US Modernist

Modernist House Archives:
30,000+ Houses

Architecture Media Library:
6M+ Pages

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480 Shows

Tuesday, September 8, 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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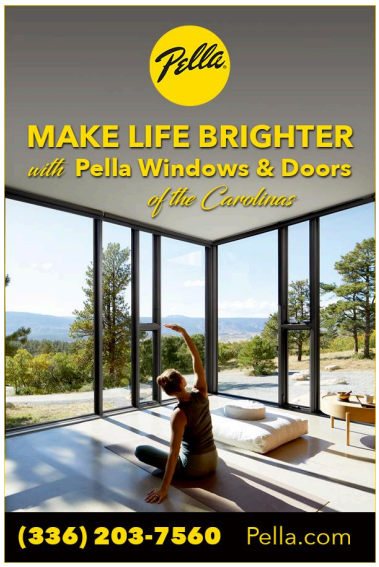
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

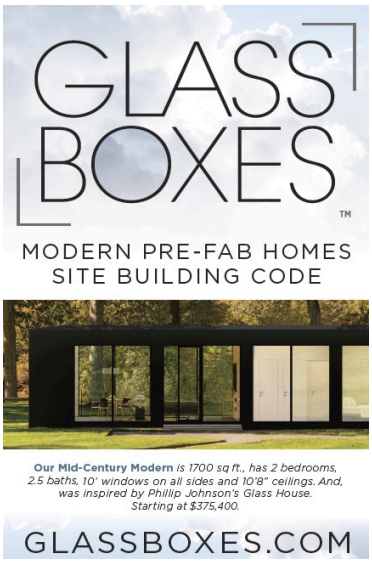
Newsletter Sponsorship: Connect your product, service, or organization to USModernist's 99,000 Modernist fans, architects, real estate agents, preservationists, and builders. Reach out to **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**

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's Architecture Movie Series continues on **Tuesday, September 1** at Raleigh's cherished Rialto Theatre. And, it's Seinfeld night! Enter the Elaine dance contest, or try our Seinfeld pub quiz for prizes. Get tickets online or at the door. Plus, you can buy a season ticket for the nine-film series and save 20%! Details.

Sponsored by ThoughtCraft Architects.

NCMODERNIST MOVIE SERIES



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.

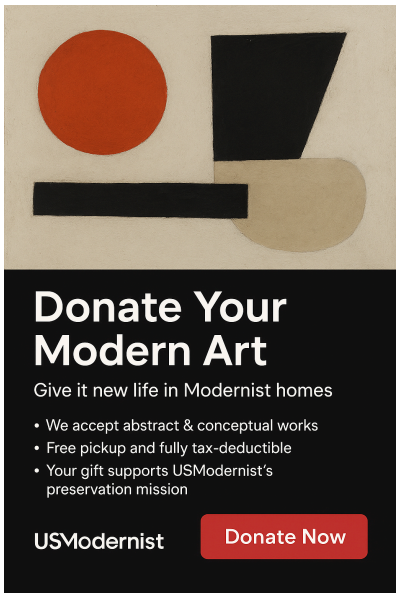
Saturday, September 26 · 8am to 4pm: Modapalooza! Explore eight exciting new and classic Modernist houses and one Modernist farm in Raleigh, Durham, and Chapel Hill NC without the hassle of driving, parking, and finding your way around. Sponsored by **Anderson Pope** of Northern South, Pella Direct, and Hartwell Financial Group. *Only 10 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: Architect Sumner Winn's largest commission was 812 Kenmore Road in Chapel Hill NC. Recently bought by a developer out of Florida, the 10+ acres will be developed for 1-acre houses. Although destruction of the house is not imminent as the development goes through City approvals, there's trouble ahead. Concerned neighbors are mobilizing.



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

Would Grandma be *ashamed?*

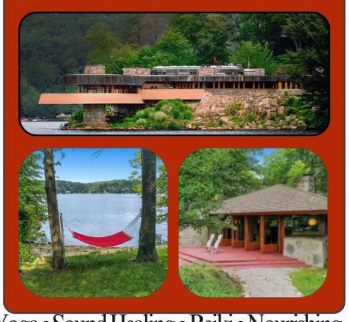


Probably.
Let's fix that.

MUMFORD RESTORATION

WRIGHT OVER WATER
PETRA ISLAND

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Yoga • Sound Healing • Reiki • Nourishing Food • Island Time • Explore Two Frank Lloyd Wright-Designed Homes on a Private Island • 50 Miles from NYC

NIESSING



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Destroyed: The 1956 Kent House, 1311 Flying Point Road, Water Mill NY. Designed by Peter Blake, former editor of Architectural Forum and Architecture Plus.



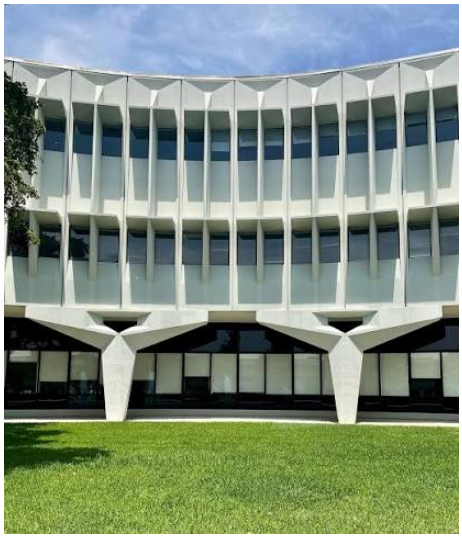
Endangered: Bad news on the Sturges House in Los Angeles, designed by Frank Lloyd Wright. The Los Angeles Conservancy put the decaying house on its 2026 Watch List, warning it's at risk of demolition by neglect, which means deteriorating through avoiding maintenance, it has been permanently damaged or it is structurally unsafe, at which point demolition can be authorized as a public safety measure. Redwood siding is decaying visibly from the street. The carport's long span is warped and its distinctive pillars are rotting. Openings in the structure expose steel beams supporting the 21-foot cantilever. Overgrown vegetation is a wildfire risk. Neighbors have reported wild animals inside.

The All Right Now Foundation bought it in 2016 for $1.85 million, stating a preservation purpose. That hasn't happened. The Frank Lloyd Wright Building Conservancy has been trying unsuccessfully since 2019 to engage the owner. So has the L.A. Conservancy, Docomomo US and SoCal, and Councilmember Traci Park's office.

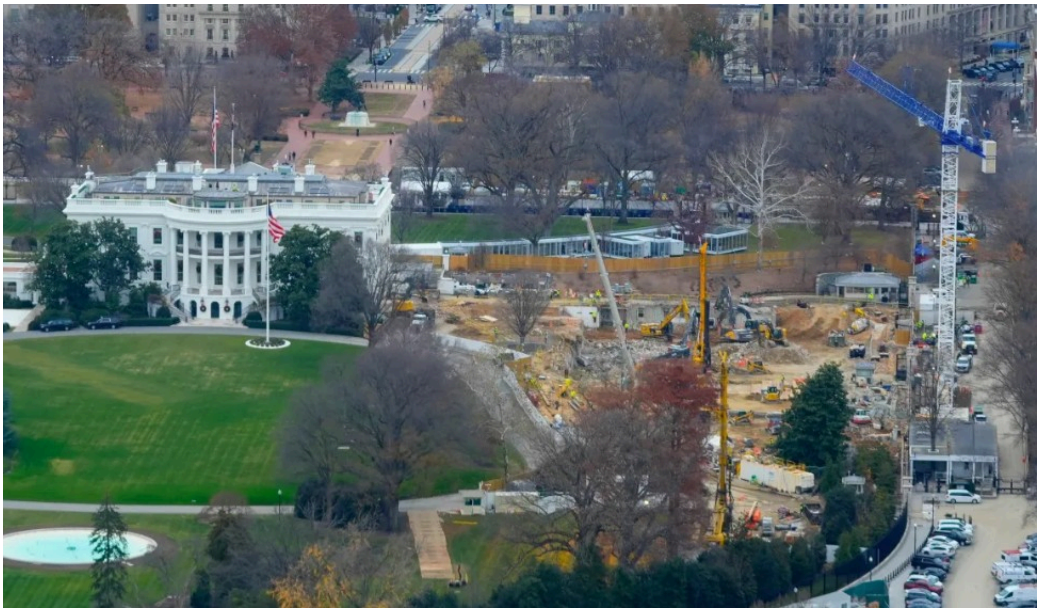
The LA Department of Building and Safety issued the owner a Notice of Code Violation, giving 30 days to comply or submit a plan. There's no report of the owner's response. Los Angeles has no demolition-by-neglect ordinance. Historic-Cultural Monument status protects the house from a wrecking ball but not from time.



Endangered: Marcel Breuer's 1956 Bantam Elementary School at 80 Doyle Road in Litchfield CT is under real threat. The town's Facilities Review Committee recommended comprehensive renovation in 2022, calling the building a notable part of Litchfield history and its preservation consistent with the town's traditions. The target was about $10 million. In July 2026, First Selectman Denise Raap said new estimates of $30 million spent on a decaying building made no sense. In June the Selectmen floated moving the six town offices into modular units. A November ballot question is being drafted. The board now meets with Bantam zoning officials — significant, because Bantam's municipal-or-residential zoning is the main obstacle to selling the site. A public hearing follows Sep 29.



Endangered? The Boca Raton Historical Society posted a call to action on August 25 about the 1970 Marcel Breuer-designed IBM Main Complex. It has reached 50 years of age, making it eligible for historic designations. But get this: for over 20 years the BRHS has met with multiple owners about nominating the building and they've been turned down every time. The current owner is CP Group which bought it in 2018 and rebranded it the Boca Raton Innovation Campus. On the plus side, they've spent $100 million in renovations. . There's even a site café named for Breuer. The building is around 90% leased but has no historic protection whatsoever.



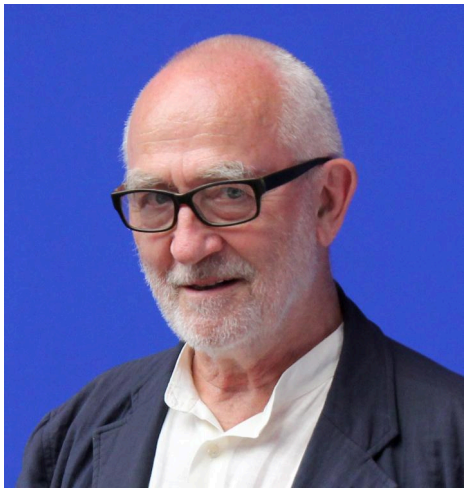
The Supreme Court last Monday let **Donald Trump** keep building his 90,000-sf ballroom, handing him a win in a fight over what a President can tear down without established approvals. The vote was 5-4. The justices never said whether the ballroom is legal. They said the people suing didin't qualify to bring the suit. The National Trust for Historic Preservation, which brought the challenge, lacks legal standing, which means a substantial loss which grants the right to sue another party. The group's case leaned on preservationist Alison Hoagland, who walks past the White House regularly and said the project would injure her aesthetic, cultural and historical interests. **Chief Justice John Roberts** dissented and called the construction "likely unlawful." National Trust President and CEO **Brent Leggs** said the group was "deeply disappointed," while noting the majority never ruled on whether the project is lawful. The underlying case continues. By the time it's resolved, the ballroom will be finished. What this really means: no private citizens have legal standing to stop any of Trump's public projects.



Donald Trump is moving forward with groundbreaking on a 250-foot triumphal arch near Arlington National Cemetery without required review-panel approvals. Interior Secretary Doug Burgum announced excavation work will begin within two weeks, despite the project lacking required final authorization from the National Capital Planning Commission or completion of its National Historic Preservation Act review. Although lawmakers argue the arch illegally lacks congressional approval and obstructs historic views, the administration filed a legal notice Thursday seeking to dismiss the arch lawsuit based on the Supreme Court's ballroom precedent.



Congratulations to the Arbutus House, a 2026 Architectural RECORD House winner in Raleigh, North Carolina, designed by in situ studio. See the rest of the houses honored. In addition, firm principal Matthew Griffith has been named the 2026 J. Ben Wauford Professor of Practice at the Georgia Tech School of Architecture.



Director **Wim Wenders** has made a film about **Peter Zumthor**, left, Swiss architect of the Therme Vals Baths and more recently the Los Angeles County Museum of Art. The film *From Inside Out – The Architecture of Peter Zumthor,* shot in 3D over fourteen years, premieres soon in Venice, with **Brad Pitt** attached as executive producer You may recall his 2019 testimony at the Los Angeles County hearing that helped push Zumthor's LACMA design through.

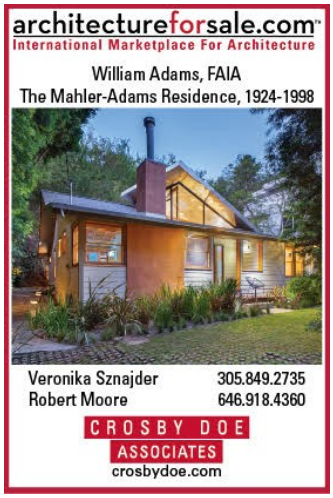


Dezeen reports that furniture-maker Emeco has sued the Spanish firm Zara Home in Germany, claiming Zara "unlawfully copied the appearance and protected design language" of pieces in Emeco's 20-06 Collection designed by Norman Foster.

Modernist Houses For Sale









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 a lot of work. For sale at $840,000.



A tour of Craig Ellwood's Case Study House in Los Angeles. Hat tip to **Brian Linder.**



The Grant E. and Helen Slater Dahlstrom House that John Lautner designed in Pasadena CA and that was built in 1949 is for sale for $2.6M.



On the market for $7.8M is the 1959 Judge and Jeannie Anderson Residence in Rancho Palos Verdes CA. **Aaron G. Green**, who worked with Frank Lloyd Wright, designed the house, and **Eric Lloyd Wright,** FLW's grandson, designed an expansion in 2003.



Harry Merritt designed the 1976 John Hodgin House in Oviedo FL after studying at Harvard under Walter Gropius and Paul Rudolph and working with Gene Leedy. It's for sale for the fist time for $675,000.

Upcoming Events



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 Seinfeld trivia contest. Details. Sponsored by ThoughtCraft Architects.

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.



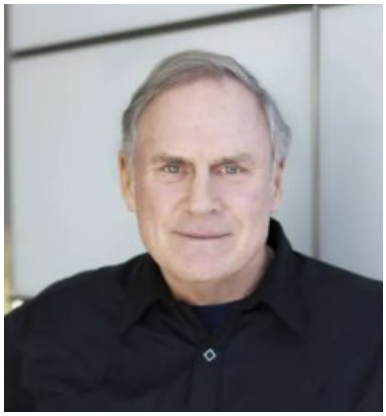
Tuesday, December 1, 7pm: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. The film is: *Arthur Erickson: Beauty Between the Lines.* Canada's greatest architect designed buildings that feel inevitable — as if the landscape itself demanded them. Plus, it's Golf Night: line up the putt of your life for an exciting prize! Details.

Thursday, December 10 - 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







#473/New Canaan with David Prutting + Sacha Roubeni + Musical Guest Carrie Marshall

Let's visit one of our favorite Modernist cities, New Canaan CT. It's a town full of Modernist houses made famous by architects called **The Harvard Five** and others. Today we'll talk with **David Prutting**, the New Canaan contractor who's built many Modernist houses over the last 50 years. Then the architect of New Canaan's newest Modernist house, **Sacha Roubeni**. Later, back in the studio with returning musical guest **Carrie Marshall**.

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



The State of North Carolina considers selling its stock of historic houses in Raleigh's downtown, like the Andrews-London House, above.

NCModernist and the country's latest Design Within Reach studio in Raleigh NC were featured in a major article in Wake Living.

DWR



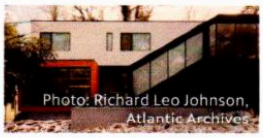
NCSU's College of Design celebrated 15 years of their design-build program, honoring founders Randy Lanou and Erik Mehlman.

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

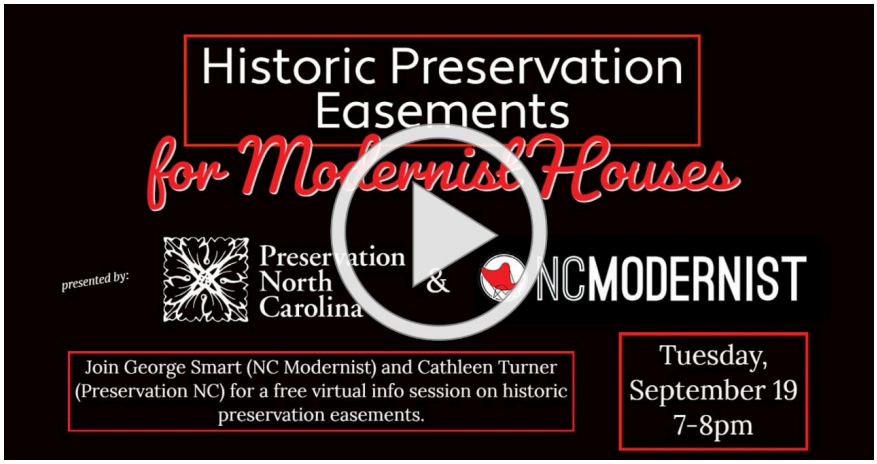
PBS NORTH CAROLINA
POWERED BY THE UNC SYSTEM



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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