



Information for New Home Purchasers in Carderock Springs

- **Carderock Vision Statement:** Edmund Bennett designed and built Carderock Springs in the 1960's. His vision for Carderock was that the natural landscape should dominate the built environment. Following in his vision, the Carderock Springs Citizens Association (CSCA) has affirmed that as we maintain, alter and expand our homes, we will 1) respect the tradition of simple buildings of modest homes, 2) be deferential to existing proportion of openings, horizontality, and projections of roof lines, windows, and walls, 3) preserve hardwood forest growth, 4) and enhance tradition of contemporary design.
- **Covenants.** Carderock Springs is a neighborhood with legally binding covenants which govern your property and the 400 other houses in the community. If you are modifying the exterior of your home, installing fences or sheds, you will need to obtain approval from the CSCA Architectural Review Committee (ARC), which has established **ARC Design Guidelines**. In addition, any removal of mature hardwood trees with a trunk diameter exceeding 12 inches requires approval from the CSCA Tree Committee. See the CSCA website for information on ARC Design Guidelines, procedures for submitting plans to the ARC, application to accompany plan submission and tree removal guidelines. <http://carderocksprings.net>
- **National Register** In 2009 the neighborhood was officially listed on the National Park Service's **National Register of Historic Places**. Carderock Springs was chosen as a prime example of situated mid-century modernism where houses complement and blend in with the natural landscape. Inclusion is an honor for the community; it does not place any constraints on actions owners may wish to take to alter their homes. Carderock's covenants requiring ARC approval remain the means for preserving the architectural integrity of the community. The ARC Design Guidelines assist homeowners and their design team in making decisions in the design process.
- The **Maryland Historical Trust (MHT)** will review any exterior modifications to residences in Carderock when the homeowners are applying for the **state rehabilitation tax credit**. If alterations are made that result in a property no longer retaining the integrity of the original design, then they do run the risk of becoming non-contributing to the historic district. This determination would be made by the Maryland Historical Trust and the National Park Service. See 2009 list of contributing properties: https://mht.maryland.gov/secure/medusa/PDF/NR_PDFs/NR-1472.pdf
- The **Maryland Heritage Structure Rehabilitation Tax Credit** program offers a **20%** income tax credit on eligible expenditures for certified historic structures. This program is intended to encourage owners of historic properties to retain and maintain the historic features and materials that make their properties significant through the incentive of a tax credit. http://mht.maryland.gov/taxcredits_homeowner.shtml