M News: National Trust / Exploring John Lautner
From: "George Smart, Executive Director" <george@usmodernist.org>
Date: Monday, September 28, 2026

US Modernist

Modernist House Archives:
35,000+ Houses

Architecture Media Library:
6M+ Pages

USModernist Radio Podcast:
480 Shows

Monday, September 28, 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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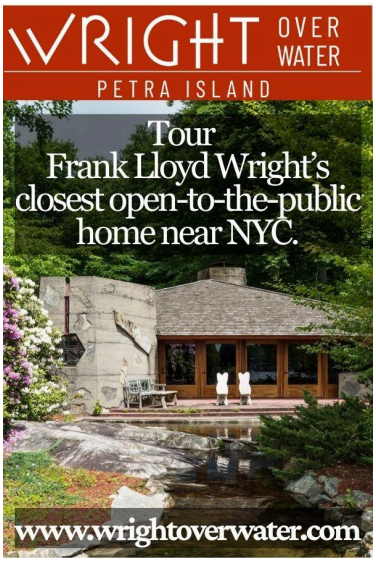
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

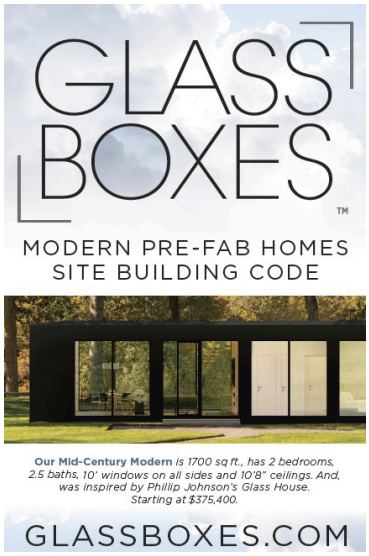
Newsletter Sponsorship: Connect your product, service, or organization to USModernist's 99,000 Modernist fans, architects, real estate agents, preservationists, and builders. Reach out to **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**

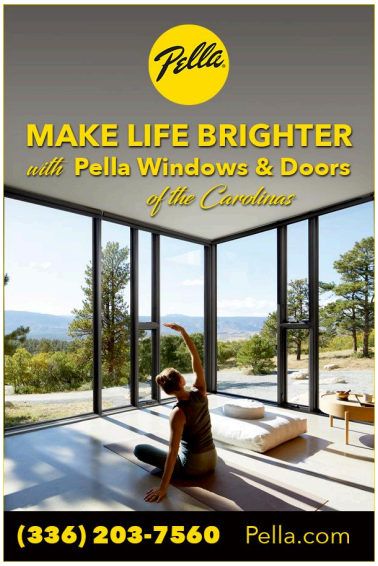
Meet the USModernist Team

Check out the NCModernisNCModernist For Sale/Rent Databaseatabase. 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, 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.





THE RALEIGH ARCHITECTURE COMPANY

Wednesday, October 21, 6-8pm: NCModernist Thirst4Architecture Happy Hour at Raleigh Architecture at their new offices, 800 North Person Street, in Raleigh NC. Free, registration required. Enter RACO on the form.



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.

Recently featured in House and Garden.



NEW: Saturday, November 21. 9am to 1pm. Open Doors: Chapel Hill Modernism. Preservation Chapel Hill and NCModernist team up for a compact morning of Modernist architecture by **Anne Stevens, Harriet Gordon, Sprinkle and Stanley, Charles Sappenfield, and Arthur Cogswell** in three Chapel Hill neighborhoods including Coker Hills. Just $35/person. 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 15 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.

Donate old architecture and design magazines.

Sponsor this newsletter or the USModernist Radio podcast.

Volunteer to work events or research midcentury architects.

Attend the NCModernist Raleigh architecture movie series.

Make Modernism Part of Your Legacy. USModernist has built America's largest open digital archive devoted to Modernist residential architecture. The collection also protects millions of pages of architecture publications, tens of thousands of photographs, and hundreds of architect biographies—and keeps these primary sources available to the public without charge.

Your planned giving provides enduring support for the research, technology, and stewardship that keep this remarkable record accessible. When you include USModernist and NCModernist in your plans, you help future owners, students, scholars, architects, and preservation advocates recognize significant design before it disappears. To learn more about making a legacy gift, 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.

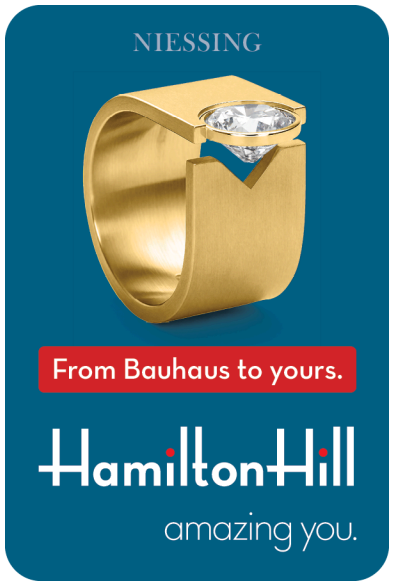
Endangered: The 1954 Jobe House, **2205 Garden Place**, Raleigh NC, was designed by Glenn Buff and the builder was **E. H. Roberts**. But now the house is surrounded by development and is a prime teardown target. The inside is in good shape but the outside needs a lot of work. For sale at $840,000.





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







National Trust for Historic Preservation

The National Trust for Historic Preservation is raising $10 million for a new Historic Preservation Defense Fund. The fund will hire legal counsel to fight gutting of the National Historic Preservation Act (Section 106), the White

House East Wing demolition, the Kennedy Center shutdown, and the Trump arch - with lawyers, advocacy staff, and community action. Donate here.



So where did the Trump arch idea come from? Reason.com found that it began in 2024, when **Catesby Leigh** of the National Civic Art Society proposed a modest triumphal arch at Memorial Circle, the gateway into Washington from Virginia, for America's 250th anniversary. NCAS president **Justin Shubow** pitched it to Trump in 2025 as a temporary structure. By year's end officials were weighing a permanent one, and architect **Nicolas Leo Charbonneau** began work. The design ballooned to 250 feet — taller than the White House and Lincoln Memorial stacked together. Leigh himself objected to the scale. Costs keep rising, well over $100 million. Legal challenges stack up; the Commemorative Works Act requires congressional approval which hasn't happened. Judge **Tanya Chutkan** ordered 48 hours' notice before groundbreaking, and a height-limit exemption is still pending. Then Trump announced the arch would become military complete with drones and snipers. Who they're going to be shooting there at is an interesting question.

ALERT: Last Thursday, the Vice Chair of the Advisory Council on Historic Preservation terminated the Section 106 public review process for the arch. The review was ended before consultation was finished, and the public has been given a mere 3½ business days to comment.

Raise your voice in opposition. Email **Jaime Loichinger** at jloichinger@achp.gov before 11:59 p.m. ET on Tuesday, September 29 about:

- * The view between the Lincoln Memorial and Arlington National Cemetery should not be blocked.
- * The 3.5 day comment period is meant to restrict meaningful public comment, not encourage it.
- * Though the National Park Service acknowledged this project would adversely affect dozens of historic properties, alternatives like another site, a smaller structure, and a different design were never seriously evaluated

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Donald Trump and four Senators are still considering a deal to further weaken Section 106, public policy that provides for public input before important buildings are destroyed or altered. There's an astonishing opposition coalition of 900 organizations and 9 million citizens and unless we contact these Senators, they are not going to know. Emails won't cut it and just get deleted. Old school phone calls get logged by staffers who answer the phone most of the time.

Senator **Mike Lee** (Utah): 202-224-5444

Senator **Shelley Moore Capito** (West Virginia): 202-224-6472
Senator **Sheldon Whitehouse** (Rhode Island): 202-224-2921
Senator **Martin Heinrich** (New Mexico): 202-224-5521



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 **tomorrow, September 29,** at 7 pm 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.**





Two smaller Richard Neutra houses have deteriorating for over 10 years, but there's good news. Reports from Montana discovered that the 1950 Helburn House in Bozeman (left) is undergoing restoration with a new roof.

We still don't know about the 1953 Elliott House in Walton Hills OH, right. If you have information on its situation, please let us know.



A rendering from the Bjarke Ingels Group shows an expanded spa and hotel at the famed Sea Ranch in California.



Orhan Ayyüce, a longtime contributor to *Archinect*, known for his longtime involvement in the Los Angeles architecture community, died at his home in Albuquerque NM.



The Magnolia Network followed the efforts that a mother and daughter put into successfully constructing a late Frank Lloyd Wright design, Riverrock in Willoughby Hills OH. Part 1 is above. Part 2 is on YouTube.com.



Dezeen released its short list of projects contending for the magazine's architecture awards – 152 projects from 36 countries among 19 categories. One is the new Women's Mosque, above, in Qatar designed by Diller Scofidio + Renfro.

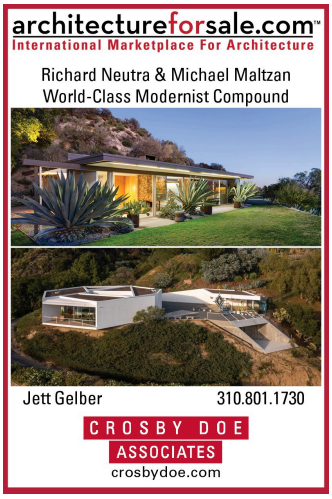


Iconichouse.org reported on the completion of years of work to repair Richard Meier's and Tod Williams's 1973 Douglas House in Harbor Springs MI.

Modernist Houses Available







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. Sponsored by:

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Richard Neutra's 1940 Mildred and Grant Beckstrand House in Rancho Palos Verdes CA has turned up on the market for $3.7M.



One of the homes that Richard Neutra designed as housing for WWII workers is on the market for $838,888.



The 1946 Kallis House in Los Angeles that Rudolph Schindler designed for artist Mischa Kallis is on the market reduced to $5.75M from a $7M listing earlier this year.



The 1997 house that British architect **Ken Shuttleworth** deigned for himself in Wiltshire England is on the market for $4M.



A Los Angeles house that Ray Kappe designed for **Margaret O. Smith** in 1957 is available to rent for $9,000 a month.



An updated Claude Oakland 1962 house in the Eichler subdivision of Diamond Heights in San Francisco has been listed for sale with a $3.5M price tag. The house is unusual because it is on a double lot.



Frank Lloyd Wright's 1948 Samuel and Dorothy Eppstein House in Galesburg MI was for sale in March 2025 for $2.1M. This month, it shows as being a new listing on several websites, but not for the same price.

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.

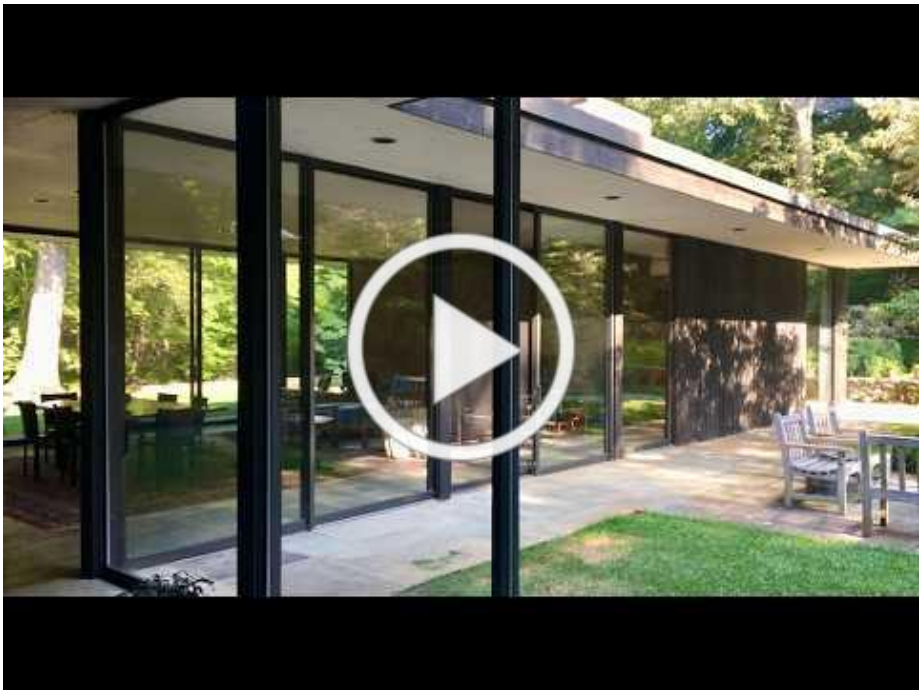
October 12-17: Join USModernist's **George Smart** at opening night of the New York Architecture and Design Film Festival (ADFF). Details and tickets.

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.

USMODERNIST RADIO
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Latest Podcast











#476/John Lautner: Jan-Richard Kikkert and Tycho Saariste plus David Mauer and Elizabeth Godley + ADFF's Kyle Bergman + Musical Guest Nicole Zuraitis

We're on today with two special guys from the Netherlands, **Jan-Richard Kikkert** and **Tycho Saariste**, the Lewis and Clark of architectural exploration, going to visit nearly all the John Lautner houses in the world. Next, **David Mauer** and **Elizabeth Godley** are bringing one of those Lautner houses back from decades of decline. We'll wrap up with returning podcast guest **Nicole Zuraitis**, the Grammy-winning jazz singer-songwriter with a new album – but before that, **Kyle Bergman** shares what's up for this fall's Architecture & Design Film Festival in New York.

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.

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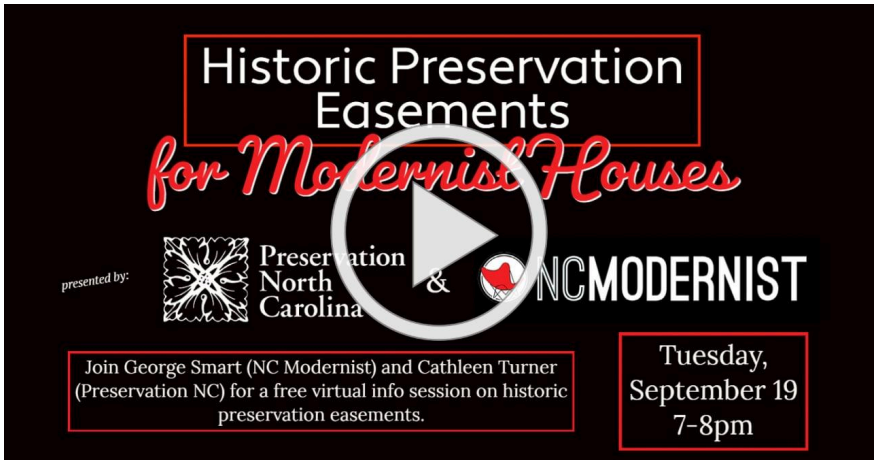


The Holiday Inn in downtown Raleigh NC, one of a series of "corn cob" hotels that **Leonard Lundgren** design in the 1960's, was to be demolished. Instead, the building has national landmark status and the new owner is reopening it as Hotel Indigo.



AIA's 2026 South Atlantic Regional Awards (ASPIRE): North Carolina houses included: Fern Grove by Altura; Sycamore Court by Raleigh Architecture; the White Residence by ThoughtCraft, the Family Vacation House by RM100.

Raleigh's in situ studio swept the ceremony with six projects, including two houses: Raynal in Montreat NC - and Arbutus in Raleigh NC, recently named an Architectural RECORD house, shown above.



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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