stop developer's plans to destroy it for a massive distribution center. Here's the history of the building. You can donate to the effort.

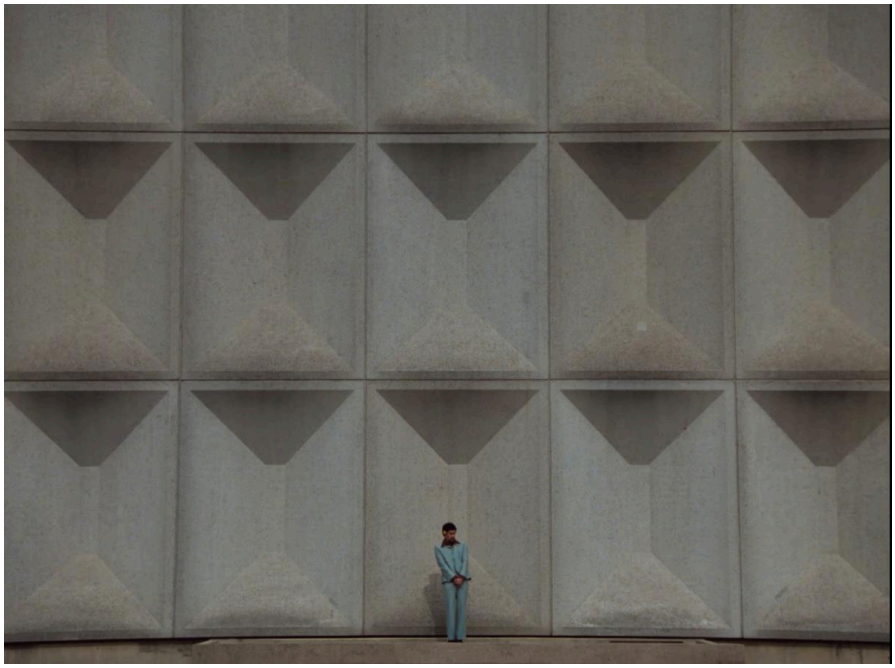


DWELL reports that New Zealand brothers **Nick** and **Matt Mowbray** plan to bring Chinese-made prefab homes to 16 beachfront Malibu CA lots damaged in last year's wildfires.



The National Capital Planning Commission (NCPC) has opened public comments on the proposed 90,000-square-foot ballroom addition to the White House. As National Trust President and CEO **Carol Quillen** has stated: “The American people deserve an opportunity to provide comment and shape the project.” Commissioners need to hear directly from the public. Written comments are due March 4 at Noon ET.

In other DC news: The Consolidated Appropriations Act 2026 (HR7148), was signed into law by **Donald Trump** on February 3. This act encourages the General Services Administration (GSA) to prioritize classical architectural styles for future federal buildings. Created by **Justin Shubow** of the National Civic Arts Society, a longtime foe of Federal Modernism, the bill treats Modernist buildings as uninspiring and, according to the NCAS, "too often dominated Federal construction." There are additional bills on this topic currently in the Senate (S2726) and the House (HR5194) that Shubow helped draft.



Since Marcel Breuer and **Bad Bunny** have both been trending lately it was only a matter of time before they intersected. In a video for Bad Bunny's song NUEVAYoL, Breuer's Meister Hall, part of Bronx Community College campus, becomes a backdrop for a vibrant quinceañera celebration. Hat tip to the Cape Cod Modern House Trust.



Villa Beer, designed by Viennese architects **Josef Frank** and **Oskar Wlach** around 1930 — like **Le Corbusier's** Villa Savoye and **Mies's** Villa Tugendhat — opens to the public for the first time on March 8th after a €10 million restoration. Commissioned by Jewish industrialist **Julius Beer**, the house represents modern architecture softened with oriental rugs, floral textiles, and wooden furniture from Frank and Wlach's firm Haus & Garten. **Lothar Trierenberg** acquired the long-vacant villa, establishing a foundation to restore Frank's most ambitious work. Article by Paul Makovsky.



Rogers Krajnak Architects led a restoration project to turn **Louis Sullivan's** "jewel box" 1914 Home Building Association Bank in Newark OH into a city visitors center, *Architectural Record* reported.



Dead House Walking: A 1971 house at 11 Beachside Commons, Westport CT, is scheduled for demolition. The formerly Colonial, now eclectic Modernist house with five bedrooms, 7 1/2 bathrooms, a floating staircase, periscope skylights, rainbow glazing, purple carpet and a 150-foot multicolored tile pathway was the home of the late biotech entrepreneur **Alan Walton** and his wife **Elenor**, who creatively renovated with architect **James Biber.**

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



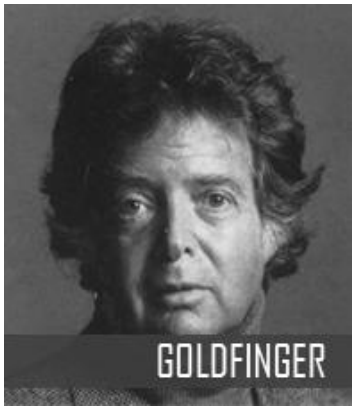
bowls from the legendary White Gates house, designed by Beadle in the 1950s. The Shemer will create the White Gates Pavilion, designed with **Mark Tate** of Tate Studios, alongside **Ned Sawyer** and **Rich Fairbourn.** The pavilion will anchor the new Al Beadle Sculpture Garden, featuring Beadle's celebrated sculptures *Holy Man and Woman*. To support construction, the Shemer has launched a public fundraising campaign here – or call 602-262-4727.

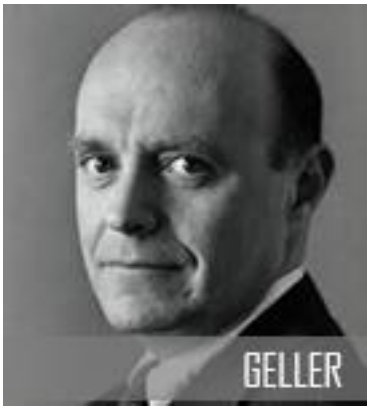


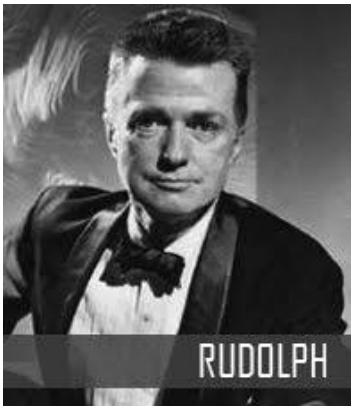
The owners of a 1945 **Wallace Frost**-designed house in Bloomfield Township MI house were told demolition was their least-cost option after in-floor heating broke. With **Disbrow Iannuzzi Architects**, they renovated instead. Well done!



In an appreciation of concrete apartment blocks designed by the late French architect **Renéé Gailhoustet**, *The Guardian* reports on her extensive use of plantings, a feature that "sprang from the socially minded view that people should have access to green space."





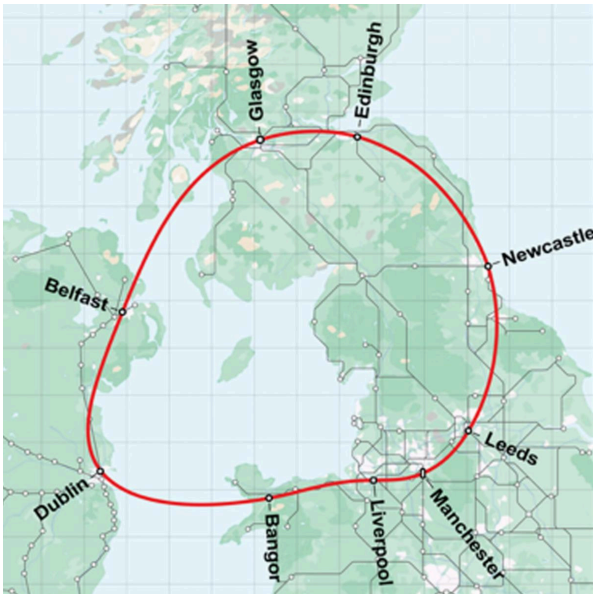


Jake Gorst and Mainspring Narrative Films are developing *Goldfinger Geller Rudolph*, a feature-length documentary exploring the lives, work, and enduring influence of these three important Modernist architects, with a special focus on archival preservation and how architectural history is remembered. 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.



SOM and Australian firm Hassell devised a master plan for an urban development with 10,000 homes and a university campus adjacent to the new Western Sydney International Airport.





Nothing if not ambitious is a proposal by architect and British RIBA President Chris Williamson for a 106-mile-long, high-speed rail loop connecting Manchester, Edinburgh, Belfast, Dublin and five other cities. The cost? £130 billion, or $177 billion at today's exchange rate.

Modernist Houses For Sale



Atop a dune next to Indiana Dunes National Park overlooking Lake Michigan, Richard Neutra's 1959 Lloyd and Mildred Warner House is for sale at $1.98M.



A 1960 Eichler house designed by architects **Robert Anshen** and **William Allen Jr.** in Orange CA has come onto the market for $1.6M.



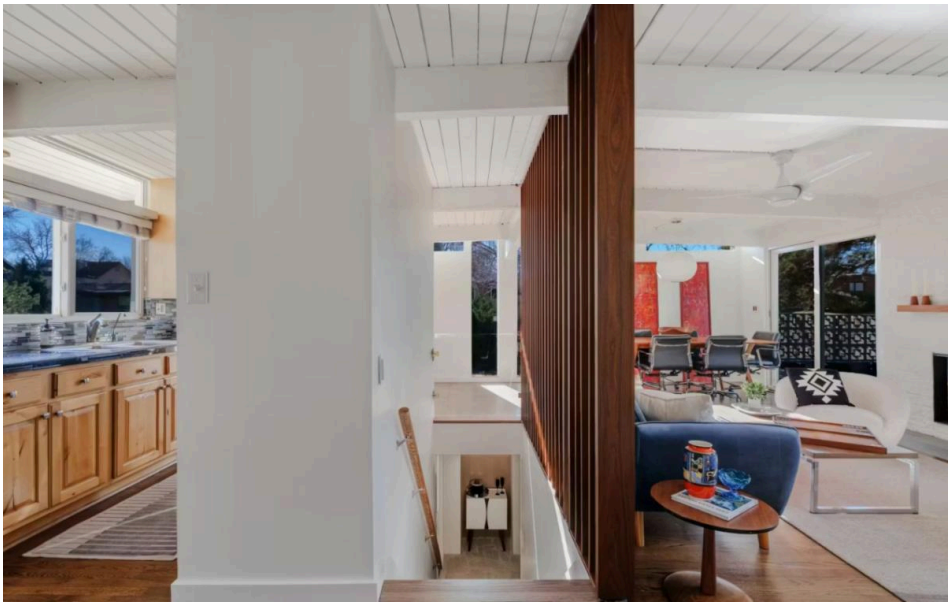
Save millions! The 2000 Reza Abbaszadeh Residence was designed by Charles Gwathmey in Belvedere CA. AKA At The Water's Edge and The Belvedere Residence, it overlooks the Golden Gate Bridge from Marin County and was originally listed at $39.5M. As of last week, it's asking a little under $23M.



One of the Usonian houses that Frank Lloyd Wright designed in 1948 in Galesburg MI in The Acres is on the market. The 1951 David I. and Christine Weisblatt House is listed for about $1.5M.



Rudolph Schindler's 1946 Mischa Kallis House & Studio in Los Angeles is on the market for $7M after repairs and restoration by author Susan Orlean and her husband John since 2017.



A 1956 Eichler-inspired house in Denver CO was renovated last year by two architect/owners, on the market for $925,000.

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.

Monday, February 23, 6pm: NCCU Museum of Art, Durham NC. *Building Black North Carolina,* a talk by NCModernist's **George Smart** and panel

discussion with **Danita Brown, Art Clement,** and **Cathy Morrison**. Tickets to attend the event are sold out, but you can watch it on Zoom.

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.

February 28: Opening at the National Building Museum in Washington DC, *The Tuskegee Chapel: Paul Rudolph x **Fry & Welch*** about the reconstruction of the chapel after a 1957 fire. Information.

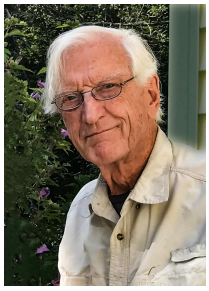


March 1, 6pm: Screening of *MODERNISM, INC: The Eliot Noyes Design Story* with reception following. Cinema Lab, The Playhouse, 93 Elm Street, New Canaan CT. Mid-century architect and designer Eliot Noyes built the design programs for some of America's most powerful postwar corporations, like IBM and 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. LIsten to Noyes' son Fred Noyes talk about the film. Tickets.









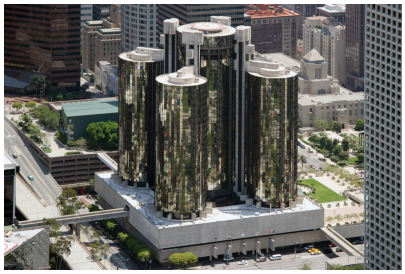


Thursday, March 5, 5pm. The Onera Foundation, New Canaan CT. Book presentation and talk by Irish architect and scholar **Cormac Murray**, author of *America at Home: The Architecture and Politics of the US Embassy in Dublin*. A panel discussion will follow with architect **Christen Johansen** and architectural photographer **Norman McGrath**. moderated by **George Smart,** founder of USModernist and host of USModernist Radio.

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. SAH/SCC talk/visit at Raphael Soriano's 1964 Grossman House, hosted by owner and architect Linda Brettler, Studio City CA. $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.

March 25: Museum of Art and Design, New York NY. 6pm. **Koichi Takada** and **Daniella Ohad**: Design, Nature, and the Future, a thought-provoking conversation on the future of design, sustainability, and architectural culture inspired by Takada's second monograph, *Koichi Takada: Naturalizing Architecture*. $25 per person, or $100 that includes the book. Details.



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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.

April 2, 430pm: Designfluence, sponsored by STITCH Design Shop, featuring a talk by architect Frank Harmon. 1105 Burke Street, Winston-Salem NC. Registration.

Tuesday, April 7, 7pm: *Curating Modernism*, Q&A afterwards 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: The Frank Lloyd Wright Trust's WrightPlus 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.

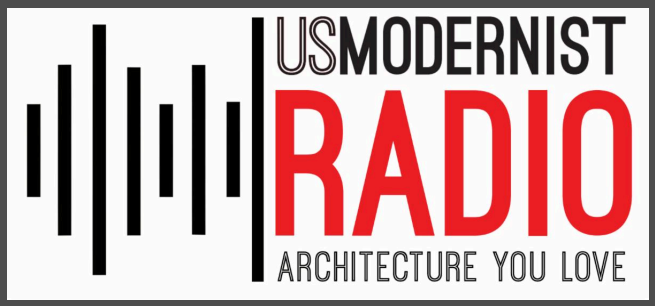
June 6: Philip Johnson Glass House Summer Party, New Canaan CT. Details and tickets TBA.

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.

Thursday, October 15: NCModernist Thirst4Architecture Happy Hour at a great new Raleigh location TBA.



Latest Podcast









#444/Inés Martin Robles and Luis Pancorbo on Lawrence Kocher + Author Steven Hurtt + Jo Franzen on Ulrich Franzen + Musical Guest Kim Kashiw

The venerable magazine *Architectural Record* is one of the most influential design publications in the world, clocking 135 years of extraordinary coverage. You can see all the issues at usmodernist.org/library. Today, we'll explore one of their editors, **A. Lawrence Kocher**, with **Ines Martin Robles** and **Luis Pancorbo**. We'll talk with **Steven Hurtt** on *The Urban Design Legacy of Colin Rowe*, the famed critic, and we'll hear about celebrated architect Ulrich Franzen from **Josephine Franzen**. Wrapping up, musical guest **Kim Kaskiw**.

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.

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

NCMODERNIST









Two North Carolina architects received Fellowship (FAIA) status in the national AIA last week, Marc Manack of Charlotte and Robby Johnston of Raleigh. That's a big deal. Congratulations!

INDY



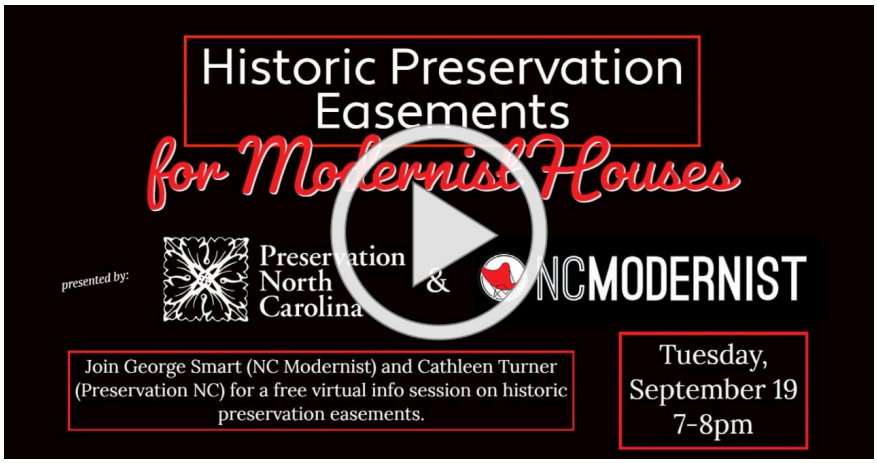
NCModernist and our founder, **George Smart**, was featured last week in the INDY.

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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