M News: A Bright Futuro / Miami In + Stoner Out / Goodbye Vergun + Walker / Lost Raleigh
From: "George Smart, Executive Director" <george@usmodernist.org>
Date: Monday, September 21, 2026

US Modernist

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Architecture Media Library:
5M+ Pages

USModernist Radio Podcast:
480 Shows

Monday, September 21, 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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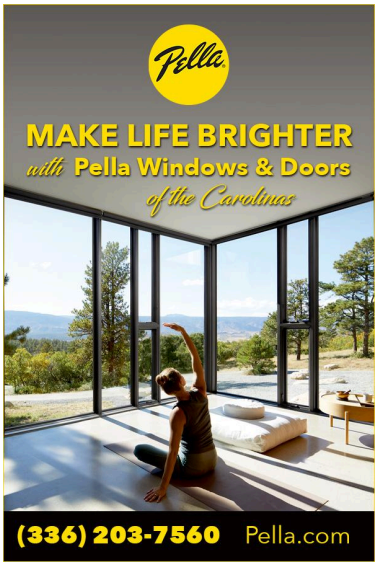
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

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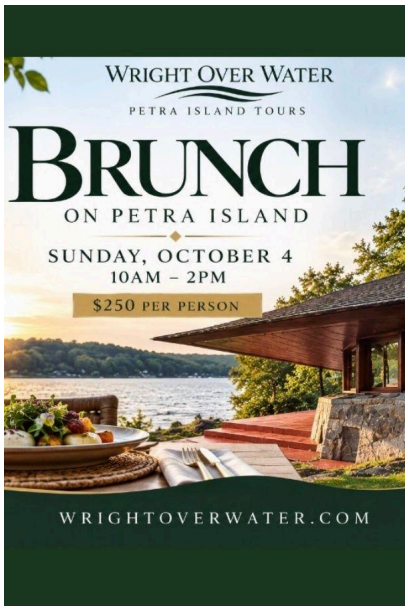
Meet the USModernist Team

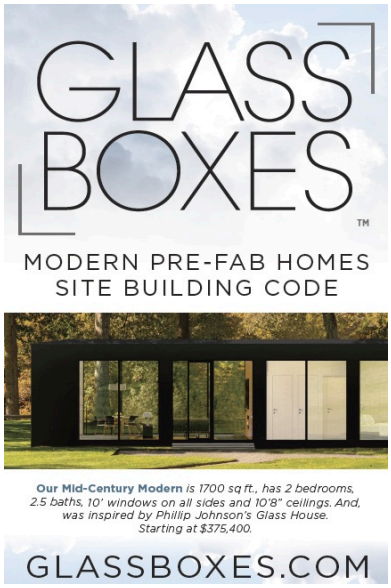
Check out the NCModernist For Sale/Rent Database. Real estate agents and owners can list their North Carolina Modernist houses for sale or rent for free.
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Featured Upcoming Events

CORRECTED DATE: NCModernist's Architecture Movie Series continues on **Tuesday, October 6, 7pm** at Raleigh's cherished Rialto Theatre. The movie is ***The House: Six Points of Departure***. And it's Seinfeld night! Enter the Elaine dance contest, or try our Seinfeld quiz for prizes. Get tickets online or at the door. Plus, you can buy a season ticket for the eight-film series and save 10%! 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! Eleven days across three countries, tracing Modernism from the house that started it to the house that redrew it. You'll stand on the ramp at Villa Savoye, walk under Zaha Hadid's Port House, and step into the small red-blue-and-yellow room in Utrecht that Gerrit Rietveld built in 1924 and the world has been arguing about ever since. Le Corbusier at the Villa Savoye! Piano and Rogers at the Pompidou. Ando inside the Bourse de Commerce. The Expo 1958 Atomium in Brussels. MVRDV's Valley on the Zuidas. Join architecture fans from around the country and follow in the footsteps of serious Modernism fans. Just 20 places left! 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.

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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.



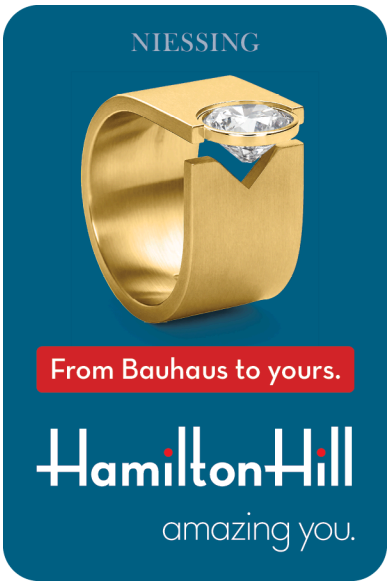


Endangered: The 1954 Jobe House, **2205 Garden Place**, Raleigh NC, was designed by Glenn Buff and the builder was **E. H. Roberts**. But now the house is surrounded by development and is a prime teardown target. The inside is in good shape but the outside needs a lot of work. For sale at $840,000.

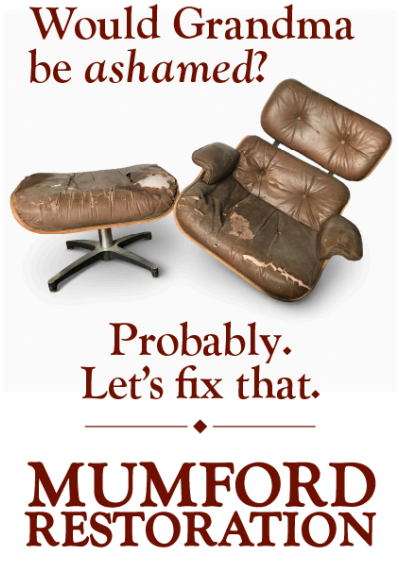


Endangered: Bad news on the Sturges House in Los Angeles, designed by Frank Lloyd Wright. The Los Angeles Conservancy put the decaying house on its 2026 Watch List, warning it's at risk of demolition by neglect, which means deteriorating through avoiding maintenance.

News











From Dezeen: A **Matti Suuronen** Futuro House has been manufactured for the first time in decades and furnished by Marimekko. **Jan van Dijs,** who runs a California building-restoration company, found the original molds, which had sat unused for many decades. He travelled to Finland to buy them and won approval from Suuronen's family. The interior uses prints by Danish designer **Vibeke Rohland,** created during a Marimekko residency. Organizers are seeking a permanent Helsinki site; fewer than 70 Futuros are known to survive worldwide.

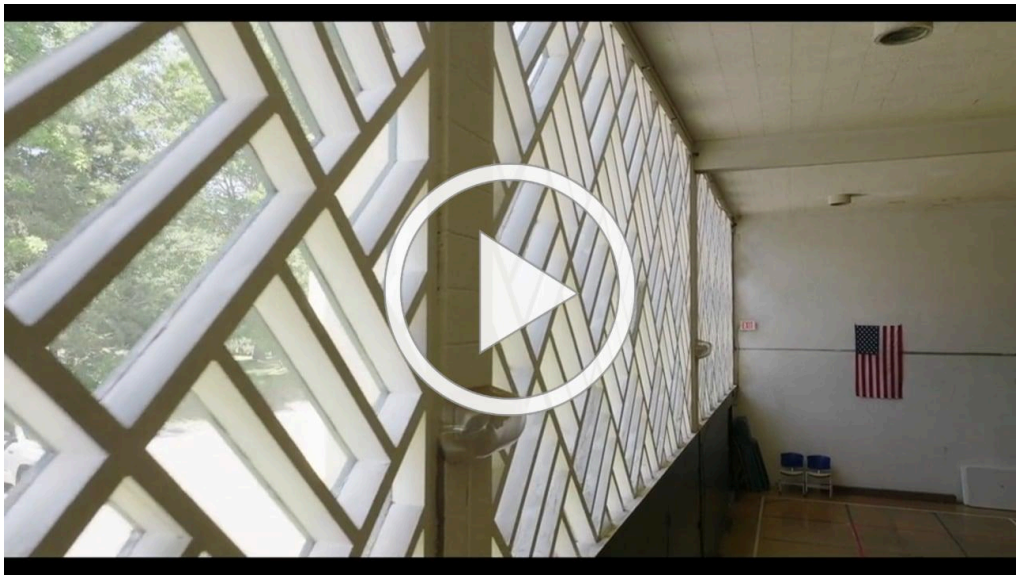


Saved: The City of Miami decided to keep their midcentury City Hall, a former Pan Am terminal on Dinner Key overlooking Biscayne Bay, even as administrative offices move in 2028. Several organizations, including the Museum of Miami and the group relaunching Pan Am Airways, will likely submit proposals for re-use.





Destroyed: Architect **Ray Kappe's** Stoner House at 5679 East Corso Di Napoli in Long Beach CA has been destroyed, despite appeals by the Los Angeles Conservancy, DOCOMOMO, and Long Beach Heritage.



Endangered: The 1954 Bantam Elementary School, designed by **Marcel Breuer** in Bantam CT, is at risk. A public hearing on the building's future is scheduled for September 29 at 7 p.m. at Litchfield Intermediate School. This clip is from **Jake Gorst's** film *New England Modernism* featuring architectural historian **Rachel Carley**. Hat tip to **Jake Gorst.**





Uncertain: Two Richard Neutra houses reportedly have been deteriorating for over 10 years: the 1950 Helburn House in Bozeman MT and the 1953 Elliott House in Walton Hills OH. If you have information on their conditions, please let us know.



On Blakeley Island in Washington State's San Juan islands, **Wittman Estes** architects designed a tiny retreat as a tribute to two cabins: **Henry David Thoreau**'s at Walden Pond and Le Corbusier's 1952 cabanon.

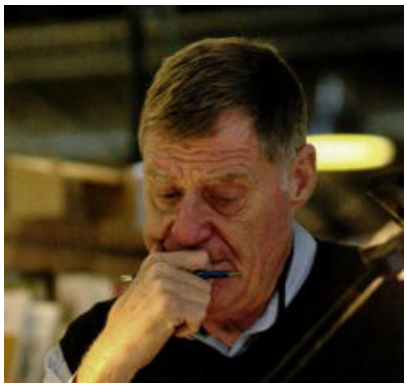


The City of Evanston IL considers landmark status on a 1979 bank designed by John Haid, who studied under Mies Van der Rohe. JPMorgan Chase opposes the designation, wanting to destroy it and replace it with a smaller branch, saying Haid wasn't well-regarded enough to save his work. Yet, everybody knows Haid's black steel-and-glass pavilion that became a movie landmark in 1986 - when Cameron Frye's father parked his red Ferrari there in *Ferris Bueller's Day Off* - where the car sails backward through the glass wall and into a ravine below.



Dimitry Vergun died last weekend in North Carolina. A structural engineer, educator and author, Vergun was born in Prague. Vergun graduated from Lamar TX High School and won a scholarship to the Memphis Academy of Art, but he decided to attend the University of Texas studying engineering instead. He graduated from MIT in architecture in 1956 where he was co-captain of the basketball team and the highest scorer in MIT history at the time. He then passed up an offer from the Lakers to complete an Masters in structural engineering at Stanford in 1957. He engineered wildly innovative houses on difficult sites by architects Pierre Koenig and Ed Niles, plus Ray Kappe, Eric Owen Moss, John Mutlow, Frank Dimster, Arnata Isozaki, and many others. Vergun was also a sought-after expert on earthquakes and seismic safety. With James Ambrose he wrote four books, including a definitive guide on earthquake design. USModernist Radio will feature Vergun's last interviews on October 5.

Seattle architect Gordon Walker died in late August. He took the five-year architecture program at the University of Idaho, graduating in 1962, and came to Seattle. Walker worked briefly for Ralph Decker, then from 1963 for Ralph Anderson. Walker's favorite adage was that life is a three-legged stool balanced on talent, discipline, and dumb luck. In 1970 he formed Walker-Martin with Charles L. Martin on Orcas Island. In 1970, he co-founded Olson/Walker with Jim Olson. He left that partnership in 1985 for NBBJ. He



founded Walker Architecture in San Francisco in 1990, moved it back to Seattle in 1992, and closed it in 2004 at the age of 65. From 2002 to 2017 he was a consulting principal at Mithun. He taught design studios at the University of Idaho and, for decades, at the University of Washington. Walker designed more than 30 residences and built six of them. The defining book is Grant Hildebrand's *2019 Gordon Walker: A Poetic Architecture.*



Donald Trump threatened last week to close and/or destroy the Kennedy Center because it isn't being named for him. Judge Christopher Cooper ordered the Trump administration to give 30 days' notice before any major physical changes to the Kennedy Center. That ruling came the afternoon after Trump was photographed looking over something that read Kennedy Center DEMOLISHED. Cooper ruled that the Trump-controlled Kennedy Center Board cannot add Trump's name without approval from Congress. The group Hands Off the Arts held a rally last weekend, with over 1000 participants forming a human chain around the building, now closed down and roped off.



The 1948 Belluschi-Burkes House in Portland OR, designed by **Pietro Belluschi**, are among five area houses covered by the producers of the *Open Spaces* series. The others are **John Yeon**'s 1937 Watzek House and 1950 Cottrell House, Belluschi's 1938 Sutor House, and **William Fletcher**'s own 1953 Fletcher House.

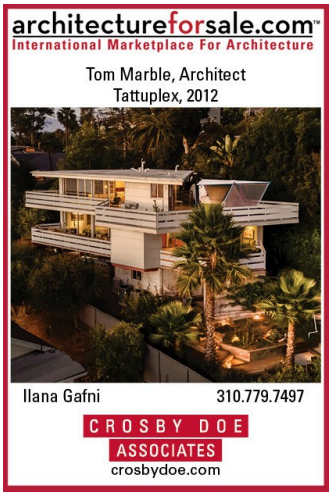


HKS architects put out design drawings for the interior of the planned Washington Commanders football stadium in Washington DC with a glass roof and a window through which the US Capitol will be visible.

Modernist Houses Available







FOR SALE

NCModernist has a new, easier, faster Houses for Sale/Rent feature. check it out! Real estate agents and owners can list their North Carolina Modernist houses for for free. Submissions subject to approval: the architect or designer can be from anywhere, but the house must be in North Carolina.



Architect **Fred Hollingsworth** designed Mahogany House in 1952 in the Canyon Heights area of North Vancouver, BC, for the owner of a wood mill who specified marine mahogany plywood inside and out. It's for sale for the first time in more than 70 years for about $1.9M.



A 1990's house that Norman Foster designed for himself and his wife in Cap-Ferrat on the French Riviera is for sale for $34.2M.



The 1994 Halcyon House that artist **Karl Stittgen** designed and built as an homage to Frank Lloyd Wright on Pender Island in British Columbia is for sale, along with a guest house, a tea house, kilns, and elevator on 6 acres for C$1.69M, which is about US$1.2M.



A house on stilts that architects **Bernard Calley** and **Georges Alet** designed in Toulouse, France, in 1953 is up for sale. The asking price is €1.45M, which is a bit over $1.66M.

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.

October 10: Merritt Modernism Tour Day, Lake Merritt, Oakland CA. Hosted by Docomomo Northern California's 2026. Tickets and details.

October 10: Mid-County Modern Home Tour by ModernSTL in Creve Coeur, Olivetyte, and Ladue MO. Information.



October 10: Mid-Century Modern: Variations on a Style Tour, Midland MI. Information.

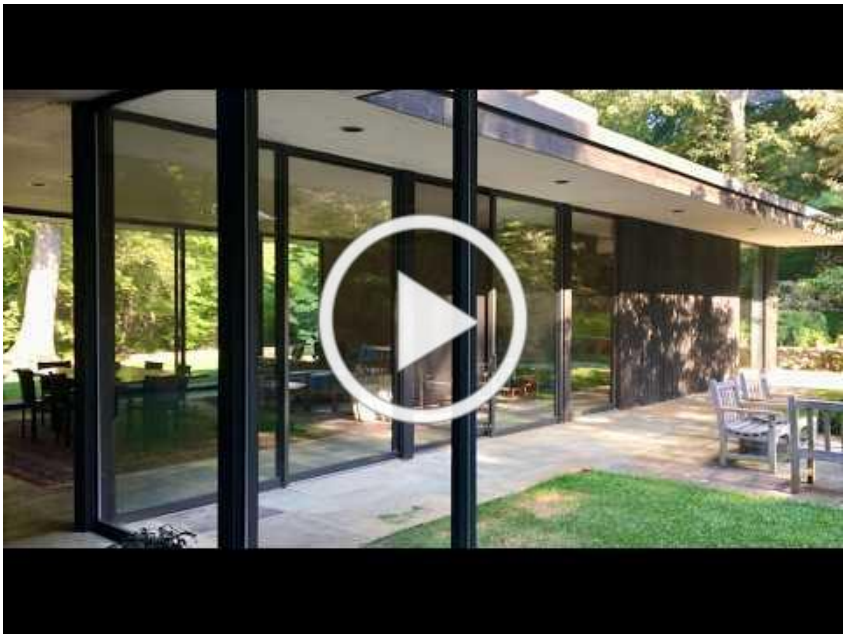
October 12-17: Join USModernist's **George Smart** at opening night of the New York Architecture and Design Film Festival (ADFF). Details and tickets.

October 15-18: Modernism Week, 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.

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Latest Podcast







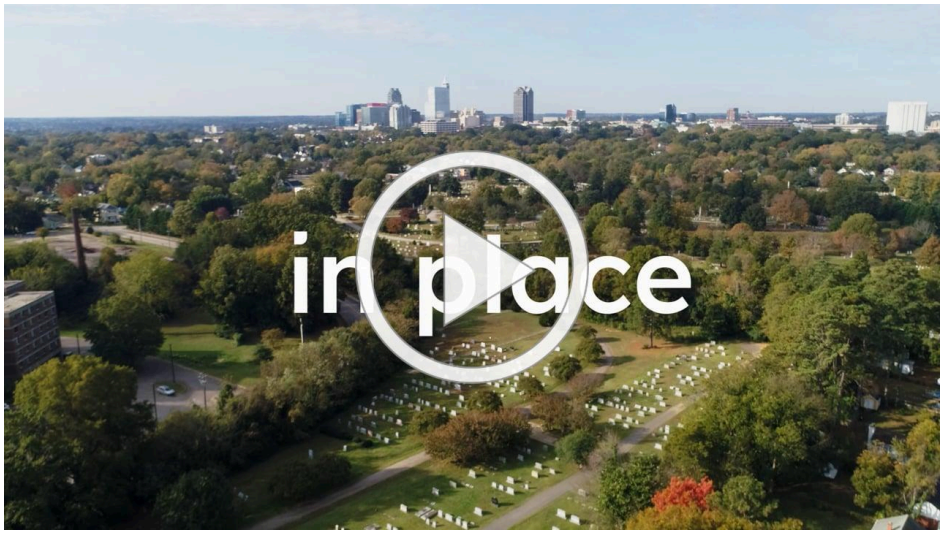
#475 Lost Raleigh with Mary Ruffin Hanbury and Ian Dunn + Max Bond with Brian Goldstein + Modernist Jeweler Sarah Hill + Musical Guest Karen Myatt

Right here in Raleigh NC, like every town, there are buildings lost to history. But not every town has a book, and today in the studio we'll talk with preservationists **Mary Ruffin Hanbury** and **Ian Dunn**. Author **Brian Goldstein** tracks the work of architect **Max Bond** across three continents. **Sarah Hill** explores Modernist jewelry, and later, musical guest **Karen Myatt**, from Toronto.

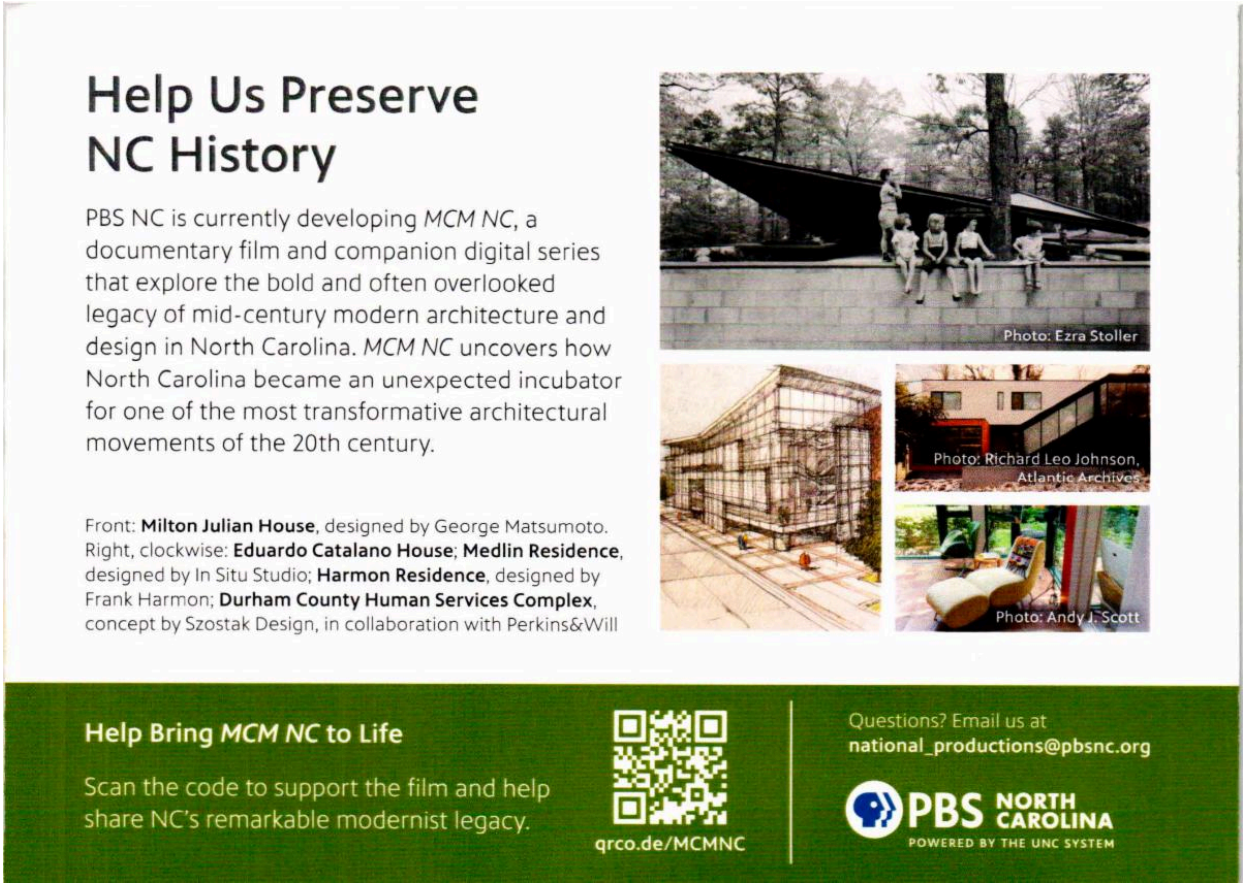
USModernist Radio is underwritten by The Brent R. Harris Charitable Trust, restorer of Richard Neutra's Kaufmann Desert House in Palm Springs and six other houses in California; by the E. Fay Jones Conservancy, preserving the legacy of Modernist architecture in Northwest Arkansas. Visit efayjonesconservancy.org; and by Diane Bald and The Budman Family, restoring significant architecture in Toronto, Los Angeles, Malibu and Palm Springs.

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NCMODERNIST



In Place, a profile of Raleigh architecture firm in situ studio, filmed by one of their clients, Taka Yamato of Horizon Productions.

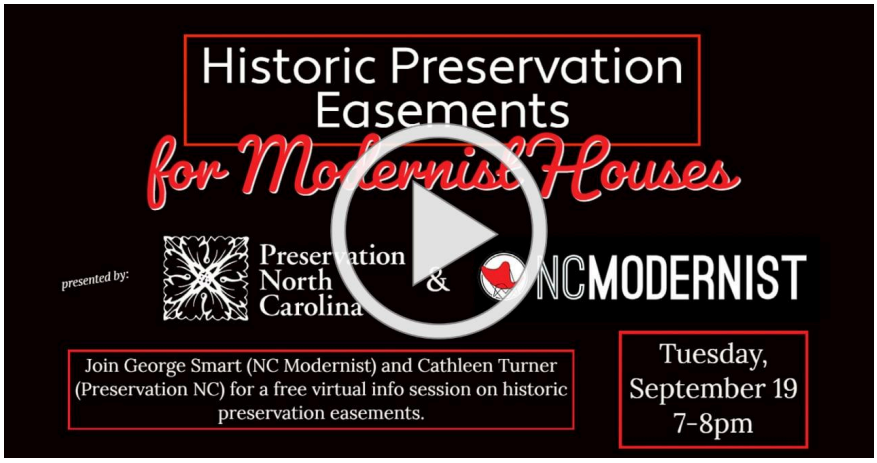




Vacancy, not development, is the enemy of mid-century Modernist houses. Preserve and protect the architecture you love by notifying us when North Carolina houses go vacant or on the market.

Check out NCModernist Houses for Sale/Rent. Real estate agents and owners can list their NC Modernist houses for sale or rent for free. Submissions are subject to approval: 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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