



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

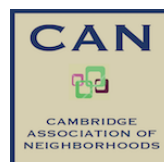
All CAN Board meetings are open to the public. Everyone interested in CAN is invited to attend.

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CURRENT LINKS:

- JOIN CAN FOR FREE – <https://cambridgecan.org/join-can/>
- CAN Board of Directors and Executive Committee Meeting Minutes
 - <https://cambridgecan.org/category/meetings/can-meetings-2021/>
- CAN's Unofficial City Council Meeting Notes – <https://cambridgecan.org/category/news/city-council-notes/>
- CAN's Unofficial 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

There is a bit of hope in the air with the warm weather arriving and the vaccine program going so well. Many of us, including those of us in CAN, are waiting for the lower case results to show up so we can start to transition back to normal. After over a year of such uncertainty in what you can and cannot do it is hard to transition back to the “normal way” of life but I am sure it will be here soon. With that said, CAN is in the process of coming out of its cocoon and will be trying to set up neighborhood events.

I want to give a shout out to our Choptank River keeper Matt Pluta and our City Commissioners for organizing the April 10 city wide clean up. It's nice to see the Commissioners taking hands on approach with the community. I would also like to thank Larry White who is heading up the City's effort on floor mitigation for his article in this month's newsletter. Also Oasis Marina has given us an article on what is happening at the Marina this spring.

I would also like to thank our regular contributors, Fred and Marta Phillips-Patrick for the real estate articles, Judd Vickers for the Zoning Appeals updates, Sharon Smith for the HCP reports. And huge thanks to Tom Puglisi for pulling everything together and publishing the newsletter.

Chuck McFadden, President
Cambridge Association of Neighborhoods (CAN)
Raqtme31@gmail.com

FEMA FLOOD MITIGATION ADVANCED ASSISTANCE GRANT - PROJECT UPDATE

We have just started Phase I on our project which is primarily focused on the mitigation of flooding due to high tides, major storms, and sea level rise along the Choptank River and Cambridge Creek. We are focused on protecting our shoreline in five distinct areas that include: (1) Great Marsh Park area which is largely public property, (2) the West End where private property exists along the shoreline; (3) the Yacht Club and City Marina area where open land extends to Long Wharf; (4) Cambridge Creek, which is fully developed along its banks, and (5) Sailwinds, which is a 24-acre track under development by Cambridge Waterfront Development, Inc (CWDI).

We have brought Baker International with Smith Planning and Design on board to provide technical support for the project and are in the process of launching a project website which should be up and running in the next few weeks (MakeCambridgeResilient.org). Our project team will be reaching out to local residents who may be impacted to gather input to our planning process. We expect to develop flood mitigation strategies and concept designs for projects that will make our shoreline resilient to flooding and sea level rise for our current residents and future generations.

Please let me know if you have any questions. Thanks!

Larry White –
Lawrence A. White, P.E.
City of Cambridge
FEMA FMA Project Manager

MARINA UPDATE

As spring arrives the Marina Team is working to ensure we are ready for a successful season. Our top three employees (Scott, Perry, and Mike) are returning, and with phone support from the Oasis team, we are anticipating them being freed up to spend even more time out on the docks and interacting with customers. This is something the team excels at, being reviewed at an average of 4.5 out of 5 stars.

Currently, the team is wrapping up our offseason maintenance program and spring compliance work to get ready for the boating season. We also have the following improvements slated for 2021

- Upgrade of electrical service to attract more Superyachts (80'+)
- Adjustments to finger piers for added flexibility
- Additional lighting in the marina.

The great work of the onsite team, combined with Oasis' marketing efforts (including the upcoming Bay Bridge Boat Show) has the Marina poised to take advantage of booming boat sales and pent-up demand for things to do. We are excited to get things going as weather warms, see our old friends on the water, and hopefully make some new ones.

Cheers,

Eric Bradley | VP Operations | Oasis Marinas
443.994.9529 | ebradley@oasismarinas.com
Our system. Your marina. Everyone's Oasis.



CAMBRIDGE REAL ESTATE TRENDS

By Fred and Martha Phillips-Patrick

Cambridge Market Update

According to Realtor.com, In March 2021, the median list price of homes in Cambridge, MD was \$202K, trending up 1% year-over-year. The median listing price per square foot was \$133. The median sale price was \$169.9K.

Homes in Cambridge sold for approximately the asking price on average in March 2021. Realtor.com characterized Cambridge as a seller's market in March 2021, which means that there are more people looking to buy than there are homes available. On average, homes in Cambridge sell after just 59 days on the market. The trend for median days on market has gone down since last month, and slightly down since last year.

As one example of what's going on, the 100 block of Choptank Avenue now has two homes undergoing complete renovation, and at least three others undergoing some form of renovation, such as painting,

interior renovation, and roof repairs. Two homes in the block are for sale, a multifamily home listed at \$169,900 and a single-family home listed at \$345,000.

Sales: Currently, according to Realtor.com, there are 70 homes for sale (60 single family homes and 10 condos and townhomes) in the Cambridge area, compared with 84 in January. Interestingly, there are 67 parcels of land for sale, including two large plots on Horn’s Point Road.

According to Realtor.com, 32 single family, townhouses, and condo sales were completed in March, 2021, varying in price from **\$42,800** to **\$2,409,000**. They are:

900 Marshy Cove, \$190k	5584 Morris Neck Rd, \$150K	5232 Ragged Point Rd, \$498K
5541 Bonnie Brook Rd, \$170K	1901 Pig Neck Rd, \$430K	212 Choptank Ave, \$165.5K
1107 Locust St, \$300K	703 Travers St, \$42.8K	10 Algonquin Rd, \$319K
104 Richardson Dr, \$150K	5437 Moose Lodge Rd, \$155K	1112 Locust St, \$74K
5509 Mallard Ln, \$245.5K	418 Osprey Cir, \$327K	915 Central Ave, \$76K
100 Choptank Ter, \$255K	415 Seaway Ct, \$215K	107 Teal Ln, \$195.5K
1132 Hudson Rd, \$416K	6 Buena Vista Ave, \$159.9K	907 Peachblossom Ave, \$151K
5512 Whitehall Rd, \$269.5K	700 Cattail Cove Unit 101, \$193K	23 Jenkins Creek Rd, \$209K
105 Wood Duck Dr, \$152K	5800 Hudson Rd, \$2,409K	110 Choptank Ave, \$94.9K
1400 Glasgow St, \$165K	5832 Hudson Wharf Rd, \$80K	104 Night Heron Ct, \$234K
502 Harrington Ave, \$109.9K	304 Sandy Hill Rd, \$220K	

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, and \$245K in January, and \$169.9K in March.

Home Values: According to the most recent data on Long and Foster, the median home value in Cambridge, is \$196,700. This is higher than the county median home value of \$173,500. The national median home value is \$266,648. The average price of homes sold in Cambridge is \$196,700. Approximately 39% of Cambridge homes are owned, compared to 45% rented, while 16% are vacant. According to Zillow, Cambridge home values have gone up 4.8% over the past year.

Conclusion: As Realtor.com stated, Cambridge appears to be a sellers’ market, with fewer houses up for sale, and those that are for sale, sell very quickly. We hope the trend continues.

CAMBRIDGE FUN FACTS AND LOCAL LORE

By Martha Phillips-Patrick

Old Wallace Mansion property known as “The Hill” (1838-1940), which included the Wallace Office Building (1850-present) on Gay and Spring Streets in Cambridge

The Wallace Mansion property, known as “The Hill,” was sold to the Town of Cambridge in 1939. The Mansion was torn down in 1971 to make room for the building of the Dorchester County Public Library. Only the original small Wallace Office Building still stands on the property, at the corner of Gay and Spring

Streets, next to the current library building. (The library's front lawn still contains large marked graves of two "early Cambridge residents" unrelated to the Wallace family: John Woolford (1773) and Margaret Woolford (1772), likely early residents of the property and descendants of Roger Woolford (1643-1702), Lord Baltimore's Commissioner for this section of Maryland.)

The Hill property was bought "around 1838" by well-to-do land-owner Robert Wallace, whose family owned the property until the 1920s. Robert gave the property to his son, James Wallace (1818-1887). James earned a law degree from Dickinson College in 1840; and, around 1850, built the small Greek-Revival office building on the property in front of his "mansion" to serve as his law office. (By law, a law office could not be inside a residence, which explains the many small out-building offices on older residential properties on High Street, near the Courthouse.)

In the 1850s, Wallace served in the Maryland State Legislature. During the Civil War, the Wallace Office Building served as a recruiting office, as then Col. James Wallace helped form the 1st Maryland Eastern Shore Volunteer Infantry Regiment of the US Army. The Regiment eventually served with the Army of the Potomac in 1863 under General Lockwood. Though the regiment had been assured it would only serve within Maryland to defend its Eastern Shore, Col. Wallace and what was left of the regiment in 1863 formed a small part of the critical right flank of the Union defensive line at Culp's Hill in the Battle of Gettysburg. The military and political history of Col. Wallace and his "home brigade" is as murky as it is fascinating.

After resigning his position in the Army, James returned to lawyering, but later became one of the first to be involved in the packing industry in Cambridge, canning vegetables and oysters. By 1896, the full-scale cannery was the second most productive in the State.

James' wife Annie inherited the Wallace Mansion and the Office Building at James' death in 1887. In 1894 she sold the house and office to her son for \$7,000, and the property was renamed from "The Hill" to "Tusculum." James and Annie Wallace are buried in the Cambridge Cemetery on Cemetery Ave. An imposing obelisk monument still marks their gravesite today.

In the 1920s and 1930s, the property was owned by Minnie R. Hooper. In the later 1930s, the office was occupied by attorney W. Laird Henry. The property was offered at public sale in 1939. The Commissioners of the City of Cambridge were the highest bidders at \$7,500. Trust Document D-197 states that the mansion wasn't torn down until the library was being planned and built in the early 1970s.

Since then, the Wallace Office building has served a variety of uses: leased as law and insurance offices and a gift shop and has provided space for Dorchester Educators and the Girl Scouts. Now vacant and in serious disrepair, Historic Cambridge, Inc. (HCI) has received grant funding from the Maryland Historic Trust (MHT) to restore and preserve the building with historic and architectural accuracy. HCI is currently negotiating with the MHT Easement Committee for permission to begin restoration.

Sources: Maryland Historical Trust D-133 and D-197, Downtown Cambridge Walking Tour, and Maryland House and Garden Pilgrimage (May 2020).

**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)

By Sharon Smith

The March meeting of the Cambridge Historic Preservation Commission (HPC) was held on Wednesday, March 17 at 6pm. The Commission reviewed one “old business” application and seven “new applications” for fences, porches, roofs, sheds, driveways, chimneys, siding, windows, doors and a major renovation. One application was carried-over to the next meeting for collection of more information.

One applicant was fined and directed to remove some building changes that were deemed inappropriate by the commission and completed without obtaining prior HPC approval.

City staff reported the administrative approval of five applications for in-kind roof replacements in the previous month.

The next meeting of the HPC will be held on Wednesday, April 21, at 6pm. The public may access the meeting on Townhallstreams.com.

COMMUNITY NEWS – COOPERATING COMMUNITY ORGANIZATIONS

HARRIET’S JOURNEY HOME – BIKING THE BYWAY – SATURDAY, MAY 22

Alpha Genesis Community Development Corporation has organized the **BIKING THE BYWAY** event as part of the **Harriet’s Journey Home** project. Teen participants will ride their bikes from Cambridge-South Dorchester High School to the Harriet Tubman Underground Railroad State Park and Visitor Center, with four educational rest stops along the route.

This non-competitive event is intended to engage local youth and foster in them an appreciation for Dorchester County history and heritage. As such, participation is limited to no more than 30 teens. The organizers see this program as a positive way to channel energy of young people in the community, while giving them a purpose; specifically, supporting the Harriet Tubman sculpture planned for the Dorchester County Courthouse lawn.

Up to 50 volunteers (including, but not limited, to experienced bike riders) are needed to ride alongside the participants, assist with traffic direction, and staff registration tables, rest stops, and endpoint activities. Several pickup trucks/drivers will also be needed to rescue stranded riders and/or broken bikes.

Date: Saturday, May 22, 2021 (Rain Date – Sunday May 23)

Location Start: Cambridge South Dorchester South High School
2475 Cambridge Beltway, Cambridge, MD 21613

Location End: Harriet Tubman Underground Railroad State Park & Visitor Center
4068 Golden Hill Rd, Church Creek, MD 21622

Route: MD-16 to MD-335 to Golden Hill Road

Distance: 8.84 miles

WE NEED YOUR HELP – PLEASE CONSIDER VOLUNTEERING – To volunteer, contact Tom Puglisi at tom.puglisi@comcast.net. Please specify preferred activity and Saturday/Sunday availability.

CAMBRIDGE COMMUNITY CONVERSATIONS – UPCOMING PROGRAMS

Sponsored by WHCP Radio, the Cambridge Association of Neighborhoods (CAN), the Dorchester Chamber of Commerce, the Dorchester Star, and the Dorchester Banner. Broadcast Live on WHCP at 101.5 FM, on Facebook LIVE at <https://www.facebook.com/WHCPRadio/live/>, and YouTube.

- **April 21st – 6:00 pm:** Dorchester County Maryland Criminal Intelligence Network Coalition Review of Current Crime Statistics and Activities of the Coalition
- **April 28th – 7:00 pm:** Cambridge Waterfront Development Inc – Survey Results
- **May 5th – Noon:** Town H@ll – Mayor-Commissioner Live Stream
- **May 5th – 6:00 pm:** Dorchester County Maryland Criminal Intelligence Network Coalition – Overview of Juvenile Justice System and Local Data
- **May 19 – 6:00 pm:** Dorchester County Maryland Criminal Intelligence Network Coalition – Addiction and Its Impact on Local Criminal Activity
- **June 23 – 10:00 am:** Eastern Shore Hospital Center - Volunteer Opportunities Fair – with Nicole Fiocco, Director, Governor’s Office on Service and Volunteerism



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.

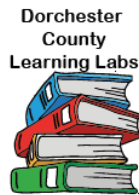


MIDSHORE MEALS TIL MONDAY

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 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. Session 1: 8:30-12:30
 Cambridge, MD 21613 Session 2: 1:00-3:30
 Contact: 410-228-1950 or 443-521-0030



Harvesting Hope Days of Operation:
 Monday - Thursday
 447 Race Street Time: 8:30- 3:30
 Cambridge, MD 21613 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:



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 is FREE for CY2021** – 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.

