

Carderock Springs Teardown Survey

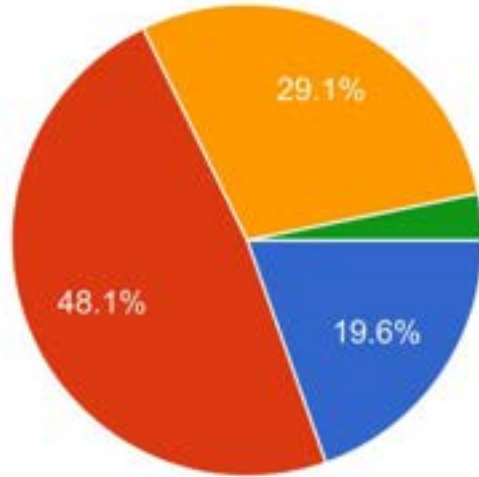
January 2025

187 Respondents

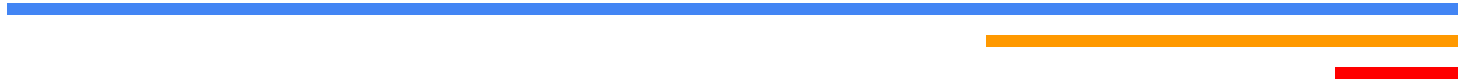


Which best states your opinion on tear downs?

189 responses

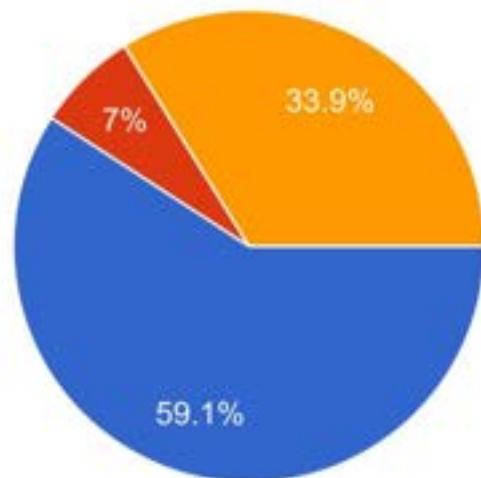


- I do not support tear downs in any context
- Teardowns should be allowed if the property is in poor condition and cannot be saved, making it financially sensible to rebuild a similar model.
- Teardowns should be allowed if homeowners wish to construct a mid-century modern home that fits the neighborhood and is approved by the board.
- Teardowns should be allowed, permitting homeowners to build whatever they like.

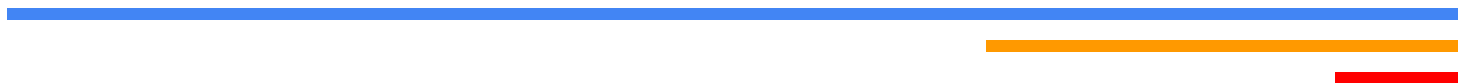


Are you open to exploring designating our neighborhood as a county historic district? Historic Designation Brochure

186 responses

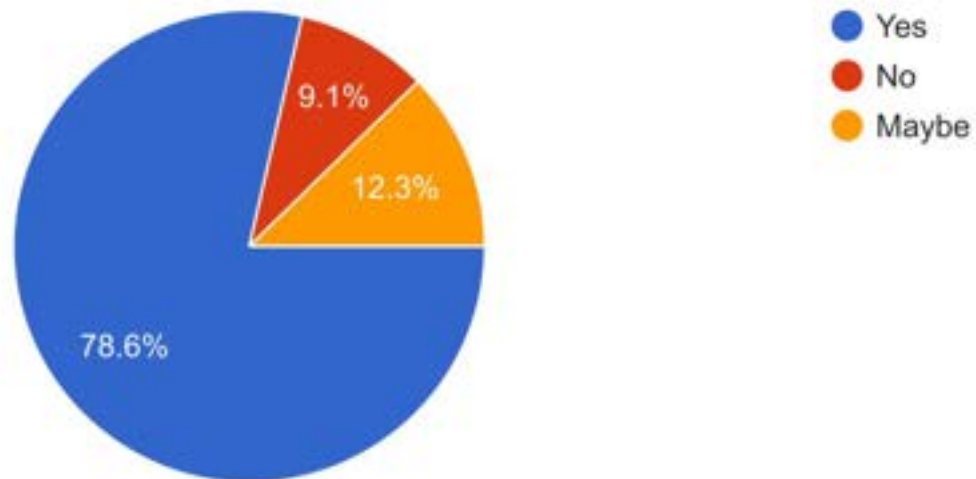


- Yes
- No
- I would like to know more about this to make an informed decision



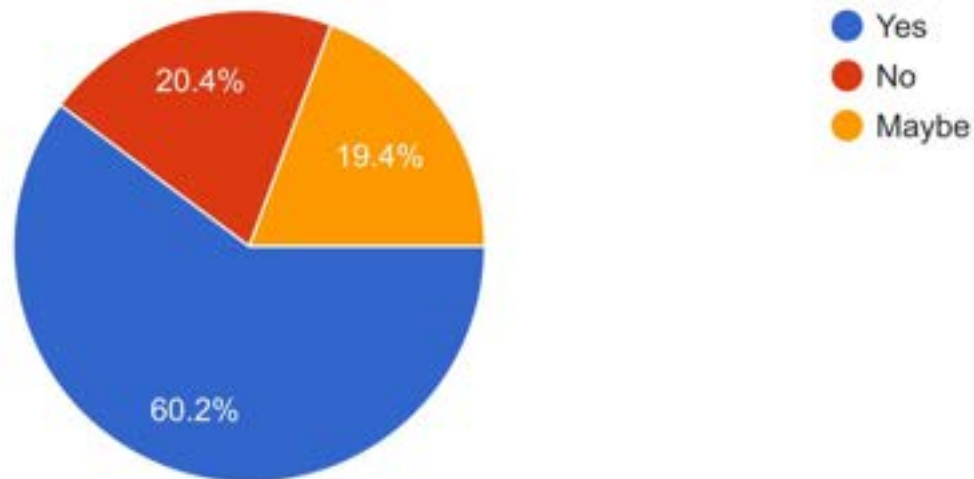
Are you open to exploring strengthening the covenants to protect against unnecessary teardowns and mansionization?

187 responses



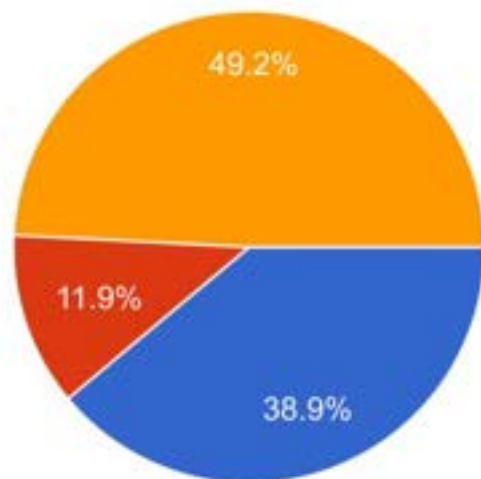
Are you open to exploring adding a clause to the bylaws suggesting no unnecessary teardowns unless the property is deemed unsalvageable and financially impractical to maintain?

186 responses

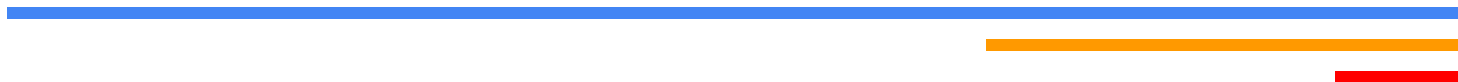


Are you open to exploring expanding the fund the CSCA maintains for possible litigation?

185 responses

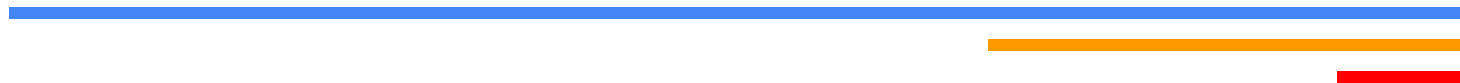
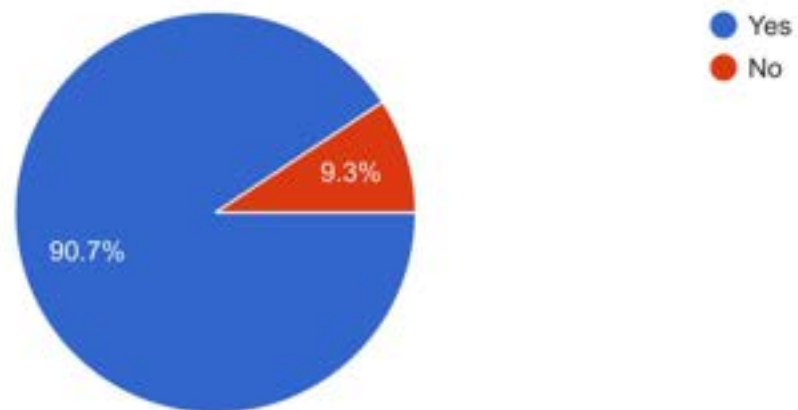


- Yes
- No
- I would like to know more about this to make an informed decision



Do you live in a Bennett home? (Unsure? See if your address is listed here)

183 responses



Summary of answers to question “Do you have general comments on this topic you would like to share with the CSCA board?”

Preserving Mid-Century Modern (MCM) Style – Many residents value the neighborhood’s historic designation and wish to maintain its MCM aesthetic. There are concerns that outside architects unfamiliar with the style may alter its character.

Balanced Approach to Renovations – Some argue for a balance between preservation and homeowner rights, allowing renovations and expansions within reasonable MCM guidelines while avoiding excessive restrictions.

Tear-Downs as a Last Resort – The majority support allowing tear-downs only for homes that are truly unsalvageable, with rebuilt homes required to match the MCM style and neighborhood scale.

Opposition to “Mansionization” – Strong concerns exist over oversized replacements or modern homes that do not align with the original architectural intent, as this could negatively impact property values and neighborhood cohesion.

Legal and Enforcement Challenges – Some question whether existing covenants can legally prevent tear-downs and suggest seeking county historic designation for stronger enforcement.

Architectural Review Process – The effectiveness and fairness of the Architectural Review Board (ARB) are debated, with concerns over conflicts of interest and inconsistent enforcement of guidelines.

Property Rights vs. Community Interests – Some residents argue that property rights belong to homeowners and that excessive restrictions could discourage buyers, while others believe in a collective responsibility to preserve the neighborhood's unique character.

Concerns Over Developers and Flippers – Many fear that if tear-downs are permitted, real estate developers may exploit loopholes to build cheaply constructed homes that do not align with the community's character.

Potential Financial Burdens of Historic Designation – Some residents worry that additional historic protections could limit modest upgrades and impose financial constraints on homeowners.

Need for Clearer Guidelines and Transparency – Calls for better-defined rules regarding acceptable renovations, expansion limits, and architectural standards to ensure consistency and avoid unnecessary legal disputes.

Select Comments

We are already a designated mid modern historical community, aren't we?

We did choose to live in this community and agreed to abide by the covenants when we purchased our homes, yet violations seem to be on every street.

Should be some clauses about how much bigger than the original house a rebuild or addition could be in footprint and height.

I am concerned that the rebuild would not be architecturally consistent with the style of our houses. Many of outside architects are not knowledgeable about mid modern style.

The rules to maintain the style of the neighborhood architecture should be reinforced more.

Too many restrictions can discourage people from wanting to move into our neighborhood. We want our neighborhood to retain its vitality and attraction to newcomers. Times change. People need flexibility to upgrade their homes over time.

Anyone who wants to improve their home should be able to

Historic designation can put a significant financial burden on homeowners and limit modest upgrades... This should not be pursued unless everyone realizes the impact.

