

WEST END NEWS

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Winter 2000



President's Message

by Edgar Williams

New WECA Dues Schedule

At the October meeting of the Board of Directors, a new dues schedule was adopted. Previously, dues were paid for a full year when a new member joined, and every anniversary thereafter, making it very cumbersome for the membership chairman to keep track of who was paid up and who was in arrears. It was decided to make all membership fees due on April 1 each year and prorate dues of new members joining after that date. We also needed to make equitable adjustments for current members paid up beyond April 1, 2001. To make it easier to make these prorations (and fortuitously to slightly increase WECA income), dues were raised from \$10 to \$12 annually for families and from \$5 to \$6 for single membership. The following guidelines should clarify the new schedule:

1. New members will pay \$1 (or \$.50 for single) upon joining for each full month between joining and April 1 of the subsequent year.
2. Current members will pay \$12 (or \$6 for single) on April 1, 2001 less \$1 (or \$.50) for each month their anniversary falls beyond April 1, 2001.
3. Current members whose membership expires before April 1, 2001 will be carried on the rolls (a free ride) until April 1, 2001 and will then pay \$12 (or \$6).
4. If you have any confusion about where you stand, just pay the \$12 (or \$6) dues next April 1. We will be sending out reminders before then.

Oakley Beach Update

On November 16, the developer for the Oakley Beach Apartment/Condo development presented his current plan for four 8-unit apartment buildings plus 14 townhouses to the Cambridge Historic Preservation Commission. The Commission voted 3 to 0 to deny the issuance of a Certificate of Appropriateness on the basis of incompatible height, mass, and density of the proposed development. WECA had made an effort to alert the West End about the meeting and, as a result, a number of West Enders spoke in opposition to the proposal.

Thanks to all those who showed up and participated. We are unsure of the next step by the developer, but we will continue to monitor and advise you.

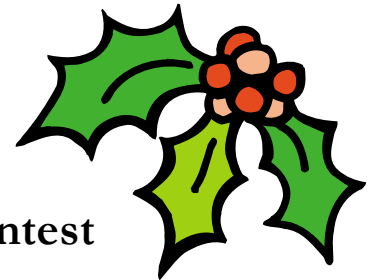
Rezoning Request

At the October meeting of the WECA Board of Directors, the President was authorized to request that the City of Cambridge change the R-4 zoning of the area shown on the current Zoning District Map bounded roughly by High Street, Water and Hambrooks Street, Belvedere Avenue, the Yacht Basin, and the Choptank River. This area is currently zoned R-4 which allows construction of 6-story apartment buildings up to 75 feet high. With the exception of the apartments facing the Yacht Basin and the twelve units in Oakley Terrace, all remaining properties were constructed for single-family residential use. Further, the R-4 tract is completely surrounded by R-1, R-2, and R-3 zones.

We contend that the establishment of R-4 zoning over this entire tract was in error and it should be reverted back to R-1 or R-2.

The request was sent to the Mayor and Council on October 18. No reply has yet been received.

7th Annual West End Christmas Decorating Contest by Donna Casarotti



The Yuletide Season is upon us and the West End Citizens Association is gearing up for its 7th Annual Christmas Decorating Contest. (Martha Stewart, beware!)

Judging for this year's contest will take place on Thursday evening, **December 14, 2000.**

As in previous years, a committee of Christmas decoration experts, whether voluntary and/or appointed, will travel the festive streets and avenues of the West End in search of the most creative holiday decorations.

The top three winners will be awarded special prizes donated by local businesses.

So, West Enders, show your creative holiday spirit and light up the neighborhood for this 2000 holiday season!

Note: The Light Up Cambridge Contest will be also going on, so let's make the West End really spectacular!

WOWE Ready to Go

by Marge Hull

The Welcomers Of West End Committee is now reorganized. Thanks to Committee members Barbara Williams, Marti Weiler, Donna Harms and our inventory specialist Jane Devlin we are delivering welcome baskets to 12 West End newcomers during November. Each basket includes over 70 items of information for new property owners, including a number of discount coupons and gift certificates from area businesses. Simmon's Center Market on Race Street will shrink-wrap and decorate each basket, which makes it an extremely attractive gift. Attached to each basket is a gift bag of home baked cookies donated by Mrs. Dick Wright. Neighborhood Data & Oversight Chairman Carroll Dail will provide the WOWE with names and addresses of new property owners as they establish their homes in our neighborhood. The committee greatly appreciates Mr. Dail permitting us to store our baskets and inventory in his three car, heated garage. This makes it very convenient for assembling the baskets for delivery.

A special 'thank you' to all of the donors who have made the welcome basket possible. Without them there would be no basket. WOWE is 'on a roll' and looks forward to continuously welcoming those who choose the West End of Cambridge as their home. We also thank all those mentioned for their interest, time and generosity which make this project a pleasure for those who give and those who receive WOWE's hospitality.

Cambridge Waterfront Committee

by Herm Kramer

This committee formed by Third Ward Commissioner Lee Weldon met for the second time on November 1 to continue the review and update of the Cambridge Creek Planned Waterfront Community District.

This committee is currently reviewing the PWCD Ordinance dated March 19, 1984 (with revisions) and the "Rouse Plan" as it relates to Cambridge Creek.

Since this is in the overall interest to the continuing rebirth of the City, and part of this area touches upon the West End, WECA will serve on this committee and report progress in future issues of the West End News. Commissioner Weldon will from time to time also be reporting on this project in his Commissioners' Corner column.

There is much work yet to be completed. If you are interested, do feel free to volunteer to help on this important project. Call Commissioner Weldon and offer your assistance.

The next meeting will be held at City Council Chambers, Wednesday, December 6 at 7:00 P.M. We hope to see you there.

Property Transfers

by Carroll Dail

September 19, 2000 through November 13, 2000

Thomas, Juanita E. 411 Linden Avenue	\$35,000
Rathel, Theresa 706 Locust Street	\$70,000
VanGraafeiland, Eric L. 5 Willis Street	\$80,000
Levy, David C. & Gena L. 111 Vue de L'Eau Street	\$37,085
Do, Nhung T. 511 Edlon Park Drive	\$108,000
Federal National Mortgage Association 1000 School Street	\$58,050
Cassidy, Brian E. 110 Talbot Avenue	\$69,000
Miller, Eloise R. 426 Willis Street	\$35,000
Reincke, Sean P. & Susan K. 1310 Glasgow Street	\$86,700
Giuffrida, Jamie & Black, Lester 111 Choptank Avenue	\$79,000
Smith, Monroe & Sylvia 414 Oakley Street	\$1,376
Pope, Michelle R. 410 Talbot Avenue	\$89,900
Darling, Rochelle Lamont 407 Willis Street	\$54,000
Speake, Scott L., Sr. & Laurie L. 209 West End Avenue	\$44,000
Bailey, Baron G. 415 Leonard's Lane	\$74,000
Bramble, Glenn L. 802 Glasgow Street	\$25,000
Henry, Wayne E. & Linda H. 119 West End Avenue	\$67,500
Speake, Scott L., Sr. & Laurie L. 205 West End Avenue	\$44,500
Speake, Scott L., Sr. & Laurie L. 321 West End Avenue	\$40,000
Shore Alliance for Independent Living, Inc. 804 Locust Street	\$61,000
Persico, Mario, Jr. & Laura 5 Glenburn Avenue	\$155,000

Commissioners' Corner

1st Ward Report by Larry Bohlen

The leaves are falling, there is a chill in the air, and the holidays are right around the corner; it's a busy time of the year. The Cambridge City Council has been busy also. We recently hired Jim Michaels, who is busy getting acquainted with City departments and the role he will play in the re-zoning effort and the continued improved efficiency of DPW and other City departments. He is attending our Monday night Council meetings, Planning and Zoning, Historic Preservation Commission and other meetings to get a feel for the issues he will be dealing with.

CHPC Chairman Armond Hayward, along with Jean Jenkins and myself, attended an all-day workshop in early November at Washington College. This workshop covered updated information on the Secretary of the Interior's Guidelines for Historic Preservation. Preservation commissions from all over the state were in attendance, and the information that we learned will help the CHPC in the future. Information on tax credits and the requirements that the State of Maryland has for granting those credits was discussed and everyone found it very enlightening.

A related issue is the continuing work on the comprehensive re-zoning, and part of that package is the new City Sign Ordinance. The City Council held a work session with Mr. Peter Johnson, one of the consultants on this project. It was fairly well attended and very good questions were brought to Mr. Johnson's attention. It's this Commissioner's feeling that the proposed new sign ordinance, needs to be streamlined and made more user-friendly. It is also too restrictive in certain ways. There will be more public meetings, and I urge anyone interested to read it and comment on it, so we can make it the best it can be. Note: the proposed sign ordinance (and the entire draft zoning ordinance) can be viewed on the web at: www.intercom.net/npo/cambridge/draft7a1.htm. The sign section is Article XV, and can be downloaded in Word Perfect or Word format, or printed out from the web.

If you need to contact me about this or anything else, please call 410-228-4020 at City Hall or 410-221-0098 at home. Thank you for your time and have a safe and happy holiday season.

3rd Ward Report by Lee Weldon

There is a lot going on in our fair city this season, and much of it will affect us in the West End. In response to your concerns, the City is undergoing a significant restructuring to step up efforts to eliminate blighted housing in Cambridge. We are interviewing to hire new, fully certified housing inspectors, and have folded all of our inspections (new construction as well as housing code) into a newly created Planning and Zoning department to be headed up by Jim Michaels, our new City Planner/Grants Administrator.

We hope that this effort will help enforce liveability codes for those who rent, and ensure that our neighborhoods move forward without troublesome properties going uninspected due to short staffing. This will also help us determine the future ability of developers to bring badly needed multi-family, market priced projects to our City.

I saw our Historic Preservation Commission in action recently, and was impressed with its work. Several smaller projects were approved without a problem, and the discussion of the Oakley Beach proposal was both well-mannered and productive. The West End was well represented at the meeting, and your concerns were valid and well-prepared. There are a number of options available to us to work with the developer, or to move in a different direction. Either way, input from the community will be crucial to the success of any development proposed for the site.

Our sewer separation project on Mill Street is set to get underway December 4. The area around the Duck Walk will be used as the staging area for materials and equipment, and the neighbors in the area of Water and Mill Streets, including Vue de l'Eau, will be inconvenienced for some time. At our informational meeting on November 21, attended by Commissioner Larry Bohlen and myself, the overall plan was laid out for the neighbors, who can expect a year's worth of work to affect traffic flow, landscaping and parking in the area. The contractor will provide us with a specific schedule so we can anticipate which blocks will be affected and when. We will be publishing those schedules as they become available. Feel free to call me at 410-228-5775 if you have any questions or concerns.

Another great holiday season is underway with our "Light Up Cambridge" activities. On December 8 and 15, there will be live musical performances at the Dorchester County Courthouse, horse drawn carriage rides, a hay wagon ride, and a special treat for the kids as Santa pays a visit to the High Street Gallery with crafts and gifts. If you'd like to help, call Laura Weldon at 410-228-3092 or Gage Thomas at 410-228-2142. Remember also to take the kids to the Rescue Fire Company's fantastic Christmas Train Garden. They've added some wonderful things again this year, and it's bigger and better than ever.

Have a blessed and peaceful holiday season, and remember to shop Cambridge first!

Historic Preservation Update

by Armond Hayward, II

After the first of the year, WECA and the CHPC are planning an open meeting for West Enders, to educate and answer questions relating to the Historic District and its Guidelines. Information as to various types of tax credits will also be covered. Watch for the date to be announced.

Also, beginning with the next issue of the West End News, the CHPC will have a regular column addressing a particular topic in each issue.

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