

March 29, 2007

Patrick Matthews Bogart
8209 Stone Trail Drive
Bethesda, MD 20817

Benjamin Kurtz
8209 Stone Trail Drive
Bethesda, MD 20817

Re: Patrick Matthews Bogart and Benjamin Kurtz vs. Carderock Springs Citizens Association,
Inc. - Civil Case No. 273518-V

Dear Mr. Bogart and Mr. Kurtz:

The Architectural Review Committee has reviewed the sketches you gave to Malcolm Stevenson on March 7, 2007 together with the plans on which you obtained a building permit on November 2, 2006. We appreciate your cooperation in addressing the main features with which we had problems - the ornamental gables on the front of the addition and the entry portico. We also assume that you have set back the addition as discussed in our meeting with your architect on February 1, 2007 so that it is flush with the existing house, although this was not clear from the sketches. As you know from that meeting, the ARC's preference was to see the addition set back from the existing building so as to diminish its mass effect, but we recognize that this compromise allows you to keep your interior space as originally designed. Naturally, we are only concerned with the exterior appearance of the structure.

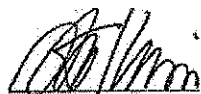
Since it is likely that your architect will be reviewing this letter, we have gone into some detail to describe the features that we feel will make your addition and the overall home with the addition compatible with the style of houses in Carderock Springs. As with the May 21, 2006 letter, this detail may seem extensive and minute, but the purpose is to tell you and your architect what we are thinking so as to make your project easier to bring into conformity with the basic design features of Carderock homes.

To a large extent we have drafted these comments in a way that will be familiar to your architect. As you can see, the major issues are the extensive use of stone, the change of materials under the gable(s), and the use of muntins on the entrance door and windows throughout. There are also several other issues regarding materials identified in our review. Some of these matters may become clearer when you have complete plans.

While the plans as modified by the sketches must be rejected as not in conformity with the covenants for the reasons set out in the attached comments, the ARC has tried to give you detailed guidance in the hope that this will assist you and your architect to bring the project into conformity with the basic design features of Carderock homes. Should your architect have questions concerning these matters we are, of course, prepared to discuss those questions with him.

The specific comments are attached.

Yours truly,



Steve Kunin
Carderock Springs Citizens Association, Inc.
Architectural Review Committee

General

1. Scope of the review: Permitted set (Revision 4) dated September 20, 2006 and recent sketches transmitted to Malcolm Stevenson on approximately March 7, 2007. The ARC has made certain assumptions on the intent of the applicant since the sketch elevations that were provided to Malcolm Stevenson by the Bogart/Kurtz architect are incomplete and the full extent of the revisions is not clear.
2. No materials have been identified on the revised sketches. The ARC can not confirm if the intent is to use stone or brick on the exterior walls of the house. If the intent of the applicant is to use stone as a replacement for the existing brick, that is not acceptable.
3. The ARC can not determine materials or details for the railings that are proposed in the recent sketches. The applicant shall provide material and detail information. As discussed in the meeting of February 1 metal or wood railings matching original Carderock homes are acceptable as well as cable railing systems.
4. No detailed information on trim around windows, information on doors, fascia, garage doors, masonry caps or watertables has been provided in any of the submittals. The applicant shall provide the required information. As discussed in the meeting of February 1 one-inch nominal or two-inch nominal square trim around doors and windows with one by eight inch fascia at the roof is acceptable. Flush panel or full-glass doors are acceptable.
5. No colors have been proposed. The applicant shall provide the required information.
6. Information on the proposed retaining wall and re-grading has not been submitted. The applicant shall provide the information on the revised grades and materials for the retaining walls and paving. As discussed in the meeting of February 1 brick or stone paving and walls are acceptable.
7. The proposed design indicated in both submittals is neo-eclectic with colonial/colonial revival influences: e.g, windows and doors with muntins, masonry base with watertable, symmetrical entrance sidelights (paneled entry door with matching sidelights), change of materials under gables. (See additional comments on house styles below.)
8. Carderock houses are mid-century modern. One defining feature is the lack of ornamentation. Another defining feature is the use of large expanses of glass adjoining full-height walls of brick which are arranged as groups of solid and open elements. The large expanses of glass provide a connection to the outdoors and allow the natural environment to be part of the interior living experience. Carderock houses are, in essence, the antithesis of colonial design which emphasizes enclosure and ornamentation.

Front Elevation

1. The front elevation has been revised in the recent sketches. The revised roof over the entry door shall overhang the framing on the side and front by 18-inches to 2-feet as discussed with the applicant and his architect on February 1.
2. The ARC strongly recommends that the front entry door be revised to full glass or flush and offset with a single sidelight. The current ½ glass, paneled entry door is not acceptable.
3. Delete muntins on all doors and windows.
4. Delete entry column masonry bases and use 6 x 6 posts to support entry roof. The entry side elevation needs to be provided for the ARC review.
5. The proposed change from existing brick veneer to stone is not acceptable.
6. It appears from the revised sketches that stone pilasters or columns are being proposed. If they are, stone pilasters supporting the deck are not acceptable. They need to be free standing brick columns. The line of the existing house shall be continuous as previously

- discussed on February 1. Provide a plan view so the ARC can determine the distance between the deck supports and the line of the house.
7. Column and wall caps shall be brick.
 8. Delete decorative watertables at columns.
 9. Stone fireplace chimney is not acceptable. Use brick.
 10. Colonial light fixtures not acceptable. Use simple forms such as globes, squares or rectangles.
 11. Use wood siding rather than the proposed stone or brick under the group of existing living room windows.
 12. Identify material of wall and sill (brick?) at existing bedroom. A change of materials from brick siding to stone base is not acceptable.
 13. Identify proposed second floor siding at the addition.

Rear elevation

1. The siding under gables shall be same as the material on the wall below and continuous, without interruption by fascia or other roof, the full height of the wall. No wall materials have been identified. Brick, wood siding, or Hardie plank siding is acceptable.
2. Stone base and watertables are not acceptable. Typically spandrels below windows are wood in Carderock houses. In this case a brick base and watertable is acceptable if kept completely below the line of window sills. Alternatively the brick veneer may continue the full height of the wall.
3. Delete window and door muntins.
4. Stone deck supports not acceptable. Use 6 x 6 or 8 x 8 wood or brick. Provide plan view of deck so the ARC can verify the distance between the columns and the exterior wall.
5. Deck railing details are not explained. "T" element is not acceptable.
6. The band board is not detailed or identified.
7. Trim and materials not identified.
8. Facade is symmetrical without large expanses of glass that would create visual interest and contrast of solid and void. Group windows or otherwise articulate facade.

Side Elevations

1. No side elevations of the house are shown in the revised sketches. Only the side elevations from the permitted set were reviewed.
2. The right side elevation shows brick on the existing portion of the house. Maintaining the original brick is acceptable, however the proposed use of EIFS is not acceptable on the addition. Use wood siding or Hardie plank siding matching other Carderock homes.
3. The proposed stone base veneer is not acceptable nor is the use of stone as a substitute for the existing brick as proposed in the recent sketches.
4. Use a 1 x 8-inch fascia at the edge of the roof.
5. The EIFS and stone veneer on the left side elevation are also not acceptable. Use wood or Hardie plank siding matching other Carderock homes siding details similar to the right side elevation.
6. On both side elevations the windows shall not have muntins. Window trim shall be one-inch nominal or two-inch nominal square.

In summary the revised roof over the front entry door and the deletion of the gables on the front elevation provide a considerable improvement from the previous design. However, the extensive use of stone, with pilasters and/or columns is inappropriate. Most importantly, these elements need to be clad in brick.

8209 Stone Trail Drive
Review Comments
March 29, 2007

Additional Comments on House Styles from "About Architecture"
<http://architecture.about.com/od/periodsstyles/ig/House-Styles/index.htm>

Colonial Revival houses have many of these features:

- Symmetrical façade
- Rectangular
- 2 to 3 stories
- Brick or wood siding
- Simple, classical detailing
- Gable roof
- Pillars and columns
- Multi-pane, double-hung windows with shutters
- Dormers
- Temple-like entrance: porticos topped by pediment
- Paneled doors with sidelights and topped with rectangular transoms or fanlights
- Center entry-hall floor plan
- Living areas on the first floor and bedrooms on the upper floors
- Fireplaces

Features of Neoelectic Homes:

- Constructed in the 1960s or later
- Historic styles imitated using modern materials like vinyl or imitation stone
- Details from several historic styles combined
- Details from several cultures combined
- Brick, stone, vinyl, and composite materials combined

About Neoelectic Houses

During the late 1960s, a rebellion against modernism and a longing for more traditional styles influenced the design of modest tract housing in North America. Builders began to borrow freely from a variety of historic traditions, offering Neoelectic (or, Neo-eclectic) houses that were "customized" using a mixture of features selected from construction catalogs.