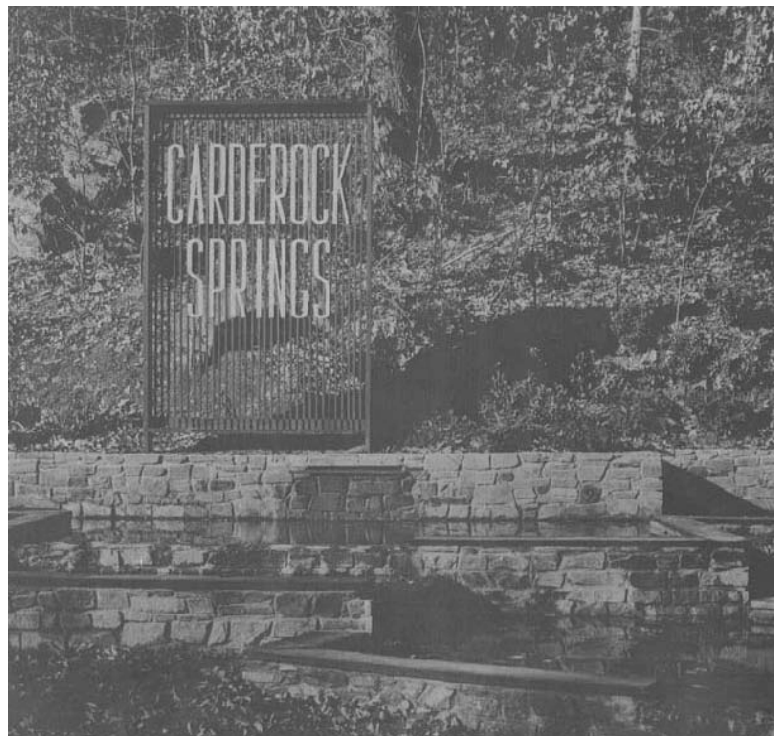


CARDEROCK SPRINGS

ARCHITECTURAL REVIEW COMMITTEE

DESIGN GUIDELINES



October 2007

Dear Neighbor,

Attached for your consideration is the final version of the proposed Carderock Springs Architectural Review Committee (ARC) Design Guidelines. The primary reason for these new guidelines is to better inform community members, as well as their architects and designers about ARC procedures and standards. The intent is to facilitate voluntary compliance with the legally binding covenants dealing with architectural improvements and renovations. The Board firmly believes that community member compliance with the covenants has directly contributed to the protection and enhancement of neighborhood property values.

The new guidelines reflect the standards that the ARC has regularly applied to ensure that renovations and improvements are consistent with the architectural character of the neighborhood and its original vision. By their nature, the new guidelines represent a broad consensus of views entailing various compromises along the way, while providing flexibility to allow the ARC to review plans on an individual basis within the context of special circumstances which may attend a particular proposal. The Board firmly believes that these written guidelines will facilitate the process for everyone's benefit.

It is the Board's opinion that the ARC process generally has worked well over the years without unduly hindering homeowners' desires to make improvements to their properties. The new guidelines are an attempt to provide interpretive guidance and transparency regarding the requirements of the covenants with the intent of minimizing conflicts and disagreements. The new guidelines are not written with the intent of enlarging the scope of the covenants, but rather to clarify how the ARC has interpreted the covenants. An architectural consultant helped develop the guidelines to ensure historical consistency.

Because the process used by the ARC to ensure consistency with our covenants is sustained by voluntary compliance, the Board believes that seeking a vote of the homeowners would provide everyone a "sense of the community" on the issue. The new guidelines will be adopted if a majority of eligible homeowners returning ballots vote for adoption of the new guidelines. Each home in the Carderock Springs community that is governed by the covenants enforced by the ARC is entitled to one vote.

We urge you to participate in this process by casting your vote, and returning it in the stamped envelope no later than Monday, December 10, 2007. We will tally the ballots shortly thereafter and announce the results of the balloting.

Sincerely yours,

The Board of Directors
Carderock Springs Citizens' Association

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Purpose

These Design Guidelines have been developed to help property owners, their contractors, and architects comply with the deeded Declarations (covenants) that are applicable to their property when proposing construction, alterations and additions as required to be submitted to the Architectural Review Committee (ARC). Following these guidelines will ensure the preservation of the design integrity, the architectural quality and the aesthetic character of Carderock's residential properties that give the neighborhood its unique sense of place. By adhering closely to these guidelines proposed improvements to properties will usually be routinely approved by the ARC. The essential design principles of the Guidelines create architectural compatibility that maintains a visual and physical harmony of style, proportion, color and materials as exterior changes are made to individual properties. In this regard, they reflect the principles set forth in the "Principals of Architectural Review," the "Architectural Vision Statement," and the "Architectural Guidelines," which may be found in Our Carderock Springs, published by the Carderock Springs Citizens' Association in 1998 (copy available on the Association's web site and from the ARC).

The guidelines allow for changes that are compatible with the neighborhood's overall architecture, site design, landscaping, topography and existing character. Additionally, design guidelines provide a framework for maintaining consistency and continuity, architectural integrity and quality, while allowing flexibility for creative and innovative design solutions that are in keeping with the original design intent for Carderock homes and are responsive to the changing needs of modern life.

Declarations of covenants are in place to protect the neighborhood from inappropriate building construction, expansion and/or renovations. As outlined in the covenants, no building, outbuilding, garage, fence, wall or improvement of any character shall be erected on any premises, and none begun, nor any change (including painting) made in the exterior design of such buildings or improvements after original construction has begun unless and until the plans detailing said changes are approved by the Architectural Review Committee (ARC).¹ As the foundation for the Design Guidelines, the legally binding, deeded declarations (covenants) ensure the best use and the most appropriate development and improvement of each building site. They form the basis of the community's authority to review plans for modification of individual home sites and of the ARC's review of such plans.

The ARC strongly recommends that homeowners share these guidelines with their architect or design-builder prior to start of design.

¹ Carderock Declarations (Covenants)

Introduction

Located in Bethesda, Maryland, the Carderock Springs community was developed by Edmund J. Bennett and designed by Washington architects, Keyes, Lethbridge & Condon. The first houses in the development were sold in 1962. Popular for their “contemporary styling and research-tested functional features,” the design for the neighborhood rejected colonial ideals and ornamentation, in contrast to the prevailing trends throughout the country. Inspired by modern architecture’s utilitarian trend of simplicity, the project team devised a straightforward aesthetic in plan, elevation, and detail. The architecture of Carderock Springs is aesthetically balanced in the proportions of siding to brick, of solid exterior surfaces to large expanses of glazing, and of homes in relation to one another. Varied elevations and an asymmetrical massing and arrangement of windows and doors contribute to the rhythm of the design.

House plans in Carderock evolved in response to the topography. Bennett and his architects were sufficiently concerned about the harmony of the homes in the landscape that they utilized a limited number of house designs, each specifically modeled to fit into the natural landscape. As a result Bennett used the topography of the land to his advantage so as to allow for a minimum of re-grading thereby retaining a natural appearance. The result was a symbiotic relationship of the architecture, topography and landscape. Complementing the siting of the community are the earthy, warm tones of the siding and brick, large windows and balconies that connect the interior space to the exterior, and the prominence of the natural environment as wooded and natural areas throughout the development. The Carderock Springs community is significant for its embodiment of the “distinctive characteristics of ‘situated modernism.’ Bennett’s aesthetically satisfying and efficient formula was applied at the scale of tract subdivision development in Bethesda and Rockville, Maryland.”² [Add reference here.] Blending new construction and alterations with the original architecture is critical to maintaining the character of Carderock Springs and a requirement of the deeded declarations (covenants).

Major Defining Features

Major defining features are significant architectural, landscape and planning features/elements that contribute to the unique character of Carderock Springs and differentiate this neighborhood from others.

ORIENTATION/SITING

The majority of Carderock homes are oriented to the street. Depending on the topography of the site, houses are typically situated near the center of their lot. The major roads, driveways, and “knobs” were laid out on the land in a way that preserved significant trees. Grass shoulders and swales were built in lieu of concrete curbs and gutters to emphasize the natural, wooded setting.

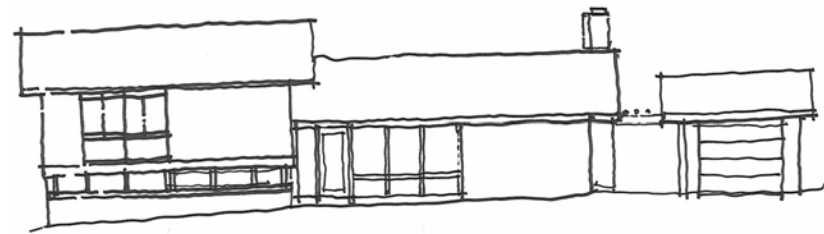
- The placement on the site of any occupied or accessory structures must achieve a natural extension of the original conditions of the site and existing house.
- Any new addition(s) of occupied or accessory structures must be placed on the site to blend into the landscape with minimal grading, cut or fill.
- Structures must be placed in relationship to adjacent homes in order to maintain privacy, views, and sun exposure.
- Natural drainage must be preserved or, if necessary, restored.
- Trees should be retained to the fullest extent possible. Hardwood trees shall not be removed without the approval of the ARC.
- Setbacks at the front of a property must be according to Montgomery County zoning ordinances.

- Houses/Improvements should face the street or the cul-de-sac right-of-way as much as possible.

RHYTHM (SCALE, PROPORTION AND MASSING)

Houses in Carderock Springs are one- or two-stories in height comprised of simple rectilinear components. The majority of houses are of the same modest scale and do not overpower neighboring properties. Lots are dominated more by the vegetation and landscape than the home. Horizontal lines, often in the form of strong rooflines and trim are emphasized at the exterior of the houses. Fenestration (the design and placement of windows and doors) is asymmetrical; the prominence of sliding glass doors and large picture windows gives the houses a transparent character.

- Horizontal and linear qualities (“clean lines”) should be maintained and/or emphasized in new construction or alterations.
- Additions and alterations must be sympathetic to the property of the adjacent property owner in regards to scale, proportion and massing.
- Fenestration of living, dining and kitchen areas should feature large window openings and be asymmetrical in composition.
- The overall massing of the house should be articulated in order to reduce the overall bulk and apparent size, and should emphasize horizontality.



SIMPLE LINES, HORIZONTAL AND LINEAR DESIGN

NEW ADDITIONS AND NEW CONSTRUCTION

The goals of the design guidelines for new construction and modifications are to visually integrate a significant addition or alteration with the existing house and the neighborhood through the consistent and complementary use of colors, massing, materials, architectural elements and other details. Major additions or alterations (such as garages, carport enclosures, room additions, and porches) must be appropriate in location and size with the existing house and maintain significant open space on the site. The original form of the house should always be recognizable.

- The design must repeat original significant architectural elements such as roof line, fenestration, materials, and trim and details.
 - The design must reflect consideration for any adverse impact of its presence or use on neighboring properties.
 - New additions and construction must be consistent with the architectural style and scale of the home to which they will be attached, following the tenets of 'situated modernism'—modest scale, low height, horizontal emphasis, complementary with the topography of the site
 - The principal massing of the house viewed from the front yard should be maintained; additions should be secondary to the principal massing.
 - Improvements should maintain the balance of siding and fenestration of the existing house.
 - The design and location of the addition must minimize the removal of significant trees or alterations to other significant landscaping.
- Changes in grade or drainage pattern must not adversely affect neighboring properties.
 - New additions and construction should be limited to two stories.
 - Minor repairs do not require ARC approval; however, all replacements are subject to the ARC review process.

EXTERIOR MATERIALS AND DESIGN ELEMENTS

SIDING

Typical exteriors are unornamented, planar surfaces of brick, wood siding or expansive openings of glass. Exterior wood siding is typically T1-11 plywood with 8-inch vertical grooves, horizontal shiplap or vertical board and batten.

- The proposed siding must be painted or stained to match or complement existing homes and must be compatible with other original or ARC approved siding in the immediate neighborhood.
- Orientation of siding should match that of the existing home.
- All original trim details and articulation should be retained.
- Cladding should not alter the original design and profile of the trim.
- An acceptable alternate siding material is cement board (example: Hardie Plank ©).
- Aluminum and vinyl siding are not appropriate.



UNPAINTED BRICK WITH CONTRASTING LARGE GLASS OPENINGS
OFF-WHITE TRIM

BRICK / MASONRY

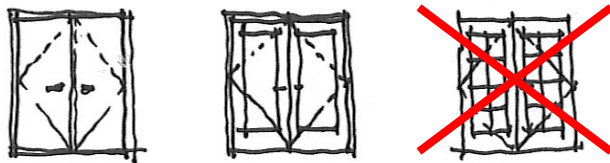
Brick walls generally enclose the sleeping and bathing areas of the house and usually have nominal 4 X 4-foot windows. The brick exteriors are used adjacent to and in contrast with the open living and dining areas of floor to ceiling glass. Brick color varies.

- New brick should match existing in color, texture, size and bonding.
- New mortar should match the existing in color, texture and size.
- If matching brick is not available, brick materials may be changed at inside corners or other natural breaks.
- Historic precedent allows for brick to be painted although painting is discouraged. When painting is utilized the color must be approved by the ARC. (See COLOR.)
- Exterior materials such as stucco or Dryvit, or adobe are not appropriate.
- The use of stone, glass brick or glass block is subject to the approval of the ARC.
- Windows installed in brick walls brick sills should have brick sills. Brick sills should also be used at grade level in brick walls.
- New chimneys should be brick to match those of the existing house whenever possible.

FRONT ENTRY EXTERIOR DOORS

Entry doors are typically flush single-leaf doors with no panels, mullions or inserts. Double-leaf doors are also present. Doors are usually wood and are painted or stained a complementary color to the wood siding and trim.

- Doors must be in keeping with the contemporary design of the houses within Carderock Springs.
- Flush (smooth face, no panels, mullions or inserts) or full glass wood-framed doors are acceptable.
- Doors must be painted (or stained) to be compatible with the siding or trim color. Compatible accent colors are acceptable.
- Double doors are appropriate only in certain models where the double doors were part of the original design.
- Original size of doors should be retained (door frames are 3';0" x 6'-8")
- Doors should not be emphasized as a decorative element. (See also TRIM.)



FLUSH DOOR FULL GLASS DOOR ORNAMENTED DOOR
FLUSH AND FULL GLASS DOORS ARE MOST APPROPRIATE

Entry Sidelight

Sidelights are often present on one or both sides of the main/entry door. Sidelight glass is typically clear, frosted or patterned.

- The entry door sidelight should be glass, either clear, frosted, or patterned. The door should be placed so that a single sidelight is to one side of the door.
- Double sidelights are appropriate on the atrium models only.

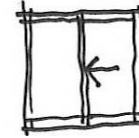


FLUSH FACE ENTRY DOOR
WITH GLASS SIDELIGHT

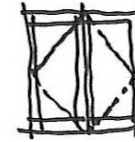
WINDOWS

The predominant window types are typically 4 x 4 feet, 6 x 4 feet, and 2 x 4 feet. Windows 4 x 5 feet are also used in some locations. Windows are of wood, vinyl or aluminum composition.

- Windows should match the original openings in size and configuration.
- Window frames should be white, off-white or other light color.
- Operable windows may be sliding, fixed, hopper, or awning; double-hung windows are not appropriate.
- Fixed windows should be wood framed to match original frame details.
- Windows or glazed doors with mullions or muntins dividing the glazing into small panes are not appropriate.
- Exterior shutters or any other exterior window covering are not appropriate.
- Boxed bay windows (with sides returning perpendicular to the face of the main exterior wall) are acceptable.
- Bowed windows and dormers, curved or round windows are not appropriate.
- Clerestory windows (high windows) on gabled ends of the house should generally follow the slope of the roof.



SLIDER



CASEMENT



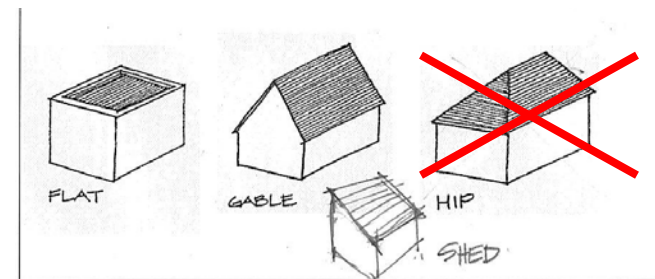
DOUBLE HUNG WITH MUNTINS

SLIDERS AND CASEMENT WINDOWS WITHOUT MUNTINS ARE ACCEPTABLE.

ROOFS

All original roofs in Carderock Springs are gable with the exception of the unique atrium houses which have flat roofs. Originally, roofs were clad in cedar shake shingles. While this material is preferred, quality composition shingles matching the exterior color scheme may be approved by the ARC.

- Roof types should be gabled or shed-type with slopes of 4:12.
- Hipped roofs are not appropriate.
- Roofs may also be flat for the atrium houses and in unique locations where approved by the ARC.
- Roofing materials should be heavily textured.

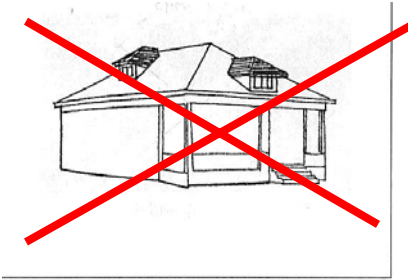


GABLE ROOFS ARE MOST APPROPRIATE

DORMERS

Original designs of Carderock Springs homes did not feature dormer windows.

- Dormers of any kind are not appropriate



SKYLIGHTS

Skylights are found on many homes within Carderock at both the front and rear elevations. Skylights typically have a low profile.

- Location and type of skylights should be visually integrated with the architecture of the house and blend with their surroundings.
- Skylights should have a low profile.

FASCIA

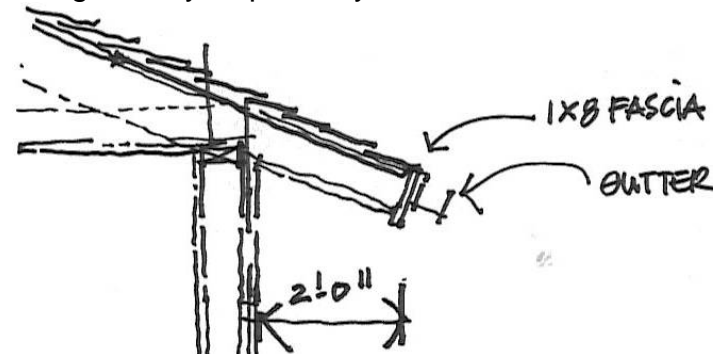
Fascias (wood trim at the edge of the roof) are typically 7½ -inches high and are angled to be perpendicular to the roof slope (4:12) on the eave sides. Fascias are constructed of wood.

- Fascias should match existing.
- Treatment of the fascia should emphasize the horizontal nature of the element in relation to the overall rhythm.
- Color should be white or off-white and to be approved by ARC.

EAVES

Large, overhanging eaves (the portion of the roof that extends past the exterior wall of the house) are one of the identifiable characteristics of Carderock Springs and are present on most house models. These overhanging eaves help to emphasize the overall horizontal quality of the homes.

- Eaves should extend past the face of the house by 2 feet.
- Eave soffits should be smooth-faced board.
- Vents are acceptable in soffits and are generally required by code.



OVERHANGING EAVE

DETAILS

COLOR

The overall tones for Carderock Springs are part of a muted, natural and earthy palette in keeping with the natural and wooded setting. Bright, bold colors are typically employed to accent limited elements.

- Colors are subject to review by the ARC.
- Bright and bold colors must be reserved for accent elements such as the front doors and panels below windows.

Note that the covenants specifically require that exterior colors be reviewed by the ARC.



TRIM

The trim throughout Carderock Springs is a functional design element applied on the exterior to emphasize the composition and patterns of glazing. In addition, the trim reinforces the horizontal lines of each individual house. Trim used in the details of exterior walls, door and window trim, gutters, fascias, and other architectural elements should be kept to a minimum using nominal 1 X 1-inch and 2 X 2-inch trim to match the original designs. (See also TRELLISES)

ORNAMENTATION

Houses within Carderock are largely without applied ornamentation. Typical exteriors are unornamented, planar surfaces with large window expanses.

- Ornamentation that is not consistent with the modern home design within Carderock Springs is not acceptable.
- Shutters are not appropriate.

WINDOW TRIM

- Trim for fixed glass should match the width of existing window trim—1-inch or 2 inches, nominal width.
- Trim should be painted white or off-white.
- Trim should be of a consistent dimension around the entire window so as to not detract from or overpower the window.
- Groups of windows and their trim should be treated as a single composition.

DOOR TRIM

- Trim should be integrated with sidelights where possible, treated as a single composition.

BANDING

- Painted horizontal nominal 12" wooden trim (band boards) capped with 1" wooden sills (water tables) typically exist at the second floor courses. Replacement and new band boards and water tables should match existing in size and width
- Colors shall be approved by the ARC.
- Water tables should be retained.



FUNCTIONAL USE OF TRIM AROUND DOORS AND WINDOWS

LIGHTING

Exterior lighting is typically mounted adjacent to the main entrance and/or garage. Exterior lights are lesser design elements, and are predominantly functional. Existing streetlights are simple globe shapes.

- Exterior light fixtures should be simple geometric shapes (spheres, globes, rectangles, cylinders without ornamentation) and of size, finish, and location compatible with, and appropriate for, the community's modern architecture, materials and colors.
- Lights should be located and selected such that they are harmonious with the other lighting on the house, enhance the architecture of the house, and should not cause glare onto neighboring properties and streets.
- Lights may be installed at the end of the driveways with ARC approval.
- Simple globe shapes on wood or metal poles are recommended.



SIMPLE GLOBE LIGHT FIXTURE

GUTTERS/DOWNSPOUTS (RAIN WATER LEADERS)

Original gutters for Carderock homes were of the box type and appeared to be part of the roof edge rather than attached ornament.

- Gutters should be plain box type with a rectangular profile.
- The ogee (double curve) type which has replaced most of the original box gutters is acceptable, but not preferred. Replacement gutters should be box type.
- Downspouts may be circular or rectangular and should be attached to the side of the house with a plain, unornamented metal strap.
- The color of gutters and downspouts must be harmonious with the design and color of the adjoining structure.
- Downspout extensions should be concealed as much as possible.
- Plastic and metal pipes directing water from the downspouts to the street swales should be buried underground where feasible.
- "Maintenance free" gutter caps are acceptable.

RAILINGS

Many homes within Carderock Springs feature second story decks and balconies. Typically, railings are original vertical wood or vertical metal pickets.

- Vertical 2 X 2 inch wood pickets constructed per the original railing designs with 3 - 4" spacing between pickets (painted or stained) are acceptable.
- Other options for railings include vertical metal rods, and horizontal railing or cables consistent with the delicate detailing of the original railing designs.
- Railing caps should be continuous and not be interrupted by balusters or newel posts.



METAL RAILING



WOOD RAILING

LANDSCAPING / OUTDOOR FEATURES

Landscaping and outdoor features play a prominent role in the overall character of the Carderock Springs neighborhood. The area is rich in mature foliage, varying rolling topography and an abundance of green space. Individual yards (front, rear and side) are seen as a unifying characteristic to the neighborhood as a whole. The lack of fences at the front of all yards creates a feeling of shared open space amongst the lots.

THE COVENANTS SPECIFICALLY RESTRICT THE REMOVAL OF SOUND HARDWOOD TREES WITHOUT THE WRITTEN APPROVAL OF THE ARC. APPROVAL IS CONTINGENT UPON FACTORS INCLUDING THE SIZE, LOCATION AND HEALTH OF THE TREE AND THE NUMBER OF OTHER TREES ON THE PROPERTY.

GARAGES/CARPORTS

Garages/carports are typically built into, located adjacent to, or beside the main part of the home. They are always subservient in form to the house.

- Garages and carports should be subservient to the main house form.
- Garages and carports must be finished in materials that match or complement those of the house.

SHEDS

- Sheds should be screened from neighboring properties by landscaping, fencing or other structures
- Siting of sheds must be compatible with the siting of the property and that of the adjacent properties.
- Sheds should be made predominantly of wood or other materials that match or complement the materials of the house and left to weather naturally or painted/stained a muted earth tone color.
- Roofs should match the slope and color of the roof of the house.
- Prefabricated sheds are strongly discouraged.

RETAINING WALLS

- Retaining walls should be kept to a minimum as it was the original designers' intention to build in a way that preserved the natural topography of the site.
- Retaining walls approved by the ARC should be of brick, timber or field stone to match the home or local Carderock stone.
- Concrete block is not an appropriate material.

SCREENS/FENCING

Specific restrictions and prohibitions regarding fences are contained in the protective covenants. The homeowner should check their covenants prior to proposing any fencing on their property. No front yard fences will be approved by the ARC that are specifically restricted in the covenants. Wherever possible, alternatives such as landscaping and plant materials should be employed for privacy and/or screening.

In addition to fences, some homes within Carderock originally featured wooden garden screens.

- Fences, where restricted by covenant, shall not be closer to the street than the front of the house.
- Fences should be located so that they balance the need for privacy with the requirement to maintain the shared open space between homes.
- Corner lots will be considered to have two front yard fences in reviewing proposed fences.
- Three fence types referred to by the covenants are:
 - Horizontal rustic
 - Unfinished split rail
 - Vertical split cedar
- Maximum height of fences should be no more than 6 feet.
- Screens (solid panels) that match the original Carderock Springs design are acceptable when located in rear and side yards. Maximum height of screens should be 6 feet or as restricted by covenant.
- Chain link fences are not appropriate.



SPLIT-RAIL FENCE

DRIVEWAYS/HARDSCAPE

Driveways are typically located at the side of the front yard. Asphalt is the most common driveway material.

- Driveways and parking pads should be kept to a minimum size.
- Asphalt is the preferred material; other materials require ARC approval.
- Concrete is not appropriate.
- Concrete pavers that allow grass to grow in the open lattice are acceptable.
- Materials must be consistent in keeping with the natural character of the neighborhood.
- Enlargement or addition of a parking pad must not adversely affect the adjacent property, surrounding natural area, or drainage, and should not overwhelm the house to which it is being attached.

PATIOS

Most patios within Carderock are located at the rear or side of the lots. Original materials are stone, brick or exposed aggregate concrete. Materials and design are such that they maintain a natural quality and do not detract from the neighborhood setting.

- Care should be given to maintaining the unpaved quality of the Carderock Springs landscape.
- Patios should appear as though natural to the environment.
- Materials must be consistent in keeping with the natural character of the neighborhood. Stone, brick, and exposed aggregate concrete are acceptable.

Decks

- Decks and deck stairs should be natural treated wood.
- Decks should not be located in the front of the house.
- See also railings

MAILBOXES

Mailboxes are typically located at the end of the driveway adjacent to the street. Most are non-decorative, wooden mailboxes on wooden or metal support posts.

- The recommended mailbox is a simple, non-decorative, functional style, finished in a muted color.
- The recommended mailbox support is a plain, unornamented post or a support constructed of four wood 2 X6's.
- The recommended mailbox is residential in character, and harmonious in design, dimensions, colors and materials with the architecture of the house, and compatible with the other mailboxes in the neighborhood.

TRELLISES/GAZEBOS

Trellises are infrequently used between the garage and the house, but they are not a common outdoor feature of the neighborhood.

- Trellises should be made of wood with simple details. They should be fabricated with the smallest members possible to minimize their visibility.
- Trellises should harmonize and integrate with the architectural style, design and visual scale of the structure.
- Trellises may be used between the garage and the house or in the rear of the house.
- Trellises may not be used in front yards.
- Gazebos are subject to the same guidelines as new additions



TRELLIS BETWEEN HOUSE AND GARAGE