

The Echo

The Town of GLEN ECHO, MARYLAND

Chartered, 1904



April, 1988, 9

COUNCIL DEBATES RESPONSE TO MASTER PLAN

By Shirley Strong

Councilmembers came to no consensus at the March meeting about what developments they would like to see in the east end of town, the area bordered by Tulane and Oberlin aves. In the draft of a letter to the county planning board, presented at the meeting, Councilwoman Nancy Long wrote that the possibility of non-resident professional office use in that area should be removed from the proposed B-CC Master Plan. However, Councilman Shultz pointed out that there is no unanimity among the three property owners there on the issue, Frank Corder being the only one who has expressed opposition to the proposal. (See letter by Sally Law, another owner, page 8).

The suggestion in the Master Plan that a tennis court or other recreational activity be located on the two lots owned by the town in that locale also did not meet council approval. Members remembered voting against use of these lots as a parking area for the restaurant, but were not clear about whether they had made any additional recommendations for its use.

Mayor Fred Kuster suggested that the town might want to sell the lots (totaling over 14,000 square feet) for construction of residences and thought they might bring \$300,000. The money earned might be used to cut taxes, he suggested, or possibly to purchase the O. Roy Chalk right-of-way.

Councilman Bill Shultz wondered if such money might be used for support of Glen Echo Park, but there was agreement that this would have to be done with extreme caution and should not be considered at this time.

Councilmembers expressed no opposition to the statement in the letter drafted by Councilwoman Long that the town agreed the property should remain in the R-60 single-family zone

CHALK INTERESTED IN RIGHT-OF-WAY OFFERS

A developer has offered O. Roy Chalk \$1 million for a section of the old trolley right-of-way adjoining Brookmont, according to Mayor Fred Kuster. The Chalk property is very wide at that location, and could accommodate three to five buildable lots, the mayor said.

The Park Service is interested in the section between Brookmont and the Parkway access road, and in front of Glen Echo Park, but has made no offer, according to the mayor.

The mayor has approached Chalk representatives about the possibility of the town purchasing the section between the Parkway and Glen Echo Park, and from Oxford Road to the end of Radcliffe Lane. He was told to make an offer, and will be discussing this with the town council, he said.

—Carlotta Anderson

—continued on page 2

THE ECHO

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TOWN OF GLEN ECHO

MARYLAND

20812

Town Office 320-4041

6106 Harvard Avenue or Box 498, Glen Echo, MD.

20812

Office Hours: Call to arrange an appointment.

MAYOR

Fred Kuster 229-2070

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Nancy Long 334-2865 or 229-1369
Harry Odell 229-4494
Bill Shultz 229-1269
Renny Springuel 320-2699

CLERK-TREASURER

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Letters to the editor are welcomed. Letters are printed exactly as received except that the editor reserves the right to shorten them. Articles for publication are also solicited. Volunteer reporters are always needed. Call the editor at 229-3748.

TOWN MIGHT SELL LOTS from page 1)

category because "downzoning" to R-90—which would require 9,000 square feet for a building lot—was "unrealistic." There also was apparent agreement that the town opposed all plans for construction—townhouse or otherwise—on the steeply sloping areas above MacArthur Blvd., especially for the sites directly across from Glen Echo Park.

Councilwoman Long's draft suggested that any plan to widen Goldsboro Road to four lanes be removed from serious consideration.

The letter also opposed the reduction of lot size required to operate an accessory apartment, and suggested a limit on the number of accessory apartments permitted for each neighborhood.

Councilman Harry Odell questioned the letter's support for the designation of MacArthur Blvd. as a State of Maryland Scenic Route, since he didn't understand what the term "scenic route" meant. Hopefully, it meant some protection for the roadway, Councilwoman Long replied, but she said she would inquire as to its meaning. Councilmembers said they would not favor creating turnouts or tree cutting for viewing points.

The letter was to be sent to Norman Christeller, chairman of the planning board, as soon as Councilwoman Long received the comments of all council members. Councilman Shultz requested that a formal vote on the comments be taken at the next meeting.

—Dave Robinson contributed to this report.

The Mayor and Town Council

GLEN ECHO, MARYLAND

NOTICE OF MUNICIPAL ELECTIONS

1. A Municipal Election, prescribed by the Town Charter, will be held at the Glen Echo Town Hall on Monday, May 1, 1989 to elect two Councilmembers for four year terms, and a Mayor for a four year term. The polls will be open to registered voters from 5 PM to 9 PM, and will be under the supervision of the Board of Supervisors of Elections.
2. Voter Qualifications are as follows:
 - a. American Citizenship
 - b. 21 years of age or older
 - c. Residence in Glen Echo
3. Registration for qualified residents who have not previously registered can be arranged through Mr. Paul Alban, Chairman of the Board of Supervisors of Elections. Mr. Alban lives at 6104 Bryn Mawr Avenue, and his telephone number is 229-3892.
4. Candidates for the two council seats now held by Mr. Harry Odell and Mr. René Springuel, or for the Office of Mayor now held by Mr. Frederick Kuster, must file a written declaration of candidacy with Chairman Alban of the Board of Supervisors of Elections no later than April 21, 1989.

All registered Glen Echo voters who meet the following qualifications may file as candidates for Councilmember or for Mayor:

- a. Councilmembers must be 25 years of age. The Mayor must be 30 years of age.
 - b. Candidates must have resided in the Town of Glen Echo for at least two years before May 1, 1989.
5. Questions regarding the elections should be addressed to Chairman Alban.

Frederick J. Kuster
Mayor

LETTER TO THE EDITOR

I refer to a brief news report in the February, 1989 issue of *The Echo*, p. 5, entitled "Checking Upkeep of Buildings Will Be Left to County." This report refers to the Glen Echo Town Council decision to leave to the County the enforcement of this responsibility, stating that: "Had the Council voted to retain jurisdiction for enforcing the revised code, which took effect Jan. 1, the town would have been responsible for inspecting buildings."

The statement in *The Echo* goes on to say: "Town Attorney Tom Craven discouraged the idea of having neighbors inspecting and citing each other on subjective judgments such as aesthetics and proper maintenance." Regardless of the merits, one way or another, of the Town having an ordinance on this subject, this last quote above is a weak excuse, not an acceptable explanation, for a decision on this matter by the Town's official deliberative body.

I think that most residents of Glen Echo consider that nearly all of the buildings and properties of Glen Echo are attractive and properly maintained, some more so than others, and that their owners are sensitive to aesthetics and proper maintenance of their properties as members of the community. It is obvious, however, that there are two or three isolated instances where this is not the case, instances in which the property and residence of the property owner are shameless eyesores and have continued in this condition for a number of years.

Since we are speaking here of only two or three disgraceful examples of such neglect, there is no basis for the bizarre generalization, made by the Town Attorney, that if, in the interest of Town pride, the Town Government would make a serious effort to correct these isolated eyesores it would mean "neighbors inspecting and citing each other on subjective judgments such as aesthetics and proper maintenance." There is no need to "inspect" these two or three eyesores, they can be readily observed from a distance.

The Town government's attorney is saying, in effect, that if the County government's revised code covers and elaborates on Town laws and ordinances, why should the Town government pay any attention to the enforcement of such laws, especially when enforcement might lead to a hassle with a contentious offender?

It is unfortunate indeed that a majority of the members of the small governing body of the Town of Glen Echo is insensitive to "aesthetics and proper maintenance" in relation to the unsightly appearance of two or three private properties that are blights on the town. The Town government should not make the mistake of dismissing the patience and good will of most of the townspeople as passivity or blindness.

This is not a letter of complaint, it is a statement of fact.

J. Manuel Espinosa

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TOWN CAN TOW CARS

Two citations have been sent to a house on Vassar Circle about an unlicensed vehicle parked in the driveway for over 18 months, but the town has received no response from the owners.

Each citation carries a fine of \$25. Town attorney Tom Craven told the council at its March meeting that the town has the right to tow the vehicle, as outlined in the town ordinances.

Residents of a house on Wellesley Circle will also be contacted in regard to a vehicle which is considered "abandoned."

—Dave Robinson

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TOWN COUNCIL HIGHLIGHTS

March 13

Where does the town begin and where does it end? Maddox Engineers are reviewing the **town boundaries** to see if they conform to a boundary map sent by the state, along with a letter asking if the town had "annexed" any property...

Mayor Kuster has determined that **no development plans** have been filed for the slopes above MacArthur Blvd. between Goldsboro and Walhonding roads. He is checking to see if any preliminary plans have been approved by the Maryland-National Capital Park & Planning Commission within the last eight years.

A proposal from the town for **Open Space funds** has been submitted to the MNCPPC...

Several copies of the ordinance requiring a **town building permit** will be provided the county so they can be given out when an application is made for a county building permit for construction within the town of Glen Echo...

Victor Gilinsky of 48 Wellesley Circle has applied for a **special exception for an accessory apartment**...

Mayor Kuster expects to be out of the country at the time of the April council meeting...

The new **site manager at Glen Echo Park** is Jo Ann Hanley...

—**Shirley Strong and Dave Robinson**

RADON UPDATE

Another Glen Echo resident, Leah Hertz of 6005 Cornell Ave., has reported the result of a radon test done at her home.

The measurement was 1.1 pCi/l (picocuries per liter). This is substantially below the upper limit of 4 pCi/l adopted by the Environmental Protection Agency as an acceptable indoor level.

Mrs. Hertz used a charcoal canister, left in her basement with the windows sealed for three weeks.

The results of three other tests in Glen Echo reported to *The Echo* all gave readings well within the acceptable limit.

NEXT TOWN COUNCIL MEETING

Monday, April 10—8:00 p.m.

Glen Echo Town Hall

Contact the mayor if you wish to add an item to the agenda

HISTORIC STATUS PROBED

The Town Council is perplexed about the sentiments of town residents regarding acquiring historic district status for Glen Echo, judging from comments made at its March 13 meeting.

In April of last year, the council decided to conduct a survey to determine town sentiment on this issue. In September, it was announced that the survey, which Councilwoman Nancy Long volunteered to draft and which was supposed to summarize the pros and cons of such status, would be distributed before the October town council meeting. To date, the survey has not been taken.

Councilmembers at last month's meeting discussed whether the town should obtain an initial review by the county, which would determine if Glen Echo would qualify for such status.

They agreed that such a review would not obligate the town to any further action and authorized Mayor Kuster to continue taking the necessary steps to set up an initial review.



WELCOME NEWCOMERS

Just a little more than a month after **Marc Levenson** and his wife **Jo Anne Murray** moved to 6004 Princeton Ave. they added one more resident to the Town of Glen Echo—**Michael Alden Levenson**, their first child, born February 9.

Both Marc and Jo Anne are long-time residents of the Washington area. They met while students at the University of Maryland, and have lived the past 10 years in Old Town Alexandria. Marc spent his childhood in a small town in Ohio, but moved here in 1970. Jo Anne's family has been in the area for three generations. She attended Pyle Jr. High and Whitman High School.

They moved to Glen Echo because they were looking for a house with charm in a quiet, woodsy location near their relatives. Marc works as a commercial artist and graphic designer and Jo Anne is an architect.

Marc is also the founder and president of the Olde Claret Club, whose members are lovers of fine wines, and publishes the *Olde Claret Club Newsletter*. Both he and Jo Anne enjoy entertaining and gourmet cooking.

Donald Knuth, who moved to 6113 Tulane Ave. at the beginning of February, likes the area because it is so "relaxed" and yet "so close to everything." He grew up in Rockville and studied business and computers at Old Dominion University in Norfolk. His present employment is with a financial planning business in Silver Spring.

THE GLEN ECHO DEVELOPMENT THAT MIGHT HAVE BEEN

By Carlotta Anderson

As the town council debates B-CC Master Plan proposals for up-zoning, down-zoning, townhouses, road widening and commercialization in the area, it is ironic to recall that only 23 years ago the town itself proposed an amazing scheme, which would have provided for the construction of 120 townhouses, a 500-seat theatre, a restaurant and a two-level shopping center in Glen Echo.

The year was 1966, and townspeople were breathing a collective sign of relief that Rekab, Inc., owners of Glen Echo Amusement Park, had been denied a county permit to build five 16-story apartment-hotels housing 1590 families on the 16-acre amusement park site. But park patronage was declining rapidly, Rekab was on the verge of closing down the operation and it was clear that the owners weren't going to let the land sit idle.

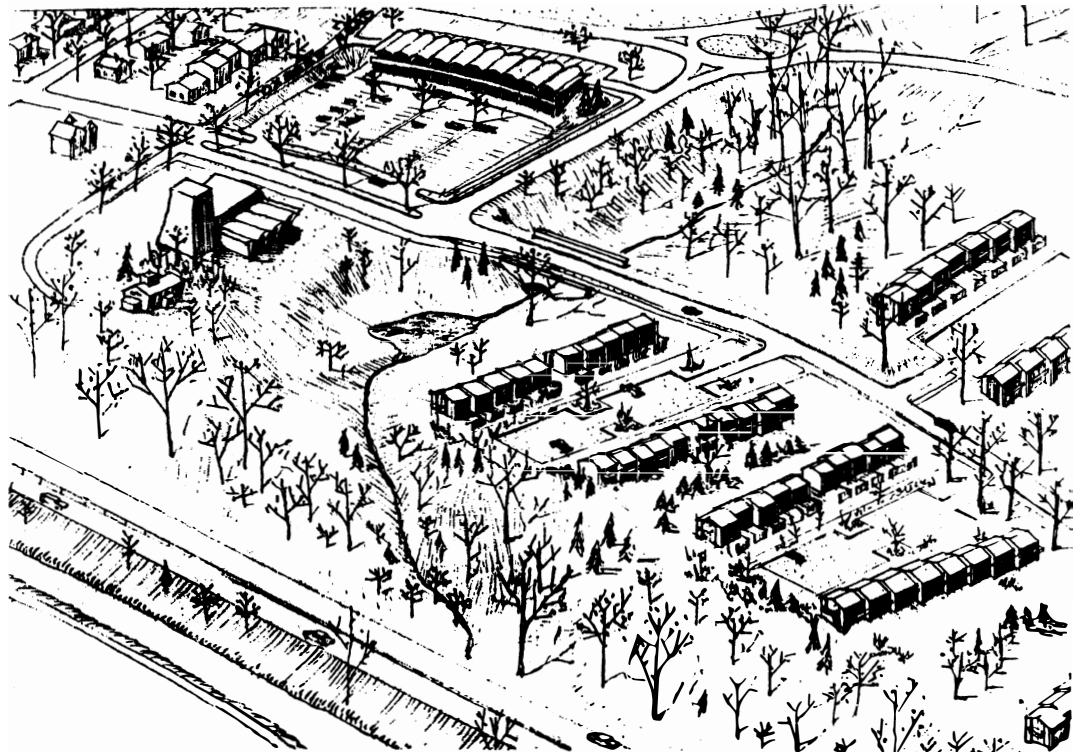
Seeing Glen Echo as "the bellwether of the future," and perceiving itself under intense pressure to preserve "Glen Echo as we know it," the town council under Mayor Frank Corder was seeking an alternative to high-rises that Rekab still would find profitable and that "we could live with," according to resident Billy Briggs, a councilmember at the time. It conducted a feasibility study for redevelopment of all properties east of Oxford Road (including the Tulane/Oberlin area)—a 20.3 acre tract—and eventually published a proposed redevelopment plan outlined in a 23-page brochure.

The plan called for the construction of 120 three story townhouses of "contemporary design," clustered in eight groups on 10 acres of land, with landscaping between them. Each unit would have three stories plus basement, three bedrooms and two baths, a view of the Potomac River Valley, and would sell for an estimated \$35-45,000.

The rationale for townhouses was the "the attractive alternative they provide to the current choice between suburbia and the central city," a far cry from the distaste with which the proposal for townhouse development in the B-CC Master Plan is generally being viewed by local communities. Indeed, the town council's plan even mentioned the alternative of 136 condominium units.

At the time of the 1966 redevelopment plan, the U.S. Army Corps of Engineers was contemplating closing MacArthur Blvd. to public use because of the damage traffic was causing to the conduit that runs under it. With that in mind, the town council proposed that University Avenue be extended through the park area, with a new road connecting it to Goldsboro Road "to assure access when MacArthur Boulevard is no longer available for use as a public thoroughfare."

The proposed new shopping center would have been located adjacent to Oxford Road, directly across from the present Glen Echo Shopping Center. "There is need for additional neighborhood shopping facilities in the Glen Echo area," the council stated. It suggested an impressive 10,000 square feet of floor space on two levels to include clothing, book, music, sporting goods, hobby and liquor stores; a bank, art gallery, beauty salon, medical and dental suite and other facilities. The theatre, which would have included summer stock, was to have been located in the present parking lot. Next to it would have been a restaurant with cocktail lounge and banquet facilities and parking for 150 cars.



—continued on next page

This partial view of the plan shows shopping center (top l.), with theatre below.

FRENCH KAYAK CHAMPIONS IN TOWN WHILE TRAINING

By Carlotta Anderson

Lured by the whirling eddies, turbulent whitewater and superb slalom course of local waterways, four world-class French kayakers and their coach trained here last month while living with a Glen Echo resident.

They were practicing for the world championship races to be held on the Savage River, near Cumberland, MD., in June. Some 25-30 nations are expected to participate, with the U.S. team favored to win.

The French competitors, who stayed with Victor Gilinsky at 48 Wellesley Circle, were Jean-Pierre Latimier, 24, Christophe Prigent, 32, Jean-Michel Regnier, 22, and Marie-Francoise ("Papia")Grange Prigent, 27. They came here to train because of the unique kayaking opportunities, according to coach Jean-Yves Prigent, brother to Christophe and husband to Marie-Francoise, and winner of the Pan American Cup races in 1984. "In France, if we have such a river, it has a dam to produce energy," he said. "We have to fight to protect whitewater in France."

Hampered slightly by the cold weather, they practiced only six hours a day, dividing their time between the slalom course on a feeder canal in Brookmont, the Potomac River rapids at Little Falls, the whitewater at Great Falls, and the C&O Canal for downriver racing.

This summer will be the first time the world championship races have been held in the United States. In 1992, the whitewater slalom will be part of the Olympic Games for only the second time, although flatwater canoeing (which includes kayaks) is always included.

A PLAN THAT NEVER WAS (from page 6)

The town itself was engaged in a "community revitalization program" which was to include acquisition and landscaping of the abandoned trolley right-of-way (which the present town council is attempting to acquire), the development of a series of scenic overlooks to the C&O Canal, and "beautification" of public space. It was also negotiating with the National Park Service for access to the towpath via an overhead pedestrian bridge.

As it turned out, the town was rescued from this grandiose plan by the National Park Service, which had opposed the high rises and wished to preserve the overlook site, according to Mr. Briggs. It was able to negotiate a land trade, whereby Rekab got a valuable site on Massachusetts Ave., N.E., and the park service got the present federal park.

NO GYPSY MOTH SPRAYING HERE

In its war against gypsy moths, Montgomery County will be spraying part of Bannockburn and Cabin John, but not Glen Echo.

Approximately 25,000 acres will be sprayed in late April and early May, costing a reported \$590,000, in an effort to prevent the defoliation that can kill oak forests.

The trees which gypsy moths prefer are oak, sweet gum, linden, willow, birch, apple, alder, boxelder and hawthorn. If you have any of these trees, look for moth egg masses now. The time to eradicate them is before the eggs start hatching.

For more information, call the county gypsy moth hot line at 217-6991.

CLASSIFIED ADS

Writer: Responsible, non-smoker, no pets, seeks a one-bedroom apt. Call 229-6319.

Classified ads are free to Glen Echo residents. Fee to non-residents: \$.75 per line. Display ads, \$3 per column inch. Ads may be left with or mailed to Carolyn Reptsik, 7309 University Ave., Glen Echo, MD 20812. Makes checks payable to: Town of Glen Echo. Deadline: 24th of each month.

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A RESPONSE TO THE OPEN LETTER ON THE COMMERCIALIZATION OF TULANE AND OBERLIN

I was shocked to read Mr. Corder's letter in March's *Echo* and of the fears from the residents of 6110 and 6112 Oberlin.

Certainly re-zoning Oberlin and Tulane has not even been suggested. The R-60 zoning is to remain intact and the only change being discussed is whether or not it will be possible to have non-resident professional office usage.

As a property owner of one of the affected properties, I wanted to publicly respond to Mr. Corder's letter. For 11 years I have lived on MacArthur Blvd. at the intersection of Mohican Rd. Currently I have an office in Silver Spring. I employ a CPA a CFP and an assistant. We do financial management and advising to persons and corporations.

I commute to Silver Spring each day and endure traffic, parking, and congestion. I have a small child and wanted to be closer to our home and her school. These considerations led me to purchase 6113 Tulane Ave. in September of 1988. The property was affordable where commercial property was not, and I could put my small office on the first floor and walk to work. There is adequate off street parking. The house is clearly only ever going to be rental property because of the Inn and because it has been a two unit apartment house for better than 50 years.

The county has been tightening up on residential office rules and because I wanted the flexibility of non-residential professional office use I went to the Maryland Capital Park and Planning Commission to see what the possibilities were for making this change.

The MCPPC stated that unless that property was so designated in the master plan as ACCEPTABLE for that purpose there was no way that I could use it as an office. It was also not possible to single out a single property for this usage. All three homes within this definite area needed to have the same possibilities.

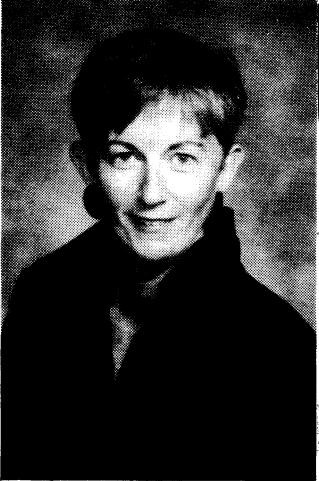
I have a research oriented business where I see between three and five clients a week. It is certainly commercial in that we make money at what we do, but I can not see this as a significant threat to anyone's home. If anything it is a means of preservation. I am not interested in seeing the neighborhood change away from the very things that attract me to it.

My intent, if the exception is granted to me, is to paint the outside, upgrade the general appearance, and add to the yard plantings to greatly enhance the property. I will probably keep a tenant in the second floor apartment and use the first floor as an office.

I am very sorry for any undue concern that I have caused anyone in Glen Echo. I only wish to be a good neighbor and to care about the community.

Sally E. Law

(Editor's Note: Despite having two units, the house was owner-occupied until recent years. This letter has been shortened for space considerations.



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THE KEYHOLE

By Tillie McNoldy

"Keeping it in the family" is an old adage, but the Reptsik family likes to prove it's true.

In February, while **Carolyn** was a patient at Sibley Hospital, her daughter, **Carol**, was a patient at George Washington University Hospital. In March, it was necessary for **Carolyn** to return to Sibley, where she is still a patient as this paper "goes to press." Hopefully, she will return to her home on University Ave. soon.

Our sincere sympathy to the family of **Penny Hunter** of Gaithersburg, who passed away recently at the age of 28.

Penny was involved in an auto accident when a teenager, and had been in a coma at Western Maryland State Hospital for 10 years. She had nine brothers and sisters. For many years they lived on Pembroke Lane, which is now Radcliffe Lane.

POST OFFICE ASSIGNS TOWN PERMANENT CARRIER

Residents who have complained of poor postal delivery in recent months will be happy to hear that the town now has a regular mail carrier, Yvonne Cuomo.

Ms. Cuomo, who was assigned the route in late February, works out of the West Bethesda post office and is not supervised by the Glen Echo post office.

The Bethesda post office had received several written complaints of misdelivered mail while a series of carriers delivered in town, and an official there said they expected to see an improvement now.

EXCERPTS FROM THE TREASURER'S REPORT March 1989

Lynott & Craven (legal)	\$1,575.00
Sir Speedy (Echo)	\$127.20
Dennis Galloway (T.H. buffing)	\$100.00



ADVENTURE THEATRE

Mary Poppins
April 23 through May 28
Weekends at 1:30 and 3:30
Tickets: \$4. Call 320-5331

AT THE GALLERY

April 7-April 30
Artist-Made Paper Exhibit by Ellen Mears
Constructions of handmade paper

NEIGHBORHOOD CRIME WATCH

The following information is from the Montgomery County Police:

- There were four armed robberies in December and January in Bethesda and Potomac of BMW or Mercedes automobiles. In three of the cases, the victims were followed home and robbed as they got out of their cars. If you think someone is following your car, change direction a couple of times, and then go to a public area. Do not go home if someone is following you, because then they know where you live and may return at another time.
- There have been many vandalisms in the past several months off Massachusetts Ave. and River Rd. involving persons with BB guns and pellet guns. The vandals are driving by and shooting out lamp post lights and house windows. It is illegal to discharge BB or pellet guns in the local area, and the owner can be charged with having a concealed weapon if one is found in an automobile.
- Write down your license plate number and vehicle identification number and keep it outside your vehicle. Many people who have their vehicles stolen do not know both these numbers.
- * There is a burglary problem in the Glen Echo Heights area. A white male in his 20s, 5'10", thin build, blue jeans, blue knit cap, has been seen knocking on doors of burglary victims and in the area of burglaries. The homes were mainly entered during the day time through unlocked doors or windows or by using very little force. Watch people you see hanging around on the street and see what they are up to.



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TRASH COLLECTION TIMES

Tuesday & Friday—all except heavy-weight trash, including garden refuse

Friday—newspapers, to be bagged and picked up separately (they can be placed in paper grocery bags)

Last Wednesday of the month—heavy or large quantity of discardables

Leaf bags are available at no cost to town residents for garden refuse **ONLY**. Contact the mayor or clerk/treasurer.



PROPERTIES ON THE MARKET

7314 University Ave.	\$419,900
13 Vassar Circle.	\$425,000
6107 Yale Ave..	\$250,000
6105 Yale Ave.	\$225,000

BRIEFLY NOTED

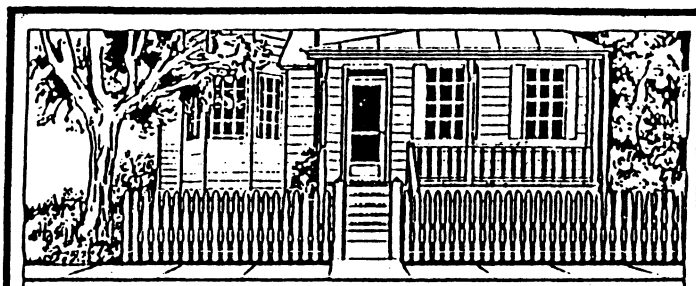
- A community of nine luxury homes being built in Potomac by H-K Builders, of which Glen Echo resident (and mayor) Fred Kuster is president, was featured in an article in *The Journal's* "Life" section on March 1.

Bridle Crossings, as the community is known, has Tudor and Georgian style homes geared toward homebuyers moving up to the \$500,000 to \$800,000 bracket, according to the article.

Another town resident, Rufus S. Lusk, is a partner in H-K Builders and handles marketing; Washington attorney Carl L. Gell is also a partner. H-K Builders works with Ludlow and John Howe, the article said. Mr. Howe has done work for Glen Echo in the past.

- "Glen and Other Echos" was the title of an article in the *Washington Post* on March 17, which described Susan J. Lesar's visit to Glen Echo Park after 30 years. She was pleased to see the old signs and "the rusted remnants of the shooting gallery," as well as the carousel, "a wondrous relic from my past." She summed up her sentiments about the "remnants of a magical place" by saying: "Sad it was gone, but happy not to be looking at condos."

- The Bannockburn Community Club is sponsoring a seminar on volunteer service on Tuesday, April 4, at 7:30 p.m. in the Bannockburn Clubhouse. Lon Dring, Director of Community Ministries for Montgomery County, will discuss opportunities for individuals or families to do volunteer work together.



REAL ESTATE? Tell a friend to call JANE STEVENSON at Shannon & Luchs. (O) 986-9292 (H) 229-3578