M News: USM in Paris / DOCOMOMO Awards / UNESCO Sites / Herb Greene
From: "George Smart, Executive Director" <george@usmodernist.org>
Date: Monday, September 14, 2026

US Modernist

Modernist House Archives:
30,000+ Houses

Architecture Media Library:
6M+ Pages

USModernist Radio Podcast:
480 Shows

Monday, September 14, 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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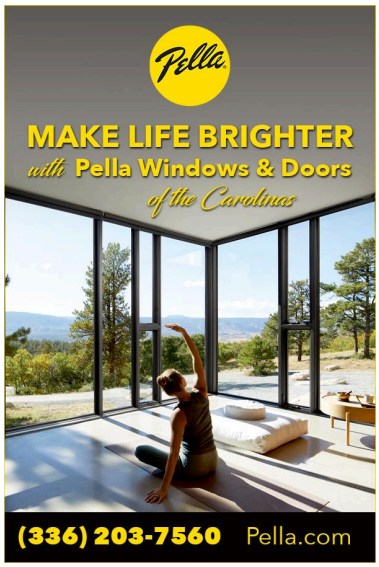
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

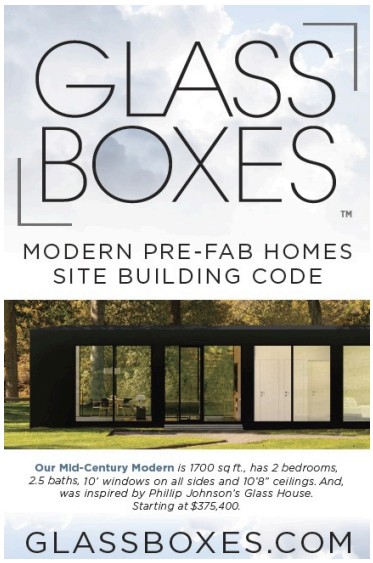
Newsletter Sponsorship: Connect your product, service, or organization to USModernist's 99,000 Modernist fans, architects, real estate agents, preservationists, and builders. Reach out to **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**

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



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.

NEW: NCModernist's Thirst4Architecture Happy Hours continue on **Friday, September 25, 6-8pm** at the new Design Within Reach studio in Raleigh NC's North Hills. Design Within Reach opened in 1998, selling licensed modern classics like Eames, Nelson, and Saarinen rather than reproductions. Retail locations are airy showroom spaces staffed by skilled design advisors.

Free, registration required. Limited places available. Enter DWR on the form.

DWR

MODAPALOOZA
Raleigh/Durham NC

Saturday, September 26 · Modapalooza! Sponsored by Northern South, Pella Direct, and Hartwell Financial Group. *SOLD OUT!* Email george@usmodernist.org to get on the waiting list.

NCMODERNIST MOVIE SERIES

CORRECTED DATE: NCModernist's Architecture Movie Series continues on **Tuesday, October 6** 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.

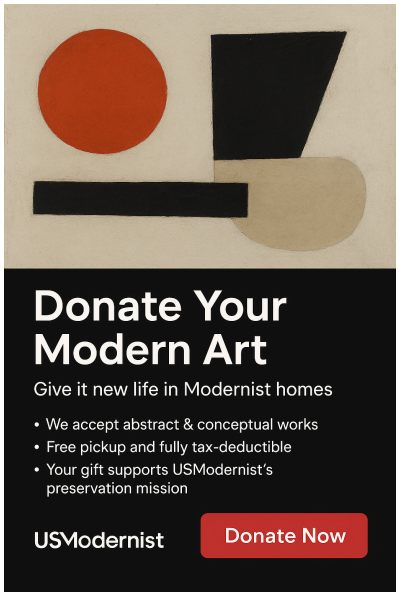


Friday, October 23: Moon Over Modernism Benefit Cocktail Party, Delray Beach FL. Explore Florida's most controversial Modernist house (and learn why) as USModernist hosts curated cocktails, delicious seasonal appetizers, and live jazz at golden hour — inside the beautiful restoration of Paul Rudolph's 1956 Biggs House. Details and tickets.



NEW May 12-22.: USModernist's 11th International Modernist Tour: Paris, Brussels, Amsterdam! 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

MODERNISM IN DANGER
USMODERNIST

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: 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 town approvals, there's trouble ahead. Concerned neighbors are mobilizing.

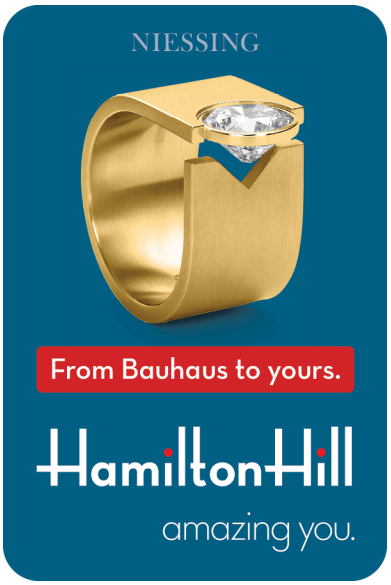


Endangered: The 1954 Jobe House, **2205 Garden Place**, Raleigh NC, was designed by Glenn Buff and the builder was **E. H. Roberts**. But now the house is surrounded by development and is a prime teardown target. The inside is in good shape but the outside needs a lot of work. For sale at $840,000.

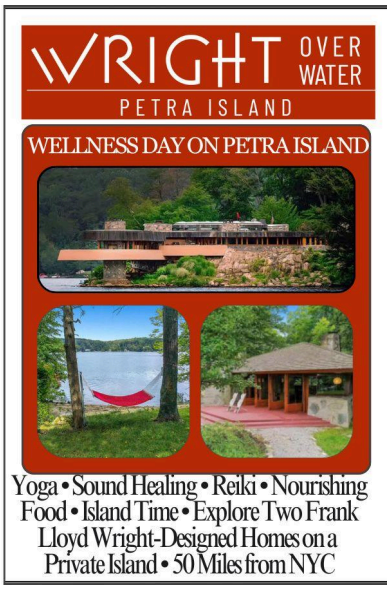


Endangered: Bad news on the Sturges House in Los Angeles, designed by Frank Lloyd Wright. The Los Angeles Conservancy put the decaying house on its 2026 Watch List, warning it's at risk of demolition by neglect, which means deteriorating through avoiding maintenance.

News





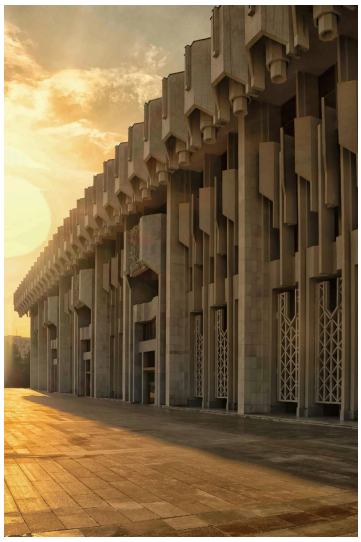




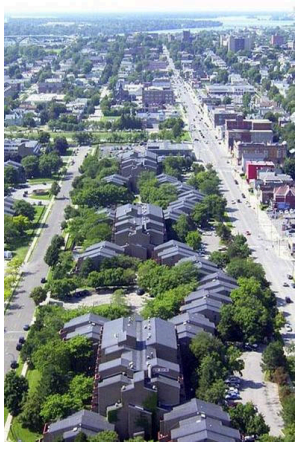
Docomomo US announced 15 recipients of its 2026 Modernism in America Awards, including Dallas City Hall, Florsheim House, Gregory Bateson Building, Gunny Harboe, Pickers' Quarters, Clauss Legacy, Stanley Burke's Googie restaurant, UC San Diego York Hall, Victor Lundy House, College View Home, Crow Island School, Hangar One, *The Roof Takes Flight: A History and Analysis of the Butterfly Roof*, Fallingwater, and the De Jonghe renovation, photo above, originally designed by Lloyd Wright, son of Frank.







UNESCO added 19 cultural sites to the World Heritage list, including 13 buildings by **Alvar Aalto, Aino Marsio-Aalto, Elissa Aalto**; 10 buildings in Tashkent, Uzbekistan; and Gdynia, Poland, one of Europe's most complete examples of mid-century Modernism.



The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) last week announced recommendations by the New York State Board for Historic Preservation to add 23 properties and districts to the State and National Registers of Historic Places. including the 1972 **Shoreline Apartments Complex, Buffalo NY,** designed by Paul Rudolph. The 12 two- and three-story corduroy concrete apartments are interconnected by attached shed rooflines and breezeways and feature square balconies. This complex is one of few surviving public housing projects that Rudolph designed.



The George Lucas Museum of Narrative Art in Los Angeles is scheduled to open later this month. MAD and Stantec are the architects.

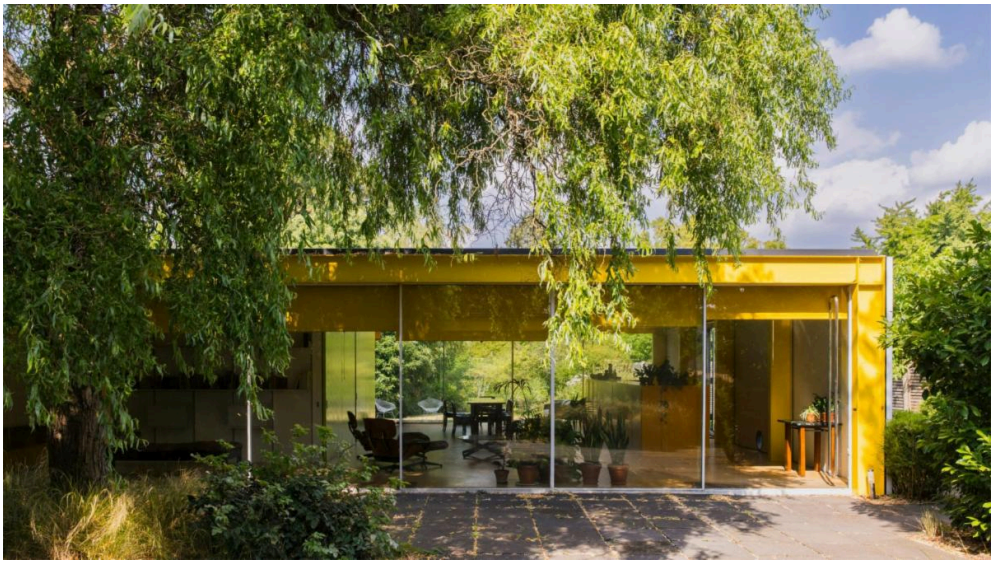




Australian Architect **Harry Seidler** designed the Julian Rose house in 1951 as one of three Modernist homes on family property in Wharoonga, northwest of Sydney. His cousin, **Brian**, was restoring the house at night and on weekends when he died last year. Brian's wife, **Donna**, now plans to rent it to architecture lovers.



Richard Neutra's 1949 Time cover story reached **Betty and Henry Corwin**, who bought a wooded bluff above the Saugatuck River in Weston CT and wrote asking for referrals. Neutra took the job himself, drawn by the 4.6-acre site, finishing the three-bedroom house in 1956 with an addition a year later. The Corwins stayed until their deaths. In 2019, Laurent Claquin and Aziz Osko bought it, waited a year to study its light, then restored Neutra's details. modernizing without museum-making. Featured last week in the New York Times.



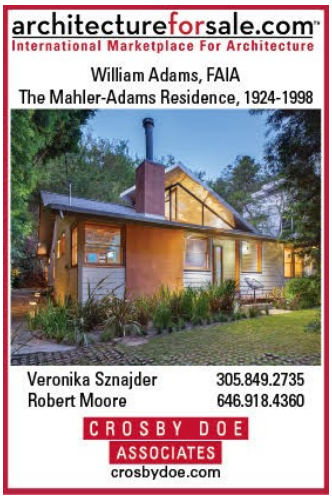
Pritzker-Prize-winning British architect **Richard Rogers** designed the 1970 Nino and Dada Rogers house for his parents in London's Wimbledon area. His family recently donated the house to the country's National Trust to

assure its preservation. The house was a test bed for prefab techniques later reflected in the Centre Pompidou he designed with Renzo Piano in Paris.

Modernist Houses Available









Architects **John Thompson** and **Jim Camp** bought **Jules Gregory's** 1960 "Wave House" in Lambertville NJ in 2015 and spent nearly $1.25 million restoring it. The home is known for its curved, wave-like roof and three-level open interior, where ceilings rise about 7 feet above partition walls despite four bedrooms and two baths. The couple rebuilt the leaking carport, converted a detached studio — linked by a wooden bridge over a stream on the 10-acre property — into a two-bed, two-bath cottage. Now listed at $2.6 million.



Architect Arthur Cogswell was the youngest person at the time to be honored with an AIA Fellowship. This is his own house in Chapel Hill NC, for rent, $6000/month.



A 1962 house in Glendale CA designed by **Charles W. Walton** is on the market for $1.3M, last sold 24 years ago.



In Pasadena CA, **William E. Blurock's** 1956 house designed for **Murray Gell-Mann**, 1969 winner of the Nobel Prize in Physics, is on the market for $4.6M.



Architect **Thomas Schoos** says he has an aversion to dark corridors, so made a point of bringing light into a 2022 Brutalist house in Beverly Hills CA for sale for $34.8M.



Andrea Ponsi's 2006 Casa Dei Quattro Orizzonti (House of Four Horizons) on San Crancisco Bay inn Tiburon CA is for sale priced at $17.5M.

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.

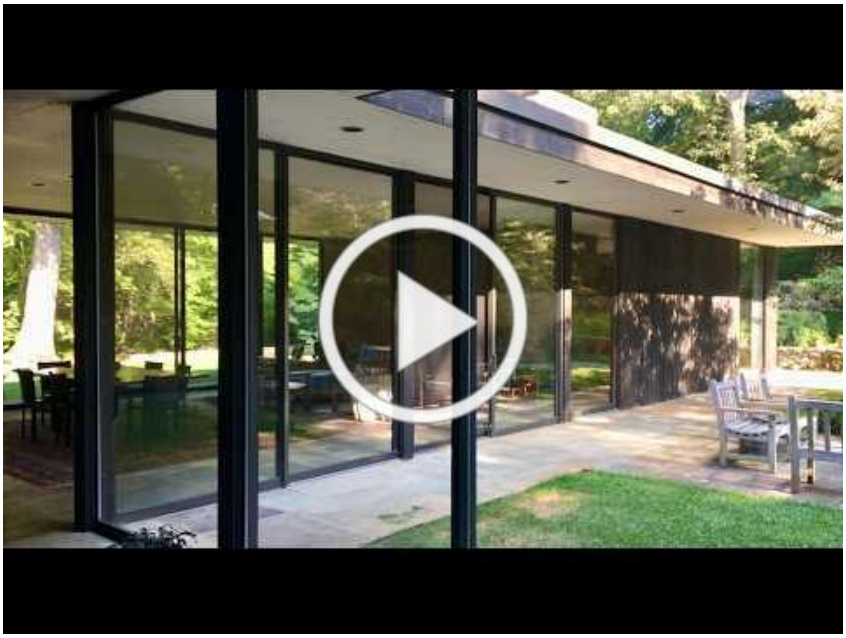
October 12-17: Join USModernist's **George Smart** at opening night of the New York Architecture and Design Film Festival. Details and tickets.

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.



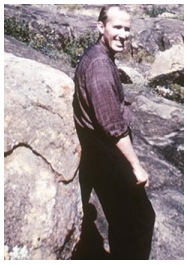
Tuesday, December 1, 7pm: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. The film is: *Arthur Erickson: Beauty Between the Lines.* Canada's greatest architect designed buildings that feel inevitable — as if the landscape itself demanded them. Plus, it's Golf Night: line up the putt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

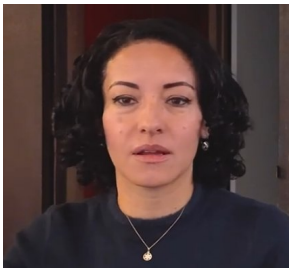
Thursday, December 10 - NCModernist Spectacular Modernist Holiday Party, Durham NC. Interested? Get notified first: enter HOLIDAY on the form.

February 11-21: Modernism Week, Palm Springs CA. Details.

USMODERNIST RADIO
ARCHITECTURE YOU LOVE

Latest Podcast











#474/Herb Greene and Leila Cohen + Jesse Lazar + Monica Penick + Musical Guest Harin W.

Herb Greene is a giant in the field of organic architecture, and his great-niece **Lila Cohen** is making a long-awaited documentary about his life and work. **Jesse Lazar** is the executive director of AIA New York, one of the largest and most active chapters in the country. **Monica Penick**, from the Department of Design and Creative Technologies at the University of Texas, talks about the newest book in a series she edits. Then, closing us out is musical guest **Harin W**, using AI to create vintage atomic-era lounge music called Spacey Cakes.

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

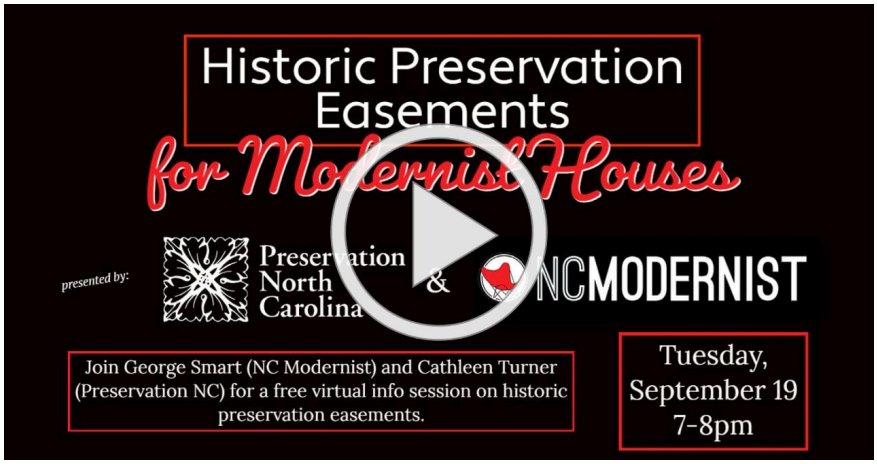
PBS NORTH CAROLINA
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FOR SALE

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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