M News: Design For Freedom / 2,000 Books / Belluschi Church
From: "George Smart, Executive Director" <george@usmodernist.org>
Date: Monday, October 5, 2026

US Modernist

Modernist House Archives:
35,000+ Houses

Architecture Media Library:
6M+ Pages

USModernist Radio Podcast:
480 Shows

World Architecture Day
Monday, October 5, 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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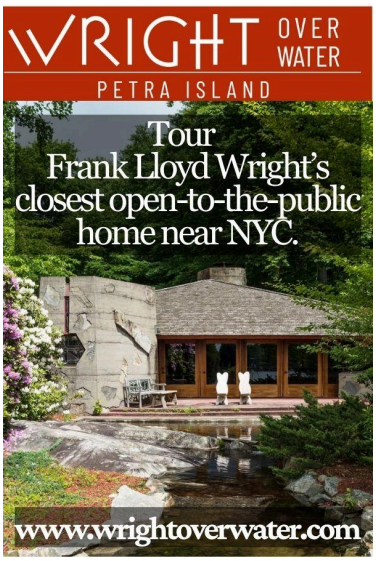
Editor: **Ron Gallagher** Newsletter Staff: **Virginia Faust, George Smart**
Got Modernist News? Contact **Ron Gallagher** at rpg.modernist@gmail.com

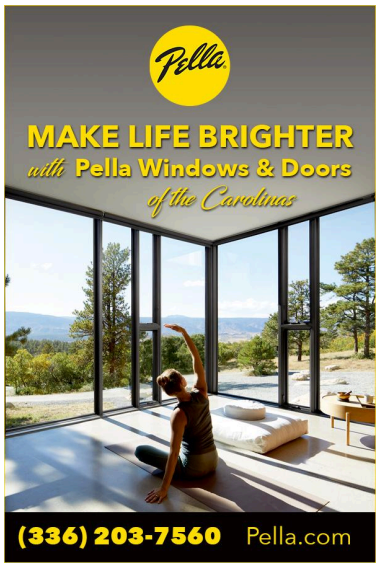
Newsletter Sponsorship: Connect your product, service, or organization to USModernist's 98,500 Modernist fans, architects, real estate agents, preservationists, and builders. Reach out to **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**

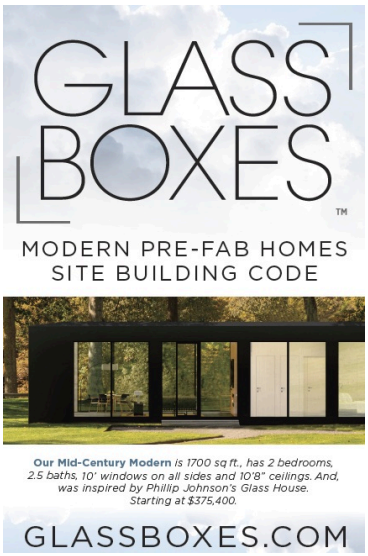
Meet the USModernist Team

Check out the NEW 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

This Tuesday, October 6, 7pm: NCModernist's Architecture Movie Series continues tomorrow at Raleigh's cherished Rialto Theatre with ***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.

design for freedom
grace farms

This 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 a HSW AIA or SARA LU credit.



NEW: Grand Opening October 16, 11am: NCModernist has an amazing new popup bookstore for architecture and design fans - or for holiday gift-giving! We've got 2,000 beautiful, well-designed, nearly new architecture, art, and culture coffee-table books, all on sale from 55-75% off! You'll spin the Wheel of Destiny to receive a special discount. This is the deal of the year for anyone inspired by architecture and design.

Visit us at the Boxyard, Research Triangle Park's wildly successful social district, 900 Park Offices Drive, opening **Fridays and Saturdays** from 11am to 7pm October 16 through November 20.

Please note we are closed Friday October 16 and Saturday October 17 from 5 to 7pm for two sold-out Mod Squad receptions. If you'd like to be on the waiting list for either, register here. Enter FRIDAY or SATURDAY on the form.



THE RALEIGH ARCHITECTURE COMPANY

Wednesday, October 21, 6-8pm: NCModernist Thirst4Architecture Happy Hour at Raleigh Architecture at their new office, 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. Recently featured in Identity, House and Garden, and Design Milk. Details and tickets. Just 20 left!



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. Only 14 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. "You cannot save something valuable without knowing where it is or why it is important." That idea is at the heart of USModernist's work—and it is why an estate gift can have such lasting impact. USModernist provides unrivaled documentation that raises awareness of endangered Modernist houses and gives owners, buyers, sellers, real estate professionals, researchers, and communities information they can use. This work has earned 20 awards for leadership in historic preservation, but its greatest value is practical: a well-documented house has a better chance to be understood, protected, repaired, and loved.

A bequest or other estate gift can become dependable future funding for documentation, advocacy, and preservation. It can help a lean nonprofit sustain expert research, respond when important houses are at risk, and keep trusted information open to everyone—not locked behind a subscription. Your values can keep working long after your lifetime. Consider including USModernist and NCModernist in your estate plan. To learn more about making a legacy gift, contact **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**

Endangered Watch LIst

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

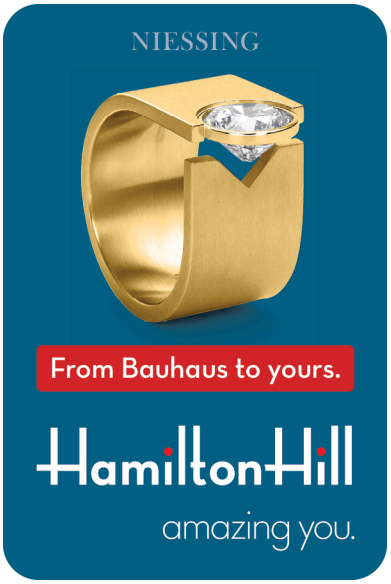


is surrounded by development and is a prime teardown target. The inside is in good shape but the outside needs a lot of work. For sale at $840,000.

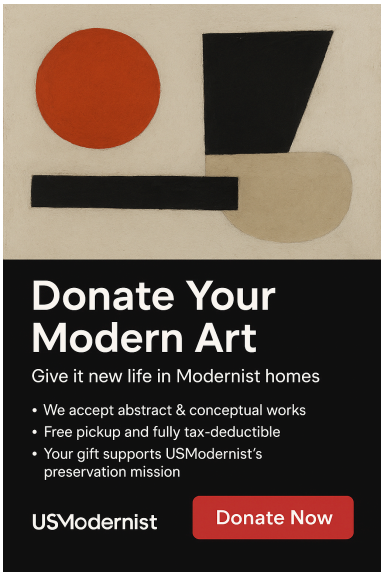


Endangered: Bad news on the Sturges House in Los Angeles, designed by Frank Lloyd Wright. The Los Angeles Conservancy put the decaying house on its 2026 Watch List, warning it's at risk of demolition by neglect, which means deteriorating through avoiding maintenance.

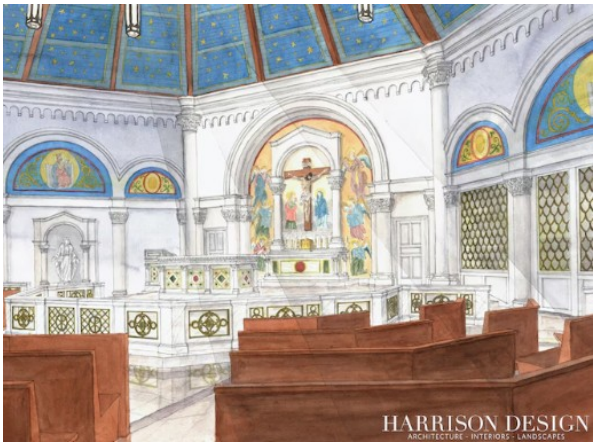
News











Endangered: Parishioners and preservationists are working hard to stop a drastic remodel (above right) of Christ the King in Milwaukie OR that would destroy the integrity of the community's beloved **Pietro Belluschi**-designed church. **Tony Belluschi**, Pietro's son, and a team of supporters have garnered over 700 signatures and hundreds of testimonials, both heartwarming and heartbreaking. Final decision is up to the archdiocese. The Architectural Heritage Center in Portland has added Christ the King to their Watch List of endangered properties. Articles: Preserve CTK Church / Oregonlive / Oregon ArtsWatch / Architect's Newspaper / Architectural Heritage Center

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In Boston, Kendall Capital will convert 133 Federal Street, designed by architect Paul Rudolph, into 155 apartments. The **Boston Landmarks Commission** certified the property as a landmark in 2024. It was built in 1960 as the headquarters for Blue Cross Blue Shield of Massachusetts.



In Los Angeles, the 1971 Sunkist headquarters has been vacant since 2012. A developer wants to use the city's adaptive-reuse ordinance to convert the A.C. Martin-designed building into 95 apartments.



Endangered? The Elliott House in Walton Hills OH designed by Richard Neutra is in rough shape. If you have information on its situation, please let us know.



Construction is underway on a 1,000-unit residential building that the Bjarke Ingels Group designed along the once-despised Gowanus Canal in Brooklyn NY.

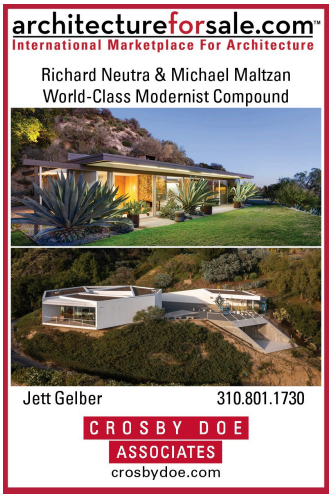


Florida Southern College, widely known for the 13 Frank Lloyd Wright-designed buildings in Lakeland FL, has restored the planetarium in Wright's Polk Science Building.

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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The 1956 Adelman Residence in Beverly Hills, designed by Thornton Abell and **O'Neil Ford**, once part of **Charlie Chaplin** estate and later sold to publishers **Benedikt and Lauren Taschen.** It is for sale for $25M.



For sale for $5.75M, a two-house compound in Crescenta CA — Richard Neutra's 1955 Serulnic House and **Michael Maltzan's** 2009 Pittman/Dowell Residence.



Frank Lloyd Wright's 1949 Henry and Frieda Neils House in MInneapolis MN popped up on the market last week for $2.5M.



In an Eichler subdivision of Balboa Highlands in Granada Hills CA, a 1963 A. Quincy Jones design with Claude Oakland and Frederick Emmons is on the market for $1.55M.



Donald Olsen's 1952 Arthur Frederic Kip House in Berkeley CA has come up for sale with a price tag of $1.98M.



A combination residence and studio that architect Dan Duckham designed for himself, the 1961 CMD Building, in Oakland Park FL is for sale for $849,900.



Allan J. Gelbin designed the 1966 Leuthold House in New Canaan CT a decade after he had supervised the construction of Frank Lloyd Wright's Tirrana in New Canaan as an apprentice. For sale for the first time in 30 years for $6.2M.

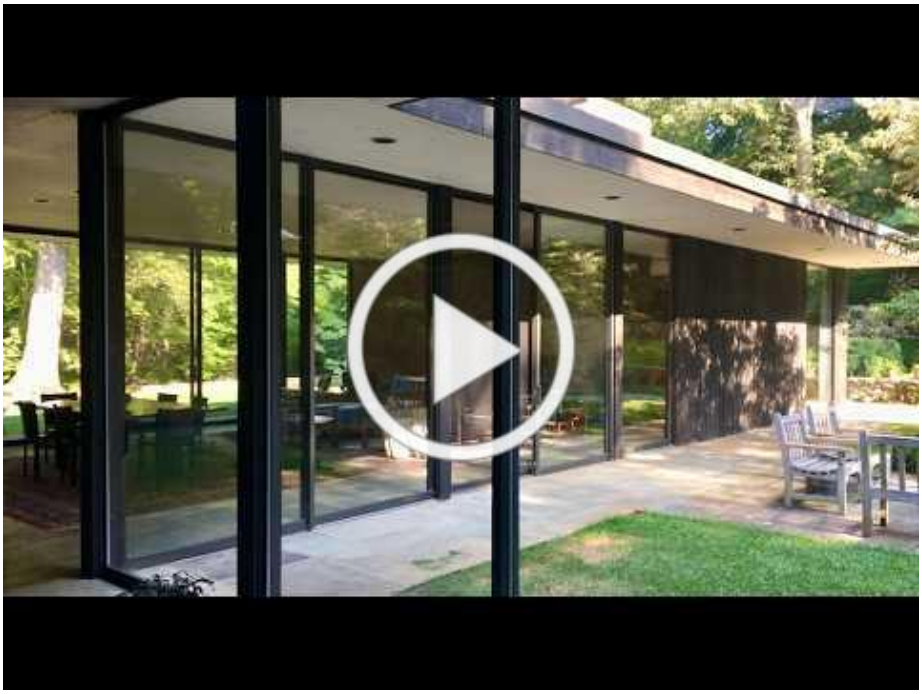
Upcoming Events

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.

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.

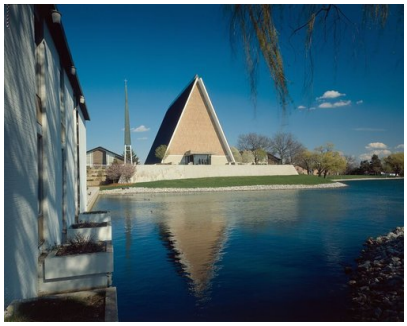
Ends March 15: AIA Center for Architecture, New York. *Humanist Modernity* showcases the work of Stanisława (Siasia) Sandecka-Nowicka and Maciej (Matthew) Nowicki, two significant figures in American and Polish architecture. Through March 2027.

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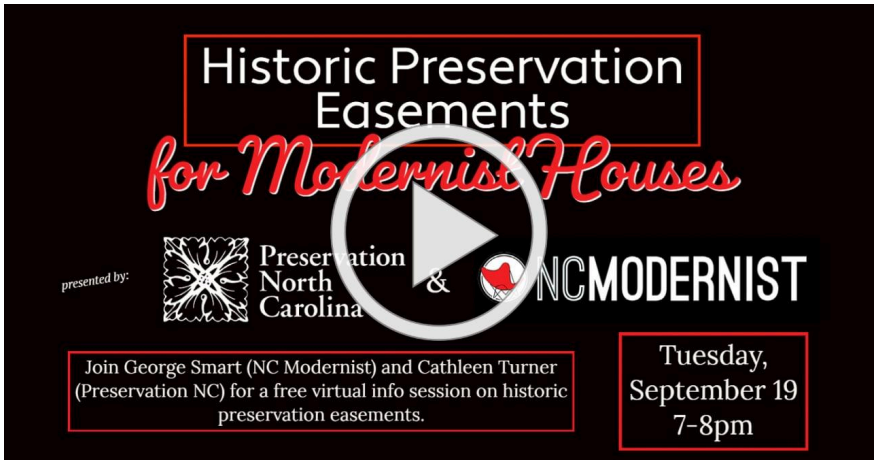
#477/Goodbye Dimitry Vergun + Don Singer + Concordia Seminary with Robert Roethemeyer and Paul Prange + Musical Guest Jen Ash

Dimitry Vergun, who passed away last month, was an architect, earthquake expert, and structural engineer behind some of California's most audacious houses. Architect Don Singer, one of the last living midcentury Modernists in Florida, has a huge legacy of houses you can see on USModernist. Then we discover Eero Saarinen's remarkable Lutheran Concordia seminary in Fort Wayne IN with Rev. **Robert Roethemeyer** and **Paul Prange**. Later, returning musical guest **Jen Ash**.

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



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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