US Modernist

Monday, August 17, 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

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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 98,000 Modernist fans, architects, real estate agents, preservationists, and builders. Reach out to George Smart, 919.740.8407.

Meet the USModernist Team

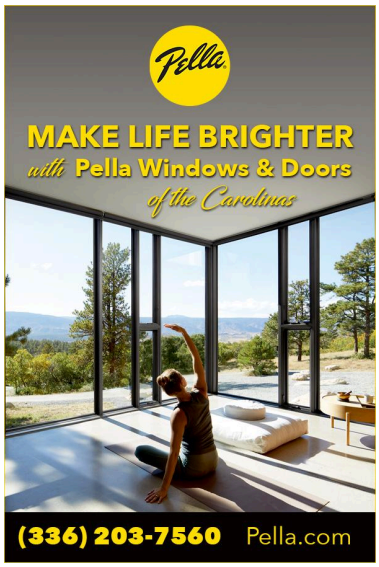
Check out the NCModernist For Sale/Rent Database. Real estate agents and owners can list their North Carolina Modernist houses for sale or rent for free.
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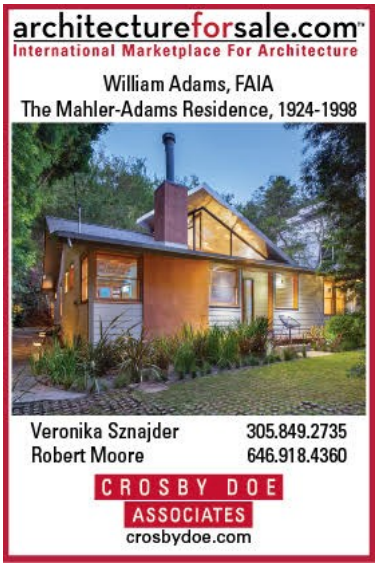
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Featured Upcoming Events

This Thursday, August 20, 5-7pm: NCModernist Thirst4Architecture Happy Hour at the exciting new Building Product Showroom of Fitch Lumber and Hardware, 3010 Stony Brook Drive, Suite 105, Raleigh NC. Explore windows, doors, cabinetry, and much more! Free, registration required. Enter FITCH on the form.

This Friday, August 21, 10am: Design Within Reach (DWR) will hold a ribbon-cutting for it's newest studio at 4351 The Circle at North Hills Avenue Suite 103 in Raleigh NC. Bringing authentic modern design to Raleigh's North Hills shopping district, the new store showcases DWR's curated assortment of furniture, lighting and accessories from leading global design brands including Herman Miller, Knoll, Louis Poulsen, Fritz Hansen, Flos, Gubi, and Carl Hansen & Søn. Free.

This 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. Ticket sales close today at 5pm.

This 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.

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.



NCMODERNIST MOVIE SERIES

NCModernist's Architecture Movie Series gears up starting **Tuesday, September 1** at Raleigh's cherished Rialto Theatre. And, it's LEGO night! You'll see full models of mostly North Carolina buildings built with LEGO and meet their creators.

Clark Nexsen – NCSU Fitts-Woolard Hall
Wolk360 – Chuppa Wedding Cake Topper
Chris Reno – Gwathmey's Viereck House and Guest House
RATIO – New Raleigh City Hall
DLR – American Tobacco

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.



NEW: Thursday, September 10, 6-8pm: *Sake in the City*, a sake-tasting event led by NCModernist's **Devra Dubroff** in Raleigh at the house architect Arthur McKimmon designed for himself in 1956 - with amazing gardens he planted and tended for the next forty years. You'll be tasting lovely varieties of Japanese sake you've never heard of and rating every pour. Details and tickets.

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. *Only 20 tickets left!*



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.

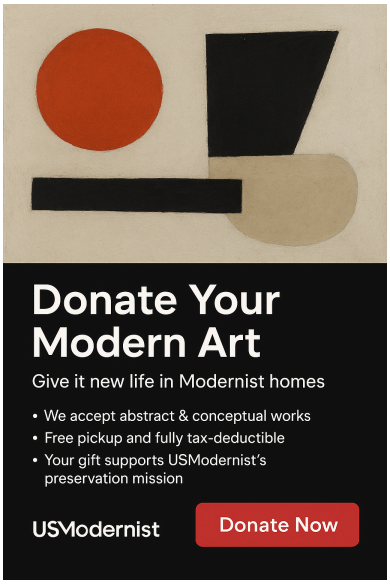
Support USModernist's Mission and National Impact



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

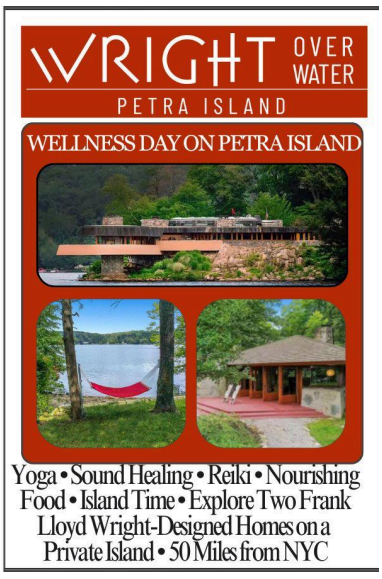
1. 1. Join the Mod Squad.
2. 2. Make a tax-deductible donation by check, credit card, or DAF.
3. 3. Donate midcentury furniture or modern art.
4. 4. Donate old architecture and design magazines.
5. 5. Sponsor this newsletter or the USModernist Radio podcast.
6. 6. Make USModernist a part of your giving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

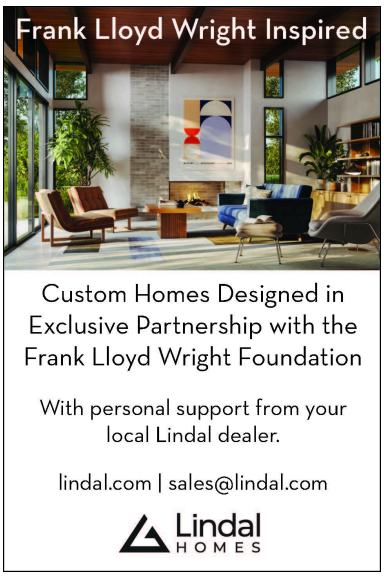
Contact **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**



Endangered Modernism









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.

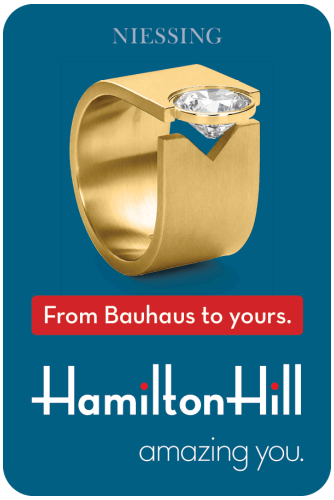


Endangered: Raleigh's Contemporary Art Museum, 409 West Martin Street, is now on the market. Created by a coalition of arts leaders led by **Frank Thompson**, the Museum opened in 2011 designed by Brooks + Scarpa of Los Angeles and Clearscapes of Raleigh. At roughly 22,300 square feet, Wake County assesses 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.

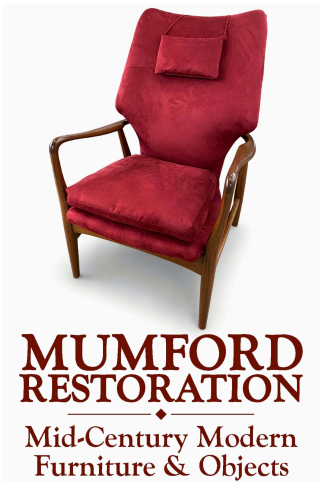


Endangered: Albuquerque's 1965 George Rutherford Building, designed by **Don Stevens** of SMPC Architects, is at risk of being destroyed to make room for fixes to Interstate 25. New Mexico Modernism is advocating to save the building. Photo by **D'Ali Roberts**. For more, contact Erik Mease.

News









The **Donald Trump**-controlled Board of the John F. Kennedy Center for the Performing Arts voted last Thursday to close the complex's main building for a two-year renovation and approved renaming the complex "*The John F. Kennedy Center for the Performing Arts Restored and Renovated by President Donald J. Trump.*" three months after a federal judge halted an almost identical closure plan and weeks after Trump's name was removed under court order. Both issues go back to court.

Focus on Miami



On August 18, City of Miami voters decide whether to approve a 40-year management agreement with Global Spectrum to run events at Miami Marine Stadium and pay up to $10M toward restoring the midcentury venue, closed since 1992. There's wide support for saving this iconic structure.



Endangered: Elsewhere in Miami, the waterfront City Hall building is threatened. The former 1934 Pan American Seaplane Base and Terminal Building has been City Hall since 1954, but plans call for municipal offices to move to Miami Freedom Park by 2028. That transition has raised fears that this property could be destroyed or wildly altered after the city leaves. It was designed by **William Adams Delano** and **Chester Holmes Aldrich.**



The Miami City Hall situation contrasts with another wildly successful preservation project in Miami. The new PS Private Lounge opened June 30 in the former 1963 Pan Am Headquarters building, designed by Steward-Skinner and Associates, a Miami architectural firm that also designed the Miami Seaquarium and the airport's first jet-age terminal.



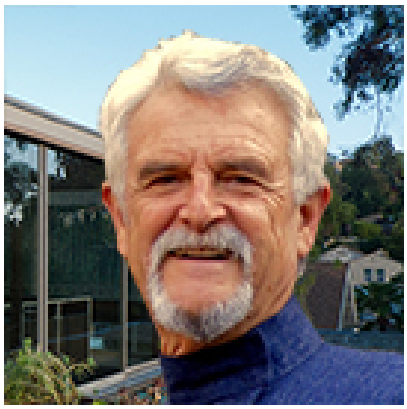
The Save Dallas City Hall Coalition filed suit last Wednesday against the City of Dallas, Mayor Eric Johnson, all 14 Council members, City Manager Kimberly Bizor Tolbert, Historic Preservation Officer Marcus Watson and Chief of Real Estate John Johnson. The coalition points to a failed generator, active parking garage leaks and overdue roof maintenance, and alleges demolition by neglect, failure to perform mandatory inspection duties, abuse of city property, breach of fiduciary duty for letting maintenance money sit idle, and failure to complete landmark designation. The suit is possible under

Proposition S which waives the city's governmental immunity when residents sue over noncompliance with its own ordinances.



The Metropolitan Washington Airports Authority of Washington DC is planning to destroy Terminal 1 at Reagan National, aka the Banjo Gates, with these nine gates moving to a new concourse (top, right). Giuliani Associates designed the Banjo Gates for Northwest Orient and TWA in 1970 after jets were authorized at DCA in 1966.





Critic **Mimi Zeiger** and preservationist **Raymond Neutra** will receive Honorary memberships in AIA Los Angeles at the 2026 Design Awards on Tuesday, October 27, at the Petersen Automotive Museum.



From its historic collection of shows, PBS station WNET-13 has put the 90-minute *"Charles & Ray Eames, Modern Architecture and Design Icons"* on YouTube.



From Dezeen: Elon Musk's companies SpaceX and Tesla will built a chip-building factory in Grimes County TX named Terafab, which will measure over 100 million sf and become the largest building in the world. The enormous factory will build chips for Tesla's Optimus robots, self-driving Cybercabs, and SpaceX's planned data centres in space. The first phase of Terafab is expected to cost $16.8 billion. Terafab says this massive project will provide 3,000 jobs. To humans.



Architectural RECORD goes deep on Presidential libraries, often a landmark achievement in the careers of their architects. This is the JFK Library in Boston, designed by I. M. Pei.



The Glasgow School of Art's Board of Governors has decided not to restore the Art Nouveau-style Mackintosh Building. The cost of £265m is five times the school's annual turnover and four times an earlier £62m estimate. The school blames inflation for the funding gap despite an insurance settlement whose value it declines to disclose, drawing criticism over transparency.



Camp Wandawega in Elkhorn WI has never been a kids camp. It is a getaway for adult Chicagoans since 1925 and is now a woodsy rentable event space. However, two cabins have been repurposed glass pods that were made during COVID as office spaces inside an auto body shop in Illinois.



A pair of Swedish artists designed a sauna that looks like a giant crystal as the first project in Skellefteå on reclaimed land after it was polluted by an industrial pulp operation.

Modernist Houses For Sale



After being owned by the same family since it was built, the 1968 Hezlep Residence designed by Harold Zook in San Marino CA is on the market with a $5M price tag.



Architect Alan Blair's 410 Conil Way in Portola Valley CA is for sale at $4,28M. Boasting blissful views reaching from San Francisco to Santa Clara, the quiet and private 2940 sf house has three large decks, a hot tub, two gas fireplaces, two Tesla chargers in the garage, and Herman Miller light fixtures.



A 1985 Modernist house designed by Vuko Tashkovich, the Bard of Pound Ridge NY, is for sale at $3.95M. Hat tip to **Kelly Sherman.**



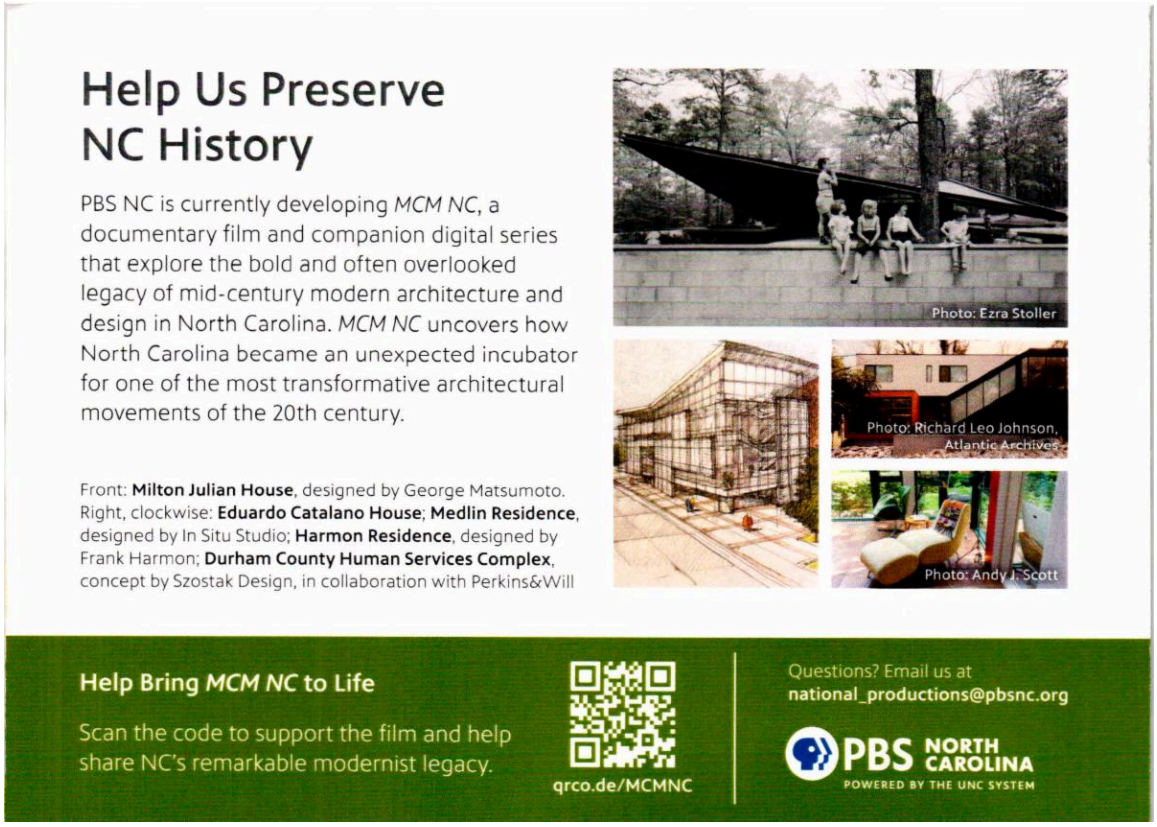
The 2014 MIchael and Olga Kagan House, built with glass and reflecting steel panels, designed by Kieran Timberlake, embraces its natural surroundings on a 20-acre property in Pound Ridge NY. It's for sale for $15M.



Modernist architect **Frank Dushin** designed a 1963 house in Bedford Corners NY is so renovated that it's listed as a new home. Previously sold as a tear-down, they rebuilt from Dushin's structure. Priced at $5.5M, down $1M from earlier this year.



A 1940 house in Fox Point WI designed by **Russell Barr Williamson**, a draftsman and site supervisor for Frank Lloyd Wright (until the two had a falling out in 1918), is for sale for $799,000.



Upcoming Events



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**.*

Tuesday, September 22, 430-6pm: Join NCModernist at AIA Triangle's 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.

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 Weekend & Architecture Week, La Jolla CA. Kick things off with a Retro Cocktail Party, then tour six exceptional private Mid-Century Modern homes, plus special UC San Diego and Scripps campus tours, Modernism 101, and the La Jolla Jewel Awards. Details and tickets.

October 3-4: Modern Atlanta Architecture Tours. Details.

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

Tuesday, October 6: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. 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.

Tuesday, November 3: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. Details.

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.

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.

Tuesday, December 1: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. Details.

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
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Latest Podcast









#470/Authors Trig Thoreson + Owen Hopkins + Craig McDonald + Musical Guest Lucy Woodward

It's author day on the show. **Trig Thoreson** wrote a biography of architects **Louis Sullivan** and **Daniel Burnham**. **Owen Hopkins** wrote a book on Brutalist buildings in London. **Craig McDonald** co-wrote *Mid-Century Modern Midland* exploring the architectural history of Midland MI. Later, returning musical guest **Lucy Woodward**, one of our favorites.

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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NCMODERNIST

MATSUMOTO PRIZE

2026 Jury Winners:

NEW
1st: Cohen Davis Residence, Wittehaus, Charlotte
2nd: Dairy Gap House, Rusafova Markulis, Asheville
3rd: Village Modern, REdesign.build, Raleigh

RENOVATED
1st: Edgewater Renovation, Kersting Architecture, Wilmington
2nd: Carter Renovation, Ellen Cassilly Architects, Raleigh
3rd: Weber House, Melinda Knowles Interior Design, Raleigh

2026 People's Choice Winners:

NEW
1st: Home @ 9, Kersting Architecture, Wrightsville Beach
2nd: Lakeview Residence, Toma Farren Architects, Cary
3rd: Durham Tree House, Ellen Cassilly Architects, Durham

RENOVATED
1st: Weber House, Melinda Knowles Interior Design, Raleigh
2nd: 400 E Martin, REdesign.build, Raleigh
3rd: Rumsey Renovation, Ellen Cassilly Architects, Durham

Through September 1, eligible houses that have not previously won can re-submit for 2027 at half price. Contact george@ncmodernist.org.

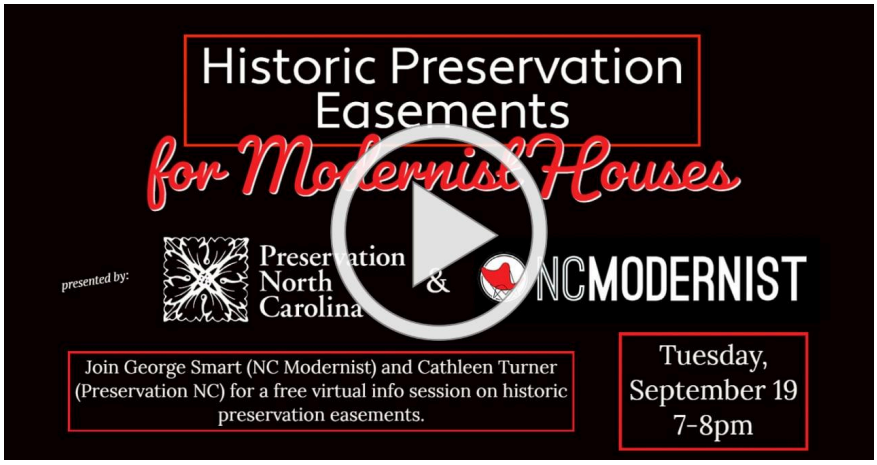
We took the 19-year-old NCModernist website into the shop and dramatically spruced it up. Now you can more easily explore over 6,000 North Carolina houses, 370 North Carolina architects and designers, and 15,700 photos!

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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