Cabin John Village News

Vol 8. No. 4 December, 1974

DECEMBER CALENDAR

13 - Cabin John Annual Christmas Party 7:30 p.m.
Clara Barton School
13 - Historic Workshop 7:30 p.m.
Great Falls, Maryland
15 - Christmas Sing 3 p.m.
Great Falls, Maryland
22 - Children's Christmas
Great Falls, Marylnad

Jan.
7 - Ready for a Job - 10:00 a.m.
Clara Barton School
9 - Oil Painting - 10:00 a.m.
Clara Barton School

CABIN JOHN ANNUAL CHRISTMAS PARTY
Friday, December 13, 7:30-10 p.m.

Everybody come and enjoy:
*****Selections by three Cabin John Chiors
*****A Christmas Story readings by Cabin Johners
*****Holiday Folk Singing by Cece Whittaker
*****Songs of Latin American Christmas by the Rodriguez Family
*****Community Singing

Mrs. Davis reports that the 20 little voices of the 4 year old class are already tuning up for their part in the show. Santa is expected to arrive with treats for the kids, and this is a very special opportunity to celebrate the holidays with friends, neighbors, and family.

Note: For 50¢, you may buy a chance on a luscious 16 lb. turkey, a holiday ham, or a special wreath.
Also: A box will be available at the party for those who would like to make contributions of canned goods for the Salvation Army.

4H CLUB NEWS

Through mid-December, the Senior group, Senior leaders and 4-Hers will collect clothes and toys for the needy. The Seniors are making stuffed animals for orphans for Christmas. A Christmas party and dance is being planned, tickets will be sold for the party; call Mrs. Byrd, 229-1723 for date, time, place, and ticket information.

Another meeting of the Uses of Clara Barton Task Force was held November 13. Susan Vogt has done some research with Mr. Carol Harman of the county library system. A room stocked with a changing supply of books, movies, magazines and records could be available for senior citizens drop-in daily, perhaps adjacent to the Post Office. The Department of Recreation would be willing, should the desire arise, to organize a Senior Citizens Club.

The Department of Recreation would also be willing to staff and plan an every other Friday night Teen Center for dropping-in, from 7:30-10:00 p.m., for 7th through 12th graders and have submitted letters to Dr. Elseroad with their plans.

Fran Wilson is working on a reference or resource room to be available for youngsters doing their homework and needing to look up something not available at home. Fran is also tracing the whereabouts of books from the Clara Barton School library that did not end up in the Bannockburn School library.

Mr. Mannes, of the Bethesda Boys Club, was present to outline future uses by the Boys Club of the facilities and possible offerings for our younger citizens. This Boys Club is manned almost exclusively by volunteers and storage would be helpful at Clara Barton and possibly future office space. 4th to 10th grade boys are now served; eventually this Boys Club hopes to serve girls.

Day Care, like all other requests and plans for uses of the building, now waits on decisions to be made by the Superintendent of Schools.

One thing has been decided for sure and that is the following schedule of class offerings from Adult Education of Montgomery County Public Schools beginning in January:

Day

Ready for a Job - Tuesday January 7, 10 a.m. to noon
Oil Painting - Thursday January 9, 10 a.m. to noon

Tuesdays 7:30 to 9:30 p.m.
*G.E.D. High School Exam Diploma Program.
Chinese Cooking
Reupholstering
Automotives for Women
Oil Painting for Beginners

Thursdays 7:30 to 9:30 p.m.
*G.E.D. High School Diploma Program

*Meets 2 nights a week.

Diane Kellogg

Editor's note: be checking your mailbox for registration information for these classes during the next week or so.

The Village News received two different articles on downzoning this month, and both articles are presented here side-by-side for your ease in comparison.

A CALL TO THE REAL CITIZENS OF CABIN JOHN

On October 1 of this year, the County Council voted in resolution #7-1962 to change the zoning status of the Quick Food Shop and the Gallery on MacArthur Blvd. from commercial to residential. In addition it recommends similar action for the Alpine Veterinary Hospital.

These properties are now classified as non-conforming uses. Their operations are severely restricted in order to eventually close them down. As an example, severe damage to either building would, under law, prohibit the owner to repair the structure. How relevant this is to all of us was demonstrated two weeks ago when vandals set fire to the Quick Food Shop. If severe damage had resulted, the owner would have been denied permission to reopen his business, and Cabin John would have been without a store today.

In addition the owners who have improved their buildings as places of business now must sell their properties as private residences. The financial loss they would incur must be suffered by the owners alone as there is no provision under Maryland law for any compensation from the State.

I cannot believe that the citizens of Cabin John really support this kind of action. Yet it is the Cabin John Citizens Association, an organization which purports to speak for all of us, which has been the prime motivator of this zoning change.

There is a petition being circulated to restore the Quick Food Shop and the Gallery to their commercial status. With less than two weeks of circulation it has collected over 200 signatures from the 539 homes in Cabin John. If you feel that these establishments have served the community well, and that their use has been both reasonable and proper, then please come to the Quick Food Shop, read and sign the petition.

However, which is more important, please attend the next Citizens Association meeting in January and confront those individuals responsible for this action. Only through the strength of your attendance can we hope to restore the Citizens Association to the real citizens of Cabin John.

Bill Castle
Jim Wilner

DOWNZONING

Several properties in Cabin John have recently been downzoned from a commercial zoning to a residential one. This was done as part of a proposal by the Potomac Valley League (a group of citizens' associations along the Md. side of the Potomac), and with the support of the Cabin John Community Plan. The general idea behind the downzoning was to insure the basically residential nature of MacArthur Blvd. in Maryland, while allowing the existing commercial uses to remain as long as they are viable.

The community members who worked and voted on the Cabin John Community Plan looked at the proposal as it affected our section of MacArthur Blvd. The decision was made and approved by a vote at the zoning in April, 1973, that, rather than limiting or eliminating all commercial uses of property along MacArthur Boulevard in Cabin John, it would make sense to consolidate the commercial use on one central convenient tract of land - the Mulvey tract. With the sewer moratorium and other factors, development of this tract commercially was obviously years in the future. So, the application of an "existing use" clause to the proposed downzoned commercial properties seemed to solve the community's short-term commercial needs, while the proposed shopping center would solve the more long-range one.

Some confusion about what downzoning actually means has arisen lately, especially after the circulation of a petition in some parts of Cabin John, protesting the downzoning of the Smiley Prebeck Art Gallery house and the Quick Food Shop. Both Ed Linslow, president of the Citizens Association, and I have received calls asking for a clear explanation of what the downzoning really means. I have talked to people at the County Zoning Board, the County Board of Appeals, and the County Attorney's office, and this is what they told me.

An existing commercial use which does not conform to the actual zoning but which is allowed to remain, has some restrictions. It can still be leased from or existing owner, but if one of the following things happens, it cannot be rebuilt as commercial, and will revert to residential. If the building is more than 50% destroyed by fire or other calamity, it cannot be rebuilt as commercial, and will revert to residential. If the building is vacant and unused commercially for six months, it will become residential. The building itself cannot be expanded or added on to under this type of zoning.

Certain types of changes may be approved by the county, e.g. change of use to [illegible]. In general, the commercial use goes along with the land. So, the land may be sold to a new owner, and the use continued. A new manager or tenant may come in to continue the former existing use. The commercial use itself may be changed under certain conditions. A less dense use - i.e. one which generates less traffic - is usually allowed. In [illegible] whether or not to allow [illegible] Zoning, a lot depends on [illegible] the desires of the community, and on the surrounding land use.

Currenly, on the agenda for the new County Council is a new zoning category - C-N or Commercial Neighborhood. While this zoning category will have to go through a public hearing for revision and approval before it's adopted, its goal is to provide "low intensity business and commercial facilities, primarily for the day-to-day convenience of the immediate neighborhood." As now written, the maximum area for such a zoned property couldn't exceed one acre. The past County Council included in its downzoning action the provision that all property owners who were downzoned would be allowed to apply for this new commercial zoning without fees, after it was approved by the public and council.

Finally, it should be said that the downzoning in Cabin John did not reflect bad community feeling about our existing commercial services. In general, the community appreciates the diversity and life which commercial properties give Cabin John. However, some commercial zonings, while acceptable as used now, had potential for very intense redevelopment. For instance, the two story grey frame building on the corner of Macarthur and 79th St was previously zoned C-O (commercial-office). While quietly used as office space now, the zoning category of C-O would allow a building up to 8 stories high or 90 feet tall. The fact that this land now carries a residential zoning does not affect its present use. It does provide a long range way to keep Cabin John's small town atmosphere and residential nature.

The Land Use Committee will be working on all zoning matters as they come up, including the formulation of the C-N zone. Anyone with questions or who wishes to join the committee, call me, Susan Vogt, at 229-3670.

MARIONETTE SHOW AUDITIONS

The Chautauquateers, Incorporated, a puppet group, announces auditions for their January-February marionette musical production of "Goldilocks and the Three Bears." Auditions are scheduled on Sunday, December 8th, at 6:30 p.m., and Tuesday, December 10th at 10:30 a.m. for vocal casting of voices for the show tape. Auditions for marionette operators are on Monday December 9th at 3:30 p.m. and Tuesday, December 10th at 10:30 a.m. Tryouts are held in Adventure Theatre in Glen Echo Park, on MacArthur Boulevard in Glen Echo, Maryland. Also needed are production personnel, including Assistant to the Director, Stage Manager, and lighting and sound technicians. For more information, Call Jo Ann Cradick at 320-5331. Show dates: Saturday and Sunday p.m.'s January 25 thru March 16.

The Chautauquateers presents its programs in cooperation with Adventure Theatre, Montgomery County Department of Recreation, and the National Park Service.

THE DEATH OF A BOULEVARD

Recemtly MacArthur Blvd. has been the object of drastic alterations, which when completed, may well change the character of Cabin John as we know it today.

For years the Boulevard has needed resurfacing. But improvement, when it finally came, resulted not only in the roads being resurfaced, but in its being widened and straightened as well.

The implications of this are disheartening for Cabin John residents - we can now expect an enormous increase in the amount of traffic on MacArthur Blvd. Not only will there be more cars, but they will be traveling much faster. The gentle curves and narrow lanes, which have tended to restrict the speed of automobiles, have been widened and straightened to actually encourage a more intensive use. The condition of the road now makes it an attractive commuter route for people in Potomac and outlying communities to zoom through the heart of Cabin John on their way to and from Washington. Why wasn't another lane added to the GW Parkway where that kind of traffic belongs? The surface of MacArthur Blvd. could have been repaired, but the character of the road need not have been destroyed.

Anyone who remembers River Road as it once was can now add MacArthur Blvd. to the scrapbook.

What does this mean to those people in Cabin John who live along the Blvd.? What are the implications to our children, pets, and wildlife who are used to crossing MacArthur Blvd. with a casual glance?

Once again the Citizens Association has acted irresponsibly in endorsing this project. They never understood how a road can act as a focal point for the civic life of a community, and not merely as a device for getting from one place to another as quickly as possible. It is the Citizens Association who now must answer to the community for the role they have played in the birth of a highway and the death of a Boulevard.

Jim Wilner

Dorothy Helen's
Beauty Salon
7630 Tomlinson Ave
#15
229-1369
229-4479
Tuesday - Saturday
9 to 5

CABIN JOHN UNITED METHODIST CHURCH

The Christmas Season at Cabin John United Methodist Church

Every Sunday: Sunday school for all ages 9:30 a.m.
Worship - 11:00 a.m., nursery provided.

The worship hour in December will feature a series of sermons from the Gospel according to Luke anticipating the coming of the Lord Jesus.

On Sunday evening, Dec. 22, at 7:00 we will go caroling around the community. On Christmas Eve at 7:00 we will have our traditional Candlelight Service which will include Holy Communion. Everyone is invited and welcome to join us for any of these activities. Come and worship with us during this glorious season of the year.

Al Rieke, pastor

EVENTS OF THE NATIONAL PARK SERVICE - Great Falls, Maryland.

Friday December 13 - Historic Workshop: Dig into history and learn about the "Settlement and Frontier Urbanization of the Great Valley of Maryland 1730-1800" with Ranger Historian John Beck. 7:30 p.m., Great Falls Tavern. Free, Reservations required, call 299-3613.

Saturday December 14 - Greens on the door and all through the house: Ellen Roberts, known for her artistry with Christmas greens will show how "You Too Can Do It" in making 18th and 19th century arrangements for doors and centerpieces, and how to tie a beautiful bow. At 2:00 p.m. at the Tavern. Call 299-3613 for reservation.

December 15, Sunday - Chorales and Candlelight: Potomac United Methodist Church Chior will present special Christmas music and invites the public to join in an Old Fashioned Christmas Sing . 3 to 4 p.m., Great Falls Tavern, Maryland. Call 299-3613 for information.

Sunday, December 22 - A 19th Century Children's Christmas: While Christmas music rings out over the canal towpath, a fire burning merrily in the lockhouse fireplace casts flickering light on doll furniture and toys under a Christmas tree, reflecting a child's Christmas of the 1870's. At Great Falls Tavern, Maryland; Call 299-3613 for more information.

Stoneware Pottery for sale in my home.
Every day 7-9 pm.
Nov - Dec. 23rd
Frazier Kellogg
7725 Tomlinson
229-8163

Village News Staff:
Mary Anne Wilson - Editor, 229-3397
Janet Dence - News - 229-7394
Joann Bast, mailing
Concord School - Collating and stapeling

WANT ADS

COMMERCIAL ARTIST/DESIGN FOR CONTRACT IN MY HOME: Signature lettering of Christmas cards, poetic illustration, posters, etc. Call Cece Whittaker 229-8899

WANTED: PART TIME HAIRDRESSER, from December 24 for 2 weeks. Call 229-1361, 229-9811, or after 5, 229-4479.

FREE END TABLE: 229-7394. Harvard bed frame, $5.00, Car Bed, $5.00.

FOR SALE: Antique car, 1950 Willis Jeep Station Wagon, 2 wheel drive, to be rebuilt - extra motor $425. Gas furance - 9500 BTU - $60. Washing machine needs minor repair, $35. Lawn mower, $20. Call 229-8679

FOR SALE: Navy radio R.A.K. -7, with power supply $25.00. Call 229-8679.

FOR SALE: Young Gerbils. Call Aymar Carter, 229-7687. Also included, starting portion of food and cage floor cover of wood scraps.

FOR SALE: Electric hot water baseboard heater - Length, 7 feet. $40.00 Call 229-7076.

QUICK FOOD SHOP
Mon. thru Sat.
6:30 am - 6 pm
Groceries, Breakfast, Restrict Lunch, Meats, Carry-Out

EMIL DOLEZAL
PLUMBING + HEATING
229-5685
Repairs · Drain Service · Disposers
Dishwashers · Remodeling · Heaters
Registered Master Plumber
Fully Bonded and Insured

PIANO and VIOLIN STUDIO
Vera Dolezal
6701 Persimmon Tree Road
229-5685
Children · Adults · All Levels

HAULING
(INCLUDES ROCKVILLE DUMP)
REASONABLE. ED CLARK
229-7311 WEEKDAYS 7-8PM
SATURDAYS 11AM-1PM.

SEVEN LOCKS ROAD
LOCAL PARK

QUESTIONNAIRE

In the near future Cabin John will have a new 10 acre park just off Seven Locks Road and northwest of the Palisades Pool area. Maryland National Capital Park and Planning Commission is eager for citizens' input so that the park will serve Cabin John's desires and needs.

We have been allotted $112,000 to spend on grading, equipment, shelters, and courts, etc. The construction of bike trails through the site, connecting the park with other parts of the town, will be funded with other money, not the $112,000 budgeted for the park. Also picnic tables, grills, water fountains, walk ways and bike rack are included or provided for under the separate $50,000 allocated for utilities on this Seven Locks Road Park.

The possibility exists for the access road to be the existing driveway to Palisades Pool. If this is impossible part of the $112,000 must go to the access road (approximately 10,000).

Please indicate your preference for facilities to be included in the park below, fold, and mail (form addressed already).

How many?		ESTIMATED COST
	A. Required Facilities	
	1. Access road	10,000
	2. Parking lot (30 cars)	15,000
	3. Landscaping, grading, seeding, sodding	10,000
	TOTAL COST - REQUIRED FACILITIES	35,000
	B. Optional Facilities	
	1. Shelter	
	a. Gazebo	8,000
	b. 30' x 62' picnic shelter with fireplace	15,000
	c. Enclosed community building with restrooms, recreation storage, kitchenette and meeting room	50,000
/__/	2. Play Areas	
/__/	a. Tennis (2 doubles courts)	20,000
	lighted, add.	5,000
/__/	b. Multi-purpose court (volleyball, basketball)	10,000
	lighted, add.	5,000
/__/	c. Play field	5,000
/__/	d. Children's play unit (swings, slides, jungle gym, etc.)	10,000
	TOTAL COST - OPTIONAL FACILITIES YOU HAVE CHOSEN - LET EQUAL $77,000 (Total available minus $35,000 required expenditures).	

++

Please note: A swimming pool is no possibility, as MNCPPC does not build pools.

AN INVITATION
for the
WHOLE FAMILY

CAROLS ..... CHEER
REFRESHMENTS ..... STORIES
SINGING 4yr. Olds ..... AND... SANTA!!

to

A CABIN JOHN CHRISTMAS

OUR PARTY*: FRIDAY, DECEMBER 13th 7:30-10:00
Clara Barton School

PLEASE COME!

Take Your Chance On:
CHRISTMAS DOOR PRIZES
A TURKEY, A HAM, A HOLIDAY WREATH

*A Citizens Association Party for all