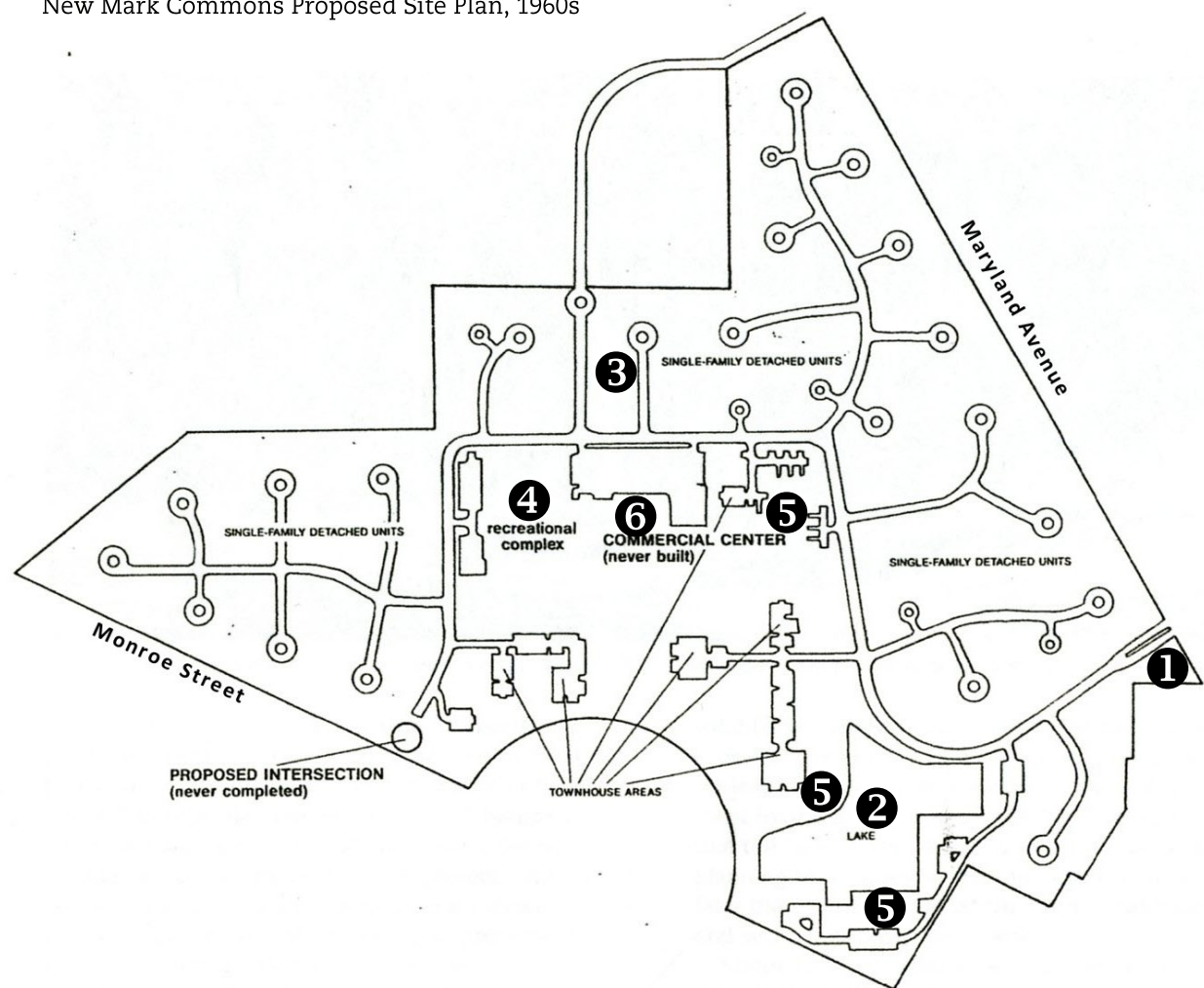


## New Mark Commons Proposed Site Plan, 1960s



### Highlights of New Mark Commons:

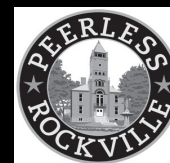
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|---|---|
| 1. Community Entrance                         | 4. Clubhouse and Pool                               |
| 2. Lake New Mark                              | 5. Village Houses, Venetian Villas, Lakeside Villas |
| 3. Single Family Model Homes on Radburn Court | 6. Planned Village Center (Never Built)             |

## Peerless Places



Lakeside Villas, circa 1980

## Tour of New Mark Commons



Preserving  
Rockville's  
Heritage

Peerless Rockville Historic Preservation, Ltd.  
P.O. Box 4262  
Rockville, MD 20849-4262  
Tel: 301.762.0096  
PeerlessRockville.org

# New Mark Commons: An “Uncommon Community”

Developed between 1967 and 1974 as an alternative to traditional suburban sprawl, New Mark Commons was promoted as a modern “Twentieth Century Village.” The contemporary design of the community was the product of a joint venture between homebuilder Edmund J. Bennett and the modernist architecture firm Keyes, Lethbridge & Condon.

Original plans for the community included 200 detached single-family homes and 182 townhouses on 96 acres with land dedicated for a clubhouse, swimming pool, and village center. A pre-planned community, New Mark Commons was designed to harmoniously integrate the various housing types and community amenities with preserved natural features. A modern street pattern was developed to minimize through traffic and the imaginative design facilitated the preservation of green space. Extensive surveys of the heavily wooded property were undertaken early in the development process to ensure maximum protection of trees and other landscape elements. Scenic footpaths were then developed to ensure safe walkways for pedestrians away from automobile traffic. Although no dedicated park space was included, Bennett insured that park space adjacent to the development was accessible through a series of walking trails and an underpass connecting the community to Monument Park.

## #1 Community Entrance



Now fondly known as the New Mark Commons totem pole, this 18-foot redwood pylon proudly marks the entrance to the community. The contemporary sculpture, conceived as a graphic representation of the letters NMC has become an iconic symbol of the community.

## #2 Lake New Mark

The 4.5-acre man-made lake near the entrance to New Mark Commons is an integral feature of the community. Designed as an attractive landscape feature, recreational use of the lake was also promoted. Early marketing materials show prospective residents fishing and boating on the lake and the lakeside “promenade” was considered an ideal place for an evening stroll.

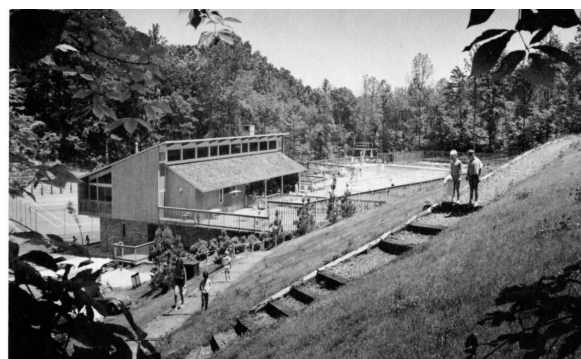


## #3 Single Family Homes

In January of 1967 the single family model homes on Radburn Court opened to the public. To ensure privacy and provide the best natural views all single family detached homes were individually sited on building lots. The specific design of each home was selected based on which model best fit the natural topography.

## #4 Clubhouse and Pool

Home-ownership in New Mark Commons included membership in the Four Seasons Club. The Club offered residents social activities along with recreational amenities. Amenities included use of the contemporary clubhouse, tennis courts and pool complex with a 25-meter swimming pool and a splash pool.



## #5 Village Houses, Venetian Villas, Lakeside Villas

To further separate residents and automobiles, all homes were clustered on courts and cul-de-sacs. Townhouses were planned in groups of four to seven units and were initially built of brick with wood fenced forecourts. The first townhouses called Village Houses became available for sale at the end of 1967. These homes featured bay windows and balconies offering wooded views. In 1971, after completion of the lake the Venetian Villas and Lakeside Villas were constructed around the lake. The large balconies of the Lido model were designed to overhang the lake.

## #6 Planned Village Center (Never Built)

Bennett’s original plans reserved 2.5 acres for a neighborhood commercial center. This center was promoted to include a convenience store, office space, small shops and a fine restaurant. Edmund Bennett believed that the residents would benefit from having these amenities available within the community. His plans however went unrealized, as early residents voiced concerns that the shopping center would increase traffic and draw undesirable visitors to the neighborhood. The residents successfully petitioned the city to dead-end New Mark Esplanade severely limiting the potential of a commercial shopping center. Finally in 1985, the thirteen townhomes on Tegner Court and Tegner Way were built on the site of the planned village center by Charles Burgdorf.