M News: Modapalooza! / Florida Sunset + Steel / 106 Threatened / Matsumoto Prize Winners / Anne Fougeron / Laurinda Spear
From: George Smart <george@usmodernist.org>
Date: Monday, July 27, 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

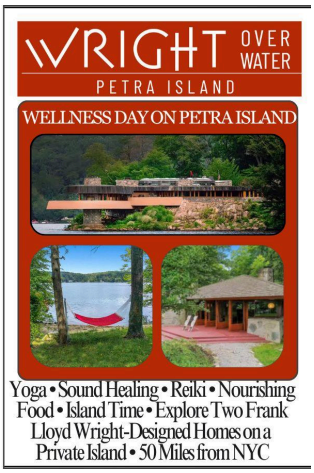
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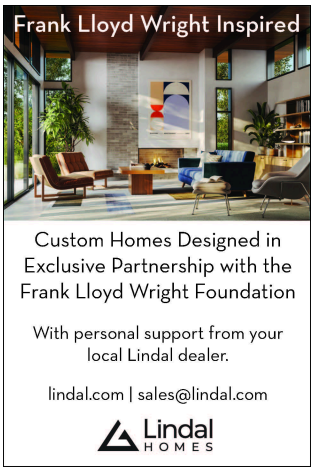
Meet the USModernist Team

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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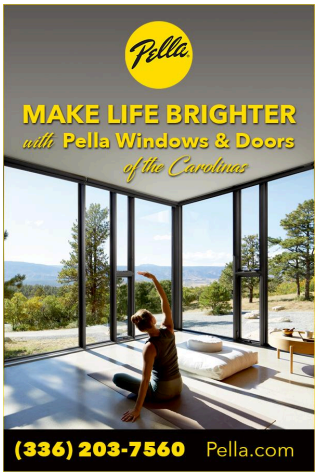
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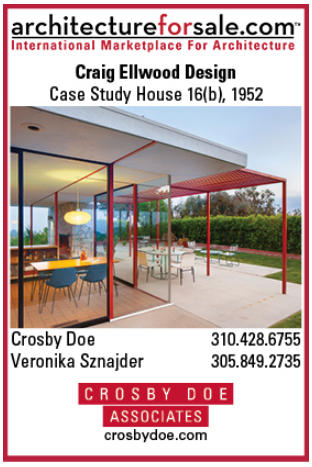






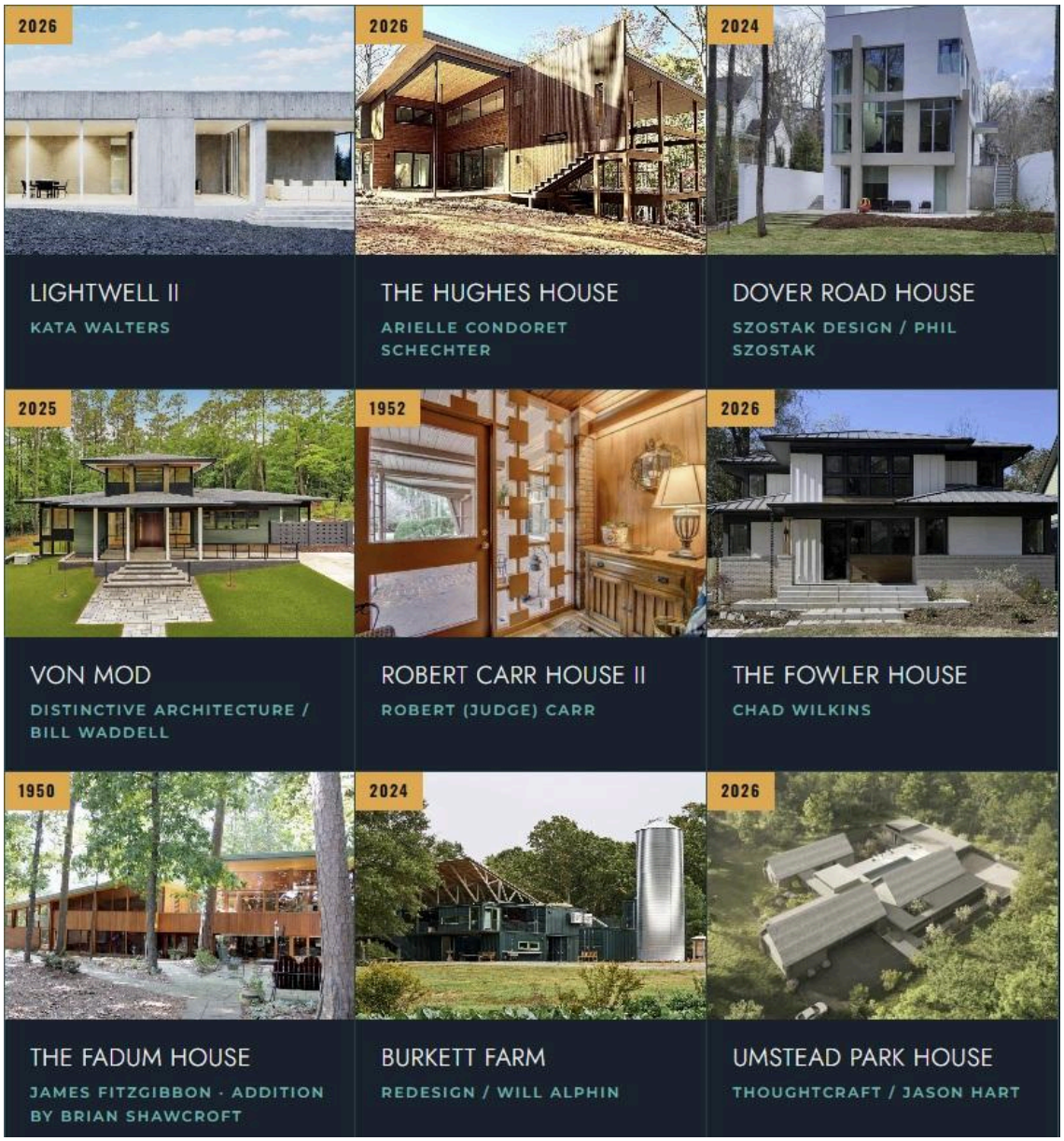






Featured Upcoming Events

MODAPALOOZA
Raleigh/Durham NC



NEW: Saturday, September 26 · 8am to 4pm: Modapalooza! Explore eight exciting new and classic Modernist houses and one Modernist farm in Raleigh, Durham, and Chapel Hill NC without the hassle of driving, parking, and finding your way around. Sponsored by **Anderson Pope** of Northern South, Pella Direct, and **Anna Hartwell** of Hartwell Financial Group. Details and tickets.



Saturday, October 10: Harkrader House Tour, Durham NC, sponsored by Preservation Durham and NCModernist. Since 1972, **Richard and Lonna Harkrader** have been leaders in passive solar, energy efficient homes, and carefully crafted apartments around the Morehead Hill neighborhood of Durham. Tickets just $10/person! Details.



NEW: Friday-Saturday, October 23-24: Moon Over Modernism / Sunset & Steel Edition, Delray Beach FL. Explore Florida's most controversial Modernist house (and learn why) as USModernist hosts curated cocktails, delicious seasonal appetizers, and live jazz at golden hour — inside the beautiful restoration of Paul Rudolph's 1956 Biggs House. It's quite a story! Details and tickets.

Support USModernist's Mission and National Impact



So many ways to be part of the intrepid and growing 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 the NCModernist Raleigh architecture movies.
11. 11. Come to a free Thirst4Architecture Happy Hour!

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

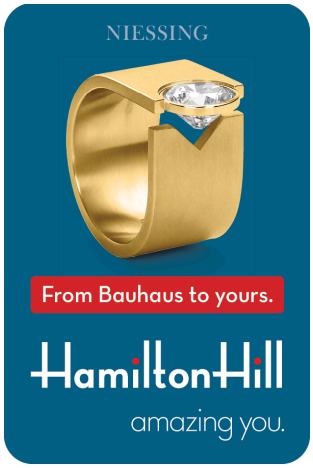


Endangered: From a town known as Oyster Bay, Long Island, NY made famous in song by **Billy Joel**, there's is a rare, long-neglected Burke House at 144 Center Island Road for sale on 17 acres for $6.75M. **Benjamin Thompson** of TAC was the project architect. TAC leader **Walter Gropius** was friends with the Burkes.

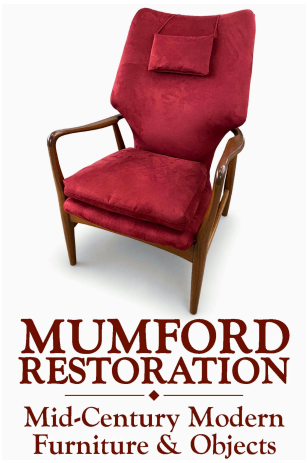


Endangered: The 1954 Jobe House, **2205 Garden Place**, Raleigh NC, was designed by Glenn Buff and the builder was **E. H. Roberts**. But now the house is surrounded by development and is a prime teardown target. For sale at $840,000.

News











The City of Los Angeles has designated IMT Residential's former Sunkist Growers office building in Sherman Oaks as Historic-Cultural Monument 1314. The 1971 Brutalist landmark by architect **A. C. Martin** is 165,000 sf. Vacant since 2015, the firm KFA is now designing a 95-unit residential conversion which will be among the first projects under LA's updated 2025–26 Adaptive Reuse Ordinance that allows streamlined review.



A broad coalition including the National Preservation Partners Network, National Trust for Historic Preservation, National Conference of State Historic Preservation Officers, National Association of Tribal Historic Preservation Officers, Cultural Heritage Partners, American Cultural Resources Association has come out against a rewrite of national historic review guidelines proposed by the Advisory Council on Historic Preservation (ACHP) Vice Chairman **Travis Voyles,** who previously served at the Department of the Interior in the Trump administration. Changes proposed include:

- * Consultation with stakeholder groups replaced by unilateral agency control. A single agency-prepared Section 106 report would be circulated for comment. SHPOs, THPOs, Tribes, local governments, and the public would react to a finished analysis rather than help shape it — agencies alone would decide whether budget and schedule outweigh preservation.
- * States, local governments, and Certified Local Governments lose their entitlement to consult. Preservation organizations and the public lose recognized status; public comment becomes optional rather than mandatory.
- * Narrow definition of adverse effects, to be limited to foreseeable, closely tied, materially physical alterations
- * Curtails review of setting, visual impacts, and indirect effects.
- * Only sites with tangible human improvements would qualify, excluding mountains, valleys, and ethnographic landscapes and reducing protection for Tribal sacred sites.
- * The draft contradicts the NHPA and ACHP's own procedures, is internally inconsistent and error-ridden, and invites more litigation and

delay not less.

For sixty years, Section 106 has worked because of consultation: it identifies problems early, produces negotiated outcomes, reduces late-stage surprises, and lowers litigation risk for project sponsors. Despite claims by the Administration, 106 has never been a veto over federal projects.

Want to know more? Attend an information webinar July 30, 1pm ET with **Tom Mayes, Rob Nieweg, and Marion Werkheiser.** Register.



Say Thank You to the Northport City Commissioners. Today marks the official start of construction on the Warm Mineral Springs Park Building Rehabilitation Project. Years of advocacy by the Sarasota Alliance for Historic Preservation and countless community members - showing up at meetings, submitting public comments, and promoting the value of a preservation-first approach - helped convince the Commission to restore these buildings rather than let them be destroyed. None of this would have been possible without the City Commission's decision to fund a $16.28 million rehabilitation and City staff's diligent efforts to save the structures. Thank the Commission for choosing preservation - it only takes a moment.



A record 450 people attended the 2026 George Matsumoto Prize awards at Leland Little Auctions in Hillsborough last week. See the winners in the video above. Special thanks to sponsors Fitch Lumber and MARVIN.



UNESCO added 13 Finnish sites designed by Alvar Aalto and his architect wives, **Aino** and **Elissa**, to its World Heritage List. The best known is Paimio Sanatorium, a 1933 tuberculosis hospital built around the idea that a building could help patients heal. Big windows let in daylight. Sinks were shaped so water wouldn't splash and wake anyone. The unupholstered Paimio chair became a design icon. Finland's culture ministry calls the style humanistic modernism — curves, wood and daylight softening the hard geometry of the era. Finland now has eight World Heritage sites.

National Trust for Historic Preservation

Conserving Black Modernism, a partnership between the National Trust for Historic Preservation and the Getty Foundation, announced this year's grant winners last week, among which were these Modernist buildings and their architects:

1973 Central City Plaza, **Alonzo Robinson Jr.**, Milwaukee WI
1969 MLK Jr. Humanities Center, John Saunders Chase, Jr., Houston TX
1954 Park Johnson Hall, **Moses McKissack III**, Nashville TN
1987 Southwest Corridor / Ruggles Station, **Stull & Lee**, Boston MA
1973 St. Mark AME Zion Church, **Wendell Campbell**, East Chicago IN



Enjoy 11,000 photos from **John Margulies'** Americana architecture archive. More details.



Movie of the Week: celebrated architect Eduardo Catalano talks about his work in this good but grainy video from 2000.

Modernist Houses For Sale



The 1948 Landis and Pamela Gores House, 192 Cross Ridge Road, New Canaan CT, designed by Landis Gores. John C. Smith was the general contractor. Lighting design by Richard Kelly. One of the very first Modernist houses built in New Canaan. Featured in House & Home, January 1952. The carport was transformed into a drafting room in 1970, and the pool was built in 1983. Named to the National Register of Historic Places in 2002. Protected

under preservation easements in 2019. For sale at $3M. Details. Hat tip to Inger Stringfellow.



Deal of the Month: A rare Louis Kahn and Anne Tyng house in Norristown PA. Needs some love. For sale at $599,900. Hat tip to WG Clark.



The 1967 Buckley House designed by E. Fay Jones in Fayetteville AR is for sale, $2.5M.



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!

Upcoming Events

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.

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.

Saturday, August 22, 11am: Durham NC's newest public school is Murray-Massenburg Elementary. This wonderfully attractive Modernist building holds 800 students and won a 2025 AIA North Carolina Award for the architect, EVOKE Studio. Join NCModernist and explore with the project architect, **Edwin Harris**. Details and tickets.

Saturday, August 22, 1230pm to 1pm: Did you miss NCModernist's Michigan art sale on July 18? We sold over 200 prints, watercolors, and paintings from 1980's artists at the University of Michigan and Cranbrook. There are 80 left,



and we're closing them out in just 30 minutes. Free admission, register here. Details.



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.



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. Through March 2027.

October 2-11: La Jolla Modernism Home Tour and Architecture Week, La Jolla CA. Details.

October 3-4: Atlanta Architecture Tours. 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.

Friday-Saturday, October 23-24: Moon Over Modernism / Sunset & Steel Edition, Delray Beach FL. Explore Florida's most controversial Modernist house (and learn why) as USModernist hosts curated cocktails, delicious seasonal appetizers, and live jazz at golden hour — inside the beautiful restoration of Paul Rudolph's 1956 Biggs House. It's quite a story! Details and tickets.

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.

December TBA - NCModernist Spectacular Modernist Holiday Party, Durham NC. Interested? Get notified first. Enter HOLIDAY on the form.

February 11-21: Modernism Week, Palm Springs CA. Details.

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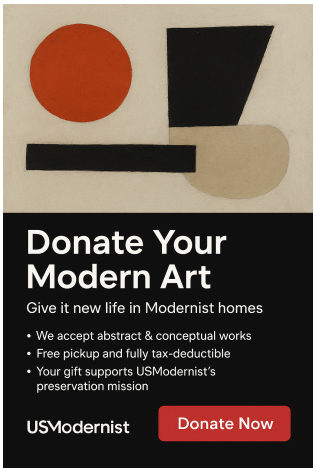
#467/San Francisco's Anne Fougeron + Miami's Laurinda Spear + Musical Guest Aviana Gedler

Anne Fougeron spent thirty years proving that architecture can be both beautiful and socially responsible. The New York Times named her

Suspension House one of the thirteen best modern homes in the world. **Laurinda Spear** co-founded Arquitectonica in a 600-square-foot studio in Coconut Grove and changed the face of Miami's architecture. And, at 22 years old, musical guest **Aviana Gedler** has already won numerous awards and released a debut album.

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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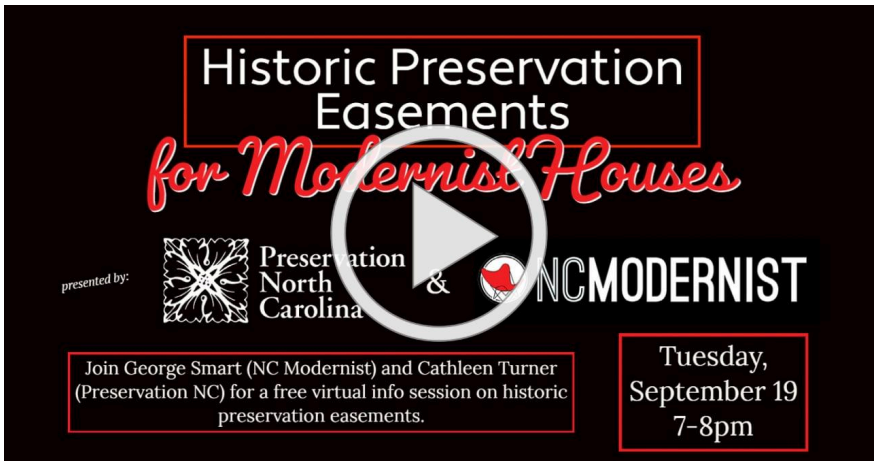
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FOR SALE

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.

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 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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