

January 21, 2009

**First Meeting of the Cecil Hotel Restoration Board  
Minutes:**

Attendees and contact information:

Bob Phillip	410.287.8262	
Charles Murphy	410.287.8797	cdmurphy1@comcast.net
Susan Gell	443.350.1678	skgell@comcast.net
David Gordon	410.287.6818	davidgordon@northbaysunrooms.com
Dick Price	410.287.8503	grprices@comcast.net
Prosper Boudart	410.287.3202	uboudart@comcast.net
Robert A. Gibson	410.885.5187	
Steven Vandervort	410.920.0495	vandervortrepair@comcast.net
Virginia Gatch	410.287.6224	vgatch@wlgore.com
Ron Edwards	410.658.6782	rwedwards@zoominternet.net

Not in attendance: Susan Fockler, Calvert Thurn (he was unable to attend tonight but will make every effort to attend the next meeting)

***The Restoration Board would like to thank the town for recognizing the value of this property to the town and the importance of restoring it to the community.***

**Discussion:**

- o Meetings to be held the third Wednesday of every month. The next meeting is scheduled for February 18, 2009 at 7pm at the Cecil Inn.
- o The members of the board will remain members until the project is complete. This needs to be changed in the Executive Order creating the Board.
- o A complete project plan will be created by the Board and presented to the Town commissioners before any restoration work starts.
- o We'd like to complete the entire project in 5 years.
- o Charles Murphy offered to take photos of the house before any restoration and as the work progresses.
- o We discussed the possibility of having a "caretaker" at the residence. After discussion, Bob Gibson put forth a motion to deny having a caretaker because of concerns over liability, safety and convenience. The motion was seconded by Susan Gell.
- o A security system has been purchased by the town and will be installed by February 2.
- o The heat and water are being maintained by the Town. Steve will make sure they're turned on before our next meeting.

Several projects need to be completed before any work can begin on restoration including: 1) investigating what kind of grants are available

- 2) research on the history of the property and
- 3) further investigation of structural integrity

Subcommittees will be formed to address specific parts of this restoration project. The subcommittee will prepare recommendations and present them to the full Board for review.

The first subcommittees will be:

- Grants: Steve Vandervort
- Research: Susan Gell, Charles Murphy, Dave Gordon, Bob Gibson, Calvert Thurn
- Code Compliance: David Gordon

Other subcommittees will be created at the next meeting

#### **Grants:**

- We need to determine what kinds of grants are available for this project. The subcommittee needs to investigate what's available through the state, county and other groups.
- There's a good possibility that we would be eligible for a MD Historic Trust Grant. This is for a total of \$250K over 5 years. As a condition of accepting the grant, we will be expected to follow the restoration guidelines as laid out in the grant. If the guidelines are not followed, we would risk of losing eligibility.
- Richard Brandt is a good contact at MD Historic trust.
- Steve suggested that the town has expertise in grant writing and may be able to offer some guidance.
- Erica Quisenbury (sp?) was helpful to the town of Port Deposit and it was suggested that she may be able to help with our project.

#### **Research:**

We'd like to restore the residence to reflect its historic value and previous condition. It's believed to have been built circa 1800-1810 with major remodeling in the Victorian era.

- The history of the property will be investigated by members of the subcommittee with input and possibly oral histories taken by former residents. Information may be available from Colonial Charlestown.
- The research will help us determine to which era the house should be restored.
- Bob Gibson, as a former resident, offered to give the group a walking tour. Calvert Thurn may also offer a history of the residence.
- We'd like to get a video camera to record some of the oral history offered by Bob, Calvert and others.

#### **Structural Integrity:**

Ron Edwards read aloud a report by an engineering firm previously hired by the Town. In summary, the house is not structurally sound. Ron suggested that any further investigation be conducted by an engineer familiar with historic properties.

Some of the other issues are: removal of the asbestos siding, condition of the wood siding, moisture in basement and addition of downspouts and gutters. We'll work on these issues as we move ahead.

**Restoration:**

The building will need to be restored with modern conveniences and codes in mind. The kitchen and bathroom(s) should be fully functional and modern since the building is being restored as a residence.

Several contractor names were suggested.

*VGATCH - FEBRUARY 3-2009*