



## August 2025 In This Issue

**WORA Fall  
Membership Meeting**  
Tuesday, September 30  
6:00-8:00 PM

**The Metropolitan  
Kitchen, West Street**

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**Membership**  
Dues can be  
paid online at  
[wora.org/join-renew](http://wora.org/join-renew)  
or by mail to the  
address below.

**Ward One Residents  
Association**  
[worapresident@wardone.org](mailto:worapresident@wardone.org)  
P.O. Box 3592  
Annapolis, MD 21403  
[wardone.org](http://wardone.org)



## President's Message

Hello neighbors!

The annual WORA membership meeting and picnic was held on 13 July at the Paca House with more than 80 members attending the potluck dinner. We appreciate those who brought side dishes and desserts. I would like to thank Sandy Scott, Rob Beguelin, and the entire crew for setting up and breaking down the event and Karen Theimer Brown, Historic Annapolis President and CEO, for hosting.

Members elected the executive board of President Craig Harrison, Vice President Rob Beguelin, Treasurer Sandy Scott, and Secretary Charlie Szold. Returning are board members Rick Lober and Bill Bray. The WORA membership elected three new members to the board of directors: Catherine Britt, Anna Boehk, and Lisa Hillman. We also appreciate Andy Hare and Paul Klar for being candidates.

To avoid any confusion from occurring again, the WORA bylaws can be viewed at our website and candidate biographies for board membership will be distributed before the annual meeting.

I would like to thank three members who left the board: past Vice President and



## President's Message cont'd

Social Chair John Fluhart, past Treasurer Jeff Tober, and Jonathon Freye. We appreciate the time and effort that you have made in supporting the goals and aims of our association.

There was a standing room only City Council meeting on 28 July with several issues were on the agenda. At the meeting, Bill Kardash effectively testified against the 35-year extension of the lease of the Market House to the current group. There were also many community comments regarding bill O-14-25 in which a developer, who wants to build a downtown hotel, is requesting a waiver on the city's height and bulk restriction. The vast majority of citizens who testified were against the waiver, to include new board member Lisa Hillman and candidates for Ward One Alderperson Ron Gunzburger and Katie McDermott. Prior to the council meeting, a survey was sent to the full WORA email list, which includes all members as well as others on our general Interest list, asking for their opinion on changing the height and bulk restrictions. The results were overwhelmingly against changing the legislation: 88% to 12%. These results were presented to City Council at the meeting.

In addition to the large issues such as City Dock that affect all Ward One residents, WORA also gets involved in issues that may only affect certain areas of our ward. For instance, when we heard the Naval Academy perimeter wall was to be rebuilt—with the two-block construction project taking two years and taking away parking on Wagner Street and one side of Hanover Street—we stepped in to get Alderman Huntley involved to have many concerns addressed by city representatives and the Navy. While many answers regarding the timeline and other aspects of the project were not satisfying to the residents affected, there were concessions made, such as designated resident parking in the 9-hour spots on outbound King George Street.

If "local" issues affect your neighborhood, please let me know how WORA could help.

Craig Harrison  
WORA President  
[worapresident@wardone.org](mailto:worapresident@wardone.org)

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## Social Committee

### WORA Summer Pot Luck Social Recap

The 2025 WORA summer pot luck social and membership meeting on Sunday, 13 July, at Paca House Gardens was a big success (see photos below)! We had a great turnout, including a mayoral candidate and two candidates for Ward One Alderman. In addition, we elected the slate of 2025–26 WORA Board members. A big welcome to our new board members Lisa Hillman, Catherine Britt, and Anna Boehk!!

The next membership meeting and social is on **30 September from 6:00–8:00** at the Metropolitan Kitchen on West Street. Our guest speaker will be **John Tower**, Chief of Historic Preservation Commission for the City of Annapolis.



# Alderman's Corner



*Change is inevitable and can be a good thing (think resiliency). The goal is to manage change in a way that retains character, human scale, and feeling.*

– Karen Theimer Brown, Historic Annapolis President & CEO

Boy, we've had a lot of change proposed over the past three months, haven't we? As the city dock resiliency project has begun utility work and as elections have ramped up, we've particularly seen some fireworks about changes down at City Dock. So, I want to start by addressing a few of these issues: a marina, a hotel, and two sets of leases.

Here's how I saw what happened with the marina:

1. The city administration received an unsolicited proposal from a private company to pay to build a marina at the end of Susan Campbell Park.
2. The mayor scheduled a work session on it, because he felt like it was worth hearing out the idea.
3. Residents and the council were all going to learn the details of the proposal together at the publicly-announced, livestreamed work session.
4. The group who submitted the proposal withdrew from the work session scheduled for 24 July, and the work session was cancelled.

I expect nothing more will come from the marina proposal. I said it would die, and I made sure it did.

There has also been lots of concern recently about ordinance O-14-25. It has four parts, but the contentious one is about height limits "on properties with frontage on Dock Street between Craig Street and the eastern most terminus of Dock Street"—in other words: a hotel.

Unlike the marina proposal, which was never going to get off the ground, this is full-fledged legislation with five sponsors that has been slowly wending its way through one of the council's most time-consuming legislative processes. It was evaluated by and received a 4-2 positive recommendation from the Planning Commission, had a public hearing many of you attended, and will be reviewed by committees in September.

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My three major concerns are that this would unfairly change just one block, would make our city code more complicated when we should be trying to simplify it, and would nibble at the fabric of our historic district without a good reason. For these reasons, I am firmly opposed to the bill.

You can see me describing these concerns in the [Capital Gazette](#) and to [WJZ](#). If you agree with me that this legislation shouldn't pass in its current form, I encourage you to ask your friends in wards 4, 5, 6, and 8 to contact their aldermen.

Finally, at the last meeting in July, the mayor introduced three leases for the existing lessees of the fall boat show, spring boat show, and market house. I understand why some folks immediately had concerns, but I'm not going to stand up and pontificate on these just yet.

They were negotiated by apolitical staff, and I will treat them as the business decisions that they are—not political punching bags. I'll dig deeply into each one during meetings of the Finance Committee to make sure the taxpayers are getting the best deal possible and that these public spaces contribute to our community in a way that's aligned with the spaces' long and storied history.

You can always trust that I will take a balanced approach to issues of preservation and development, not universally opposing change but ensuring it's appropriately managed for the good of our city and our citizens. I don't come in with preordained opinions but evaluate each project on the merits and always stand up for the residents of Ward One.

These three issues are certainly not all that the council has addressed recently. In the past three months, I've introduced or passed the following legislation:

- O-6-25 (passed) to allow the city to clear snowy sidewalks when the adjacent property owner doesn't
- O-17-25 to prevent the city from issuing any new short-term rental licenses on blocks that are already more than 10% short-term rentals

## Alderman's Corner cont'd

- O-18-25 to re-allow duplexes in the R2 zones by removing the requirement that they're only allowed if they were built before 1970
- O-19-25 to codify the good business practice standards local walking tour operators have been following for years
- O-24-25 to add two new campaign finance reporting deadlines (beginning in 2029) that increase transparency
- O-35-25 to use Ranked-Choice Voting in local elections (beginning in 2029), which will make them kinder, fairer, and more inclusive, while putting independent candidates on a level playing field and eliminating the "spoiler" problem

While my efforts out in the community "making it happen" are often the most visible, legislating is my passion. It's something with which I have a lot of professional experience, and it can fix systemic problems—both large (housing) and small (snowy sidewalks)—that have real impacts on residents. I'd be happy to discuss any of these with you in detail.

As I mentioned at the top, election season is upon us. It's been my honor to spend the past almost-year as your alderman, and I'd like to keep doing so for another four years. But regardless of who you vote for, make sure you vote!

You must apply to be sent a mail-in ballot, or you can always vote at City Hall the day of the elections. Our primary election is 16 September, and our general election is 4 November. As former Alderman Carl Snowden is fond of saying:

*The question you should ask any candidate for public office is "How will you make the life of me and my family better?"*

Sincerely,  
Harry M Huntley  
Ward One Alderman  
[HarryMHuntley.com](http://HarryMHuntley.com)

## 2025 Annapolis City Election Information

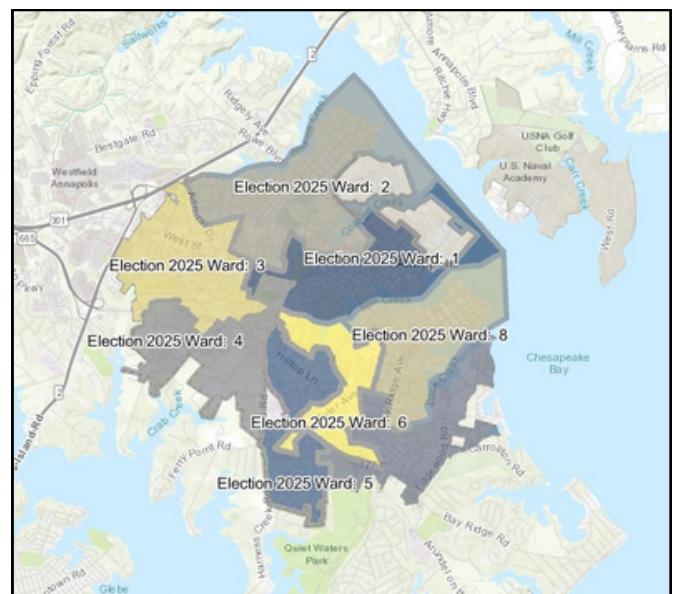
- Primary Election: Tuesday, 16 September 2025; polls open from 7 a.m. to 8 p.m.
- General Election: Tuesday, 4 November 2025; polls open 7 a.m. to 8 p.m.\_

### What Ward One residents need to know:

Voters should confirm or update their voter registration by the 18 August 2025 deadline at [elections.maryland.gov](http://elections.maryland.gov) (municipal elections do NOT offer same-day voter registration).

Watch your (USPS) mailbox for an individual voter notice to arrive before both the primary and general elections. Voters can return the enclosed form to receive a mail-in ballot ahead of Primary Election Day and/or General Election Day. Ballots may be returned via U.S. Postal Service or at one of eight drop boxes to be placed at polling locations in each ward.

**Please note:** The City of Annapolis does not permit online/email/digital voting for municipal elections. Each ballot must be returned to the Board of Elections by Election Day, either at a drop box, polling place, or postmarked via USPS.





# Historic Annapolis Update

Historic Annapolis is hosting a **Candidates Forum on Preservation** and you are invited!

Join us Wednesday, 27 August at 6:00 pm on the terrace of the William Paca House, 186 Prince George Street, to hear from all mayoral candidates and aldermanic candidates for Ward 1. Former Alderman John Hammond will moderate and there will be ice cream!

With the upcoming election bringing a new mayor and a large turnover on City Council, this is an opportunity for us to hear directly from candidates on issues related to preservation, planning/land use, and resiliency, including the City Dock project. Whether you are able to be there or not, HA wants to hear from YOU!

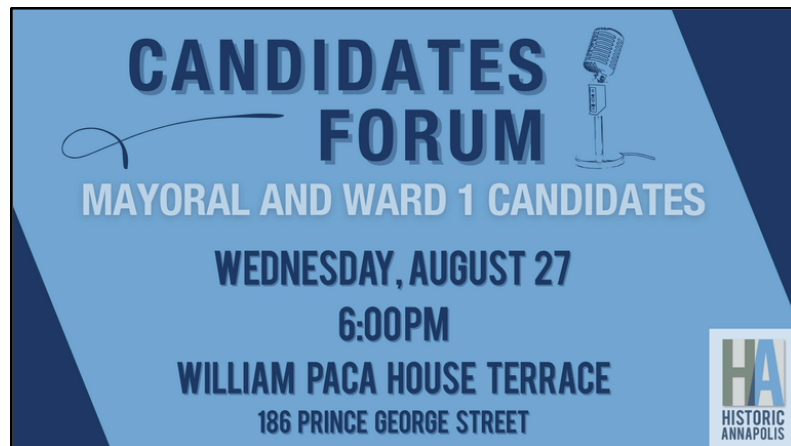
Please send questions for the candidates to [Rachel Robinson, VP of Preservation](#), by Friday, 22 August.

Again, the forum is focused on a range of preservation-related issues. What do you want us to ask?

This event is free and open to all, but you must reserve a seat (limited seating).

Rachel Robinson  
Vice President, Preservation

Historic Annapolis  
Shiplap House  
18 Pinkney Street  
Annapolis, MD 21401  
410-990-4708



## *From the HA President and CEO*

In April, the WORA board issued a position statement on city dock, supporting our appeal and expressing significant concerns over the sources of funding to meet the complete scope of the city dock project as currently proposed. We continue to strongly encourage WORA to follow up on your funding concerns—concerns that relate to the long-term financial implications and sustainability of this plan.

Please consider becoming a member of Historic Annapolis and join us in our efforts to preserve, protect, and connect with our beautiful historic city.

Membership provides discounts to our public programs, free admission to our sites, and regular correspondence to keep you up to date on our many offerings.

[www.annapolis.org/support/memberships/](http://www.annapolis.org/support/memberships/)

Karen Theimer Brown  
President and CEO, Historic Annapolis

# Business Spotlight

## Capo Deli 139 Main Street

Capo Deli opened in late June after a few months of permitting delays. Owned and operated by Brian Vasile and his business partner, it is the deli's sixth restaurant in the DC area. The business was started in 2017 and has grown quickly to include locations in Old Town, Cabin John, and Tysons Corner, and two locations in DC. Brian recalls eating a sub sandwich years ago on City Dock and now not only has his newest restaurant here but also calls Annapolis home.

Capo differentiates itself from most other sandwich shops by offering a higher quality product—Boars Head meats, daily fresh baked bread, and various "home made" hot Italian pasta entrees. All sauces and deserts are made on site.

Capo has received a very positive reception at its Main Street location and also does a significant amount of carry-out and Door Dash delivery business. The owners and staff love the feel of Annapolis—friendly, low key, and maybe even a bit cooler than DC!

