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National Park Service

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Section number G Page 1

**SUBDIVISIONS AND ARCHITECTURE PLANNED AND DESIGNED BY  
CHARLES M. GOODMAN ASSOCIATES IN MONTGOMERY COUNTY,  
MARYLAND**

Name of Multiple Property Listing

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**G. GEOGRAPHICAL DATA**

This Multiple Property submission with its three contexts applies to all of Montgomery County, Maryland, as defined by the political boundaries of that jurisdiction in the state of Maryland.

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## **H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS**

This Multiple Property Documentation form was prepared by undertaking a series of steps, each more intensive than the one before. First, a windshield survey of Mr. Goodman's subdivisions and houses was conducted, trying to find as many subdivisions and custom houses as possible in Montgomery County. Then, contacts were made within each of the merchant-builder subdivisions and as many custom homes as possible. This was done by the author knocking on doors randomly, introducing herself, and describing the nature of the project, or by calling people on the telephone whose names had been given to the author. Then, a series of neighborhood meetings were set up in most of the merchant-builder subdivisions in Montgomery County, in order to properly introduce the author, the nature of her study, the benefits of National Register listing, etc. Sometimes the meeting took the form of a casual neighborhood get-together. At other times, the meeting took the form of a public presentation at a civic association. In Hollin Hills, which was studied as background for understanding Goodman's work in Montgomery County, the author took a lengthy tour of the subdivision with Rob Davenport, the builder Robert Davenport's grandson, and conducted a number of extensive in-person interviews with residents. At the same time, the author contacted a number of custom home clients of Mr. Goodman's. Many of these people welcomed the author into their homes for tours of the houses and interviews on their origin.

During the course of the project, the author conducted extensive in-person and telephone interviews with approximately 50 people. These people were either developers, contractors, original or early owners, architects, manufacturers, relatives of Mr. Goodman's, etc. The most fascinating aspect of this project was that the majority of information obtained for the Multiple Property documentation came not from books or archival papers, but from the people who had made the history themselves. Some interviews were tape-recorded; others were handled by note-taking, depending on the comfort level of the person being interviewed. The fact that the project dealt with the "recent past" made it all the more exciting, since the author was able to tap into both the emotions and facts surrounding the origins of the Modern projects Goodman designed. The most valuable interviews were one the author had with Mr. Goodman himself in 1991 the year before his death, a telephone interview with his daughter, those with his former colleagues (Eason Cross, Maria Wayne, Hal Esten), those with developers of Goodman projects (Paul Burman and Herschel Blumberg) and with original Goodman house owners (Susan Schlosser, Lewis and Bella Jacobs, Joseph and Phyllis Homes, and others).

As for archival research, the most important element was the review of the Charles M. Goodman Archives at the Library of Congress, Prints and Photographs Division. This as-yet unprocessed collection is available only to those who can document their work is for scholarly purposes. The available Goodman drawings for all of the Montgomery County merchant-builder subdivisions were reviewed over the course of two intensive weeks. Each of the primary plans was photographed with a digital collection, which is in the possession of the Montgomery County

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Historic Preservation Section. In addition, many of the custom house owners still had their original Goodman plans, which the author copied for the Historic Preservation Section's records.

Many secondary sources were consulted as well. The most valuable sources were books from the decades of the Modern, or then-called 'Contemporary,' movement's inception. Nelson and Wright's *Tomorrow's House*, F.R.S. Yorke's *The Modern House*, John Hancock Callender's *Before You Buy a House*, and Katherine Morrow Ford and Thomas H. Creighton's *The American House Today* were particularly helpful.

The participants of a symposium sponsored by the Montgomery County Historic Preservation Section at the University of Maryland on February 8, 2003 were a great source of enlightenment. The topic was Modern single-family architecture in Montgomery County, Maryland. Five people who had been very active in the Modern movement or shortly thereafter attended a morning round-table session and answered specific questions about the modern movement in the county, its practitioners, its ideals, its timeframe, and its ultimate demise. Jack Cohen and Harold Esten were the architects in attendance. Paul Burman represented the developers. Andy Balderson (a former partner and now successor to Thurman Donovan) and Lawrence Coffin spoke of the landscape architecture aspect of Modern developments. The session was video- and audio taped.

After all the research was essentially completed, the author met with representatives from five neighborhood groups in a series of meetings in order to explain the process of surveying and documenting neighborhoods for the National Register of Historic Places. The groups represented were: Hollin Hills (Virginia), Hammond Wood, Hammond Hill, Rock Creek Woods, Takoma Park, and Crest Park. The first meeting focused on how to conduct a house-by-house survey of a Goodman neighborhood. The author developed a survey form based on Goodman houses and their characteristic elements. She explained the process of field surveying and photographing a neighborhood in order to be able to write a narrative description (Section 7) of a National Register form. The second meeting covered how to write a narrative significance statement (Section 8) and the importance of historic context. The author shared information with the neighborhoods that she had gathered on historic significance, made suggestions about suitable National Register criteria, and discussed the historic contexts in which Goodman's work was being evaluated under the Multiple Property form. Finally, a third meeting was held to discuss any outstanding questions about completing the form, a schedule for carrying the process through the Montgomery County Historic Preservation Section, the Maryland Historical Trust, and the National Park Service.

As for the historic contexts selected for the Multiple Property nomination, the author felt that three contexts were essential in understanding Mr. Goodman's work. It was necessarily to understand something about the architect as a person and his overall body of work in order to comprehend the role the designing of housing played in his portfolio and in his passion for architecture. (Context 1) It was important to understand what was unique about his land planning approach where topography and trees reigned supreme and houses were sited at an angle to the

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street for privacy and solar gain. In order to do this, one had to consider the constraints of subdivision financing and design at the time that he was experimenting. (Context 2). Finally, it was essential to understand how Goodman's housing designs compared to other houses being built at the time. Only when one realizes that other architects and builders were populating suburbia with ramblers, Cape Cods, and split levels can one fully appreciate the avant-garde quality of Goodman's architecture. The period of time for the context was purposely wide, 1945-75, in case Goodman's firm or others who worked in the Modern style created compatible additions to earlier houses or designed new houses within a subdivision that were late examples of the style.

The significant property types were a logical representation of what the author found in the field related to Mr. Goodman's domestic architecture. "Custom houses" was an obvious property type that was different from his merchant-builder housing. Within the merchant-builder category, it was decided in consultation with the National Register Administrator for the Maryland Historical Trust that there needed to be a division between entire subdivisions made up of Goodman houses (thus the property type "merchant-builder subdivisions") and subdivisions made up of houses by multiple architects, including Goodman (thus the property type "merchant-builder houses"). Finally, although only one prefabricated house was found during the Montgomery County survey, the author included "prefabricated houses" as a property type in order to catch any and all prefabricated houses by Goodman that may be identified in the future.

Finally, the registration requirements were based upon knowledge of the condition of the Goodman merchant-builder and custom houses (and one prefabricated house example). Both the exteriors and interiors of Goodman houses were studied as to original materials and their condition. Discussions with Goodman house owners and observation, first-hand, of the changes they had made to their homes also informed a discussion of integrity and the appropriate registration requirements.

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Catholic University Architectural Library (periodical research)  
University of Maryland, School of Architecture, Modern Movement in Maryland Project (MoMoMa)  
Rockville Public Library, *Evening Star* and *Montgomery County Sentinel* microfilm  
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November 18, 1991, by Elizabeth Jo Lampl with Daniel Feil and Sharon Cavileer.

Drawings from Goodman House Owners

The Schlosser House (and specifications)  
The Homes House (and specifications)  
Twin Construction Company, Unit House, Takoma Park, Maryland  
The Marshall House and Landscape  
The Jacobs House

In-person Interviews by Elizabeth Jo Lampl

**Note: If no tape is mentioned below, handwritten notes from the conversations are on file at the Montgomery County Department of Park and Planning, Historic Preservation Section (MC HPS). Unless otherwise noted, all interviews took place in Montgomery County, Maryland.**

Baldwin, Shirley. Original owner of a Hollinridge house, July 2003.

Beyard, Ernest. Owner of a Crest Park house, October 2003.

Blumberg, Herschel. Developer of Rock Creek Woods. Hyattville, Md., 1 November 2002.

Brosius, Bill. National Homes builder in Frederick County. Tape recording. Frederick, Maryland, 4 October, 2002. MC HPS.

Burman, Paul I. Developer of Hammond Hill and Hammond Wood. Tape recording. 3 December, 2002. MC HPS.

Canny, Mary. Hollin Hills resident, 29 September 2002.

Cantoni, Gabriella. Owner of the Verl E. Roberts House in Bradley Hills, October 2003.

Corkill, John, AIA. Former associate of Edward Ball, designer of Modern buildings, 8 February 2003.

Cross, Eason, FAIA. Former Goodman associate, 19 October 2002. Tape stored at the Montgomery County Historic Preservation Section (MC HPS).

Daniel, Clarke and Raleigh. Architects and developers, Standard Properties, Inc., 18 January 2003.

Davenport, Rob. Documentary filmmaker and grandson of Robert Davenport, 29 September 2002.

Diss, Sylvia. Owner of a Hollinridge house, October 2003.

Dorfman, Harold. Owner of a Wheatoncrest house, January 2003.

Harold Esten, FAIA. Former Goodman associate, May 2003.

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Goldstein, Jan. Owner of a Takoma Avenue house, September 2003.

Giglioti, Sheloi. Owner of a Hollinridge house, October 2003.

Neil R. Greene, AIA. Former partner of Charles M. Goodman, 21 November 2002. Tape stored at MC HPS.

Gruenberg, Ruth. Original owner of a Rock Creek Woods house, January 2003.

Grusin, Elizabeth and David. Owners of a Hollinridge House, July 2003.

Hana Hirschfeld. Original Hollin Hills resident, 29 September 2002.

Hartings, Jed. Owner of a Wheatoncrest house, January 2003.

Gregory Hunt. Charles Goodman scholar and resident of Hollin Hills, October 2002.

Homes, Joseph and Phyllis. Original Goodman custom house owners, 3 April 2003.

Hisgen, Chris. Owner of the Ehrlich House, September 2003.

Jacobs, Lewis and Bella. Original Goodman custom house owners, 2002.

Kraft, Stephen and Stephen and Gladys. Original Hammond Wood house owners, January 2003.

Marshall, Patricia. Original resident of Hollin Hills, 19 October 2002.

McClure, Hume. Hammond Wood resident, January 2003.

Morduch, Ruth. Hollin Hills resident, 29 September 2002.

Musgrave, Dorothea. Owner of a Hammond Wood house, January 2003.

Pelz, Dick and Kelly. Original owners of a Rock Creek Woods house, January 2003.

Present, Sue. Owner of a Crest Park house, October 2003.

Roberge, Leonard. Owner of a Takoma Avenue house, September 2003.

Schlosser, Susan. Original Goodman custom house owner, 12 February 2003.

Sweet, Marilyn. Owner of the Ehrlich House, September 2003.

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Wayne, Maria. Former Goodman associate, 19 October, 2002. Tape stored at MC HPS.

Telephone Interviews by Elizabeth Jo Lampl

**Note: All notes are on file at MC HPS.**

Achor, Perry. Former employee of National Homes Corporation, 1 April 2003.

Becker, Arthur, AIA. Architect of Modern homes.

Bestimt, Bill. Construction supervisor of Hammond Wood and Hammond Hill, 4 December 2002.

Boyd, Barbara. Goodman scholar, January 2003.

Burns, John. Hollin Hills scholar and resident.

Byrne, John. Former resident of Hollin Hills, July 2002.

Benning, Stan, ASLA. Land planner for Montgomery Village, 23 January 2003.

Borges, David. Former Goodman associate, 15 October 2002.

Carr, Benjamin. Former Goodman associate, November 2002.

Carr, Lois. Original owner of a Crest Park house, October 2003.

Cohen, Jack. Modern architect, 21 November 2002.

Cross, Eason, FAIA. Former Goodman associate, 10 October 2002.

Esten, Harold, FAIA. Former Goodman associate, 5 March 2003 and 6 August 2003.

Garfink, Mal. Original owner of Goodman custom house, July 2003.

Goodman, Dorothy. Widow of Charles Goodman, 19 March 2003 and 3 April 2003.

Goodman, Lynn. Daughter of Charles Goodman, 28 April, 2003 and 20 September, 2003.

Greene, Neil, AIA. Former Goodman partner, 10 October 2002.

Ikins, Bill. Formerly employee of National Homes Corporation, 10 July, 2003.

Jacobs, Lewis and Bella. Original owners of Goodman custom house, 16 January 2003.

Karas, Bill. Former owner of the Paul Burman House, 6 August 2003.

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Marshall, Patricia. Original resident of Hollin Hills, 2 October 2002.

Margulies, Oscar. Builder of Takoma Avenue, September 2003.

Nalley, Don. Original Hollinridge resident, 15 July 2003.

Radebaugh, Dorothy K. Original owner of Goodman custom house, 12 November 2002.

Reddick, David. Former Goodman associate, 2002.

Ritzenberg, Ally. Owner of a Deigurt & Yerkes home, August 2003.

Wayne, Maria. Former Goodman associate, 15 October 2002.

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Primary Location of Additional Documentation

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American Society of Landscape Architects, information on Lou Voight and Dan Kiley

Hammond Wood Civic Association

Robert Lautman, Professional Photographer for Charles M. Goodman, Washington, D.C.

Library of Congress, Prints and Photographs Division, Charles M. Goodman Archive.

Maryland Historical Trust

Maryland State Archives, Subdivision plats for Montgomery County (online)

Montgomery County Historic Preservation Section. All project-related files. Audio and visual tapes related to the symposium: Modern Single-Family Residential Design in Montgomery County,

Maryland, held February 8, 2002 at the University of Maryland, School of Architecture.

Rock Creek Woods Civic Association