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609



ED BENNETT

Nature can help you sell PROBLEM SITES

M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 1

Edmund B. Bannett is one of the rocks in the

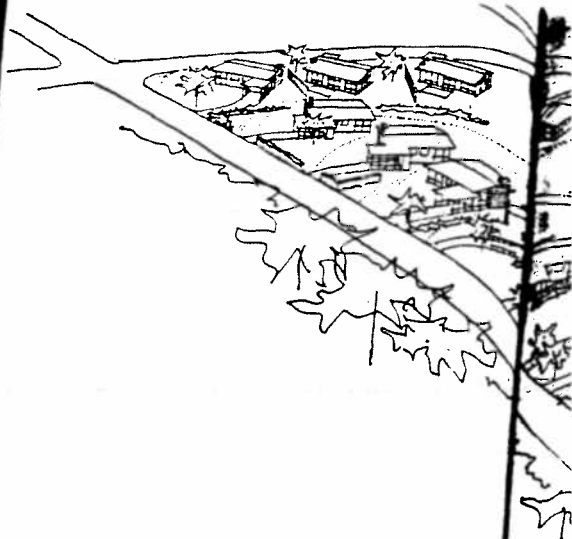
Carderock Springs, Bethesda

Montgomery County, MD

Source: cover page, American Geological Survey



Photos: Robert C. Lautman



BUILDER-ARCHITECT TEAMWORK PAYS OFF

Step from colonial to contemporary takes the Lurias of Washington into a faster market

LOCATION: Fairfax County, Virginia

NICHOLAS SATTERLEE and FRANCIS D. LETHBRIDGE, Architects

LURIA BROTHERS, Builders

Gerald and Eli Luria are sons of an Arlington, Va. builder and have already put up several groups of colonial houses around Washington, D. C. Last year they decided to do something better than the rows of monotonous suburban houses that threatened to glut the market. They wanted a contemporary house planned for efficient, economical construction and something that could be varied throughout a development as simply as possible.

In searching for designers they found Nicholas Satterlee and Francis D. Lethbridge (of the firm of Keyes, Smith, Satterlee & Lethbridge) and the teamwork resulting from this architect-builder combination has been a happy, profitable affair for both sides.

For their 90 acre site in the Holmes Run section of Fairfax County, Va., which is about 11 miles from downtown Washington, the architects have drawn up a pleasant basic design that has many of the qualities of a larger house.

A basic 1-story house is 24' 4" x 36' (902 sq. ft.) plus a carport with outside storage space. For \$13,750 a buyer gets a fine lot of from 10,000 to 15,000 sq. ft. that is sodded and landscaped, has a concrete driveway and all utilities. The house has insulated sidewalls and roof, full kitchen equipment, a fine floor plan and an unusual amount of well-planned storage space with sliding doors.

Because considerable of the property is on sloping ground the architects drew up two versions of a 2-story house, the upper floor of which is essential the same as the 1-story design. In some, the lower level has 2 rooms plus a garage.

Others have 3 rooms below with an outside carport. Two-story houses sell for \$16,900 and \$17,450 and have enclosed space of 1,804 sq. ft.

Somewhat to their surprise and definitely to their gratification the Luria brothers are discovering that buying a complete architectural service is a better investment than their former habit of purchasing a set of plans. It undoubtedly costs more, but it pays for itself.

The Lurias are finding out that architectural service includes:

- ▶ Plans for a fresh, attractive salable house.
- ▶ A basic floor plan with variations that avoid monotony and that suit different size families.
- ▶ A 1-story plan easily adaptable to a 2-story house.
- ▶ Site planning that pleased the buyers but so efficient it saved the builders considerable money.
- ▶ Color schemes that give an original touch to the whole development.
- ▶ Such valuable by-products as smoothing out problems with FHA; help with advertising; skillful on-the-job supervision; a design that won Southwest Research Institute's approval.

A flexible floor plan

The 1-story house is essentially a 2-bedroom house that can be turned into three bedrooms. An 8' x 11' alcove at one end of the living room (marked "study" on the floor-

plan on the living against photograph.

By sw the space third be also the Giving t and the

again fo wants it, time com

It may buyers w want the private a but open

Part o feeling o ceiling. 1 L-shaped windows.

None of on corne

Anoth from the nished a

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Plate 2a

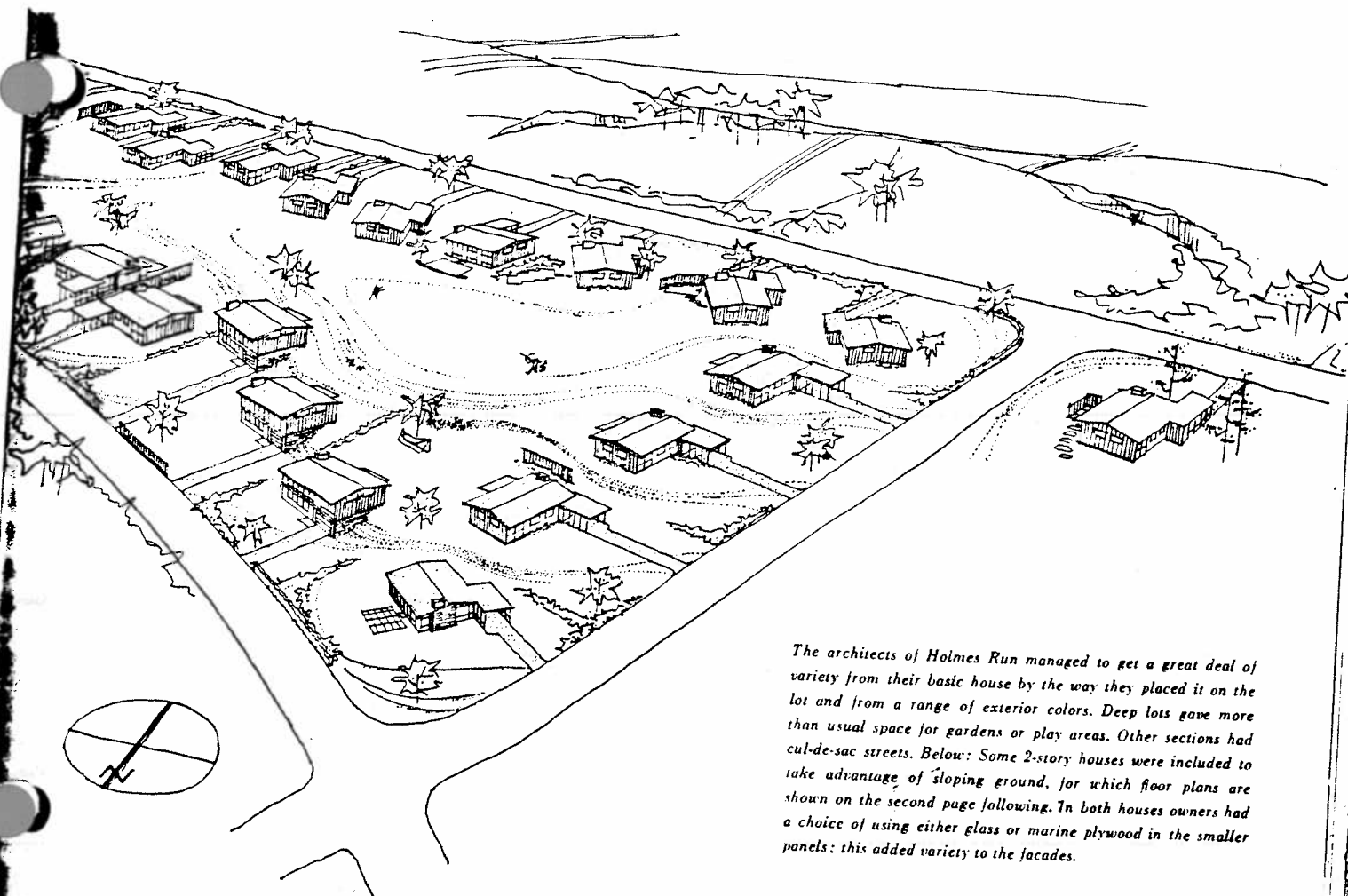
Article on the Holmes Run Acres Subdivision

Fairfax County, Virginia

Nicholas Satterlee and Francis D. Lettbridge Architects

Luria Brothers Builders

Source: Architectural Forum (August 1951), 160-169.



The architects of Holmes Run managed to get a great deal of variety from their basic house by the way they placed it on the lot and from a range of exterior colors. Deep lots gave more than usual space for gardens or play areas. Other sections had cul-de-sac streets. Below: Some 2-story houses were included to take advantage of sloping ground, for which floor plans are shown on the second page following. In both houses owners had a choice of using either glass or marine plywood in the smaller panels: this added variety to the facades.

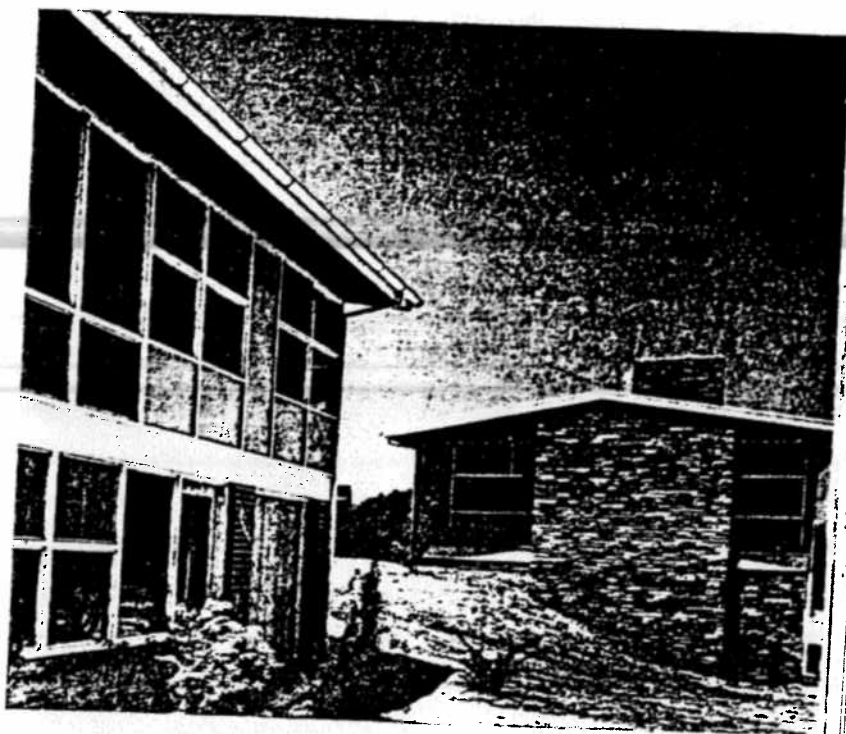
plan on the next spread of pages) can be used as part of the living room by turning a storage wall on casters back against an inside partition. This has been done for the photograph on the next page.

By swinging the storage wall out to face the living room, the space behind it can be made usable for a study or a third bedroom. If owners wish, a door can be installed and also the area above the storage wall can be filled in solidly. Giving an owner this choice lets him use the living room and the study together as one large room for parties, or again for a study or sewing room as long as the owner wants it, yet provides a room for a second child when the time comes.

It may be of some significance that almost none of the buyers want the two rooms thrown together. About half want the study closed in so the room can be completely private and half want the storage wall shutting off the study but open at top and one side.

Part of the attractiveness of the house results from the feeling of extra height given by the sloping plank and beam ceiling. This feeling of extra space is helped out by the open, L-shaped living and dining room and further by the large windows, planned so they give a view away from the street. Of the large windows face the street except for houses on corner lots.

Another feature popular with buyers is that a door opens from the living room to an outside area that can be furnished as a garden or a patio. The model house, used for



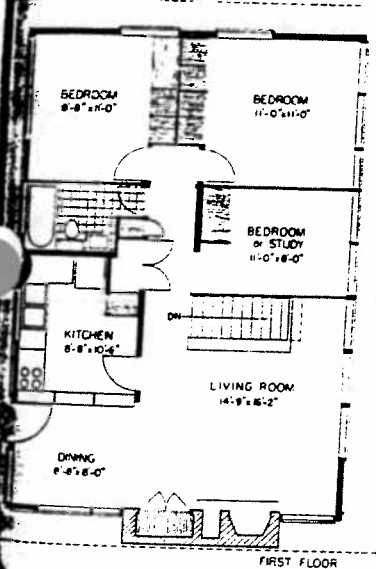
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Plate 2b

Continuation of the article



A sloping plank-and-beam ceiling seems to make the rooms larger and the stained finish combines well with natural finishes on other surfaces. To the right is the kitchen door and a glimpse of pass-through to dining room. Large fireplace is a sales asset.

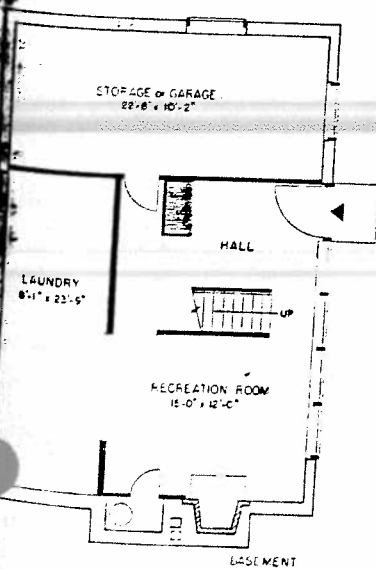


Right: Dining room with main entrance door leading out to carport. Pass-through is unusually large.

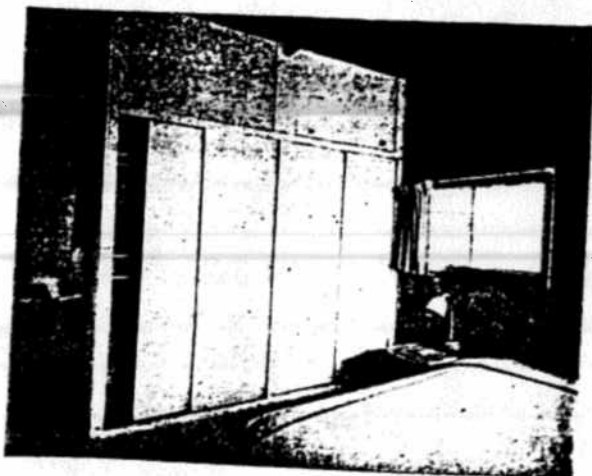
Left: upper floor plan of 2-story house which is generally similar to 1-story plan except for stairway and fact that study is closed off from living room.



Left below: ground floor of 2-story house. An alternate plan has outside carport, and garage space shown here becomes an additional room.



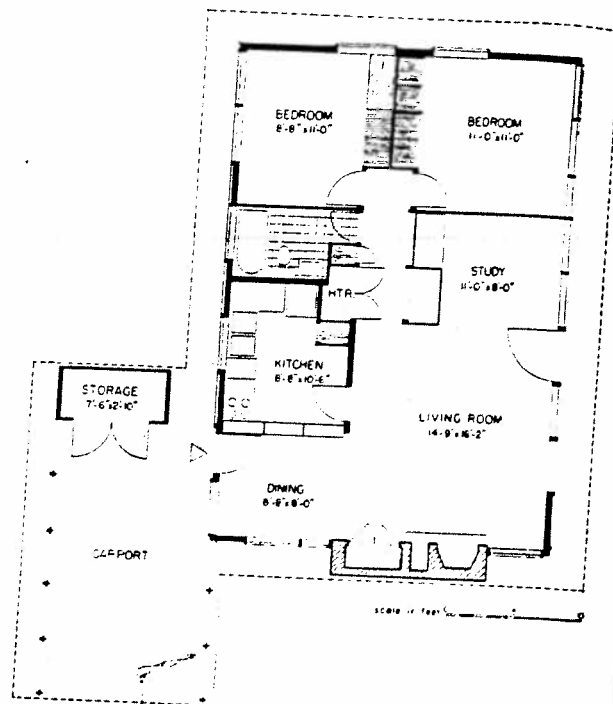
View of two bedrooms showing excellent storage facilities: well-built cabinets with sliding doors and considerable space. Most windows in house are sliding aluminum.



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Plate 2c

Continuation of the article



This plan and photograph show how the living room looks when it is combined with the study. The large, movable storage wall can be swung out to face the room, creating a study or bedroom area

sales and photographic purposes, has the patio fenced in to serve as an additional outdoor room that can be used for about nine months a year in Washington's mild climate.

A masonry wall big enough for a fireplace (with a flagstone hearth) and a large storage closet is also a selling asset for the house (though the masonry wall is a little heavy looking on the outside).

The kitchen is compact and well planned. It is equipped with sink, garbage disposer, range and refrigerator plus cabinets. With only one door to use up wall space, there is 27' of walls for cabinets or equipment. There is not space for a table in the kitchen but a pass-through counter connects kitchen and dining room to save work for the housewife.

Architects sited individual houses

In locating individual houses on the lots the Lurias feel that Satterlee and Lethbridge have done a particularly fine job. Each house is individually positioned with regard to street, neighbors, terrain, climate factors and so that even excavation labor can be saved where possible. In fact the builders saved considerable money by not having to push the usual amount of dirt from place to place.

So well did the architects do the lot arrangement that in one area four extra houses were included. The profit on these houses will more than pay the architectural fees.

Because houses are on large lots on curving streets and slightly rolling land, the architects had a chance to use considerable judgment and to achieve a feeling that few developments ever get.

Variety throughout the development is attained by shifting the position of houses on the lots, putting carports in different positions, by using 2-story houses where advantageous, and by varying the street patterns. Some areas are cut by streets into approximately rectangular blocks; others are arranged with *cul de sac* streets and play areas of 1/3 acre in the center of the loop. The fact that lots are of different size and shapes is an important factor in the general attractiveness of Holmes Run.

As seen in the perspective sketch on the preceding page, some of the blocks have a large area left open in the center. It can be turned into a valuable community asset if owners do not cut it up with hedges or fences. The Lurias hope to persuade owners to handle this open space for the best interests of everyone.

(Continued on page 238)

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Place 2d

reproduction of the article

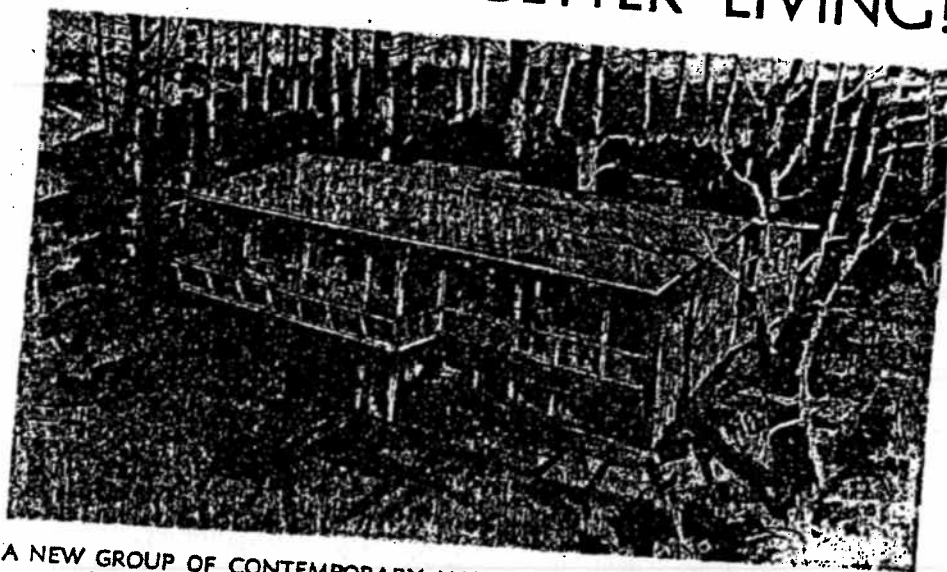
8501 Old Georgetown Road

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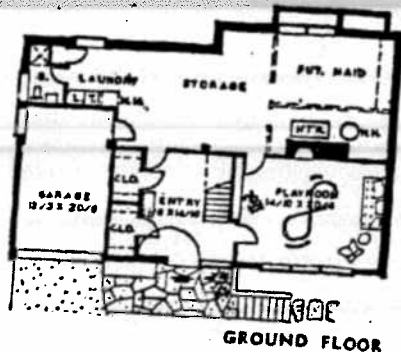
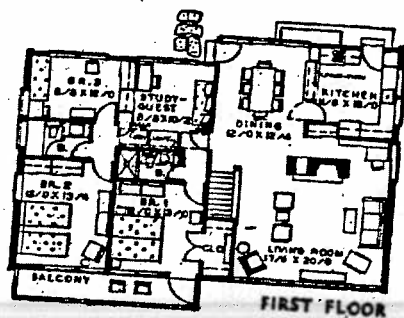
OL. 3076

DESIGN FOR BETTER LIVING!



A NEW GROUP OF CONTEMPORARY HOUSES ON MASSACHUSETTS AVENUE
DESIGNED BY KEYES, SMITH, SATTERLEE & LETHBRIDGE ARCHITECTS
HIGHPOINT CORPORATION—DEVELOPER

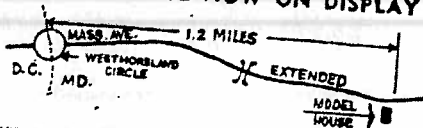
CHARLES LURIA—BUILDER



Located in an attractive suburban neighborhood. Planned, designed and constructed with care. Sound planning has resulted in a house which includes 4 bedrooms (or 3 bedrooms and a study-bedroom or upstairs playroom), 2½ baths (one is divided) and generous living and dining rooms and kitchen in a compact arrangement. Design elements which give increased spaciousness are the sloping ceilings, free-standing fireplace, skylit bedroom hall, folding doors at study-bedroom and the long pass-thru snack counter between dining and kitchen. The houses are constructed of the best materials, and finishes have been carefully selected. On the outside, the houses benefit by the preservation of existing trees and by well-considered landscaping.

PRICES RANGE FROM \$31,950 TO \$33,450

MODEL HOUSE NOW ON DISPLAY



FURNISHED BY **W & J SLOANE**
1217 Connecticut Avenue Washington, D. C.

LURIA BROS., REALTORS

2300 Wilson Blvd. Arlington, Va.

OW. 8500

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Plate 3 a

Rendering and floor plans

5801 Massachusetts Avenue

High Point, District, Bethesda

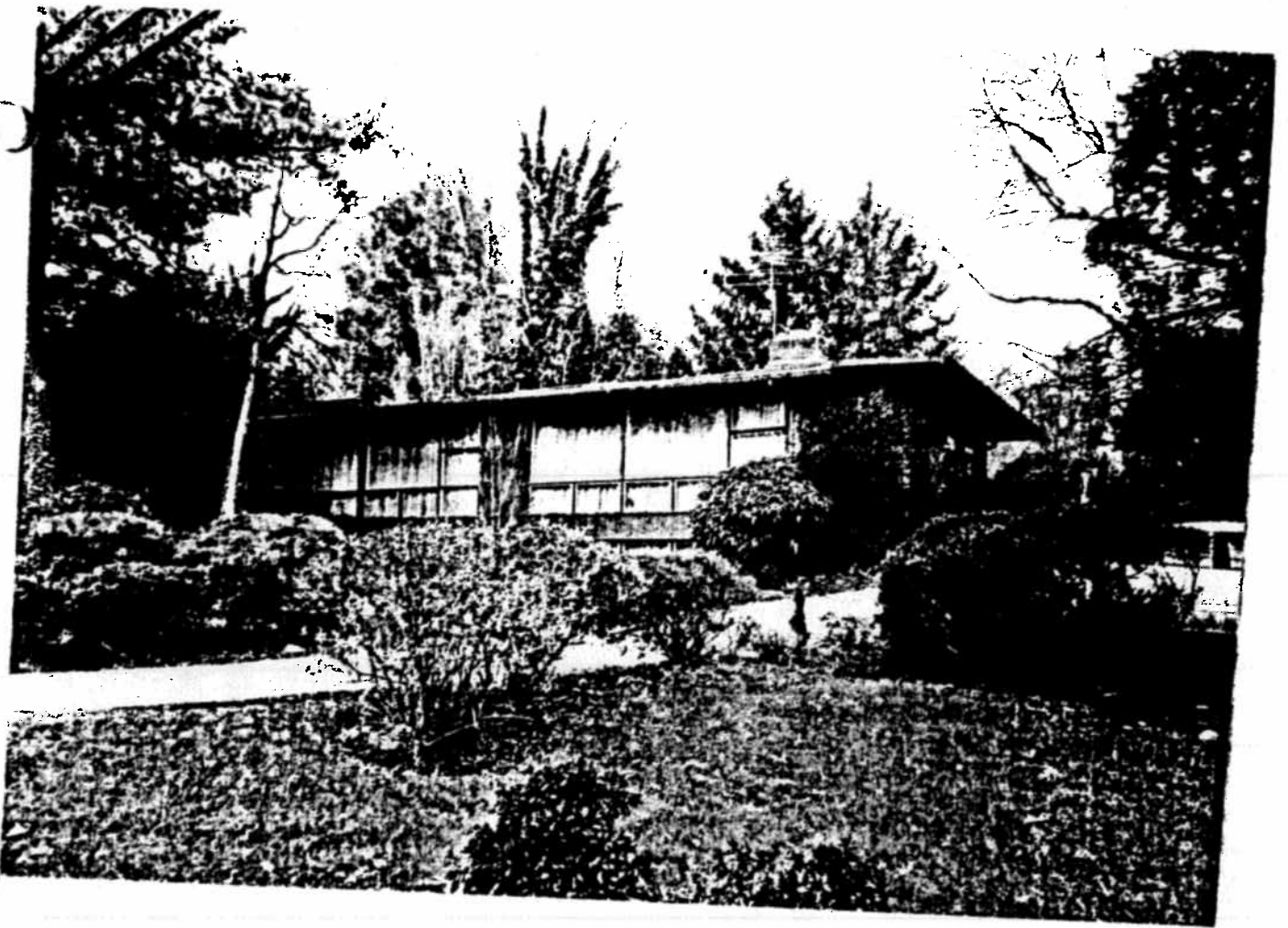
Montgomery County, MD

Keller, J. H., Designer and Architectural Consultant

Charles County, Maryland

Formative Project 1982

Architectural Division, Maryland Department of General Services, January 1983



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Plate 3 b

5801 Massachusetts Avenue

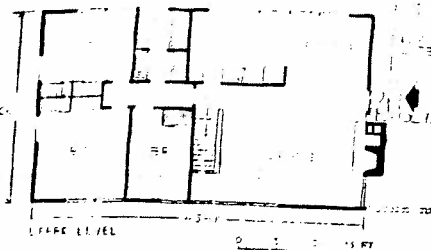
High Point District, Bethesda

Montgomery County, 1951

Keyes, Smith, Satterlee and Lethbridge architects

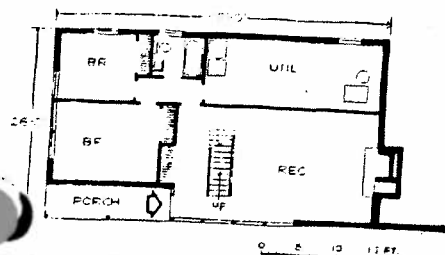
Charles Luria Builder,

Source: Isabelle GOURNAY, 2004



JOSEPH AND ANTHONY GADDY

Two-story house gives flexibility for big families



Houses snuggle into hillsides, blend well with sites because architects locate each house. Second floor overhang, lower left, protects the entrance porch.

Photos: (Interior) Marc Neuhoff; (Exterior) Robert E. Dick

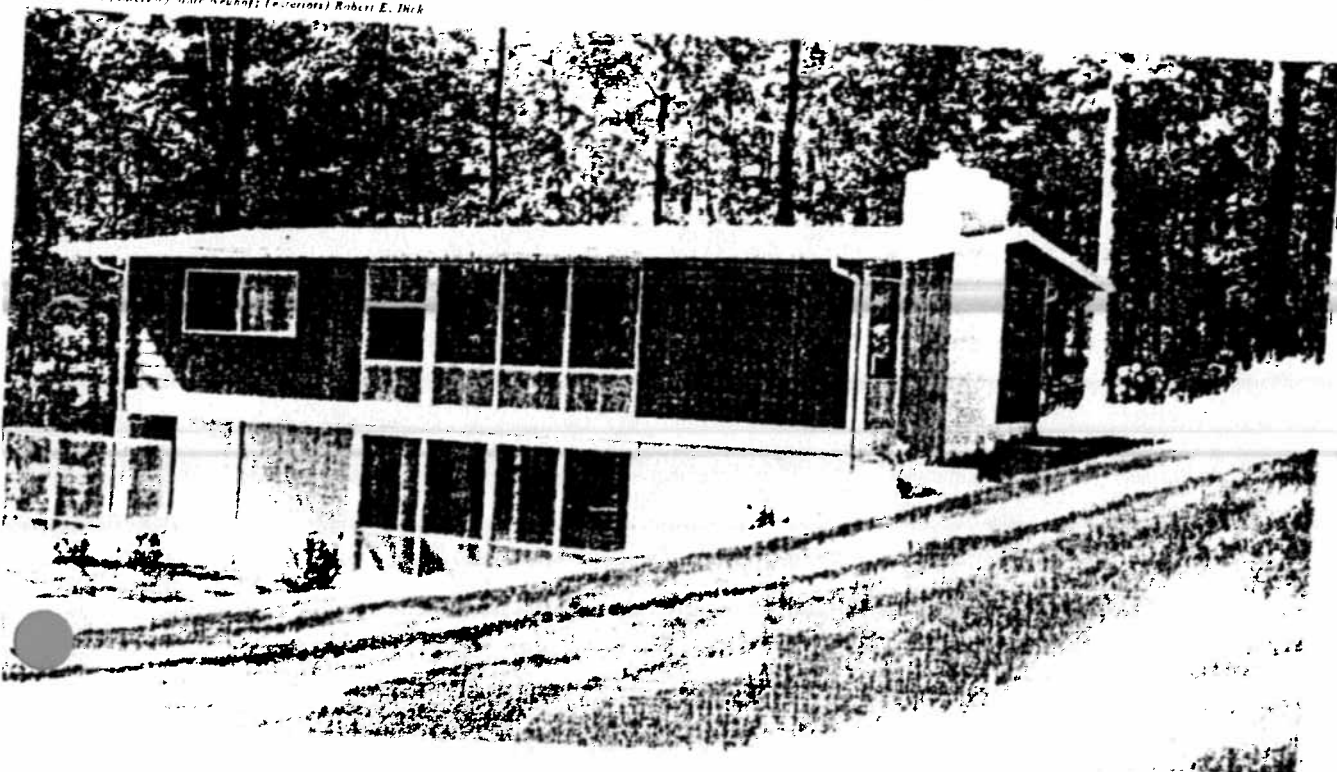


High ceilings, big windows, old brick in fireplace give charm to formal living room which can be kept neat as children play in downstairs recreation room.

• Families with children immediately bought out 29 of these two-story houses near Washington, D. C., and because sales are so brisk, the builders are starting 36 more.

Here is clear proof that big families need big space, can often afford it only if the builder provides a compact house with living on two floors. This house, like Koch's, shows the flexibility possible on two floors. The builders can provide up to five bedrooms, with the plan shown here, but more often omit the partition between the two front bedrooms and combine that space into one 14'-7" x 11'-11" master bedroom. Bedrooms on the lower floor can also be used for a study, sewing room, hobby shop or for bulk storage. One bath directly over another keeps the cost of plumbing down.

• Builders: Gaddy & Gaddy, Fairfax County, Va. Architects: Smith, Keves, Satterlee & Leithbride. Prices: \$19,250 to \$21,500 on 100' lots. Area about 2,100 sq. ft.



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Plate 4

Pines Springs Subdivision

Fairfax County, Virginia

Keyes, Smith, Satterice and Lethbridge architects,

Gaddy and Gaddy builder

House model: Elevation interior views and plans

Source: recorded home (summer 1955)



One-story side looks low because big roof slopes out over terrace, with roof line at window height. Terrace can be screened.

1 Good design makes this a handsome split from any angle



Side elevation shows how changes in levels of split match changes in the grade. Architects Keyes and Lethbridge used a contour map (which shows grades and existing trees) in developing site and house plans. Since this is the southwest side of the house windows were held to a minimum, except for balcony and terrace (see opposite).

Even though this is a big house with some very special features, it is full of ideas that would make most of today's split-levels more livable and better looking. For example:

1. Put your split properly on the proper site. Splits are best on sloping lots. This one is on the right kind of land and as a result it avoids the split-level's frequent "sorethumb" look.
2. Make indoor-outdoor areas really work together. It is easy on the right site. See how living and dining rooms can be located on ground floor with glass walls and big covered terrace right outside (above).
3. Keep the garage out of the basement and on grade next to the kitchen. It saves important inside-the-house space for other rooms and makes a handy storage space for outdoor equipment.
4. Limit the number of exterior materials. Too many splits still have a "banana split facade" (H&H, Apr. '52) that comes from using too many different materials. This house uses only red brick with white wood trim to get a warm simple exterior familiar in traditional Maryland houses.

(Plan and interiors on pages 122-123)

Location: Kenwood Park, Md. Builder: Bennett Construction Co. Architects: Keyes & Lethbridge. Area: 2,810 sq. ft. Price: \$47,000 with lot.

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Plate 5a

5848 Manning Road, Kenwood Park District,
Bethesda

Montgomery County MD

Keyes & Lethbridge Architects,

Benedict Contemporary House number

Executive house built 1950, side terrace and

DO 1950

Source: House and Home October 1950, 100-103

House 1 can't.

... This handsome split
also has a fine plan
and lots of style

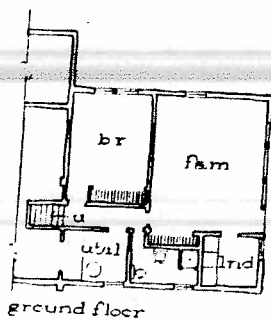
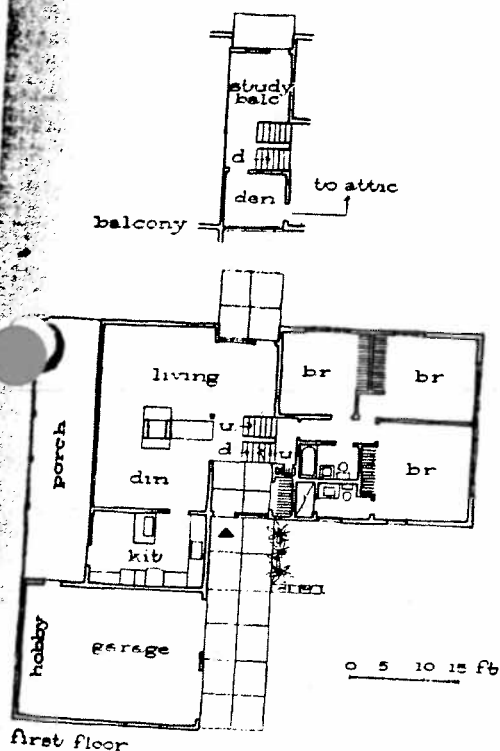


Living and dining rooms (above) are separated only by a low storage unit and a fireplace open two sides. Floor to ceiling glass walls oriented south-east are shaded by terrace roof.

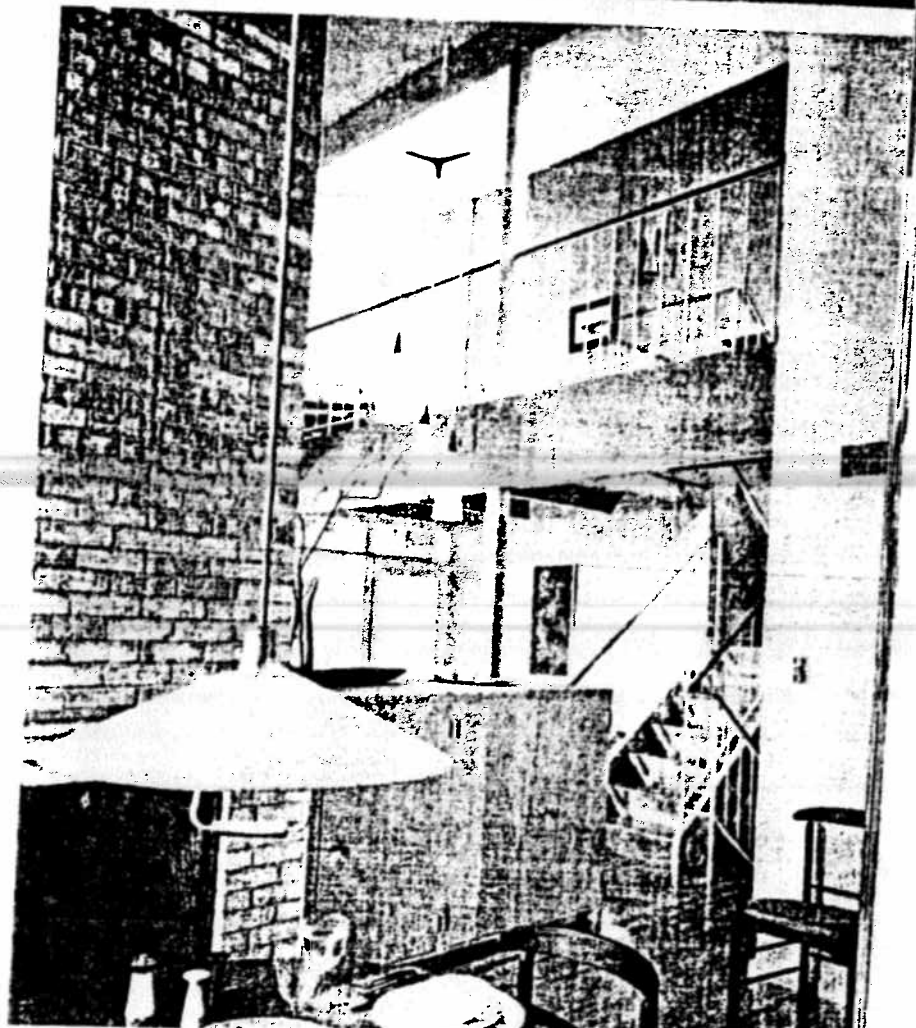


Entrance (right) is the opposite of view shown across page. Here again good design comes from good use of materials and fine handling of details.

View from dining room (below) to stairs and balcony shows how rooms gain space by height and openness of the design. Balcony under pitched roof's ridge has secluded study off it.



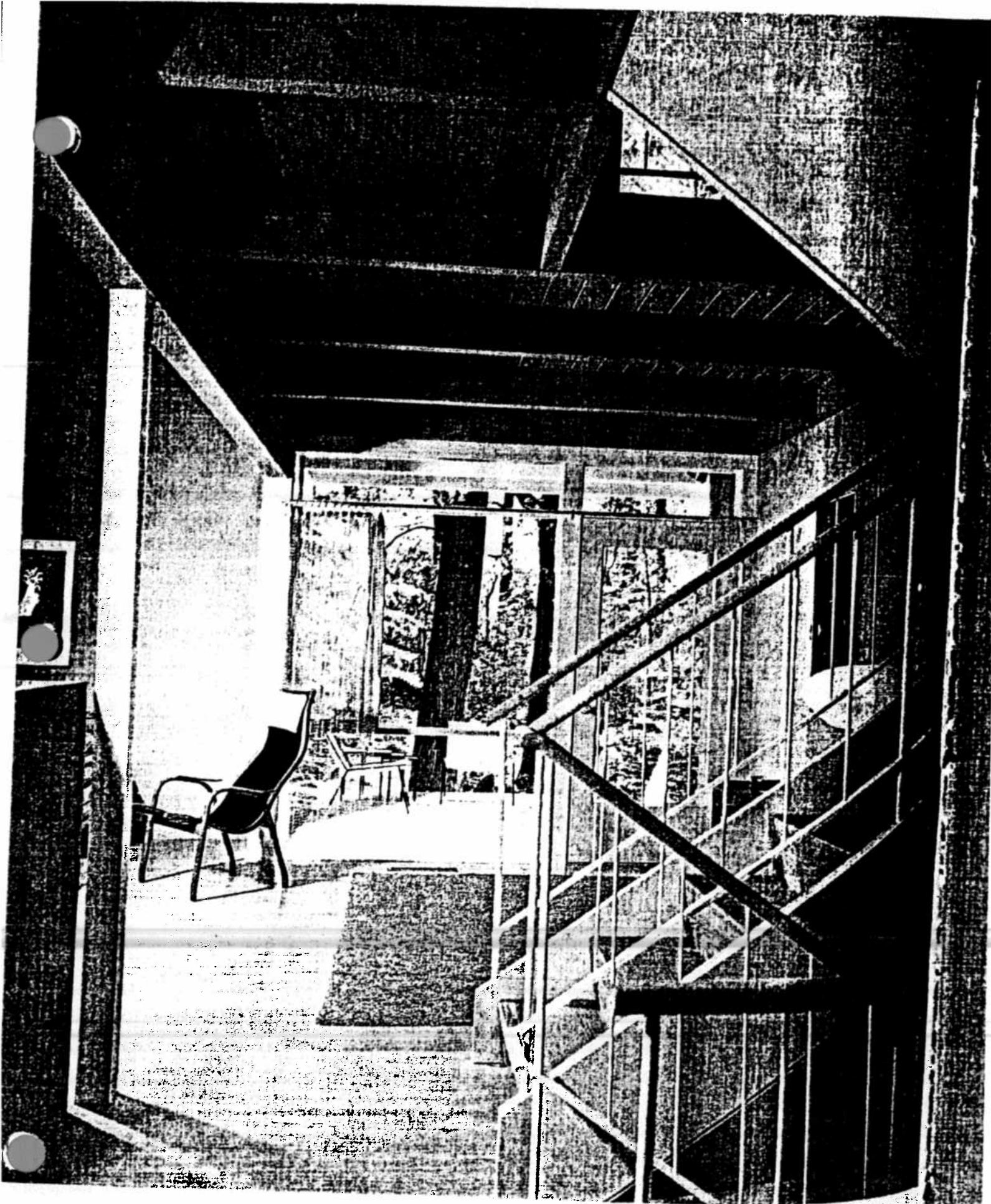
The plan works well with a minimum amount of corridor because of the central entry and stairs. Bedrooms are well separated from kitchen, living and dining rooms. Balcony is on living-dining room side. A fourth bedroom, with bath, is next to recreation room. may be used as a separate suite for guest.



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Plate 5b

Continuation of the circle, p123

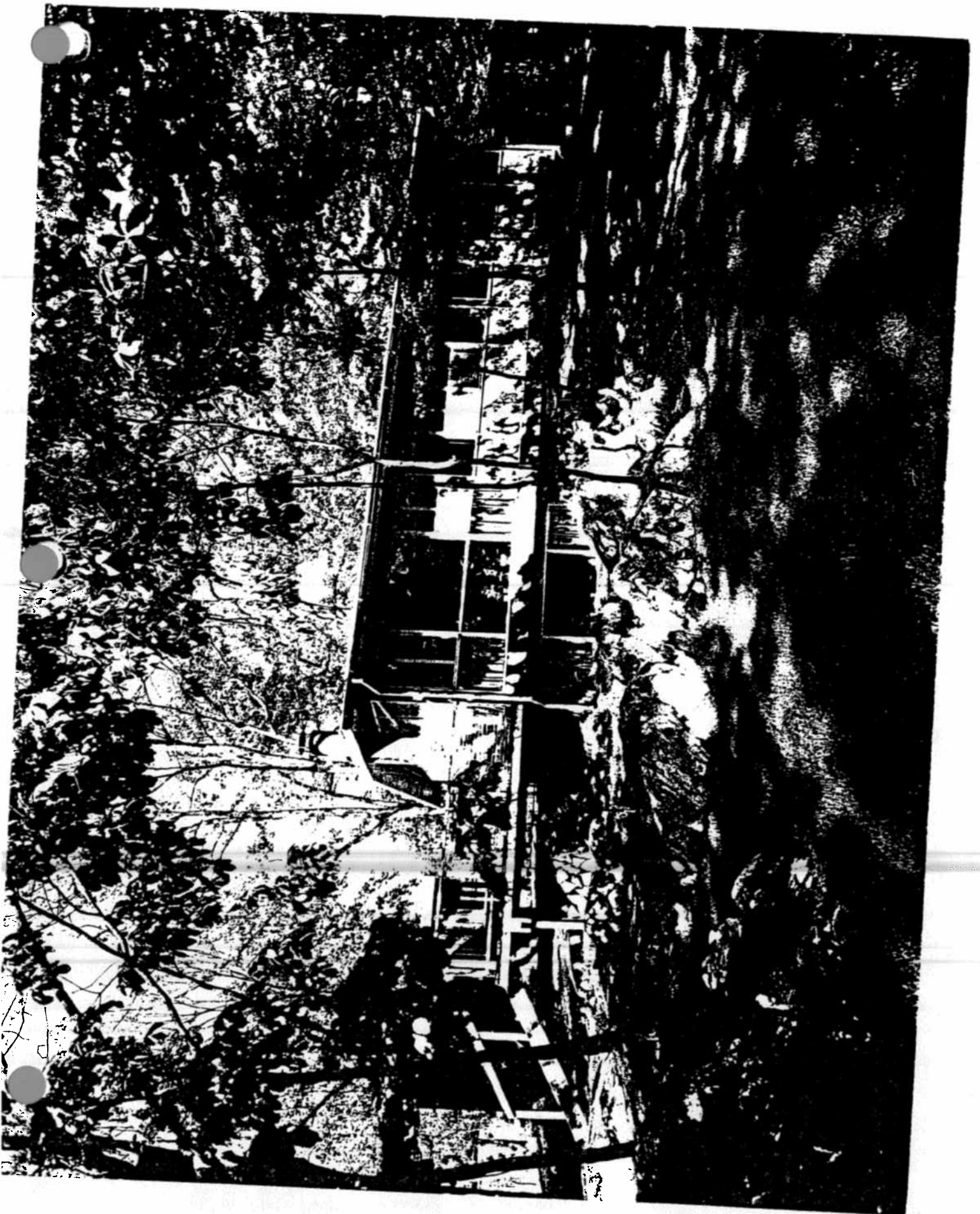


View from entrance is past the living room to the small terrace shown on preceding page. Stairs lead up to bedrooms at right and to balcony overhead. Fine detailing as in stairs helped this house win first place in a recent Potomac Valley Chapter A.I.A. competition.

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Plate 5c

Continuation of the article, p. 122



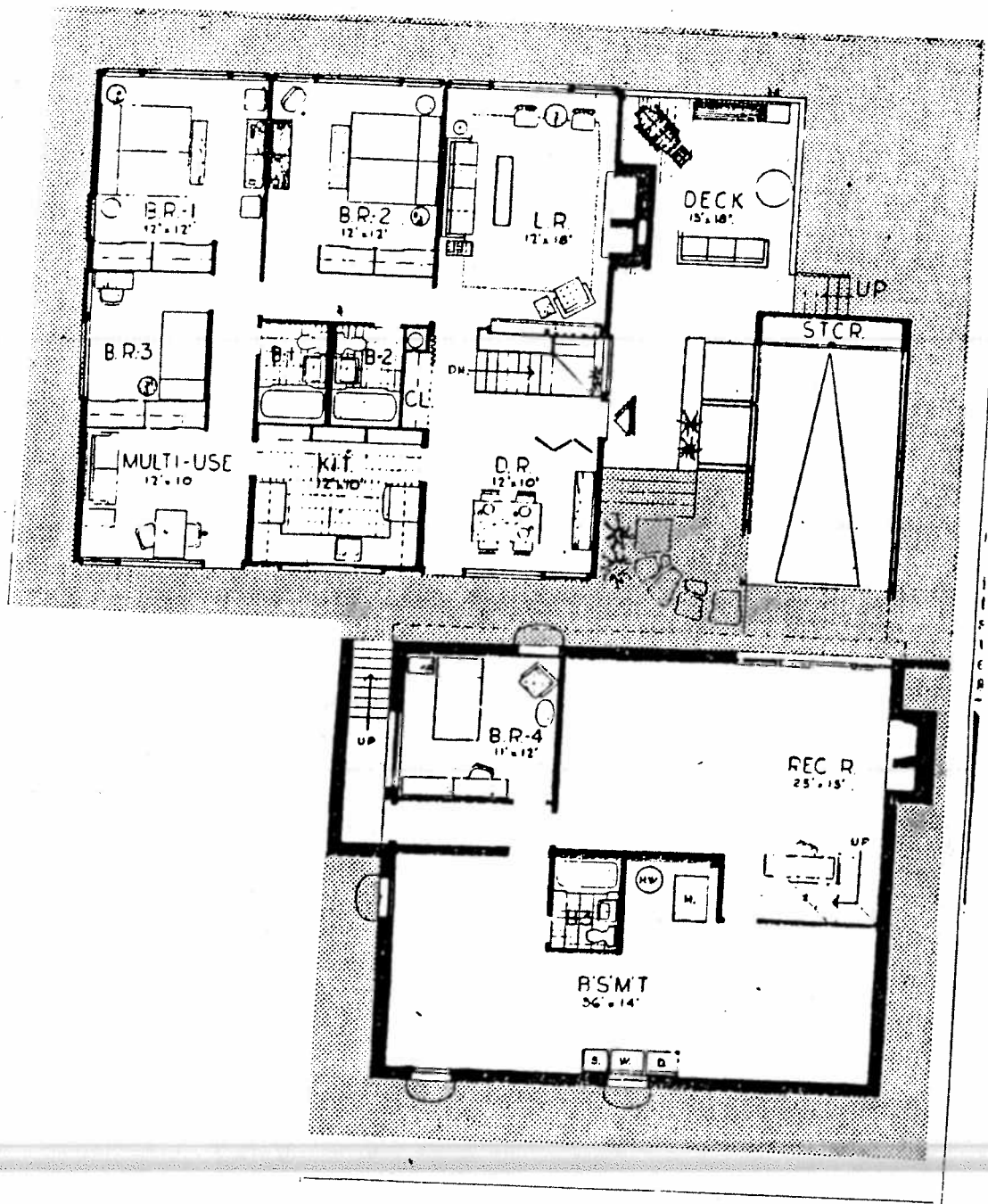
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Plate 6

photograph of 6210 Wisconsin Road,
Elen Echo Heights District, Bethesda
Montgomery County, MD

Keyes & Leithridge architects, Bennett Construction
Company builder

Photographer: Robert Lautman
reminiscent of the built 1956 (altered) Plc.



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Plate 7

plan of 6210 Wiccasett Road,

Glen Echo Heights District, Bethesda

Montgomery County, MD

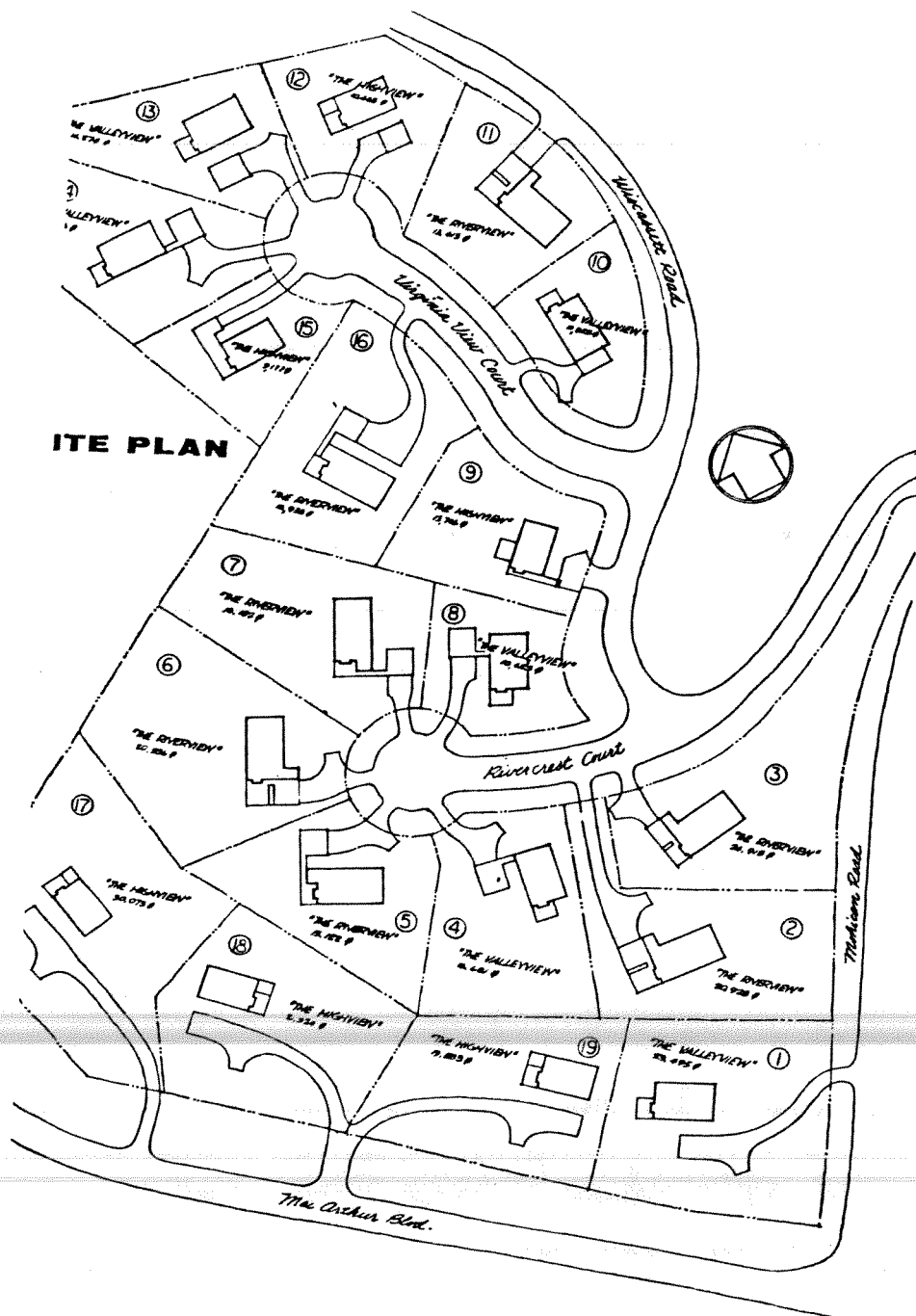
Keyed to 1956 bridge and house

1956 construction, 1956 bridge

Speculative house built 1956 (altered) plan

Source: Washington Evening Star, August 4, 1956, B-6

ITE PLAN



M: 29-59 Carderock Springs
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Plate 8

Potomac Overlook, Glen Echo Heights District,
Bethesda

Montgomery County, MD

Keyes Lethbridge, Condon responsible for
land planning and architecture,

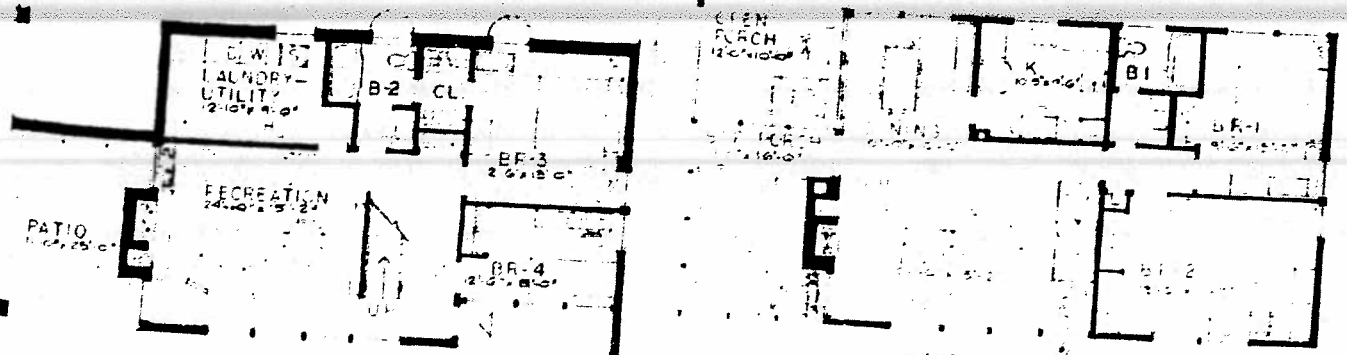
Edmund Bennett developer and builder

Site plan for Valleyview

Source: NAHB Journal Homebuilding (February 1958), 52



The Highview has a finished lower level and terrace for outdoor living as do all Potomac Overlook houses.



FEBRUARY, 1958

CONTINUED NEXT PAGE

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Plate 9

Potomac Overlook, Glen Echo Heights District,
Bethesda

Montgomery County, MD

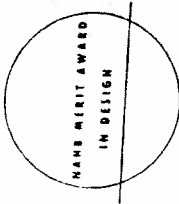
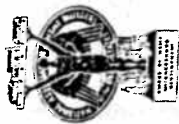
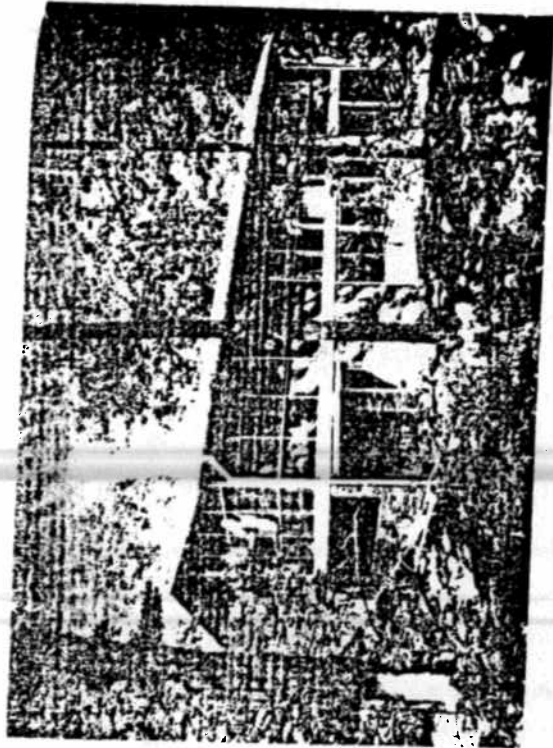
Keyes, Lethbridge Gordon architects

Edmund Bennett developer and builder,

in association with Matthews and Potter,

Highview model

Source: NAHB Journal of Homebuilding (February 1958), 51



POTOMAC OVERLOOK

Bethesda, Md.

BUILDER:

BENNETT CONSTRUCTION CO.

MATTHEWS & POTTER,

Associate Builders

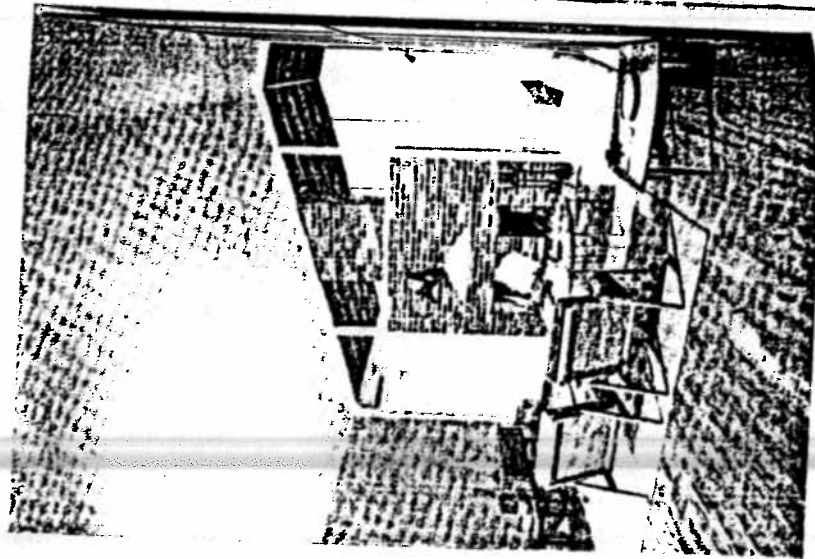
Bethesda, Md.

LAND PLANNER AND ARCHITECT:

KEYES & LETHBRIDGE

Washington, D. C.

Although unusually small — nine acres — Potomac Overlook stands out as a study in the preservation of natural beauty through the careful integration of house and site. This, perhaps, accounts for the fact that the 19-home development won awards in both the Neighborhood and Design Merit contests.



Living room on upper level has fireplace inside and on porch.

The homes, ranging in price from \$25,000 to \$35,000, are well designed and have been skillfully sited to afford maximum privacy in the heavily wooded area. Every care has been taken to keep grading to a minimum and retain the natural contour of the land.

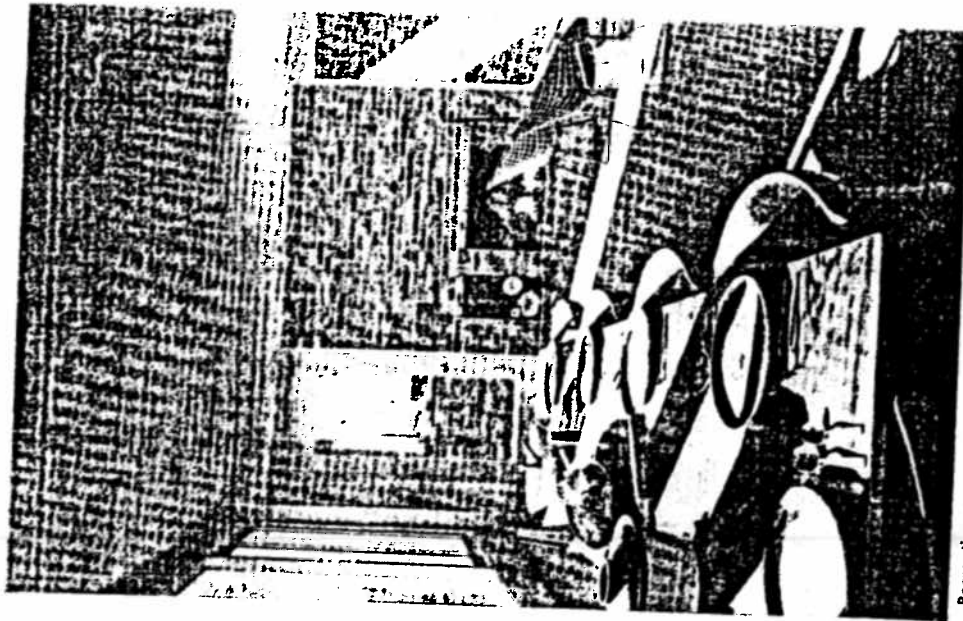
Long drives, large lots and a strong rural setting help to give these homes an estate atmosphere. (This development was presented in the February issue of the JOURNAL.)

JUDGES' COMMENTS:

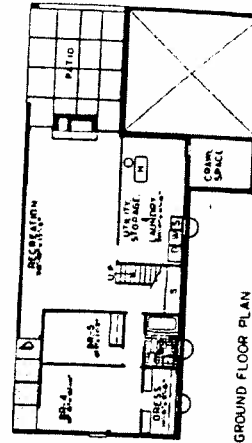
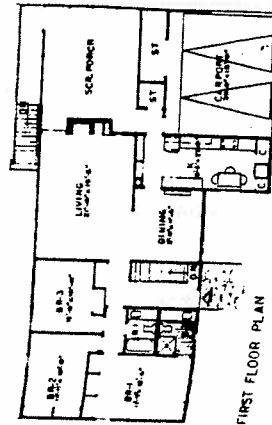
"This project deserves high commendation for skillful site planning on very rugged topography which has resulted in the minimum of street and house grading, a minimum of waste land and an admirable preservation of trees and other natural features. Lotting and house siting is excellent, resulting in family privacy and retention of good views."

JUDGES' COMMENTS:

"This is a basic builder plan, conducive to family living. It is straight forward with a number of exceptions and utilizes space quite well. However, a little more study of the interior layout might have resulted in a more useful utilization of the space. It represents a sensitive handling of land in the lot layout and house sitings."



Recreation room on ground level has fireplace, wide windows.



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Plate 10

Potomac Overlook, Glen Echo Heights District,
Bethesda

Montgomery County, MD

Keyes, Lethbridge Condon architects

Edmund Bennett, builder and developer, in

association with Matthews and Potter

Riverview Model

Source: NAHB Journal of Homebuilding (April 1958), 34-3

Robert C. Lautman

\$25,000-and-up is the price of Ed Bennett's Flint Hill houses in Bethesda, Md. The houses were designed by Keyes, Lethbridge & Condon.

Builder Bennett, who works closely with his architects, gave them full responsibility for site planning as well as house design. The result is a community outstanding in its house-to-site relationships, with trees, rocks, and natural grades preserved throughout.

The Flint Hill development was reported fully in H&H, Apr '59. Bennett builds 14 to 20 houses a year; there will be 40 houses on Flint Hill's 25 acres when development is finished. Each house will have at least four bedrooms and three baths. Because of the hilly site, all will be two-story houses.

Land planning, plus street and utility engineering, was done by the architects. Zoning ordinances, setback requirements, and road specifications influenced the design.

continued

M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 11

Flint Hill Subdivision

Bannockburn District, Bethesda

Montgomery County, MD

Keyes, Lethbridge Gordon Site Planner

Bennett Construction Company, developer

Site plan and view

Source: House and Home (May 1960), 35.



M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 12

Flint Hill Subdivision,
Barnockburn District, Bethesda
Montgomery County, MD

Keyer, Lettbridge Condor site planners, and architects
Bennett Construction Company developer

Photographer: Robert Vacitman

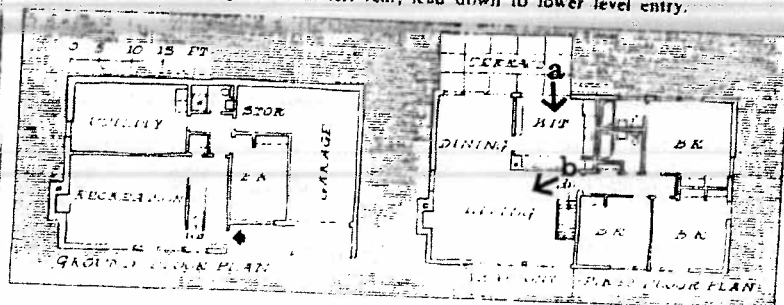


BENNETT'S "OVERLOOK" MODEL was designed for an uphill site. Front entry, left of garage, is sheltered by cantilevered upper level.

This prize winner is Bennett's best-seller



KITCHEN (a) opens to rear terrace through sliding-glass doors. Stairs, through door at left rear, lead down to lower level entry.



SIMPLE RECTANGULAR PLAN helped hold down building costs. Sub judges liked living-room balcony; said storage off garage is "excellent".

It is also his largest and least expensive new model—2,274 sq ft of finished living area for \$34,900 on a half-acre wooded lot.

Like Bennett's two other award winners, this model is a hillside house with living and sleeping areas on the upper level. Unlike the others, it has a lower-level entry. The upper level offers indoor-outdoor living on two sides—a front balcony (above) off the living room and a rear terrace off the kitchen (left) and dining area.



LIVING ROOM (b), seen from top of stairs, gets its major interest from plywood paneling and used-brick fireplace.

M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 13

Flint Hill, Bannockburn District,

Bethesda

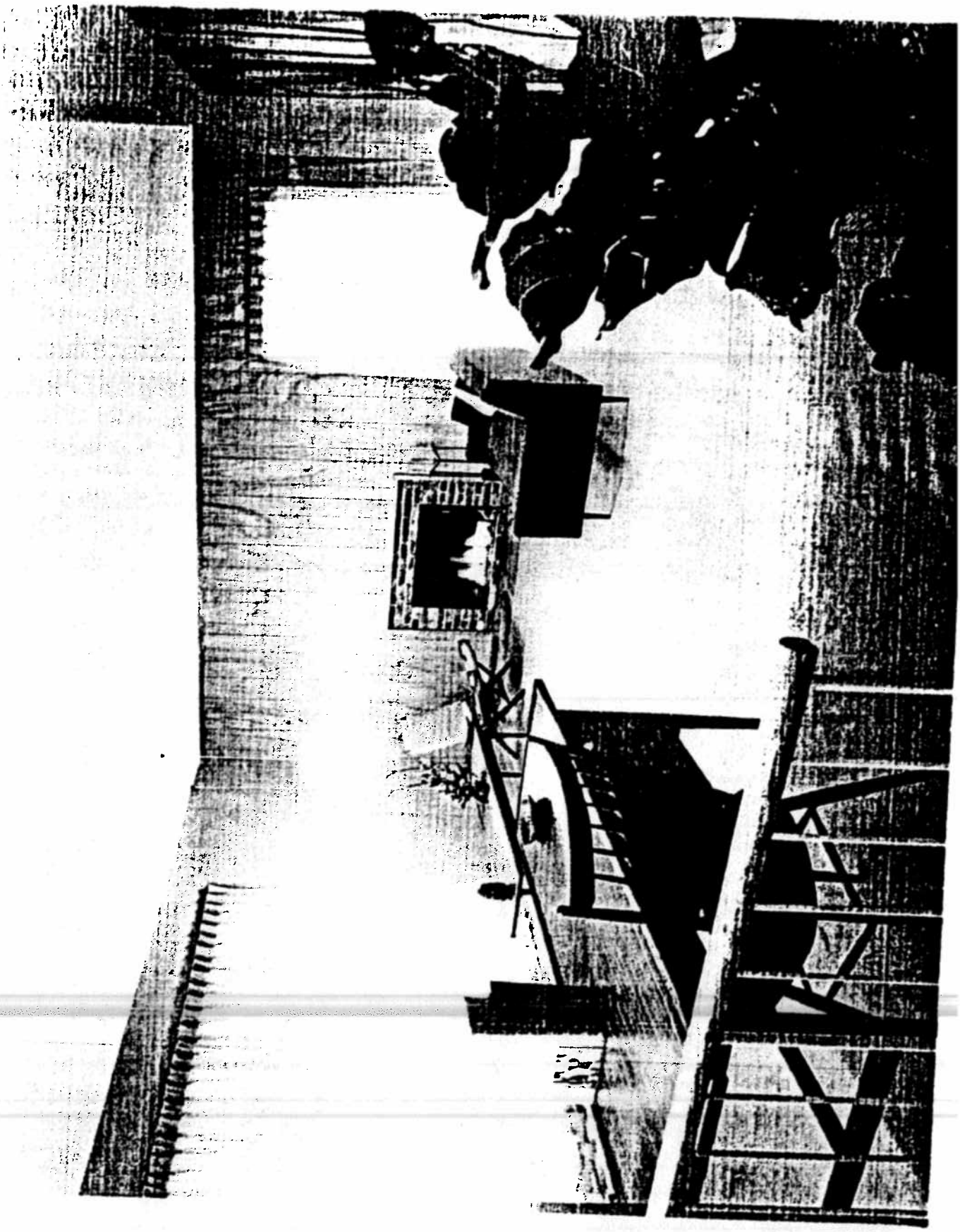
Montgomery County, MD

Keyes, Lethbridge Condon architects

Bennett Construction Company, builder

Overlook model

Source: Hovey and Heine (April 1959), 158.



M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 14

Flint Hill Subdivision,

Bannockburn District, Bethesda

Montgomery County, MD

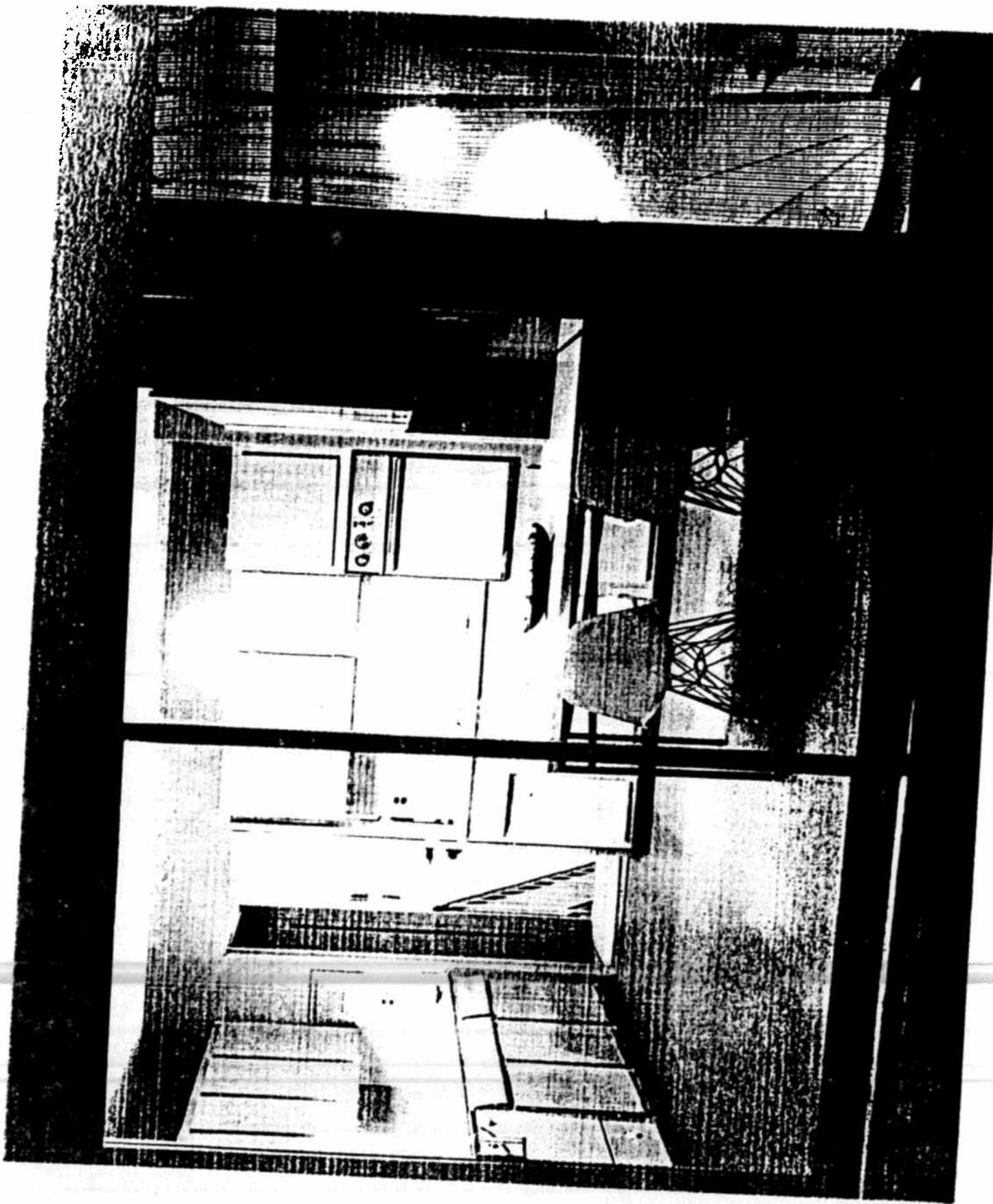
Keyes, Leithbridge

Bennett Construction Company builder

Furnished living room, Overlook Model Home, 1959

Photographer: unknown

Source: Arthur Keyes



M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 15

Flint Hill Subdivision

Barnockburn District, Bethesda

Montgomery County, MD

Keyes, Iethbridge Jordan architects

Bennett Construction Company builders

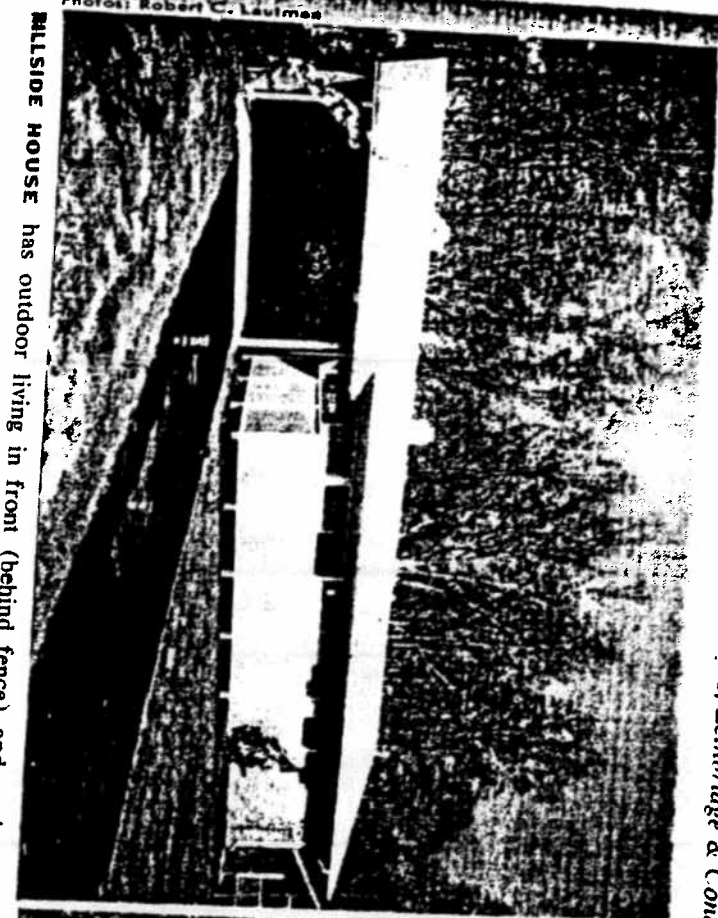
Kitchen, Overlook model home, 1959

Photographer unknown

Source: Arthur Keyes

10 Builder: Bennett Construction Co. **Architects:** Keyes, Lethbridge & Condon.

Photos: Robert C. Laulmas



HILLSIDE HOUSE has outdoor living in front (behind fence) and on both levels in rear. Screened area, far right, is porch off living room; terrace is below.

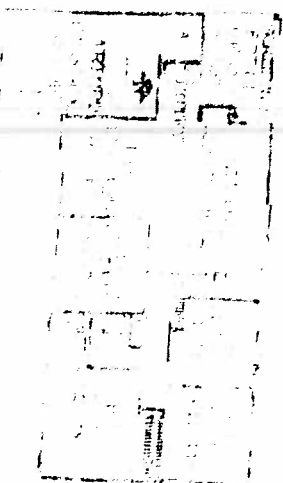
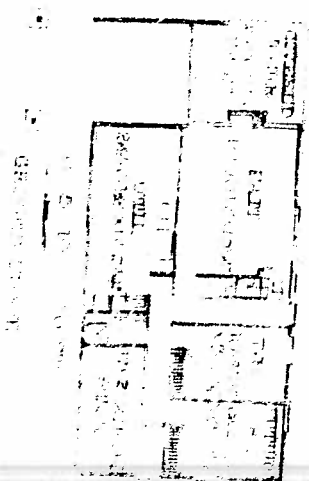


It looks like a one-story—but a daylight basement doubles its area

"By digging into the hillside," says Builder Ed Bennett, "we add a lot of usable space at relatively low cost per sq ft."

"But this is only one reason why I call this an ideal production house. It is simple to build because of its rectangular shape. We use trusses, plywood sheathing-siding, and we pre-assemble all walls and partitions in big sections."

House has 2,688 sq ft (plus a screen porch and covered terrace), sells for \$31,400 without land in Bethesda, Md.



PLAN is a compact, four-bedroom arrangement with minimum waste space

M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 16

Flint Hill, Bannockburn District, Bethesda

Montgomery County, MD

Keyes, Lethbridge Condon Architects,

Bennett Construction Company builder

Californian model

Source: House and Home (November 1960), 19

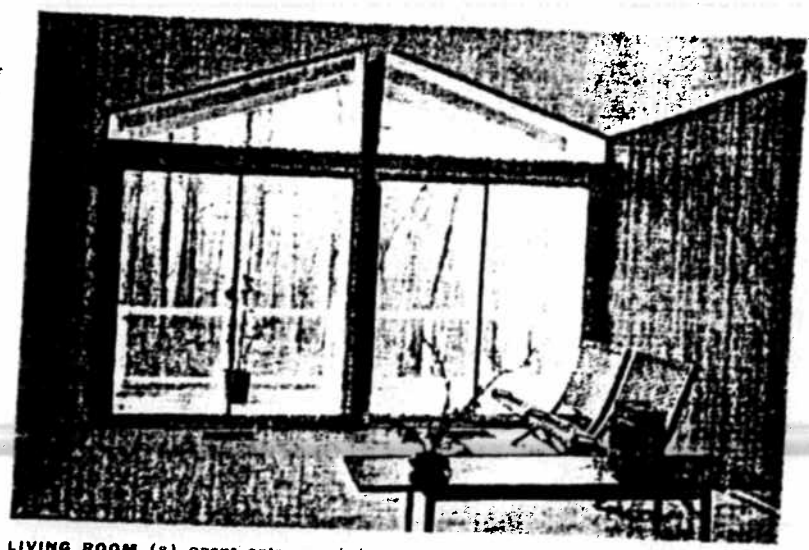


BENNETT'S "HILLSIDE" MODEL (here on crest of knoll) was designed for downhill sites. Glass panels, left of entry, let light into stairwell.

This prize winner is a new idea for hillsides

It is a new idea because it has a T-shaped plan. The base of the T, the living room (right), opens on to a balcony and juts out over a lower-level terrace at the rear of the house.

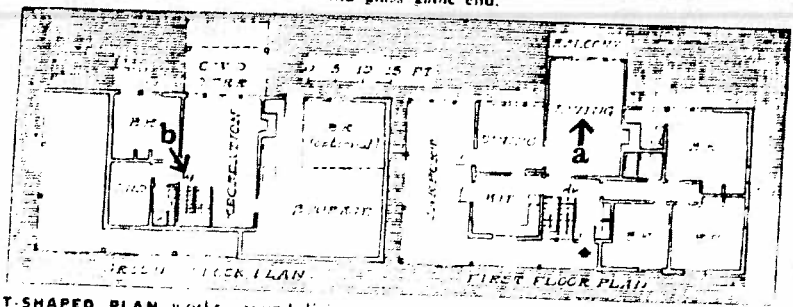
The lower-level recreation room, opening to the terrace through sliding-glass doors, also gets natural light from the front of the house. Reason: two door-high panels, next to the front door and at the head of the open stairwell (below), let daylight into the lower level. The house has 1,960 sq ft of living space, sells for \$36,900.



LIVING ROOM (a) opens onto rear balcony and gets view of woods beyond through all-glass end wall and glass gable end.



OPEN STAIRCASE (b), seen from lower-level recreation room, has no risers, gets light through glass panels at upper right.



T-SHAPED PLAN works around living room and entrance hall has separate dining room and front kitchen opening to carport

M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 17

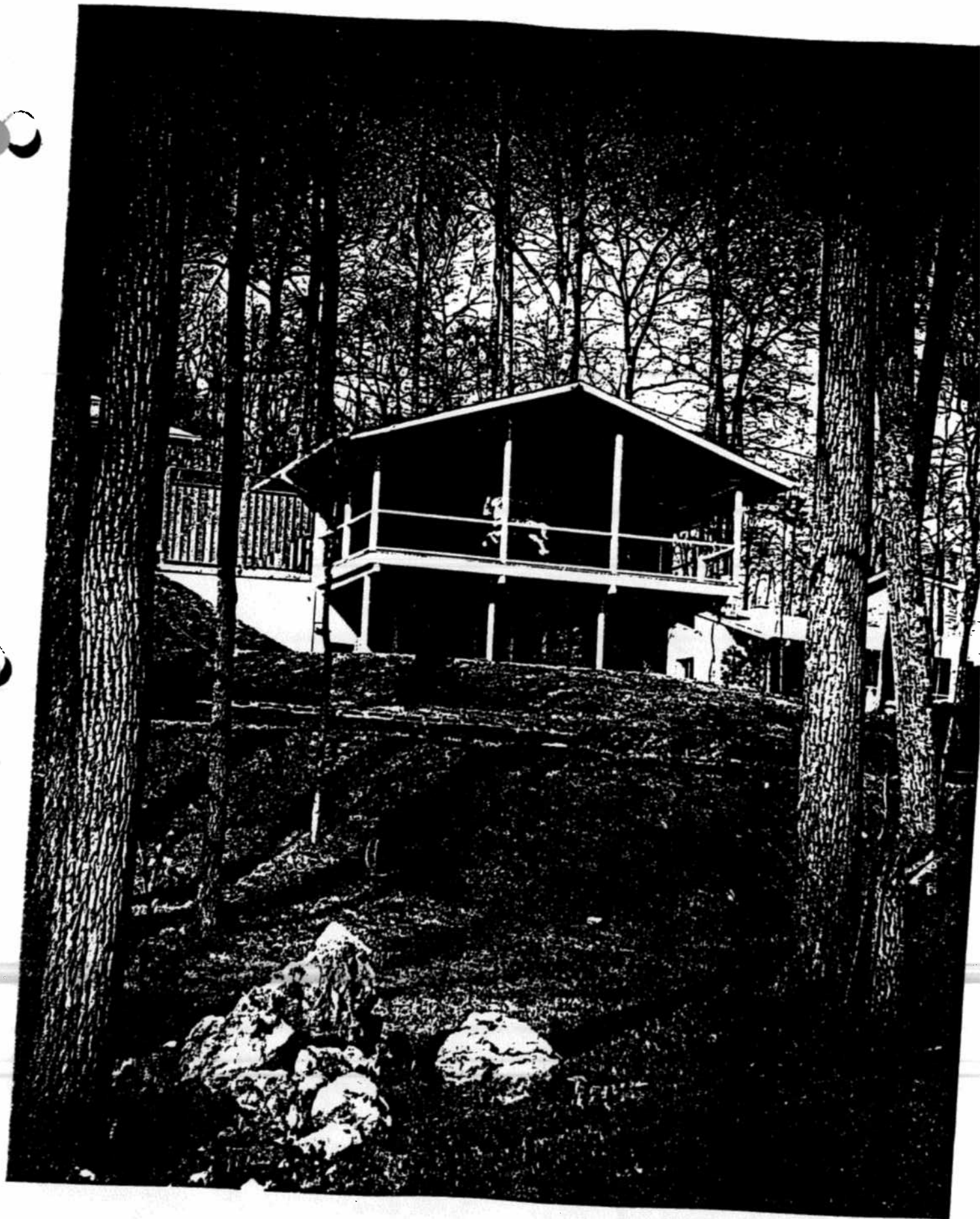
Flint Hill subdivision,
Bannockburn District, Bethesda
Montgomery County, MD

Keyes, Lethbridge & Gordon architects

Bennett Construction Company developer builder

Hillside model

Source: House and Home (April 1959), 159.



M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 18

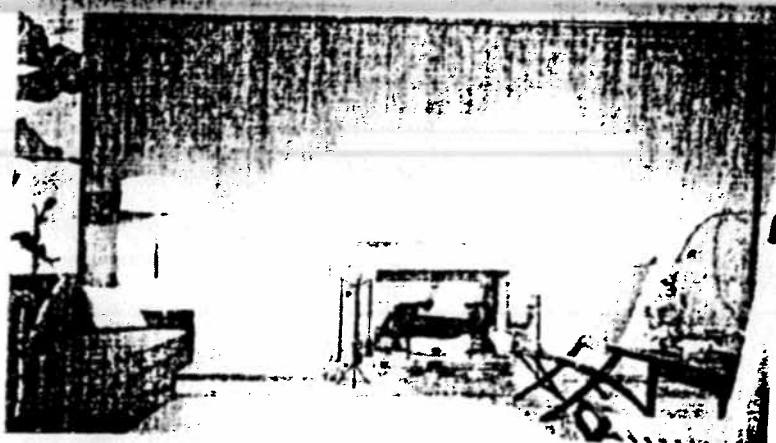
Flint Hill Subdivision,
Bannockburn District, Bethesda
Montgomery County, MD
Keyes, Lethbridge Condon Architects,
Bennett Construction Company, Builders.

Hillside Model, detail of north elevation, c. 1961
Designed by J. Alexander



BENNETT'S "WOODSIDE" MODEL, like his "Hillside", was planned for downhill sites (lower level opens to grade at rear). Said NAHB judge

This prize winner mixes new and old appeal



FIREPLACE is a point of focus in living room. Raised hearth is made of brick like that in the exterior walls. Paneling is grooved pine wood.

And because it mixes contemporary and traditional feature it is the kind of house that much of today's home-buyer market wants.

Its old appeals: 1) a relatively high-pitched roof (almost 5-in-12); 2) a front porch; 3) warm materials (cedar shingle used brick); 4) a separate dining room; 5) a generous central entry hall.

Its new appeals: 1) deep overhangs; 2) some exterior paneling; 3) window walls across the rear; 4) an open stairwell between the two levels; 5) a front kitchen; 6) indoor outdoor living (off the lower-level recreation room and the carport, which doubles as a porch).

The house has 2,189 sq ft of finished living space and is priced at \$37,800.

M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 19a

Flint Hill

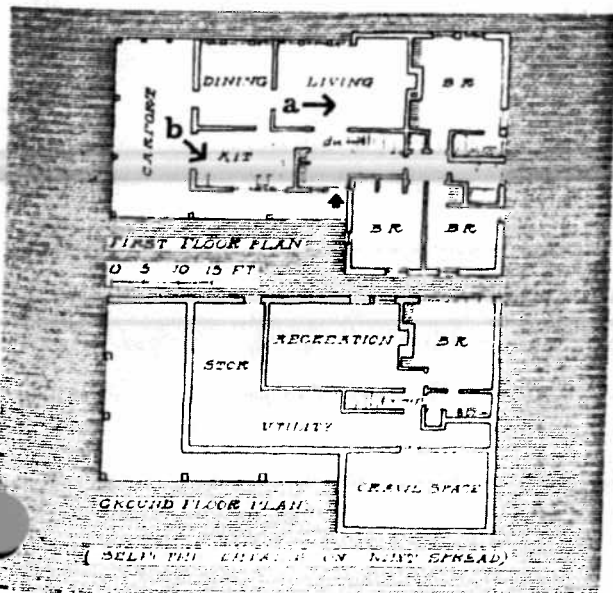
Bannockburn District, Bethesda
Montgomery County, MD

Keyes, Lethbridge Condon architects,
Bennett Construction Corp., Inc.
Woodside model

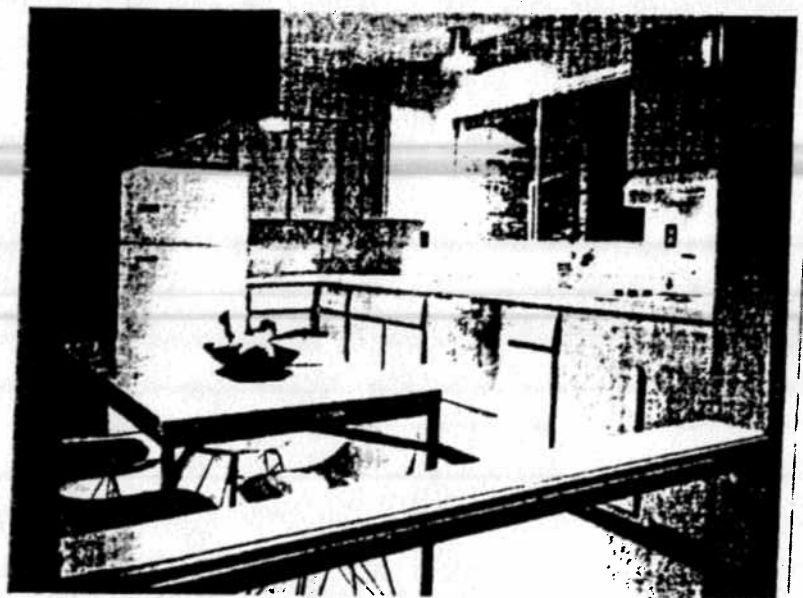
Source: House and Home (April 1959), 160-161



"It takes advantage of topography to provide more space at less expense on lower level." Kitchen, left, and rear dining room open to carport.



L-SHAPED PLAN puts living area in one arm of L, bedrooms in other. Hall leading to bedrooms, gets spacious feeling from open stairwell.



KITCHEN-DINING SPACE (b) is next to window facing into carport. Since carport is deep, car can be parked out of sight (see photo above).

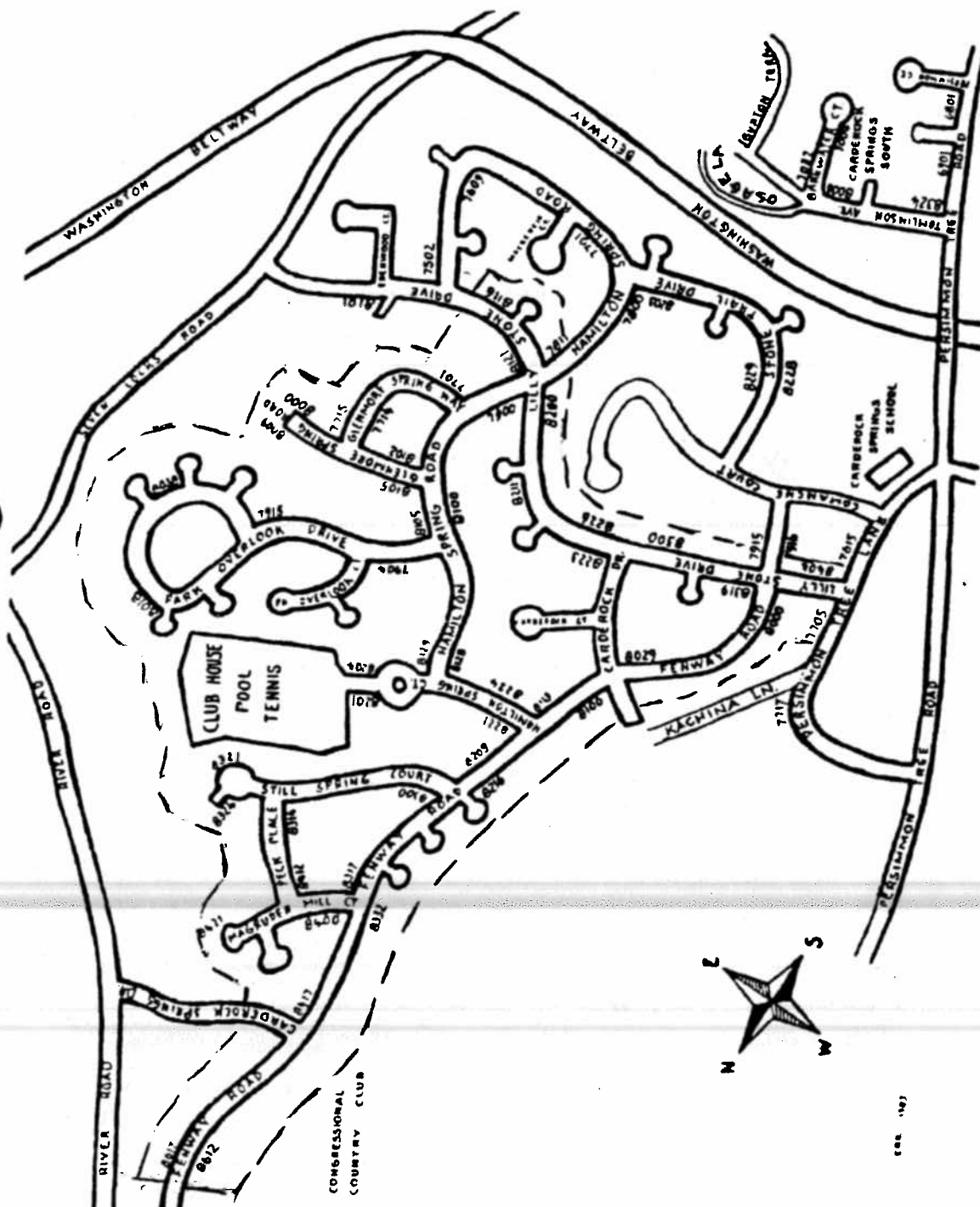
M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

July 196

Continuation of the article

STREET MAP

OF CARDEROCK SPRINGS



--- boundaries of house
lots built by F.M.W. & Co.

M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 20

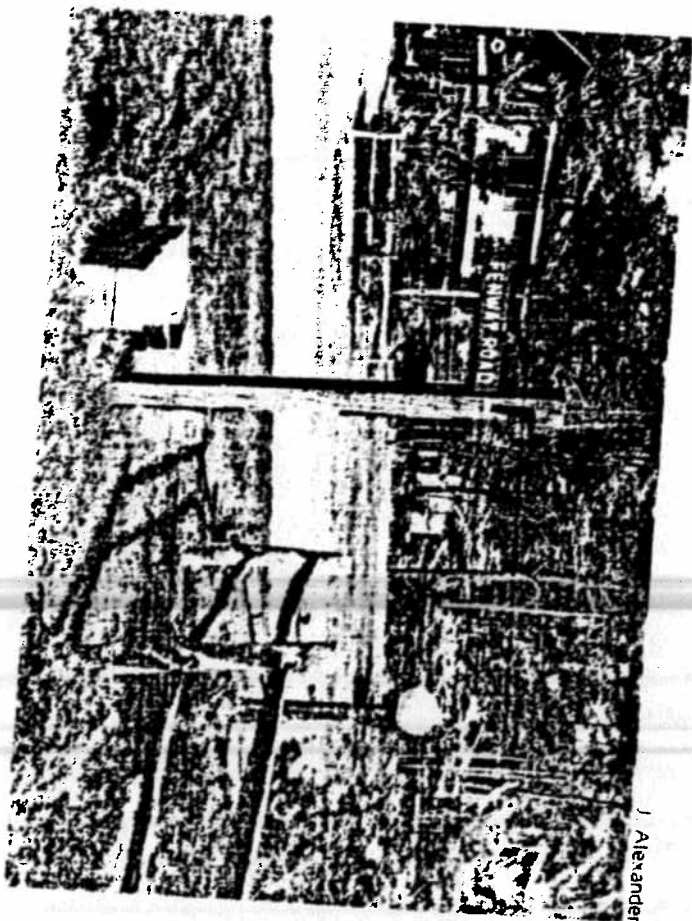
Carderock Springs, Bethesda

Montgomery County, MD

Keyes, Lethbridge Gordon, etc. plans & spec.
architects; Bennett Construction Co. builder

Diagrammatic plan

Source: Mary Lou Shalman



J. Alexander

**'When you buy
environment,
That's why item:
and lights are
architects to enhance
Springs.**

M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

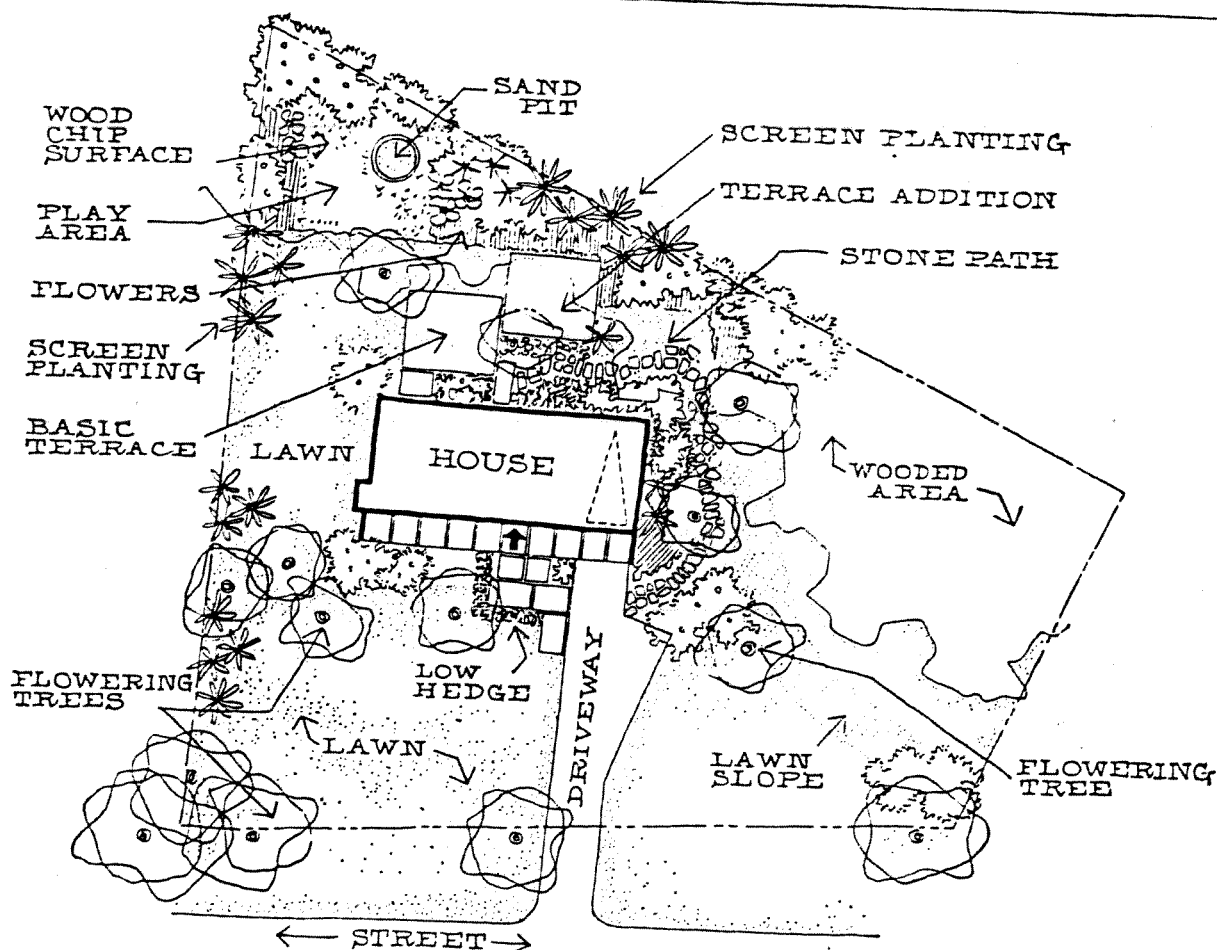
Plate 21

Carderock Springs, Bethesda
Montgomery County, MD

Keyes Leithbridge & Gordon site planners
and architects, Bennett Construction Co.
builder

Street Sign

Source: House and Home (May 1967) 88



Bennett's buyers get a professional landscaping plan free

A different plan is provided for each model. The cost to Bennett comes to \$10 apiece (amortized over all the houses he will build). To prevent duplication of landscaping schemes by the owners of the same models, he provides three alternate schemes of planting for each model.

M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

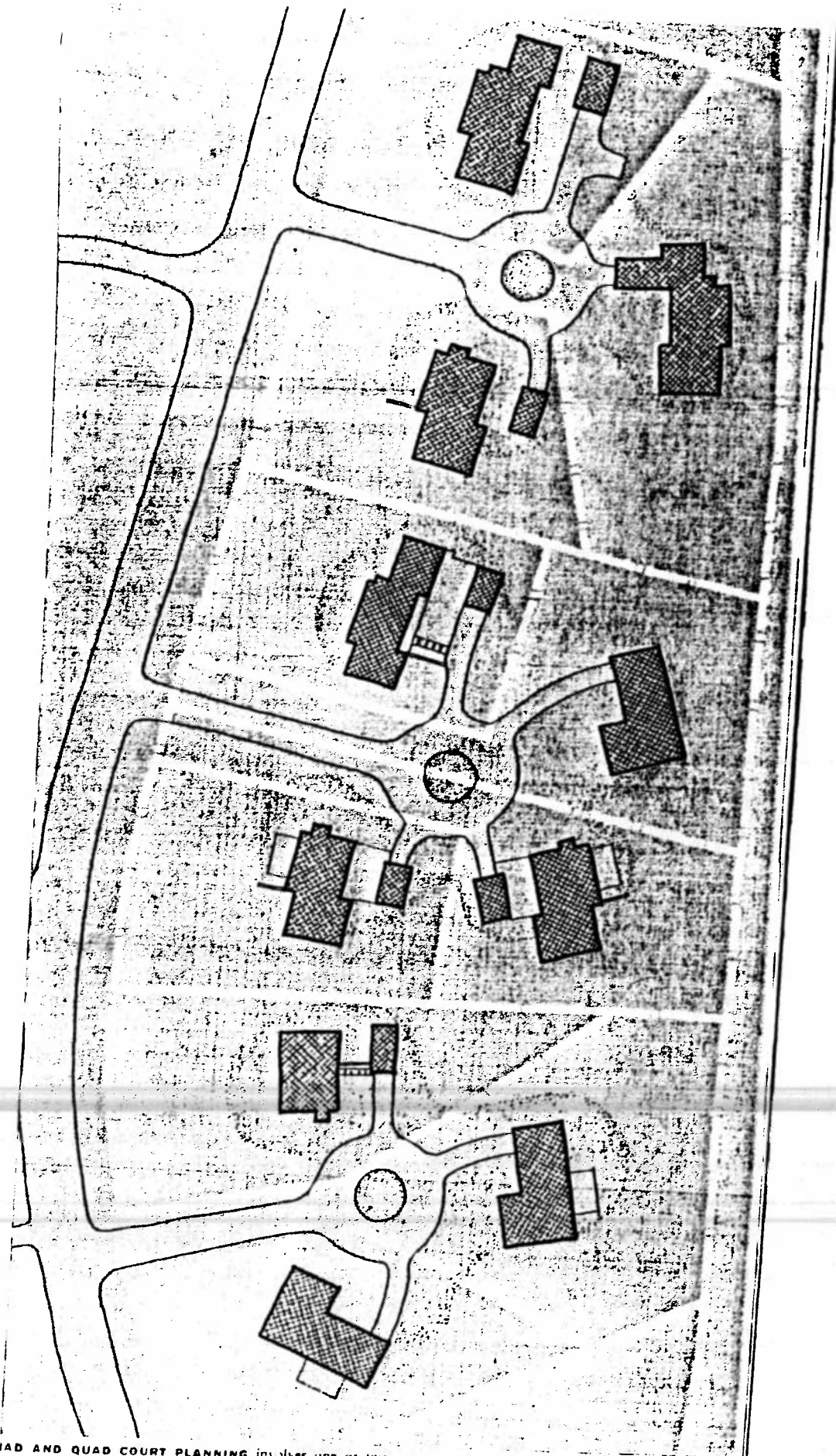
Carderock Springs
Bethesda, MD

801 2 Hamilton Spring Road

Site Plan

T.D. Donovan, 1965

Source: Mary Lou Shannon



PIAD AND QUAD COURT PLANNING involves one or two pipe-stem shaped lots
r which adjoining owners get easements to the street. Lot lines are outlined in white.

M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 34

Carderock Springs, Bethesda
Montgomery County, MD

Keyes, Lethbridge Carder Site planners
and architects, Bennett Construction
Co. Builders

Diagrams for dead-end clusters, designed 1961

Source House and Home 22 (July 1962), 159



M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

Plate 25

Carderock Springs, Bethesda
Montgomery County, MD

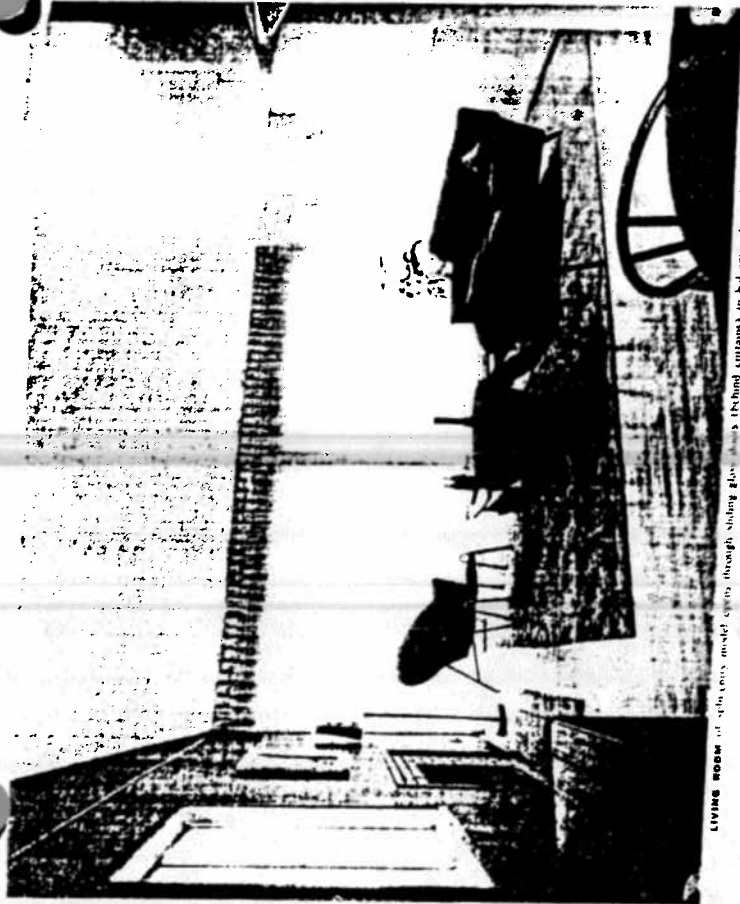
Keyes, Lethbridge Gordon. Site planners

and architects Bennett Coleman

Co. builder

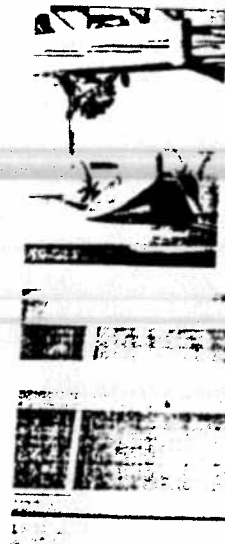
Photographer J. Alexander

Holly Hill knob (# 8308, 8312, 8316 and 8320 Germany)
photographed at the end of 1962 or beginning of 1963



LIVING ROOM: A white vinyl model opens through sliding glass doors to a garden. Emily is a light

Here are ten design ideas that add distinction to every



1 Full-height doors and deep shelving high doors make it easy to use off-peak space at the tops of closets. Backs of full-depth shelves (24" instead of 12") can be used for suits, coats or out of season items.

2 Quarry tile makes a durable and attractive floor in an entry, foyer, Bennett uses a tan-colored tile that blends well with the wood of his wall panels and stair treads. He also uses quarry tile of the same color for his fireplace hearth, because he says it is easier to install than flammable, which comes in odd shapes and is therefore more difficult and more expensive to fit into place.

3 Accent colors help in individualize interiors. Bennett sprays all his furniture an off-white to make the rooms seem larger. Then he brushes an accent color on one wall of each bedroom. This allows him to use rich decorative colors that might be overpowering (and make rooms seem smaller) if used in an entire room. Furthermore, he gets the economy of spraying—a \$100 saving per house—and can still offer a variety of color schemes.

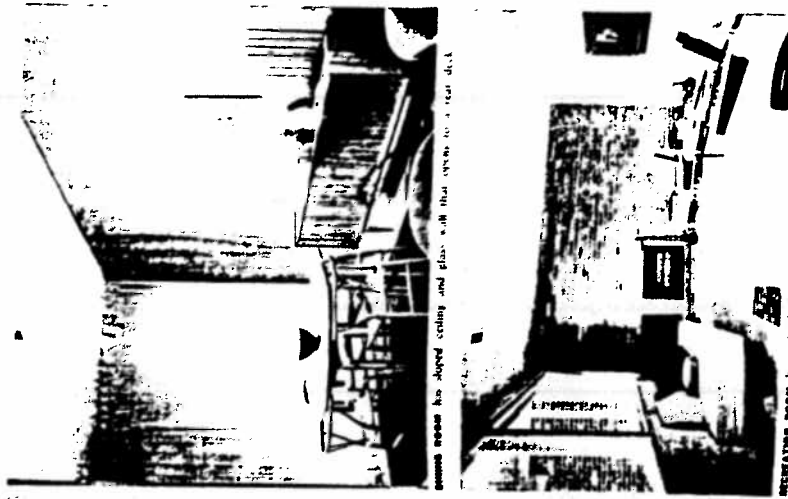
4 Eye-catching light fixtures complement other interior details. Four of Bennett's fixtures are shown in the photos on these two pages. He uses contemporary fixtures throughout his houses—free-form globes and brushed-chrome or aluminum builders (which match light switches). Each fixture is carefully selected on the basis of its function and the lumens it delivers.



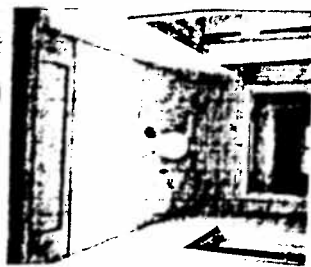
5 These staircases add visual space to a light place. Space flows through and around these stairs in one of Bennett's two-story models. So the stairwell seems larger than it is. Bennett uses the same stair details in all his houses. Stairs are prefabricated to Architect Leithbridge's design.

6 Used brick forms an accent wall in house. Bennett used a brick wall instead of paneling as a decorative element. He says the public reaction was so favorable he now includes a brick-faced wall in almost every house—always on an outside wall and usually with a fireplace and wood hot set into it. Since the fireplace is on a brick veneered outside wall (see p. 153), all brickwork can be done at one time.

7 Combination of sloping and flat ceilings heights in the contrast between different areas of Bennett's houses. Flat ceilings in bedrooms create a sense of security and containment. Curved cathedral ceilings in living areas provide a feeling of space and elegance. Bennett, who builds with roof trusses, uses a sloping ceiling truss (see p. 156) for his cathedral ceilings.



RECREATION ROOM: A brick fireplace wall that carries the eye outdoors.



8 Skylight brightens certain central areas like built-in beds, and bedrooms. From his market research, Bennett found that his buyers would accept an interior bath especially if there were some way of bringing daylight into it. The answer, skylights. He uses a single self-sealing dome construction details, p. 157) over two adjacent openings, one in the bathroom and the other (above) in the bedroom hall.

9 Prefinished paneling forms an accent wall in a dining area (left) at top. An early user of mahogany paneling in his market, Bennett soon found he had many imitators. So he switched to a more expensive darker. Prefinished paneling to get more luxurious, matched grain effects.



10 Simple, neatly scaled balustrade enhances a window. The balustrade, a simple, window, window bars, the railing is oak. Units like this are standard in Bennett's two-story houses. They were designed by Architect Leithbridge and prefabricated off-site.

M: 29-59 Carderock Springs
M: 35-156 Kenwood Park
M: 35-157 Potomac Overlook
M: 35-158 Flint Hill
M: 26-40 New Mark Commons

not 36

Carderock Springs, Bethesda
Montgomery County, MD

Keyes, Lethbridge & Gordon Architects

Edmund J. Bennett Associates, Inc.

Interior views of model homes, first series

(foyer, stairs, living and dining rooms,
corridor)

Source: House and Home 22 (July 1962) 152-153