



UPCOMING MEETING DATES

*Contingent Upon COVID-19 Restrictions:
Virtual Meetings will be announced at least one week in advance
In-Person Meetings will be held at 7:00 pm in the WHCP Meeting Room
516 Race Street, Cambridge, MD 21613*

All CAN Board meetings are open to the public. Everyone interested in CAN is invited to attend.

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CURRENT LINKS:

- **CAN Board of Directors and Executive Committee Meeting Minutes**
 - <https://cambridgecan.org/category/news/meetings/2020-meeting-minutes/>
- **Commissioners’ Corner –**
 - Messages from City Council Commissioners
<https://cambridgecan.org/category/news/commissioner-posts/>

Note: CAN invites messages from all City Council Commissioners for its Newsletter and Website.
- **CAN Planning & Zoning Notes –** <https://cambridgecan.org/category/news/p-and-z/>
- **CAN’s Website –** <https://cambridgecan.org>
- **CAN on FaceBook –** <https://www.facebook.com/CambridgeAssociationofNeighborhoods/>
- **Contact CAN –** CambridgeCAN@yahoo.com

PRESIDENT'S MESSAGE – Have a Happy and Safe Holiday Season!

Have a happy and safe holiday season. Like many of you, my wife and I are going over plans of what we are not doing this holiday season. The usual traditions of spending Christmas Eve with my daughter's family in Loudoun County, Virginia, and then flying on December 26th to Kansas City to celebrate a late Christmas with my son's family are not happening this year. This season is the season of cancelations. However, another way of looking at it is: it will be a holiday season we will not forget.

With the vaccine on the way, this holiday season should be unique and we should try to get through it as safely as we can and talk about it for years to come. Remember your neighbors who live alone and try to drop off bake goods or an ornament on their porch to celebrate the season with them. Keep a safe distance and wear a mask!

Chuck McFadden, President
Cambridge Association of Neighborhoods (CAN)
Ragtime31@gmail.com

NEW CAN MARINA COMMITTEE

CAN would like to start a citizen's Marina committee to review what is happening at the City Marina and what should be happening there. The City Marina is one of the biggest assets Cambridge has and is the reason many of us moved here. However, there are a number of issues that are well known, such as the number of unused 50 and 60 foot slips, wave action inside the marina, bad docks, no electrical metering, etc.

While it is easy to list problem areas, the Committee's purpose will be to come up with ideas to solve the problems given the City's restrained resources. I also believe that Oasis Management has plans to improve the marina but no one knows what they are. So, another purpose for the Committee will also be to inform the community as to what is going on and when they will take place.

If you are interested in helping out with this effort or have ideas, please contact Chuck McFadden at Ragtime31@gmail.com. All meetings will be held on Zoom.

Chuck McFadden, President
Cambridge Association of Neighborhoods (CAN)
Ragtime31@gmail.com

CAMBRIDGE REAL ESTATE TRENDS (& FUN FACTS)

By Fred and Martha Phillips-Patrick

US Housing Market in 2020: According to Norada Real Estate Investments, "the national housing market has seen record-breaking growth since June, after briefly put on hold during the outbreak of the pandemic this spring. Despite looming economic uncertainty, highly controversial elections, and the aggravated spread of the pandemic, home buyers continue to quickly snatch up the relatively few homes for sale."

Two factors driving the national housing market are a shortage of available housing inventory and extremely low mortgage interest rates. Thirty-year mortgage rates have been as low as 2.375% and even here in Cambridge we hear stories of houses being on the market for fewer than a couple of days.

These factors have led to a sharp rise in home prices. Nationally, home sales this year have risen to a 14-year high. List prices are nearly 13 percent higher than last year. How have these national trends been reflected in the Cambridge market?

Cambridge Market Update: According to Realtor.com, the median list price of homes in Cambridge was \$192.5K in November 2020, trending down -7% year-over-year. However, homes in Cambridge sold for approximately the asking price on average in November 2020. On average, homes in Cambridge sold in November after 86 days on the market. And the trend for median days on market has gone down since last month, and down slightly since last year.

Sales: Currently, according to Realtor.com, there are 109 homes for sale (99 single family homes and 10 condos and townhomes) in the Cambridge area, compared with 122 in October. The median sold price in October hit a high point of \$254.5K. In November it was \$180k. Thus, we have seen fewer homes for sale in November, and the median sold price that was lower than in the previous three months.

According to Realtor.com, 24 single family, townhouses, and condo sales were completed in November, varying in price from \$60.3K to \$832.5K. They are:

2516 Westwind Blvd, \$185K	1002 Greenway Dr, \$155K	302 Regulator Dr S., \$310K
700 Cattail CV #203, \$220K	706 Stiles Cir, \$60.3K	101 Ross Thumb Rd, \$832.5K
901 Race St., \$167.7K	10 Willis St., \$105.5K	211 Crusader Rd, \$139K
413 Glenburn Ave, \$152.5K	1 Court Ln #101, \$479K	102 Lee Dr, \$252,9K
1679 Terrapin Cir #1679, \$272K	912 Peachblossom Ave, \$159.9K	406 Aurora St #406, \$112k
420 Glenburn Ave, \$160K	5233 Heron Rd, \$368.5K	708 Lincoln Ter, \$75K
402 Regulator Dr S, \$292.8K	115 Regulator Dr N, \$240K	704 Locust St, \$145K
6061 Todds Point Rd, \$525K	1629 Osprey Cir, \$240K	101 Belvedere Ave, \$282K

Median Sales Price: Given the relatively small number of sales, median sales price can vary quite a bit from month to month. Since November 2013, monthly median sales prices have been as low as \$104K in June of 2015, as high as \$254.5K this past October, and \$180K in November.

Home Values: According to Long and Foster, the median home value in Cambridge is \$237,475. This is higher than the Dorchester County median home value of \$150,000. The national median home value is \$231,815. Approximately 39% of Cambridge homes are owner-occupied, compared to 45% rented, while 16% are vacant.

Conclusion: 24 houses, townhouses, and condos (28 in September, 37 in October) have sold in November; the median sales price has decreased, and there are fewer homes for sale. Zillow, though, predicts home prices will increase by about 4% over the coming year.

- **Fun Fact – Cambridge Crime Solvers Corner: Unsolved 1905 Christmas Eve Murder.** On Christmas Eve in 1905, a Cambridge police officer, "Nathaniel" Henry, was apparently murdered by James Brown, aka the

"Cincinnati Kid." This information was recently gleaned from a Norfolk, VA newspaper article dated January 22, 1906, that reported the arrest of James Brown in Norfolk for the Christmas Eve murder of Officer Henry of Cambridge, MD. The arrest warrant came from Dorchester County Sheriff Milford Phillips' office. A second January 26, 1906, article reported that James Brown had secured a lawyer and was fighting his return to Maryland.

No further details could be located about the officer, his death or about the suspect and what had become of him despite research efforts over the last two years by Cambridge Chief of Police, Mark Lewis, and Dorchester County Sheriff James Phillips and the extensive research by the President of the Fraternal Order of Police, Cambridge-Dorchester Lodge #27, Thomas Hurley.

Without more corroboration of the facts of the case, Officer Henry's name cannot be placed on the National Police Officer's memorial. If you are able to help in solving this 115-year-old Christmas Eve murder mystery, please contact Thomas Hurley at 410-330-8968 or by email: fopcambbridge27@yahoo.com.

(This summary was taken from a January 2020 article that appeared in the Dorchester Star.)

- **Fun Fact – Cambridge Police.** The Cambridge Police Department was formed in 1904 and was under the authority of the Dorchester County Sheriff's Office until 1910.
- **Fun Fact – Top 12 Town.** In 2015, Cambridge was selected among the top twelve Christmas towns in Maryland by OnlyinYourState.com, with The Crabby Bushel Basket Tree getting special mention. Had the Christmas parade occurred this year, it would have been its 72nd year.

**To our readers: If you know any interesting factoids about our fair city,
please let us know so we can include them in future issues.**



CAMBRIDGE CORNER – CITY COMMISSION HIGHLIGHTS

HISTORIC PRESERVATION COMMISSION (HPC) – November Meeting

By Sharon Smith

- **HPC MEETINGS MOVE TO WEDNESDAYS.** Cambridge Historic Preservation Commission (HPC) will not hold a meeting in the month of December. The monthly meetings will resume in January, moving from the third Thursday of the month to the third Wednesday of the month hereafter to avoid conflict with the monthly Board of Education meetings which HPC Commissioner Susan Morgan will be joining. Congratulations, Susan!

PLANNING & ZONING COMMISSION – December 8, 2020 Meeting

By Judd Vickers

- P&Z 2021-003 Planning Commission approved Preliminary Site plan for 221-229 Washington Street for Crossroads Community – Behavior Health Facility.
- P&Z 2021-004 Hearing to admit additional information to the Planning Commission for the Master Plan Amendment to allow up to 200 multi-family units on a parcels designated as RP-2, Map 31, Grid 19, Parcel 27, 2.16 acres. Final decision deferred to 1/5/2021 due to schedule conflict with the City Attorney.
- P&Z Commission voted unanimously to forward a recommendation of denial to the City Council based on compatibility and economic value (findings of fact to be drafted and approved by Planning Commission) for a proposed Master Development Plan Amendment for the RP-2 designation at the Residences at River Marsh at the Hyatt Regency Chesapeake Bay Resort.
- P&Z 2021-005 – Rezoning and Map Amendment for parcel at Washington and High Streets for a change from a residential zoning to a commercial zoning to allow for a new Dollar Store to be located on the site. The proposal was deferred to a future meeting.
- P&Z Commission moved forward to draft language to consider a Text Amendment related to Professional Offices in CMU and GC zones. Currently, these zones do not allow for professional offices in these zones and the proposed change would allow those uses in those zones. In addition, professional office uses would be clarified and combined under one definition in the code.

The meeting of the Planning Commission was conducted via WebEx.

For full report: <https://cambridgecan.org/planning-zoning-notes-dec-8-2020/>

Support materials: <https://www.choosecambridge.com/AgendaCenter/ViewFile/Agenda/12082020-853?packet=true>

CAMBRIDGE CITY COUNCIL HIGHLIGHTS - December 14, 2020 Meeting

By Steve Rideout

- New Year's Eve Boat Drop approved
- Ordinance 1168 defining "ditch" approved
- Ordinance 1170 allowing for multi-family dwellings with conditions in Institutional Zoning District (to address senior living at Delmarva Community Services on Chesapeake Ave) approved
- City Housing Task Force Members appointed
- Transfer Agreement of City Sailwinds Port Property to CWDI – Removed from the agenda
- Transfer Agreement of City Gateway Property to CWDI – Approved
- CWDI Compensation to City MOU - Removed from the Agenda
- Maces Lane – City MOU – Approved
- City – County Cornish Park MOU - Approved
- City payment of \$225,000 for Delmarva Community Services Sidewalk installation - Approved

For full report see: <https://cambridgecan.org/cambridge-matters-1-december-14-2020/>

For meeting video: www.townhallstreams.com and locate December 14th meeting

COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

CWDI ASKS FOR PUBLIC INPUT ON SAILWINDS DEVELOPMENT

Cambridge Waterfront Development, Inc.(CWDI) in partnership with BCTDesign Group, is launching an on-line survey asking for your ideas and opinions about the future of waterfront development at Sailwinds. Your ideas will be considered by CWDI in the shaping of a development master plan which will guide development decisions over the next several years. The Cambridge Waterfront area subject to development planning extends from the Burton Fishing Bridge to Cambridge Creek and encompasses approximately 40 acres.

To assist your thinking about how this area should be developed, a background presentation and introduction to planning topics will precede the questionnaire. The survey website at <https://www.bctdesigngroup.com/cambridge> can be accessed beginning December 10th. CWDI encourages you to go to the website and take advantage of the presentation information and complete the questionnaire on-line. If you prefer a paper copy of the questionnaire, please contact Sandra Tripp-Jones, Executive Director, at sandra.trippjones@cwdimd.org or 805-453-4480. She will send you a questionnaire with a stamped return envelope. Your ideas will be greatly appreciated.

MIDSHORE MEALS TIL MONDAY

MidShore Meals 'til Monday sends food home over the weekends all year round for nearly 250 food-insecure children in Dorchester County. During summer months, they provide food to children attending summer school at all elementary schools, the Maces Lane STEM program, the Empowerment Center (Flagg Camp), the Judy Center, and New Beginnings, as well as children whose parents are counseled at Clearview Professional Center. During a “normal” month, *MidShore Meals 'til Monday* provides food assistance for about 500 students. *MidShore Meals 'til Monday* is providing extra food and meals to the children of Dorchester County during the school closures amid COVID-19. **Meals 'til Monday needs your support in order to keep providing essential nourishment to our children. Donations are fully tax deductible and can be made at <https://www.mscf.org/donate-online/>.** For more information about *MidShore Meals 'til Monday*, please call Leslie Bishop, Director, at 703-371-5191, or visit their Facebook page or website at www.midshoremealstilmonday.org/.



DORCHESTER COUNTY LEARNING LABS

**Dorchester
County
Learning Labs**



Dorchester County Learning Labs is intended to be a community led, safe-space program designed to minimize learning loss and increase socialization opportunities during the 2020-2021 year. The Learning Labs program is currently being created. When launched it will consist of multiple sites around the city where students can go on virtual learning days for some or all of the day. Sites will follow strict COVID-19 safety regulations. Below please find sites that are currently operating and have availability for students. For more information please reach out to the organizations directly.



New Beginnings

Days of Operation: Monday - Friday

522 Greenwood Ave.
Cambridge, MD 21613

Session 1: 8:30-12:30
Session 2: 1:00-3:30

Contact: 410-228-1950 or 443-521-0030



Harvesting Hope

447 Race Street
Cambridge, MD 21613

Days of Operation:
Monday - Thursday
Time: 8:30- 3:30

Contact: (443) 351-4846

**Cambridge
Empowerment Center**

615 B Pine Street
Cambridge, MD 21613

Days of Operation: Tuesday- Friday

Session 1: 8:00-12:00
Session 2: 12:00 - 4:00

Contact: (410)901-1397

Community Partners:



CAMBRIDGE EMPOWERMENT CENTER

The Empowerment Center works in partnership with the community to provide youth development through education, skills training, mentorship and other support services. We strive to inspire confidence, self-esteem, a desire for lifelong learning, and to contribute to the health and well-being of the Dorchester County youth and community. Our youth enrichment programs provide kids with computer experience and other skills that help them succeed in school and life. Our computer literacy lab is utilized by many in our community to develop basic computer skills.



MEET YOUR NEIGHBORS

SHE'S SEEN IT ALL: YVONNE DAYTON

By Ellie Ludvigsen

Think grocery stores with meat cut to order on almost every street corner in the now historic district of Cambridge. Specialty candy shops and bakeries here and there. Delivery? Of course. 203 Choptank Avenue was one of the grocery shops; 403 Willis Ave was a candy store run by Bill Dayton's mother. He used to make deliveries for her. Yvonne nee Slocum Dayton, Bill's widow, has lived on Choptank Avenue for 67 years, superseded in longevity only by the Hayes family, whose son still lives, or at least owns property, on the 200 block of Choptank. One might suggest that Yvonne has seen it all – and has more stories to tell than you can imagine.

Yvonne was a twin – hiding behind her brother in her mother's womb, so the doctor was as surprised as everyone else when she unexpectedly popped out. She was the youngest of 4 children and the only girl. After attending the segregated one-room school on Taylor's Island through 8th grade, she attended and graduated from high school in Cambridge. She was an active, athletic girl who played all varsity sports. She fondly remembers growing up on Taylors Island with no electricity, little money, cute dresses made from feedbags, playing with all the neighborhood children, black and white, picking buckets of blackberries behind the tomato plant while sinking in the large amounts of tomato skins that were thrown out the back windows. Her father worked at the grocery store there until it burned down. He was known and respected by all. Later, he worked at the A&P in Cambridge. The family moved to Cambridge to help out after a sister-in-law became paralyzed.

1955 must have been a banner year for Yvonne. She graduated from HS, which then was where the Y is. She met Bill at the skating rink shortly after he left the Air Force. She submitted job applications to the FBI, telephone company and electric company – and was accepted by all. Immediately upon graduation she accepted a temporary job with Eastern Shore Public Service (now Delmarva Power), retiring in 1994 after 39 years of service. The "temp" part was filling in for a woman on 4 months maternity leave who said she was coming back. Luckily for Yvonne, at the last minute, the new mother resigned. Yvonne remembers her years with the electric company fondly even with the occasional angry customer and the glitchy, black holes of switching from manual bookkeeping to computerization. She was always the problem solver, peacemaker, go-to-person, trainer, and friend to all. The latter is evidenced by her continued phone calls and, prior to the Covid-19 pandemic, lunch meetings with remaining co-workers & friends from work.

After the couple's marriage in 1959, they lived with Yvonne's mother at 115 Choptank. Her mother provided childcare by day when Bill & Yvonne's two daughters, Kim & Tina, came in 1961 and 1970, and worked at Craig's Drugstore during the evenings. With both Bill & Yvonne working, their weekends were spent on the water during the day and dancing at the clubs all night. Bill got his love of the water from his father, who was a waterman. Kids, friends, Yvonne's mother – all spent their weekends on the river. Since the 1950's, they have owned 6 boats, the last one still at their house in pristine condition.

Yvonne's eyes lit up talking about dancing at the clubs. Bill wasn't into dancing; it was all Yvonne's doing. However, Bill learned to love it too. There were big bands that came in from DC to play at the armory, where

the courthouse now is. The Elks, Moose, and VFW clubs all held smaller dances. The smaller bands came from Cambridge as well as the western shore. This was some swinging town.

Since her husband's death in 2018, Yvonne has been going through boxes of family treasures. It's been bittersweet although she says she's probably learned more factual information about Bill since his death than while he was alive. Although she has deep friendships, two daughters in Cambridge, and the support of family and friends, losing Bill, of course, has been life changing for her. She thinks about him daily.

I'm truly blessed having Yvonne as a neighbor. She's not shy about speaking her mind, always answers my and requests for stories about Cambridge, although, sometimes with the look. Not much gets past her without notice. She knows everybody from the past but feels out of touch with the new people because she's not out and about much. She is a cat lover. She and Tina have been instrumental in getting a number of cats fixed at Snip 'n Tuck. She supports that effort and also takes in an occasional feral cat for behavior change "training" by her indoor cats. Sometimes the reverse happens. She is generous to a fault. She weathered a couple of frustrating years recently renovating her house, with more than her share of problems. I always enjoy stopping in for a chat plus I never know what magical rotating ornament I might find in her pristine yard.



A couple other interesting facts about the neighborhood:

The writer's home, 111 Choptank Avenue, was once used as a "hospice" for AIDS patients in the early days (1980s) of that disease. A clergyman ran the house. There was quite a ruckus from some of the neighbors but Bill & Yvonne refused to sign a petition against it. That caused friction and some people stopped talking to them.

An oyster house (processing house) was located where the current Yacht Club now is. There were shacks all around the processing house where laborers lived. This area was truly a multi-purpose and diverse area.



CAN's MISSION & MEMBERSHIP

The Cambridge Association of Neighborhoods (CAN) fosters neighborhood cohesion and community involvement to (a) enhance the quality of community life for all residents of Cambridge through community events, social activities, and neighborly assistance; and (b) protect and enhance the value of properties in Cambridge by improving building and zoning codes, supporting adherence to those codes, and engaging constructively with City Government, including the Historic Preservation Commission. CAN welcomes members from **any and all Cambridge neighborhoods** who are interested in organizing and working together, building a diverse membership reflecting the diversity of Cambridge residents. Membership information is available on the CAN website at <https://cambridgecan.org/join-can/>.

CAN HOUSING QUALITY COMMITTEE – PLANNING AND ZONING ISSUES

The Housing Quality Committee monitors issues affecting the quality of housing and the maintenance of property values in the City, including code enforcement. Committee members attend Planning Commission meetings to monitor zoning-related issues and report the information to the Board and Membership. *Please contact* Chuck McFadden at Ragtime31@gmail.com to volunteer.

CAN NEIGHBORHOOD DEVELOPMENT COMMITTEE – SOCIAL EVENTS & 'NEIGHBORS HELPING NEIGHBORS'

"Neighborhoods" are organized by small groups willing to work together to address neighborhood issues through small social events and "neighbor-helping-neighbor" activities. The **Social Events Subcommittee** organizes community-wide events. *Contact* Chuck McFadden at Ragtime31@gmail.com to volunteer.

CAN COMMUNICATIONS COMMITTEE – WRITERS NEEDED

CAN'S **Communications Committee desperately needs writers and photographers to develop articles** about CAN and its activities, get them published in local newspapers, and have them promoted by local media *Please contact Tom Puglisi at tom.puglisi@comcast.net to volunteer.*

POWER WASHER AVAILABLE

CAN has an electric power washer available to members. Contact Chuck McFadden at Ragtime31@gmail.com if you would like to borrow it for a project.

