M News: Arthur Elrod Movie / American Deletions / Pittsburgh's Frank House
From: George Smart HAIA <george@usmodernist.org>
Date: Monday, August 24, 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: 6M+ Pages	USModernist Radio Podcast: 480 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

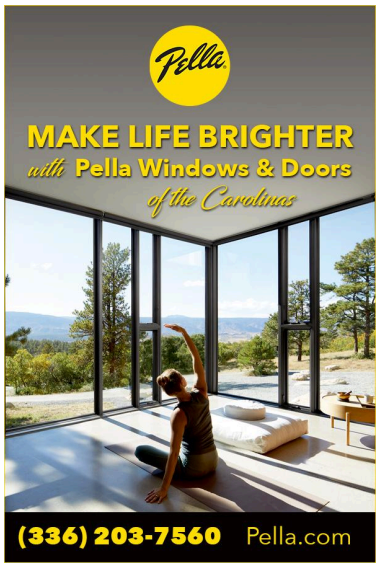
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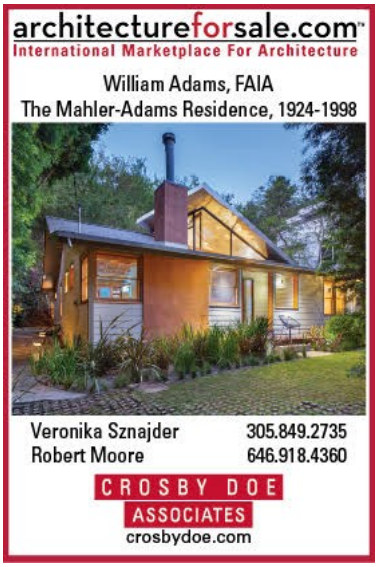
Meet the USModernist Team

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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Featured Upcoming Events



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.

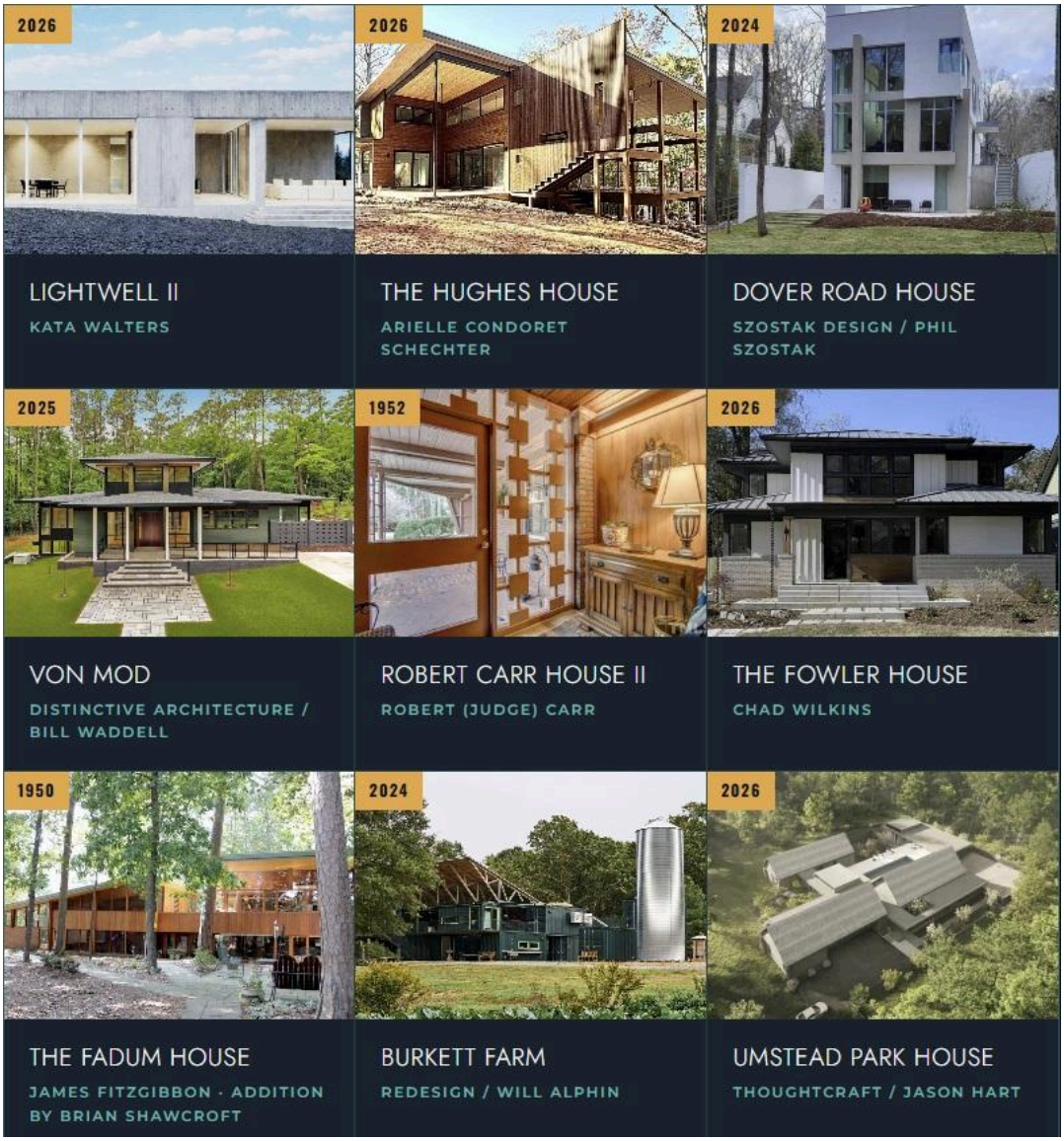
Clark Nexsen – NCSU Fitts-Woolard Hall
Wolk360 – Chuppa Wedding Cake Topper
Chris Reno – Gwathmey's Viereck House and Guest House
RATIO – New Raleigh City Hall
DLR – American Tobacco

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. Just ten spots left! Details and tickets.



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. *Only 19 tickets left!* 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.

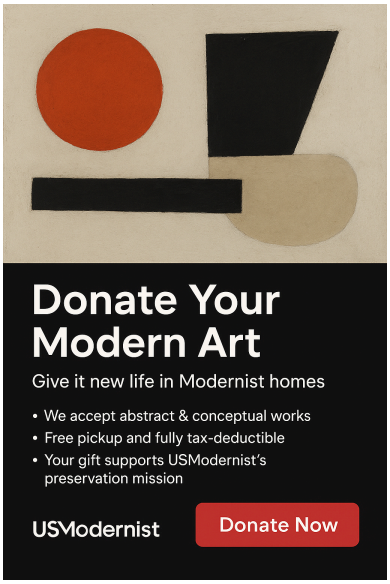
Support USModernist's Mission and National Impact



Want to get more involved? There are so many ways to be part of the 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 building? 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 the rare, long-neglected Burke House at 144 Center Island Road for sale on 17 acres for $6.75M. **Benjamin Thompson** of TAC was the

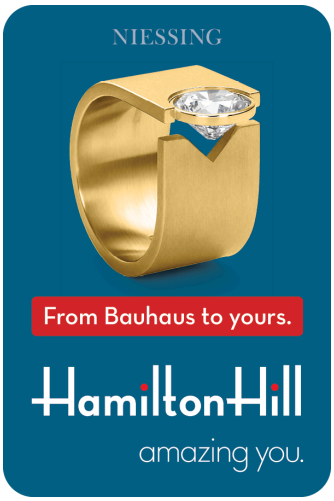
project architect. TAC leader **Walter Gropius** was friends with the Burkes.



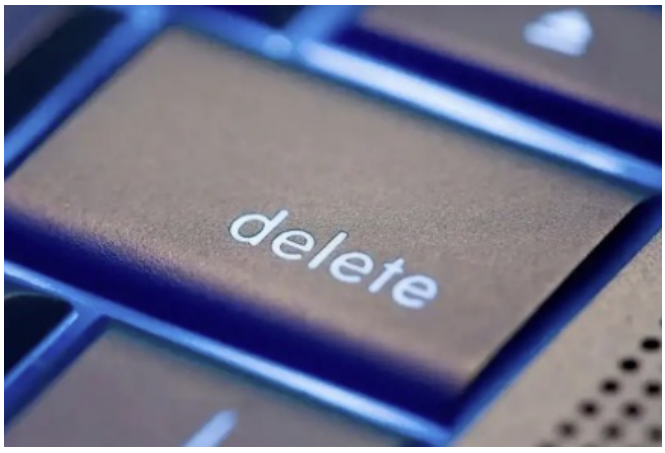
Endangered: The 1954 Jobe House, **2205 Garden Place**, Raleigh NC, was designed by Glenn Buff and the builder was **E. H. Roberts**. But now the house is surrounded by development and is a prime teardown target. The inside is in good shape but the outside needs work. For sale at $840,000.

News









Endangered: American public data is being deleted by the Trump administration faster than anyone can copy it. On August 18, the Guardian UK published an interactive tally built from the new dataindex.us tracker: at least 28 federal datasets eliminated and 338 altered across more than 60 agencies since January 2025. Health data accounts for roughly 40 percent. SAMHSA's Drug Abuse Warning Network has simply stopped updating. Gender-identity variables were stripped from the National HIV Surveillance System and the National Violent Death Reporting System. USDA killed its twice-yearly farm labor and wage survey; the National Center for Education Statistics lost a survey on teacher and principal pay. The casualty list includes NOAA's Billion-Dollar Weather and Climate Disasters database, the National Law

Enforcement Accountability Database, USAID's Demographic and Health Surveys, and the Current Population Survey's Food Security Supplement, the instrument that told us how many Americans go hungry. EPA's Air Toxics Screening Assessment, published since 2002, has gone dark. Nearly 2,000 EPA webpages and datasets have been modified or removed.

Physical archives are next. NBC News reported August 12 that genealogists and historians fear closure of National Archives facilities in San Bruno, California and Chicago. San Bruno holds Angel Island immigration files, Chinese Exclusion Act case records, Japanese American internment documents, and Alcatraz penitentiary records, among much, much more.

Members of Congress have introduced the National Archives Protection Act, backed by 37 lawmakers, to bar closing facilities without congressional approval.

Meanwhile the statistical agencies producing the data are being hollowed out. NCES has gone from roughly 100 staff to about a dozen, ERS is down a third, and BLS is down 20 percent. The rescuers are organizing. The Data Rescue Project — 900-plus volunteers who have already preserved more than 2,500 datasets from 90 agencies — published its own loss assessment on August 18, citing estimates of 3,000 to 4,000 removals, and hired a full-time volunteer coordinator on August 20. On August 19 the American Historical Association, American Oversight, CREW and the Freedom of the Press Foundation asked the D.C. Circuit to uphold Judge John Bates's order requiring compliance with the Presidential Records Act, which the Justice Department declared unconstitutional in April.

Judge Bates opened that order quoting George Orwell: "Who controls the past controls the future."





Endangered: The historical *Sunset* magazine campus (left) in Menlo Park CA moves closer to demolition. The magazine, still in production, once served as a symbol and cultural compass for post-WWII living. the building, commissioned in 1951 by the Lane family and designed by Clifford May at 80 Willow Road, sits now at the center of California's ongoing housing crisis, preservationists, and zoning debates. A developer has proposed a large-scale project (right) of retail and office spaces, a school, a hotel, and 665 residential

units, 100 of which are designated as affordable housing. Hat tip to **Stephen Mico.**



The UK's Guardian writes about the legacy of architect Paul R. Williams in Los Angeles. Hat tip to **Max Eternity.**



The Alan I. W. Frank House Foundation in Pittsburgh PA announced its founding Trustees (**Richard Armstrong; Barry Bergdoll; Craig Dunham; Omar Khan; Dusty Elias Kirk; Jed Lyons; Darcy Frank Mackay; Melissa McSwigan; Kimberly Frank Shaw; Lynda S. Waggoner**) and founding Advisors (**Kenneth M. Argentieri; Christopher Drew Armstrong; Rachel Delphia; Justin Gunther; Maxwell King; William Kopelk; Pat Navarro; Ana Pinto da Silva; Brittany Reilly; Raymund Ryan; George Smart; Laura Whitby**). They are seeking an Interim Executive Director on a one-year contract to lead this Gropius/Breuer Modernist house toward public opening. Duties: fundraising, board partnership, preservation and National Register work, community and government relations, programming, operations. Requires 8–10 years nonprofit leadership. Apply to natalie@thefrankhouse.org.

On Thursday, September 24, 2026, 6–8 pm, the Carnegie Museum of Art and School of Architecture and Design presents a talk by **Darcy Frank Mackay**,

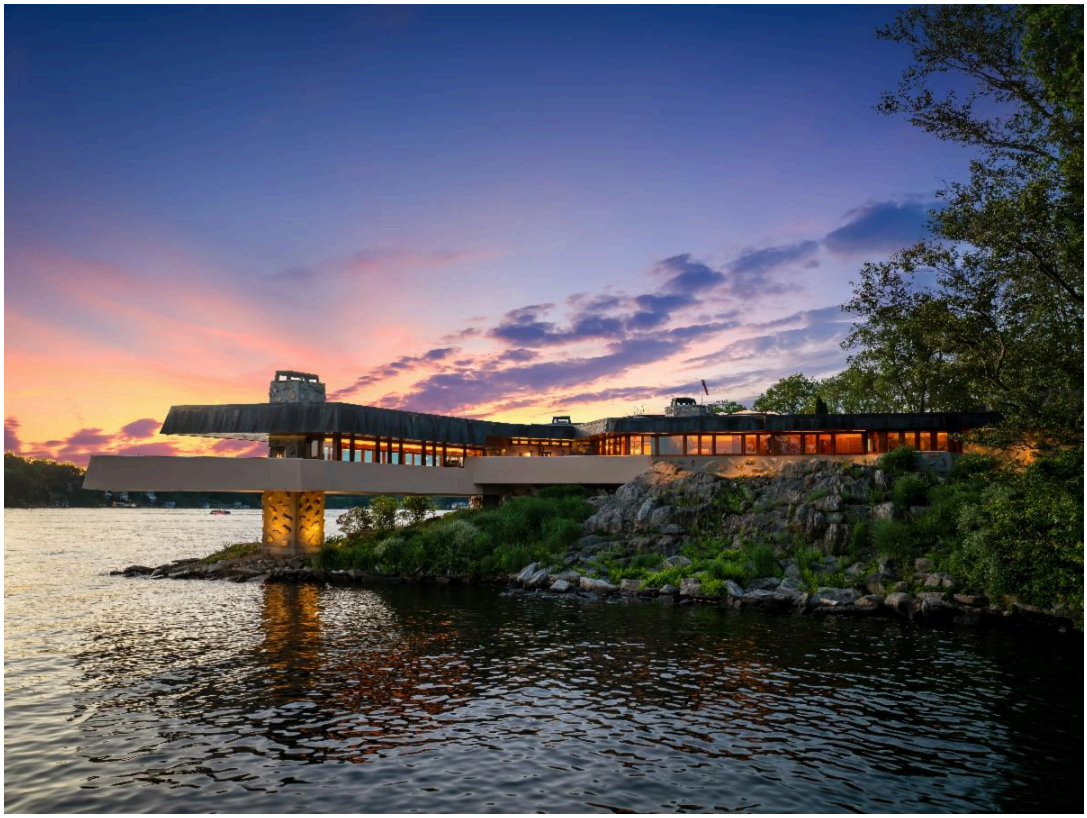
President of the Foundation. Details.



In the 1960's, Holiday Inn hired **Leonard J. Lundgren** to design round tower hotels all around the US and abroad. The first opened in 1964 and became the prototype for a small, strange, deeply photogenic family of buildings nicknamed the corncobs.

Raleigh NC shows this design off best. On a 0.80-acre parcel, Lundgren stacked a wide circular five-story base containing the lobby and a ramped parking deck, set a narrower thirteen-story guest tower on top of it, and cantilevered a nineteenth-floor restaurant out over the whole thing. Contrary to urban lore, and some people still swear by this, the restaurant did not ever revolve. All of them are still standing: Austin, Long Beach, Charleston, Mobile, Gretna, Los Angeles, San Diego, Tallahassee, Jefferson City, Saddle Brook, Southfield, Denver, Syracuse, Ottawa, Panama City, and Acapulco.

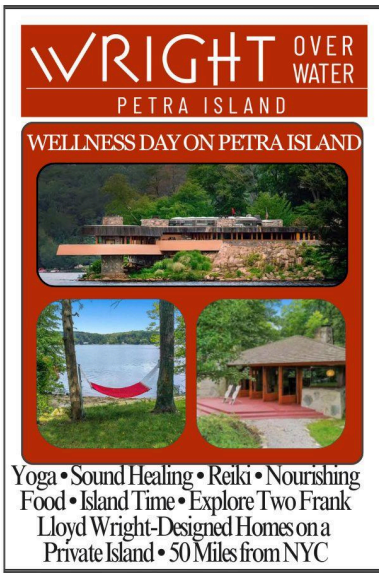
Tidal Real Estate Partners is spending roughly $36 million to reopen Raleigh in October as a 204-room Hotel Indigo, with a cocktail lounge in the nineteenth-floor restaurant. INC was the architect, known for the underground TWA Hotel Conference Center at JFK. If you have memories of Raleigh's Holiday Inn from the past, share them here.

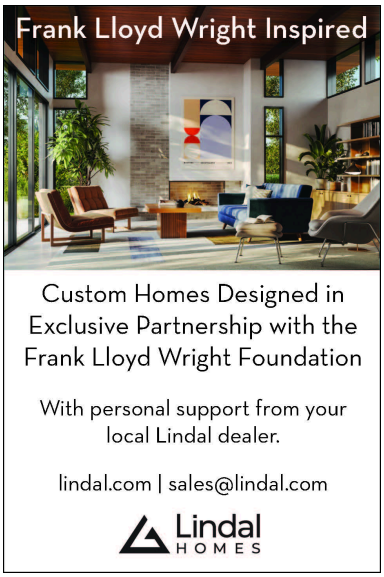


The Massaro family received USModernist's 2026 Pinnacle Award for building Frank Lloyd Wright's 1950 Petra Island house. **Joe Massaro** with architect **Thomas Heinz** constructed the 5,000-square-foot home on a boat-access-only granite island where Wright previously designed the Chahroudi Cottage. Open for tours. Details and tickets.

Modernist Houses For Sale









An 1981 Gene Leedy house in Longwood FL is for sale, $2M.

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

Tuesday, October 6. 7pm: 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.

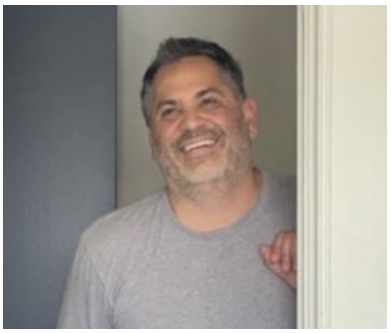
Tuesday, December 1: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. Details.

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.

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Latest Podcast





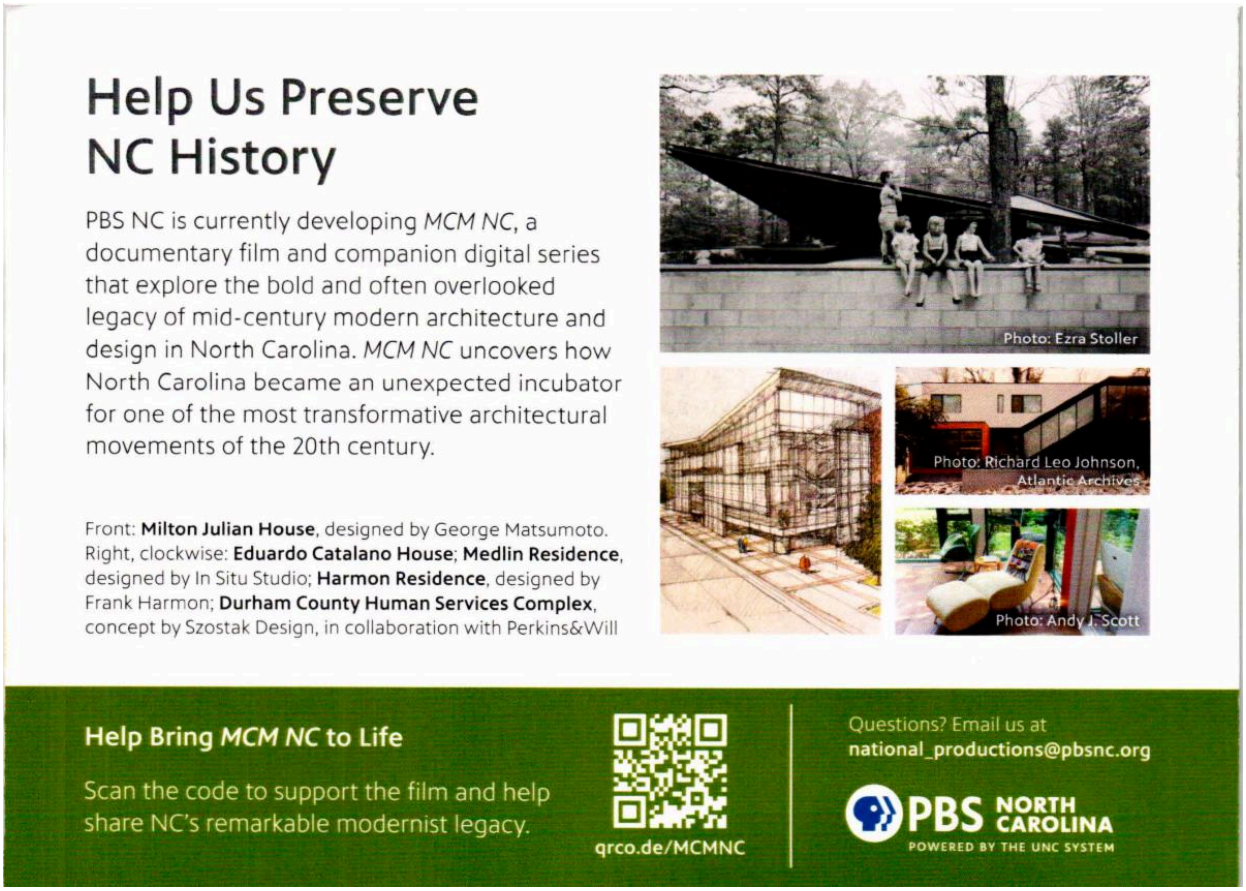

#471/Cameron Hassid + Darren Kelly + Patrick Cannon + Musical Guest Nicole Lvoff

Cameron Hassid bought a bankrupt, boarded-up Richard Neutra apartment building in Los Angeles and turned its restoration into a second career. Bay area architect Darren Kelly is an expert on Rush Creek Village, Ohio's little-known Usonian-inspired community, and the author of a new book. Author Patrick Cannon retired from public relations and wrote a comprehensive book on Frank Lloyd Wright's work in Oak Park and River Forest. And closing us out, returning musical guest Nicole Lvoff.

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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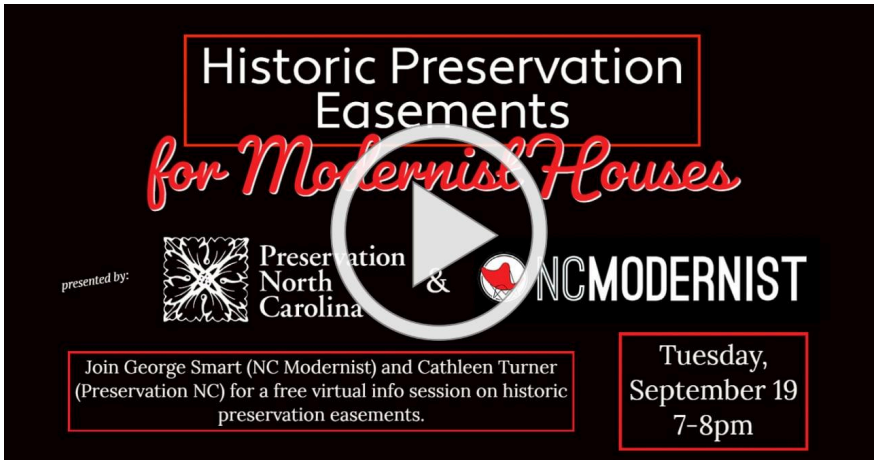
FOR SALE

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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