US Modernist

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Monday, October 19, 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.

View as Webpage

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

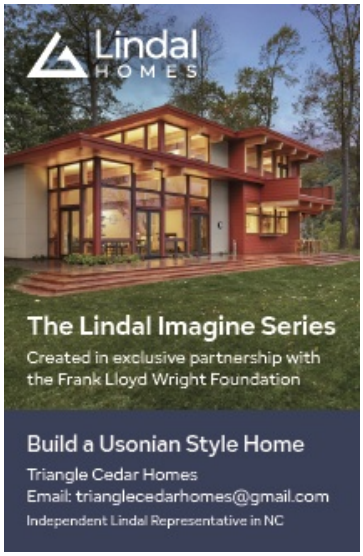
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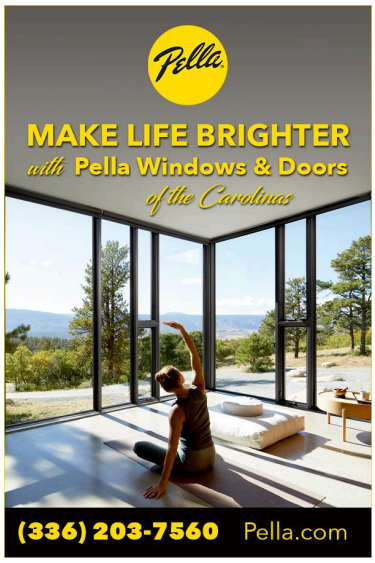
Meet the USModernist Team

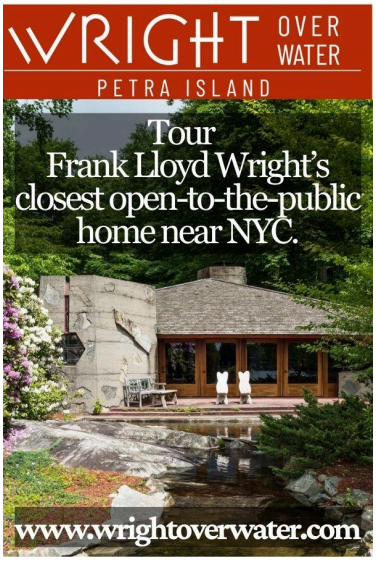
Check out the NEW NCModernist For Sale/Rent Database. Real estate agents and owners can list their North Carolina Modernist houses for sale or rent for

free. Sponsored by:

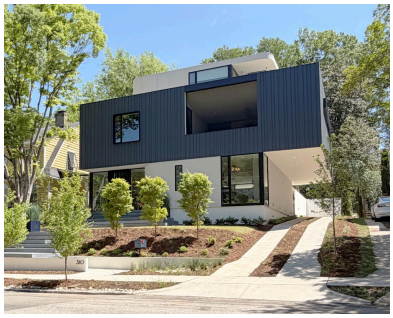
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Featured Upcoming Events



THE RALEIGH ARCHITECTURE COMPANY

This 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. Registration closes at 5pm today.



Friday and Saturday, October 23-24, 11am to 7pm. NCModernist has an amazing new popup bookstore for architecture and design fans - or for holiday gift-giving! Beautiful, well-designed, nearly new architecture, art, and culture coffee-table books, all on sale at 60% off! This is the deal of the year for anyone inspired by architecture and design. **The books will run out, so visit us soon** at the Boxyard, Research Triangle Park's wildly successful social district at 900 Park Offices Drive. **From 5-7pm, enjoy a free glass of wine as you browse!**

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. Remote Q&A afterwards with the producer. Plus, it's **NCModernist Bingo Night!** Free cards for everyone, with prizes. Details. Sponsored by:

ALAIR

LIVING BETTER STARTS HERE



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.



Thinking about going with USModernist to Paris, Brussels, and Amsterdam?

Join Tour Director **Angela Roehl** and USModernist's **George Smart** for a Zoom information call at 7pm ET on Wednesday, October 28 as they outline the trip for May 12-22, 2027. Free, registration required. Enter ZOOM on the form.

To go ahead and sign up, get details and tickets here. Only 11 places left!

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.

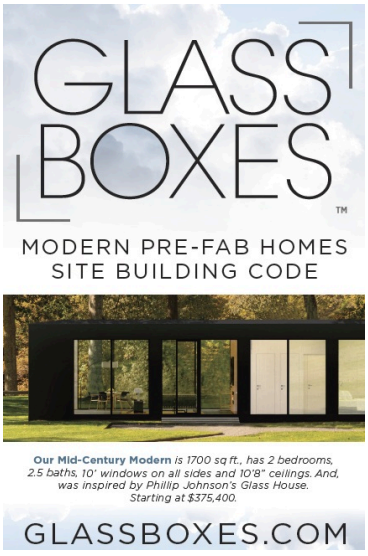
Attend the NCModernist Raleigh architecture movie series.

Make Modernism Part of Your Legacy. Old architecture magazines are disappearing from attics, offices, libraries, and storage rooms every day. USModernist rescues that history by scanning it and making it searchable, printable, downloadable, and free. The USModernist Library is the world's largest open digital collection of major U.S. architecture media, with more than five million pages representing over 25,000 issues. These publications help students, educators, architects, owners, researchers, and preservationists uncover original reporting, photographs, plans, and context that may exist nowhere else online. An estate gift can help sustain the behind-the-scenes work that makes access possible: acquiring vulnerable collections, digitizing fragile material, maintaining files and technology, and protecting the archive for the long term. To learn more about making a legacy gift, contact **Caroline Francis,** USModernist's Chief Development Officer, at **caroline@usmodernist.org.**

Endangered Watch LIst









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.

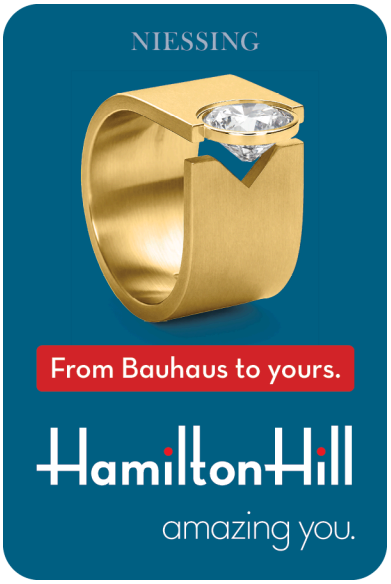


Endangered? The Elliott House in Walton Hills OH designed by Richard Neutra is in rough shape. If you have information on its situation, please let us know.

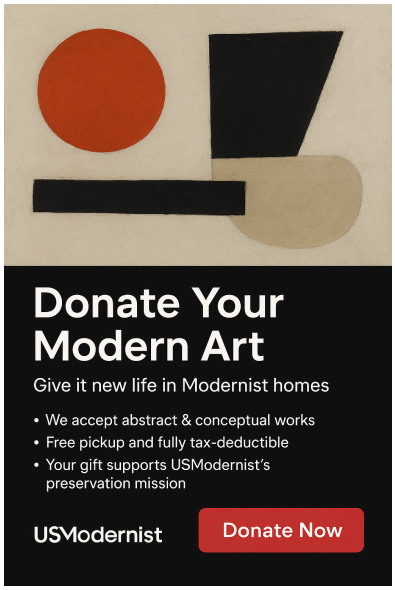


Endangered: Bad news on the Sturges House in Los Angeles, designed by Frank Lloyd Wright. The Los Angeles Conservancy put the decaying house on its 2026 Watch List, warning it's at risk of demolition by neglect, which means deteriorating through avoiding maintenance.

News







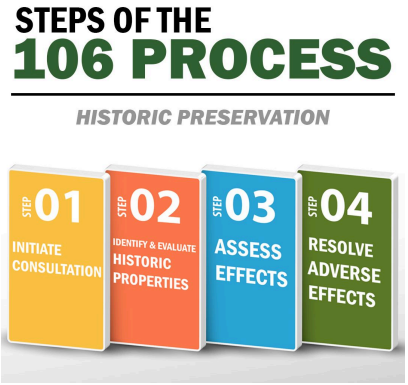


LA's most famous house, the Stahl House, is having a hard time finding a buyer after nearly a year, even after a $5M price cut. The Pierre Koenig-designed landmark, made famous by **Julius Shulman's** 1960 photograph, listed late last year for $25 million. This year the price dropped to $20 million. Other iconic Modernist homes also struggled with overpricing. Richard Neutra's Kaufmann Desert House in Palm Springs listed for $25 million in 2020 and sold for about half that.



NYPD detectives are searching for a man accused of slamming a door hard enough to damage it at the Bronx's $85 million showpiece police station. The September 15 incident at the 40th Precinct, 567 East 149th Street in Melrose, caused up to $250 in damage. No one was hurt. The 45,260-square-foot station house, designed by Bjarke Ingels opened in November 2024 as the

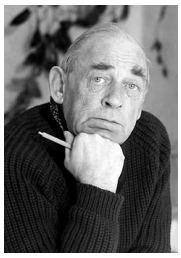
first NYPD precinct with a dedicated public community room. Tipsters can call Crime Stoppers at 1-800-577-TIPS anonymously; rewards reach $3,500.



The national coalition fighting the Trump administration's proposed changes to Section 106, the US guidelines that allow for public comment on changes to historical buildings, has a new website. Ask organizations in your network to join the open letter and coalition. Individuals can join the mailing list here. Pitch your local or regional media using the coalition's press materials. Give to the 106 Strong Fund to keep powering the movement.

You can make a difference!

- * Join the National Trust's webinar Section 106 Under Threat, Wednesday, October 21, 2pm. An in-depth discussion of key legislative language, insights into the current political landscape, and practical guidance on advocacy strategies. Free. Register.
- * Watch the short film to remind everyone why Congress passed the National Historic Preservation Act, and what is at stake if Congress dismantles it this session.
- * Rally at the Capitol in Washington DC November 9. Information.



The Guardian reports that Finland has come around to treasure its native son, Alvar Aalto, now that 13 of his buildings have been named UNESCO Heritage sites and an exhibition of his designs is open in Helsinki's Architecture & Design Museum. Alvar, who died in 1976, was always more appreciated outside his homeland. The government is now more active in restoring buildings Aalto designed.



French architect **Jean Prouvé** designed an aluminum and steel home for a client in Epfig, In Alsace, in 1958. It was headed for demolition when art collector Hubert Bonnet snatched it up in 2021 and had it disassembled and restored, and reassembled on the French Riviera. Now, it's a rental residence.

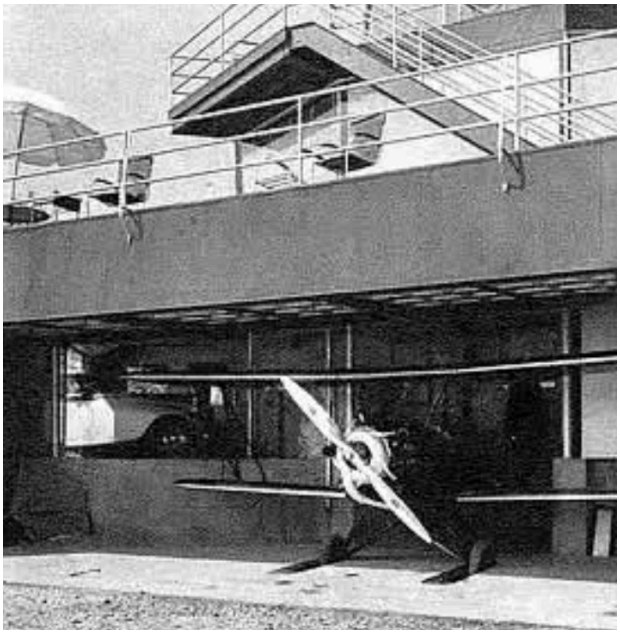


British architect **Donald Insall**, a leading figure in building conservation, died earlier this month at age 100. The firm that bore his name said that the founder argued that preservation tried to keep buildings as they always were while conservation kept them useful.





The World Monuments Fund has made the Studies Building at the former Black Mountain College in Lake Eden NC one of the 10 heritage sites on its *Irreplaceable America* list. Walter Gropius and Marcel Breuer designed an earlier version in 1940, but the college couldn't afford to erect it. **Alfred Lawrence Kocher**, who taught architecture there, drew a simpler plan that students and faculty built.



MAD White, a Polish arts and architecture publication, wrote about George Keck's House of the Future for 1933's Century of Progress International Exposition (aka the World's Fair) and the ideas he had for innovations to make people's lives better — including garage space for an airplane.

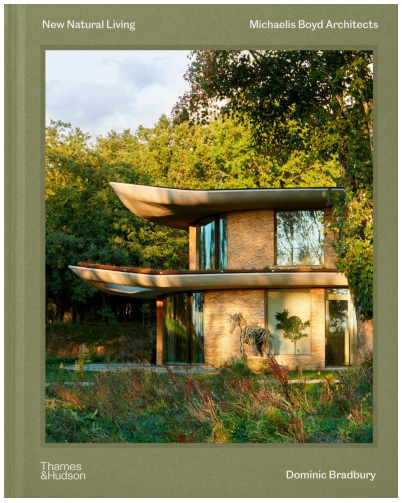


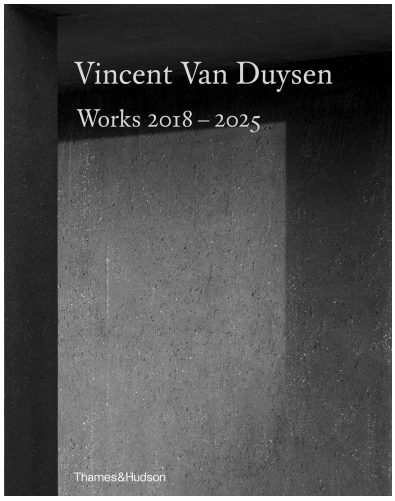
The storm over Donald Trump's efforts rename the Kennedy Center in Washington DC or wreck it has folks in Palm Beach FL thinking about another Edward Durell Stone building — a 1964 condo building at 400 South Ocean Boulevard.

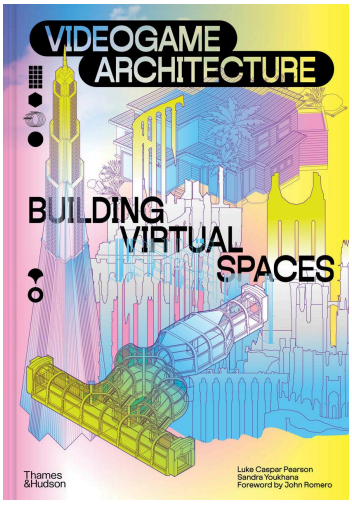
Pittsburgh's Frank House Foundation has appointed Anne-Marie Lubenau as executive director. Walter Gropius and Marcel Breuer designed it for **Robert**



and Cecelia Frank. The two architects left Germany's Bauhaus for Harvard in the late 1930s and completed this house in 1940, featuring expansive glass walls, an indoor swimming pool, and custom furniture designed by Breuer. It brought Modernist architecture to a city known for traditional mansions.





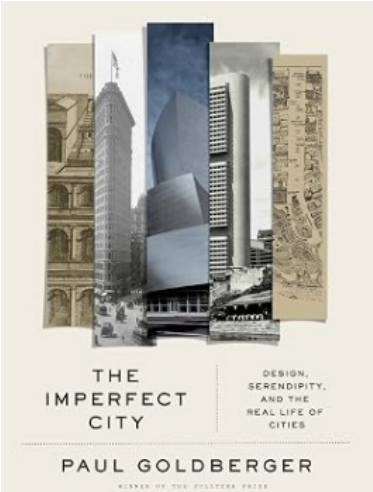


Available November 3: ***New Natural Living: Michaelis Boyd Architects*** by **Dominic Bradbury**. Bradbury profiles cross-Atlantic firm Michaelis Boyd, led by Alex Michaelis and Tim Boyd, through twenty houses and retreats in the UK, France, the US and Africa. Each project answers its landscape, pairing low-carbon design with generous connections between inside and out.

Available November 10: ***Vincent Van Duysen: Works 2018–2025***. The third volume in Van Duysen's monograph trilogy brings the Belgian minimalist up to date: eleven houses in Europe and North America, including his own in Portugal, plus boutiques, a hotel, a winery and a beach club. Concrete, oak, lava stone and bronze, finished with his trademark restraint.

Available November 17: ***Videogame Architecture: Building Virtual Spaces*** by **Sandra Youkhana** and **Luke Caspar Pearson**. Yes, really: architectural plans, sections and exploded axonometrics of twelve videogame worlds, from Doom and Half-Life 2 to Elden Ring and The Sims 4. The Bartlett-based authors treat these spaces with real design rigor, showing how form and detail guide players. A follow-up to their Videogame Atlas. Foreword by **John Romero.**

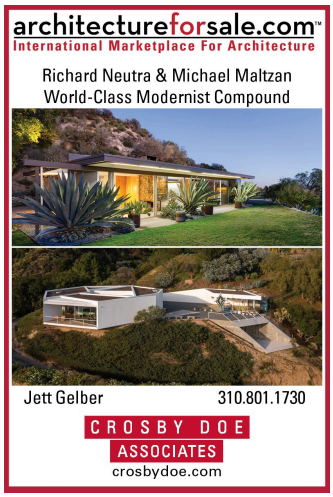
Available November 20: ***The Imperfect City*** by **Paul Goldberger.** The Pulitzer Prize–winning architectural critic explores how modern cities thrive when urban planning leaves room for happy accidents and innovations. On this exhilarating journey around the world, Goldberger points out each city's notable qualities, from the eco-friendly features of Singapore's skyscrapers to the collision and coexistence of old and new in Rome, to the boldly imagined lakefront in Chicago to the poetic sweep of LA's freeway ramps.



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:

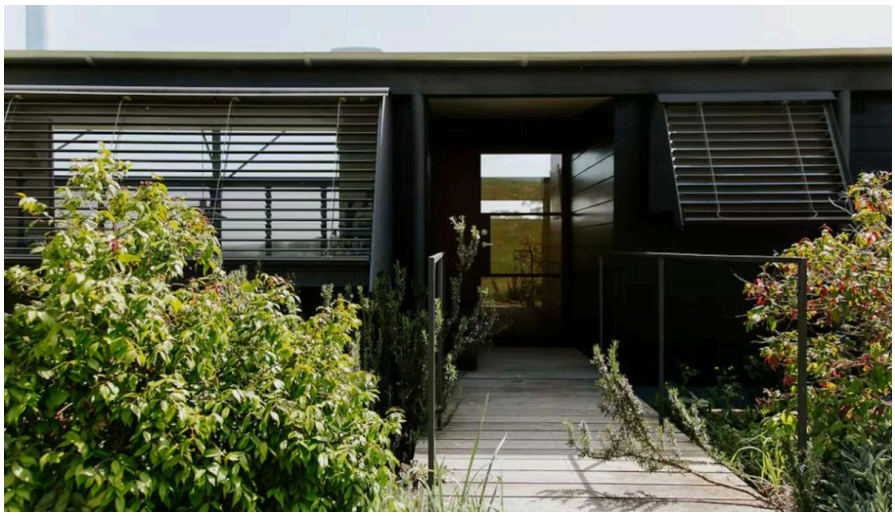
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In Red Hook in New York State's Hudson River Valley, a design group from the carmaker **Aston Martin** joined **S3 Architects** to design a house called Sylvan Rock on 55 acres. For sale for $19.5M along with three guest houses and the main house's furniture.



Definitely 21st-century Modernist (M2M) — a 2025 house in a tony Dallas TX area by **SAOTA** and **Ghost Architects** that is for sale with a $45M price tag.



Down Under, in Mudgee, New South Wales, Australia, is an 840 sf 2022 house by 2002 Pritzker Prize winner **Glenn Murcutt** that's for sale at a price you have to ask. One catch: The land under it, in a vineyard, is not included.

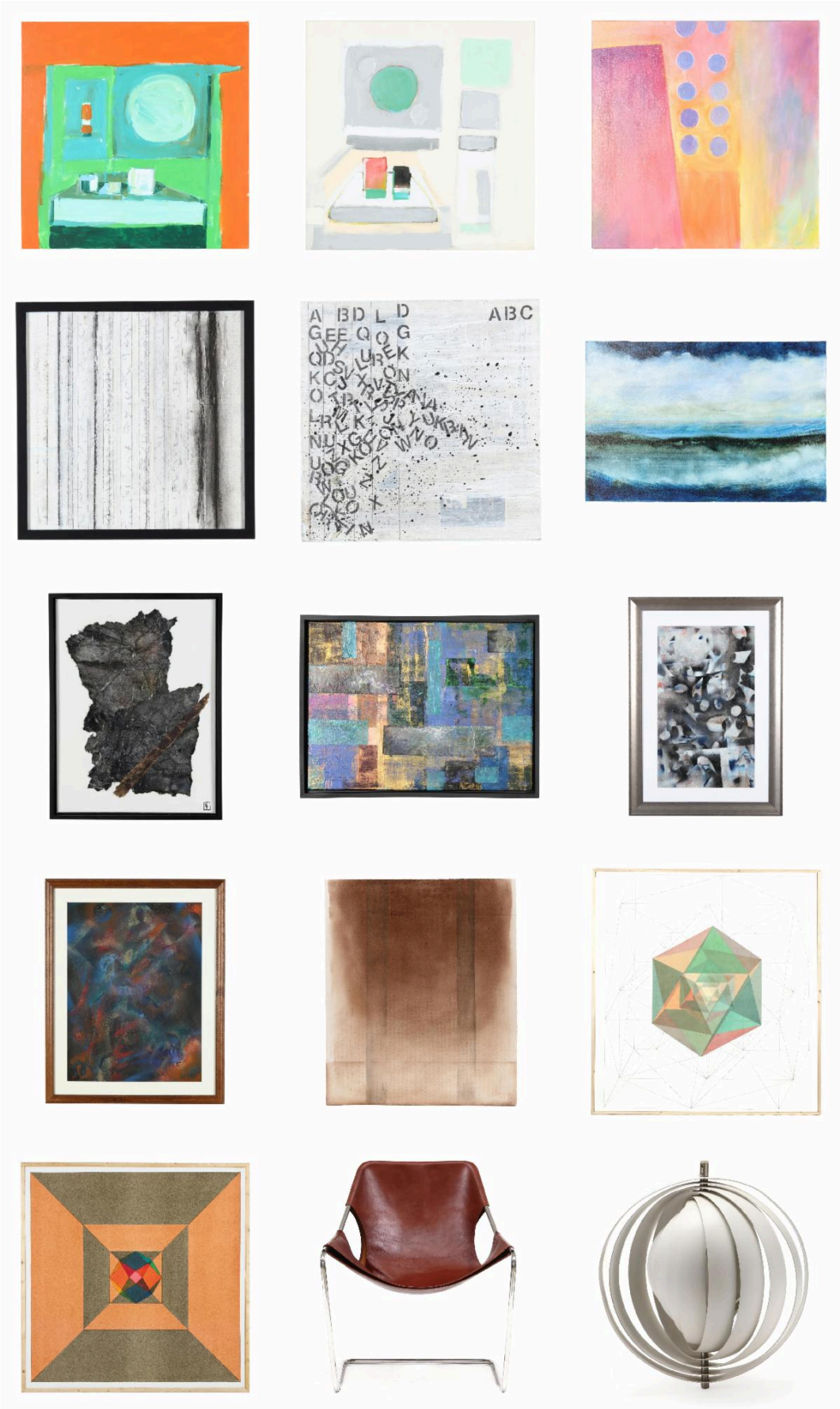
Upcoming Events



Leland Little's quarterly online Modernist and Contemporary Auction is this Thursday, October 22, with many classic pieces from Eames, Corbusier, and the Paulistano Chair, shown below.

Paolo Mendes da Rocha was a renowned Brazilian Brutalist architect based in São Paulo who received the Pritzker Prize and Mies van der Rohe prize. His most famous work, the Paulistano Athletic Club Gymnasium, featured the Paulistano Chair designed in 1957. This chair is a later authorized Objeckto production, a rare example personally signed by Paolo in 2006.

Plus you can buy art by **Jillian Goldberg, John Hiigli, Abie Harris**, and others below, all sold to benefit NCModernist.

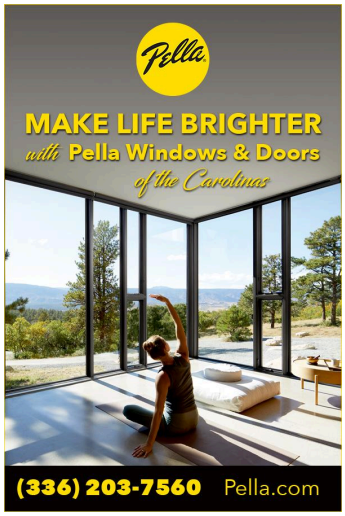


Tuesday, November 3, 7pm: NCModernist Architecture Movie Series at the Rialto in Raleigh NC. *The Harvard Five* tells the story of five architects: Philip Johnson, John Johansen, Landis Gores, Eliot Noyes, and Marcel Breuer. They

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. Sponsored by Alair. Details.

November 13-15: Architecture Sarasota's MOD Weekend. Details.

Saturday, November 14, 1-4pm. Mumford Restoration Generations of Craftsmanship show, Raleigh NC, featuring short seminars by **George Smart, Bernard Mumford, and Michael Ortiz.** and the unveiling of a 1907 Franklin car, carefully restored. Refreshments, raffles, demonstrations, and your restoration questions answered. Free. 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.

Tuesday, December 1, 5pm: Onera Foundation, New Canaan CT. Following the devastating 2025 Los Angeles wildfires, artist **Evan Hall** set out to rescue an extraordinary part of Southern California's architectural heritage: surviving chimneys from destroyed homes, including those designed by modernist architects **Richard Neutra, Ray Kappe, and Eric Lloyd Wright**. In conversation with Glass House curator **Cole Akers**, Hall will explore the intersection of art, modern architecture, and preservation—and how fragments of the past can anticipate the future. Free. Details.

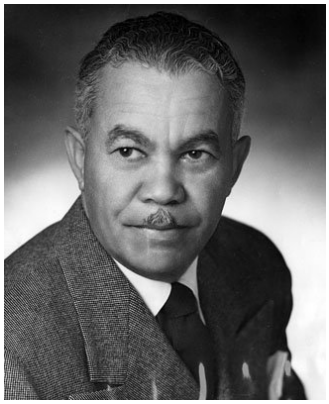
Thursday, December 10, 7pm: NCModernist Spectacular Modernist Holiday Party, Durham NC. Interested? Get notified first: enter HOLIDAY on the form.

Tuesday, January 5, 7pm: NCModernist Architecture Movie Series at the Rialto in Raleigh NC, featuring Sitting Still, an original documentary directed by **Gina Angelone** that explores the visionary work of **Laurie Olin** FASLA, one of the world's most influential landscape architects. It highlights his profoundly

social vision, emphasizing humanity, urbanization, nature, and the creation of democratic, egalitarian public spaces. Plus, it's Star Trek Night with a trivia and Scotty impression contest! Details.

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 July, the Getty, Los Angeles County Museum of Art (LACMA), and USC Fisher Museum of Art will present a coordinated series of exhibitions celebrating the life and work of groundbreaking architect Paul R. Williams. The most prominent Black American architect of his generation, Paul R. Williams helped shape his native Los Angeles during its rapid growth from the 1920s through the early 1970s. These shows are the first to feature Williams's archive, which was acquired from his family by the Getty and USC School of Architecture in 2020.

Joining the Williams theme, the Beverly Hills Hotel, for which he designed renovations including its signature entrance, is offering guests a chance to buy a chaufeurred, three-hour tour of Williams buildings led by **Joshua G. Stein**, a professor at the Woodbury School of Architecture. Details.

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Latest Podcast











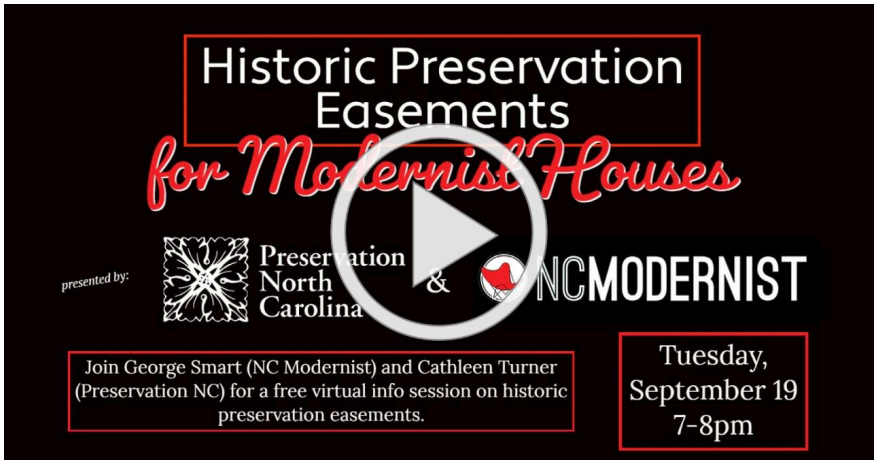
#479/John Boccardo + Derek Esplin + Christine Madrid French + Mark Lamster + Eyal Einik + Musical Guest Monika Ryan

Most architecture fans love the Hitchcock film North By Northwest. Guests **John Boccardo**, **Derek Esplin**, and **Christine Madrid French** turned Hitchcock's fictional Vandamm House into a $45M Modernist marvel in Utah. **Mark Lamster**, the newly minted Pulitzer Prize winner, works to save Dallas City Hall from demolition. **Eyal Einik** is an architect-turned-developer transforming one of those Holiday Inn corncob buildings of the 1960s into a new Hotel Indigo. Later on, returning musical guest **Monika Ryan**.

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 **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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