

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



869

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name New Mark Commons

other names M: 26-40

2. Location

street & number Bounded by Maryland Ave., Argyle St., Monroe St., Tower Oaks, & I-270 not for publication

city or town Rockville vicinity

state Maryland code MD county Montgomery code 031 zip code 20850

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments).

Euralith Hughes 11.2.2016
Signature of certifying official/Title Date
Director / SHPO, Maryland Historical Trust
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that this property is:
- entered in the National Register.
 See continuation sheet.
 - determined eligible for the National Register.
 See continuation sheet.
 - Determined not eligible for the National Register.
 - removed from the National Register.
 - other (explain): _____

Signature of the Keeper *Patrick Andrews* Date of Action 8/1/2017

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
272	17	buildings
		sites
		structures
1		objects
273	17	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

Subdivisions Built by Edmund Bennett and Designed by Keyes, Lethbridge & Congdon in Montgomery County, Maryland, 1956-1973

number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

SOCIAL/Clubhouse

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

SOCIAL/Clubhouse

7. Description

Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT

Materials

(Enter categories from instructions)

foundation CONCRETE

walls WOOD, BRICK

roof SYNTHETICS

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- B** Property associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

Area of Significance

(Enter categories from instructions)

ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1967-1973

Significant Dates

1967

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Keyes, Lethbridge & Congdon, architects
Edmund J. Bennett, builder

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

New Mark Commons (M: 26-40)
Name of Property

Montgomery County, MD
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10. Geographical Data

Acreage of Property Approximately 65 acres

UTM References

(Place additional UTM references on a continuation sheet)

1											
	Zone	Easting			Northing						
2											

3											
	Zone	Easting			Northing						
4											

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Mary Corbin Sies, Isabelle Gournay, Emily Connors

Organization University of Maryland, Dept. of American Studies date December, 2015

street & number 1328F Tawes Hall, 7751 Alumni Drive telephone 301.405.1361

city or town College Park state MD zip code 20742-5625

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Montgomery County, MD
County and State

Description Summary:

New Mark Commons, located in West Rockville, Montgomery County, Maryland, is a planned community of detached houses and townhouses designed by Keyes, Lethbridge & Congdon, and developed by Edmund J. Bennett between 1967 and 1973. New Mark Commons represents the culmination of Bennett's extensive career in community building in the suburban Washington, DC region. Bennett was influenced by the New Towns movement, incorporating open space and providing commercial and recreational amenities including a lake. Buildings share a human scale and common design elements. Curvilinear streets link the community's cul-de-sacs, and pedestrian and bicycle paths meander among mature trees.

General Description:

New Mark Commons is located in West Rockville, Montgomery County, Maryland. The subdivision was developed on a 96.4-acre piece of land previously known as the McCohihe Tract, bounded by Maryland Avenue, Argyle Street, Monroe Street, Tower Oaks, and I-270. When the project opened, I-270's Maryland Avenue exit did not yet exist; the closest exit was further north, on West Montgomery Avenue. The historic district within the New Mark Commons community encompasses approximately 65 acres, as described in Section 10 of this document.

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, and for the most part annexed to the city in 1949. Other sections are Monroe-Lynfield, where detached houses, duplexes, and apartment buildings were for the most part erected between 1947 and 1960, and the Hungerford-Stoneridge subdivision, which was developed in the 1950s and 1960s and currently has over 600 detached houses. The New Mark property is in the immediate vicinity of two city-owned recreation areas, Dogwood and Monument Parks, which are located on the opposite side of Monroe Street and Montgomery Avenue and encompass 25 and 8 acres, respectively.

Site planning and landscaping

New Mark Commons represents the culmination of Bennett's experience as a community builder. As planned, it best illustrated his desire to curb the evolution of the Maryland suburbs. For him, New Mark avoided "both the sterile planning and visual pollution of suburbia and the growing pains of the big new towns."¹ The original scheme called for 186 detached houses to be erected on 49.2 acres (achieving a density of 3.8 dwellings per acre), and 196 townhouses on 27.2 acres (7.2 dwellings per acre). Accounting for open and

¹ "Village Life in New Mark Commons Offers Values Lost in Suburban Sprawl," *Montgomery County Sentinel*, January 5, 1968, 1.

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recreation spaces, New Mark's overall density was 3.97 dwelling units per acre.

New Mark was promoted as "A Twentieth Century Village that's one foot in the future and a step back to a better time."² An advertisement established a parallel between its proposed "village green" and those built in Colonial New England.³ Bennett also wanted "to design all of the elements to human scale, to place recreational and commercial facilities within easy reach of the residents in the manner of the best examples of new town planning in Scandinavia."⁴ Most of the streets were named after new towns in England (Welwyn Way led to Letchworth, Welwyn and Stevenage Circles; Cumbernauld and Harlow Courts), Sweden (Vallingby Circle, Farsta Court), Finland (Tapiola Court), Canada (Don Mills Court), and the United States (Radburn Court). The name Watchwater Way relates to this street's visual connection to the lake.

At the intersection of Maryland Avenue, which was widened by five feet, and New Mark Esplanade, the principal entrance to the subdivision is bisected by a landscaped island (automobile access is also secured by way of Potomac Valley Road). This island hosts a wooden pylon, nicknamed "the totem pole," which the Washington Post illustrated in March 1969 with the following caption:

This graphic symbol of the initials NMC was conceived by sculptor Leonard Rennie and designed by architect David Condon and built by Robert Furman for developer Edmund Bennett's small new town. The 18-foot high New Mark has a concrete center shaft, 6-inch thick redwood slabs stained in gray-brown on the four outer sides. Bennett also plans a 100-foot-high New Mark for the village green.⁵

Inscribed in a tall rectangle, the contours of the totem served as a logo for New Mark Commons' brochures and advertising, which is still used by the Homes Association. (The totem is considered a contributing object within the historic district.)

New Mark Esplanade is the collector street that feeds the townhouse clusters and the cul-de-sac streets in the detached house sections. These streets end for the most part in landscaped round-about islands, and are presently dedicated and maintained by the City of Rockville. No detached house directly fronts on New Mark Esplanade, which ends onto a grassy pedestrian mall before reaching Monroe Street.

New Mark Commons features 17.5 acres of open common space, including 4.7 acres for an artificial lake, made possible by the erection of a small concrete dam and the channeling of an existing stream. Bennett

² *Washington Post*, August 19, 1967, C 4.

³ *Washington Post*, July 29, 1967.

⁴ Bennett 1967, 49

⁵ *Washington Post*, March 29, 1969, D 10. A slide preserved at the University of Maryland shows a large panel on the other side of Maryland Avenue, with the inscription "Keyes, Lethbridge & Condon, Architects F.A.I.A" below the inscription indicating Mr. Bennett's firm.

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was adamant that the project needed a lake, just like the “new towns” of Reston, Virginia and Columbia, Maryland. As New Mark Esplanade curves, a picturesque vista of the water, wooden dock, trees, and townhouses begins to unfold. The lake catches first-time visitors by surprise. Its unusual shape, alternating sharp edges and more natural curvilinear contours, and its architectural and landscaping treatment make it a particularly scenic element. Bennett decided against planting trees in the immediate vicinity of the water (maybe to insure its cleanliness), which, according to Mr. Keyes, makes the lake look “too barren.”⁶ Although the lake was also meant to have a cooling effect in the summer, its purpose is more aesthetic than practical. Advertisements mention that the water had been stocked with trout and showed “youngsters in sailboats” and a child with a fishing rod, but the lake is too small for most water sports.⁷ In 1970, a jet fountain was added in its center.⁸ Bennett deemed Lake New Mark “not necessarily a profitable feature,” as the cost of building a retaining wall amounted to \$2,250 for each lakeside townhouse site.⁹

In addition to one sidewalk on every street in the detached house section and all around the townhouse parking courts, residents have at their disposal several pedestrian pathways. A centrally located and slightly meandering north-south spine is paved in concrete for more durability and lit by distinctive lamp posts with glass globes. It originates at the parking lot for the sports club, goes along the pool, and bisects the townhouse section, where it is framed by tall trees and bushes. Beyond New Mark Esplanade, this pedestrian and bike path becomes a backyard alley between Bentana and Watchwater Ways, then runs parallel to Maryland Avenue, ending at the totem. It also connects with a pedestrian underpass that allows New Mark residents to access Monument Park without having to cross Maryland Avenue. This underpass was funded in half by Bennett and in half by the City of Rockville. Accessible from New Mark Esplanade by a set of stairs, which do not retain their original aspect, another concrete path crosses a small bridge and runs along the southern bank of the lake. Alongside are a few benches. At the edge of the property, right behind the Summit Apartments, the path becomes a large swath of lawn bordered by retaining walls made of heavy timber. Additionally, narrow paved alleys connect the different townhouse clusters and link them to the lake and sports club.

Vegetation (generally kept close to its pre-development condition) abounds in the subdivision, where 653 trees of at least 12 feet in diameter were initially surveyed and preserved during construction. To this day, hardwood trees cannot be removed without the approval of the Homes Association, which also discourages planting shrubs requiring extraordinary maintenance. The tree canopy has become so thick in some places that it is hard to grow anything under it. Wood painted a dark red is used for address signs for the townhouse clusters and houses’ knobs off New Mark Esplanade. Natural wood is used for low U-shaped fences hiding garbage cans in front of the town houses, and for custom-built benches, including one in a townhouse cluster and an extremely

⁶ Arthur Keyes, interview with Isabelle Gournay and Mary Corbin Sies, 24 March 2003.

⁷ Skating was possible in New Mark’s early years, as the lake was shallower than it is today.

⁸ John B. Willmann, “Lower Loan Rates Seen as Stimulant to Housing,” *Washington Post*, December 5, 1970, R 15.

⁹ “New Mark Commons, Rockville, Maryland,” *The Urban Land Institute. Project Reference File*, vol.1, 1971, 4.

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long one, near the sports club.

With the exception of a cluster of free-standing houses on Lakeside Overlook next to the Maryland Avenue entrance, the section east of New Mark Esplanade is devoted to townhouses and communal space. The back of the lakeside townhouses, located at the boundary of the property, is essentially treated as a service and parking area. The site strategy adopted for all other "village" townhouses achieves a degree of sophistication rarely matched for this residential typology. Access roads have been kept to a minimum. They serve clusters of four to eight, generally staggered units. In 1968, four linear clusters with adjoining one-story garages (which have no interior connections with their units, however) and front fenced patios were built alongside New Mark Esplanade. Other "village" townhouses do not have garages. They are lined to form courts of varying width and length, accommodating two parking spaces for each unit, and connected by pathways. Two of these courts are large enough to host a landscaped island, complete with benches. Planting minimizes the presence of automobiles, as do transverse sidewalks acting as pedestrian "jetties." Front yards have low brick walls hiding air conditioning equipment and bushes providing privacy. Patios in the back are generally fenced in, but residual spaces between back yards are kept as natural as possible, and tend to become natural pathways.

Fences pre-approved by the Board of the Home Association and its architectural committee are "either horizontal rustic, unfinished split rail, or vertical split sapling." Proposals for any other type of fence require pre-approval from the association. Article X section 4 - f of the 1967 covenants stipulates that "outdoor clothes dryers or clothes lines shall be placed within a screened enclosure of any approved design of attractive rustic wood not over (8) eight feet in height."

Communal space currently centers on the pool complex, which has retained its original character. The 25-meter swimming pool and the wading pool are surrounded by a vertical wooden fence. At one end, stands the two-story Four Seasons Club (700 Tegner Way), a simple mass of brick painted white with two-slope roofs, which Keyes, Lethbridge and Condon designed to match the scale and character of the surrounding housing stock. Like at KLC/Bennett's previous project Carderock Springs in Bethesda (1962-66), the two-story clubhouse features locker areas for the pool (as well as a sauna) at the lower level, and a large upstairs entertainment hall that opens onto a balcony facing the pool. This multi-purpose room features walls in exposed brick and a wooden cathedral ceiling. An ingenious system of large barn-like sliding doors on its length conceals a fireplace and conversation pit, as well as a catering kitchen. New Mark residents can reserve this space (as well as the pool) for private functions. In the early days of New Mark Commons, the large room was used to show children movies on weekends. Adjacent to the pool are two all-weather tennis courts and a playground and, at a lower level, a parking lot accessed from New Mark Esplanade.¹⁰

Two additional communal structures designed by KLC were planned alongside and just north of the clubhouse, but were never built. The convenience shopping center (with office suites above) and a free standing

¹⁰ Initial plans called for six tennis courts.

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gourmet restaurant would have framed an open courtyard graced by stairs, an oval pool with stone walls, and a "120-foot-high tower," which would have served "as an identity feature, visible above the trees from Rockville and the nearby highway."¹¹ The space intended for the commercial area was infilled with 14 attached houses in 1984-85 (Tegner Way and Tegner Court).

Detached houses

The five basic models originally offered at New Mark Commons formed the Mark 70 series. This name derived from the assumption, stated in advertisements, that "many design features and appointments presage those you'll find in homes of the 1970s."¹² The initial model houses were built on Radburn Court, in the very center of the community. As evidenced in period photographs, only every other lot was originally built upon, which allowed for more appealing photographs. Remaining lots were built in 1968 (#3 Radburn Court) and in 1971 (# 1, 5, 7, and 9).

Ranging from 2,644 to 3,648 square feet, the model houses were intended for lots averaging 11,000 square feet. Differences from houses built at Carderock Springs were notable. Panelization methods for the facades had been abandoned. On the lower floor of the downhill models, fluted concrete made of light gray aggregate had been substituted for brick. As had already been the case for the very last houses built at Carderock Springs, thicker laths in reddish wood replaced metal rods on balcony railings. Roofs continued to be covered with cedar shingles, but the type of hand split shakes found at Carderock Springs came as a more expensive option.

Inside, changes were also significant. Cathedral ceilings covered not only the living/ dining space, but also all upstairs bedrooms. Triangular transoms were used systematically in living rooms, to provide views of the surrounding trees, while preserving privacy as well as wall space for paintings and furniture. A projecting fireplace and its free-standing circular flue, profiled against the transoms, gave a dramatic visual anchor to the living/dining space. The railings for staircases were still pre-assembled (with open steps) and elegantly detailed, but they were built in wood instead of metal. Luminous ceilings were placed in kitchens and in many bathrooms, replacing skylights: composed of large translucent tiles made of Owens-Corning fiber glass supported by a grid of redwood laths, they were intended to convey "a daylight appearance even in a sunless day."¹³ In kitchens, Formica-faced cabinets (in light brown with a wood grain motif) had distinctive circular handles and light gray back splashes. Bathrooms featured one-piece fiberglass tub/shower units manufactured by Universal Rundle; sinks were embedded in consoles supported by chrome legs. "Newly developed vinyl covered wall boards" were used in recreation rooms; their texture added "a casual look" and ensured "easy cleaning of children's handprints and even crayon and pencil marks." Offered as options were a central vacuum system produced by Black & Decker,

¹¹ Bennett, "Economics and the Visual Community," 50.

¹² Display ad, Washington Post, January 28, 1967, E 4.

¹³ *Montgomery County Sentinel*, January 5, 1968, 3

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electronic air filters by Honeywell, remote control for garage doors, Humidaire power humidifiers, and an intercom system. Electrical switch plates were in chrome, to "eliminate fingerprints." A built-in panel phone with a retractable cord was also installed in each unit.

The Mark 70 - UH or Mark 70 Uphill (same as Overlook - Mark II in Carderock Springs South) had the same plan and was roughly the same size as the second Overlook model at Carderock Springs (2,656 square feet, a deficit of 4 square feet). The balcony was slightly reduced in length, as windows for the living room did not reach the side wall, leaving instead a lateral strip of siding. The overhang running through the entire front facade was not as deep. The interior differed significantly from that of Carderock Springs' second Overlook model. The long and narrow transverse entry stairhall splitting the lower floor in half was abandoned for a frontal stair that landed in the living room. The kitchen in the back gained space formerly used for the stairs; it acquired a breakfast alcove, separated from the living room by a double door. As a result of the new stair placement, the fenestration for the lower floor changed dramatically, as openings for the recreation room, the entry / stair hall, and the fourth bedroom formed a floor-to-ceiling window wall around the wooden entrance door, painted a bright color. A slightly awkward detail, which can be found in several models, was the visual and physical juncture between the glass plane of the facade and the stair landing. On the lower floor, the laundry room was separated from the utility room, and the back wall of the recreation room was treated as a storage space connected with the utility room. The garage had a lateral internal door that did not exist at Carderock Springs. The recreation room was smaller than at Carderock Springs, to allow space for a larger utility room in the back. The exhibition house for the Mark 70 - UH model is at # 4 Radburn Court.

The plans for the Mark 70- MU (mid-entry uphill) and 70- MD (mid-entry downhill; there was no display model for this version) were essentially similar to that of the Mark 70 - UH, which we have just described. However, a major difference related to the mid-level placement of the stairs, which allowed the designers to eliminate the lateral entry and to return to the time-tested formula of the elongated and frontal recreation room. The interruption of the top floor overhang at the central stair hall strengthened the impression of recessed entry. The top floor was sheathed in shingles; in the late 1960s, this type of rough, earthbound surface treatment inspired by the early Colonial architecture of the Atlantic Seaboard was gaining favor among post-modern architects, such as Robert Venturi and Charles Moore. The front balcony was also protected by a shingled parapet; it was smaller than for the Overlook-Mark II at Carderock Springs South, as its length matched that of the two double floor-to-ceiling windows of the living room. This model was offered with an optional carport or enclosed garage. A well preserved example is at #10 Lakeside Overlook, which gently nestles into the trees; for this particular house, the fact that one must climb an exterior stair and then go down again to the downstairs room is not totally rational.

The Mark 70-SL or Mark 70 Split Level has already been described as the Clubview model in the second phase of Carderock Springs. The only difference in plan was that the family room in the back was smaller, in order to expand the adjoining "garden room." The Mark 70-SL was offered with an optional attached carport off the living room. The exhibition house for this model is at # 6 Radburn Court.

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The Mark 70-DH (downhill) derived from the namesake model at Carderock Springs, but it was smaller (2,762 as opposed to 3,050 square feet). The fireplace did not project out; there was no porch preceding the garage. A small balcony was added to the master bedroom window and the balcony off the back side of the living room was shortened in length. The kitchen was placed in the front. Accessible from the living room, a narrow gallery illuminated by floor-to-ceiling windows terminated the entry foyer. The exhibition house for the Mark 70-DH is # 10 Radburn Court. A well preserved example is 501 New Mark Esplanade. The owners, Mr. and Mrs. Rathbone, added skylights in the foyer and kitchen (which is completely remodeled, though within the original footprint). There has been no change to the living/dining room. The side patio, opening from the dining area through a sliding glass window, is original—the same aggregate concrete squares with wood dividers. The hallway still has its original luminous ceiling. The master bedroom has its original very tall closets and an attractive floor to ceiling vertical window. The second bedroom has not been altered at all, just carpeted. The original dark paneling in the stair hall has been covered with light-colored wallboard. On the lower floor, the full bath still has its original fiberglass bath/shower stall. The one-car garage and unfinished utility room remain unchanged. Like many New Mark homeowners, the Rathbones have replaced the balcony off the living room by a much larger deck and installed a patio below the deck.

The largest of New Mark's original models (3,300 square feet) was the Mark 70-TST, also called Mark 70 Two-Story or Mark II. It was described in the sales brochure as "an imposing two-story design, perfectly planned for outdoor-indoor living." The main two-story block was the same as in Carderock Springs' Pineview model, but the lower block was completely changed, as the garage was placed in frontal projecting position, and the recreation room was pushed to the back. An interesting detail was the floor-to-ceiling glazed slit filling the projection between the recreation room and the narrower garage. An artificially lit basement was under the entire first floor. Increase in surface through the addition of this basement hiked the price to \$57,700. The main block was entirely covered in brick; the lower wing had horizontal siding. The display model was located on # 8 Radburn Court, with the Recreation room and garage utilized as a Community Exhibit Center. Priced at \$62,200, the Mark 70 TSA or Mark III Alternate included a finished recreation room on the lower level, and an optional fifth bedroom and bath.

In November 1969, Bennett offered two new models, which were built in a rectangular court off New Mark Esplanade, at # 705 and # 703 New Mark Esplanade between Potomac Valley Road and Don Mills Court (# 701, the last house on the court, was built in 1971). The major novelty was a "master bedroom - living suite(s)" with cathedral ceiling on the upper level. The Sturbridge model (# 705 New Mark Esplanade) was a new version of the Mark 70-MU and was offered in uphill and downhill versions (the recreation room was located in the front in the former, in the back in the latter). The overhang of the second story was shallower than for Mark 70-MU. The balcony had no depth; it was only destined to allow floor-to-ceiling sliding windows of the living-room to open. A closet was added in the entry. The Nantucket model (3,245 square feet) was a variation on the Mark 70-TST and TSA. In terms of massing, it featured the same symmetrical main section, but the projecting wing

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comprising the garage and the recreation room (renamed family room) was larger and higher and housed a second-floor master bedroom. This wing was clad in brick, as opposed to wood siding in the previous versions. The plan for the lower floor was radically reconfigured. Adopting a frontal position, the dining room was totally separated from the living room. The kitchen and family room were located in the back and formed, for the first time in a Bennett-KLC house, a common entity, separated only by a countertop. The family room included on the wall adjacent to the garage a laundry closet closed by accordion doors. Upstairs, the hall ended in a bow window. The Nantucket alternate model (3,615 square feet) offered a two-car garage, which was new for a Bennett house; as a result, the family room and the master bedroom upstairs gained six feet in length. From 1970 to 1973, variations on existing models were also built. For instance # 16 Watchwater Way features an integral garage and a larger balcony and # 17 Farsta Court was built in 1972 as a Hillcrest model.

Townhouses

In the townhouse clusters, architectural unity was conferred by the uniform 72-foot lot length and identical roof slopes; individuality by variations in unit width, massing (through setbacks between units and recesses in individual units), openings (projecting bow windows, arched entries in later units), and wall finishes (contrasts between brick, dark cedar shakes, and white window and door trim became increasingly complex as construction progressed).

Village houses were generously sized. Most were downhill models, adopting a three-story layout that superimposed a recreation room, opening onto a private backyard through large sliding glass doors, with a living room ending in a bow window or a projecting boxed balcony. There were three basic models, with variations related to the configuration of the entrance and its powder room and to the availability of a full or half bath on the lower floor, near the recreation room. The Windemere model (2,480 square feet of gross area, 2 Bedrooms and a recreation room, 3 ½ baths) was 17'4" wide. The Windemere II had similar characteristics, but was an end unit, selling at a premium. The Scandia was the largest model (2,628 square feet of gross area, 3 Bedrooms and a recreation room, 3 ½ baths). It was 21'4" wide and had a dining room in front, opening onto an enclosed patio court, and a centrally located kitchen, with a luminous ceiling. The Scandia II had a frontal kitchen and a half bath on the lower level. The Lakeview (2,470 square feet of floor area, 3 Bedrooms and a recreation room, 3 ½ baths) was always an end unit; its two-flight stair hall was placed perpendicular to the end wall and illuminated by a vertical strip window. It had a dining room in front and a centrally located kitchen. Its front facade had a deeply recessed entrance, and above it a daylight master bath. The living room bow windows or balconies were centrally located in the Windemere model, but held a lateral position in the Scandia and Lakeview models. A later, and wider, version of the Windemere was named The Bentana.

A 1968 Windemere townhouse at 504 New Mark Esplanade is a center unit with a balcony off the living room. It is occupied by its original owner, Winifred Herrmann, who did not opt for a fireplace because it took up too much wall space. In the dining room, recessed lights replace a hanging chandelier. The family room has

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preserved its dark paneled wall (with an irregular pattern of verticals) and linoleum floor covering. The upstairs bathroom off the bedroom facing the backyard maintains its original fixtures in a light avocado green, including a fiberglass bath/shower unit, and a single globe light over the sink. The kitchen has its original padded linoleum "brick" floor, Formica counters and cabinets (including metal handles), Formica splash guard, and stove with a double oven in coppertone. In the kitchen, a floor to ceiling sliding glass door opens onto the front patio, which has its original redwood fence and a dogwood tree that Wini transplanted (with permission) after workers dug it up when they were recontouring the landscaping behind her house. Re-flooring the patio has involved recreating the original concrete aggregate with wood dividers. Ms. Herrmann carpeted over the steps and closed the gap between the lowest step and the floor of the landing, to protect a blind dog from missteps. She replaced the original outside door that she considered plain and too flimsy; Bennett approved a heavy custom-made oak door since it was not visible to passersbys. Ms. Hermann put in a skylight over the staircase and framed it off with oak. She also had a pulldown stair put in to give access to a small attic storage space over the bathrooms.

There are 43 "lakeside villas." Some units are located right on the water and possess a wooden balcony, with vertical laths; others have a waterfront patio. Some master bedrooms have bow windows. Preceded by an enclosed "forecourt," all lakeside villas have the same three-level layout; a skylight illuminates their straight, lateral stairs. The first floor had, in the front, an eat-in kitchen and a powder room, a centrally located dining room, and a living room (with an optional fireplace) in the back, facing the lake. Many units had a "stepped down" living room that made interiors feel less cavernous. The second floor offered a waterside master bedroom and, depending on the unit's width, one or two bedrooms on the other side; sandwiched in between were two bathrooms. The basement had a blind storage room on the waterside, an intermediate laundry room, and a recreation room with a window.

Advertisements stated that the lakeside townhouses were "clearly influenced by the charm of the villas on the canal of Venice." The Lido I (1,775 square feet, 2 Bedrooms, 2 ½ baths) was only 15 feet wide and had a small square balcony overlooking the lake, a master bedroom with a bow window, and a slightly recessed lateral window for the second bedroom. The Lido II (2,138 square feet) had the same plan, but with a width of 17'4", which allowed for a more generous entry and balcony. The Venezia I (2,155 square feet, 3 Bedrooms, 2 ½ baths) was 19'4" wide and had a patio on the lake. The Venezia II had the same width and a shallow balcony off the master bedroom. The Fontana (2,738 square feet, 3 Bedrooms, 2 ½ baths) was 22'4" wide; it had a 406-square foot balcony and a bow window off the master bedroom. Another version of the Fontana was the Villa del Lago that featured a waterside patio stepping down to the living room.

The following table lists the properties in the New Mark Commons Historic District, showing their street address, construction date, model, and contributing status. Properties that were not built as a result of the Bennett/KLC collaboration are considered non-contributing.

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Property Address	Built	Model	C/NC
MARYLAND AVE & NEW MARK ESPLANADE	c. 1969	"Totem" sculpture/sign	C
1 DON MILLS COURT	1969	Sturbridge UH	C
2 DON MILLS COURT	1969	Nantucket	C
3 DON MILLS COURT	1969	Nantucket	C
4 DON MILLS COURT	1969	Sturbridge UH	C
5 DON MILLS COURT	1969	Sturbridge UH	C
6 DON MILLS COURT	1969	Sturbridge DH	C
7 DON MILLS COURT	1969	Nantucket	C
8 DON MILLS COURT	1969	Nantucket	C
9 DON MILLS COURT	1969	Sturbridge DH	C
1 FARSTA COURT	1970	Sturbridge DH	C
2 FARSTA COURT	1970	Sturbridge DH	C
3 FARSTA COURT	1970	Sturbridge DH	C
4 FARSTA COURT	1970	Sturbridge DH	C
5 FARSTA COURT	1970	Nantucket	C
6 FARSTA COURT	1970	Nantucket	C
7 FARSTA COURT	1970	Nantucket	C
8 FARSTA COURT	1970	Nantucket	C
9 FARSTA COURT	1970	Sturbridge UH	C
10 FARSTA COURT	1970	Sturbridge UH	C
11 FARSTA COURT	1970	Sturbridge UH	C
13 FARSTA COURT	1972	Sturbridge UH	C
14 FARSTA COURT	1972	Sturbridge DH	C
15 FARSTA COURT	1972	Hillcrest DH	C
16 FARSTA COURT	1972	Sturbridge DH	C
17 FARSTA COURT	1972	Hillcrest DH	C
18 FARSTA COURT	1972	Hillcrest DH	C
19 FARSTA COURT	1972	Sturbridge DH	C
20 FARSTA COURT	1972	Sturbridge DH	C
21 FARSTA COURT	1972	Sturbridge DH	C
1 LAKESIDE OVERLOOK	1968	Mark 70 - DH	C
2 LAKESIDE OVERLOOK	1968	Mark 70 - MD	C
3 LAKESIDE OVERLOOK	1968	Mark 70 - TST	C

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4 LAKESIDE OVERLOOK	1968	Mark 70 - TST	C
5 LAKESIDE OVERLOOK	1967	Mark 70 - DH	C
6 LAKESIDE OVERLOOK	1968	Mark 70 - SL	C
7 LAKESIDE OVERLOOK	1968	Mark 70 - UH	C
8 LAKESIDE OVERLOOK	1968	Mark 70 - UH	C
9 LAKESIDE OVERLOOK	1967	Mark 70 - DH	C
10 LAKESIDE OVERLOOK	1967	Mark 70 - MU	C
11 LAKESIDE OVERLOOK	1967	Mark 70 - DH	C
12 LAKESIDE OVERLOOK	1968	Mark 70 - TST	C
1 RADBURN COURT	1971	Sturbridge UH	C
2 RADBURN COURT	1967	Mark 70 - MU	C
3 RADBURN COURT	1968	Hillcrest DH	C
4 RADBURN COURT	1967	Mark 70 - UH	C
5 RADBURN COURT	1971	Hillcrest DH	C
6 RADBURN COURT	1967	Mark 70 - SL	C
7 RADBURN COURT	1971	Sturbridge DH	C
8 RADBURN COURT	1967	Mark 70 - TST	C
9 RADBURN COURT	1971	Sturbridge DH	C
10 RADBURN COURT	1967	Mark 70 - DH	C
3 SCANDIA WAY	1972	Sturbridge DH	C
12 TAPIOLA COURT	1972	Sturbridge UH	C
13 TAPIOLA COURT	1972		NC
14 TAPIOLA COURT	1972	Sturbridge DH	C
15 TAPIOLA COURT	1972		NC
16 TAPIOLA COURT	1972	Sturbridge DH	C
17 TAPIOLA COURT	1972		NC
1 TEGNER COURT	1985		NC
2 TEGNER COURT	1985		NC
3 TEGNER COURT	1985		NC
5 TEGNER COURT	1985		NC
6 TEGNER COURT	1985		NC
7 TEGNER COURT	1985		NC
600 TEGNER WAY	1985		NC
601 TEGNER WAY	1984		NC
602 TEGNER WAY	1985		NC

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603 TEGNER WAY	1984		NC
604 TEGNER WAY	1985		NC
605 TEGNER WAY	1984		NC
606 TEGNER WAY	1985		NC
700 TEGNER WAY	1968	Clubhouse	C
11 VALLINGBY CIRCLE	1973	Sturbridge DH	C
3 WATCHWATER COURT	1968	Mark 70 - DH	C
4 WATCHWATER COURT	1968	Mark 70 - DH	C
5 WATCHWATER COURT	1968	Hillcrest DH	C
6 WATCHWATER COURT	1968	Hillcrest DH	C
7 WATCHWATER COURT	1968	Mark 70 - DH	C
8 WATCHWATER COURT	1968	Hillcrest DH	C
1 WATCHWATER WAY	1968	Mark 70 - TST	C
2 WATCHWATER WAY	1968	Mark 70 - MD	C
9 WATCHWATER WAY	1968	Mark 70 - TST	C
10 WATCHWATER WAY	1968	Mark 70 - SL	C
11 WATCHWATER WAY	1968	Hillcrest DH	C
12 WATCHWATER WAY	1968	Mark 70 - TST	C
13 WATCHWATER WAY	1968	Mark 70 - TST	C
14 WATCHWATER WAY	1968	Hillcrest DH	C
15 WATCHWATER WAY	1968	Hillcrest UH	C
16 WATCHWATER WAY	1969	Mark 70 - UH	C
17 WATCHWATER WAY	1968	Hillcrest UH	C
18 WATCHWATER WAY	1968	Hillcrest UH	C
19 WATCHWATER WAY	1969	Mark 70 - UH	C
20 WATCHWATER WAY	1968	Mark 70 - UH	C
21 WATCHWATER WAY	1968	Mark 70 - UH	C
22 WATCHWATER WAY	1968	Mark 70 - DH	C
23 WATCHWATER WAY	1968	Mark 70 - UH	C
100 NEW MARK ESPLANADE	1970	Lakeside Villa	C
102 NEW MARK ESPLANADE	1970	Lakeside Villa	C
104 NEW MARK ESPLANADE	1970	Lakeside Villa	C
106 NEW MARK ESPLANADE	1970	Lakeside Villa	C
108 NEW MARK ESPLANADE	1970	Lakeside Villa	C
110 NEW MARK ESPLANADE	1970	Lakeside Villa	C

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112 NEW MARK ESPLANADE	1970	Lakeside Villa	C
114 NEW MARK ESPLANADE	1970	Lakeside Villa	C
116 NEW MARK ESPLANADE	1971	Lakeside Villa	C
118 NEW MARK ESPLANADE	1971	Lakeside Villa	C
120 NEW MARK ESPLANADE	1971	Lakeside Villa	C
122 NEW MARK ESPLANADE	1971	Lakeside Villa	C
124 NEW MARK ESPLANADE	1971	Lakeside Villa	C
126 NEW MARK ESPLANADE	1971	Lakeside Villa	C
128 NEW MARK ESPLANADE	1971	Lakeside Villa	C
130 NEW MARK ESPLANADE	1971	Lakeside Villa	C
134 NEW MARK ESPLANADE	1972	Lakeside Villa	C
136 NEW MARK ESPLANADE	1972	Lakeside Villa	C
138 NEW MARK ESPLANADE	1972	Lakeside Villa	C
140 NEW MARK ESPLANADE	1972	Lakeside Villa	C
142 NEW MARK ESPLANADE	1972	Lakeside Villa	C
144 NEW MARK ESPLANADE	1972	Lakeside Villa	C
146 NEW MARK ESPLANADE	1972	Lakeside Villa	C
148 NEW MARK ESPLANADE	1972	Lakeside Villa	C
150 NEW MARK ESPLANADE	1972	Lakeside Villa	C
152 NEW MARK ESPLANADE	1972	Lakeside Villa	C
154 NEW MARK ESPLANADE	1972	Lakeside Villa	C
156 NEW MARK ESPLANADE	1972	Lakeside Villa	C
158 NEW MARK ESPLANADE	1972	Lakeside Villa	C
160 NEW MARK ESPLANADE	1972	Lakeside Villa	C
162 NEW MARK ESPLANADE	1972	Lakeside Villa	C
164 NEW MARK ESPLANADE	1972	Lakeside Villa	C
166 NEW MARK ESPLANADE	1972	Lakeside Villa	C
168 NEW MARK ESPLANADE	1972	Lakeside Villa	C
170 NEW MARK ESPLANADE	1972	Lakeside Villa	C
172 NEW MARK ESPLANADE	1972	Lakeside Villa	C
174 NEW MARK ESPLANADE	1972	Lakeside Villa	C
176 NEW MARK ESPLANADE	1972	Lakeside Villa	C
178 NEW MARK ESPLANADE	1972	Lakeside Villa	C
180 NEW MARK ESPLANADE	1972	Lakeside Villa	C
182 NEW MARK ESPLANADE	1972	Lakeside Villa	C

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184 NEW MARK ESPLANADE	1972	Lakeside Villa	C
200 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
202 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
204 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
206 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
208 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
210 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
212 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
214 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
216 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
218 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
220 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
222 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
224 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
226 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
228 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
230 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
232 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
234 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
236 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
238 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
240 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
242 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
244 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
246 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
248 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
250 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
252 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
254 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
256 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
258 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
260 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
262 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
264 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
266 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C

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268 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
270 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
272 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
274 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
276 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
278 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
280 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
282 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
284 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
286 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
288 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
290 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
292 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
294 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
296 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
297 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
298 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
299 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
300 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
302 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
304 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
306 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
308 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
310 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
312 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
314 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
315 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
316 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
318 NEW MARK ESPLANADE	1968	Village House - Cluster 1	C
320 NEW MARK ESPLANADE	1968	Village House - Cluster 1	C
322 NEW MARK ESPLANADE	1968	Village House - Cluster 1	C
324 NEW MARK ESPLANADE	1968	Village House - Cluster 1	C
326 NEW MARK ESPLANADE	1968	Village House - Cluster 1	C
328 NEW MARK ESPLANADE	1969	Village House - Cluster 1	C
330 NEW MARK ESPLANADE	1969	Village House - Cluster 1	C

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332 NEW MARK ESPLANADE	1969	Village House - Cluster 1	C
334 NEW MARK ESPLANADE	1969	Village House - Cluster 1	C
336 NEW MARK ESPLANADE	1969	Village House - Cluster 1	C
338 NEW MARK ESPLANADE	1969	Village House w/Garage	C
340 NEW MARK ESPLANADE	1969	Village House w/Garage	C
342 NEW MARK ESPLANADE	1969	Village House w/Garage	C
400 NEW MARK ESPLANADE	1969	Village House w/Garage	C
402 NEW MARK ESPLANADE	1969	Village House w/Garage	C
404 NEW MARK ESPLANADE	1969	Village House w/Garage	C
406 NEW MARK ESPLANADE	1969	Village House w/Garage	C
500 NEW MARK ESPLANADE	1968	Village House w/Garage	C
501 NEW MARK ESPLANADE	1967	Mark 70 - DH	C
502 NEW MARK ESPLANADE	1968	Village House w/Garage	C
503 NEW MARK ESPLANADE	1967	Mark 70 - UH	C
504 NEW MARK ESPLANADE	1968	Village House w/Garage	C
505 NEW MARK ESPLANADE	1967	Mark 70 - DH	C
506 NEW MARK ESPLANADE	1968	Village House w/Garage	C
507 NEW MARK ESPLANADE	1968	Mark 70 - MD	C
508 NEW MARK ESPLANADE	1968	Village House w/Garage	C
510 NEW MARK ESPLANADE	1968	Village House w/Garage	C
512 NEW MARK ESPLANADE	1968	Village House w/Garage	C
514 NEW MARK ESPLANADE	1968	Village House w/Garage	C
516 NEW MARK ESPLANADE	1968	Village House w/Garage	C
518 NEW MARK ESPLANADE	1968	Village House w/Garage	C
520 NEW MARK ESPLANADE	1968	Village House w/Garage	C
522 NEW MARK ESPLANADE	1968	Village House w/Garage	C
701 NEW MARK ESPLANADE	1971	Mark 70 - MU	C
703 NEW MARK ESPLANADE	1969	Mark 70 - MD	C
705 NEW MARK ESPLANADE	1969	Nantucket	C
800 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
802 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
804 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
806 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
808 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
810 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C

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812 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
814 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
816 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
818 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
820 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
822 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
824 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
826 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
828 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
830 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
832 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
834 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
836 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
838 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
840 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
842 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
844 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
846 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
848 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
850 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
852 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
854 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
856 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
858 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
860 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
862 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
864 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
866 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
868 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
870 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
872 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
874 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
876 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
878 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
880 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C

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882 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
884 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
886 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
888 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
890 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
892 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
894 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
896 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
898 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
900 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
902 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C

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Summary Statement of Significance:

New Mark Commons is significant under Criteria A and C as an example of a type of residential development which resulted from the collaborative efforts of builder Edmund J. Bennett and architects Keyes, Lethbridge, & Congdon in the suburbs of Washington, DC. New Mark Commons represents a comprehensive site plan, innovative in its time, combining clustered and free-standing houses within a rolling, wooded landscape. The Bennett/KLC collaboration received substantial recognition in the popular and professional press in its day, as outstanding exponents of "Situated Modernism." This recognition enables New Mark Commons, which was developed between 1967 and 1973, to meet the standard of exceptional significance under Criteria Consideration G. The district meets the Registration Requirements specified in the Multiple Property Documentation Form, "Subdivisions Built by Edmund Bennett and Designed by Keyes, Lethbridge, & Congdon in Montgomery County, Maryland, 1956-1973," which was accepted by the National Register in 2008.

The district retains a high degree of integrity. Landscape and street patterns remain fully intact, and over 93% of the buildings in the district contribute to its significance. The period of significance, 1967-1973, begins with the construction date of the first houses in the district, and ends when Edmund J. Bennett relinquished control of the New Mark Commons Homes Association, Inc.

Resource History and Historic Context:

The history of New Mark Commons, and its roles within several applicable contexts, are addressed in the Multiple Property Documentation Form, "Subdivisions Built by Edmund Bennett and Designed by Keyes, Lethbridge, & Congdon in Montgomery County, Maryland, 1956-1973" (q. v.).

New Mark Commons was the fifth community planned and built under the City of Rockville's Planned Residential Unit (PRU) zoning ordinance, which had been passed in 1964. Liberalizing land use patterns with regard to minimum lot sizes and setbacks, Rockville's ordinance allowed planned residential communities of less than 100 acres with a maximum density of 4.11 dwellings per acre, while Montgomery County's general ordinance imposed a minimum of about 230 acres. Bennett would have preferred a higher density of 6 dwellings per acre. His idea was to build in three or four years a "Modern Mini-Town" with 186 detached houses and 196 townhouses, and a village center for recreational and commercial activities.¹⁴ The name New Mark Commons was coined by Robert C. Ledermann, Director of Land Acquisition and Planning for Edmund Bennett Associates, who had previously directed NAHB's Department of Community Facilities and Urban

¹⁴ John B. Willmann, "A Modern Mini-Town is His Goal," *Washington Post*, December 16, 1967, E1. "New Mark Commons: \$14 Million 'Village' Opens," *Washington Post*, December 31, 1966, D 1. According to Zweigenhaft, prior developments of the McConihe tract "proposed 313 standard lots in a grid plan arrangement."

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Renewal.¹⁵ Bennett also sought advice from outside consultants, such as Donald N. Michael of Washington's Institute for Policy Studies, and Robert Fralick, of the Radburn Association. While the project was in the planning stage, Ledermann, Michael, and Fralick, as well as the famous landscape architect Hideo Sasaki (who had previously acted as consultant for Eichler Homes) participated in a three-day brainstorming colloquium at the Kenwood Country Club (Keyes and Lethbridge came for the first day; Colden Florance attended all of them).¹⁶ Sasaki "served as consultant on landscape features of the water area and community center."¹⁷ Additionally, Bennett hired Carl Norcross and Larry Smith and Co. for market research. Already present at Carderock Springs, landscape architect Thurman Donovan and the engineering/surveying firm of Greenhorne and O'Mara, were asked to work on the project.

In 1965, Bennett filed an Exploratory Stage Application with the municipality of Rockville. With his architects, he gave a compelling slide presentation of examples of planned communities in Northern Europe and the United States and explained the many unusual and attractive features of New Mark Commons. While the preliminary design was under consideration, it was discussed in glowing terms by the local gazette, the Sentinel:

Connecting the lake with the focal point of the community – a village common – will be a running stream, broadened into a pond at one point, with cascades and fountains (...) The village common will be surrounded by indoor and outdoor recreational facilities and convenient shopping facilities. Enhancing this entire focal area will be sculpture and fountains, kiosks and pergolas. (...) The primary roadway through the subdivision will be similar to a parkway. Trees will be saved on both sides and no house will front on it. Privacy and safety for residents will be the key to the circulation pattern.¹⁸

The exploratory application was approved by Rockville's mayor and councilors on January 10, 1966. They required, however, "that a market analysis be conducted to determine the amount of supportable commercial space in the proposed center." On April 27, 1966, a Detailed Planning Stage Application was positively reviewed by Rockville's Planning Commission, which accepted the figure of 30,000 square feet of commercial space proposed by the market analysis (10,000 for Bennett's own offices, 2,000 for a medical-dental facility, 3,000 for other professional offices, 10,000 for a restaurant and 5,000 for retail) and the creation, as the final phase of the New Mark project, of a commercial area of three acres including parking space for 121 cars.¹⁹ The final approval was subject to some conditions, including the provision of a lighting system for the

¹⁵ See Robert Lederman, "The Common Green," *Journal of Homebuilding* (November 1961), 103-104.

¹⁶ In Maryland, Sasaki, Dawson, & Demay, whose main office was located in Watertown, CT., also worked on Towson's Goucher College campus.

¹⁷ Penny Zweigenhaft, "Hope for Ending Dreary Suburbia Looms Through New Use of Land," *Montgomery County Sentinel*, 4 November 1965 (clipping. Rose Krasnow's private collection).

¹⁸ Zweigenhaft, "Hope for Ending Dreary Suburbia." A note dated March 22, 1966 kept in Rose Krasnow's personal archives also mentions the promise of "several tot lots and small scale recreation outlets throughout the development" and a "garden area for residents to grow plants and flowers."

¹⁹ Technical Staff Report, City of Rockville Planning Department, June 15, 1973 (Rose Krasnow's personal archive)

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walkways.²⁰

Bennett targeted “perceptive families” who were sensing “something missing in the human/environmental equation,” a “new breed” of home buyers who “won’t settle for suburban sprawl, but won’t live in the city either,” and shunned “unnecessary housework and lawn tending.”²¹ An advertisement in the Washington Post carried the title “Be a one car family again.”²² In January 1967, the first model houses opened for immediate sale. Bennett knew that some buyers were purposely looking for contemporary houses. One of them was Claudia Rathbone, who purchased a house at 501 New Mark Esplanade in 1967 and whom we interviewed. Because she favored the clean look of contemporary design, she and her husband originally looked at Carderock Springs but the only houses left there at the time were not on desirable lots —too close to the Beltway and not very wooded. The sales agent recommended that she visit New Mark Commons. Although Rockville seemed a long way out at that time, it worked well for her husband, who worked on River Road.

Bennett commercialized New Mark’s first townhouses in December 1967. This was his first venture in a rapidly expanding market. Targeting empty nesters and young families, townhouses were popular because Washington area buyers were “tired of paying rent without getting equity” and townhouses were more affordable than detached houses; these buyers also desired “freedom from house and yard maintenance” and yearned for “a better environment and recreation facilities.”²³ Bennett restricted to townhouses the clause in Rockville’s PRU ordinance that authorized that 30% of the units could be permanent rentals.²⁴ The mix of detached and row houses encouraged a greater diversity of age and income than had been achieved in previous Bennett-built communities. A 1971 market study indicated that “55 per cent of the purchasers of the townhouses are less than 35 years old and about 70 per cent of the buyers over 50 bought townhouses. About 70 per cent of New Mark buyers in the 35-49 age group chose single houses.” Two thirds of those purchasing townhouses had no children living at home.²⁵ Among original townhouse owners was a substantial group of divorced women, attracted by the safety procured at New Mark, and a lone “bachelor girl,” Wini Herrmann, who was interviewed in the course of preparing this documentation.²⁶

The swim and tennis club and its “Four Seasons” clubhouse opened in the summer of 1968, adding appeal to New Mark. However, Bennett faced a far from auspicious economic environment for a venture that was much more ambitious and risky than his previous endeavors. Loan interest rates were reaching record highs and larger down payments were required from homebuyers. Higher density was regarded as the solution to curb high real estate prices, which were in great part due to the rising land costs. From January to June 1967, starting

²⁰ *New Mark Commonist*, August 1971, p.8. At the time of the writing lights had not been installed yet along the pedestrian paths.

²¹ *Washington Post*, June 24, 1967 and July 29, 1967, D4.

²² *Washington Post*, April 22, 1967, 42.

²³ Norcross, 7

²⁴ Zweigenhaft.

²⁵ Willmann, “Open Space Comes High,” C1.

²⁶ Winifred Herrmann, interview with Isabelle Gournay and Mary Corbin Sies, January 21, 2004.

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prices for New Mark houses went from \$36,900 to the low \$40,000s. Because the market was slow, Bennett offered a "guaranteed trade-in plan" to New Mark homebuyers. He stopped selling townhouse units with all the extras; instead, he dropped their price and offered additional features (air conditioning, fireplace, central vacuum system, intercom, luminous ceiling, garbage can enclosures, and a roofed enclosure and patio screen) as options.

To stay financially afloat, Bennett was compelled to sell a portion of the land dedicated to detached houses, on either side of Bentana Way and Welwyn Way and its tributary dead-end courts, to another developer, Louis A. Zuckerman. Initially platted for 79 lots and re-divided into 68 lots, the resulting development, Briarglen, opened in the spring of 1971. It offered six traditional designs but respected the overall character of the landscape.²⁷ Bennett introduced the lakeside villas in January 1971, the Waterside cluster (200-300 New Mark Esplanade) was completed in the early Fall, and by the end of the year, 60% of the projected 392 units had been erected. Built between 1971 and 1973, the southern section of New Mark Commons with Scandia Way as its sub-collector street features both Bennett-built houses and compatible contemporary wooden houses of lesser architectural interest. Houses designed by KLC become less numerous as one proceeds toward I-270. On Vallingby Court, only #11 was built by Bennett, in 1973. At New Mark, KLC's late free-standing and attached houses introduced variations from models published in sales brochures.

As mentioned in the original sales brochure: "Edmund J. Bennett Associates has established a separate non-profit corporation, known as the New Mark Commons Homes Association, Inc., solely for the purpose of operating the club and maintaining the club properties, recreational facilities, and all of the commonly owned grounds, walkways and lake. (...) During the period of construction, the developer will control the Homes Association." Until Bennett relinquished his control over the association in 1973, his dual and often incompatible roles as developer and association president alienated many New Mark residents.²⁸ These tensions, notably concerning the deterioration of the lake and acts of vandalism in the clubhouse, have left a paper trail in the residents' "independent newsletter," the New Mark Commonist. Today the Homes Association is headed by a full time administrator and regulated by its 1967 covenants. Article X - section I reads as follows:

Except for original construction or as otherwise in these covenants provided, no building, fence, wall or other structure shall be commenced, erected, or maintained upon The Property, nor shall any exterior addition to or change (including any change in color) or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing as to harmony of external design, color and location in relation to surrounding structures and topography by the Board of Directors of the Association and by an architectural control

²⁷ Display Advertisement, *Washington Post*, April 3, 1971, D8 and April 24, 1971, D 22. Briarglen's homeowners are members of the Four Seasons Club and the New Mark Commons Home Association.

²⁸ Early directors for the Association were Mr. Bennett, his sister Brenda Bell and Barry M. Fitzpatrick.

According to Winifred Herrmann, in New Mark's early years, nothing could be done without Mr. Bennett's approval. She recalls one winter when a snow storm occurred when Bennett was vacationing in Florida. At that time, the city of Rockville did not service New Mark Commons and the workmen would not remove snow because Mr. Bennett was not there to authorize it.

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committee composed of (3) three members appointed by the Board of Directors.

The Association's board and its architectural committee have 30 days to approve or reject any request for change and "additional volunteer committees oversee activities relating to landscaping, the pool, the lake, and property maintenance."²⁹

New Mark's commercial facilities were never built, due to strong resident opposition. According to Ms. Herrmann, concerns arose about additional traffic and trash. Residents did not want outsiders to compromise the peaceful character of their community.³⁰ According to Bennett, residents "requested the Rockville Planning Commission to reverse the prior approval of New Mark's principal artery (New Mark Esplanade) to connect to the existing adjoining primary street (Maryland Avenue) on the south border," at a midnight meeting about which he was never notified. Officially decreed by the municipality of Rockville in 1973, the dead-ending of New Mark Esplanade, the connector street, made the village center "uneconomic." As he lost "considerable investment on the land intended for the village center," Bennett suffered "a stiff loss" on the entire community.³¹ From the beginning, economic planning for New Mark, including the cost of creating the lake and the dam, was premised on the income expected from the long term leasing of the commercial property.³² In 1973, Bennett requested "approval for deletion of commercial facilities and approval for a 25-unit townhouse cluster in the same area;" this number represented "11 single family detached units previously shown on the 'approval plan' but deleted by the developer during construction" and "14 units which represent the allowable yield of the 3 acre parcel" previously intended for commercial use.³³ According to the President of the New Marks Homes Association at the time, "roughly 90 per cent of the residents opposed construction of these new residential units."³⁴ In 1985, thirteen townhouses were built at the site of the planned commercial facilities, forming Tegner Way and Tegner Court. The builder (and one of the current residents) was Mr. Charles Burgdorf, who worked for Bennett in the early 1970s. Although bulkier and entirely built of wood, his models are well sited and stylistically compatible with neighboring units.

²⁹ New Mark Commons website, [www.rocknet.org/Community/New Mark](http://www.rocknet.org/Community/New%20Mark). New Mark homeowners are allowed to pursue, along with one co-worker, a professional activity in their unit, as long as they are authorized by local codes.

³⁰ Winifred Herrmann, interview with Isabelle Gournay and Mary Corbin Sies, January 21, 2004.

³¹ Edmund J. Bennett, note to Isabelle Gournay, October 2003; telephone conversation with Mary Corbin Sies, January 15, 2005.

³² Bennett noted that he did not think residents understood the financial implications of eliminating the commercial property from New Mark when they pushed for the dead-ending of New Mark Esplanade, nor did members of the planning commission, which had changed personnel since Bennett had filed his initial plans four years earlier. Residents were concerned about protecting their neighborhood from thru traffic that would bring outsiders into the community. Edmund Bennett to Mary Corbin Sies, telephone conversation, January 15, 2005.

³³ Technical Staff Report. Bennett was holding a \$350,000 loan from the Perpetual Building Association and was expecting the revenue from leasing the commercial property to enable him to repay the loan. Sale of the townhouses only brought in about a third of the amount and Bennett had to repay the loan from other sources. Edmund Bennett to Mary Corbin Sies, telephone conversation, January 15, 2005.

³⁴ Letter of David B. Lamb to Frank Ecker, chair of the Planning Commission, City of Rockville, July 30, 1973 (Rose Kasnow's personal archive)

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New Mark Commons received less media attention than Carderock Springs, although it was often mentioned in the Washington Post. In 1968, it received an Award of Merit from the Potomac Valley Chapter of the AIA; in 1971, the Urban Land Institute (ULI) dedicated to New Mark the very first number in a longstanding series of Project Reference Files. In 1973, ULI published Dr. Carl Norcross' Townhouses & Condominiums: Residents' Likes and Dislikes, a study of California and Greater Washington, D.C., "the townhouse capital of the East."³⁵ New Mark Commons figured prominently in this study, which mentioned that the pool was used by 86% of residents. The complex was rated "very high" on the Owner's Satisfaction Scale Norcross had established, and "easy maintenance, environment and good design" were cited as "the three best features."³⁶

³⁵ Nineteen examples were in Maryland, almost exclusively in Montgomery County, 15 in Northern Virginia, 15 in California.

³⁶ Norcross, p.20.

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- John B. Willmann, "A Modern Mini-Town is His Goal," *Washington Post*, December 16, 1967, E1 and E3.
- John B. Willmann, "This Builder Buys a Village Concept," *Washington Post*, May 18, 1968, E1.
- "With secluded foot paths, you sell Village Houses," *Professional Builder* 34 (June 1969), 90-91.
- Special supplement to the *Montgomery County Sentinel*, January 5, 1968.
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- "Large townhouses for a broad suburban market" *House and Home* (April 1970), 86-87.
- John B. Willmann, "Open Space Comes High; Another Step Into Systems," *Washington Post*, October 16,

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1971, C1.

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Montgomery County, MD
County and State

Geographical Data:

Lat/Long Coordinates:

A: 39.079687, -77.156187
B: 39.077949, -77.151705
C: 39.071791, -77.155331
D: 39.073243, -77.160917

Rockville, MD-VA USGS quad

Verbal Boundary Description:

The National Register boundary is indicated by the red line on the map submitted with this documentation, labeled "New Mark Commons" and drawn to the scale 1 inch = 150 feet. Non-contributing properties are highlighted in pink.

Boundary Justification:

The nominated property, approximately 65 acres, encompasses the area within New Mark Commons whose development was carried out during the period of collaboration between Bennett and KLC. 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 houses and dwellings by other builders. Houses along Tegner Way and Tegner Court, constructed in 1985 in the location of the intended commercial center—are considered non-contributing.

Parts of the neighborhood to the south and northwest are excluded from the historic district because, although their streets and lots were laid out by Bennett, the houses were not designed by KLC. The southern tip of the neighborhood is characterized by later Contemporary-style houses which are not inharmonious with the KLC designs, but which date after the period of significance. The area to the northwest, including Bentana Way, Welwyn Way, and the courts off these feeder streets were developed with Traditional-style houses by Louis A. Zuckerman.

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Index to Photographs

The following information applies to all photographs which accompany this documentation:

Maryland Inventory of Historic Properties (MIHP) Number:
Name of Property: New Mark Commons
Location: Montgomery County, Maryland
Photographer: Emily Connors
Date taken: March 27, 2014; April 3, 2014; April 28, 2014
Location of original digital files: MD SHPO

Photo captions:

MD_MontgomeryCounty_NewMarkCommonsHD_0001.tif
Entrance from New Mark Esplanade

MD_MontgomeryCounty_NewMarkCommonsHD_0002.tif
End of New Mark Esplanade and Right-of-way

MD_MontgomeryCounty_NewMarkCommonsHD_0003.tif
Pedestrian underpass to Monument Park

MD_MontgomeryCounty_NewMarkCommonsHD_0004.tif
Pedestrian Path

MD_MontgomeryCounty_NewMarkCommonsHD_0005.tif
607 Tegner Way, Clubhouse

MD_MontgomeryCounty_NewMarkCommonsHD_0006.tif
607 Tegner Way, Clubhouse and Pool

MD_MontgomeryCounty_NewMarkCommonsHD_0007.tif
Tennis Courts

MD_MontgomeryCounty_NewMarkCommonsHD_0008.tif
Playground

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MD_MontgomeryCounty_NewMarkCommonsHD_0009.tif
Basketball Court

MD_MontgomeryCounty_NewMarkCommonsHD_0010.tif
Watchwater Way

MD_MontgomeryCounty_NewMarkCommonsHD_0011.tif
Lakeside Overlook

MD_MontgomeryCounty_NewMarkCommonsHD_0012.tif
Lakeside Overlook

MD_MontgomeryCounty_NewMarkCommonsHD_0013.tif
Farsta Court

MD_MontgomeryCounty_NewMarkCommonsHD_0014.tif
4 Radburn Court, Mark 70 – UH

MD_MontgomeryCounty_NewMarkCommonsHD_0015.tif
10 Radburn Court, Mark 70 – DH

MD_MontgomeryCounty_NewMarkCommonsHD_0016.tif
10 Lakeside Overlook, Mark 70 – UH

MD_MontgomeryCounty_NewMarkCommonsHD_0017.tif
2 Lakeside Overlook, Mark 70 – MD

MD_MontgomeryCounty_NewMarkCommonsHD_0018.tif
6 Radburn Court, Mark 70 – SL

MD_MontgomeryCounty_NewMarkCommonsHD_0019.tif
8 Radburn Court, Mark 70 – TST

MD_MontgomeryCounty_NewMarkCommonsHD_0020.tif
11 Farsta Court, Sturbridge UH

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MD_MontgomeryCounty_NewMarkCommonsHD_0021.tif
2 Farsta Court, Sturbridge DH

MD_MontgomeryCounty_NewMarkCommonsHD_0022.tif
705 New Mark Esplanade, Nantucket

MD_MontgomeryCounty_NewMarkCommonsHD_0023.tif
3 Radburn Court, Hillcrest DH

MD_MontgomeryCounty_NewMarkCommonsHD_0024.tif
Steps to Lake New Mark between 122 and 126 New Mark Esplanade

MD_MontgomeryCounty_NewMarkCommonsHD_0025.tif
Views of Lake New Mark and Lakeside Villas from Steps

MD_MontgomeryCounty_NewMarkCommonsHD_0026.tif
View of Lake New Mark and Lakeside Villas from Steps

MD_MontgomeryCounty_NewMarkCommonsHD_0027.tif
View of Lake New Mark and Lakeside Villas from Steps

MD_MontgomeryCounty_NewMarkCommonsHD_0028.tif
Pedestrian Bridge over Lake New Mark

MD_MontgomeryCounty_NewMarkCommonsHD_0029.tif
View of Lake New Mark and Lakeside Villas from Pedestrian Bridge

MD_MontgomeryCounty_NewMarkCommonsHD_0030.tif
View of Lake New Mark and Lakeside Villas from New Mark Esplanade

MD_MontgomeryCounty_NewMarkCommonsHD_0031.tif
View of Lake New Mark and Lakeside Villas from New Mark Esplanade

MD_MontgomeryCounty_NewMarkCommonsHD_0032.tif
170-174 New Mark Esplanade, Lakeside Villas

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MD_MontgomeryCounty_NewMarkCommonsHD_0033.tif
520-522 New Mark Esplanade, Village Houses with Garages

MD_MontgomeryCounty_NewMarkCommonsHD_0034.tif
400-406 New Mark Esplanade, Village Houses with Garages

MD_MontgomeryCounty_NewMarkCommonsHD_0035.tif
300-314 New Mark Esplanade, Village Houses – Cluster 1

MD_MontgomeryCounty_NewMarkCommonsHD_0036.tif
200-216 New Mark Esplanade, Village Houses – Cluster 1

MD_MontgomeryCounty_NewMarkCommonsHD_0037.tif
228-246 New Mark Esplanade, Village Houses – Cluster 1

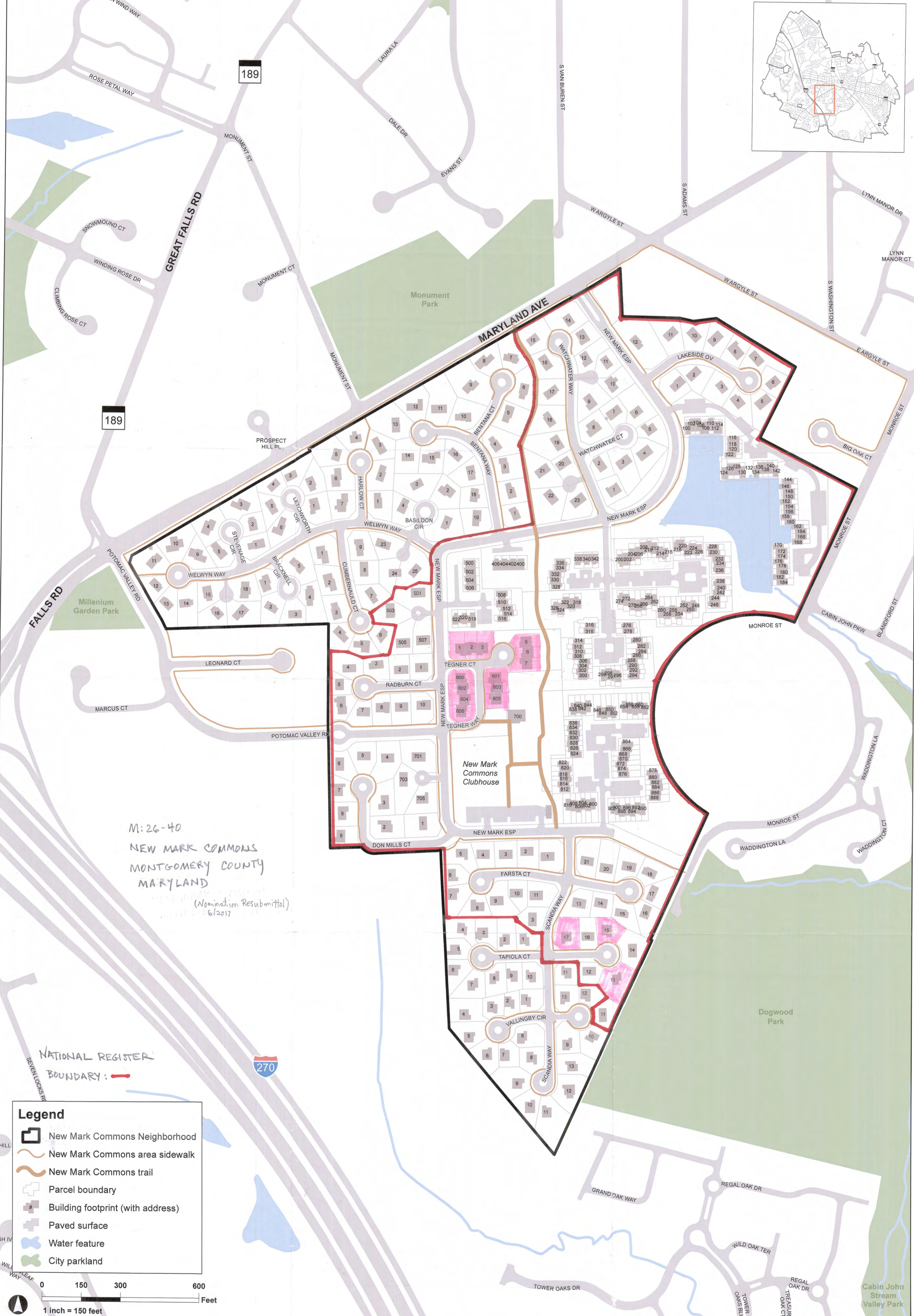
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812-820 New Mark Esplanade, Village Houses – Cluster 2

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824-836 New Mark Esplanade, Village Houses – Cluster 2

MD_MontgomeryCounty_NewMarkCommonsHD_0040.tif
878-902 New Mark Esplanade, Village Houses – Cluster 2

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1-3 Tegner Court, Non-contributing

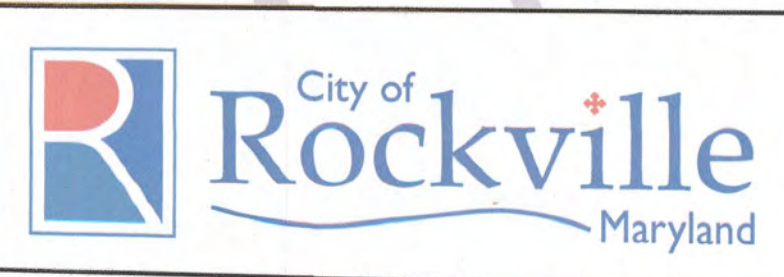
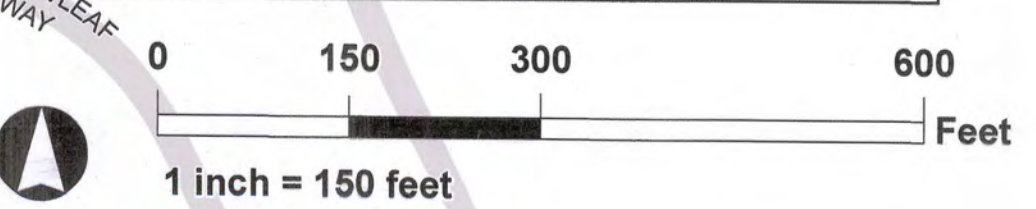
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606 Tegner Way, Non-contributing



M: 26-40
 NEW MARK COMMONS
 MONTGOMERY COUNTY
 MARYLAND
 (Nomination Resubmittal)
 6/2017

NATIONAL REGISTER
 BOUNDARY: —

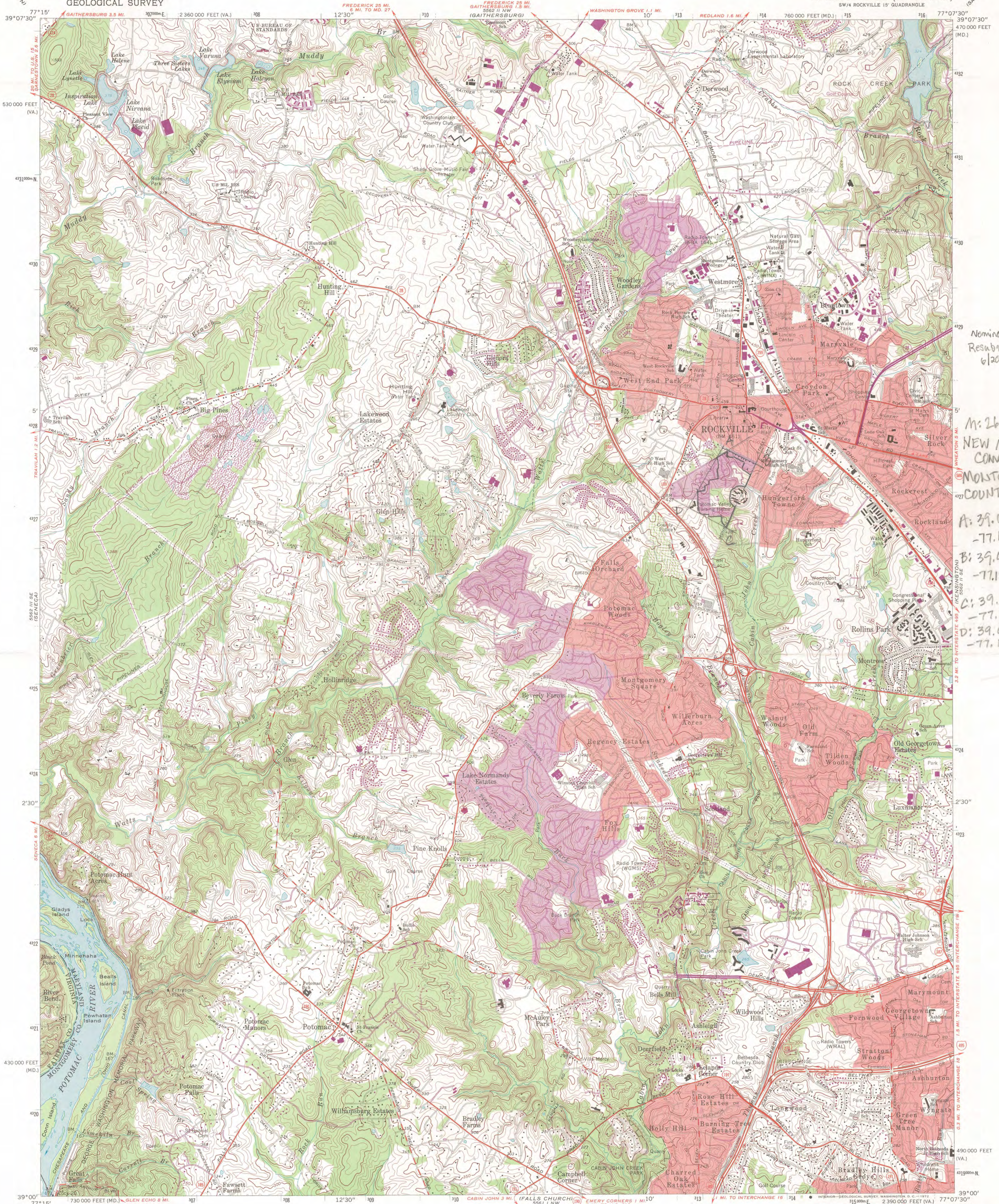
- Legend**
- New Mark Commons Neighborhood
 - New Mark Commons area sidewalk
 - New Mark Commons trail
 - Parcel boundary
 - Building footprint (with address)
 - Paved surface
 - Water feature
 - City parkland



Department of Community Planning
 & Development Services
 111 Maryland Avenue • Rockville, Maryland 20850-2364
 Phone 240.314.8200 • Fax 240.314.8210 • www.rockvillemd.gov/cpd

New Mark Commons

DISCLAIMER:
 This drawing is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. This drawing is a compilation of records, information and data developed and maintained in various City offices. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.
 DATE: April 14, 2015 AUTHOR: CDL



Nomination
Resubmitted
6/20/17

M: 26-40
NEW MARK
COMMONS
MONTGOMERY
COUNTY, MD

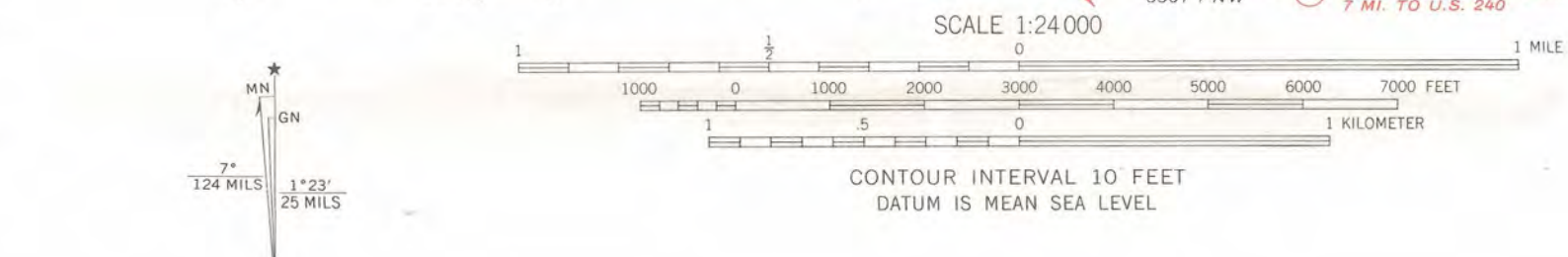
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D: 39.073243
-77.160917

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, NCPS, and WSSD
Topography by photogrammetric methods from aerial
photographs taken 1955. Field checked 1956. Revised 1965
Polyconic projection. 1927 North American datum
10,000-foot grids based on Maryland coordinate system,
and Virginia coordinate system, north zone
1,000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown
Area covered by dashed light-blue pattern
is subject to controlled inundation



SCALE 1:24,000

CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
○ Interstate Route □ U.S. Route ○ State Route

ROCKVILLE, MD.—VA.
SW/4 ROCKVILLE 15' QUADRANGLE
N3900—W7705.7/5

1965
PHOTOREVISED 1971
AMS 5562 II SW—SERIES V853

Revisions shown in purple compiled from aerial photographs
taken 1971. This information not field checked
Purple tint indicates extension of urban areas











NEW MARK COMMONS
CLUBHOUSE

NO PARKING
EXCEPT FOR
EMERGENCY VEHICLES

34W-346























10





6

NYX-803



615









705

LVP-827

MD-1234

























NEW CLARA ESPLANADA
400-400





RES







824

824







National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: New Mark Commons

Multiple Name: Subdivisions by Edmund Bennett and Keyes, Lethbridge and Condon in Montgomery County, MD, 1956-1973, MPS

State & County: MARYLAND, Montgomery

Date Received: 6/23/2017 Date of Pending List: Date of 16th Day: Date of 45th Day: 8/7/2017 Date of Weekly List:

Reference number: 16000869

Nominator: State

Reason For Review:

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input checked="" type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 8/1/2017 Date

Abstract/Summary: See attached Return Sheet for detailed comments.
Comments: On resubmission the district boundary has been redrawn to exclude the areas with the large concentration of non-contributing properties, as recommended in the National Register Return Sheet.

Recommendation/
Criteria

Reviewer: Patrick Andrus *Patrick Andrus* Discipline: Historian
Telephone: (202)354-2218 Date: 8/1/2017

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

Wendi W. Peters, Secretary
Ewing McDowell, Deputy Secretary

November 3, 2016



Mr. J. Paul Loether, Chief
National Register of Historic Places
National Park Service
1201 Eye St., NW
Mail Stop 2280
Washington, DC 20005

RE: New Mark Commons, Montgomery County, MD

Dear Mr. Loether:

Enclosed is documentation for nominating the above-referenced property to the National Register of Historic Places. The state review board and the owners concur in my recommendation for listing. Should you have questions in this matter, please contact Peter Kurtze at (410) 514-7649.

Sincerely,

Elizabeth Hughes
Director
State Historic Preservation Officer

EH/krk

Enclosures: NR form, maps, photos, CD/DVD
Correspondence:
Newspaper ad
CLG recommendation form

Certificate of Publication

State Of Maryland }
County of Montgomery } SS

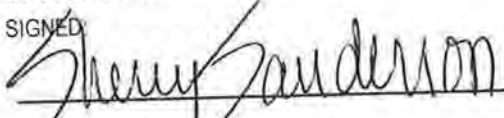
Sherry Sanderson, being duly sworn, says:

That she is Legal Advertising Representative of The Montgomery County Sentinel, a weekly newspaper of general circulation, published in Rockville, Montgomery County, Maryland; that the publication, a copy of which is attached hereto, was published in the said newspaper on

February 4, 2016

That said newspaper was regularly issued and circulated on those dates.

SIGNED



Subscribed to and sworn to me this 4th day of February 2016,

01104446 00023122

MARYLAND HISTORICAL TRUST
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023

The New Mark Commons Historic District, roughly bounded by Maryland Avenue to the northwest, Argyle Street to the north, Monroe Street to the east, Tower Oaks to the south, and I-27 to the west, in Rockville, Montgomery County, Maryland, will be considered by the Governor Consulting Committee for nomination to the National Register of Historic Places on Tuesday, March 8, 2016.

The National Register is the official list of historic properties recognized by the Federal government for their significance in American history, architecture, archaeology, engineering, and culture. In Maryland, the nomination process is administered by the Maryland Historical Trust. The meeting will be held at 100 Community Place, Crownsville, MD 21032-2023, beginning at 10:00 a.m. Interested parties are welcome to attend this meeting.

Listing in the National Register results in the following for historic properties:

1. Consideration in planning for Federal, federally or state funded, licensed and assisted projects. Federal and state legislation requires that Federal agencies allow the Advisory Council on Historic Preservation and state agencies, including the Maryland Historical Trust, opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to Section 36, Code of Federal Regulations, Part 800 and State Finance and Procurement Article, Section 5A-323 et seq. or call the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7630.

2. Eligibility for Federal tax provisions. If a property is listed in the National Register, certain Federal tax provisions may apply. The Tax Reform Act of 1986 revises the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, the Tax Treatment Extension Act of 1980, the Economic Recovery Tax Act of 1981, and the Tax Reform Act of 1984, and as of January 1, 1987, provides for a 20 percent investment tax credit with a full adjustment to basis for rehabilitating historic commercial, industrial, and rental residential buildings. The former 15 percent and 20 percent Investment Tax Credits (ITCs) for rehabilitation of old commercial buildings are combined into a single 10 percent ITC for commercial or industrial buildings built before 1936.

The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information on certification requirements, please refer to 36 CFR 67 or contact the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7628.

3. Eligibility for a Maryland income tax credit for the rehabilitation of historic structures. For further information on the Maryland Sustainable Communities Tax Credit program, contact the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7628 or visit mht.maryland.gov/taxCredits.shtml.

4. Consideration of historic values in the decision to issue a surface coal mining permit where coal is located. In accordance with the Surface Mining Control and Reclamation Act of 1977, there must be consideration of historic values in the decision to issue a surface coal mining permit where coal is located. For further information, please refer to 30 CFR 700 et seq.

5. Eligibility to apply for federal and state grants and state low interest loans for historic preservation projects. To determine the present status of such grants and loans, contact the Office of Preservation Services of the Maryland Historical Trust at (410) 514-7628.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accordance with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what portion of the property that party owns. If a majority of private property owners object, a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register of Historic Places for a determination of eligibility of the property for listing in the National Register. If the property is determined to be eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation and state agencies, including the Maryland Historical Trust, an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to Elizabeth Hughes, State Historic Preservation Officer, ATTN: Peter E. Kurtze, Maryland Historical Trust, 100 Community Place, Crownsville, Maryland 21032-2023 by the date of the meeting given above.

Listing in the National Register does NOT mean that the Federal Government or the State of Maryland wants to acquire the property, place restrictions on the property, or dictate the color of materials used on individual buildings. Local ordinances or laws establishing restrictive zoning special design review committees, or review of exterior alterations are not a part of the National Register program. Listing also does NOT require the owner to preserve or maintain the property or seek approval of the Federal Government or the State of Maryland to alter the property. Unless the owner applies for and accepts special Federal or state tax, licensing, or funding benefits, the owner can do anything with his property he wishes so long as it is permitted by state or local law.

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to Elizabeth Hughes, State Historic Preservation Officer, ATTN: Peter E. Kurtze, before the Governor's Consulting Committee considers the nomination. A copy of the nomination, regulations and information on the National Register and Federal and State tax provisions are available from the Trust. If you have questions about this nomination, please contact Peter E. Kurtze, Administrator, Evaluation and Registration, Maryland Historical Trust at peter.kurtze@maryland.gov or (410) 514-7649.

**APPENDIX VI:
MARYLAND HISTORICAL TRUST
CERTIFIED LOCAL GOVERNMENT
NATIONAL REGISTER RECOMMENDATION FORM**

Property Name New Mark Commons Subdivision
 Location Rockville, Maryland
 County Montgomery
 CLG Name City of Rockville

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

Nomination recommended Nomination not recommended

Please check the applicable National Register criteria and/or considerations (exceptions) used in decision:

criteria: A B C D
 considerations: A B C D E F G

Justification of decision: (use continuation sheet if necessary)

The HDC agreed with MHT that the subdivision meets the following National Register Criteria for Evaluation:

New Mark Commons is significant under Criteria A and C as an example of a type of residential development, which resulted from the collaborative efforts of builder Edmund J. Bennett and architects Keyes, Lethbridge, & Congdon in the suburbs of Washington, DC.

See Continuation Sheet



signature of commission chairman

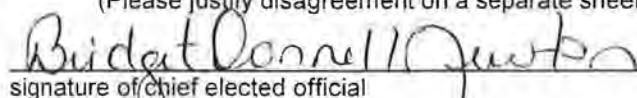
7/21/16
date

City of Rockville Historic District Commission

name of commission

CHIEF ELECTED OFFICIAL RECOMMENDATION

I concur with the opinion of the historic preservation review commission.
 I do not concur with the opinion of the historic preservation review commission.
 (Please justify disagreement on a separate sheet.)



signature of chief elected official

8/2/2016
date

Mayor, City of Rockville

title

New Mark Commons Continuation Sheet

- New Mark Commons represents a comprehensive site plan, innovative in its time, combining clustered and free-standing houses within a rolling, wooded landscape. The Bennett/KLC collaboration received substantial recognition in the popular and professional press in its day, as outstanding exponents of "Situated Modernism." This recognition enables New Mark Commons, which was developed between 1967 and 1973, to meet the standard of exceptional significance under Criteria Consideration G. The district meets the Registration Requirements specified in the Multiple Property Documentation Form, "Subdivisions Built by Edmund Bennett and Designed by Keyes, Lethbridge, & Condon in Montgomery County, Maryland, 1956-1973," which was accepted by the National Register in 2008.

The period of significance, 1967-1973, begins with the construction date of the first houses in the district, and ends when Edmund J. Bennett relinquished control of the New Mark Commons Homes Association, Inc.

United States Department of the Interior
National Park Service



869

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name New Mark Commons
other names M: 26-40

2. Location

street & number Bounded by Maryland Ave., Argyle St., Monroe St., Tower Oaks, & I-270 not for publication
city or town Rockville vicinity
state Maryland code MD county Montgomery code 031 zip code 20850

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does
not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (
See continuation sheet for additional comments).

Evelyn H. Hagan 11.2.2016
Signature of certifying official/Title Date
Director / SHPO, Maryland Historical Trust
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments).

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby, certify that this property is:
- entered in the National Register.
 See continuation sheet.
 - determined eligible for the National Register.
 See continuation sheet.
 - Determined not eligible for the National Register.
 - removed from the National Register.
 - other (explain): _____

Signature of the Keeper _____
Date of Action _____

New Mark Commons (M: 26-40)
Name of Property

Montgomery County, Maryland
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
272	113	buildings
		sites
		structures
1		objects
273	113	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

number of contributing resources previously listed in the National Register

Subdivisions Built by Edmund Bennett and Designed by Keyes, Lethbridge & Congdon in Montgomery County, Maryland, 1956-1973

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling
SOCIAL/Clubhouse

DOMESTIC/Single Dwelling
SOCIAL/Clubhouse

Returned

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

MODERN MOVEMENT

foundation CONCRETE
walls WOOD, BRICK
roof SYNTHETICS
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad pattern of our history.
- B** Property associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on files (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Area of Significance

(Enter categories from instructions)

ARCHITECTURE
 COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1967-1973

Significant Dates

1967

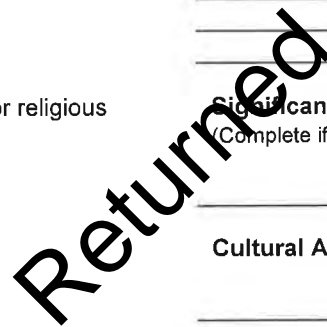
Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Keyes, Lethbridge & Congdon, architects
 Edmund J. Bennett, builder



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

M: 26-40
New Mark Commons
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Description Summary:

New Mark Commons, located in West Rockville, Montgomery County, Maryland, is a planned community of detached houses and townhouses designed by Keyes, Lethbridge & Congdon, and developed by Edmund J. Bennett between 1967 and 1973. New Mark Commons represents the culmination of Bennett's extensive career in community building in the suburban Washington, DC region. Bennett was influenced by the New Towns movement, incorporating open space and providing commercial and recreational amenities including a lake. Buildings share a human scale and common design elements. Curvilinear streets link the community's cul-de-sacs, and pedestrian and bicycle paths meander among mature trees.

General Description:

New Mark Commons 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, Argyle Street, Monroe Street, Tower Oaks, and I-270. When the project opened, I-270's Maryland Avenue exit did not yet exist; the closest exit was further north, on West Montgomery Avenue.

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, and for the most part annexed to the city in 1949. Other sections are Monroe-Lynfield, where detached houses, duplexes, and apartment buildings were for the most part erected between 1947 and 1960, and the Hungerford-Stoneridge subdivision, which was developed in the 1950s and 1960s and currently has over 600 detached houses. The New Mark property is in the immediate vicinity of two city-owned recreation areas, Dogwood and Monument Parks, which are located on the opposite side of Monroe Street and Montgomery Avenue and encompass 25 and 8 acres, respectively.

Site planning and landscaping

New Mark Commons represents the culmination of Bennett's experience as a community builder. As planned, it best illustrated his desire to curb the evolution of the Maryland suburbs. For him, New Mark avoided "both the sterile planning and visual pollution of suburbia and the growing pains of the big new towns."¹ The original scheme called for 186 detached houses to be erected on 49.2 acres (achieving a density of 3.8 dwellings per acre), and 196 townhouses on 27.2 acres (7.2 dwellings per acre). Accounting for open and recreation spaces, New Mark's overall density was 3.97 dwelling units per acre.

¹ "Village Life in New Mark Commons Offers Values Lost in Suburban Sprawl," *Montgomery County Sentinel*, January 5, 1968, 1.

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New Mark was promoted as “A Twentieth Century Village that’s one foot in the future and a step back to a better time.”² An advertisement established a parallel between its proposed “village green” and those built in Colonial New England.³ Bennett also wanted “to design all of the elements to human scale, to place recreational and commercial facilities within easy reach of the residents in the manner of the best examples of new town planning in Scandinavia.”⁴ Most of the streets were named after new towns in England (Welwyn Way led to Letchworth, Welwyn and Stevenage Circles; Cumbernauld and Harlow Courts), Sweden (Vallingby Circle, Farsta Court), Finland (Tapiola Court), Canada (Don Mills Court), and the United States (Radburn Court). The name Watchwater Way relates to this street’s visual connection to the lake.

At the intersection of Maryland Avenue, which was widened by five feet, and New Mark Esplanade, the principal entrance to the subdivision is bisected by a landscaped island (automobile access is also secured by way of Potomac Valley Road). This island hosts a wooden totem, nicknamed “the totem pole,” which the Washington Post illustrated in March 1969 with the following caption:

This graphic symbol of the initials NMC was conceived by sculptor Leonard Rennie and designed by architect David Condon and built by Robert Furman for developer Edmund Bennett’s small new town. The 18-foot high New Mark has a concrete center shaft, 6-inch thick redwood slabs stained in gray-brown on the four outer sides. Bennett also plans a 100-foot-high New Mark for the village green.⁵

Inscribed in a tall rectangle, the contours of the totem served as a logo for New Mark Commons’ brochures and advertising, which is still used by the Homes Association. (The totem is considered a contributing object within the historic district.)

New Mark Esplanade is the collector street that feeds the townhouse clusters and the cul-de-sac streets in the detached house sections. These streets end for the most part in landscaped round-about islands, and are presently dedicated and maintained by the City of Rockville. No detached house directly fronts on New Mark Esplanade, which ends onto a grassy pedestrian mall before reaching Monroe Street.

New Mark Commons features 17.5 acres of open common space, including 4.7 acres for an artificial lake, made possible by the erection of a small concrete dam and the channeling of an existing stream. Bennett was adamant that the project needed a lake, just like the “new towns” of Reston, Virginia and Columbia, Maryland. As New Mark Esplanade curves, a picturesque vista of the water, wooden dock, trees, and

² *Washington Post*, August 19, 1967, C 4.

³ *Washington Post*, July 29, 1967.

⁴ Bennett 1967, 49

⁵ *Washington Post*, March 29, 1969, D 10. A slide preserved at the University of Maryland shows a large panel on the other side of Maryland Avenue, with the inscription “Keyes, Lethbridge & Condon, Architects F.A.I.A” below the inscription indicating Mr. Bennett’s firm.

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townhouses begins to unfold. The lake catches first-time visitors by surprise. Its unusual shape, alternating sharp edges and more natural curvilinear contours, and its architectural and landscaping treatment make it a particularly scenic element. Bennett decided against planting trees in the immediate vicinity of the water (maybe to insure its cleanliness), which, according to Mr. Keyes, makes the lake look “too barren.”⁶ Although the lake was also meant to have a cooling effect in the summer, its purpose is more aesthetic than practical. Advertisements mention that the water had been stocked with trout and showed “youngsters in sailboats” and a child with a fishing rod, but the lake is too small for most water sports.⁷ In 1970, a jet fountain was added in its center.⁸ Bennett deemed Lake New Mark “not necessarily a profitable feature,” as the cost of building a retaining wall amounted to \$2,250 for each lakeside townhouse site.⁹

In addition to one sidewalk on every street in the detached house section and all around the townhouse parking courts, residents have at their disposal several pedestrian pathways. A centrally located and slightly meandering north-south spine is paved in concrete for more durability and lit by distinctive lamp posts with glass globes. It originates at the parking lot for the sports club, goes along the pool, and bisects the townhouse section, where it is framed by tall trees and bushes. Beyond New Mark Esplanade, this pedestrian and bike path becomes a backyard alley between Bentana and Watchwater Ways, then runs parallel to Maryland Avenue, ending at the totem. It also connects with a pedestrian underpass that allows New Mark residents to access Monument Park without having to cross Maryland Avenue. This underpass was funded in half by Bennett and in half by the City of Rockville. Accessible from New Mark Esplanade by a set of stairs, which do not retain their original aspect, another concrete path crosses a small bridge and runs along the southern bank of the lake. Alongside are a few benches. At the edge of the property, right behind the Summit Apartments, the path becomes a large swath of lawn bordered by retaining walls made of heavy timber. Additionally, narrow paved alleys connect the different townhouse clusters and link them to the lake and sports club.

Vegetation (generally kept close to its pre-development condition) abounds in the subdivision, where 653 trees of at least 12 feet in diameter were initially surveyed and preserved during construction. To this day, hardwood trees cannot be removed without the approval of the Homes Association, which also discourages planting shrubs requiring extraordinary maintenance. The tree canopy has become so thick in some places that it is hard to grow anything under it. Wood painted a dark red is used for address signs for the townhouse clusters and houses' knobs off New Mark Esplanade. Natural wood is used for low U-shaped fences hiding garbage cans in front of the town houses, and for custom-built benches, including one in a townhouse cluster and an extremely long one, near the sports club.

⁶ Arthur Keyes, interview with Isabelle Gournay and Mary Corbin Sies, 24 March 2003.

⁷ Skating was possible in New Mark's early years, as the lake was shallower than it is today.

⁸ John B. Willmann, “Lower Loan Rates Seen as Stimulant to Housing,” *Washington Post*, December 5, 1970, R 15.

⁹ “New Mark Commons, Rockville, Maryland.” *The Urban Land Institute. Project Reference File*, vol.1, 1971, 4.

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With the exception of a cluster of free-standing houses on Lakeside Overlook next to the Maryland Avenue entrance, the section east of New Mark Esplanade is devoted to townhouses and communal space. The back of the lakeside townhouses, located at the boundary of the property, is essentially treated as a service and parking area. The site strategy adopted for all other "village" townhouses achieves a degree of sophistication rarely matched for this residential typology. Access roads have been kept to a minimum. They serve clusters of four to eight, generally staggered units. In 1968, four linear clusters with adjoining one-story garages (which have no interior connections with their units, however) and front fenced patios were built alongside New Mark Esplanade. Other "village" townhouses do not have garages. They are lined to form courts of varying width and length, accommodating two parking spaces for each unit, and connected by pathways. Two of these courts are large enough to host a landscaped island, complete with benches. Planting minimizes the presence of automobiles, as do transverse sidewalks acting as pedestrian "jetties." Front yards have low brick walls hiding air conditioning equipment and bushes providing privacy. Patios in the back are generally fenced in, but residual spaces between back yards are kept as natural as possible, and tend to become natural pathways.

Fences pre-approved by the Board of the Home Association and its architectural committee are "either horizontal rustic, unfinished split rail, or vertical split sapling." Proposals for any other type of fence require pre-approval from the association. Article X Section 4 - f of the 1967 covenants stipulates that "outdoor clothes dryers or clothes lines shall be placed within a screened enclosure of any approved design of attractive rustic wood not over (8) eight feet in height."

Communal space currently centers on the pool complex, which has retained its original character. The 25-meter swimming pool and the wading pool are surrounded by a vertical wooden fence. At one end, stands the two-story Four Seasons Club, a simple mass of brick painted white with two-slope roofs, which Keyes, Lethbridge and Condon designed to match the scale and character of the surrounding housing stock. Like at KLC/Bennett's previous project Carderock Springs in Bethesda (1962-66), the two-story clubhouse features locker areas for the pool (as well as a sauna) at the lower level, and a large upstairs entertainment hall that opens onto a balcony facing the pool. This multi-purpose room features walls in exposed brick and a wooden cathedral ceiling. An ingenious system of large barn-like sliding doors on its length conceals a fireplace and conversation pit, as well as a catering kitchen. New Mark residents can reserve this space (as well as the pool) for private functions. In the early days of New Mark Commons, the large room was used to show children movies on weekends. Adjacent to the pool are two all-weather tennis courts and a playground and, at a lower level, a parking lot accessed from New Mark Esplanade.¹⁰

Two additional communal structures designed by KLC were planned alongside and just north of the clubhouse, but were never built. The convenience shopping center (with office suites above) and a free standing gourmet restaurant would have framed an open courtyard graced by stairs, an oval pool with stone walls, and a "120-foot-high tower," which would have served "as an identity feature, visible above the trees from Rockville

¹⁰ Initial plans called for six tennis courts.

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and the nearby highway.”¹¹

Detached houses

The five basic models originally offered at New Mark Commons formed the Mark 70 series. This name derived from the assumption, stated in advertisements, that “many design features and appointments presage those you’ll find in homes of the 1970s.”¹² The initial model houses were built on Radburn Court, in the very center of the community. As evidenced in period photographs, only every other lot was originally built upon, which allowed for more appealing photographs. Remaining lots were built in 1968 (#3 Radburn Court) and in 1971 (# 1, 5, 7, and 9).

Ranging from 2,644 to 3,648 square feet, the model houses were intended for lots averaging 11,000 square feet. Differences from houses built at Carderock Springs were notable. Panelization methods for the facades had been abandoned. On the lower floor of the downhill models, fluted concrete made of light gray aggregate had been substituted for brick. As had already been the case for the very last houses built at Carderock Springs, thicker laths in reddish wood replaced metal rods on balcony railings. Roofs continued to be covered with cedar shingles, but the type of hand split shakes found at Carderock Springs came as a more expensive option.

Inside, changes were also significant. Cathedral ceilings covered not only the living/ dining space, but also all upstairs bedrooms. Triangular transoms were used systematically in living rooms, to provide views of the surrounding trees, while preserving privacy as well as wall space for paintings and furniture. A projecting fireplace and its free-standing circular flue, profiled against the transoms, gave a dramatic visual anchor to the living/dining space. The railings for staircases were still pre-assembled (with open steps) and elegantly detailed, but they were built in wood instead of metal. Luminous ceilings were placed in kitchens and in many bathrooms, replacing skylights: composed of large translucent tiles made of Owens-Corning fiber glass supported by a grid of redwood laths, they were intended to convey “a daylight appearance even in a sunless day.”¹³ In kitchens, Formica-faced cabinets (in light brown with a wood grain motif) had distinctive circular handles and light gray back splashes. Bathrooms featured one-piece fiberglass tub/shower units manufactured by Universal Rundle; sinks were embedded in consoles supported by chrome legs. “Newly developed vinyl covered wall boards” were used in recreation rooms; their texture added “a casual look” and ensured “easy cleaning of children’s handprints and even crayon and pencil marks.” Offered as options were a central vacuum system produced by Black & Decker, electronic air filters by Honeywell, remote control for garage doors, Humidair power humidifiers, and an intercom system. Electrical switch plates were in chrome, to “eliminate fingerprints.” A built-in panel phone with a retractable cord was also installed in each unit.

¹¹ Bennett, “Economics and the Visual Community,” 50.

¹² Display ad, Washington Post, January 28, 1967, E 4.

¹³ *Montgomery County Sentinel*, January 5, 1968, 3

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The Mark 70 - UH or Mark 70 Uphill (same as Overlook - Mark II in Carderock Springs South) had the same plan and was roughly the same size as the second Overlook model at Carderock Springs (2,656 square feet, a deficit of 4 square feet). The balcony was slightly reduced in length, as windows for the living room did not reach the side wall, leaving instead a lateral strip of siding. The overhang running through the entire front facade was not as deep. The interior differed significantly from that of Carderock Springs' second Overlook model. The long and narrow transverse entry stairhall splitting the lower floor in half was abandoned for a frontal stair that landed in the living room. The kitchen in the back gained space formerly used for the stairs; it acquired a breakfast alcove, separated from the living room by a double door. As a result of the new stair placement, the fenestration for the lower floor changed dramatically, as openings for the recreation room, the entry / stair hall, and the fourth bedroom formed a floor-to-ceiling window wall around the wooden entrance door, painted a bright color. A slightly awkward detail, which can be found in several models, was the visual and physical juncture between the glass plane of the facade and the stair landing. On the lower floor, the laundry room was separated from the utility room, and the back wall of the recreation room was treated as a storage space connected with the utility room. The garage had a lateral internal door that did not exist at Carderock Springs. The recreation room was smaller than at Carderock Springs, to allow space for a larger utility room in the back. The exhibition house for the Mark 70 - UH model is at # 4 Radburn Court.

The plans for the Mark 70- MU (mid-entry uphill) and 70- MD (mid-entry downhill; there was no display model for this version) were essentially similar to that of the Mark 70 - UH, which we have just described. However, a major difference related to the mid-level placement of the stairs, which allowed the designers to eliminate the lateral entry and to return to the time-tested formula of the elongated and frontal recreation room. The interruption of the top floor overhang at the central stair hall strengthened the impression of recessed entry. The top floor was sheathed in shingles; in the late 1960s, this type of rough, earthbound surface treatment inspired by the early Colonial architecture of the Atlantic Seaboard was gaining favor among post-modern architects, such as Robert Venturi and Charles Moore. The front balcony was also protected by a shingled parapet; it was smaller than for the Overlook-Mark II at Carderock Springs South, as its length matched that of the two double floor-to-ceiling windows of the living room. This model was offered with an optional carport or enclosed garage. A well preserved example is at #10 Lakeside Overlook, which gently nestles into the trees; for this particular house, the fact that one must climb an exterior stair and then go down again to the downstairs room is not totally rational.

The Mark 70-SL or Mark 70 Split Level has already been described as the Clubview model in the second phase of Carderock Springs. The only difference in plan was that the family room in the back was smaller, in order to expand the adjoining "garden room." The Mark 70-SL was offered with an optional attached carport off the living room. The exhibition house for this model is at # 6 Radburn Court.

The Mark 70-DH (downhill) derived from the namesake model at Carderock Springs, but it was smaller (2,762 as opposed to 3,050 square feet). The fireplace did not project out; there was no porch preceding the

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garage. A small balcony was added to the master bedroom window and the balcony off the back side of the living room was shortened in length. The kitchen was placed in the front. Accessible from the living room, a narrow gallery illuminated by floor-to-ceiling windows terminated the entry foyer. The exhibition house for the Mark 70-DH is # 10 Radburn Court. A well preserved example is 501 New Mark Esplanade. The owners, Mr. and Mrs. Rathbone, added skylights in the foyer and kitchen (which is completely remodeled, though within the original footprint). There has been no change to the living/dining room. The side patio, opening from the dining area through a sliding glass window, is original—the same aggregate concrete squares with wood dividers. The hallway still has its original luminous ceiling. The master bedroom has its original very tall closets and an attractive floor to ceiling vertical window. The second bedroom has not been altered at all, just carpeted. The original dark paneling in the stair hall has been covered with light colored wallboard. On the lower floor, the full bath still has its original fiberglass bath/shower stall. The one car garage and unfinished utility room remain unchanged. Like many New Mark homeowners, the Rathbones have replaced the balcony off the living room by a much larger deck and installed a patio below the deck.

The largest of New Mark's original models (3,300 square feet) was the Mark 70-TST, also called Mark 70 Two-Story or Mark II. It was described in the sales brochure as "an imposing two-story design, perfectly planned for outdoor-indoor living." The main two-story block was the same as in Carderock Springs' Pineview model, but the lower block was completely changed, as the garage was placed in frontal projecting position, and the recreation room was pushed to the back. An interesting detail was the floor-to-ceiling glazed slit filling the projection between the recreation room and the narrower garage. An artificially lit basement was under the entire first floor. Increase in surface through the addition of this basement hiked the price to \$57,700. The main block was entirely covered in brick; the lower wing had horizontal siding. The display model was located on # 8 Radburn Court, with the Recreation room and garage utilized as a Community Exhibit Center. Priced at \$62,200, the Mark 70 TSA or Mark III Alternate included a finished recreation room on the lower level, and an optional fifth bedroom and bath.

In November 1969, Bennett offered two new models, which were built in a rectangular court off New Mark Esplanade, at # 705 and # 703 New Mark Esplanade between Potomac Valley Road and Don Mills Court (# 701, the last house on the court, was built in 1971). The major novelty was a "master bedroom - living suite(s)" with cathedral ceiling on the upper level. The Sturbridge model (# 705 New Mark Esplanade) was a new version of the Mark 70-MU and was offered in uphill and downhill versions (the recreation room was located in the front in the former, in the back in the latter). The overhang of the second story was shallower than for Mark 70-MU. The balcony had no depth; it was only destined to allow floor-to-ceiling sliding windows of the living-room to open. A closet was added in the entry. The Nantucket model (3,245 square feet) was a variation on the Mark 70-TST and TSA. In terms of massing, it featured the same symmetrical main section, but the projecting wing comprising the garage and the recreation room (renamed family room) was larger and higher and housed a second-floor master bedroom. This wing was clad in brick, as opposed to wood siding in the previous versions. The plan for the lower floor was radically reconfigured. Adopting a frontal position, the dining room was totally separated

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from the living room. The kitchen and family room were located in the back and formed, for the first time in a Bennett-KLC house, a common entity, separated only by a countertop. The family room included on the wall adjacent to the garage a laundry closet closed by accordion doors. Upstairs, the hall ended in a bow window. The Nantucket alternate model (3,615 square feet) offered a two-car garage, which was new for a Bennett house; as a result, the family room and the master bedroom upstairs gained six feet in length. From 1970 to 1973, variations on existing models were also built. For instance 16 Watchwater Way features an integral garage and a larger balcony and # 17 Farsta Court was built in 1972 as a Hillcrest model.

Townhouses

In the townhouse clusters, architectural unity was conferred by the uniform 72-foot lot length and identical roof slopes; individuality by variations in unit width, massing (through setbacks between units and recesses in individual units), openings (projecting bow windows, arched entries in later units), and wall finishes (contrasts between brick, dark cedar shakes, and white window and door trim became increasingly complex as construction progressed).

Village houses were generously sized. Most were downhill models, adopting a three-story layout that superimposed a recreation room, opening onto a private backyard through large sliding glass doors, with a living room ending in a bow window or a projecting boxed balcony. There were three basic models, with variations related to the configuration of the entrance and its powder room and to the availability of a full or half bath on the lower floor, near the recreation room. The Windemere model (2,480 square feet of gross area, 2 Bedrooms and a recreation room, 3 ½ baths) was 17'4" wide. The Windemere II had similar characteristics, but was an end unit, selling at a premium. The Scandia was the largest model (2,628 square feet of gross area, 3 Bedrooms and a recreation room, 3 ½ baths). It was 21'4" wide and had a dining room in front, opening onto an enclosed patio court, and a centrally located kitchen, with a luminous ceiling. The Scandia II had a frontal kitchen and a half bath on the lower level. The Lakeview (2,470 square feet of floor area, 3 Bedrooms and a recreation room, 3 ½ baths) was always an end unit; its two-flight stair hall was placed perpendicular to the end wall and illuminated by a vertical strip window. It had a dining room in front and a centrally located kitchen. Its front facade had a deeply recessed entrance, and above it a daylight master bath. The living room bow windows or balconies were centrally located in the Windemere model, but held a lateral position in the Scandia and Lakeview models. A later, and wider, version of the Windemere was named The Bentana.

A 1968 Windemere townhouse at 504 New Mark Esplanade is a center unit with a balcony off the living room. It is occupied by its original owner, Winifred Herrmann, who did not opt for a fireplace because it took up too much wall space. In the dining room, recessed lights replace a hanging chandelier. The family room has preserved its dark paneled wall (with an irregular pattern of verticals) and linoleum floor covering. The upstairs bathroom off the bedroom facing the backyard maintains its original fixtures in a light avocado green, including a fiberglass bath/shower unit, and a single globe light over the sink. The kitchen has its original padded

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linoleum “brick” floor, Formica counters and cabinets (including metal handles), Formica splash guard, and stove with a double oven in coppertone. In the kitchen, a floor to ceiling sliding glass door opens onto the front patio, which has its original redwood fence and a dogwood tree that Wini transplanted (with permission) after workers dug it up when they were recontouring the landscaping behind her house. Re-flooring the patio has involved recreating the original concrete aggregate with wood dividers. Ms. Herrmann carpeted over the steps and closed the gap between the lowest step and the floor of the landing, to protect a blind dog from missteps. She replaced the original outside door that she considered plain and too flimsy; Bennett approved a heavy custom-made oak door since it was not visible to passersbys. Ms. Hermann put in a skylight over the staircase and framed it off with oak. She also had a pulldown stair put in to give access to a small attic storage space over the bathrooms.

There are 43 “lakeside villas.” Some units are located right on the water and possess a wooden balcony, with vertical laths; others have a waterfront patio. Some master bedrooms have bow windows. Preceded by an enclosed “forecourt,” all lakeside villas have the same three-level layout; a skylight illuminates their straight, lateral stairs. The first floor had, in the front; an eat in kitchen and a powder room, a centrally located dining room, and a living room (with an optional fireplace) in the back, facing the lake. Many units had a “stepped down” living room that made interiors feel less cavernous. The second floor offered a waterside master bedroom and, depending on the unit’s width, one or two bedrooms on the other side; sandwiched in between were two bathrooms. The basement had a blind storage room on the waterside, an intermediate laundry room, and a recreation room with a window.

Advertisements stated that the lakeside townhouses were “clearly influenced by the charm of the villas on the canal of Venice.” The Lido I (1,775 square feet, 2 Bedrooms, 2 ½ baths) was only 15 feet wide and had a small square balcony overlooking the lake, a master bedroom with a bow window, and a slightly recessed lateral window for the second bedroom. The Lido II (2,138 square feet) had the same plan, but with a width of 17’4”, which allowed for a more generous entry and balcony. The Venezia I (2,155 square feet, 3 Bedrooms, 2 ½ baths) was 19’4” wide and had a patio on the lake. The Venezia II had the same width and a shallow balcony off the master bedroom. The Fontana (2,738 square feet, 3 Bedrooms, 2 ½ baths) was 22’4” wide; it had a 406-square foot balcony and a bow window off the master bedroom. Another version of the Fontana was the Villa del Lago that featured a waterside patio stepping down to the living room.

The following table lists the properties in the New Mark Commons Historic District, showing their street address, construction date, model, and contributing status. Properties that were not built as a result of the Bennett/KLC collaboration are considered non-contributing.

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Property Address	Built	Model	C/NC
MARYLAND AVE & NEW MARK ESPLANADE	c. 1969	"Totem" sculpture/sign	C
1 BASILDON CIRCLE	1970		NC
2 BASILDON CIRCLE	1970		NC
3 BASILDON CIRCLE	1970		NC
4 BASILDON CIRCLE	1970		NC
5 BENTANA COURT	1970		NC
6 BENTANA COURT	1970		NC
7 BENTANA COURT	1970		NC
8 BENTANA COURT	1970		NC
9 BENTANA COURT	1970		NC
1 BENTANA WAY	1970		NC
2 BENTANA WAY	1970		NC
3 BENTANA WAY	1970		NC
4 BENTANA WAY	1970		NC
10 BENTANA WAY	1970		NC
11 BENTANA WAY	1970		NC
12 BENTANA WAY	1970		NC
13 BENTANA WAY	1972		NC
14 BENTANA WAY	1970		NC
15 BENTANA WAY	1970		NC
16 BENTANA WAY	1970		NC
17 BENTANA WAY	1970		NC
18 BENTANA WAY	1970		NC
19 BENTANA WAY	1970		NC
1 BRACKNELL CIRCLE	1971		NC
2 BRACKNELL CIRCLE	1971		NC
3 BRACKNELL CIRCLE	1971		NC
4 BRACKNELL CIRCLE	1971		NC
5 BRACKNELL CIRCLE	1971		NC
1 CUMBERNAULD COURT	1971		NC
2 CUMBERNAULD COURT	1970		NC
3 CUMBERNAULD COURT	1971		NC
4 CUMBERNAULD COURT	1971		NC

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5 CUMBERNAULD COURT	1971		NC
6 CUMBERNAULD COURT	1971		NC
7 CUMBERNAULD COURT	1971		NC
8 CUMBERNAULD COURT	1971		NC
9 CUMBERNAULD COURT	1971		NC
1 DON MILLS COURT	1969	Sturbridge UH	C
2 DON MILLS COURT	1969	Nantucket	C
3 DON MILLS COURT	1969	Nantucket	C
4 DON MILLS COURT	1969	Sturbridge UH	C
5 DON MILLS COURT	1969	Sturbridge UH	C
6 DON MILLS COURT	1969	Sturbridge DH	C
7 DON MILLS COURT	1969	Nantucket	C
8 DON MILLS COURT	1969	Nantucket	C
9 DON MILLS COURT	1969	Sturbridge DH	C
1 FARSTA COURT	1970	Sturbridge DH	C
2 FARSTA COURT	1970	Sturbridge DH	C
3 FARSTA COURT	1970	Sturbridge DH	C
4 FARSTA COURT	1970	Sturbridge DH	C
5 FARSTA COURT	1970	Nantucket	C
6 FARSTA COURT	1970	Nantucket	C
7 FARSTA COURT	1970	Nantucket	C
8 FARSTA COURT	1970	Nantucket	C
9 FARSTA COURT	1970	Sturbridge UH	C
10 FARSTA COURT	1970	Sturbridge UH	C
11 FARSTA COURT	1970	Sturbridge UH	C
13 FARSTA COURT	1972	Sturbridge UH	C
14 FARSTA COURT	1972	Sturbridge DH	C
15 FARSTA COURT	1972	Hillcrest DH	C
16 FARSTA COURT	1972	Sturbridge DH	C
17 FARSTA COURT	1972	Hillcrest DH	C
18 FARSTA COURT	1972	Hillcrest DH	C
19 FARSTA COURT	1972	Sturbridge DH	C
20 FARSTA COURT	1972	Sturbridge DH	C
21 FARSTA COURT	1972	Sturbridge DH	C
1 HARLOW COURT	1970		NC

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2 HARLOW COURT	1970		NC
3 HARLOW COURT	1970		NC
4 HARLOW COURT	1972		NC
5 HARLOW COURT	1971		NC
6 HARLOW COURT	1970		NC
7 HARLOW COURT	1970		NC
1 LAKESIDE OVERLOOK	1968	Mark 70 - DH	C
2 LAKESIDE OVERLOOK	1968	Mark 70 - MD	C
3 LAKESIDE OVERLOOK	1968	Mark 70 - TST	C
4 LAKESIDE OVERLOOK	1968	Mark 70 - TST	C
5 LAKESIDE OVERLOOK	1967	Mark 70 - DH	C
6 LAKESIDE OVERLOOK	1968	Mark 70 - SL	C
7 LAKESIDE OVERLOOK	1968	Mark 70 - UH	C
8 LAKESIDE OVERLOOK	1968	Mark 70 - UH	C
9 LAKESIDE OVERLOOK	1967	Mark 70 - DH	C
10 LAKESIDE OVERLOOK	1967	Mark 70 - MU	C
11 LAKESIDE OVERLOOK	1967	Mark 70 - DH	C
12 LAKESIDE OVERLOOK	1968	Mark 70 - TST	C
1 LETCHWORTH CIRCLE	1971		NC
2 LETCHWORTH CIRCLE	1971		NC
3 LETCHWORTH CIRCLE	1972		NC
4 LETCHWORTH CIRCLE	1972		NC
5 LETCHWORTH CIRCLE	1972		NC
6 LETCHWORTH CIRCLE	1971		NC
1 RADBURN COURT	1971	Sturbridge UH	C
2 RADBURN COURT	1967	Mark 70 - MU	C
3 RADBURN COURT	1968	Hillcrest DH	C
4 RADBURN COURT	1967	Mark 70 - UH	C
5 RADBURN COURT	1971	Hillcrest DH	C
6 RADBURN COURT	1967	Mark 70 - SL	C
7 RADBURN COURT	1971	Sturbridge DH	C
8 RADBURN COURT	1967	Mark 70 - TST	C
9 RADBURN COURT	1971	Sturbridge DH	C
10 RADBURN COURT	1967	Mark 70 - DH	C
3 SCANDIA WAY	1972	Sturbridge DH	C

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8 SCANDIA WAY	1973		NC
9 SCANDIA WAY	1973		NC
10 SCANDIA WAY	1973		NC
11 SCANDIA WAY	1973		NC
12 SCANDIA WAY	1973		NC
13 SCANDIA WAY	1973		NC
1 STEVENAGE CIRCLE	1971		NC
2 STEVENAGE CIRCLE	1972		NC
3 STEVENAGE CIRCLE	1972		NC
4 STEVENAGE CIRCLE	1972		NC
5 STEVENAGE CIRCLE	1971		NC
1 TAPIOLA COURT	1972		NC
2 TAPIOLA COURT	1972		NC
3 TAPIOLA COURT	1972		NC
4 TAPIOLA COURT	1972		NC
5 TAPIOLA COURT	1973		NC
6 TAPIOLA COURT	1973		NC
7 TAPIOLA COURT	1973		NC
8 TAPIOLA COURT	1973		NC
9 TAPIOLA COURT	1973		NC
10 TAPIOLA COURT	1973		NC
11 TAPIOLA COURT	1972		NC
12 TAPIOLA COURT	1972	Sturbridge UH	C
13 TAPIOLA COURT	1972		NC
14 TAPIOLA COURT	1972	Sturbridge DH	C
15 TAPIOLA COURT	1972		NC
16 TAPIOLA COURT	1972	Sturbridge DH	C
17 TAPIOLA COURT	1972		NC
1 TEGNER COURT	1985		NC
2 TEGNER COURT	1985		NC
3 TEGNER COURT	1985		NC
5 TEGNER COURT	1985		NC
6 TEGNER COURT	1985		NC
7 TEGNER COURT	1985		NC
600 TEGNER WAY	1985		NC

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601 TEGNER WAY	1984		NC
602 TEGNER WAY	1985		NC
603 TEGNER WAY	1984		NC
604 TEGNER WAY	1985		NC
605 TEGNER WAY	1984		NC
606 TEGNER WAY	1985		NC
607 TEGNER WAY	1968	Clubhouse	C
1 VALLINGBY CIRCLE	1973		NC
2 VALLINGBY CIRCLE	1973		NC
3 VALLINGBY CIRCLE	1973		NC
4 VALLINGBY CIRCLE	1973		NC
5 VALLINGBY CIRCLE	1973		NC
6 VALLINGBY CIRCLE	1973		NC
7 VALLINGBY CIRCLE	1973		NC
8 VALLINGBY CIRCLE	1973		NC
9 VALLINGBY CIRCLE	1973		NC
10 VALLINGBY CIRCLE	1973		NC
11 VALLINGBY CIRCLE	1973	Sturbridge DH	C
12 VALLINGBY CIRCLE	1973		NC
13 VALLINGBY CIRCLE	1973		NC
3 WATCHWATER COURT	1968	Mark 70 - DH	C
4 WATCHWATER COURT	1968	Mark 70 - DH	C
5 WATCHWATER COURT	1968	Hillcrest DH	C
6 WATCHWATER COURT	1968	Hillcrest DH	C
7 WATCHWATER COURT	1968	Mark 70 - DH	C
8 WATCHWATER COURT	1968	Hillcrest DH	C
1 WATCHWATER WAY	1968	Mark 70 - TST	C
2 WATCHWATER WAY	1968	Mark 70 - MD	C
9 WATCHWATER WAY	1968	Mark 70 - TST	C
10 WATCHWATER WAY	1968	Mark 70 - SL	C
11 WATCHWATER WAY	1968	Hillcrest DH	C
12 WATCHWATER WAY	1968	Mark 70 - TST	C
13 WATCHWATER WAY	1968	Mark 70 - TST	C
14 WATCHWATER WAY	1968	Hillcrest DH	C
15 WATCHWATER WAY	1968	Hillcrest UH	C

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16 WATCHWATER WAY	1969	Mark 70 - UH	C
17 WATCHWATER WAY	1968	Hillcrest UH	C
18 WATCHWATER WAY	1968	Hillcrest UH	C
19 WATCHWATER WAY	1969	Mark 70 - UH	C
20 WATCHWATER WAY	1968	Mark 70 - UH	C
21 WATCHWATER WAY	1968	Mark 70 - UH	C
22 WATCHWATER WAY	1968	Mark 70 - DH	C
23 WATCHWATER WAY	1968	Mark 70 - UH	C
9 WELWYN WAY	1972		NC
10 WELWYN WAY	1972		NC
11 WELWYN WAY	1972		NC
12 WELWYN WAY	1971		NC
13 WELWYN WAY	1971		NC
14 WELWYN WAY	1971		NC
15 WELWYN WAY	1971		NC
16 WELWYN WAY	1971		NC
17 WELWYN WAY	1971		NC
18 WELWYN WAY	1971		NC
23 WELWYN WAY	1972		NC
24 WELWYN WAY	1971		NC
25 WELWYN WAY	1971		NC
100 NEW MARK ESPLANADE	1970	Lakeside Villa	C
102 NEW MARK ESPLANADE	1970	Lakeside Villa	C
104 NEW MARK ESPLANADE	1970	Lakeside Villa	C
106 NEW MARK ESPLANADE	1970	Lakeside Villa	C
108 NEW MARK ESPLANADE	1970	Lakeside Villa	C
110 NEW MARK ESPLANADE	1970	Lakeside Villa	C
112 NEW MARK ESPLANADE	1970	Lakeside Villa	C
114 NEW MARK ESPLANADE	1970	Lakeside Villa	C
116 NEW MARK ESPLANADE	1971	Lakeside Villa	C
118 NEW MARK ESPLANADE	1971	Lakeside Villa	C
120 NEW MARK ESPLANADE	1971	Lakeside Villa	C
122 NEW MARK ESPLANADE	1971	Lakeside Villa	C
124 NEW MARK ESPLANADE	1971	Lakeside Villa	C
126 NEW MARK ESPLANADE	1971	Lakeside Villa	C

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128 NEW MARK ESPLANADE	1971	Lakeside Villa	C
130 NEW MARK ESPLANADE	1971	Lakeside Villa	C
134 NEW MARK ESPLANADE	1972	Lakeside Villa	C
136 NEW MARK ESPLANADE	1972	Lakeside Villa	C
138 NEW MARK ESPLANADE	1972	Lakeside Villa	C
140 NEW MARK ESPLANADE	1972	Lakeside Villa	C
142 NEW MARK ESPLANADE	1972	Lakeside Villa	C
144 NEW MARK ESPLANADE	1972	Lakeside Villa	C
146 NEW MARK ESPLANADE	1972	Lakeside Villa	C
148 NEW MARK ESPLANADE	1972	Lakeside Villa	C
150 NEW MARK ESPLANADE	1972	Lakeside Villa	C
152 NEW MARK ESPLANADE	1972	Lakeside Villa	C
154 NEW MARK ESPLANADE	1972	Lakeside Villa	C
156 NEW MARK ESPLANADE	1972	Lakeside Villa	C
158 NEW MARK ESPLANADE	1972	Lakeside Villa	C
160 NEW MARK ESPLANADE	1972	Lakeside Villa	C
162 NEW MARK ESPLANADE	1972	Lakeside Villa	C
164 NEW MARK ESPLANADE	1972	Lakeside Villa	C
166 NEW MARK ESPLANADE	1972	Lakeside Villa	C
168 NEW MARK ESPLANADE	1972	Lakeside Villa	C
170 NEW MARK ESPLANADE	1972	Lakeside Villa	C
172 NEW MARK ESPLANADE	1972	Lakeside Villa	C
174 NEW MARK ESPLANADE	1972	Lakeside Villa	C
176 NEW MARK ESPLANADE	1972	Lakeside Villa	C
178 NEW MARK ESPLANADE	1972	Lakeside Villa	C
180 NEW MARK ESPLANADE	1972	Lakeside Villa	C
182 NEW MARK ESPLANADE	1972	Lakeside Villa	C
184 NEW MARK ESPLANADE	1972	Lakeside Villa	C
200 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
202 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
204 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
206 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
208 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
210 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
212 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C

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214 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
216 NEW MARK ESPLANADE	1970	Village House - Cluster 1	C
218 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
220 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
222 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
224 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
226 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
228 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
230 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
232 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
234 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
236 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
238 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
240 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
242 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
244 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
246 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
248 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
250 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
252 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
254 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
256 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
258 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
260 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
262 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
264 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
266 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
268 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
270 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
272 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
274 NEW MARK ESPLANADE	1971	Village House - Cluster 1	C
276 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
278 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
280 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
282 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C

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284 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
286 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
288 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
290 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
292 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
294 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
296 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
297 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
298 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
299 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
300 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
302 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
304 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
306 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
308 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
310 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
312 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
314 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
315 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
316 NEW MARK ESPLANADE	1972	Village House - Cluster 1	C
318 NEW MARK ESPLANADE	1968	Village House - Cluster 1	C
320 NEW MARK ESPLANADE	1968	Village House - Cluster 1	C
322 NEW MARK ESPLANADE	1968	Village House - Cluster 1	C
324 NEW MARK ESPLANADE	1968	Village House - Cluster 1	C
326 NEW MARK ESPLANADE	1968	Village House - Cluster 1	C
328 NEW MARK ESPLANADE	1969	Village House - Cluster 1	C
330 NEW MARK ESPLANADE	1969	Village House - Cluster 1	C
332 NEW MARK ESPLANADE	1969	Village House - Cluster 1	C
334 NEW MARK ESPLANADE	1969	Village House - Cluster 1	C
336 NEW MARK ESPLANADE	1969	Village House - Cluster 1	C
338 NEW MARK ESPLANADE	1969	Village House w/Garage	C
340 NEW MARK ESPLANADE	1969	Village House w/Garage	C
342 NEW MARK ESPLANADE	1969	Village House w/Garage	C
400 NEW MARK ESPLANADE	1969	Village House w/Garage	C
402 NEW MARK ESPLANADE	1969	Village House w/Garage	C

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404 NEW MARK ESPLANADE	1969	Village House w/Garage	C
406 NEW MARK ESPLANADE	1969	Village House w/Garage	C
500 NEW MARK ESPLANADE	1968	Village House w/Garage	C
501 NEW MARK ESPLANADE	1967	Mark 70 - DH	C
502 NEW MARK ESPLANADE	1968	Village House w/Garage	C
503 NEW MARK ESPLANADE	1967	Mark 70 - UH	C
504 NEW MARK ESPLANADE	1968	Village House w/Garage	C
505 NEW MARK ESPLANADE	1967	Mark 70 - DH	C
506 NEW MARK ESPLANADE	1968	Village House w/Garage	C
507 NEW MARK ESPLANADE	1968	Mark 70 - MD	C
508 NEW MARK ESPLANADE	1968	Village House w/Garage	C
510 NEW MARK ESPLANADE	1968	Village House w/Garage	C
512 NEW MARK ESPLANADE	1968	Village House w/Garage	C
514 NEW MARK ESPLANADE	1968	Village House w/Garage	C
516 NEW MARK ESPLANADE	1968	Village House w/Garage	C
518 NEW MARK ESPLANADE	1968	Village House w/Garage	C
520 NEW MARK ESPLANADE	1968	Village House w/Garage	C
522 NEW MARK ESPLANADE	1968	Village House w/Garage	C
701 NEW MARK ESPLANADE	1971	Mark 70 - MU	C
703 NEW MARK ESPLANADE	1969	Mark 70 - MD	C
705 NEW MARK ESPLANADE	1969	Nantucket	C
800 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
802 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
804 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
806 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
808 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
810 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
812 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
814 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
816 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
818 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
820 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
822 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
824 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
826 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C

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828 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
830 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
832 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
834 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
836 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
838 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
840 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
842 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
844 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
846 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
848 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
850 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
852 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
854 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
856 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
858 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
860 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
862 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
864 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
866 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
868 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
870 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
872 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
874 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
876 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
878 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
880 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
882 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
884 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
886 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
888 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
890 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
892 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
894 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
896 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C

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898 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
900 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C
902 NEW MARK ESPLANADE	1973	Village House - Cluster 2	C

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Summary Statement of Significance:

New Mark Commons is significant under Criteria A and C as an example of a type of residential development which resulted from the collaborative efforts of builder Edmund J. Bennett and architects Keyes, Lethbridge, & Congdon in the suburbs of Washington, DC. New Mark Commons represents a comprehensive site plan, innovative in its time, combining clustered and free-standing houses within a rolling, wooded landscape. The Bennett/KLC collaboration received substantial recognition in the popular and professional press in its day, as outstanding exponents of "Situated Modernism." This recognition enables New Mark Commons, which was developed between 1967 and 1973, to meet the standard of exceptional significance under Criteria Consideration G. The district meets the Registration Requirements specified in the Multiple Property Documentation Form, "Subdivisions Built by Edmund Bennett and Designed by Keyes, Lethbridge, & Congdon in Montgomery County, Maryland, 1956-1973," which was accepted by the National Register in 2008.

The period of significance, 1967-1973, begins with the construction date of the first houses in the district, and ends when Edmund J. Bennett relinquished control of the New Mark Commons Homes Association, Inc.

Resource History and Historic Context:

The history of New Mark Commons, and its roles within several applicable contexts, are addressed in the Multiple Property Documentation Form, "Subdivisions Built by Edmund Bennett and Designed by Keyes, Lethbridge, & Congdon in Montgomery County, Maryland, 1956-1973" (q. v.).

New Mark Commons was the fifth community planned and built under the City of Rockville's Planned Residential Unit (PRU) zoning ordinance, which had been passed in 1964. Liberalizing land use patterns with regard to minimum lot sizes and setbacks, Rockville's ordinance allowed planned residential communities of less than 100 acres with a maximum density of 4.11 dwellings per acre, while Montgomery County's general ordinance imposed a minimum of about 230 acres. Bennett would have preferred a higher density of 6 dwellings per acre. His idea was to build in three or four years a "Modern Mini-Town" with 186 detached houses and 196 townhouses, and a village center for recreational and commercial activities.¹⁴ The name New Mark Commons was coined by Robert C. Ledermann, Director of Land Acquisition and Planning for Edmund Bennett Associates, who had previously directed NAHB's Department of Community Facilities and Urban

¹⁴ John B. Willmann, "A Modern Mini-Town is His Goal," *Washington Post*, December 16, 1967, E1. "New Mark Commons: \$14 Million 'Village' Opens," *Washington Post*, December 31, 1966, D 1. According to Zweigenhaft, prior developments of the McConihe tract "proposed 313 standard lots in a grid plan arrangement."

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Renewal.¹⁵ Bennett also sought advice from outside consultants, such as Donald N. Michael of Washington's Institute for Policy Studies, and Robert Fralick, of the Radburn Association. While the project was in the planning stage, Ledermann, Michael, and Fralick, as well as the famous landscape architect Hideo Sasaki (who had previously acted as consultant for Eichler Homes) participated in a three-day brainstorming colloquium at the Kenwood Country Club (Keyes and Lethbridge came for the first day; Colden Florance attended all of them).¹⁶ Sasaki "served as consultant on landscape features of the water area and community center."¹⁷ Additionally, Bennett hired Carl Norcross and Larry Smith and Co. for market research. Already present at Carderock Springs, landscape architect Thurman Donovan and the engineering/surveying firm of Greenhorne and O'Mara, were asked to work on the project.

In 1965, Bennett filed an Exploratory Stage Application with the municipality of Rockville. With his architects, he gave a compelling slide presentation of examples of planned communities in Northern Europe and the United States and explained the many unusual and attractive features of New Mark Commons. While the preliminary design was under consideration, it was discussed in glowing terms by the local gazette, the Sentinel:

*Connecting the lake with the focal point of the community – a village common – will be a running stream, broadened into a pond at one point, with cascades and fountains (...) The village common will be surrounded by indoor and outdoor recreational facilities and convenient shopping facilities. Enhancing this entire focal area will be sculpture and fountains, kiosks and pergolas. (...) The primary roadway through the subdivision will be similar to a parkway. Trees will be saved on both sides and no house will front on it. Privacy and safety for residents will be the key to the circulation pattern.*¹⁸

The exploratory application was approved by Rockville's mayor and councilors on January 10, 1966. They required, however, "that a market analysis be conducted to determine the amount of supportable commercial space in the proposed center." On April 27, 1966, a Detailed Planning Stage Application was positively reviewed by Rockville's Planning Commission, which accepted the figure of 30,000 square feet of commercial space proposed by the market analysis (10,000 for Bennett's own offices, 2,000 for a medical-dental facility, 3,000 for other professional offices, 10,000 for a restaurant and 5,000 for retail) and the creation, as the final phase of the New Mark project, of a commercial area of three acres including parking space for 121 cars.¹⁹ The final approval was subject to some conditions, including the provision of a lighting system for the

¹⁵ See Robert Lederman, "The Common Green," *Journal of Homebuilding* (November 1961), 103-104.

¹⁶ In Maryland, Sasaki, Dawson, & Demay, whose main office was located in Watertown, CT., also worked on Towson's Goucher College campus.

¹⁷ Penny Zweigenhaft, "Hope for Ending Dreary Suburbia Looms Through New Use of Land," *Montgomery County Sentinel*, 4 November 1965 (clipping. Rose Krasnow's private collection).

¹⁸ Zweigenhaft, "Hope for Ending Dreary Suburbia." A note dated March 22, 1966 kept in Rose Krasnow's personal archives also mentions the promise of "several tot lots and small scale recreation outlets throughout the development" and a "garden area for residents to grow plants and flowers."

¹⁹ Technical Staff Report, City of Rockville Planning Department, June 15, 1973 (Rose Krasnow's personal archive)

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walkways.²⁰

Bennett targeted “perceptive families” who were sensing “something missing in the human/environmental equation,” a “new breed” of home buyers who “won’t settle for suburban sprawl, but won’t live in the city either,” and shunned “unnecessary housework and lawn tending.”²¹ An advertisement in the *Washington Post* carried the title “Be a one car family again.”²² In January 1967, the first model houses opened for immediate sale. Bennett knew that some buyers were purposely looking for contemporary houses. One of them was Claudia Rathbone, who purchased a house at 501 New Mark Esplanade in 1967 and whom we interviewed. Because she favored the clean look of contemporary design, she and her husband originally looked at Carderock Springs but the only houses left there at the time were not on desirable lots —too close to the Beltway and not very wooded. The sales agent recommended that she visit New Mark Commons. Although Rockville seemed a long way out at that time, it worked well for her husband, who worked on River Road.

Bennett commercialized New Mark’s first townhouses in December 1967. This was his first venture in a rapidly expanding market. Targeting empty nesters and young families, townhouses were popular because Washington area buyers were “tired of paying rent without getting equity” and townhouses were more affordable than detached houses; these buyers also desired “freedom from house and yard maintenance” and yearned for “a better environment and recreation facilities.”²³ Bennett restricted to townhouses the clause in Rockville’s PRU ordinance that authorized that 30% of the units could be permanent rentals.²⁴ The mix of detached and row houses encouraged a greater diversity of age and income than had been achieved in previous Bennett-built communities. A 1971 market study indicated that “55 per cent of the purchasers of the townhouses are less than 35 years old and about 70 per cent of the buyers over 50 bought townhouses. About 70 per cent of New Mark buyers in the 35-49 age group chose single houses.” Two thirds of those purchasing townhouses had no children living at home.²⁵ Among original townhouse owners was a substantial group of divorced women, attracted by the safety procured at New Mark, and a lone “bachelor girl,” Wini Herrmann, who was interviewed in the course of preparing this documentation.²⁶

The swim and tennis club and its “Four Seasons” clubhouse opened in the summer of 1968, adding appeal to New Mark. However, Bennett faced a far from auspicious economic environment for a venture that was much more ambitious and risky than his previous endeavors. Loan interest rates were reaching record highs and larger down payments were required from homebuyers. Higher density was regarded as the solution to curb high real estate prices, which were in great part due to the rising land costs. From January to June 1967, starting

²⁰ *New Mark Commonist*, August 1971, p.8. At the time of the writing lights had not been installed yet along the pedestrian paths.

²¹ *Washington Post*, June 24, 1967 and July 29, 1967, D4.

²² *Washington Post*, April 22, 1967, 42.

²³ Norcross, 7

²⁴ Zweigenhaft.

²⁵ Willmann, “Open Space Comes High,” C1.

²⁶ Winifred Herrmann, interview with Isabelle Gournay and Mary Corbin Sies, January 21, 2004.

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prices for New Mark houses went from \$36,900 to the low \$40,000s. Because the market was slow, Bennett offered a “guaranteed trade-in plan” to New Mark homebuyers. He stopped selling townhouse units with all the extras; instead, he dropped their price and offered additional features (air conditioning, fireplace, central vacuum system, intercom, luminous ceiling, garbage can enclosures, and a roofed enclosure and patio screen) as options.

To stay financially afloat, Bennett was compelled to sell a portion of the land dedicated to detached houses, on either side of Bentana Way and Welwyn Way and its tributary dead-end courts, to another developer, Louis A. Zuckerman. Initially platted for 79 lots and re-divided into 68 lots, the resulting development, Briarglen, opened in the spring of 1971. It offered six traditional designs but respected the overall character of the landscape.²⁷ Bennett introduced the lakeside villas in January 1971, the Waterside cluster (200-300 New Mark Esplanade) was completed in the early Fall, and by the end of the year, 60% of the projected 392 units had been erected. Built between 1971 and 1973, the southern section of New Mark Commons with Scandia Way as its sub-collector street features both Bennett-built houses and compatible contemporary wooden houses of lesser architectural interest. Houses designed by KLC become less numerous as one proceeds toward I-270. On Vallingby Court, only #11 was built by Bennett, in 1973. At New Mark, KLC’s late free-standing and attached houses introduced variations from models published in sales brochures.

As mentioned in the original sales brochure: “Edmund J. Bennett Associates has established a separate non-profit corporation, known as the New Mark Commons Homes Association, Inc., solely for the purpose of operating the club and maintaining the club properties, recreational facilities, and all of the commonly owned grounds, walkways and lake. (...) During the period of construction, the developer will control the Homes Association.” Until Bennett relinquished his control over the association in 1973, his dual and often incompatible roles as developer and association president alienated many New Mark residents.²⁸ These tensions, notably concerning the deterioration of the lake and acts of vandalism in the clubhouse, have left a paper trail in the residents’ “independent newsletter,” the New Mark Communist. Today the Homes Association is headed by a full time administrator and regulated by its 1967 covenants. Article X - section 1 reads as follows:

Except for original construction or as otherwise in these covenants provided, no building, fence, wall or other structure shall be commenced, erected, or maintained upon The Property, nor shall any exterior addition to or change (including any change in color) or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing as to harmony of external design, color and location in relation to surrounding structures and topography by the Board of Directors of the Association and by an architectural control

²⁷ Display Advertisement, *Washington Post*, April 3, 1971, D8 and April 24, 1971, D 22. Briarglen’s homeowners are members of the Four Seasons Club and the New Mark Commons Home Association.

²⁸ Early directors for the Association were Mr. Bennett, his sister Brenda Bell and Barry M. Fitzpatrick. According to Winifred Herrmann, in New Mark’s early years, nothing could be done without Mr. Bennett’s approval. She recalls one winter when a snow storm occurred when Bennett was vacationing in Florida. At that time, the city of Rockville did not service New Mark Commons and the workmen would not remove snow because Mr. Bennett was not there to authorize it.

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committee composed of (3) three members appointed by the Board of Directors.

The Association's board and its architectural committee have 30 days to approve or reject any request for change and "additional volunteer committees oversee activities relating to landscaping, the pool, the lake, and property maintenance."²⁹

New Mark's commercial facilities were never built, due to strong resident opposition. According to Ms. Herrmann, concerns arose about additional traffic and trash. Residents did not want outsiders to compromise the peaceful character of their community.³⁰ According to Bennett, residents "requested the Rockville Planning Commission to reverse the prior approval of New Mark's principal artery (New Mark Esplanade) to connect to the existing adjoining primary street (Maryland Avenue) on the south border," at a midnight meeting about which he was never notified. Officially decreed by the municipality of Rockville in 1973, the dead-ending of New Mark Esplanade, the connector street, made the village center "uneconomic." As he lost "considerable investment on the land intended for the village center," Bennett suffered "a stiff loss" on the entire community.³¹ From the beginning, economic planning for New Mark, including the cost of creating the lake and the dam, was premised on the income expected from the long term leasing of the commercial property.³² In 1973, Bennett requested "approval for deletion of commercial facilities and approval for a 25-unit townhouse cluster in the same area;" this number represented "11 single family detached units previously shown on the 'approval plan' but deleted by the developer during construction" and "14 units which represent the allowable yield of the 3 acre parcel" previously intended for commercial use.³³ According to the President of the New Marks Homes Association at the time, "roughly 90 per cent of the residents opposed construction of these new residential units."³⁴ In 1985, thirteen townhouses were built at the site of the planned commercial facilities, forming Tegner Way and Tegner Court. The builder (and one of the current residents) was Mr. Charles Burgdorf, who worked for Bennett in the early 1970s. Although bulkier and entirely built of wood, his models are well sited and stylistically compatible with neighboring units.

²⁹ New Mark Commons website, [www.rocknet.org/Community/New Mark](http://www.rocknet.org/Community/New%20Mark). New Mark homeowners are allowed to pursue, along with one co-worker, a professional activity in their unit, as long as they are authorized by local codes.

³⁰ Winifred Herrmann, interview with Isabelle Gournay and Mary Corbin Sies, January 21, 2004.

³¹ Edmund J. Bennett, note to Isabelle Gournay, October 2003; telephone conversation with Mary Corbin Sies, January 15, 2005.

³² Bennett noted that he did not think residents understood the financial implications of eliminating the commercial property from New Mark when they pushed for the dead-ending of New Mark Esplanade, nor did members of the planning commission, which had changed personnel since Bennett had filed his initial plans four years earlier. Residents were concerned about protecting their neighborhood from thru traffic that would bring outsiders into the community. Edmund Bennett to Mary Corbin Sies, telephone conversation, January 15, 2005.

³³ Technical Staff Report. Bennett was holding a \$350,000 loan from the Perpetual Building Association and was expecting the revenue from leasing the commercial property to enable him to repay the loan. Sale of the townhouses only brought in about a third of the amount and Bennett had to repay the loan from other sources. Edmund Bennett to Mary Corbin Sies, telephone conversation, January 15, 2005.

³⁴ Letter of David B. Lamb to Frank Ecker, chair of the Planning Commission, City of Rockville, July 30, 1973 (Rose Kasnow's personal archive)

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New Mark Commons received less media attention than Carderock Springs, although it was often mentioned in the Washington Post. In 1968, it received an Award of Merit from the Potomac Valley Chapter of the AIA; in 1971, the Urban Land Institute (ULI) dedicated to New Mark the very first number in a longstanding series of Project Reference Files. In 1973, ULI published Dr. Carl Norcross' Townhouses & Condominiums: Residents' Likes and Dislikes, a study of California and Greater Washington, D.C., "the townhouse capital of the East."³⁵ New Mark Commons figured prominently in this study, which mentioned that the pool was used by 86% of residents. The complex was rated "very high" on the Owner's Satisfaction Scale Norcross had established, and "easy maintenance, environment and good design" were cited as "the three best features."³⁶

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³⁵ Nineteen examples were in Maryland, almost exclusively in Montgomery County, 15 in Northern Virginia, 15 in California.

³⁶ Norcross, p.20.

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Geographical Data:

Lat/Long Coordinates:

A: 39.079259, -77.155189

B: 39.077915, -77.151732

C: 39.077915, -77.156455

D: 39.076016, -77.162261

Rockville, MD-VA USGS quad

Verbal Boundary Description:

New Mark Commons is located in West Rockville, Montgomery County, Maryland 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.

Boundary Justification:

The nominated property encompasses the area within New Mark Commons whose development was carried out by Edmund J. Bennett according to his original concept. 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 houses 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 considered non-contributing. Houses along Tegner Way and Tegner Court—the original location of the intended commercial center—are also considered non-contributing.

The National Register boundary is indicated by the heavy black line on the map submitted with this documentation, labeled "New Mark Commons" and drawn to the scale 1 inch = 150 feet.

New Mark Commons (M: 26-40)
Name of Property

Montgomery County, MD
County and State

10. Geographical Data

Acreage of Property 96.4 acres

UTM References

(Place additional UTM references on a continuation sheet)

1													
	Zone	Easting				Northing							
2													

3													
	Zone	Easting				Northing							
4													

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Mary Corbin Sies, Isabelle Gournay, Emily Connors

Organization University of Maryland, Dept. of American Studies date December, 2015

street & number 1328F Tawes Hall, 7751 Alumni Drive telephone 301.405.1361

city or town College Park state MD zip code 20742-5625

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et. seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

Returned

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

M: 26-40
New Mark Commons
Name of Property

Section PHOTO Page 1

Montgomery County, MD
County and State

Index to Photographs

The following information applies to all photographs which accompany this documentation:

Maryland Inventory of Historic Properties (MIHP) Number:

Name of Property: New Mark Commons

Location: Montgomery County, Maryland

Photographer: Emily Connors

Date taken: March 27, 2014; April 3, 2014; April 28, 2014

Location of original digital files [or negatives]:

Photo captions:

MD_MontgomeryCounty_NewMarkCommonsHD_0001.tif
Entrance from New Mark Esplanade

MD_MontgomeryCounty_NewMarkCommonsHD_0002.tif
End of New Mark Esplanade and Right-of-way

MD_MontgomeryCounty_NewMarkCommonsHD_0003.tif
Pedestrian underpass to Monument Park

MD_MontgomeryCounty_NewMarkCommonsHD_0004.tif
Pedestrian Path

MD_MontgomeryCounty_NewMarkCommonsHD_0005.tif
607 Tegner Way, Clubhouse

MD_MontgomeryCounty_NewMarkCommonsHD_0006.tif
607 Tegner Way, Clubhouse and Pool

MD_MontgomeryCounty_NewMarkCommonsHD_0007.tif
Tennis Courts

MD_MontgomeryCounty_NewMarkCommonsHD_0008.tif
Playground

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

M: 26-40
New Mark Commons
Name of Property

Section PHOTO Page 2

Montgomery County, MD
County and State

MD_MontgomeryCounty_NewMarkCommonsHD_0009.tif
Basketball Court

MD_MontgomeryCounty_NewMarkCommonsHD_0010.tif
Watchwater Way

MD_MontgomeryCounty_NewMarkCommonsHD_0011.tif
Lakeside Overlook

MD_MontgomeryCounty_NewMarkCommonsHD_0012.tif
Lakeside Overlook

MD_MontgomeryCounty_NewMarkCommonsHD_0013.tif
Farsta Court

MD_MontgomeryCounty_NewMarkCommonsHD_0014.tif
4 Radburn Court, Mark 70 – UH

MD_MontgomeryCounty_NewMarkCommonsHD_0015.tif
10 Radburn Court, Mark 70 – DH

MD_MontgomeryCounty_NewMarkCommonsHD_0016.tif
10 Lakeside Overlook, Mark 70 – UH

MD_MontgomeryCounty_NewMarkCommonsHD_0017.tif
2 Lakeside Overlook, Mark 70 – MD

MD_MontgomeryCounty_NewMarkCommonsHD_0018.tif
6 Radburn Court, Mark 70 – SL

MD_MontgomeryCounty_NewMarkCommonsHD_0019.tif
8 Radburn Court, Mark 70 – TST

MD_MontgomeryCounty_NewMarkCommonsHD_0020.tif
11 Farsta Court, Sturbridge UH

Returned

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

M: 26-40
New Mark Commons
Name of Property

Section PHOTO Page 3

Montgomery County, MD
County and State

MD_MontgomeryCounty_NewMarkCommonsHD_0021.tif
2 Farsta Court, Sturbridge DH

MD_MontgomeryCounty_NewMarkCommonsHD_0022.tif
705 New Mark Esplanade, Nantucket

MD_MontgomeryCounty_NewMarkCommonsHD_0023.tif
3 Radburn Court, Hillcrest DH

MD_MontgomeryCounty_NewMarkCommonsHD_0024.tif
Steps to Lake New Mark between 122 and 126 New Mark Esplanade

MD_MontgomeryCounty_NewMarkCommonsHD_0025.tif
Views of Lake New Mark and Lakeside Villas from Steps

MD_MontgomeryCounty_NewMarkCommonsHD_0026.tif
View of Lake New Mark and Lakeside Villas from Steps

MD_MontgomeryCounty_NewMarkCommonsHD_0027.tif
View of Lake New Mark and Lakeside Villas from Steps

MD_MontgomeryCounty_NewMarkCommonsHD_0028.tif
Pedestrian Bridge over Lake New Mark

MD_MontgomeryCounty_NewMarkCommonsHD_0029.tif
View of Lake New Mark and Lakeside Villas from Pedestrian Bridge

MD_MontgomeryCounty_NewMarkCommonsHD_0030.tif
View of Lake New Mark and Lakeside Villas from New Mark Esplanade

MD_MontgomeryCounty_NewMarkCommonsHD_0031.tif
View of Lake New Mark and Lakeside Villas from New Mark Esplanade

MD_MontgomeryCounty_NewMarkCommonsHD_0032.tif
170-174 New Mark Esplanade, Lakeside Villas

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

M: 26-40
New Mark Commons
Name of Property

Montgomery County, MD
County and State

Section PHOTO Page 4

MD_MontgomeryCounty_NewMarkCommonsHD_0033.tif
520-522 New Mark Esplanade, Village Houses with Garages

MD_MontgomeryCounty_NewMarkCommonsHD_0034.tif
400-406 New Mark Esplanade, Village Houses with Garages

MD_MontgomeryCounty_NewMarkCommonsHD_0035.tif
300-314 New Mark Esplanade, Village Houses – Cluster 1

MD_MontgomeryCounty_NewMarkCommonsHD_0036.tif
200-216 New Mark Esplanade, Village Houses – Cluster 1

MD_MontgomeryCounty_NewMarkCommonsHD_0037.tif
228-246 New Mark Esplanade, Village Houses – Cluster 1

MD_MontgomeryCounty_NewMarkCommonsHD_0038.tif
812-820 New Mark Esplanade, Village Houses – Cluster 2

MD_MontgomeryCounty_NewMarkCommonsHD_0039.tif
824-836 New Mark Esplanade, Village Houses – Cluster 2

MD_MontgomeryCounty_NewMarkCommonsHD_0040.tif
878-902 New Mark Esplanade, Village Houses – Cluster 2

MD_MontgomeryCounty_NewMarkCommonsHD_0041.tif
8-10 Tapiola Court, Non-contributing

MD_MontgomeryCounty_NewMarkCommonsHD_0042.tif
12 Vallingby Circle, Non-contributing

MD_MontgomeryCounty_NewMarkCommonsHD_0043.tif
1-3 Tegner Court, Non-contributing

MD_MontgomeryCounty_NewMarkCommonsHD_0044.tif
606 Tegner Way, Non-contributing

Returned

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

M: 26-40
New Mark Commons
Name of Property

Montgomery County, MD
County and State

Section PHOTO Page 5

MD_MontgomeryCounty_NewMarkCommonsHD_0045.tif
Harlow Court, Non-contributing

MD_MontgomeryCounty_NewMarkCommonsHD_0046.tif
7 Cumbernauld Court, Non-contributing

Returned



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NEW MARK COMMONS
CLUBHOUSE



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NEW HARBOR CLUB BEACH
400-400



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Returned

New Mark Commons



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination
Property Name: New Mark Commons
Multiple Name: Subdivisions by Edmund Bennett and Keyes, Lethbridge and Condon in Montgomery County, MD, 1956-1973, MPS
State & County: MARYLAND, Montgomery

Date Received: 6/23/2017 Date of Pending List: Date of 16th Day: Date of 45th Day: 8/7/2017 Date of Weekly List:

Reference number: 16000869

Nominator: State

Reason For Review:

- | | | |
|---------------------------------------|--|--|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input checked="" type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 12/20/2016 Date

Abstract/Summary See attached Return Sheet for detailed comments.
Comments:

Recommendation/
Criteria

Reviewer Patrick Andrus *Patrick Andrus* Discipline Historian

Telephone (202)354-2218 Date 12/20/2016

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

United States Department of the Interior National Park Service

National Register of Historic Places Evaluation/Return Sheet

Property Name: New Mark Commons
MARYLAND, Montgomery County

Multiple Property Submission: Subdivisions by Edmund Bennett and Keyes, Lethbridge and Condon in Montgomery County, MD, 1956-1973 MPS

Reference Number: 16000869

Reason for Return: The nomination is being returned because it does not provide an evaluation of the historic integrity of the district and because of the large number of non-contributing buildings. There are 285 buildings located within the historic district and nearly half of them (113) are categorized as non-contributing. Entire streets – Basildon Circle, Bentana Court, Bentana Way, Bracknell Circle, Cumberland Court, Harlow Court, Letchworth Circle, Scandia Way, Stevenage Circle, Tapiola Court, Tenger Court, Tenger Way, Vallingby Circle, and Welwyn Way – are lined with non-contributing buildings. Many of these streets are located in the northern quadrant of the district and form a large non-contributing section of the district. The nomination makes no attempt to justify the inclusion of so many non-contributing buildings within the district.

The boundary of the historic district should be reconsidered in order to exclude as many non-contributing buildings as possible.

Patrick Andrus, Historian
National Register of Historic Places
12/20/2016
patrick_andrus@nps.gov



PLANNING

MARYLAND HISTORICAL TRUST

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor

Wendi W. Peters, Secretary
Ewing McDowell, Deputy Secretary



March 22, 2017

Mr. J. Paul Loether, Chief
National Register of Historic Places
National Park Service
1201 Eye St., NW
Mail Stop 2280
Washington, DC 20005

RE: New Mark Commons, Montgomery County, MD

Dear Mr. Loether:

The enclosed documentation was originally submitted on November 3, 2016, but was returned by NR staff for the reasons noted on the enclosed return sheet. The boundaries have subsequently been re-drawn to exclude the large number of non-contributing properties noted on the return sheet, and the text of the nomination has been revised accordingly. We are re-submitting the revised documentation, and look forward to listing of New Mark Commons on the National Register. Should you have questions in this matter, please contact Peter Kurtze at peter.kurtze@maryland.gov or (410) 697-9562.

Sincerely,

Elizabeth Hughes
Director-State Historic
Preservation Officer

EAH/krk

Enclosures: NR form, maps, photographs, CD/DVD

Correspondence:

Newspaper ad

CLG recommendation form