



*CAN member meetings are announced in advance and open to the public.  
 Everyone interested in CAN is invited to attend.*

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**CURRENT LINKS**

- CAN’s Website – <https://cambridgecan.org>
- JOIN CAN FOR FREE – <https://cambridgecan.org/join-can/>
- CAN Meeting Minutes – <https://cambridgecan.org/category/meetings/>
- CAN Meeting Videos – <https://www.facebook.com/WHCPRadio/videos> or  
<https://www.youtube.com/@whcpstudio4716>
- CAN’s City Council Meeting Notes – <https://cambridgecan.org/category/news/city-council-notes/>
- CAN’s Planning & Zoning Notes – <https://cambridgecan.org/category/news/p-and-z/>
- CAN on Facebook – <https://www.facebook.com/groups/cambridgeassociationofneighborhoods>
- Contact CAN – [cambridgecan.org@gmail.com](mailto:cambridgecan.org@gmail.com)

**PRESIDENT'S MESSAGE**

*Chuck McFadden, President, CAN*

The President’s message will return in the next issue.



CAMBRIDGE CORNER

CAMBRIDGE REAL ESTATE TRENDS

Fred Phillips-Patrick

National Residential Real Estate Developments

According to Freddie Mac, "mortgage rates remain near their lowest levels in three years, which is encouraging for potential homebuyers who have waited to enter the market for some time. Lower rates, combined with strong income growth, have led to a steady increase in purchase applications compared to last year. More homeowners refinancing their mortgages are also benefiting from these lower rates, as shown by the rise in refinance applications over the past year."

"The 30-year fixed-rate mortgage (FRM) averaged 6.10% as of January 29, 2026, up slightly from last week when it averaged 6.09%. A year ago, at this time, the 30-year FRM averaged 6.95%. The 15-year fixed-rate mortgage averaged 5.49%, up from last week when it averaged 5.44%. A year ago, at this time, the 15-year FRM averaged 6.12%." Time to shop if you're looking for a mortgage or refinancing.

How did Cambridge fare in this market environment in January 2026? Let's see.

Cambridge Market Update

Redfin.com characterizes Cambridge as not very competitive, which means sold prices tend to be lower and homes stay on the market longer. The average home sells for about 5% below list price and goes pending in around 101 days, compared to 75 days last year at this time. About 24% of homes listed had price drops.

Sales

Currently, Realtor.com shows that there are 180 homes for sale (130 single family homes and 50 condos, townhouses, and multifamily units) in the Cambridge area. There are also 50 farms and plots of land for sale. The property asking prices range from \$10,000 for a small plot of land on Edgewood Avenue to \$1,995,000 for a mansion on 5202 Heron Road.

Trulia.com details that in January 2026 eighteen houses, condos, and townhouses were sold in Cambridge. The properties ranged in value from \$62,500 for 522 Pine Street to \$3M for 5455 Moose Lodge Road.

2958 Old Route 50	\$135K	2700 Willow Oak Dr	\$226K	210 Wood Duck Dr	\$245K
2700 Will. Oak #304E	\$408K	1403 Town Point Rd	\$466K	405 Leonards Ln	\$234K
605 Robbins St	\$ 85K	324 Appleby School	\$250K	113 Talbot Ave	\$200K
4736 Egypt Rd	\$280K	209 Linthicum Dr	\$505K	5455 Moose Lodge	\$3000K
604 Edlon Park Dr	\$312K	522 Pine St	\$ 63K	418 S Seaway C #143	\$320K
422 Willis St	\$185K	1313 Broadview	\$1395K	1009 Race St	\$280K



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## **FUN FACTS AND LOCAL LORE**

*Martha Phillips-Patrick*

During the 18th century, Cambridge was considered “a gem of the colony.” As the county seat, Cambridge was populated by some of Dorchester’s most learned citizens - lawyers, judges and teachers as well as merchants. In Cambridge’s natural harbor, boats arrived regularly from London and Liverpool with fine goods and sailed away with holds filled with tobacco.

One of the most cosmopolitan and historically important residents of early Cambridge was Wm Vans Murray. Born in Cambridge in 1760, he studied law in London before returning to Cambridge to begin his practice and to eventually become a statesman. He served as the region’s congressional representative from 1791 to 1797. In that role he became a colleague of the first three U.S. presidents.

In 1798 George Washington appointed Vans Murray Minister to The Hague. In 1792 before becoming president, Jefferson asked Vans Murray to gather information about the language of Native Americans living near Cambridge. His greatest honor was being assigned by President John Adams to negotiate with the French foreign minister under Napoleon. Vans Murray proved his negotiating skills and avoided war with France, and also set the stage for the Convention of Morefontaine between U.S. and French representatives which cleared the way for the Louisiana Purchase.

The historic marker at Glasgow on Hambrooks Blvd suggests Wm Vans Murray was born there. That cannot be true, however, as the house there was built around the time that Vans Murray died in 1803. Apparently when he died without direct heirs, his sister inherited the property and raised her children there. One of her children was Wm Vans Robertson who had his name changed to Wm Vans Murray, hence the confusion. According to my source, Vans Murray was buried in the Christ Episcopal Churchyard, but the grave went unmarked and today no one knows where it is. (Source: Gail Dean Dorchester Editor, 2009)

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## **COMMUNITY NEWS**

### **HABITAT FOR HUMANITY CHOPTANK**

*Jenny Schmidt, Chief Development Officer*

Let’s Rebuild Our “Women Build” Team! Habitat for Humanity Choptank is looking to recreate our team of women volunteers interested in home repair work!

Some years ago, Habitat had a team of women who volunteered every Wednesday – the “Women on Wednesday” Crew. They worked on our critical home repair projects, learned a lot about using tools and completing home repair jobs, and thoroughly enjoyed the teamwork and camaraderie – as well as the



opportunity to help revitalize neighborhoods in our community. Habitat is seeking to rebuild that team! No construction experience is required, and the work doesn't have to be done on a Wednesday! If you are interested, contact Carol, Habitat's volunteer coordinator, at [volunteers@habitatchoptank.org](mailto:volunteers@habitatchoptank.org) and she can get you through our quick orientation and introduce you to the team!



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## **MAKE CAMBRIDGE RESILIENT INITIATIVE**

*Virginia Smith*

### **Public Meeting: Flood Mitigation Project – 60% Design Review**

The City of Cambridge, through its Make Cambridge Resilient Initiative, invites the public to attend a community meeting to review the Flood Mitigation Project 60% Design.

**Date:** February 24, 2026

**Time:** 6:00 – 7:30 PM

**Location:** Dorchester County Public Library, Cambridge Branch, Meeting Room

At this meeting, the project design team will present the 60% design for the Flood Mitigation Project and provide an overview of recent progress. The presentation will highlight design refinements made in response to regulatory agency comments and feedback from local residents. Community members are encouraged to attend, learn more about the project, and share comments and questions during the public meeting. For more information, please contact the City of Cambridge or visit the Make Cambridge Resilient Initiative website at: [www.makecambridgeresilient.org](http://www.makecambridgeresilient.org).

### **Make Cambridge Resilient – Flood Mitigation Project Update**

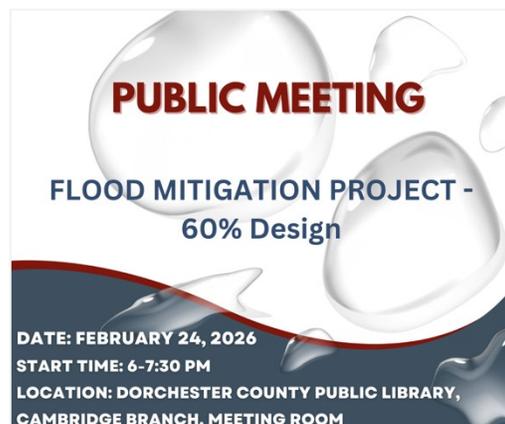
The Make Cambridge Resilient design team has been working over the past few months with property owners, regulatory agencies, elected officials, and the project steering committee.

- October 20, 2025 – Steering Committee Meeting



- October 20, 2025 – Mayor & City Council Meeting Project Update
- October–November 2025 – In-person and virtual meetings with property owners along the project alignment to discuss pier design
- November 24, 2025 – Mayor & City Council Meeting Project Update
- December 4, 2025 – MD Shoreline Project Review Team (Regulators) Meeting
- January 27, 2026 – Steering Committee Meeting
- February 9, 2026 – Mayor & City Council Meeting Project Update
- February 9–12, 2026 – In-person and virtual meetings with property owners along the project alignment to discuss the 60% design and permitting

Based on feedback from these meetings—and comments received during the 30% design public meeting—the team continues to make modifications and refinements to the current **60% design drawing in preparation for the February 24<sup>th</sup> Flood Mitigation Project Public Meeting**. Thank you to everyone who has contributed input so far. Community feedback continues to play a key role in shaping this project.



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## **ONE MISSION CAMBRIDGE**

*Rebekah Kosten, Fundraiser*

One Mission Cambridge is hosting its 3rd Annual Designer Purse Bingo on Sunday, March 1, 2026. Featuring a variety of Michael Kors, Kate Spade, and Dooney & Bourke bags, this is a fun event that is likely to sell out again! Tickets are \$30 in advance (\$35 at the door, based on availability) which includes 20 regular games and a door prize ticket. Special games, tag boards, tricky tray, and 50/50 raffle tickets will be available to purchase. Lunch will be sold by the Elks Lodge. Doors open at noon, with games beginning promptly at 2pm. Location: Elks Lodge #1272, 5464 Elks Lodge Rd, Cambridge, MD 21613. Reserve your spot today by purchasing your ticket online: <http://weblink.donorperfect.com/OMCBingo2026>

Sponsors are greatly appreciated! Contact Rebekah at [Fundraiser@onemissioncambridge.org](mailto:Fundraiser@onemissioncambridge.org) for more information.



One Mission Cambridge is a 501(c)(3) nonprofit organization that seeks to provide vital physical resources to those living in poverty in Dorchester County, while also demonstrating the uplifting power of faith, through our vibrant mission center located at 614 Race Street. In 2025, we were able to distribute over 51,000 pounds of food and provide services to 1,175 different households, representing over 2,500 individuals. As we begin a new year, we are asking our neighbors to consider putting love in action by financially supporting One Mission Cambridge. Thank you to those of you who donate regularly!

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## **SHORERIVERS**

*Bethany Ziegler, Director of Communications*

ShoreRivers and your Choptank Riverkeeper are inviting you to two upcoming events focused on the health of our waterways!

**On Thursday, March 5, ShoreRivers' is hosting its first-ever in-person advocacy event at the Eastern Shore Conservation Center in Easton**, where community members are invited to come together and speak up for the rivers, creeks, and Bay that define our way of life. With just weeks left before the Maryland General Assembly wraps up on April 13, this event will spotlight the environmental bills that matter most to our communities and show you how you can help push them across the finish line. You'll leave with clear, practical tools to make your voice heard at a moment when lawmakers are deciding the future of clean water on the Eastern Shore and across the Chesapeake Bay – you'll even be given opportunities to take action before the evening is through! Doors open at 5pm for a reception of wine, beer, and light appetizers. A formal presentation will begin at 5:30pm, followed by opportunities to take action for Eastern Shore waterways and landscapes.

You're also encouraged to save the date for ShoreRivers' highly anticipated **State of the Rivers** events – a series of free presentations held each spring to inform public about the current state of our Eastern Shore waterways. **On Tuesday, April 28, at the Oxford Community Center**, Choptank Riverkeeper Matt Pluta will give a presentation focused on the health of the Choptank River and the results of 2025's weekly water quality sampling. These samples are tested for multiple scientific water quality parameters including dissolved oxygen, nutrient pollution, algae, and clarity – indicators that reveal the overall health of our waterways and our progress toward protecting and restoring our local rivers. Doors open at 5:30pm for a reception of wine, beer, and light appetizers. The formal presentations will begin at 6pm.

**Both events are free to the public, with registration requested at [shorerivers.org/events](https://shorerivers.org/events).**

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## **CAMBRIDGE ICE AND OYSTER FESTIVAL RECAP**

CambridgeSpy.org does a very nice job of reporting on events and developments in our town. Here is a summary, written by P. Ryan Anthony, of the Festival for those who missed it. The event attracted a large crowd and made Cambridge an attractive place to visit.

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“Downtown Cambridge sparkled with ice, music, and patriotic spirit during the 5th Annual Cambridge Ice and Oyster Festival, held January 16 and 17. This year’s festival carried special meaning as organizers dedicated the event to celebrating America’s 250th anniversary.

Stretching from Cannery Way to Blue Ruin downtown, the festival transformed Cambridge into a winter playground filled with dazzling ice sculptures inspired by Eastern Shore culture, wildlife, transportation, and American heritage. A new patriotic ice maze, joined returning highlights such as the ice slide, life-size hunting blind, graffiti wall, and ice thrones.

Visitors wandered among trains, tractor-trailers, geese, benches carved from ice, and oversized ice picture frames, stopping to snap photos or leave messages etched into the graffiti wall. Children enjoyed kid-friendly ice golf, games, and slides, while adults gathered at glowing ice bars, sampled local oysters, and sipped craft beer from regional vendors.

As the sun set, festivalgoers warmed themselves at fire pits for s’mores, took in live music, and explored downtown, where all restaurants and retail shops were open, adding to the lively atmosphere. Ice skating at the Hyatt Regency Chesapeake Bay Resort and Spa offered another winter escape just minutes away.

Now in its fifth year, the festival has grown into one of Cambridge’s most anticipated events. The inaugural 2022 festival famously launched during a snowstorm, and by its third and fourth years the event welcomed more than 8,000 visitors. Today, it consistently ranks as one of the busiest weekends of the year for Cambridge, rivaling even major holidays.

More than a celebration, the Ice and Oyster Festival continues to deliver a major economic boost while bringing together residents and visitors from across the Mid-Shore. With its blend of art, food, history, and community, the 2026 festival once again proved why winter in Cambridge is anything but quiet.”

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## **MAIN STREET GALLERY**

### ***Resilience and Renewal***

In 2024, Chris Carter, returned home to a nightmare. A flood in her studio had destroyed a lifetime of work. During the cleanup she filled a dumpster with ruined art, art books, teaching materials, paper, mat board, sketches, portfolios, “all turned to mush” she says. “My world turned black and my creative flow froze,” she remembers. “My heart had hardened...and I wasn’t sure if I would ever see glimmers of light again.”

But Carter, a gifted teacher who has maintained a daily drawing practice for her whole career found a resilience within. As she ripped soggy carpet off the floor, she found herself staring at the wooden stripping with little metal shards that held the multicolored foam padding in place and she realized the shapes and materials, however disgusting, were actually sparking her creative interest. “A smile crossed my weary face and my inner artist whispered,” she says. “In that moment I became aware of how resilient I am...how my creative spirit, my curiosity, my seeking of beauty in the world can be broken but not destroyed.”



In time she felt emotionally strong enough to start looking at a series of paintings that had survived the flood. These works were based on reflections from time she spent in Parc Andre Citroen in Paris and which she refers to as her PAC series. She says that after the flood she saw these works through very different eyes and began reworking most of them.

In RESILIENCE AND RENEWAL visitors to the Gallery will be able to see many of the reworked PAC paintings as well as drawings and mixed media pieces. Showing alongside Chris's work will be the work of the seven MSG artists as well as the paintings of pop-up guest artist, and former MSG member, Deborah Colborn.

Although from New Jersey, Chris Carter is no stranger to Cambridge. She's exhibited her work at the Dorchester Center for the Arts and at MSG. "Creating art, on any level, can be a healing, meditative experience. Through art, I've survived many difficult periods of life...It is my hope that by sharing my personal experience of art as a daily practice my story and my work will inspire others to take pen or brush in hand."

RESILIENCE AND RENEWAL will open at the Gallery at 518 Poplar St. in Cambridge on March 6 and run through April 26. There will be two artist's receptions – March 14 and April 11. The receptions are free and all are invited. Light refreshments will be served. The Gallery will be open Friday-Sunday from 11-4 until March 8, when hours will expand to 11-5. Online shopping is always available at [mainstgallery.net](http://mainstgallery.net). The Gallery is the city's only artist owned and operated cooperative and is celebrating its 15th year. Please contact MSG through its website or by calling 410-330-4659 if you are interested in being part of this vibrant artist community.

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**GUEST COMMENTARY-** *Opinions expressed by guest commentaries do not necessarily reflect the position of the CAN Board of Directors.*

**Planning Without Enforcement Is Just Paper: How Cities Undermine Their Own Comprehensive Plans**  
*Barbara Knepp, Historic District*

Cities invest heavily in comprehensive plans that promise revitalization, safety, equity, and stability. A comprehensive plan is a community's long-range roadmap for land use, housing, transportation, quality of life, and infrastructure – guiding what gets built, where, and how change is managed over 10–20 years. When enforcement does not keep pace with those commitments, even strong plans struggle to deliver what residents expect.

A common breakdown occurs when clear, repeated problems are not treated as enforcement issues. When neighbors document illegal uses, neglected properties, or ongoing violations, these concerns are sometimes framed as "community conflict" instead of signs that enforcement systems need attention. That framing shifts focus away from how the city can strengthen its own performance and respond more effectively. Comprehensive plans assume that basic rules will be applied consistently. Expectations about density, housing mix, and neighborhood compatibility depend on that foundation.



When enforcement is irregular or minimal, the impacts fall first and hardest on the people living with those conditions. Residents who speak up may find their motives questioned rather than their information considered, turning a practical governance challenge into a perceived social dispute and making solution-focused conversations harder. Over time, planning without reliable enforcement can create or deepen inequities. Neighborhoods with fewer resources often experience problems longer. Rules start to feel flexible instead of fair, and confidence in both planning and enforcement erodes when residents see commitments that are not consistently followed through.

This makes the current moment especially important. The City of Cambridge is in the process of updating its comprehensive plan, and that work will shape local policy and neighborhood conditions for years to come. A new plan is an opportunity, but its value depends on how accurately it reflects residents' lived conditions and how honestly it addresses existing enforcement gaps that affect housing quality, public safety, and neighborhood stability. Any plan that encourages added density, mixed-use development, or adaptive reuse should be paired with a clear and credible approach to enforcement. Without that, new goals risk being layered onto unresolved issues, increasing pressure on neighborhoods already strained.

Just as cities describe roads, water, and sewer as "critical infrastructure," code enforcement plays a similar role for planning. It is what allows zoning, overlays, and incentives to function as intended. When enforcement is weak or uneven, legal uses can be overshadowed by illegal ones, responsible property owners may feel disadvantaged next to chronic violators, and residents end up acting as informal monitors and mediators. These dynamics do not support long-term, sustainable planning or trust. Enforcement is sometimes described as politically sensitive or administratively difficult, but it is also a policy choice. Strong, fair enforcement supports responsible owners, helps protect vulnerable neighborhoods, and gives comprehensive plans the backing they need to work. As Cambridge's plan update moves forward, residents have an important role to play in shaping priorities and insisting that implementation and enforcement are taken seriously.

Citizens are encouraged to watch the comprehensive plan workshops and discussions on [townhallstreams.com](http://townhallstreams.com) and to attend future public meetings so their experiences, concerns, and ideas are part of the record. When planning, enforcement, and community participation are aligned, written commitments are far more likely to become lived reality.

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## **CAN MISSION, MEMBERSHIP, BOARD of DIRECTORS, and COMMITTEES**

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**MISSION.** The Cambridge Association of Neighborhoods (CAN) fosters neighborhood cohesion and community involvement to enhance the quality of community life for all residents of Cambridge through community events, social activities, and neighborly assistance. CAN protects and enhances 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's Bylaws can be found on the CAN website at <https://cambridgecan.org/welcome/about/bylaws/>.



**MEMBERSHIP.** CAN welcomes members from **all Cambridge area neighborhoods** (broadly defined) who are interested in organizing and working together, building a diverse membership reflecting the diversity of Cambridge residents. **Membership is FREE** – information is available on the CAN website at <https://cambridgecan.org/join-can/>

**CAN BOARD OF DIRECTORS.** CAN is governed by a Board of Directors elected by CAN members at its annual January Business Meeting. Current Board Members: President – Chuck McFadden; Vice President – Roman Jesien; Treasurer – Judd Vickers; Secretary – Alison Kennedy; Members at Large – Amy Craig, Andre Duerinckx, Chuck Fadely, Lashon Foster, Mary Ellen Jesien, Sheila Jones, and Sharon Smith.

**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 [Raqtime31@gmail.com](mailto:Raqtime31@gmail.com) to volunteer.

**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 [Raqtime31@gmail.com](mailto:Raqtime31@gmail.com) to volunteer.

**CAN COMMUNICATIONS COMMITTEE – WRITERS NEEDED.** CAN'S Communications Committee needs writers, including volunteers to take unofficial notes at public meetings. *Contact* Chuck McFadden at [Raqtime31@gmail.com](mailto:Raqtime31@gmail.com) to volunteer.

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**POWER WASHER AVAILABLE** - CAN has an electric power washer available to members. Contact Chuck McFadden at [Raqtime31@gmail.com](mailto:Raqtime31@gmail.com).