

CARDEROCK SPRINGS Community News

We are a community recognized by the **National Register of Historic Places** as a prime example of Situated Modernism, where houses complement and blend in with the natural landscape.

Annual Meeting/ Beltway Widening Update

The Carderock Springs Citizens Association held its first virtual annual meeting on May 31 by Zoom videoconference. An excellent turnout of over 80 neighbors attended the zoom meeting! Besides the election of officers and directors, Katherine Stifel, a member of the CSCA Beltway Working Group, presented a PowerPoint showing the potential impacts on our community from the proposed I-495 Beltway widening project. These impacts include the potential loss of private property on both sides of the Beltway if the project extends outside of the existing right-of-way, which the interactive map issued by SHA in April 2019 appeared to indicate, as well as increased noise and air pollution within the neighborhood.

In attendance during the presentation were County Executive Marc Elrich, County Councilmember Andrew Friedson, State Senator Susan Lee, and State Delegates Marc Korman and Sara Love. In addition, Carol Rubin, Special Project Manager for M-NCPPC, participated in the meeting.

The presentation emphasized the two demands that the CSCA has made in connection with the project – i) keeping the project within the existing right-of-way, and ii) having noise barriers constructed between the Beltway and Carderock Springs/South Carderock at no cost to the community. Following the presentation, the legislators were afforded the opportunity to make a statement and to answer questions that were delivered by members of the CSCA Beltway working group.

cont. on next page →



Community Calendar

Monday July 20, 7:30 pm

CSCA Board Meeting via Zoom

<http://carderocksprings.net/zoom>

Wednesday August 5, 7:30 pm

Architectural Review Committee (ARC) monthly meeting outside at the club, socially-distanced

Carderock Springs Swim Club CSSC: The middle and big pools opened June 24. See their website for current restrictions, reservation system, etc.

<http://carderockclub.org/>

(Beltway, cont.)

The message we received was generally one of support by the legislators to our demands, although they emphasized that the ultimate decision will be made by the Board of Public Works. This Board is comprised of Governor Hogan, Comptroller Franchot and Treasurer Kopp. Members of the community were encouraged to contact these individuals, particularly Comptroller Franchot who is perceived as the swing vote for the project, if they have concerns.

For those who were not able to attend the meeting, we have posted the PowerPoint presentation and the minutes of the meeting on the homepage of the CSCA website – <https://www.carderocksprings.net/>

On Friday, July 10, the Maryland Department of Transportation and the Federal Highway Administration posted the Draft Environmental Impact Statement (DEIS) for the entire I-495/I-270 road widening project showing traffic, environmental, engineering and financial impacts of the 6 four-lane widening alternatives and the no build alternative. See: <https://495-270-p3.com/DEIS> Also announced were 6 hearings on the DEIS, 4 virtual and 2 in person hearings. Below is the schedule for public hearings and comment on the DEIS:

4 Virtual Online Hearings 9am – 8pm, register at 495-270-p3.com/DEIS

- ☐ Tues Aug 18
- ☐ Tues Aug 25
- ☐ Thurs Aug 20
- ☐ Thurs Sept 3

2 In-Person hearings, starting 12:00 pm, register by calling 833-858-5960

- ☐ Tues Sept 1: Homewood/Hilton
9103 Basil Ct, Largo 20774
- ☐ Thurs Sept 10: Hilton
1750 Rockville Pike, Rockville 20852

Close of public comment on DEIS: 10/8/20.

The DEIS report is a very complex and technical document. **The CSCA would appreciate the assistance of any persons living in the community or known by members of the community with technical competence to assist in the evaluation of the DEIS report.**

Many thanks to the CSCA Beltway Working Group for their efforts in preparing for this CSCA meeting in May.

Jack Orrick, CSCA Board President

2020-2021 CSCA Board

Thank you and a hearty round of applause to those neighbors who were elected to the CSCA Board for 2020-2021:

President: Jack Orrick
Vice President: Tom Deyo
Secretary: Jenny Spreitzer
Treasurer: Ashish Goel
Membership Secretary: Bill Draper

Members at Large:
Petra Jacobs
Sue Eastman
Firooz Gidfar
Gary Ratner



The Carder-Eco Column

News from the Environmental Committee

See treehugger.com for more information on either mosquitoes or aluminum foil.

Avoid Mosquitoes

To best protect ourselves from pesky mosquitoes:



- Drain standing water from pans under flower pots, buckets, etc. If you see tiny squiggly creatures in them, you likely have a mosquito nursery farm right there about to mature. Dump the water out regularly.
- If you have invasive bamboo, consider that rainwater can sit in the crevices and nurture mosquitoes until they hatch. You might want to consider removing the bamboo and mosquito farm.
- Cover up with clothing, wearing long-sleeved shirts and pants during peak mosquito activity periods of dawn and dusk.
- Use insect repellents registered with the EPA. If applied to bare skin, wash when coming back inside.
- Spray clothing with EPA-registered repellent or purchase clothing which already has repellent on it. REI, Duluth Trading and others sell clothing already treated with bug repellent.
- Use standing or table fans when outside on a deck/patio.
- Check your window screens for holes and tears.
- For environmental considerations, please avoid companies which spray your yard.



How to recycle/dispose of used foil products

Repurpose, Reuse

- Sharpen scissors: fold foil into several layers and cut through it several times with a pair of dull scissors to sharpen the blades. Wow.
- Clean the grill: ball up aluminum foil and use it like a wire brush to scrub gunk off the grill

Recycle if clean

- Aluminum foil wrap which is rinsed clean: OK to crumple it into a big ball shape when recycle.
- Pie plates and roasting pans which are clean
- Other clean aluminum food trays

Trash if dirty

Aluminum foil wrap which is dirty with grease or hard-to-remove-cooked food such as cheese will be burned with regular trash in MoCo and the metal will be recouped from the ashes.

Diane Karlik

Real Renovation Experiences in Carderock

Working with the Architectural Review Committee (ARC)

Introducing a new feature in the CSCA Newsletter—your neighbors’ experiences working with the ARC on their Carderock Springs home renovations. Carderock is a recognized mid-century modern community listed on the National Register of Historic Places (NRHP) as a prime example of situated modernism where the houses complement and blend in with the natural landscape.

Carderock homes have covenants that require residents to have their exterior modifications reviewed and approved by the ARC in order to uphold our architectural profile and our design heritage. This ensures that exterior modifications keep the renovated home as a ‘contributing property’ on the NRHP. Per the Maryland Historic Trust, ‘contributing properties’ are also eligible for a 20% state tax rebate for maintenance expenses.

Our first residents to share their reflections on working with the ARC are Eric and Elise Caplan. The Caplans have been remodeling their Valleyview model home, built in 1965. In their words, “the ARC process was very helpful.” That process started with an awareness of the special nature of Carderock Springs and an intention to support that vision.

Homeowner’s Vision

The Caplans have lived here for 15 years making modest home improvements until committing to extend their home into the back yard. They aspired to build a livable “work of art”, while maintaining the neighborhood’s tradition of simple mid-century modern aesthetics. Their aspiration was to create a tranquil ambience that both integrates with and distinguishes itself from the original structure and one that merges seamlessly with the natural world of their surrounding landscape. They wanted their

addition to be both “a part of and yet apart from their existing space.”

Design Guidelines

Living and walking in the local streets for 15 years allowed the Caplans to develop an eye for the successful additions and modifications in the neighborhood. They diligently researched other stylistic influences that would complement and enhance Carderock Springs’ brand of mid-century modern design. To facilitate these goals, they selected an architect whom they had no doubt would work well with the ARC and respect the intentions of the *Community Covenants* and *Design Guidelines*. The *Design Guidelines* offer a roadmap of typical design decisions that occur in home renovation, such as roof pitch, window & door selection, fence style, balcony design, etc. The uniformity of these features helps to create and affirm the consistency of style that is integral to the Carderock Springs image as a suburban village. But there is room for creativity while respecting these guidelines. As Eric stated, “Our design is fairly distinctive and reflects the extraordinary collaboration between us and our architect. We went through a number of iterations until all of us were confident that the final design reflected our aspirations and aesthetic vision.”

Neighborly Communication

Once the design had taken shape, the Caplans informed their immediate neighbors about their plans and had them sign the Application for Property Modification form, affirming that they were aware of the work and that they were invited to the next ARC meeting (first Wednesday of the month) to discuss the renovation. At that meeting, site and building plans were shared with the ARC along with elevations, and details – all of which the ARC subsequently approved. In addition, concept sketches at a previous meeting received initial feedback from the Committee to assure that the schematic design was on track. The Caplans kept

schematic design was on track. The Caplans kept their neighbors informed to ensure everything went smoothly and to manage any surprises. They appreciated the ARC's role in facilitating communication among them, their immediate neighbors and the broader Carderock Springs community by holding open monthly meetings.

Site Design

Trees: Construction of this addition required the removal of several overgrown trees in their untamed backyard. All tree removal was done in coordination with the CSCA Tree Committee.

Drainage: Being in a virtual valley, storm water management was a big concern for the Caplans and their neighbors. To address this issue, they decided to add a new 5000 cubic foot drywell to reduce storm water runoff from their addition and original structure.



Drywell for drainage

Architectural Vision Becomes Reality

The Caplans solicited multiple bidders for the construction and performed extensive due diligence including meeting with prior clients and checking out their finished work before signing a contract. Once underway, they had a small number of “while you’re at it” moments where they chose to modernize their front balcony, add a low serpentine stone retaining wall, and improvements to their kitchen and living room.

Today’s construction materials and technologies allowed the addition to be exceptionally energy efficient thanks to foam insulation, double-paned windows, heat reflecting roof materials, and Energy Star HVAC systems with programmable

thermostats. County inspectors have not been entering buildings since the Covid-19 outbreak, but the contractor managed to get approvals for their work by submitting photo and video evidence of compliance.



During construction

With the project nearing completion, the Caplans are already appreciating the natural light flowing through their large windows and enjoying their back yard on the new sustainably harvested wood deck. They cannot wait to share this new sanctuary with friends and family, and long for the world in which social engagement becomes the norm rather than the exception. On a practical level, they now have enough space “to host a dinner party for 20 people” once we resume life in a post-Covid-19 world. However long it may be before we can safely do that, the Caplans could not be more delighted with the process of designing, building, and transforming their home and landscape while maintaining and enriching the aesthetic values that make our neighborhood such an architectural gem.



Almost completed

Planning a renovation?

ARC Approval and Architectural Salvage

If you're planning a renovation to your Carderock Springs home, there are two important things to know before you begin work: Architectural Review Committee (ARC) approval for exterior modifications and architectural salvage for interior renovations.

EXTERIOR: MODIFICATIONS CONSIDERED BY ARC



As required by the covenants recorded against each lot in Carderock Springs, any outside modification or additions to the structures on a lot must be reviewed and approved in advance by the Architectural Review Committee. This may include, but is not limited to the following: fencing, sheds, exterior color schemes, and live, sound hardwood tree removal.

The ARC is an appointed committee comprised of residents who are trained as architects/designers. The ARC meets on a monthly basis, generally the first Wednesday of each month, starting at 7:30 pm at the Club, to review applications and plans for exterior modifications to Carderock homes. Meetings are open to all residents, whether you are renovating, planning to renovate or interested in listening.

Due to the coronavirus, the ARC plans to meet in person – socially distanced – outside at the Club August 5. If you are PLANNING A RENOVATION, PLEASE CONTACT THE ARC by email cscARC@gmail.com for further instructions regarding your plans for review and approval. Applications can also be dropped off at 8009 Hamilton Spring Rd.

Please submit an application and your plans for review to the ARC beforehand. Initially these can be early conceptual plans and then later on they can be construction drawings with specific elevations. The ARC can often assist homeowners with suggestions on design issues that have arisen with other homes in the past and possible workarounds. As the project becomes more defined, homeowners should return for another meeting to review construction drawings with specific elevations. Additionally the ARC may make recommendations and want to see amended drawings and details.

Specifics on the ARC submission process and the application form are on the CSCA website which also has a 20 page document of architectural guidelines that reflect the architectural standards the ARC looks for in exterior modifications, outdoor landscaping features and sheds. To contact the ARC, email cscARC@gmail.com.

INTERIOR: ARCHITECTURAL SALVAGE

If you are undertaking an **interior** renovation, consider offering **gently removed original elements** from your home **to the neighborhood** using the Carderock Springs CS-Chat@groups.io email group. Many neighbors wish to maintain the original interiors of their Carderock homes and would very much appreciate your doors, light fixtures, tile, countertops, cabinets, sinks, vanities, etc.


Classified

General Dentist Accepting New Patients!


Raised and currently residing in Carderock Springs! Attended Gonzaga College High School and University of Maryland. Also received DDS degree from the University of Maryland School of Dentistry. Fluent in Spanish and wants to serve the community where he was raised. Matias Cima, DDS. 202.686.9100, drcima@cobbdentistry.net, 4400 Jennifer St NW #340, DC 20015.



Cabin John Dog Walking

 walks to keep your pets happy and healthy. Many happy Cabin John and Carderock pet owners and their pets will happily give their recommendations. Call Carolyn 240-204-2953.

Private Soccer Lessons!

 For kids ages 6-13 by Whitman senior and Carderock resident Christian Hill. He comes to your home with all equipment needed. Experienced as a junior soccer camp counselor, knows the ins and outs of the game; will improve technical skill on the ball as well as soccer IQ for your son or daughter. \$20 for ½ hour, \$35 for 1 hour. Social distancing will be observed. Text 202-802-4319.

Carderock Men's Tennis Team Seeks More Players

Do you know that there is a Carderock men's tennis team?



There is, and we are looking to add a little depth to our roster. We play in nominally a 4.0 league, so players range from a solid 3.5 and up. In general, the 4.5 and up players tend to play in the singles matches.

If you're in the range, think about joining the team. We have a non-mandatory practice on Sunday mornings, which is a good workout and a lot of fun. For the season, we play on Tuesday evenings and figure you'd play in about half of the matches (1 singles and 2 doubles).

Please reach out to me if you're interested. Thanks!

Darrell Tanno
darrell82666@yahoo.com

The Pandemic



It is now 4 months since we started self-quarantining due to Covid-19. Social Distancing is part of our daily vocabulary and now we are wearing masks in public, even at the CSSC pool – which finally opened and thankfully has reasonable restrictions.

What a journey this has been and continues to be with an unimaginable volume of people nationwide and worldwide with health issues plus economic turmoil, structural social issues and abundant uncertainty as hotspots re-emerge. Many of us continue to be filled with both gratitude and guilt.

Numerous wonderful quotes on signs line the streets of Carderock, offering inspiring thoughts as we walk and bike to reduce mental stress.



Kindness is everything.
We can do this.

Margie Orrick, Editor

WANT TO ADVERTISE?

Classified ads may be placed for \$10 for 1 newsletter issue or for all CSCA newsletters published each year for \$50 per year. Please submit payment to CSCA, PO Box 237, Cabin John, MD 20818-0237.

***** ➔ In Search Of Expertise on Reviewing DEIS ⬅ *****



Draft Environmental Impact Statement (DEIS)

The CSCA would appreciate the assistance of any persons living in the community or known by members of the community with technical competence to assist in the evaluation of the DEIS report issued July 10, 2020 about the beltway.

The document (<https://495-270-p3.com/DEIS>) has a comment period which will run through October 8, 2020. Please email cscapres@gmail.com to contact CSCA Board President Jack Orrick.



CARDEROCK SPRINGS
National Register of Historic Places

The Carderock Springs Citizens' Association publishes the *Community News* at least six times each year. Residents of Carderock Springs and surrounding areas may join the Citizens' Association for an annual due of \$50 for a membership year ending December 31, 2020.

Dues and family information for the Carderock Springs directory may be mailed to the Carderock Springs Citizens' Association at Box 237, Cabin John, MD 20818-0237. Our Association represents the Carderock Springs community and implements its land covenants.

Carderock Springs Citizens' Association Board Members

Jack Orrick, *President*

Tom Deyo, *Vice-President*

Jenny Spreitzer, *Secretary*

Ashish Goel, *Treasurer*

Bill Draper, *Membership Secretary*

Petra Jacobs, *Member-at-Large*

Sue Eastman, *Member-at-Large*

Gary Ratner, *Member-at-Large*

Firooz Gidfar, *Member-at-Large*

Architectural Review Committee (ARC)

Douglas Soe-Lin, *ARC*

Katherine Stifel, *ARC*

Scott Wilets, *ARC*

Sue Eastman, *ARC Liaison*

Margie Orrick, *Newsletter Editor*

Larry Ondrejko, *Club Liaison*