M News: It's Elementary / Dulles Plans / Rudolph Hit and Run / Last Boston Lustron
From: George Smart <george@usmodernist.org>
Date: Monday, August 10, 2026

US Modernist

Monday, August 10, 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: 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

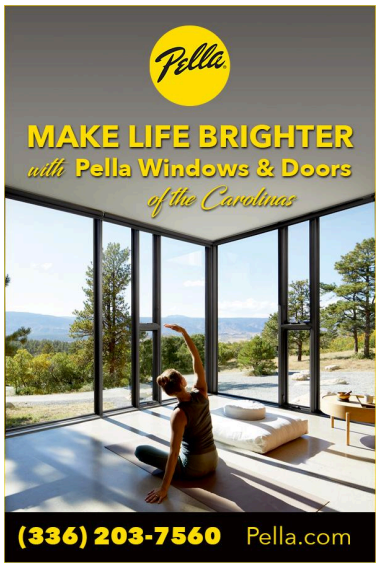
Newsletter Sponsorship: Connect your product, service, or organization to USModernist's 97,000 Modernist fans, architects, real estate agents, preservationists, and builders. Reach out to George Smart, 919.740.8407.

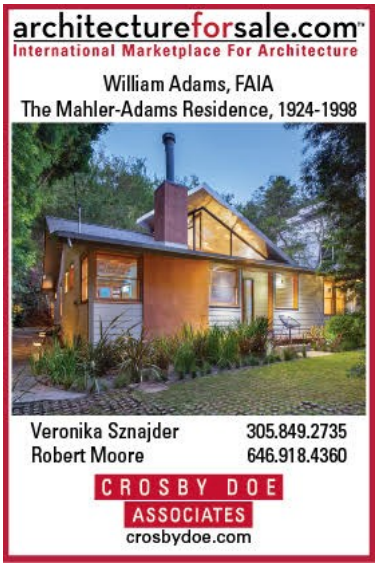
Meet the USModernist Team

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. Sponsored by:

CHAPPELL
Powered by COMPASS







Featured Upcoming Events



Saturday, August 22, 11am: Durham NC's newest public school is Murray-Massenburg Elementary. This 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**, for a rare public tour. 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. Enter ART on the form. Details.

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 for the nine-film series and save 20%! Details.

MODAPALOOZA

Raleigh/Durham NC

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 $10/person! Details.



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.

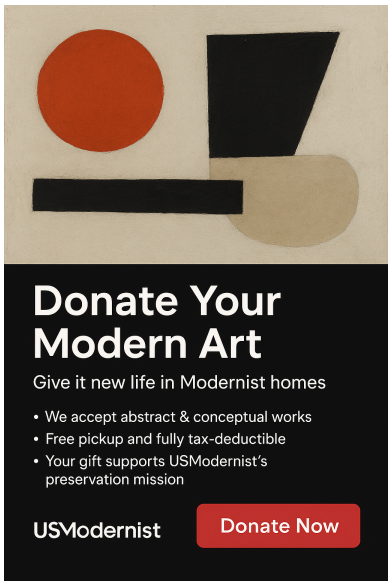
Support USModernist's Mission and National Impact



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

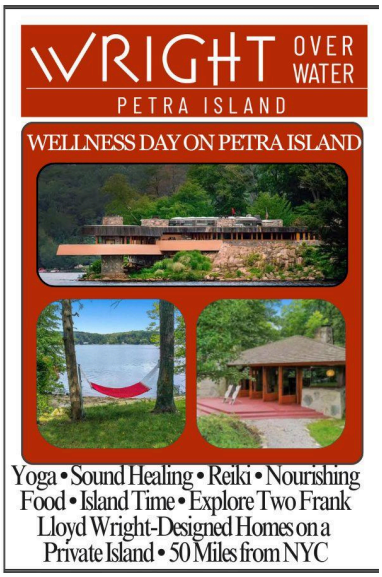
1. 1. Join the Mod Squad.
2. 2. Make a tax-deductible donation by check, credit card, or DAF.
3. 3. Donate midcentury furniture or modern art.
4. 4. Donate old architecture and design magazines.
5. 5. Sponsor this newsletter or the USModernist Radio podcast.
6. 6. Make USModernist a part of your giving 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 movie series.
11. 11. Come to a free Thirst4Architecture Happy Hour!

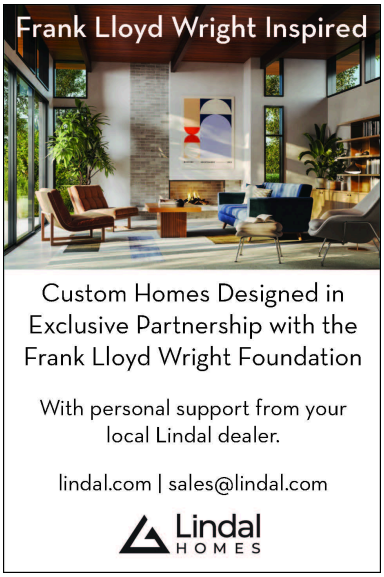
Contact **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**



Endangered Modernism







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.

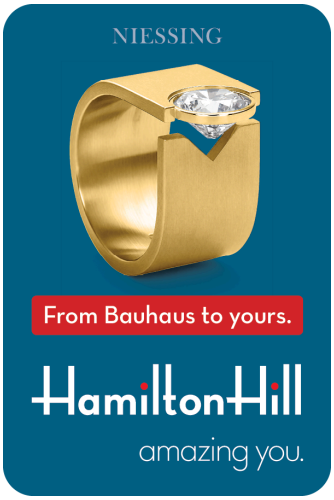


Endangered: Raleigh's Contemporary Art Museum, 409 West Martin Street, is now on the market. Created by a coalition of arts leaders led by **Frank Thompson**, the Museum opened in 2011 designed by Brooks + Scarpa of Los Angeles and Clearscapes of Raleigh. At roughly 22,300 square feet, Wake County assesses the value at $11 million – $9 million for the land, $2 million for the building. Those numbers make the building a prime teardown target in the exploding growth of the Warehouse District, where new towers abound.

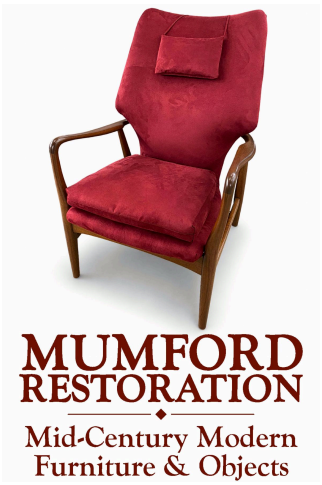


Endangered: Albuquerque's 1965 George Rutherford Building, designed by **Don Stevens** of SMPC Architects, is at risk of being destroyed to make room for fixes to Interstate 25. New Mexico Modernism is advocating to save the building. Photo by **D'Ali Roberts**. For more, contact Erik Mease.

News









Saved: In 1961, Phoenix AZ architect **Fred Guirey** designed more than 100 cast-stone panels as a brise-soleil for the Arizona Public Service (APS) administrative building. Each measured roughly 4 by 15.5 feet, five inches thick, weighing 3,800 pounds, and carried a custom flames-and-lightning motif. In late 2021, **Alison King** of Modern Phoenix learned APS was stripping 125 panels off the building and sending them to the landfill. She alerted architect **James Trahan**, whose firm hauled away 95 of them. The first panels were re-installed in 2023 as a floating façade on Elite Family Services, photo above. Four more went up at Valentine PHX in August 2025, and four at an Original ChopShop that September. In 2026, after pressure-washing and restoration, twelve panels were craned into place at the Phoenix Country Club. Hat tip to **Beth Cochran.**



Eero Saarinen's 1962 Dulles Airport terminal is at the center of a $22 billion overhaul proposal. Our friends at DOCOMOMO-US are asking why recent public renderings don't match the project that regulators actually reviewed last year. These images, which spread fast last week, were assembled by United Airlines, drawing on the ideas the US DOT received late last year. United Airlines aren't architects, and in all likelihood, an architectural firm put these together, but architect is taking credit yet. Any proposal that could affect the building deserves careful analysis, real public engagement and full compliance with the the Section 106 process, which is under attack by the Trump administration. If 106 is gutted, Dulles won't be the last treasured national landmark to find out about its future from a rendering.



Architect Paul Rudolph was involved in an Amarillo Texas hit-and-run last week. Well, not *directly*. A Dodge RAM pickup ran a red light last Friday and was struck by a southbound fuel truck. The impact pushed the pickup over the curb and sent the truck into the pyramid-shaped Rudolph building housing the KVII-TV station since 1968. The fuel truck driver was unhurt; the

pickup's driver and two passengers fled on foot. Police later identified the driver, who reportedly called his parents.



A federal appeals court ruled 2-1 last Friday that Donald Trump cannot build a $400 million, 90,000-square-foot White House ballroom without congressional approval, upholding Judge Richard Leon's injunction halting above ground work where the East Wing stood. The court wrote that the decision belongs to Congress, not "executive self-help," and stayed its ruling two weeks for appeal. Trump called the ruling a national security threat and vowed a Supreme Court appeal. The National Trust for Historic Preservation, which sued Trump about this last year praised the decision. Underground bunker work, however, may continue.



Portland OR architects **Hennebery Eddy** and Chicago firm **Vinci Hamp Architects** designed a glass-walled Modernist entrance for the Portland Art Museum's two existing buildings, one of them the museum's original 1932 by **Pietro Belluschi.**



Doomed: The last Lustron house in Boston MA, located at 43 Eastwood Circuit, is headed for demolition. Preservation planners are unable to invoke a 90-day hold because the metal-sided Lustron was altered with vinyl siding, which means it's too structurally compromised to be historically significant. If you're interested in taking it apart or moving it, please contact Nadia Kline, the City of Boston's archeologist.



Polish firm **Kurylowicz+Architects** are nearly complete with a prefab timber research station and residence on King George Island in Antarctica to be a "home at the end of the world" for 28 Polish researchers.

NCMODERNIST

Last week, we took the 19-year-old NCModernist website into the shop and dramatically spruced it up. Now you can more easily explore over 6,000 North Carolina houses, 370 North Carolina architects and designers, and 15,700 photos!



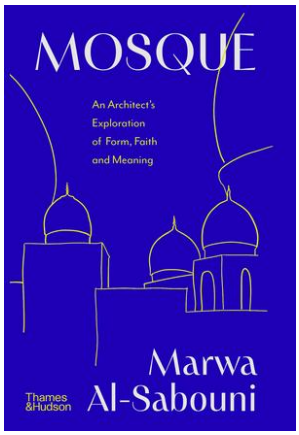
Eleven Canadian projects have been chosen to receive Governor General's Medals in the 2026 awards by the Royal Architectural Institute of Canada and the Canada Council for the Arts. One is the Windemere Fire Station in Edmonton, Alberta, designed by gh3.



The New York Post wrote about the trials and tribulations of owning and maintaining a Frank Lloyd Wright house, focusing Petra Island in Lake Mahopac where USModernist had a benefit event earlier this year.

Architectural *Periodicals* Database.

USModernist welcomes Architectural Periodicals, an open platform for digital research on European 20th-century architecture similar to the USModernist Library. Magazines are readable as interactive booklets or downloadable PDFs with a unified search engine spanning titles and languages. Founded as part of an independent Athens-based nonprofit by **Phoebus Panigyrakis** and **Manolis Venierakis**, the database holds over 2,700 issues across 27 Greek, Dutch, German, Soviet, Argentine, and other titles.



Available September 8: ***Mosque*** by **Marwa Al-Sabouni**. The history of the mosque and its representation around the world through the eyes of a young Syrian architect.

With the ability to foster community and connection, mosques like any house of worship take on particular significance in times of division and fragmentation, a fact felt keenly by Al-Sabouni, whose home country witnessed decades of war before entering a new period of hope, however fragile.



Photographer **Paul Clemence** has unveiled a new photo series documenting Le Corbusier's Notre Dame du Haut in Ronchamp, France.

Modernist Houses For Sale



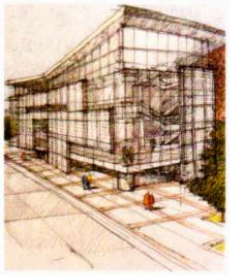
A 1958 house in Beverly Hills that architect George Foy designed is being sold for $3.4M. The owners, who live next door in a Paul Williams-designed house, bought this one in 2001 to make sure it was preserved.

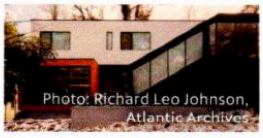
Help Us Preserve NC History

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.

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
POWERED BY THE UNC SYSTEM

Upcoming Events

August 16 and November 28: Visit John Lautner's Pearlman Cabin in Idyllwild CA. Call **Nancy Pearlman** 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. Enter ART on the form. 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.

USMODERNIST RADIO
ARCHITECTURE YOU LOVE

Latest Podcast





#469/Christopher Hawthorne + Chris Freeland + Musical Guest Kitty Kallen via Jonathan Granoff

Christopher Hawthorne spent 14 years as the *L.A. Times*' architecture critic before becoming Los Angeles's first-ever chief design officer. **Chris Freeland** runs Library Services at the Internet Archive, leading the charge to keep our digital past from fading away, and later, we have musical guest **Kitty Kallen**, via her son **Jonathan Granoff.** Kitty's 1954 hit *"Little Things Mean a Lot,"* topped the charts for nine straight weeks and made her one of the defining voices of the era.

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.

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

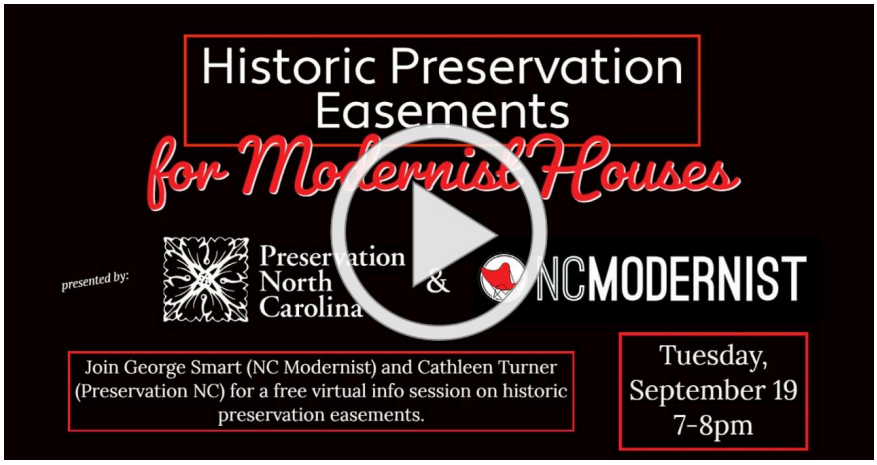
NCMODERNIST



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:

CHAPPELL
Powered by COMPASS



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.

USModernist.org | 5409 Pelham Rd | Durham, NC 27713-2533 US

Unsubscribe | Update Profile | Constant Contact Data Notice

Constant Contact

Try email marketing for free today!