

Cecil Hotel Restoration Board Meeting Minutes

15 Apr 09

The meeting was called to order by the chairman at 19:00 Hrs. The minutes of the previous meeting were corrected (p. 3 para 4) by changing the name Dave Gibson to Dave Gordon. They were approved as corrected.

Rebecca Shepherd, Associate Director of the Center for Historic Architecture and Design, University of Delaware, reported on her survey of the Cecil Hotel. Her over-all assessment was that the building is a gem. In spite of continuous occupancy, we are left with essentially two periods: Period 1 (the early 1800s) in the basement, second floor and attic and Period 2 (1860-1880) on the first floor. She recommended:

1. Keep anything historic --- retain as much as possible of all that is in the building (the living history of a building).
2. Get structural engineering reports -- more than 1 opinion if possible. The foundation may have water problems.
3. With respect to the basement: if dry, rebuild the old walls. It might not be desirable to restore the old fireplace (probably not cost-effective for an occupy-able restoration).
4. Document whatever gets covered up.
5. With respect to the roof/rafters: the upper portions of the rafters have been replaced with the result that there is a simple butt joint at the peak (rather than a pegged mortise and tenon characteristic of Period 1 construction). They seemed sound and if indeed they are, need not be replaced. There are presently 3 layers of roofing. They should be removed and replaced with suitable modern materials (which may be allowed by the Maryland Historical Trust).
6. The eaves of the roof have probably been extended (typical of Victorian rather than Federal style).
7. With respect to a livable restoration (the town's goal for the house): it would be adequate to simply do structural fixes and clean up the rest of the structure (keeping records of what is done). A structurally compatible kitchen/bath addition could be built on the rear of the house.
8. Recommend a baseline recordation be undertaken -- just document what exists at this time.
9. It would be desirable to obtain an oral history of the house.

Henry Burden moved and Prosper Boudart seconded the motion that:

1. The outside of the house be restored to the Federal Period, retaining the overhanging eaves unless there is a good reason to remove them.

and Victorian).

The motion was passed.

Henry Burden moved that the Board request \$5000.00 from the town for a structural analysis as bid by Greddel Associates. Prosper Boudart seconded the motion. The motion was passed.

Steve Vandervort reported that because of the economic situation grant money from the Maryland Historical Trust is non-existent and that they are presently not even accepting applications for grants. He expects that this situation may change as budgets stabilize in the near future. It may still be possible to get non-capital fund grants (suitable for structural analysis work, for instance).

The meeting was adjourned at 2108 Hrs.

G. Richard Price
Secretary Pro-tem

Members in attendance:

Ron: I can remember these --- you have the list, I believe -- please fill it in --

Prosper Boudart
Ron Edwards
Susan Gell
Dick Price
Steven Vandervort
Rebecca Shepherd
Audry Edwards

Henry

Dave Gordon

Calvert Thurn

CHARLES MORPHY