



# Ward One Residents Association

## February 2026 In This Issue

WORA Spring  
Membership Meeting

Wednesday, 25 March  
6:00 - 8:00 PM

The Metropolitan  
Kitchen, West Street

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*Pip's*

### 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!

I believe that most of Ward One has recovered from the once in a 20 (50? 100?) year ice storm that I, for one, can say have never before experienced. The city certainly had its challenges, as it is not equipped for such a weather situation. I do want to voice my appreciation to all the people who helped in the snow-removal efforts, from the snowplow drivers to the Midshipmen.

The annual holiday party was held on 21 January at the Metropolitan and the large turnout was appreciated. Three presentations were given. First, Premier Parking's Market President Jason Prola discussed their commitment to working with Ward One on parking issues and concerns and introduced the Annapolis Premier Parking personnel who manage the contract. Account Manager Meghan Murray, someone you will want to put into your contacts, was recently contacted by a resident about a latent handicap parking situation on Charles Street. She was able to quickly resolve the issue by contacting the proper departments within the city, as well as going above and beyond to get the proper legal documentation needed to verify the change was legal and justified. Her office number is (410) 216 - 5620.

## President's Message cont'd

The president of Historic Annapolis, Karen Brown, discussed HA's upcoming events and volunteer opportunities. HA is extending a \$10 discount to our membership. Join by 28 February and use the code **WARDONE** when you check out at [annapolis.org/memberships](http://annapolis.org/memberships)

Alderman Harry Huntley then addressed some issues the Littmann administration is facing, including the City Dock project, budget, and, of course, the short-term rental legislation, which elicited a number of comments during a lively, albeit unplanned, Q&A session.

Four WORA board members on the Bylaws Committee, led by Rick Lober, have been updating the association's bylaws. The new bylaws will be presented electronically two weeks prior to the March membership meeting, at which members in attendance will be able to vote for or against approval.

The board also is seeking membership input on city issues that members believe WORA should take a position on, similar to how we did on the City Dock concerns in coordination with our friends at HA. Please contact the board with issues you feel we should address and take a position on. For issues that do not affect all of Ward One, we believe a stance can be stated through a board vote. Broader issues may require us to solicit a membership vote through a digital vehicle. We welcome your thoughts and input.

Please make an extra effort to support the businesses on Dock Street. While the City Dock project is an inconvenience for many, they are taking the brunt and are facing a dire future for the next few years. Let's all help to make sure that they will still be a part of the new vision for the Annapolis Harbor.

Please keep in mind that Annapolis Parade Season is approaching. The St Patrick's Day parade will be held on 8 March beginning at 1:30 . It will follow a modified course, which was required by the City, and will not come down Main Street to the

disappointment of many businesses. Instead, it will come down West Street from Amos Garrett, hit Church Circle to Northwest Street to Calvert to St. Johns Street.

All the best and look forward to seeing you around town.

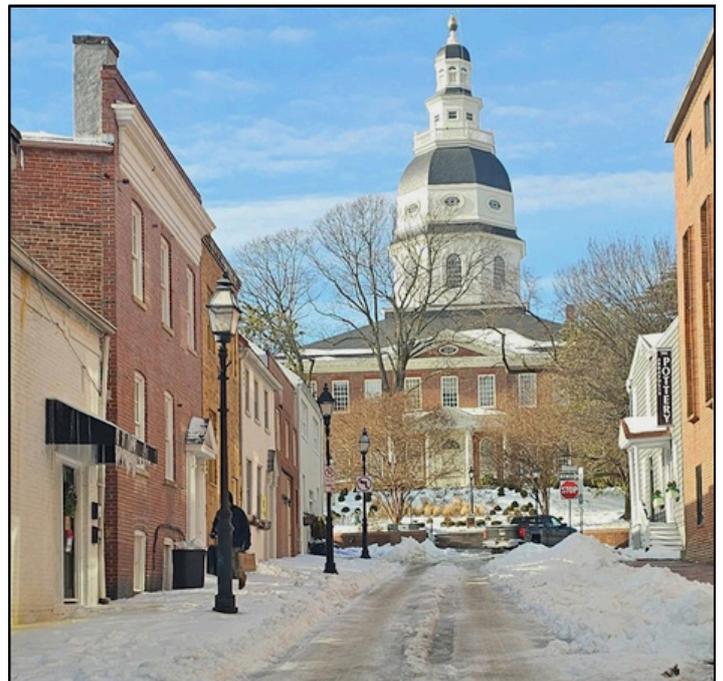
Craig Harrison  
WORA President  
[worapresident@wardone.org](mailto:worapresident@wardone.org)

## Social Committee

### WORA Spring Social — 24 March 2026!

The spring membership meeting and social will be **from 6:00–8:00 on Wednesday, 25 March 2026**, at the Metropolitan Kitchen on West Street. Mayor Littmann will be our guest speaker, after he had to cancel attending the January social because of illness.

Members who attend this meeting will also be able to vote on the association's new bylaws. Don't miss it!



## Alderman's Corner



The new council, including the mayor, is about a quarter of a year into our new term. It's been so refreshing to see new energy flow and new ideas bloom.

As you've likely seen, the city is or will be hiring a new City Manager, City Attorney, Police Chief, Finance Director, and Human Resources Director. If you know anyone who'd be a good fit, please encourage them to apply to these or other public service roles.

As I talk with the mayor, our conversations center on the budget (of course) and on what a customer service legislative agenda will look like. I am hopeful you'll be seeing legislation in the coming months to fulfill that core campaign promise.

With a mostly first-time city council, we're all taking the opportunity to dig deep into important issues through regular presentations. Since the new council was seated, we've had briefings on:

- City Dock revitalization
- The Fire Department's strategic plan
- Public parking facilities
- Short-term rental enforcement
- The basics of zoning and opportunities to improve it

All of these are available on the city's YouTube page, if you would like to learn more about any of the topics.

The mayor is doing more than ever before to inform residents about city government and hear from all of us. You can sign up for his regular newsletter. He's scheduling town halls and walks in every ward. And we'll be having our Ward One town hall the evening of April 7th at a location to be determined.

And how could I write a newsletter without talking about the weather that encased us in ice for weeks? I'll sum it up by saying that January's storm was very unusual and that despite improvements in policy and heroic efforts by city workers, there are clearly still opportunities to improve the city's response to snow, especially when it's followed by prolonged sub-freezing temperatures.

And maybe it's just me, but I do think the sidewalks looked better than last year, now that we've passed legislation that allows the city to clear them and charge the property owner.

In our after-action review of the snow, I'll be asking about how to ensure curb cuts get cleared, where we prioritize clearing on-street parking, and what it will take to ensure no one who parks in a garage, like they're supposed to, gets a bill they have to then get waived.

We're always looking for opportunities to improve city government, while keeping it lean and efficient. If you have an idea, please reach out! Hopefully, we can make it happen.

I'm grateful for the honor of representing you and our whole community. Never hesitate to contact me at [harry@harrymhuntley.com](mailto:harry@harrymhuntley.com) or [aldhuntley@annapolis.gov](mailto:aldhuntley@annapolis.gov).

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

# Legislative Corner

## Short-Term Rental License Moratorium

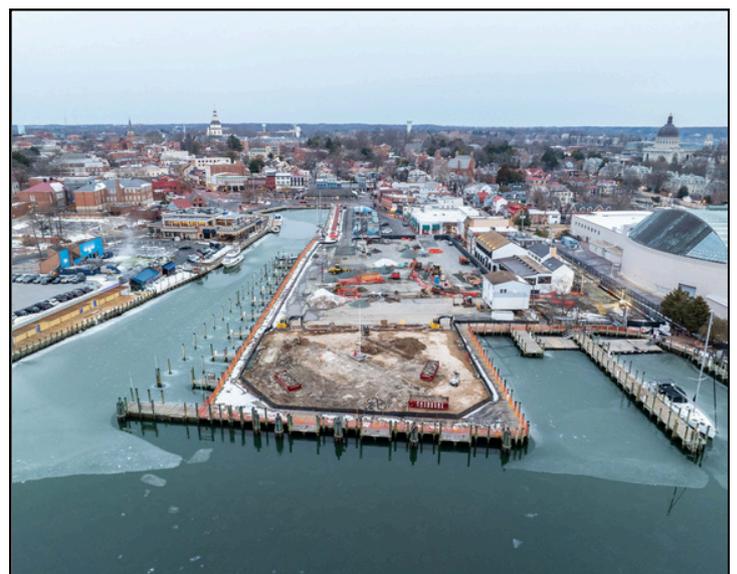
On 3 December 2025, a one-year moratorium on issuing short-term rental (STR) licenses (O-40-25) was introduced and on 4 February was discussed in the Economics Matters Committee. In the Fiscal Impact note, the Planning and Zoning Director estimates a one-year moratorium would cause an annual revenue loss of approximately \$22,500 from new permit fees and \$81,000 in foregone occupancy taxes based on an estimated fifty units. The total projected annual revenue loss is \$103,500. However, when a short-term rental owner resides outside the City, the City does not receive associated income tax revenue. By disallowing new short-term rental licenses, this ordinance may help prevent such revenue loss.

A final vote on the moratorium is expected soon. If it passes, the City would use the year to study the STR issue in more depth and the findings could inform changes to Ordinance O-17-25, passed in October, which sets a cap on STR units at no more than 10% of the residences on any given blockface. Under the measure, the term “blockface” is defined as one side of a city block between intersecting streets. Existing STR licenses on blockfaces already exceeding the threshold are eligible to renew until November 2027. After that, a lottery system that prioritizes city and county resident owners will determine license allocation on oversubscribed blockfaces.

The legislation aims to preserve neighborhood character, housing availability, and resident quality of life in the Historic Downtown, Eastport, and Inner West Street. Exemptions include owner-occupied STRs and the high-visitor events (Naval Academy commissioning week and boat shows), though the ordinance rejected a broad exemption for owner-occupied units during committee review.

## City Dock Project Update

At the 2 February City Council session, the City presented an update on the City Dock project in open session. We intend to post a copy of the 2 February briefing to our website. Unfortunately, because of pending litigation, the City could not discuss many details of the project’s status in the open session. The project is currently in Phase 1A and 1B, with staging for those phases extended into the Dock Street parking area (see below). This is having a bigger adverse impact to some Dock Street businesses than previously anticipated, and the City is considering mitigation measures.



**Aerial view of City Dock project on 14 February 2026**

# Historic Annapolis Update

The first City Dock project update of the new administration was presented by the project team at City Council on 2 February. Not much new was revealed except that the basement of the Maritime Welcome Center has been removed, thus the total square footage of the MWC interior has been reduced by 3,715 feet—but not the volume above ground. The removal of the MWC basement was due to cost, according to the architect. The waterman's co-op use also has been removed from the MWC's interior use plan.

The large size of the MWC above ground and in relation to the Burtis House has been HA's singular critique and the basis of our appeal of HPC's 2025 approval. HA contends that the HPC ruling deviated significantly from long established preservation standards of review regarding additions to historic structures. We contend that the MWC is an addition to the Burtis House and must be treated as such according to the HPC standards and guidelines. As a property owner, the City must abide by the same HPC standards of review as everyone else.

HA remains an ardent proponent of and advocate for the resiliency portion of the City Dock project to provide critical flood barrier protection and stormwater management. It is urgently needed to protect and preserve our historic resources and hometown small businesses. Our concerns about the MWC are separate and distinct from the City Dock resiliency project. Resiliency must be achieved in a manner that respects and preserves the City's historic character. It is not an "either, or" but a "both, and" position.

In other news, HA is proud of our new community gallery exhibit, "Trailblazers: 50 Years of Women at the U.S. Naval Academy," at the Museum of Historic Annapolis at 99 Main Street. Presented in partnership with USNA Women, an alumnae network, the exhibit features the stories of sixteen USNA alumnae

who defied expectations, challenged conventions, and paved the way for future generations of military leaders since 1976. This collaborative exhibit will be on view until 31 May, and is included with Museum admission.

Museum winter hours are Friday–Monday, 11 am–3 pm. Active-duty military are free between 1 February and 31 May! For more information, please visit our website.

Also, stop by the museum February 26 to March 16 to see "Revolutionary Maryland: Freedom of the Press Then and Now," a traveling exhibition of MD TWO FIFTY making its way through the state during the Semiquincentennial year.

Rachel Robinson  
Vice President, Preservation

Historic Annapolis  
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## *Annapolis Film Festival 26–29 March*

The Annapolis Film Festival has enjoyed the enthusiastic support of the Annapolis community since the first Film Festival in 2013. To encourage community engagement through film on a year-round basis, AFF began experimenting with occasional film screenings beyond the Festival season beginning in 2018. These screenings offered film lovers the opportunity to see highly acclaimed documentary and narrative feature films before their wide release and included thought-provoking films that might not otherwise be shown in Annapolis.

This year's Film Festival promises to be better than The Film Festival team, lead by Patti White and Lee Anderson, is "heads down" right now reviewing submissions and building the line up and schedule. Look for a list of more than 70 entries with schedule and viewing sites by 28 February at [www.annapolisfilmfestival.com](http://www.annapolisfilmfestival.com).

# Business Spotlight

## Pip's 121 Main Street

In 2006, Ryan Lamy started Pip's (his daughter Madeline's nickname) as a hot dog cart in Pasadena. He achieved his dream of a "brick and mortar" shop when he opened at City Dock on 29 June 2009. 17 years later he continues to serve the best hot dogs, sausages, burgers and cheese steaks in town. Why hot dogs? With a history of cooking as a hobby, then in the Coast Guard, and finally at Culinary School in Baltimore Ryan learned the trade well, but the hotdog was always his favorite food!

Pip's uses Nathan's brand, all-beef hot dogs, makes their hamburger meat and chili daily, and makes sure the order is always served fresh and hot. Their biggest seller is the "Coney Island Dog" (with chili, mustard and onions) but they also offer a large variety from the various hot dog capitals of the country including a great "Almost Chicago Dog" (no poppy seeds).

Pip's operates from 11 AM to 4 PM daily (5 PM on weekends) and you are sure to see a line of midshipman outside the door most afternoons. It was the Mids that pushed him into burgers and cheese steaks (which he feels would give Philly a run for the money), and the construction at City Dock has added a good amount of construction workers to his very satisfied customer base.

When asked about ketchup on hot dogs (generally considered taboo by those over 18), Ryan's response was "you would be surprised how many ask for it." For many years he kept a cartoon on the walls discouraging the practice—now it's whatever keeps the customers happy!

