M News: Who Designed Donald's Dulles? / Stately Wayne Manor / Goodbye Thomas Hines + Milton Small / Children of Genius
From: George Smart <george@usmodernist.org>
Date: Monday, August 3, 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

View as Webpage

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

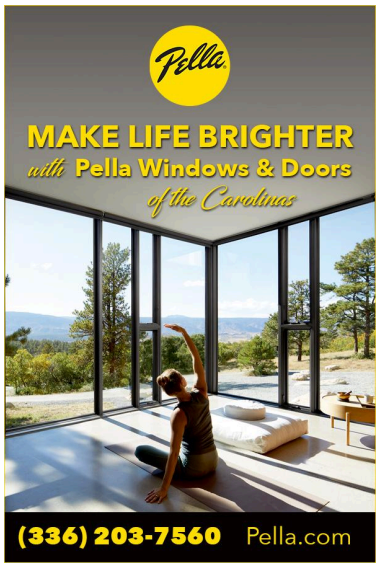
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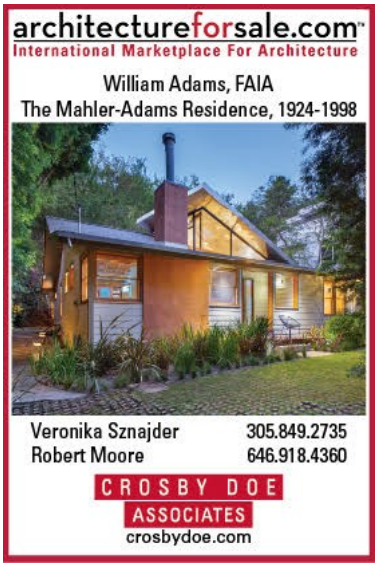
Meet the USModernist Team

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



NCMODERNIST MOVIE SERIES

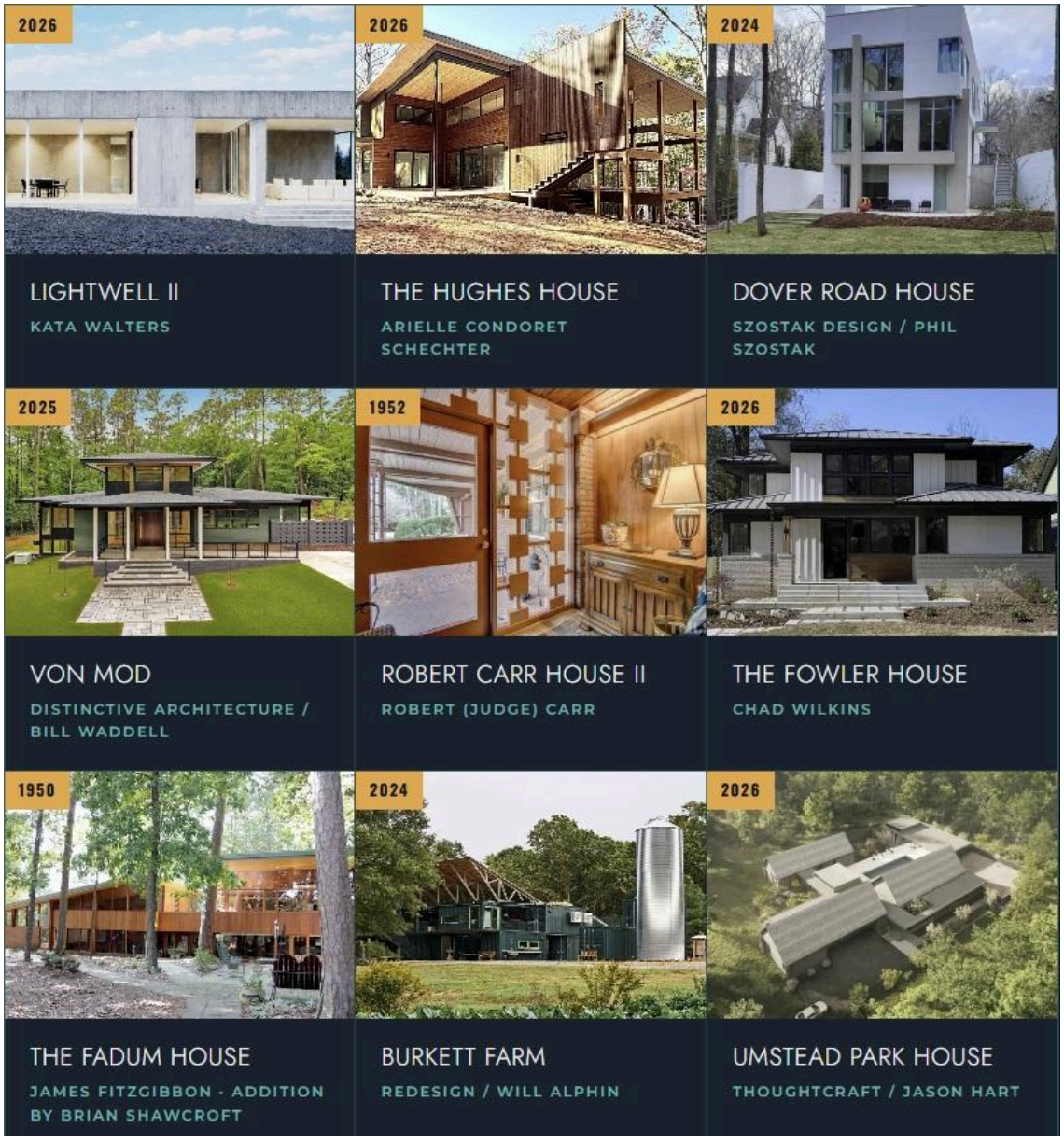
NCModernist's Architecture Movie Series gears up starting **Tuesday, September 1** at Raleigh's cherished Rialto Theatre - with a compelling season of nine architecture and design documentaries, once per month through May. The first film is *Arthur Elrod: Desert Cool.*

Elrod was Palm Springs' most glamorous interior designer, and his playground was architect John Lautner's concrete-and-glass masterpiece — immortalized in *Diamonds Are Forever.*

Get tickets online or at the door. Plus, new this year, you can buy a season ticket and save 20%! Details.

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: Richard and Lonna Harkrader House Tour, Durham NC, sponsored by Preservation Durham and NCModernist. Since 1972, the Harkraders have been leaders in passive solar, energy efficient homes, and carefully crafted apartments. You'll get to visit inside six of them! 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.

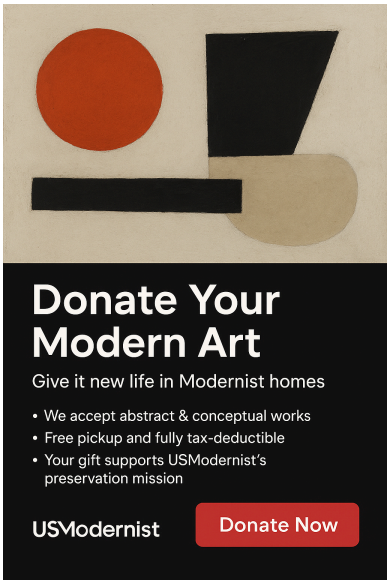
Support USModernist's Mission and National Impact



Want to get more involved? So many ways to be part of the intrepid and growing USModernist community!

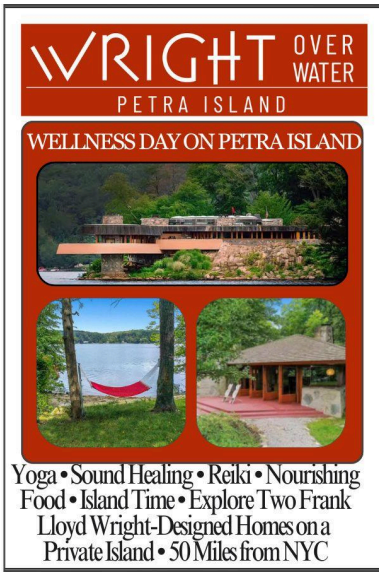
1. 1. Join the Mod Squad.
2. 2. Make a tax-deductible donation.
3. 3. Donate midcentury furniture or modern art.
4. 4. Donate old architecture and design magazines.
5. 5. Sponsor this newsletter or the USModernist Radio podcast.
6. 6. Make USModernist a part of your giving or planning.
7. 7. Can't sleep? 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!

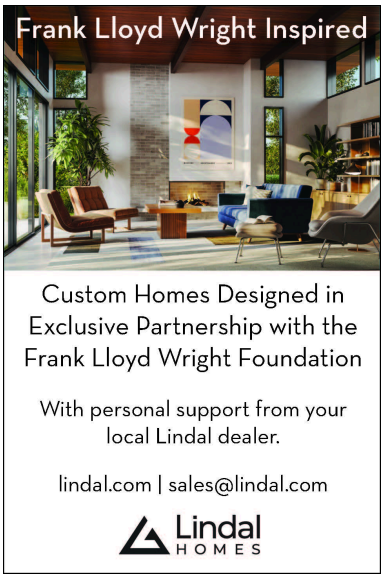
Contact **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**



Endangered Modernist Houses







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.

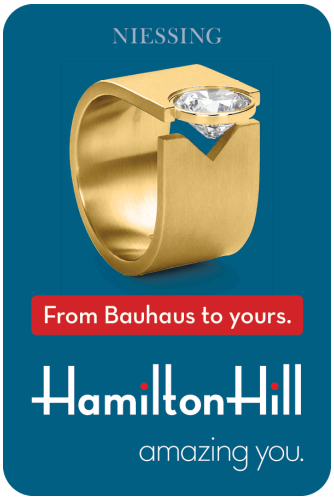


Endangered: From a town known as Oyster Bay, Long Island, NY made famous in song by **Billy Joel**, there's is a rare, long-neglected Burke House at 144 Center Island Road for sale on 17 acres for $6.75M. **Benjamin Thompson** of TAC was the project architect. TAC leader **Walter Gropius** was friends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

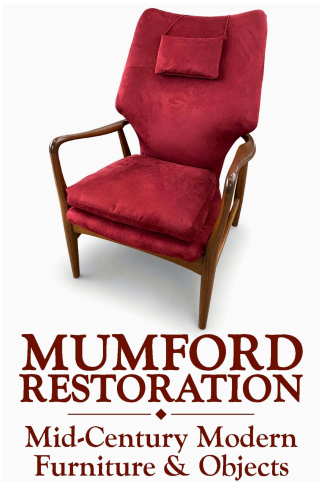


Endangered: The 1954 Jobe House, **2205 Garden Place**, Raleigh NC, was designed by Glenn Buff and the builder was **E. H. Roberts**. But now the house is surrounded by development and is a prime teardown target. The inside is in good shape but the outside needs work. For sale at $840,000.

News









From Dezeen: **Donald Trump** last week introduced a total redesign of Dulles Airport in Washington DC. Clocking in at a projected cost of over $22.5B, the plan obscures the famous Saarinen terminal. Criticism was fierce. Perhaps anticipating thatbacklash, no architects have yet stepped up to claim credit. United Airlines said they designed it. However, they may have paid for the design, but United does not have the in-house architectural expertise to plan and render an entire airport. No airline does.

Back in January, a different plan was put forward by **Zaha Hadid Architects** with **Bermello Ajamil**. Best bets for the firm behind this $22.5B scheme include **Gensler** (United's frequent architect); **Grimshaw/Ferrovia** (with a deep airport-terminal portfolio); and **Corgan/HNTB/AECOM.**



Officials now have the opening date of the Guggenheim Abu Dhabi designed by Frank Gehry, two decades after the project was announced: December 11.



Endangered. Albuquerque's 1965 George A. Rutherford General Contractors Office Building, designed by **Don Stevens** of SMPC Architects, is at risk of being destroyed to make room for fixes to highway I-25. New Mexico Modernism is advocating to save the building. Photo by **D'Ali Roberts**. For more, contact Erik Mease.



Four American university buildings are among the projects honored this year by the Prix Versailles. Designers include Bjarke Ingels Group, Studio Gang, and **Grafton Architects**.

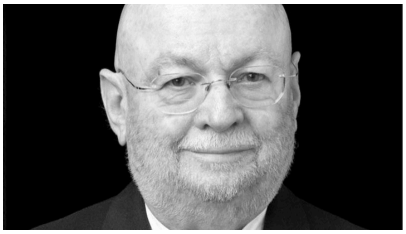




Domus posted a gallery of getaway houses that several architects designed for themselves, including Oscar Niemeyer's, left, and Albert Frey's famous Frey House II.



Stephen Dubner, author of the bestselling book *Freakonomics*, interviews architect Bjarke Ingels.



Architectural historian **Thomas Hines** died July 26 at age 90. He taught at UCLA and wrote biographies of **Daniel Burnham**, Richard Neutra, and Irving Gill. He lived for many years in Neutra's Kelton apartments and supported countless book, documentary, and tour projects.

Modernist Houses For Sale



It's not Modernist, but stately Wayne Manor of Batman fame is for sale at $32M. Located in Pasadena CA, it was a featured co-star with **Adam West** and **Burt Ward** in the famous 1960's TV series. Designed by **Morgan, Walls and Clements** on five acres, we're sad to report that there's no Batcave on the site. The house has also appeared in productions including Rush Hour, The Campaign, Murder She Wrote, and Bridesmaids. The full list of appearances is catalogued by MovieMaps.



The 1978 Gelber Residence that **Martin Gelber** designed in 1978 in the Brentwood areas of Los Angeles CA is back on the market for $3.75M after the price was reduced from an earlier listing.



Before becoming famous in Palm Springs, William Krisel and **Dan Saxon Palmer** were developing Modernism in Los Angeles in the Corbin Palms development. A 1954 house they designed is for sale for $995,000.



A house called the most important architectural home in Canada, the West Vancouver BC house that **B. C. Binning** designed for himself in 1941, is for sale for C$2.5M (about US$1.78M).



A 1974 house in Laguna Beach CA that **Fred M. Briggs** designed cantilevers over a coastal bluff - a neat feature that wouldn't be allowed under today's rules - for sale for $112M.



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.

Help Us Preserve NC History

PBS NC is currently developing *MCM NC*, a documentary film and companion digital series that explore the bold and often overlooked legacy of mid-century modern architecture and design in North Carolina. *MCM NC* uncovers how North Carolina became an unexpected incubator for one of the most transformative architectural movements of the 20th century.


Photo: Ezra Stoller




Photo: Richard Leo Johnson, Atlantic Archives


Photo: Andy J. Scott

Front: **Milton Julian House**, designed by George Matsumoto. Right, clockwise: **Eduardo Catalano House**; **Medlin Residence**, designed by In Situ Studio; **Harmon Residence**, designed by Frank Harmon; **Durham County Human Services Complex**, concept by Szostak Design, in collaboration with Perkins&Will

Help Bring *MCM NC* to Life

Scan the code to support the film and help share NC's remarkable modernist legacy.

qrco.de/MCMNC

Questions? Email us at national_productions@pbsnc.org

PBS NORTH CAROLINA
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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.

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MARVIN

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.

August 22: How Downtown Became Modern: The Work of Hertzka & Knowles. A walking tour of post-war Financial District landmarks, including 160 Pine Street and the Crown Zellerbach Building's iconic sunken garden. 160 Pine Street at Battery, San Francisco. Details and tickets.



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.

NCMODERNIST MOVIE SERIES

NCModernist's Architecture Movie Series gears up starting **Tuesday, September 1** at Raleigh's cherished Rialto Theatre - with a compelling season of nine architecture and design documentaries, once per month through May. The first film is *Arthur Elrod: Desert Cool.* Get tickets online or at the door. Plus, new this year, you can buy a season ticket and save 20%! Details.



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 12: Modernism: Born in California — Glen Park BART Brutalism Tour. An in-depth exploration of Ernest Born's Glen Park BART Station, its brutalist architecture, integrated landscape, and role in Bay Area transit modernism. Glen Park BART Station Plaza, 2901 Diamond Street, San Francisco. Details and Tickets.

September 13-15: AIA regional design conference, ASPIRE. Asheville NC. Open to architects and non-architects. *Save $50 with code **ASPMODERNIST26**.*

Thursday, September 22, 430-6pm: Join NCModernist, AIA Triangle and nearly 20 of their annual partners at Partners & Pours, featuring networking, mini-continuing education sessions, exhibits, snacks, and beer. Spin NCModernist's Wheel of Destiny for exciting prizes. Open to architects and non-architects! HUB RTP, Horseshoe Building, 3151 Elion Drive, Durham. Details and tickets.

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.

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.

Wednesday, October 7, 4pm ET: USModernist Presents ***Design for Freedom***, a Zoom talk by **Brigid Abraham** of Grace Farms. The Design for Freedom movement harnesses the power of the built environment to uphold and support human rights and remove forced and child labor from the building materials supply chain. You will learn the risks of this humanitarian crisis plus tools and resources to advocate for a more humane future. Free. Register in advance. AIA members can receive 1 HSW AIA or SARA LU credit.

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.

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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Latest Podcast





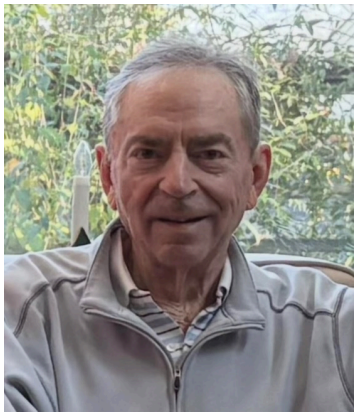
#468/Children of Genius with Christen Johansen + Ben Colburn + Musical Guest Veronica Swift

It's another *Children of Genius* edition – part of a long-running series of interviews with the kids of famous architects. First up, not falling far from the tree, architect **Christen Johansen**, son of Harvard Five member John Johansen in Connecticut's epicenter of Modernism, New Canaan. Next, **Ben Colburn** — a Massachusetts real estate attorney whose father, I.W. Colburn, helped define Chicago modernism and even bought an island in Scotland. Later, musical guest **Veronica Swift**.

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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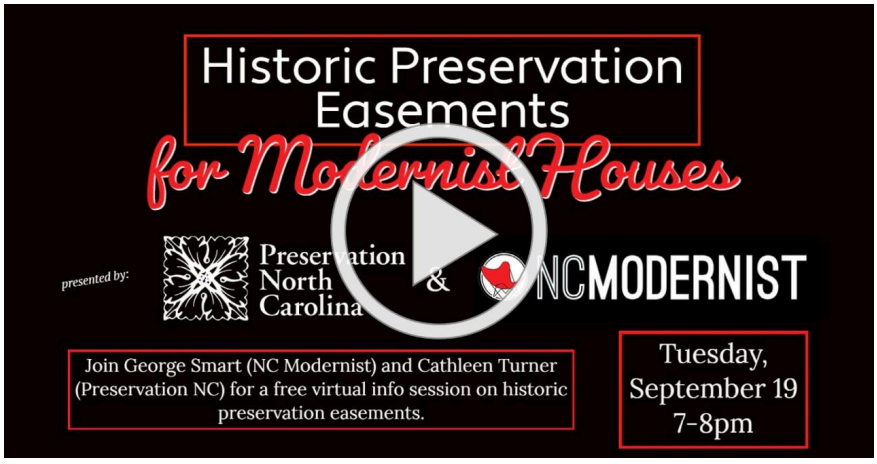
Raleigh architect Milton Small III passed away July 21. Son of Raleigh architect Milton Small Jr., Milton graduated from Broughton High School in 1961 and from the NCSU School of Design in 1966. After completing military service, Milton lived in Atlanta, where he worked for Tombs Amisano and Wells. He returned to Raleigh to join his father's architectural firm, Later, he partnered with his friend Kerry Kane to form Small Kane Architects. Throughout his career, Milton designed projects for many law firms, banks, healthcare practices, schools, WakeMed, and private country clubs. Services were last week. In lieu of flowers, memorial contributions may be made to the NCSU Libraries Special Collections Research Center.

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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