M News: The Rike Tubes / North by Northwest's Vandamm House / AIA's Carole Wedge
From: George Smart <george@usmodernist.org>
Date: Monday, July 20, 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: 30,000+ Houses	Architecture Media Library: 5.5M+ Pages	USModernist Radio Podcast: 470 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

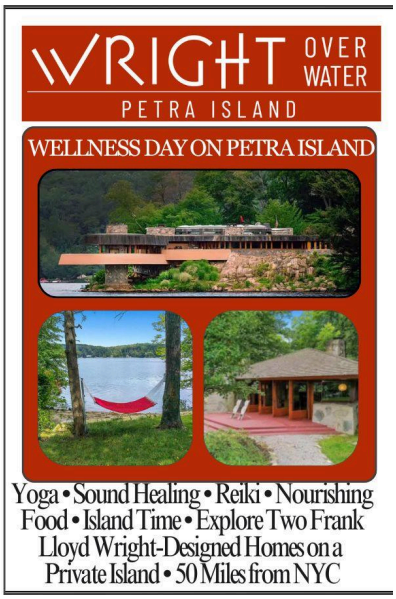
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Meet the USModernist Team

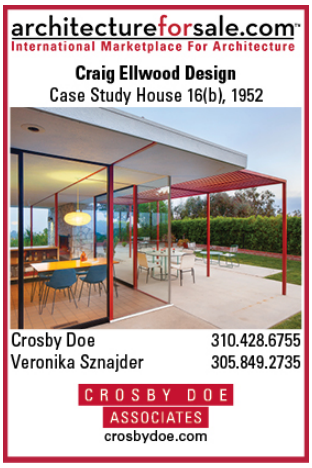
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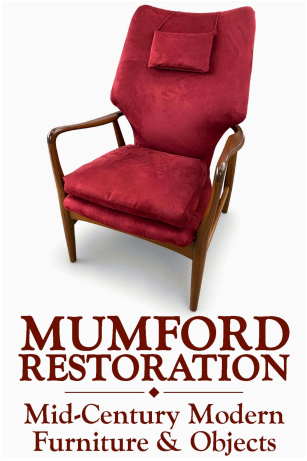


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Featured Upcoming Events

Thursday, August 20, 5-7pm: 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.



Thursday, August 27, 6-8pm: NCModernist's George Smart shares the story of incredible Modernist architecture in North Carolina in the entertaining and informative talk *Mayberry Modernism*. NC Masonic Grand Lodge, 2921 Glenwood Avenue, Raleigh NC. Includes refreshments and light bites. Details and tickets. Proceeds benefit the Grand Lodge building fund.

Saturday, October 10: Harkrader House Tour, Durham NC, sponsored by Preservation Durham and NCModernist. From 1972-2000, **Richard and Lonna Harkrader** have been leaders for 50 years in passive solar, energy efficient homes and apartments around the Morehead Hill neighborhood of Durham. Details and tickets.

Support USModernist's Mission and National Impact



So many ways to be part of the intrepid USModernist community!

1. 1. Join the Mod Squad.
2. 2. Make a tax-deductible donation.
3. 3. Donate midcentury furniture or modern art.
4. 4. Donate old architecture and design magazines.
5. 5. Sponsor this newsletter or the USModernist Radio podcast.
6. 6. Make USModernist a part of your giving or planning.
7. 7. Can't sleep? **Volunteer** to do online research.
8. 8. Volunteer to work events or assist with fundraising.
9. 9. Travel with us to Modernist sites in the US and Europe.
10. 10. Attend our Raleigh architecture **movies.**
11. 11. Come to a free Thirst4Architecture Happy Hour.

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





USModernist Benefit Auction Ending Wednesday: Experience The Mad Men House in La Jolla CA

Floating above the California coast, where 1960s soul meets modern luxury, you can stay in the carefully restored 1967 post and beam masterpiece designed by **Weber & Edwards,** featured on the *La Jolla Modernism Tour* in the prestigious Muirlands neighborhood. With panoramic ocean and canyon vistas framed by floor-to-ceiling glass walls, there is 2890sf of seamless indoor-outdoor living and mid-century sophistication. The 3 bedrooms and 2.5 baths - perfectly tailored for architecture fans. Owners **Joan and Gary Gand** have donated a two-night stay to USModernist, and you can bid on this priceless experience! **Bidding ends in just 2 days.** You have a year to schedule the booking.

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 is a rare, long-neglected Burke House at 144 Center Island Road for sale on 17 acres for $6.75M. **Benjamin Thompson** of TAC was the project architect. TAC leader **Walter Gropius** was friends with the Burkes.

Endangered: On July 1, the Los Angeles Department of Building and Safety issued a Notice of Code Violation to the property owner of Frank Lloyd Wright's 1939 Sturges House in Los Angeles. 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 named the Sturges House the first advocacy priority on its 2026 L.A. Watch List. The notice gives the owner 30 days to achieve compliance or



submit a plan to correct the issues. The Conservancy and partners will continue to press for repairs, and many thanks to Councilmember **Traci Park's** office for their leadership on this issue.

News



On borrowed time: Two never-finished cultural buildings in Tbilisi, Georgia - the country, not the state - are slated for destruction by Christmas. The futuristic Rike Tubes designed by Italian architects **Massimiliano and Doriana Fuksas** will likely make way for a hotel. Tbilisi City Hall's Architecture Service approved the teardown, and Prime Minister **Irakli Kobakhidze** hates them, saying "this ugliness does not befit our beautiful capital." The tubes were commissioned in 2010 during a sweeping urban transformation program and built in 2012 in Rike Park to host concerts and exhibitions. When Georgia's government changed hands in 2012, construction stopped. The buildings have sat empty for 14 years. Architect **Massimiliano Fuksas** says his firm was never told in advance about the demolition plans, but after the news was released "Thousands of people have called us and sent letters." Preservationists and Georgia Today's editorial board have pushed for adaptive reuse instead. The government isn't budging.



Endangered: Demolition was suspended (for now) for Intraco, the 138-meter 1975 tower that once ranked as Warsaw, Poland's tallest office building after Poland's Ministry of Culture ordered reconsideration of historic landmark status. The owner says the aging tower can't meet modern fire, energy and office standards and plans a 107-meter sustainable replacement by 2030. But preservationists, architects and Muranów residents call Intraco a symbol of 1970s Warsaw that should be saved. Demolition is frozen until a final decision.



Saved: On July 7, the North Port FL City Commission voted unanimously to approve to fund $16.7 for restoration of the 1959 buildings 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.



Frank Lloyd Wright's only Mississippi house begins a journey to become a public museum. The Mississippi Museum of Art has selected **Belinda Stewart Architects** to lead the restoration of Fountainhead, the Wright-designed residence acquired in 2025. The house museum is expected to open in 2028.



New Canaan CT got its first historic district listed on the National Register of Historic Places from a nearly two-year effort led by the New Canaan Preservation Alliance. The Chichester neighborhood originated in 1955, when

architect John Black Lee purchased about 17 acres and subdivided them into six lots, requiring each home be designed by a Modernist architect. Built between 1956 and 1964 by Lee, Hugh Smallen (example above), Harrison DeSilver, and James Evans, the homes remain on their original sites, carefully preserved. The designation comes amid ongoing losses: of the town's 100-plus midcentury Modern houses built between 1948 and 1976, roughly 20 have been destroyed.



The 1894 McAfee House in Chicago IL was for decades a little-known unbuilt house by Frank Lloyd Wright until one of his ancestors discovered the plans and decided to built it himself. The project is underway and seeking funds. Published in the 1910 Wasmuth Portfolio as "A Dwelling for Mr. McAfee." The client's identity was a mystery for over a century until 30 years of research by Boo McAfee, a descendant of James L. McAfee, confirmed as that client.



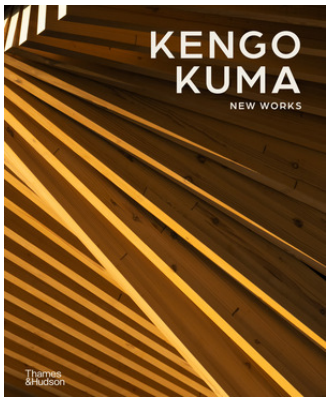
Movie of the Week: celebrated architect George Matsumoto discusses his work in this interview from 1997.



Atomic Ranch did a huge feature on the Weber House in Raleigh NC, designed by **George Matsumoto** and **William Weber**. The house was saved by **Melinda and Andy Knowles**, who dramatically moved it from certain teardown to a new location 7 miles away.



New Book: ***Real Estate on the Screen***, by **Christiano Sampaio.** Twenty-nine films and seven television landmarks, in a single chronology. From John Lautner's Elrod House to Eero Saarinen's mirrored Bell Works — half a century of modern architecture performing on screen, with the architects, styles, and stories behind every facade. Order.



Available September 1: ***Kengo Kuma: New Works.*** The second monograph showcasing projects completed around the world between 2012 and 2024. This is a long-awaited follow-up to the acclaimed *Kengo Kuma: Complete Works* that surveys forty projects arranged according to building type. Pre-order.

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Brick & Wonder is a professional community of entrepreneurs and senior leaders from over 40 disciplines across the built environment. Members collaborate, find and share business opportunities, and learn together through curated programming, with in-person events in New York, San Francisco, and London. Quarterly check-in calls with the Brick & Wonder team provide accountability and strategic introductions matched to members' business goals. For members, that's where the next project actually starts. USModernist is a member. Learn more and apply.

Modernist Houses For Sale



In 1959, **Alfred Hitchcock** introduced audiences to a cliffside house perched above Mount Rushmore so compelling that people have been asking about it ever since. The Vandamm House in ***North by Northwest*** existed only in the movie. Until now. It's real, and it's spectacular in Park City UT. Architects **Michael Upwall** and **John Boccardo** together with Midway Construction and Canyons Structural Engineering designed the 13,298 square feet, including a 75-foot, eight-foot-deep lap pool, an 18-seat theater, a wellness wing, three fully equipped kitchens, six en-suite bedrooms, an elevator serving all three floors, and an 8,000-square-foot garage. Yours for $45M!



Richard Neutra's 1962 Hendershot House in Los Angeles CA is for sale for the second time. $5.95M



The 1959 Melvin and Cynia Brown Shimm House, one of Frank DePasquale's early projects in Durham NC, is for sale at $1.2M.

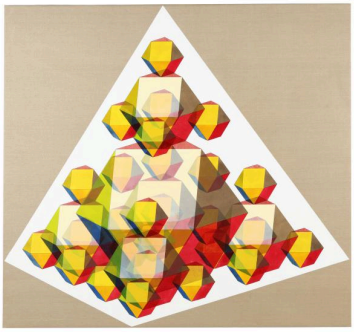


An icon of Modernism, architect Edward Durell Stone designed the 1959 Celanese House in New Canaan CT. Meticulously restored, the beautiful 5,000sf house on 2 full acres is back on the market, reduced to $4M.

Upcoming Events

Leland Little







Leland Little's quarterly online Modernist auction is **Thursday, July 23.** Hundreds of midcentury furniture, art, and design. NCModernist has several artworks in the auction, including the **Gordon Bradshaw, John Hiigli, and Jillian Goldberg** paintings above.

July 25: Thoroughly Modern Montgomery Walking Tour, San Francisco, CA, sponsored by Docomomo Northern California. Details and tickets.

August 16: Visit John Lautner's Pearlman Cabin in Idyllwild CA. Call **Nancy Pearlman** for details 213 705-4992 or write ABRANCHP@aol.com. Vegetarian



lunch is included.

August 22: Mod Squad Member only tour, 11am. Members have been notified. Join if you'd like to be part of these exclusive tour opportunities.

Through September 30: Modernism: Born in California. An Exhibition of the works of Ernest and Esther Born. UC Berkeley Environmental Design Archives. Details and Hours.

Through September 2, AIA Center for Architecture, New York: Dutch photographer Arjan Bronkhorst published 15 lesser-known houses by renowned architect Gerrit Rietveld). 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 1: AIA Center for Architecture, New York. *Humanist Modernity* showcases the work of Stanisława (Siasia) Sandecka-Nowicka and Maciej (Matthew) Nowicki, two significant figures in American and Polish architecture. While Nowicki died tragically at age 40 when his plane crashed, Sandecka-Nowicka went on to become the first woman in the US to be appointed as a full professor of architecture in 1963. Through March 2027.

October 3: La Jolla Modernism Home Tour, La Jolla CA. Details.

October 4: LA Conservancy Benefit at the Paley House, designed by Paul Williams, Los Angeles CA. Details coming soon.

October 15-18: Modernism Week Preview Weekend, Palm Springs CA. Details.

Wednesday, October 21, 6-8pm: NCModernist Thirst4Architecture Happy Hour at Raleigh Architecture at their new office in Raleigh NC. Free, registration required. Enter RACO on the form.

November 13-15: Architecture Sarasota's MOD Weekend. Details coming soon.

Thursday, November 19, 6-8pm: NCModernist Thirst4Architecture Happy Hour at PELLA Windows Showroom, 3252 South Miami Blvd, Suite 107, Durham NC. Free, registration required. Enter PELLA on the form.

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Latest Podcast





#466/AIA CEO Carole Wedge + Julia Jamrozik and Coryn Kempster + Darcy Frank MacKay and the Frank House

Following a few years of leadership drama, the AIA chose our first guest, **Carole Wedge**, as the next CEO for its many architect members. Architects **Julia Jamrozik** and **Coryn Kempster** design cool swing sets and pipe installations and wrote a book about kids who grew up in Modernist homes. And **Darcy Frank MacKay** is one of those lucky kids. She grew up in a 17,000-square-foot Pittsburgh house with a rooftop dance floor, an indoor swimming pool, and furniture designed by none other than Walter Gropius and Marcel Breuer.

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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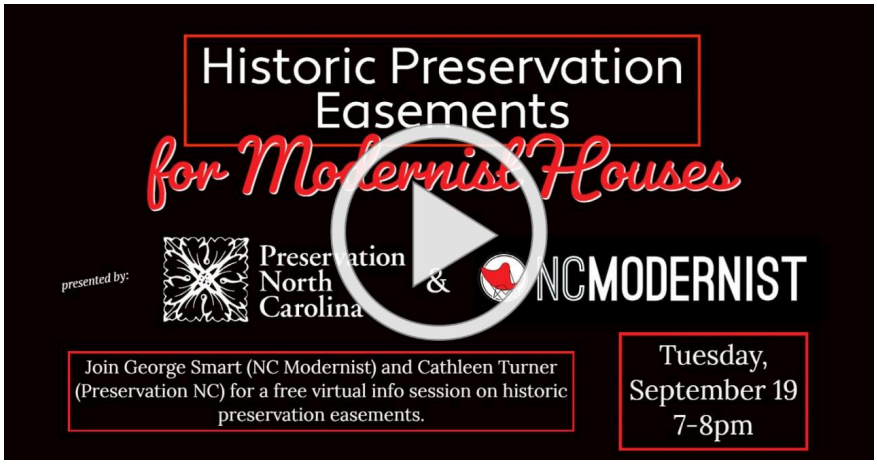
Sold: After many years on and off the market, the Milton Small-designed Lewis house at 2700 Manning, Raleigh, has finally sold. Uniquely built over a stream on what was the original Lewis Farm property, it made the cover of a few magazines at the time, including Better Homes and Gardens, March 1957. The buyer is Manning LLC. No word yet on their intentions for the property.

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.

The preservation easement is basically 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, or "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 smiling 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. The restriction is usually ten years, and it becomes part of the chain of title. Implementing a deed restriction before putting a house on the market immediately scares off developers (or developers-in-hiding) in an owner-value-friendly way to protect a property. We're not attorneys, but here's a sample to get you started:

(Insert Owner, Site Address, Legal Description)

This restriction is made a covenant running with the land and shall be binding upon the Grantee, their heirs, successors, and assigns. For a period of ten (10) years from the date of conveyance recorded herein, the Grantee shall not demolish, raze, or cause the removal of the residential Structure located on the property described in this deed, in whole or in part, without the prior written consent of the Grantor or Grantor's designee. For purposes of this restriction, "demolition" includes any intentional act that renders the

Structure uninhabitable or results in the removal of more than 10% of the Structure's exterior walls, roof, or load-bearing elements. This restriction does not prohibit good-faith renovation, repair, or rehabilitation of the Structure, provided such work does not constitute demolition as defined herein. Any violation of this restriction shall entitle the Grantor or their successor to seek injunctive relief, specific performance, and/or damages in a court of competent jurisdiction. This restriction shall be recorded in the land records of the applicable county and shall constitute notice to all subsequent purchasers. Upon expiration of the ten-year period, this restriction shall automatically terminate and be of no further force or effect.

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