

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 40, Number 48

GREENBELT, MARYLAND

Thursday, October 20, 1977

Golden Triangle Clearing Begins

by Elaine Skolnik

According to Kenneth Michael, developer of the Greenbelt Triangle, nearly one half of the 50-acre tract is now being cleared. The extensive clearings prompted councilman Charles Schwan to express his concern that "more land is being denuded than is necessary to take care of the immediate development."

The Capitol Cadillac automobile dealership is the first enterprise scheduled to open on 6.5 acres of the Triangle, and is the only one that has received a building permit.

Dave Murray of Ben Dyer Associates, Inc., engineers for the developer told council, however, that approximately 150,000 yards of earth had to be cut and moved from the Capitol Cadillac site. This became necessary when the original site was shifted after the State Highway Administration (SHA) announced its intention to purchase about 5 acres of land near the Beltway. As part of possible improvements to the Baltimore-Washington Parkway/Beltway/Greenbelt Road interchanges, the ramp would replace the Southway entrance to the B-W Parkway for southbound traffic. This alternative is one of several under consideration.

Portions of the fill from the Cadillac site are being placed on the ramp area and on another part of the Triangle tract for temporary storage. Sedimentation basins and other erosion control measures are required by the county during this grading and excavating process.

Councilman Thomas White pointed

out that it will be "five or six years, maybe ten" before any construction is actually accomplished on the ramp. "It is entirely possible," he said, "the ramp will never be built."

White also said that Capitol Cadillac "wants to assure a high-quality site . . . The dumping of fill next to it would be ugly."

Murray explained that the fill material would be seeded, that there would be control of the surface, and that the hill would blend in well. If the state decides to build the ramp, he said, it would be financially advantageous for it to have the fill already on site.

Appraisals

The SHA is currently receiving appraisals on the Triangle acreage and has a long way to go in the project planning stage for the improvement of the B-W/Beltway/Greenbelt Road interchange. However, according to an SHA spokesman, in order not to preclude one "good possibility," SHA must enter into "protective buying."

With respect to the clearing of the Triangle tract, city manager James K. Giese, on October 18, wrote to the County Department of Licenses and Permits, questioning how they could grant a grading permit for areas on the Triangle, other than Capitol Cadillac, when individual site plans have not as yet been submitted to the Planning Board (see adjoining letter on page 2). This stipulation was required by the county council before building permits could be granted.

History of Schrom Tract

by Elaine Skolnik

When land was purchased in the 1930's for the construction of the garden town of Greenbelt, the 82-acre Schrom tract (part of which is now being proposed for a commercial/office center) was not included within the new town's boundaries. The property owned by William Schrom at that time was farmland.

According to Greenbelt's superintendent of Public Works, Albert "Buddy" Attick, poultry and eggs from the farm were shipped to New York City in those days. Attick and his family are natives of this area - in fact, their homestead was located on the Edmonston Road tract on which the Stidham office building is now being constructed.

Frederick "Fritz" Schrom, son of William Schrom, and a childhood friend of Attick, was an airplane enthusiast. At a young age, Schrom built his own small planes - Piper Cubs. A cow pasture was developed as a runway. Later, other persons stored planes on the property and glider planes also use the air strip.

During World War II, the airport thrived. Attick said that "Fritz" helped train pilots for ferry commands that would fight overseas. In the latter days of the war, Schrom also went overseas.

After he returned, activity on the airfield diminished, and in 1954, the construction of the Baltimore-Washington Parkway and new apartments along Greenbelt Road forced the airstrip out of business.

Some members of the Schrom family formed an excavation and construction company. In later years most of the land was sold. Today several members of the family still reside in Greenbelt.

PRAB Report on Schrom

In its report to council (No. 192), the Advisory Planning Board recommended that the Preliminary Plan of Subdivision for Greenbelt East (Schrom Airport Property) not be approved until certain matters listed below are resolved:

(1) Hanover Parkway as currently dedicated does not provide access to this property as is shown on the plan and the Board does not favor access from Greenbelt Road.

(2) As shown on the plan, a 30' wide portion of Hanover Parkway would be constructed. At the point in question Hanover Parkway is dedicated to a width of 120' and road construction should be in accord with the city's adopted standards for a roadway within a 120 foot right-of-way.

(3) Traffic to and from the west of development will be utilizing the Greenbelt Road-Kenilworth Avenue intersection. This intersection is already overburdened and the start of any reconstruction is at a minimum five to six years away.

(4) Ora Glen Drive as shown on the plan is not in accord with the Master Plan.

Plans for Shopping Center on Schrom Tract Draws Council's Opposition

by Elaine Skolnik

The Greenbelt City Council on October 17 gave a cold reception to the preliminary plan of subdivision for the proposed retail/commercial office complex on land that was the former Schrom Airport. Council, unanimously in accord with the Advisory Planning Board's (APB) findings, recommended that the plan not be approved until matters of road access, specifications of road design and traffic impact are resolved. (See APB report on page 1).

Zoned commercial (C-2) for a decade, the 24-acre tract is located along Greenbelt Road in front of the Goddard Space Village Apartments just east of the Baltimore-Washington Parkway. Although the property is outside Greenbelt's city limits, the Maryland-National Capital Park and Planning Commission (MNCPPC) requested that the city comment on the plan. A hearing is scheduled for Oct. 27.

The proposed commercial complex is part of a larger tract originally owned by Schrom. It is presently zoned C-2 and R-10. To the west of the property land is zoned for religious use and high rise apartments (R-10). The new Windsor Green Townhouse development is also to the east.

Development Plans

Plans for the development include approximately 220,000 sq. ft. of retail commercial that most likely will include one or two discount department stores, a food store and various smaller shops. There are not as yet any firm commitments from prospective tenants but negotiations are in progress. Two office buildings of approximately 100,000 sq. ft. each are also on the drawing boards.

Owner of the tract is the Cameron Brown Investment Group, with the Western Development Corporation having a purchase agreement to buy the property subject to certain terms: Ben Dyer Associates, Inc. are engineers for the project.

Hanover Parkway

A major problem confronting the city is that, because of the property's location, principal access to the proposed commercial/office complex would be via a roadway running for 160 feet through Greenbelt land - Hanover Parkway extended south of Greenbelt Road. The preliminary plan submitted by the developer shows a 30-foot wide road within a 120-foot right of way. City standards within such a right of way width require a six lane divided highway with turning movements.

Who Benefits?

In his assessment of the plan, City Manager James K. Giese noted that (1) the city would not be receiving any benefits from the proposed commercial center that was located outside the city limits, and (2) the road would not serve the Greenbelt population. He felt strongly that the city should bear no expense and recommended that the full width of the street be constructed initially unless the balance of street construction is guaranteed to be built by someone other than the city.

Giese thought that since the county was the primary beneficiary of the commercial center, the county should construct the extra lanes. However, he said, when he explored the matter with the county Public Works Department, their reaction was negative.

Annexation?

Gerald L. Dillon of the Western Development Corporation said he understood the city's position but thought "we should be able to communicate with each other and be good neighbors."

Mayor Pilski quipped that it would have been better if instead of neighbors Dillon and company "were one of us. Maybe," he said, "the city could annex the land."

Dillon explained that access to the retail stores would be via the existing private roadway now leading to the Goddard Space Village and Hunting Ridge Apartments. He hoped that with some "education" the residents of these apartment developments would use Hanover Parkway when constructed instead of the present road, thus avoiding traffic congestion.

The State Highway Administration (SHA) has indicated that it wanted all access from the commercial property, both before and after the Baltimore Parkway interchange

is reconstructed, to use the new Hanover Parkway extension. In so doing, SHA felt that the traffic operational problems experienced at this time and those in the future would be substantially lessened. However, they noted that the property owners currently have a legal right of access to Greenbelt Road via the private roadway. This right was granted to the previous owners by the United States Department of Interior on December 17, 1946. SHA indicated it would permit no other access from Greenbelt Road at this time, and that, most likely, no left turns would be permitted from the private roadway.

Access to the office plaza would be via Hanover Parkway, which does not connect to the property. Dillon told council that they are negotiating with the adjoining property owners to obtain the needed right-of-way hook-up. (Hanover Parkway is designed so that it will eventually connect to Good Luck Road.)

Ora Glen Drive

Another problem involved Ora Glen Drive running west from Windsor Green development. The preliminary plan located part of the road outside the city limits, which conflicted with the County Master Plan's designation inside the city limits.

Additional Traffic

Council voiced extreme concern about the additional traffic burdens that the proposed complex would generate at the nearby Baltimore-Washington Parkway interchange and the intersection at Kenilworth and Greenbelt Roads. Councilman Schwan observed "the traffic is bad enough now, and would be even worse if the proposed shopping center were constructed."

Dillon said that traffic to and from the commercial center would come at non-peak rush hours. Council, however, pointed out that the office complex would generate rush-hour traffic.

In recommending that the Planning Board not approve the preliminary plan, Council supported the APB's recommendations and also stressed that the road should be a county responsibility since it served the county more than the city of Greenbelt and that a special traffic study be undertaken by MNCPPC.

Reportedly the MNCPPC staff will recommend to the Planning Board on October 27 that a limitation be placed on the allowable square footage of the buildings, such as was required for the Greenbelt Triangle because of adverse traffic impact.

In the early seventies a similar restriction was imposed by MNCPPC on former owners of the SCHROM tract when they came before MNCPPC with a preliminary commercial development.

Sewage

The property would normally be served by the Blue Plains Treatment Plant in the Anacostia Drainage Basin. However because of restrictions for connections to the plant, the developers have requested county council's approval for hook-up to the new Lower Anacostia Interim Treatment Plant. Sewage rights to this new plant were already given to the Capitol Cadillac Automobile Dealership and an office building on the Greenbelt Triangle and to the proposed Springhill Lake North office complex.

In June 1975, the former owners of the commercial tract, Frankford Drive Limited Partnership No. 1 and Northwest Valley Limited Partnership No. 1 had requested permission to construct a temporary sewage treatment plant to serve the tract. The city recommended disapproval and the county denied the request.

Lake Grounds Cleanup

On Sat., Oct. 29, the Greenbelt Jaycees will meet at the Lake Park entrance at 9 a.m. to clean the Lake grounds. The Park and Lake grounds are in need of a facelift. Any civic organizations or individuals concerned with Greenbelt's environment please come out and help in this effort.

Coffee will be available at no charge. Prizes will be awarded to those collecting the most debris. Anyone interested in helping please call P. J. Painter at 699-0375.

ICE RINK TO OPEN

The MNCPPC recreation complex on Calvert Rd. will open its new ice rink for general skating on Nov. 1. Located on Calvert Rd. between Kenilworth and Rt. 1, the rink will offer a wide range of activities and services to all county residents. General skating sessions will be held daily except Mondays. Admission will be charged - skates may be rented.

Registration for the first set of group skating lessons begins Oct. 29 and continues Oct. 31, and Nov. 1-4. Registrants must come to the rink, from 10 a.m. - 7 p.m. Lessons will be offered for all ages, tots through adult, and for all levels of ability.

The rink plans a hockey program for all age groups, including clinics to teach hockey. Other programs to be offered include private lessons, lessons for organized groups (Boy Scouts, Girl Scouts, clubs, etc.), patch and freestyle sessions, ice dance, and possibly a speed skating clinic, depending on demand. Groups may also rent the rink for skating parties, schedule permitting.

During the skating season, there will also be several special events, including a regional non-qualifying figure skating competition in mid-November. For further information regarding the program, skating times, etc., call 277-0654 for recorded information, or the rink manager's office at 277-3717.

Town Meeting at DuVal

The monthly Town Meeting, one of a series sponsored by County Executive Winfield M. Kelly, Jr. and the Prince Georges County Council, will be held on Wednesday, October 26 from 8 to 10:30 p.m. at DuVal Senior High School, Glenn Dale.

A new feature of the public forums will be a sign language interpreter for deaf and hearing-impaired residents who wish to participate in or observe the meeting.

In addition to the Council and Executive, U.S. Representatives Gladys Spellman and Marjorie Holt will attend along with State Senator Edward Conroy, Delegates David Ross, Leo Green and Gerard Devlin.

Also attending will be School Board members A. James Golato and Lesley Kreimer and School Superintendent Dr. Edward J. Feeney.

Persons wishing to speak on any issue need not register in advance and will be able to speak on a first-come, first-served basis.

For additional information call 952-3780.

HOLIDAY REFUSE SCHEDULE

Due to the upcoming Veteran's Day holiday on Monday, October 24, there will be no refuse collection on that day. The regular Monday route will be picked up on Wednesday. There will be no paper collection on Wednesday. An effort will be made to pick up all paper on Thursday. Refuse collection for Friday and Saturday will follow the normal schedule.

GREENBELT NEWS REVIEW

AN INDEPENDENT NEWSPAPER
 ALFRED M. SKOLNIK, PRESIDENT, 1959-1977
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Volume 40, Number 48 Thursday, October 20, 1977

City Concerned by Clearing

(The city's letter questioning the amount of clearing now underway on the Greenbelt Triangle is reprinted below.)

October 18, 1977

Mr. Mostfa Fahmy
Licenses and Permits
Prince George's County
Dear Mr. Fahmy:

The City Council of Greenbelt has been advised that a grading permit has been issued for the Capitol Cadillac facility to be located on the Greenbelt Triangle on Greenbelt Road. This was anticipated—what was not anticipated is that the grading permit encompasses a much larger area of the Greenbelt Triangle property than just the Capitol Cadillac site.

The City has two primary concerns over this: First, it was our understanding that all development on the Greenbelt Triangle was to take place in accordance with approved site plans. To our knowledge there are no approved site plans for any portion of this property except Capitol Cadillac. Second, it is the City's understanding that fill is being dumped in areas of the tract not scheduled for development for many years. We are told that some of the fill will be placed on property which the State Highway Administration has indicated it intends to acquire for a ramp. At best this ramp will not be constructed for another five years and it very possibly may never be constructed.

The City is very much concerned with the appearance of these fill areas until such time as their development takes place. We know that County laws have improved. However, we still have concerns that an unsightly situation will develop as a result of lack of maintenance and improper establishment of ground cover. Such a situation would be contrary to the new quality development which the County says it is trying to achieve and of which the Capitol Cadillac is supposed to be a prime example.

James K. Giese
 City Manager

Where Were You

To the Editor:

Where were you on October 11, 1977, John Carroll Elem. P.T.A. night?

Were you one of the fifteen or so families from Greenbelt present? Did you have to work, no transportation, sick or no sitter for small children? Did you have another P.T.A. meeting to attend? If you fit any of the above categories, there is no need to read any further. But if you had a date with your T.V. and the World Series or you just didn't feel like leaving the comforts of your home to visit your child's school and meet with his teachers and new principal, then read on.

For the past five years I have attended John Carroll's P.T.A. meetings and seen the same familiar faces. They represent only a handful of Greenbelt parents and that's a shame. Where are you and what are your reasons for neglecting your children's school and teachers? John Carroll Elementary is a Greenbelt school just as are Center, North End and Springhill Lake. We have a new principal who is eager to get to know everyone and he can't possibly do this if you don't make your presence known one way or another. If you can't attend P.T.A. in the evening, come to the school during the day. I work with one of the classes there once a week and would love to see some other volunteers there, too. The teachers and staff would especially look forward to this. You are wel-

come.

We have excellent teachers at John Carroll, who work hard at teaching our children and they should know that you support them. If there was a little more participation in the education of our young, at school, as well as at home, then small problems would not have a chance to grow larger.

We have an excellent school in John Carroll with no more problems than any other elementary school nowadays. I would match its process of education with any other school serving Greenbelt, especially now since the upper grades have been departmentalized. This form of departmentalization is a step forward for individualized teaching. It benefits the total student in every way. You cannot argue this point unless you have been involved with the school in some form and that has to be more than once or twice a year. A school can only stay as viable as the faculty, students and parents make it. Eventually, everyone has to decide for himself where his priorities belong and what he intends to do about it. I hope you will give this some thought.

Theresa D. Brown

Workshop on Survival

To the Editor:

"A government derives its just powers from the consent of the governed."—The Declaration of Independence.

We are faced with a series of critical problems whose reality is continuously being thrown at us by the daily papers and TV. In some cases they are directly experienced. Nuclear weapons in sufficient quantity to instantaneously destroy human life, pollution of the environment that can have the same effect more gradually, military expenses that dominate the federal budget, breakdown of our cities, hunger and threats of large scale famine, distortion of our political system revealed by Watergate and FBI-CIA interference in civilian activities—these are some of the

more prominent issues we face.

Many people responded with vigorous protests to U.S. participation in the war in Vietnam. When the people's consent was withdrawn on a sufficient scale, the government had to withdraw from Vietnam in spite of its reluctance and delay. The present problems do not appear as immediate and dramatic as Vietnam and the response has been less dramatic and effective. But these issues in the end can have a much greater effect if they are allowed to develop without active citizen participation.

The writers of this letter are troubled by these threats to survival and seek the support of others who feel the same way. We are arranging a workshop in the Greenbelt library on Tuesday, November 1 at 7:30 p.m. to develop an appropriate program of study and action to respond to selected current problems. Local support of existing organizations may be one way of responding.

We urge you to reserve this time and to plan to attend.

Robert Auerbach
 Elihu Boldt
 James Cassels
 Bertram Donn
 John and Pat Unger
 Lowell Owens
 Rebecca Williams

THANKS

On behalf of all the candidates in the recent City election, I extend thanks to the Greenbelt Volunteer Fire Department, for generously allowing the use of the firehouse hall for the candidates' party on election night. Special thanks to Bob Lauer and the Ladies Auxiliary for their help in organizing the party.

Muriel Weidenfeld

Duplicate Bridge

Duplicate Bridge games are held the second and fourth Fridays of each month at the Greenbelt Youth Center at 8 p.m. The next game will be held on October 28. The public is invited.

Woman's Club News

The Woman's Club of Greenbelt held its first meeting of the '77-'78 season on Oct. 13 in the social hall of The Greenbelt Community Church. The speaker for the evening was from The Visiting Nurses Association. Many health problems and current issues were discussed. There will be a meeting Tues., Oct. 25 from 7 to 9 p.m. of the Arts Department at the home of Mrs. Carnie Harper.

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Mary E. Dixon - Broker

Polaschik - Williams

Rita J. Polaschik, daughter of Betty and Steve Polaschik of 12-D Ridge Road, was married in the University of Maryland Chapel on Sunday evening to Michael R. Williams, son of Marge and Ray Williams of Lanham, Maryland. Performing the ceremony were Reverend Charles Muzzey of St. Ambrose Catholic Church in Cheverly and Reverend Richard E. Stetler of Cheverly United Methodist Church.

Rita's satin wedding gown was one which had been worn by her mother at her own marriage. Attendants at Sunday's wedding were Rita's sister, Betty Smith of Olney Fran Hromulak of Greenbelt and Sally Stadler of San Antonio, Texas. The flower girl was the bride's niece, Milisa Smith.

Assisting Michael at the ceremony were his brother Glen, his brother-in-law Charles Barton and Jay Weaver of Oxford, Maryland.

A reception was held following the ceremony at St. Mary's Burgundy Room in Landover Hills.

Rita and Michael will live in Laurel upon returning from visits to Puerto Rico, St. Croix and Florida. Rita, a graduate of Emory University School of Nursing in Atlanta, will work at Prince Georges General Hospital, while Michael, a graduate of the University of Maryland, is a Field Auditor with the Farm Credit Service in Baltimore.

Mishkan Torah News

Leonard Cohen of Greenbelt will conduct a service in Sephardic tradition at the Mishkan Torah on Friday, October 21 at 8 p.m.

On Sunday, October 23, there will be a furniture sale at the building on Ridge/Westway from 9 a.m. to 1 p.m. The public is invited to attend synagogue activities.

Parent Discussion Group

The next meeting of the Greenbelt Parent Discussion Group will be Wed., Oct. 26, from 9:15-11:15 a.m., at the Greenbelt Baptist Church. To facilitate the discussion of Parent Effectiveness Training (PET), participants are asked to read the chapters about the acceptance of the child. Members will have their child make a list of those behaviors that are not acceptable. For more information, call Betty Hughes at 474-8458.

**MOWATT MEMORIAL
 United Methodist Church**

Church School 8:45-9:45 a.m.
 Morning Worship 10 a.m.
 Sermon: "Finding God in Bible History"
 Rev. Clifton D. Cunningham,
 Pastor
 474-3381 40 Ridge Rd. 474-9410

GREENBELT COMMUNITY CHURCH

(United Church of Christ).

Hillside and Crescent Roads - Phone 474-6171 (mornings)

Nursery provided at 2B Hillside

Sun., 11 a.m. Worship Service and Church School

Rev. Sherry Taylor and Rev. Harry Taylor, co-pastors

Bad Memories???

Replace them with Good Memories!!!



GREENBELT BAPTIST CHURCH

474-4812

Bible Study for all ages (Sun)

9:45 am

Sunday Worship

11:00 am & 7:00 pm

Mid-week Program (Wed)

6:00 pm

For bus transportation, call church office 8:30-12:30 weekdays

Bahá'í Faith

In observance of the Birth of The Bab

20 October

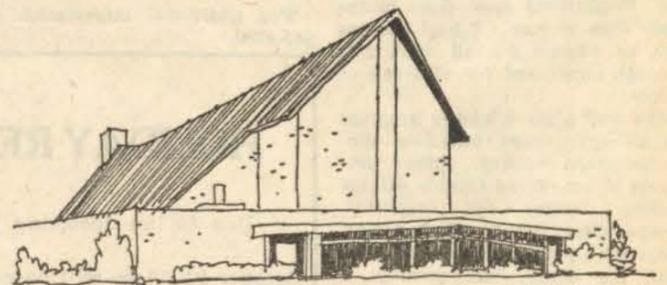
God hath at all times and under all conditions, been wholly independent of His creatures. He hath cherished and will ever cherish the desire that all men may attain His Gardens of Paradise with utmost love, that no one sadden another, not even for a moment . . .

The Bab

For more information, call or write

P.O. Box 245
 Greenbelt, Md. 20770

345-2915 or
 474-4890



Holy Cross Lutheran Church

6905 Greenbelt Road

Worship Services: 8:30 and 11:15 a.m.

Sunday School: 9:50 a.m.

Weekday Nursery School: 9-11:30 a.m.

Edward H. Birner, Pastor

Phone 345-5111

The City of Greenbelt is sponsoring a meeting on Tues., Oct. 25th, at 8 p.m., in the City Council Chambers, Municipal Building, to determine if there is support for a before and after school supervised program for youngsters 6 to 12 years of age. Those interested in seeing such a program in the community, please attend.

Public Hearing Oct. 22 by State Legislators

Senator Edward T. Conroy and Delegates Gerard F. Devlin, Leo Green and David G. Ross who represent the 24th legislative district will hold a public hearing for the northern portion of the district which includes Greenbelt and parts of College Park on Saturday, October 22 at 9 a.m. in the Municipal Building.

The senator and delegates wish to solicit citizen concerns for legislation in the upcoming session of the Maryland General Assembly. is scheduled for the American

A.L. Auxiliary Plans Spree

A pre-Christmas shopping spree Legion Hall 6900 Greenbelt Rd., Sun., Oct. 30, from 1 to 5 p.m. The participants will feature nationally known products not available in retail stores Refreshments will be available, no admission will be charged. The public is welcome.

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Recreation Review

Veterans' Day Centers Hours

The Greenbelt Youth Center and Springhill Lake Recreation Center will open at 12 noon on Mon., Oct. 24. Basketball, air hockey, ping pong, bumper pool and TV are a few of the activities offered to adults who are observing the holiday.

Halloween Parade, Party

Attention Greenbelt Craftspeople

Gather together all your crafts and bring them to Greenbelt's Sixth Annual Christmas Craft Show and Sale on Dec. 2, 3 and 4. Applications are available at the Youth Center.

It's time for goblins and ghosts again. There will be prizes, candy, movies and games for youngsters pre-school thru sixth grade. Get your costumes ready and attend this Halloween gathering at the Youth Center Sat., Oct. 29, 10 a.m. - 12 noon.

Volunteers are also needed Please call, 474-6878 to help.

Model Racing Yacht Demonstration

The Greenbelt Recreation Department is co-sponsoring a demonstration on model yachting at the Greenbelt Lake Park on Sat., Oct. 22 at 1:00 p.m. Members of the Model Yacht Racing Association of America, from the Delaware Valley Model Yacht Club, (Greater Philadelphia area) will present a demonstration on how to sail a model racing yacht by radio control. The program is free. Ben Hogensen, resident of Greenbelt, member of the DVMYC and model building instructor for the Recreation Dept. will gladly take your name if you are interested in model yachting here in Greenbelt. If you can't make the demonstration, Ben will be happy to discuss future Recreation Department model yachting programs with you. Please call him at 345-7323.

At the Library

Ghosts and Monsters will be the topic on Wed., Oct. 26 at Funday for Fall. This program for ages 6-9 at 3:30 and 4:15 p.m. features games, stories, music, books, records and films centering on a different subject each week.

On Tues., Oct. 25 the Film Program presents Roots: The Saga of a Black-American Family, Part VIII - Freedom. The show will begin at 7:30 p.m. in the Meeting Room.

The third Mask Making Session will take place on Thurs., Oct. 27 at 4:30 p.m. in the Meeting Room. This activity is for those 9-12 year olds who are registered.

All branch libraries of the Prince Georges County Memorial Library System will be closed Mon., October 24, in observance of Veteran's Day.

Halloween Festival At Greenbelt Park

A special Halloween Festival will be conducted by the National Park Service at the Sweetgum Picnic Area of Greenbelt Park on Saturday, October 29, from 1-4 p.m.

There will be games for everyone both modern and traditional. In addition to modern games specifically chosen for Halloween, there will also be traditional Halloween activities such as pumpkin carving (bring your own pumpkin), apple bobbing, and a costume contest. All of these traditional activities will be conducted with open competition, and no age limit. Token prizes will be awarded for the winners of the traditional categories.

Other activities will include hay rides around the picnic area, a special talk on park history designed for small children, and a Smokey-the-Bear songfest. Call 344-3948 for more information.

Shouldn't your savings be anchored here?



FF FIRST FEDERAL SAVINGS & Loan Assn. of Annapolis

ANNAPOLIS: Main Office; 2024 West Street, 268-7891

GREENBELT: Beltway Plaza Shopping Center, 474-6004

Autumn Round-Up

Now's the best time to buy a new **GAS RANGE**

If you like cooking with gas and saving energy, you're going to like what you see at your gas appliance dealer. Discover new gas ranges with totally automatic ignition. No pilot lights at all. That can cut gas usage for cooking up to 30%. Convenience features too, like continuous-clean scrub-free ovens. And ovens with automatically timed start and stop controls.

Come see, come buy. Now, during Autumn Round-Up, your gas appliance dealer is offering some of the best values of the year on gas ranges.

Washington Gas

KASH INC. REALTORS

Computerized Multiple Listing Service

345-2151

FULL PRICE—\$16,500

For this 2 bedroom townhouse in Greenbelt, a real bargain that includes washer, dryer, w/w carpet, 2 window a/cs, disposal and yard that has patio and backs up to woods. Also modern kitchen and bath plus panelled liv. rm. and din. area.

RENT W/OPTION

Owner transferred to Ohio and must leave this 2 bedroom highly improved rambler with full basement and garage by Nov. 1. He will also pay \$1,000 of your closing cost, if you buy now.

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\$1,000

Of your closing cost will be paid for by the sellers of this nice 3 bedroom rancher with large table-space modern kitchen, w/w carpet, beautiful patio with built-in barbecue grill. Total price \$41,500. Call 927-1221.

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Comes with this 3 bedroom home that is loaded with extras, including cent. a/c, formal dining room, w/w carpet, washer, dryer, freezer, 2 ref. and 2 stoves. Yard is well manicured with plenty of trees and shrubs. VA approved at \$47,900. Owners are retiring to Florida and can move in 30 days. Call 345-2151.

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Take a look at this 3 or 4 bedroom colonial home that features 2 full baths, 2 half baths, formal din. rm., and detached garage with basement. Also you can have a mother-in-law efficient apt. in basement of house. Total only \$49,950 with great location. Call 345-2151.

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5-lb. bag

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Effective Oct. 19-25, 1977 Limit One Per Family

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The Campus Center for Early Learning, Brae Brook, has openings for children ages 2-6 in full and half day programs. Two & three day a week programs available. Before & after elementary school activity programs. Hours 7 a.m. - 6 p.m. Limited transportation after Oct. 1. Call Mrs. Quarles at 552-1110.

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The Gallery OF HOMES

Part One

Rehabilitating GHI Homes

(Currently, Greenbelt Homes, Inc. is considering major rehabilitation of its 1,579 brick, masonry and frame townhouses. The following article is the first in a series of background articles detailing the history behind the Board of Directors' decision to consider such plans.)

Constructed in the 1930's and 1940's as one of three federally-developed and financed new towns, Greenbelt was built in two sections — five single family pre-fabricated homes and 579 brick and cinder-block homes in 1936, and 1000 frame homes in 1941. In 1952, the government sold the entire development to the newly-formed member-cooperative, Greenbelt Homes, Inc. The corporation has a nine-member elected board of directors which employs a general manager, extensive maintenance staff as well as sales personnel, an accounting office and other administrative aides.

It wasn't until the early '60s that board members felt the need to suggest some "face lifting", particularly to the frame units. However, the membership as a whole showed little interest in what they viewed as "cosmetic" changes to the basic structures.

1964

In 1964, then board president Charles F. Schwan, Jr. asked one of the board's committees, the Central Planning Committee, to consider long-range goals and plans for the cooperative, including a program and timetable for achieving such goals.

This "attempt to gaze into the future of GHI" was equated by some to "Mission Impossible". But others saw the vital need "to accept change . . . as the natural order of things . . . and consider all options and alternatives."

The Central Planning Committee was asked to consider 1) long-range plans for the frame houses, 2) utilization of undeveloped land, 3) loan programs and elderly housing, 4) long-range loans for additions, alterations, future resales.

Townhouses

Based on the second consideration to utilize the undeveloped land, and also to provide some of its members with large families the opportunity to remain in the cooperative, a membership resolution in 1965 directed the building of four-bedroom homes. The project, though controversial in many respects, enabled management to gain some experience in construction. Four free-standing homes and 25 townhouses were subsequently built over the next several years.

(Management's previous experience in rehabilitation had consisted of the remodeling of Greenbelt Consumer Services North End Store on Laurel Hill Road into four housing units and converting the former medical center on Gardenway into four units).

1968

In December, 1968, management and the board faced the need for major repairs to the 33-year-old brick and 29-year old frame homes. A \$390,692 capital improvements project was begun to replace flat roofs, repair gutters and downspouts, sidewalks, steam boilers, porches, windows, etc. This first major step toward rehabilitation was begun in 1969 and completed in 1972.

In 1969, the board sought a "master plan" for the future to include major renovation of homes and possible land acquisition, but real-

ized that it did not have the technical expertise to decide exactly what had to be done.

In an informal memo, David Lange, chairman of the Planning Committee, quoting from "The Citizen's Guide to Planning" by Herbert H. Smith, noted that "The do-it yourself master plan, is extremely difficult to achieve. The probability that any member of the planning board will have sufficient time to gather the essential information and material is very small. At the same time, the preparation of a competent plan requires a high degree of technical knowledge which is not usually found among planning members . . . the best method of obtaining a master plan thus resolves itself into a matter of securing competent professional help . . ."

Demographic Survey

Before employing an architectural firm, GHI conducted a demographic survey of its members which revealed occupation, number of children per family, heads of households, etc., and also revealed that nearly half of GHI members were in the low-income bracket. This fact indicated that, in any rehabilitation plan, the major funds could not come from large increases in monthly charges. Therefore, the Planning Committee included development of a financial program as one of its goals, coupled with renovation and a preventive maintenance program.

In 1971, the Architectural affiliation (TAA) responded to a GHI proposal to make a general survey of representative buildings to "examine problems, evaluate conditions and propose improvements." The firm delivered its report to the board in April 1972, recommending a major renovation program to "save the structures, to improve the standard of living and reduce overall costs." Over the following three months, meetings were held with the board, the membership and TAA representatives, with an early fall date tentatively scheduled to begin a pilot remodeling project.

Much controversy surrounded TAA's recommendations, particularly over the switch to electric heat and individually-controlled thermostats and over changes to the facade of the houses. The membership refused to support TAA's conclusions. (In another report, we will discuss some of TAA's recommendations and see how they compare with the current rehabilitation program under consideration).

Successful Pilot Project

However, out of TAA's recommendations came another study by the engineering firm of W. Norman Meyer and Associates to evaluate GHI's heating systems. In May 1973, the membership approved a pilot project to determine what economies and energy savings would be realized by converting one of its small heating plants from steam to hot water, coupled with insulation of the crawl spaces. This program coincided with the energy

Boys' Club Soccer

The Greenbelt boys 10 and under soccer team is currently sporting a 4-1 record in their league. The team won its season opener against Hyattsville, 4-1 and its second game against Adelphi, 1-0. Facing a strong Kettering team, the Greenbelt group played one of its best games in its 2-1 loss. It came back strong this past week, 10-0 against Langley Park. High scorer was John Marks with four points; Scott Swahl, three points; Teddy Whitten, 1 point; and Derek and Jason Littrell with one point each. Greenbelt won its final match of the week against Lewisdale when that team failed to field the proper number of players.

The 10 and under team is basically a group of fourteen boys who had never played on a soccer team before, with some who had never played soccer at all. Their coaches, Pete Whitten and Bob Hoffman, have been very proud of their performance so far. The next opponent is New Carrollton on Sun., Oct. 23, 1:30 p.m., Braden Field.

crisis and the corporations' sharply rising fuel bills. The pilot project proved so successful that all of the frame homes now have been converted to hot water heat.

In 1974, at the Annual Membership Meeting, the members directed the board to come up with long-range plans for five, ten, and twenty year goals. Following this charge, the board formed the current Long-Range Planning Committee which saw, as its task a need to develop "a comprehensive master plan of rehabilitation firmly based on needs and methods of financing such rehabilitation."

(This article was prepared for GHI by Sandra Barnes.)

(The next report will deal with the initial work of the Long-Range Planning Committee.)

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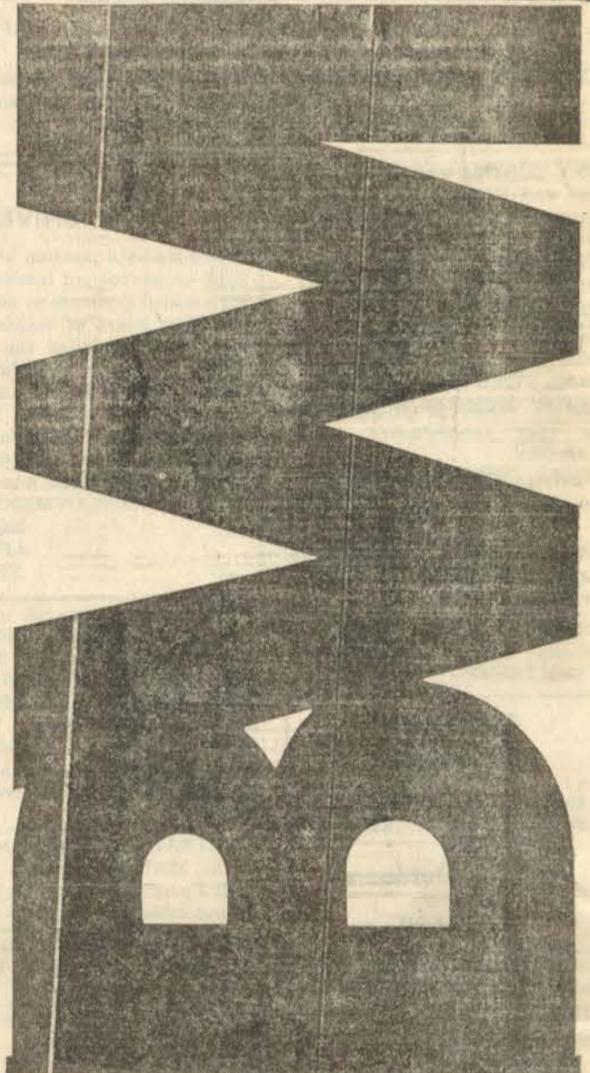
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