US Modernist

Modernist House Archives:
30,000+ Houses

Architecture Media Library:
6M+ Pages

USModernist Radio Podcast:
480 Shows

Monday, August 31, 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.

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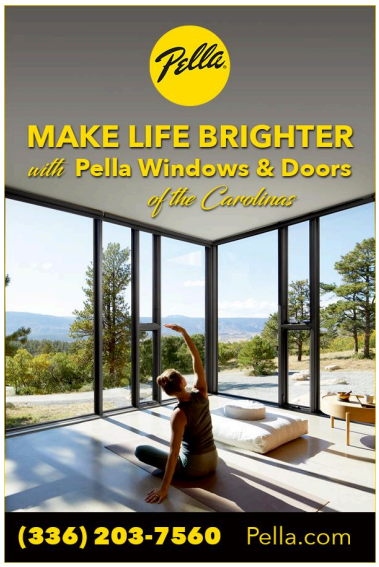
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

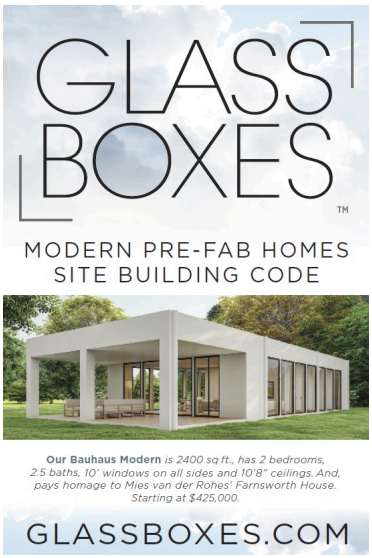
Newsletter Sponsorship: Connect your product, service, or organization to USModernist's 99,000 Modernist fans, architects, real estate agents, preservationists, and builders. Reach out to **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**

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:

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Featured Upcoming Events

NCMODERNIST MOVIE SERIES

NCModernist's Architecture Movie Series gears up starting **this 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

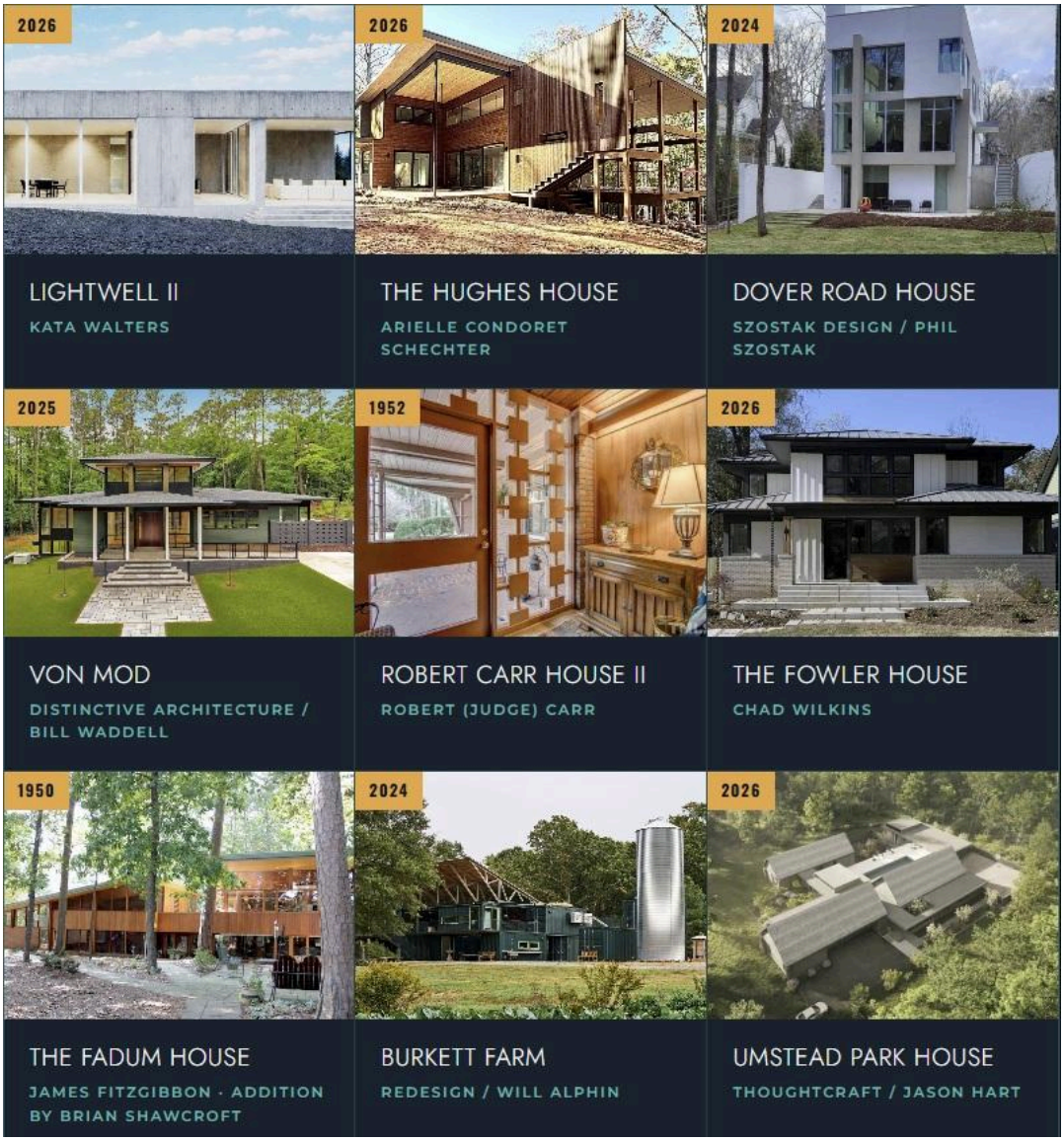
The first film is *Arthur Elrod: Desert Cool.* Elrod was Palm Springs' most glamorous interior designer, and his playground was architect John Lautner's concrete-and-glass masterpiece — immortalized in *Diamonds Are Forever.* Get tickets online or at the door. Plus, new this year, you can buy a season 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 8 spots left! Details and tickets.

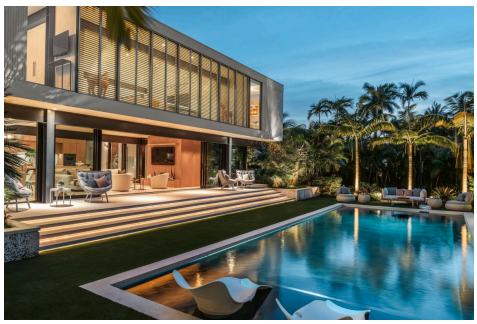




Tuesday, September 22, 430-6pm: Join NCModernist at AIA Triangle's Partners & Pours, featuring networking, mini-continuing education sessions, exhibits, snacks, and two beers. Spin NCModernist's Wheel of Destiny for exciting prizes. Open to architects and non-architects alike! HUB RTP, Horseshoe Building, 3151 Elion Drive, Durham. Free for AIA members, $20 general public. Details and tickets.

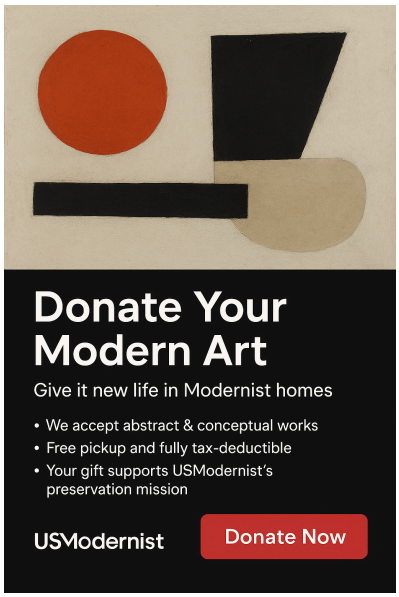


Saturday, September 26 · 8am to 4pm: Modapalooza! Explore eight exciting new and classic Modernist houses and one Modernist farm in Raleigh, Durham, and Chapel Hill NC without the hassle of driving, parking, and finding your way around. Sponsored by **Anderson Pope** of Northern South, Pella Direct, and Hartwell Financial Group. *Only 12 tickets left!* Details and tickets.



Friday, October 23: Moon Over Modernism Benefit Cocktail Party, 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. 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!

Become a member - join the Mod Squad.

Make a tax-deductible donation.

Donate old architecture and design magazines.

Sponsor this newsletter or the USModernist Radio podcast.

Make USModernist a part of your giving or planning.

Volunteer to work events or assist with fundraising.

Travel with us to Modernist sites in the US and Europe.

Attend the NCModernist Raleigh architecture movie series.

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

Endangered Modernism



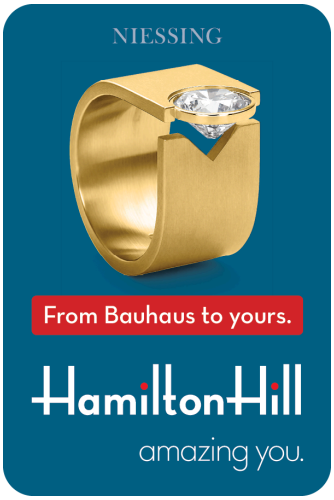
Know an endangered Modernist building? Through our preservation alert program, **Modernism In Danger,** USModernist calls attention to the Modernist buildings around the country at risk for deterioration, demolition, lowball auction, or inappropriate renovation (like turning your Modernist house into 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.

News









Endangered: The Trump administration says it may tear down the John F. Kennedy Center for the Performing Arts and replace it with an outdoor amphitheater if courts keep blocking its renovation plans. A Justice Department attorney made the threat in a civil filing this week, calling the 1960s Edward Durell Stone building a "financial and structural death spiral" that loses "tens of millions of dollars each and every year." Without renovation, the filing said, the center "will deteriorate further into an unsafe, decrepit structure that will be required to be taken down" — possibly making way for "a large outdoor amphitheater overlooking the Potomac River." The filing also claimed donors won't give without Trump's name attached. The fight began in 2025, when Trump replaced the board with his own picks and put his name on the building. A court ordered the name removed in June, and a judge halted the renovation earlier this year. The AIA and Docomomo US sued in March. Donors and performers have fled, and attendance has fallen sharply.



A coalition of 700+ tribal nations, preservation groups, museums, businesses, and professional associations (including USModernist) representing over 5 million Americans in all 50 states delivered an open letter to every member of Congress defending Section 106 of the National Historic Preservation Act. And they've gotten a lawyer, Cultural Heritage Partners.

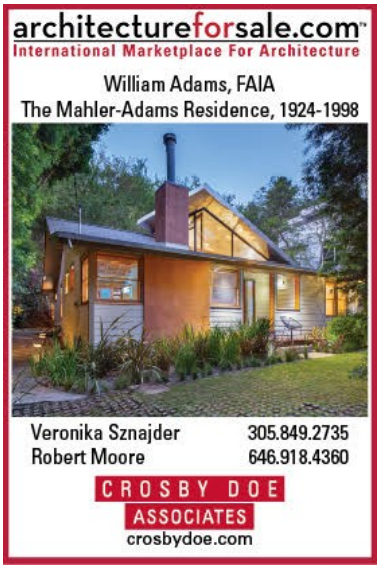
The coalition asks Congress to reject Trump's sweeping rewrite of the Section 106 regulations, statutory rollbacks buried in permitting legislation, and likely illegal

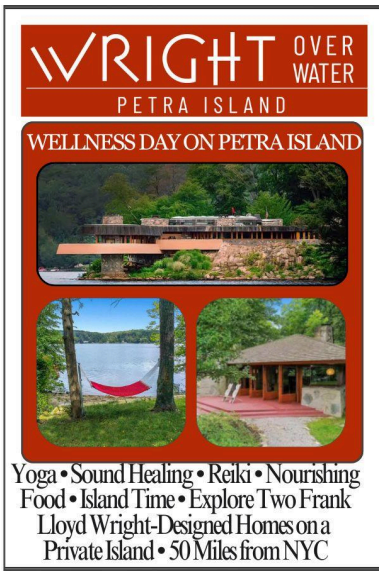
workarounds for Trump's priority projects. Rather than trimming protections, the coalition wants better agency staffing, earlier consultation, digital tools, stronger SHPO/THPO support, and improved dispute resolution. What you can do:

- * Read the Washington Post coverage and comment if you subscribe
- * Recruit signatories via the Google form and the mailing list / working groups signup
- * Report agencies cutting corners to fightback@culturalheritagepartners.com

Modernist Houses For Sale









George Matsumoto houses don't come along for sale that often. This is one of his largest houses, located in Greensboro NC, priced at $2M.



The 1938 Hangover House in South Laguna Ca is for sale at $7.5M. Designed and built by **William Alexander** for travel writer **Richard Halliburton**. The 2500sf restored concrete-and-steel house hangs dramatically above the Pacific, with views toward Aliso Canyon. **Kevin Souza** is writing a biography of Alexander and would be grateful to hear from anyone with information, documents, photographs, or recollections concerning his life and work. The house listing is by Agents of Architecture, and you can reach Kevin at kevin.souza@gmail.com.



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.

Upcoming Events

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. *Just 8 tickets left.* Details and tickets.

Opening 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. The film is *The House: Six Points of Departure*. Plus it's Seinfeld night! Come compete for the best Elaine dance and our ridiculous Catch-The-Marble-Rye contest. 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 works to remove forced and child labor from the building materials supply chain. 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.



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.

Want to volunteer and come for free? Register here.

October 12-17: Join USModernist's **George Smart** at opening night of the New York Architecture and Design Film Festival. Details and tickets.

October 15-18: Modernism Week Preview Weekend, Palm Springs CA. Details.

October 17: DWELL has a three-house tour in Los Angeles. 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 Benefit Cocktail Party, 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. Details and tickets.



Tuesday, November 3, 7pm: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. *The Harvard Five* tells the story of five architects: Philip Johnson, John Johansen, Landis Gores, Eliot Noyes, and Marcel Breuer. They were visionaries who ignited a modern design revolution in New Canaan CT in the wake of WWII. Their avant-garde ideals and Bauhaus-inspired designs challenged local traditions and ultimately redefined American Modernism for the 20th century. Plus, it's NCModernist Bingo Night! Free cards for everyone, with buildings instead of numbers. 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, 7pm: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. The film is: *Arthur Erickson: Beauty Between the Lines.* Canada's greatest architect designed buildings that feel inevitable — as if the landscape itself demanded them. Plus, it's Golf Night: line up the putt of your life for an exciting prize! 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



#472/Steven Holl + Dimitra Tsachrelia + Authors Robert Ivy, Cathleen McGuigan, Peter MacKeith + Musical Guest Halie Loren

Today's episode brings together some big names in design: architects Steven Holl and Dimitra Tsachrelia, then authors Robert Ivy, Cathleen McGuigan, and Peter MacKeith discussing their new book, Out There: Architecture Across America. And later, returning podcast guest, for whom we swoon, Halie Loren.

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.

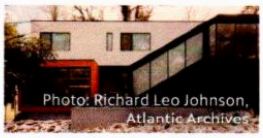
NCMODERNIST

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

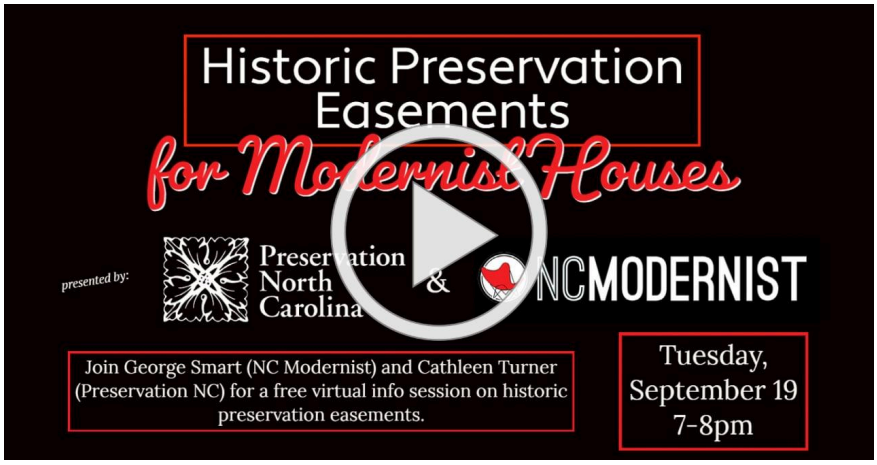
PBS NORTH CAROLINA
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Vacancy, not development, is the enemy of mid-century Modernist houses. Preserve and protect the architecture you love by notifying us when North Carolina houses go vacant or on the market.

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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