

NORTH FOUR CORNERS NEWS

PUBLISHED BIMONTHLY BY THE NORTHWOOD-FOUR CORNERS CIVIC ASSOCIATION ■ DECEMBER 2022

!/? Where's My 'Northwood News'?

By Jacquie Bokow

We've been meaning to change the name of the *Northwood News* for some time. In fact, it was several years ago when the Board granted my request to change the name; I just never got around to doing it before.

It was only recently that we heard from several people who had assumed the *Northwood News* only dealt with issues at Northwood High School. Unfortunately, advertisers were making the same

assumption, making sales an issue. Lack of advertising revenue has nearly stopped publication of this newsletter, and may yet do so.

I thought *NFCCA News* might be even more problematic for people, so I went with *North Four Corners News*. I decided to make the switch now instead of waiting for 2023. So adjust, accept, and pay your dues to support your civic association! Encourage local business owners to advertise with us, too! Thank you for your support. ■

Next Meeting on 14th December

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 14 December 2022, at 7:30 p.m. ***The meeting will be held in person at Forest Knolls Elementary School as well as virtually.***

To find the access codes for the online meeting, go to the NFCCA website at www.nfcca.org. We plan to have a microphone so online participants can hear everyone speaking at FKES. Our speaker will be a representative of MoCo Dept. of Transportation.

All residents of the Northwood-Four Corners-Forest Knolls area are invited to attend and express their views. Please note that only paid members of the NFCCA are eligible to vote. (Annual dues are \$15 per household and may be paid at the meeting.) ■

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New humor column!

NFCCA Website Redesigned, Too

If you haven't visited www.nfcca.org recently, you'll see that it was redesigned over the summer to be more readable on your phone.

One new feature is the story index (nfcca.org/storyindex.html), which lists articles from this newsletter by topic, with a jump-down index at the top. This should help you find any article written in the past 20+ years. Native plants, local history, pets, wildlife, local laws, stories of the neighborhood—it's all there! ■

DECEMBER

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WWW.NFCCA.ORG

PRESIDENT'S MESSAGE

Hola, Neighbors. My name is Mario Emanuel Perez, Ema for short, and I am the new NFCCA president. It was my pleasure to serve on the Board as an at-large member last year, and I am excited to continue the good work of our past President Linda Perlman. The collaboration between the NFCCA's President, Board members, and the community is a big part of why the civic engagement in our neighborhood is so strong. On that note, I would like to recognize Linda's many years of service on behalf of the residents of NFCCA.

Let me start out by saying that I love our neighborhood. It reminds me of the neighborhood where I grew up, in the outskirts of Buenos Aires, Argentina—not in aesthetics necessarily, but in the neighborly nature of its residents, the way that I know that our neighbors are looking out for our kids, the way we bring each other food when we are not feeling well, and how we generally support each other.

A little about me. I moved to Northwood in 2015 after living in Virginia for many years. My wife grew up across the street in Woodmoor and attended Forest Knolls elementary school. We have two kids, ages 5 and 2. I enjoy riding and fixing bikes for our neighbors, and I am a member of the Northwood Bike Club that organizes the neighborhood bike rides. I also built a miniature holiday village that I display for our neighbors in the cherry tree on my front yard.

As a parent of young children, I appreciate how difficult it is just to get through the day, but I want to encourage other people in similar stages of life to join the neighborhood association and the Board. Our older neighbors have sustained this civic association for many years, and it is time for us younger folk to step up and do our part. I thank Sarah Dye (Lombardy) and Jessica Boback (Edgewood), two new at-large members of the Board, for taking on leadership roles in NFCCA.

We have a lot going for us in this neighborhood: sidewalks, Northwest Branch, a great elementary school, a beautiful park, a community pool, and (most importantly) great neighbors! I would like to work on growing our neighborhood identity and pride, perhaps with some signage at the entrances to our neighborhood.

I want to make a pitch to please pay your \$15 NFCCA dues, which can be paid online, and directly support this newsletter. This newsletter is a great neighborhood resource, and it would be a setback if it were to go away. As usual, this month's newsletter features articles written by our very own neighbors, including a new column by Carlos Del Real!

I have been working hard to get more advertisers but am just getting started. I'm also happy to report that we have three new advertisers for this issue, check them all out. If you know anyone who would be interested in advertising in our newsletter, please have them contact Jacquie Bokow at editor@nfcca.org.

(CONTINUED ON PAGE 3)

Communicate!

NFCCA Listserv

To join:

nfcca+subscribe@groups.io
[add "un" to unsubscribe]

To send messages to group:

nfcca@groups.io

Buy Nothing Forest Knolls/North Four Corners/Woodmoor

<https://www.facebook.com/groups/517319962826076>

Nextdoor/Northwood-Four Corners

<https://nextdoor.com>

Twitter: @NFCCAMoCo

Facebook: www.facebook.com/nfccamoco

NORTH FOUR CORNERS NEWS

The *North Four Corners News* (formerly *Northwood News*) is published by the Northwood-Four Corners Civic Association. The NFCCA represents the ~1,600 households in the area bounded by Colesville Rd. (Rte. 29), University Blvd. (Rte. 193), Caddington Ave., and the Northwest Branch.

Any resident of this area is eligible to join the NFCCA. Annual dues are \$15 per household and may be paid at any Association meeting or mailed to the treasurer.

The *North Four Corners News* is published five times a year—in October, December, February, April, and June. To place an ad or discuss a story, please contact the editor.

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Visit Our Website

www.nfcca.org

PRESIDENT'S MESSAGE

(CONTINUED FROM PAGE 2)

I am looking for ways to better reach our neighbors with updates and info in-between newsletter editions. I am aware that most of our neighbors are not on the NFCCA listserv and, to be frank, I'm still getting used to NextDoor. To that end, if you have a text or WhatsApp group with your neighbors and would willing to be a conduit of neighborhood news to your group, please text me at 703.400.9560. We can give

the text tree method a try.

The NFCCA 14 December in-person meeting at Forest Knolls Elementary School will be my first meeting as president and I hope to see you there. The December meeting will also be simulcast on Zoom.

I would like to hear from you about neighborhood issues that are important to you. Please contact me at *president AT nfcca DOT org*. I am looking forward to a great year working together.

—Ema Perez

This Year's Halloween Parade Pix



NFCCA BOARD

The Board of Directors for the Northwood-Four Corners Civic Association serves for one year and meets every month except July and August. Current officers (until October 2023) are:

President

Mario "Ema" Perez
10608 Margate Road
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Photos from the Halloween Bike Ride on 30 October



Photos supplied by participants



Emona Kraja, DDS & Randeep Sidhu, DDS

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The chart below shows Recent Northwood Sales.

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We Are Intensely Engaged in this Market

My Team has been succeeding and I am proud of our success in this most difficult market. *We already have \$34M in Closed and Pending Sales in 2022, as a result of 60+ transactions almost evenly divided between helping sellers and buyers!*

Sales in Northwood/Forest Knolls Since August 1, 2022

ADDRESS	LIST/SOLD PRICE	LIST PRICE	RATIO (S/L)	SELLER SUBSIDY	CLOSE DATE	STYLE	BR	BA/HBA	DOM	LOT SQ FT	SUBDIVISION
10612 Edgewood Ave	\$475,000	\$479,000	99%	\$16,375	11/10/2022	Rambler	3	2	62	6,830	Northwood Village
814 Whittington Ter	\$530,000	\$524,900	100%		11/10/2022	Split Level	4	1/1	4	7,414	Forest Knolls
205 University Blvd W	\$315,000	\$350,000	90%		11/10/2022	Cape Cod	2	2	5	8,645	Northwood Park
208 Hannes St	\$570,000	\$574,900	99%		10/21/2022	Rambler	4	3	14	7,375	Northwood Park View
111 Kinsman View Cir	\$450,000	\$425,000	105%	\$5,000	10/19/2022	Townhouse	3	3/1	8	1,500	Northwood Park View
416 Eisner St	\$527,150	\$515,000	102%		9/29/2022	Split Level	3	2/1	6	6,035	Northwood Park
10817 Margate Rd	\$636,000	\$625,000	101%		9/28/2022	Split Level	4	3	31	6,339	Northwood Park View
10408 Eastwood Ave	\$601,411	\$599,000	100%		9/26/2022	Colonial	2	2	11	10,723	Northwood
120 Woodridge Ave	\$580,000	\$589,900	98%	\$2,500	9/12/2022	Cape Cod	4	2/1	12	9,717	Northwood Park
215 Thistle Dr	\$475,000	\$489,999	96%	\$14,250	9/1/2022	Split Level	5	3	29	6,500	Northwood Park View
107 Snowy Owl Dr	\$800,000	\$750,000	106%		9/1/2022	Colonial	4	3/1	7	9,663	Northwood Park View
10400 Eastwood Ave	\$600,000	\$550,000	109%		8/25/2022	Cape Cod	4	2/1	6	14,961	Northwood Park
414 Eisner St	\$535,000	\$489,900	109%		8/12/2022	Split Level	3	2	6	6,033	Northwood Park
11111 Foxglove Ln	\$528,000	\$525,000	100%	\$10,000	8/10/2022	Split Level	4	2/1	30	9,548	Forest Knolls
73 Kinsman View Cir	\$477,000	\$435,000	109%		8/5/2022	Townhouse	3	3/1	6	1,632	Northwood Park View
308 Irwin St	\$559,000	\$549,000	101%	\$11,650	8/5/2022	Rambler	5	3	6	6,076	Northwood Park

In the above chart, we now show **Sold Price and List Price** and **Ratio of Sold Price to List Price (S/L)**.

The **SoldPrice/ListPrice Ratio** gives you a sense of the strength of **Seller Market** versus **Buyer Market**.

Call Today for My Free Market Analysis: 301-346-9126

Answering Questions About Plastic Bag Recycling

By Karen Jackler

If you're like me, you have a bag of bags somewhere in your house. It's the plastic shopping bag you shove all the other plastic shopping bags, bread bags, newspaper bags, wrappers, and other flimsy, filmy plastic bits into. At some point, you drop it off at a grocery store bin and hope for the best—that the bags will be recycled. Recently, a group of NFCCA residents started a thread on plastic bag recycling on the neighborhood listserv, which spurred some good questions among our neighbors about exactly what kinds of plastic can go in the plastic drop-off bins.

Where do I recycle my plastic bags?

The most convenient way to recycle plastic bags is to deposit them in a store drop-off bin. Most grocery stores and big box stores have a bin to collect plastic bags as well as some kinds of plastic wrapping. Stores in our area with plastic drop-off bins include Giant, Safeway, Harris Teeter, Target, Kohl's, Food Lion, Wegmans, Wal-mart, and Weis. Enter your zip code at bagandfilmrecycling.org/view/fdod to find the nearest drop-off location.

Do not put plastic bags and other flexible plastics like plastic wrap into your curbside blue recycling bins. The county's recycling facility processes only rigid plastics like beverage bottles and food containers; plastic bags and wraps get tangled in the processing mechanism causing them to jam. Once the tan-



Moving arrow with #4 from a plastic grocery bag.

gled bags are removed, they end up in a landfill.

What can go into the grocery drop-off store bag recycling bins?

Only bags, wraps, and films that are labeled #2 and #4 can go into the grocery store bins. Here are a few ways to tell if you have a #2 or #4 plastic bag or wrap:

1. Look for a “moving arrow” or triangle label with a 2 or 4 inside the triangle (see example above).

2. Look for a “how2recycle.info” label that says “Store Drop-off.”

3. If you can't find either kind of label, try the stretch test. #2 and #4 plastic bags and wraps stretch when you push your thumb into it or

you pull it between your hands.

Here are some common #2 and #4 plastic bags and wraps that can go in store drop-off bin:

- Grocery and retail bags;
- Zip-top bags/baggies;
- Overwrap for things like flats of canned goods;
- Wrapping for paper towels, toilet paper, and diapers;
- Bread bags;
- Dry cleaning bags;
- Newspaper sleeves;
- Bubble wrap and air pillows (bubble wrap with small bubbles can go the bin in as-is, big bubble and air pillows should be deflated to save space);
- Plastic mailing envelopes (remove or cut away any paper labels); and
- Plastic cereal box liners.

What should I do before I drop off my #2 and #4 plastic bags and wraps?

1. Remove any paper labels. If the label doesn't peel off cleanly, cut away and discard the area with the label in your trash can.

2. Make sure the bag is clean and dry. Shake out any receipts, crumbs, and other debris. If there is any food residue, wipe it out. Air dry bags that are wet or moist. If you can't remove food or other residue, it's best not to put the bag in the recycle bin. Putting wet or dirty plastics into the bin may cause that bundle of plastic to be sent to a landfill instead of a recycling center. A representative from BagandFilmRecycling.org

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Recycling bins outside the Four Corners Safeway.

Plastic Bags

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told me that retailers often store the plastic they collect until it is picked up for recycling, so it is important that the plastic is clean and dry so that it does not attract pests or create an unsanitary situation in the store.

What happens to the plastic that I put into the drop-off bins?

PlasticFilmRecycling.org says that the clean, dry #2 and #4 films deposited at grocery stores can be used to make composite lumber for making decks (like Trex), benches, and playground sets. Plastic film can also be reprocessed into small pellets, which can be made into new bags, pallets, containers, crates, and pipe.

What plastic bags, wraps, or films CANNOT go into the grocery store bins?

If the bag, wrap, or film is labeled #1, #3, #5, #6, or #7, or the “how2recycle” logo does not say “Store Drop-off,” *do not* put it into the grocery store bin. Putting these items into the bins contaminates that bundle of plastic and makes the whole bundle unrecyclable. Common household plastics that *should not* go into the store drop-off bins include:

- Plastic that tears like paper or sounds crinkly when you crumple it;
- Prewashed salad and vegetable bags;
- Floral wrap;
- Food pouches (like squeeze bags for fruit purees or sauces or powder drink mix

sleeves);

- Candy and chip wrappers;
- Mesh or net produce bags (like the ones that hold onions and oranges);
- Bags or wrap that held meat or cheese;
- Frozen food bags, unless it is labeled #2 or #4 or “store drop-off”;
- Pet food bags;
- Six-pack rings;
- Thick plastic packaging for bed linens (sheets, blankets, and bedspreads);
- Bags labeled “compostable” or “biodegradable.”

How do I recycle plastic bags, wraps, and films that cannot go into the grocery store drop-off bins?

Unfortunately, recycling bags, wraps, and films that are not #2 or #4 will require extra effort and possibly expense on the part of the consumer to recycle, otherwise these plastics should go in your regular trash. I found only two available recycling options:

1. TerraCycle is a company that, for a fee, will take back virtually any household waste you have and find a way to reuse or recycle it. You simply order a box that matches the type of item you want to recycle. When the box arrives, you stuff it full of your recycling and send it back to the company (the price of the box includes return shipping). The price may be a barrier to some, though you can share the box with others to defray the costs.

2. Terracycle also has various programs with specific companies like Late July and Honest Kids, Barilla, Entenmann’s, and BabyBel to

take back plastics like snack wrappers and food pouches for free. However, some of these programs are limited and have waitlists to be able to sign up for them.

Suggestions for Reducing the Amount of Plastic You Use

While recycling #2 and #4 plastic bags and wrap is relatively easy, recycling many types of bags and wraps is quite difficult for the average consumer. According to the United Nations Environmental Program [www.unep.org/interactives/beat-plastic-pollution], only about 9% of the world’s plastics are recycled, 85% of all plastic ends up in landfills, and 98% of new plastic products produced are “virgin” plastic derived from oil and natural gas, not from recycled materials.

If you want to combat the amount of plastic film that ends up in our landfills and waterways, consider what you can do before you put that bag or wrap in a recycling bin. There are tons of websites and blogs with details about reducing or eliminating plastic from your life. Do some Googling and find one that resonates with you. My favorite is *GoingZeroWaste.com*, which promotes progress over perfection. Here are some personal strategies I use, which you may want to try, too.

■ I bring my own shopping bags and produce bags. It took time to develop the habit, but over time I’ve become pretty consistent.

■ I try to avoid buying things in plastic bags or films.

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Plastic Bags

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I buy mostly loose produce instead of prepacked fruits and veggies and put them in my reusable produce bags. I also bring my own containers to grocery stores with bulk bins for dried beans, rice, and other staples. A lot of grocery stores with in-store bakeries have unwrapped loaves you can put into a paper bag or into one of your reusable bags.

■ For bags that make their way into my house and are not made of #2 or #4 plastic, I try to give them at least one more use in place of an easier-to-recycle plastic bag. If the bag has a zip top, I clean it out and use it to organize the various bits and bobs in my shed. I use the large zip-top bags to collect the pet waste after I scoop the backyard. My dog's empty dry food bag becomes that week's trash can liner.

■ I hang on to the bubble wrap, air pillows, and a few Amazon cushioned envelopes in case I need them for a package. If I accumulate too much of it, I can usually find someone on the NFCCA list-serve or the local Buy Nothing Facebook group (see page 2) who needs it.

For more information on plastic bag recycling, visit how2recycle.com and BagandFilmRecycling.org.

[Karen Jackler is mom to a college sophomore and a high school senior; wife to private pilot Leon; dog mom to a big, goofy pitbull/lab mix; a long-time FDA employee; and has lived on Edgewood Avenue for 24 years.] ■

New Book by a Neighbor Details The Impact of Gratitude on Life

We have yet another published author in our neighborhood! Last year, Michael Floissac authored the book *Thank You! With Deepest Gratitude*.

This "is not a traditional self-help book; rather, it is a story-driven tour through my diverse escapades as I have learned to practice gratitude in all areas of my life," says Floissac. "Through personal stories, images, and other insights, the book explores 15 universal topics, such as nature, freedom, parents, friends, music, and time."

Originally from the Caribbean Island of Dominica, Michael is a dad, husband, attorney, and now author. Here are some of the ways Michael practices gratitude as a family. These are concepts he thinks anyone can adapt for themselves, if they wish.

"We have designated a 'Gratitude Jar.' Throughout the year, as life happens and there are moments we are thankful for, we write a note and place it into the jar. The only person who knows what is on the note is the person who wrote it. Then we pick a day during the holiday season—a few good ones are Thanksgiving Day, Christmas Day, or New Year's Day—to gather in a circle around the jar and read the notes as a family."

The family also will gather in a circle (often in their pajamas) and each person will say three things they are thankful for that day. There



Michael Floissac and his book.

are no rules and nothing is off limits. In addition, "various visual expressions of gratitude are posted around the house, which includes uplifting quotes or images to remind us to spread love."

The last section of each chapter in the book contains workbook-style questions and action items to help you explore each topic from your own perspective and put what you've learned into practice. These prompts can be used for individual journaling or to kickstart group discussions, should you choose to read the book with others.

"Practicing gratitude helps us to see we are not alone. Gratitude involves self-reflection and self-improvement. When you're more grateful for certain aspects of your life, you want to take care of them and honor them."

Thank You! With Deepest Gratitude is available where books are sold online or at www.michaelfloissac.com. You might also find one of the copies Floissac placed in the neighborhood Little Free Libraries. Thanks, Michael!

[Floissac lives on Snowy Owl Drive.] ■

Dedicated Median Bus Lane Considered for Rte. 29

By Sharon Canavan

On 10 November, NFCCA testified before the Montgomery County Planning Board on the proposed alternatives to the Bus Rapid Transit (BRT) plan that are mapped out in the 2022 draft US 29 Mobility and Reliability Study (the 2022 study). Despite the concerns raised by NFCCA about the impact that a median busway would have on our community, the Montgomery County Planning Board approved the staff's recommendation for a Dedicated Median Bus Lane rather than a Managed Lane (Bus/HOV) on US 29. The Planning Board staff's reasoning for recommending the Dedicated Median Bus Lanes option is contained in the US 29 Mobility and Reliability Study, Part 2 Alternatives Selection, *US-29-BRT-Alternatives-Staff-Report-2022-11-02_Final_Rev.pdf* (montgomeryplanningboard.org).

At this writing, the Montgomery County Council has not yet acted, but a hearing is scheduled on 28 November before the Transportation and Environment Subcommittee, with consideration by the full Council on 29 November.

In our testimony, NFCCA argued that the Managed Lane alternative is a much better option because, according to the 2022 study, bus drive time would be cut in half by a Managed Lane and is marginally faster than drive time for the FLASH bus in a Dedicated Median Bus Lane. Plus, the Managed Lane alternative benefits HOV car riders and

all buses, not just the FLASH; Express buses would be the only transit permitted in the Dedicated Median Bus Lane.

The chief concern that NFCCA raised was that a dedicated median busway will reduce entry/exit points on US 29 by blocking off Lorain Avenue. Although south-bound Woodmoor residents would be able to turn at Timberwood Avenue into their neighborhood at a proposed traffic light, the current illustration of the plan would block north-bound drivers from turning left there into our neighborhood.

If only one way remains into or out of North Four Corners from US 29 at Southwood Avenue, NFCCA pointed out that, with Southwood Avenue as the only access, the turn lane and traffic signal time on US 29 should be lengthened, along with more signal time for outbound cars. Outbound neighborhood traffic already backs up significantly on both Southwood and Eastwood Avenues at that traffic light.

Also, the illustration in the 2022 study shows that the Dedicated Median Bus Lane widens in Four Corners from a single lane to a two-lane busway. Reducing available lanes will worsen this choke-point right before many drivers move onto the beltway.

NFCCA requested a traffic study analysis to evaluate neighborhood impact and whether allowing a north-bound left turn at Timberwood Avenue could retain a north-bound entry point into

North Four Corners to make up for losing access via Lorain Avenue. We also asked that the adjustments suggested by NFCCA should be evaluated during the engineering phase if the Council adopts the Dedicated Median Bus Lanes alternative.

In endorsing the Dedicated Median Bus Lane alternative, Planning Board staff argued that, "When one alternative (Managed Lanes) improves both auto and transit travel times, and a second alternative (Median Bus Lanes) only improves transit travel times, it is the second alternative that is going to best incentivize people to make the switch from driving to taking transit."

NFCCA criticized the \$128 million investment in Dedicated Median Bus Lanes, because this alternative does nothing to relieve drive time for cars and trucks, including carpoolers and other transit riders (Metro and RideOn) as well as those who must use a vehicle to commute (e.g., the equity argument that a ladder cannot be taken on a bus). It is unproven that large numbers of suburban residents will abandon their cars in favor of public transportation.

NFCCA urged that a better investment of taxpayer dollars would be to adopt the Managed Bus Lanes alternative, measure over time how this improves adoption of public transit usage, and determine in the future if a further investment in a Dedicated Median Bus Lane is warranted.

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Process Underway for University Blvd. Corridor Plan

By Sharon Canavan

Recently, the Montgomery County Planning Agency kicked off its public engagement process for developing Phase 1 of the University Boulevard Corridor Plan (UBCP). The last Master Plan for Four Corners was issued in 1996. The UBCP plan will ultimately serve as a guide for future development in line with Montgomery Thrive 2050. One of the fundamental tenets of Montgomery Thrive 2050 is to concentrate future growth along corridors, such as University Boulevard.

Decisions made during this planning effort will ultimately affect land use and zoning (including allowing denser multifamily housing) and transportation infrastructure (pedestrian/bike/BRT etc.). Planners will also evaluate environmental assets, community/public facilities, and parks and open spaces.

A number of existing county plans will guide decision making for the UBCP. The 2013 Countywide Transit Corridors Functional Master Plan calls for Bus Rapid Transit (BRT) along University Boulevard, including stops at Arcola Avenue, Dennis Avenue, and Four Corners.

Vision Zero is the county's comprehensive approach to prevent roadway-related deaths and severe injuries. Planners will shift from their past emphasis on maximizing traffic efficiency to making roads safer, including protecting pedestrians and bicyclists. It is notable that the stretch of University Boulevard from

Georgia Avenue to Colesville Road as an area that deserves critical focus, as this stretch is designated under the High Injury Network (roadway segments with five or more severe or fatal collisions and one or more collisions per mile per year).

The Bicycle Master Plan calls for a bikeway side path (protected lanes buffered from the roadway) along University Boulevard and Dennis Avenue. A Pedestrian Master Planning process is also currently underway (see article in the October 2022 issue of this newsletter).

Topics for future community workshops will include: Transportation/Mobility, Environment and sustainability, Housing and Development, and Parks and Open Spaces/Public Facilities.

The current schedule for the UBCP is to engage in public information and outreach, plan analysis, and staff review until September 2023. The Planning Board will then review the UBCP until March 2024 before the plan will be presented to the County Executive in the spring of 2024 and then the County Council will take up its review in mid-to-late 2024.



Details about the UBCP planning effort, including future meetings as well as a video of the 7 November online public meeting can be found at montgomeryplanning.org/planning/communities/mid-county/wheaton/university-boulevard-corridor-plan. ■

US 29 Bus Lane

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NFCCA stated that the decision to pursue Dedicated Median Bus Lanes would sacrifice the quality of life for Four Corners residents who must live with the inconvenience and cut through traffic resulting from many years of transportation decisions that have favored moving the maximum volume of traffic through Four Corners. In closing, NFCCA noted that the Dedicated Median Bus Lane alternative is costlier, does not improve drive time conditions on US 29, and, more specifically, would limit neighborhood access for Four Corners residents, increase neighborhood traffic backups, further intensify cut-through traffic, and add two additional traffic signals along this half-mile stretch of US 29.

More information about the BRT alternatives can be found in the powerpoint presentation offered at a 13 October public meeting; see www.montgomerycountymd.gov/dot-dte/Resources/Files/US29Study/US_29_Mobility_Study_Project_Findings_10_6_2022_CAC.pdf. ■

Neighbor Lucille at the World's Fair Home on Lorain

By David S. Rotenstein

The North Four Corners neighborhood has several historic homes inside its boundaries. Perhaps its best known is the 1939 World's Fair Home on Lorain. We lived down the street from this house and it has been part of my research world since 2009. This summer, the National Council on Public History published my latest essay about the home and the first family that lived there. It focused on Lucille Walker, a Black housekeeper and babysitter employed by Mario and Pauline Scandiffio. The June 2022 article is reprinted below.

On the morning of 1 April 2022, I was among throngs of remote researchers who visited the National Archives and Records Administration website to access data from the newly released 1950 Census. I had waited 13 years to answer one research question: Who was the Black woman working in a family home that I had first researched in 2009? I found her quickly on that spring morning after I entered the family's name and location into the website's search form: Lucille Walker, a 40-year-old Tennessee native. This essay explores the intersections of collaborative research, social history problems, and the newly released census forms as a window into segregated residential subdivisions. The data offers historians opportunities to decenter the white developers and homebuyers who domi-



Lucille Walker on the porch at the Silver Spring World's Fair Home. Photo c. 1950 by Pauline Scandiffio. Used with permission of Ann Scandiffio.

nate much of the existing literature on suburbanization in the United States.

Walker's identity had been an unanswered, and potentially unanswerable, question when I was first researching the history of a home in my neighborhood in Silver Spring, Maryland, just outside of Washington, D.C. I lived in a residential subdivision laid out in 1936. The developers launched their annual sales campaigns around model homes tied to a theme, and a modest Cape Cod home a



Silver Spring World's Fair Home on Lorain in 2009.

block away from my own had been their 1939 model home. To better understand the home's history and its first owners, I tracked down their daughter, Ann Scandiffio, who lived in North Carolina.

In 2009, Scandiffio could only remember her family's housekeeper's first name, Lucille, and the name that she had called her as a toddler: "Sha." Finding Walker's full name and additional biographical details offered me a chance to revisit my

earlier research, which had focused on developers who reproduced one of the homes in the 1939 World's Fair Town of Tomorrow.

The 1950 Census release gave me a chance to reconnect with Ann, who also used the data that first day it became available. After a decade of work documenting erasure and racism in historic preservation, I had different questions about the Scandiffio family home, centering on the White family (the Scandiffios) who bought the home in a racially restricted subdivision (developed in a sundown suburb) and the Black woman (Lucille Walker) who lived with them.

Black in White Space

Ann Scandiffio's parents, Mario and Pauline, bought the house in August 1939. He was

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a pediatrician, and she was a former federal employee and nightclub singer. Like many homes built and sold in the United States before 1948, their new home had a covenant attached to the deed prohibiting all but persons of the “White or Caucasian race” from buying or renting the property.

There were 207 homes, housing 723 people, in the Northwood Park neighborhood in 1950. Only three of these people were not White: a Chinese newspaper correspondent and two Black women working as housekeepers—Lucille Walker and Blanche Young. Northwood Park and its counterparts throughout the nation were White spaces, devoid of Black people.

Scandiffio family photos taken between 1944 and 1951 show Walker caring for Ann and her older brother in the house and yard. “I know she was there every night,” Scandiffio told me in a telephone interview three days after the census data release. “I don’t remember [that] she left the house, you know, to go visit family or something like that.”

Except for the 1950 Census, Lucille Walker is invisible

in Northwood Park’s history. Yet, she and the scores of other Black women who “lived in”—residing in their employers’ homes—were integral members of twentieth-century urban and suburban households. Looking for and recovering their stories in White spaces has been one of my research objectives since I began examining suburban gentrification and erasure.

The Census Opens Doors

In 2022, many of the people in the 1950 Census can still tell their own stories of life during Jim Crow segregation. Ann Scandiffio was five years old when enumerator Mary Kelso knocked on her family’s door and about seven when her family moved to Florida in 1951.

Armed with Lucille Walker’s name, my questions opened more of Scandiffio’s memories. She recalled that Walker traveled with the family to their summer home in East Hampton, New York. Talking about race jogged another memory about the time Scandiffio’s family came back to Washington for a visit.

“We stayed at the Dupont [Circle] Hotel,” Scandiffio recalled. “And when [Walker] came to visit us, there was a big hullabaloo in the lobby



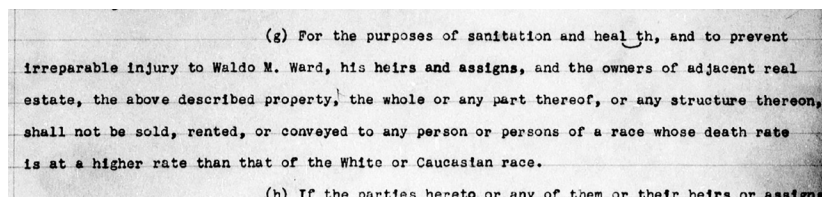
Lucille Walker and Ann Scandiffio in the front yard of the Silver Spring World’s Fair Home. Edgewood Avenue is visible in the background. Undated color slide by by Pauline Scandiffio. Used with permission of Ann Scandiffio.

because she was Black and they didn’t want her to go upstairs. My father went down and little guy as he was, he was very forceful about that. And he took her upstairs to our room.”

That one-hour visit was the last time Scandiffio saw Walker. Years later, her parents told her that Lucille had died of cancer. Over the course of our recent interview, Scandiffio recalled other details about Walker and the Scandiffio family household.

For instance, the census noted that Lucille had been divorced in 1950. “Her husband was, I believe for a while, a handyman for us. But then evidently when they divorced, that stopped,” Scandiffio said.

Lucille Walker can no longer tell her own story. The only evidence of her years living with and working for the Scandiffios is limited to distant memories, family photos, and a single line in a census population schedule denot-



Northwood Park racial restrictive deed covenant. Montgomery County Land Records, Deed Book Vol. 648, p. 193.

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HISTORY CORNER(S)

(CONTINUED FROM PAGE 13)

ing her relationship to them, occupation, and industry: “maid, housework, domestic work.”

Intersections

Beyond the White space lies Black space: the African American enclaves and neighborhoods on the sundown suburb’s margins. Interrogating the census is an opportunity to shed light into the gender, race, and class relations in segregated suburbia. In these Black spaces, women and men who identified themselves to census takers as “domestic workers” and “gardeners” comprise a mostly unexplored dimension of suburban history. My search for Lucille Walker’s story isn’t over, nor is my desire to better understand suburbia’s full history. It’s a challenge to myself and other historians to interrogate twentieth-century segregated spaces for information concealed by erasure and hidden records. ■



Lucille Walker and the Scandiffio children inside the Silver Spring World’s Fair Home kitchen. Undated photo by Pauline Scandiffio. Used with permission of Ann Scandiffio.

THE DEL REAL DEAL

By Carlos del Real

[The following are messages sent through the neighborhood listserv. They have been enjoyed so much there that I’ve asked permission of the author to include them in the newsletter. –Editor.]

September 2022

Notes From a Yard Sale

There are benefits to having a yard sale. The main motivation, of course, is to reduce the ballast of our material lives. This results from the dilemma of not wanting something anymore while simultaneously being unwilling to simply toss it away. The reasons for this vary.

Some are inclined to imagine a future where the item once again becomes useful. This will never happen, but we delude ourselves and the ballast grows. Others fixate on the original cost and cannot abide that the value of things drops not just to zero but even into negative territory, thus causing us stress and worry and clutter. Some save things for the next generation. It’s not likely that they’ll want them, yet hope springs eternal. Then there is the problem of the unwanted gift. You never want to see it again, but, but, but ... a dear friend gave it us. A token of their love. Are you really that callous?

The answer is yes, yes, you are that callous. You can do it! I can recommend it without reservation. Go ahead, dispose, unload, divest. You’ll feel light as a

dandelion seed on a summer breeze. You deserve it. You will believe what they say: less truly is more. You will feel better and make a few bucks. Nothing wrong with that. You want to mambo in your basements again don’t you?

So many benefits, some unexpected, chief among them is the pleasure of meeting new neighbors.

Thank you to all who stopped by. Some to shop, some to chat. Each of you are a joy.

Tips for future yard sellers:

- Enforce the five second rule. You touch it, you own it.
- Don’t hide “the good stuff.”
- Give free stuff to kids. They don’t have jobs.
- It’s easier, but everything can’t cost a dollar.
- Small items move fast if marked 25 cents each, 3 for a dollar.
- Sundays are 50% off day.

August 2022

A Tale of Two Zip Codes

What has happened to our creek? How has Lockridge come to look like an overgrown drainage ditch? I have no love for the vine-strangled locust trees and degenerate oaks that are currently fighting for life in what could be a beautiful highlight of our community. Adding insult to injury, a big eyesore of a sign has been added to celebrate the hideous trash

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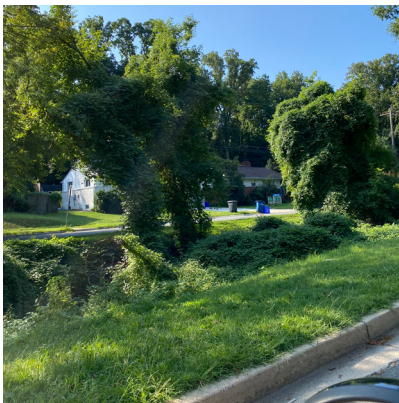
trap that was recently installed ... at the entrance to the sylvan Rachel Carson Trail, no less.

If you have been to Kenwood in the spring, you will have seen the blooming cherry trees and verdant lawns that decorate the divided byways there. You might have enjoyed the cherry blossoms' fragrance and the dappled sunlight under their spreading boughs.

A different standard is clearly evident in the two Montgomery County neighborhoods. Here is an obvious example of what the elite expect, nay demand, and of what we, the hoi polloi, can



The Kenwood area's creek, above, compared to our neighborhood's overgrown Lockridge Drive creek, below.



only dream. Could their stratospheric connections have something to do with this inequity?

I say arise ye proletariat, ye Costco members. Are we, men and women and non-binary Northwoodians, not equally deserving of aesthetic excellence? When we perambulate on Lockridge, our very souls are wounded by this ugliness and chaos, do we not bleed?

Enough, I say. Northwood Arise!

July 2022

A Message to New Drivers

When I was young, I felt the need to install a loud exhaust on my car. The world would know me as a risk taker, a heterodox free thinker, a rebel unencumbered by the petty restraints of suburban polite society. Beautiful ladies would take notice as I Brrapp'd my way through my suburban dominion! Dudes, impressed by the decibels, would salute my manliness!

I wish I could say that these were just the fevered dreams of youth but, in fact, I did achieve my goals: a lovely girlfriend and a band of fellow motor-heads to hang with.

It is exceedingly obvious that today's coffee-can mufflers require an equally robust upgrade to the sound system, adding that distinctive Bhoom Bhoom so necessary to fully grasp the deep meaning of rap and regaton as you drift squealing

through those corners.

Although I now have a deeper appreciation of peace and quiet, I wanted you to know that I understand. Perhaps you will achieve all the glory that you imagine.

In the meantime, though, could you please slow down so that your admirers can take down your tag number.

April 2022

I Want My Stuff Back

A quick note to whoever stole the items out of my car on Saturday night.

I am unsure what use my prescription sunglasses are to you. Or for that matter, why my manbag (it's not a purse, thank you), containing only a copy of "Pillars of the Earth" was such an enticement that you would crave it so. I doubt that you read much or at least I assume that thieves would have more exciting lives. Perhaps you are coming to the point in your criminal career when you might expect some spare time in a small space with little to occupy you. It is, after all, a very long book and will provide a way to pass the time. Who knows? In any event, because you may be thinking along similar lines, I will suggest that these items could find their way back to my porch and your karmic balance could be somewhat restored.

Better luck to you in your future endeavors.

[Carlos del Real lives on Margate Road.] ■

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