

M: 35-156  
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Subdivisions built by Edmund Bennett and designed by Keyes, Lethbridge & Condon in Montgomery County, Maryland

MIHP#s

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

Montgomery County, MD

Constructed between 1956 and 1973

Private access

Spanning three decades, the collaboration between home builder Edmund J. Bennett and architects Keyes, Lethbridge & Condon (hereafter referred to as KLC) was consecrated by an award of honor jointly conferred by the American Institute of Architects (AIA) and the National Association of Home Builders (NAHB) in 1961 for "excellence in their cooperative efforts to create better homes and communities for Americans."<sup>1</sup> This award was only in its second year; its first recipients had been Eichler Homes teaming with Anshen & Allen and Jones & Emmons. In the past few years, these Southern California partnerships have received a considerable amount of scholarly and popular attention. Although he built a much smaller number of homes, Edmund Bennett can be considered as the "Eichler of the East" and his output deserves the same type of scrutiny. Indeed the Bennett/KLC collaboration received sustained local and national attention. In addition to extensive and very positive coverage on the part of the home building, architecture, and shelter press, the subdivisions it produced were popular among architecture students and foreign delegations visiting Washington.<sup>2</sup>

<sup>1</sup> "AIA-NAHB cites architect-builder team," *House and Home* (April 1961), 184.  
<sup>2</sup> In 1960, a delegation of seventy Swedish architects visited Washington, at the time of a Stockholm

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Bennett/KLC homes belong to a second generation of modernist tract houses in American suburbia: as needs of World War II veterans had been fulfilled and incomes were rising, these were larger, had more amenities, and cost considerable more than tract houses built in the late 1940s and early 1950s. Meeting a specific demand, readily identifiable but presenting many variations, Bennett/KLC homes were not inexpensive. However, designed to preserve natural scenery, and avoid waste of space and materials, they were reasonably priced for the quality of community and family life they procured. They were built solidly and have aged well, with the proper maintenance.

The Bennett/KLC homes and subdivisions present one of the most extensive experiments in "situated modernism" in the United States, an experiment which the Washington, D.C. suburbs, with their wooded, steeply sloped lots nestled in the stream valley system of tributaries of the Potomac River, helped nurture. This was a tight and long-lasting collaboration that allowed for the establishment of a consistent syntax for planning and design. Edmund Bennett did not "invent" a new type of landscape or house. He took best advantage of the experience acquired by other home builders who started their businesses in the late 1940s and improved upon models which Donald Lethbridge and Arthur Keyes had devised for two Northern Virginia builders.

"SEE FRR Mont 23 FOR ADDITIONAL INFORMATION."

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exhibition at the AIA headquarters, were taken to visit Flint Hill (see Frederic Gutheim, "Stockholm Architectural Exhibit Offers Lessons to Area Planners," *Washington Post*, October 21, 1960, B3. See also *Washington Post*, October 13, 1962, D13, showing South African representatives of the International Union of Building Societies and Savings Association visiting Flint Hill, guided by Thornton W. Owen, chairman of the board of the Perpetual Building Association. According to a display ad carrying the title "On their recent trip here, what's the first thing Australia's leading builders wanted to see? The monuments? In a way, Edmund J. Bennett's Carderock Springs," published in the *Washington Post*, September 4, 1965, E3, "Edmund J. Bennett hosted leading home builders from Dusseldorf, Brussels and London." See *Washington Post*, November 10, 1962, D3 showing architect Arnold Kronstadt and his American University class in home construction at Carderock Springs and *Washington Post*, March 9, 1963, D7 showing Donald Lethbridge conducting a tour of Carderock Springs for a University of Virginia class in urban design.

VIRGINIA-MARYLAND  
7.5-MINUTE SERIES (TOPOGRAPHIC)

112

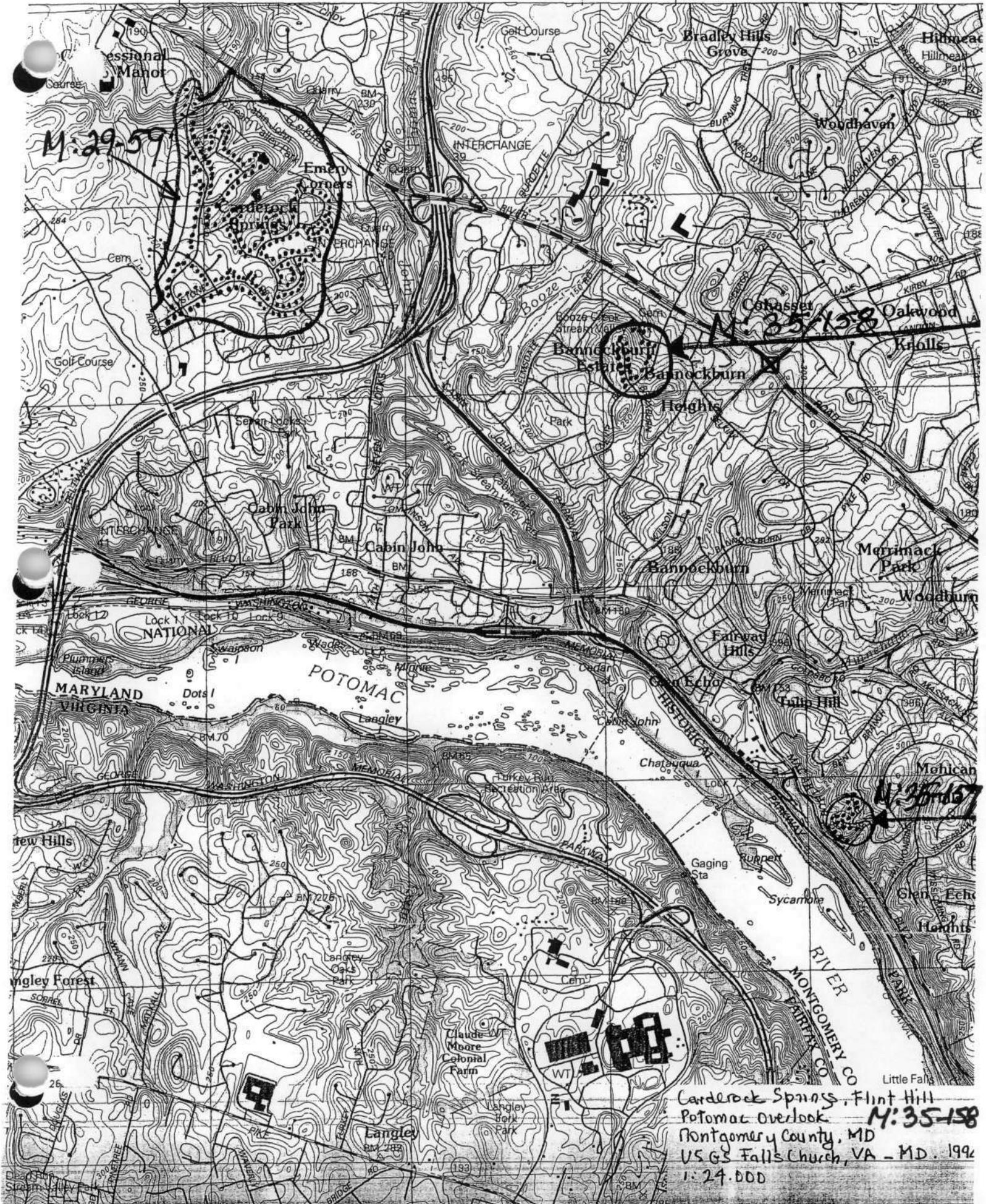
10'

113

114

3 617 500 METERS (VA)

77°



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Cardrock Springs, Flint Hill  
Potomac Overlook  
Montgomery County, MD  
USGS Falls Church, VA - MD. 1992  
1:24,000



7301 Broxburn Court  
Flint Hill subdivision  
Bannockburn District, Bethesda  
Montgomery County, MD

M: 35-158

Isabelle Goumay  
November 2003

Maryland Historic Trust

Overlook model, exterior view

#16



7313 Broxburn Court

M-35-158

Flint Hill Subdivision

Bannockburn District, Bethesda

Montgomery County, MD

Isabelle Gurnay

November 2003

Maryland Historic Trust

California model, exterior view

#2



7315 Broxburn Court  
Flint Hill Subdivision

M:35-158

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Bannockburn District, Bethesda  
Montgomery County, MD

Isabelle Gournay  
November 2003

Maryland Historic Trust

Overlook Model

#3



M: 35-158

7400 Mevis Road  
Flint Hill Subdivision  
Bannockburn District, Bethesda  
Montgomery County, MD

Isabelle Gournay  
November 2003

Maryland Historic Trust

Overlook model, exterior view

#14