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G. Geographical Data

All of the Bennett/KLC subdivisions are located in the State of Maryland within the corporate limits of the towns of Bethesda and Rockville in Montgomery County.

Kenwood Park Group

This 300-acre subdivision is located in the southern section of the district comprised by River Road to the west, Wilson Lane to the north, Bradley Boulevard to the east, and Goldsboro Road to the south. Mr. Bennett developed seven lots with direct views on the golf course of the Kenwood Country Club at the southern end of the subdivision: five on the 5800 block of Marbury Road (5458, 5852, 5844, 5840, and 5836), and two on an adjacent dead-end street, Pemberton Street (6708 and 6704).

Potomac Overlook

Potomac Overlook is just upriver from Glen Echo Heights and is located between MacArthur Boulevard to the west and Massachusetts Avenue to the east, only a mile north of the District Line. The subdivision is tucked between Bent Branch Rd (part of the Tulip Hill subdivision) to the north and Dahlongega (part of Mohican Hills) to the south. Mr. Bennett developed four houses on adjacent lots on Wiscassett Road (6220, 6216, 6212, and 6210), four houses along MacArthur Boulevard (the easternmost of which has been torn down and replaced), and homes facing two small cul-de-sac streets off Wiscassett Road: Rivercrest Court (seven houses) and Virginia View Court (eight houses, two of them with driveways accessed through Wiscassett Road).

Flint Hill

The Flint Hill subdivision lies on 25 acres of wooded land south of River Road and west of Wilson Lane in the Bannockburn section of Bethesda, and located one block west of Crail Drive. The 31 houses (plate 11) fronted three different streets: Nevis Road, which runs perpendicular to River Road (nine houses, including two that were far recessed from the road and shared a driveway); Broxburn Court, a cul-de-sac that runs north from Nevis Road (seventeen houses); and a stretched-out cul-de-sac at the extremity of Selkirk Drive (five houses, built in 1961), which lies northwest of Nevis and Broxburn, is accessed from Helmsdale Road to the west, and is discontinuous with the other two streets, though the terminuses of the two cul-de-sacs, Broxburn and Selkirk, are adjacent to one another.

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The Carderock Springs subdivision is bound by the Capital Beltway (I-495) to the south, Persimmon Tree Lane to the southwest, the grounds of the Congressional Country Club to the northwest, Cabin John Regional Park to the northeast and Seven Locks Road to the southeast. Bennett-built houses are located from the northern end of the subdivision to the southern edge of Lilly Stone Drive (on this drive, houses beyond Edgewood Court in the direction of Seven Locks Road are not Bennett-built). The principal streets, which meet close to Persimmon Tree Lane, are Fenway Road, which originates on River Road and slopes downwards towards the south and where the model homes were located, and Lilly Stone Drive, which runs between Persimmon Tree Lane and Seven Locks. Tributaries of Fenway Road, from west to east, are Magruder Mill and Still Spring Court, which both end in landscaped cul-de-sacs, but are connected by Peck Place. Hamilton Spring Road links Fenway Road to Lilly Stone; it gives access to the sports club and to two loop roads, Park Overlook and Glenmore Spring. Between Fenway Road and Lilly Stone Drive, Carderock Drive is a short street serving Carderock Court.

Carderock Springs South

Carderock Springs South begins on a small parcel of land tucked just south of the Capital Beltway from Carderock Springs and east of Persimmon Tree Road, which passes over and perpendicular to the Beltway. The subdivision, which is clustered around a common greenspace, is set on an irregular quadrilateral parcel of land and contains 45 houses: nine (including three on a triad court) are accessible from Persimmon Tree Road, an old thoroughfare connecting MacArthur Boulevard to Potomac; seven are lined on the southern side of Tomlinson Avenue, which runs roughly parallel to the Beltway; nineteen are located on Barkwater Court, a cul-de-sac subsidiary of Tomlinson Avenue; and ten on Persimmon Court, a short cul-de-sac street off of Persimmon Tree Road.

New Mark Commons

New Mark Commons (plate 46) is located in West Rockville on a 96.4 - acre piece of land previously known as the McCohihe Tract. It is bounded by Maryland Avenue to the northwest, Argyle Street to the north, Monroe Street to the east, Tower Oaks to the south, and I-270 to the west. New Mark Commons belongs to Rockville's Planning Area 3, located immediately south of the Town Center between Maryland Avenue and Jefferson Street and north of Wootton Parkway. The main entrance to New Mark Commons is along New Mark Esplanade, the collector street that feeds the townhouse clusters and the cul-de-sac streets in the single-family home sections. The Bennett development includes houses along Lakeside Overlook, New Mark Esplanade, Watchwater Way and Watchwater Court, Radburn Court, Potomac Valley Road, and Don Mills Court. Scandia Way and the courts adjoining it—Farsta, Tapiola, and Vallingby--contain a mix of Bennett homes and dwellings by other builders. Houses along Bentana Way and the courts off the feeder street of Welwyn Way were developed by Louis A. Zuckerman, and are not included in this nomination. Houses along Tegner Way and Tegner Court—the original location of the intended commercial center—are also excluded from this nomination.

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Summary of Identification and Evaluation Methods

This multiple property listing is based on detailed field surveys and interviews conducted in 2003-2004 by Dr. Isabelle Gournay and Dr. Mary Corbin Sies as part of a three year project funded by the Maryland Historical Trust to survey modern architecture in the State of Maryland. To prepare for and supplement field visits, we undertook systematic library and archival research. Important primary sources included articles in professional and trade journals, magazines relating to the home industry, and daily newspapers. We performed archival research in the Prints and Photographs Division of the Library of Congress, the Marylandia collection at the University of Maryland, and the personal collections of architect Arthur Keyes and sales manager Brenda Bennett Bell. We also perused the relevant secondary sources on suburban development in greater Washington, D.C., as well as on modern houses and residential planning nationally and internationally. Human informants were a significant part of our research as well; we maintained phone and email correspondence with a broad range of architectural historians, preservationists, realtors, and local historians across the state and beyond. We obtained interviews with several of the principal subjects of the study: Edmund Bennett, Arthur Keyes, Brenda Bennett Bell, John Matthews, and several residents of Bennett-built homes and subdivisions. To manage information, we maintained vertical files, chronological collections of print sources on Bennett/KLC subdivisions or houses, and bio-bibliographies chronicling the professional output and involvement of architects, landscape architects, planners, interior designers, developers, home builders, and clients. These recorded biographical information, a chronological list of associated resources with their locations and dates, and relevant bibliographic and archival references. Finally, we visited each Bennett subdivision on foot multiple times, walking the streets, examining each model type, observing the planning and landscaping features, photographing, and taking detailed field notes. We were invited to inspect the interiors and speak with the residents of several Bennett/KLC houses and we acquired additional primary source materials from residents.

To frame the documentation of individual sites, we have written a multi-disciplinary context essay, a factual and intellectual exploration that grounds the resources listed in the bio-bibliographies in their historical and architectural contexts. The essay focuses on the question, "who sponsored modernism in the State of Maryland," and discusses the social, political, economic, and cultural circumstances that shaped the everyday lives of Marylanders and framed the development of modern architecture in the Free State. Proceeding roughly chronologically, it covers policies, leading public and private institutions and personalities, promotional tools and building programs, and the role of the architectural and real estate professions in the state. By exploring how state and national architectural history intersect, the essay evaluates the universal and local characteristics of Modern Movement resources in Maryland. Research for the context essay combined with intensive primary and onsite research turned out to be an indispensable combination for enabling us to identify the appropriate contexts for understanding the significance of Bennett/KLC subdivisions. These five contexts—1) The Bethesda District and City of Rockville: physical and social change, 1860-1975; 2) Collaboration between home builders and modernist architects in the United States and the Capital Region, 1945-1975; 3) Collaboration between Edmund Bennett and Keyes, Lethbridge & Condon, 1953-1973; 4) Planned residential subdivisions in

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Having determined through our systematic primary and secondary research that the Bennett/KLC tract subdivisions gained broad recognition in their time, we made the decision to include all the subdivisions created by the Bennett team in Montgomery County in order to showcase the evolution of their planning and design. Thus we included all tracts of a half dozen or more houses: the Kenwood Group, Potomac Overlook, Flint Hill, Carderock Springs, Carderock Springs South, and New Mark Commons. For each subdivision, we determined the key site planning, landscaping, and communal features, and the range of house models offered. Their significance is evaluated in terms of the five contexts listed above.

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