

September 8, 2026

Good Morning Commissioners:

Research indicates that the Town of Oxford would have standing to intervene in the Robert Morris Inn Chapter 11 bankruptcy Case No. 25-00039 (In re: Morris Street Development LLC) currently pending before the U.S. Bankruptcy Court for the District of Columbia. The pleadings describe the RMI as "...a property whose storied history predates the Republic itself – was built circa 1710 and is widely recognized as the oldest full-service inn in America." The inn is certainly the most historic structure in Oxford, and its preservation is critical to our town; reputation once lost is hard to regain.

The foreclosure proceeding initiated by the first mortgage lender has been stayed by the filing of the bankruptcy proceeding. However, there has been very little activity in the bankruptcy court. Although the court approved a motion of the Debtor to incur up to \$15,000 in post-petition borrowing from the first mortgage lender to address and remediate certain failures in the inn's roof and other damages, there has been nothing done since that other than filing an Operating Report for the period ended 6/30/26. Meanwhile, the building continues to deteriorate.

The bankruptcy proceeding should not become a demolition event. In short, if time is depleting, and it is, the Town should seek to accelerate the change in ownership. Parties, the debtor and lender, have different incentives. The Town's goal (incentive) should be to preserve, to the extent possible, so that a new owner faces a plausible opportunity to rehabilitate and operate.

Please make this letter a part of the public record. Also, let us know what our Friends of the RMI group can do to help this process.

Al Sikes, Dick Deerin, Steve Tull, Cameron Mactavish

Cc: Holly Wahl

Attachments: 264 Years of History

Interior image of the Robert Morris Inn today

Robert Morris Inn

264 YEARS OF HISTORY



History of the Inn

The Robert Morris Inn is a tribute to the architectural beauty of the 18th century. It was built prior to 1710 by ships carpenters with wooden pegged paneling, ships nails and hand hewn beams. In 1730 an English trading company bought the house for a residence for Robert Morris who represented the firm's shipping and business interests in Oxford.

Robert Morris moved from England to Oxford in 1738 and achieved a considerable reputation for himself and his firm. His son Robert, Jr., joined him in 1747 at the age of 13 and lived in Oxford before being apprenticed to a mercantile firm in Philadelphia. Robert Morris, Sr., died in 1750 as the result of an ironic accident; wadding from a ship's guns being fired in his honor struck his arm and proved fatal.

At the outbreak of the American Revolution, Robert Morris, Jr. was made partner in the Philadelphia firm he had joined as a boy. When few would risk money on the new concept of a United States, he used his entire savings to help finance the Continental Army and became a close friend of George Washington who depended on him to direct the financing of the war.

The Inn has been enlarged several times since its first use as a private home. The staircase which leads to the guest rooms is the enclosed type of the Elizabethan period and was built prior to 1715. The original flooring in the upstairs hall is Georgia white pine. The nails were hand made, and the 14 inch square beams and pilasters were fastened with hand hewn oak pegs. Four of the guest rooms have hand made wall paneling and the fireplaces were built of brick made in England and used as ballast in the early sailing days.

The impressive mirrors in the dining room were made from wallpaper samples used by manufacturers' salesmen 135 years ago. The first mirror — the Mirror of West Point. When the house was built in 1710, the mirrors were made of wood. The mirrors were painted by an unknown French artist. In 1962, during redecoration of the White House, Mrs. John F. Kennedy found the original wallpaper of this design in an historic home in western Maryland, had the paper removed and placed on the walls of the White House reception room.

The tavern's slate floor came from Vermont and over the fireplace is the Morris coat of arms, a magnificent oak deep-relief carved by John White. The Raleigh Tavern in colonial Williamsburg inspired the chimney which rises from the massive fireplace in the tavern. Complementing the fine woodwork of this room is a hand carved log canoe under eave by Ted Hanks of Oxford.

John Mall, famous Oxford artist, provided the three framed mirrors adorning the reception hall. The library floor, just off the reception hall, has 260 year old hand pegged wall panels and a fireplace of bricks made in England around 1812.

The northern-most three story portion of the Inn, the home of Robert Morris, was 65 years old at the time of the Revolution, and its restoration was designed to recapture the rich heritage of early America.

On the Trad Avon
Oxford, Maryland 21854



Robert Morris Inn - Oxford

BREAKFAST — LUNCH — DINNER

OPEN YEAR 'ROUND

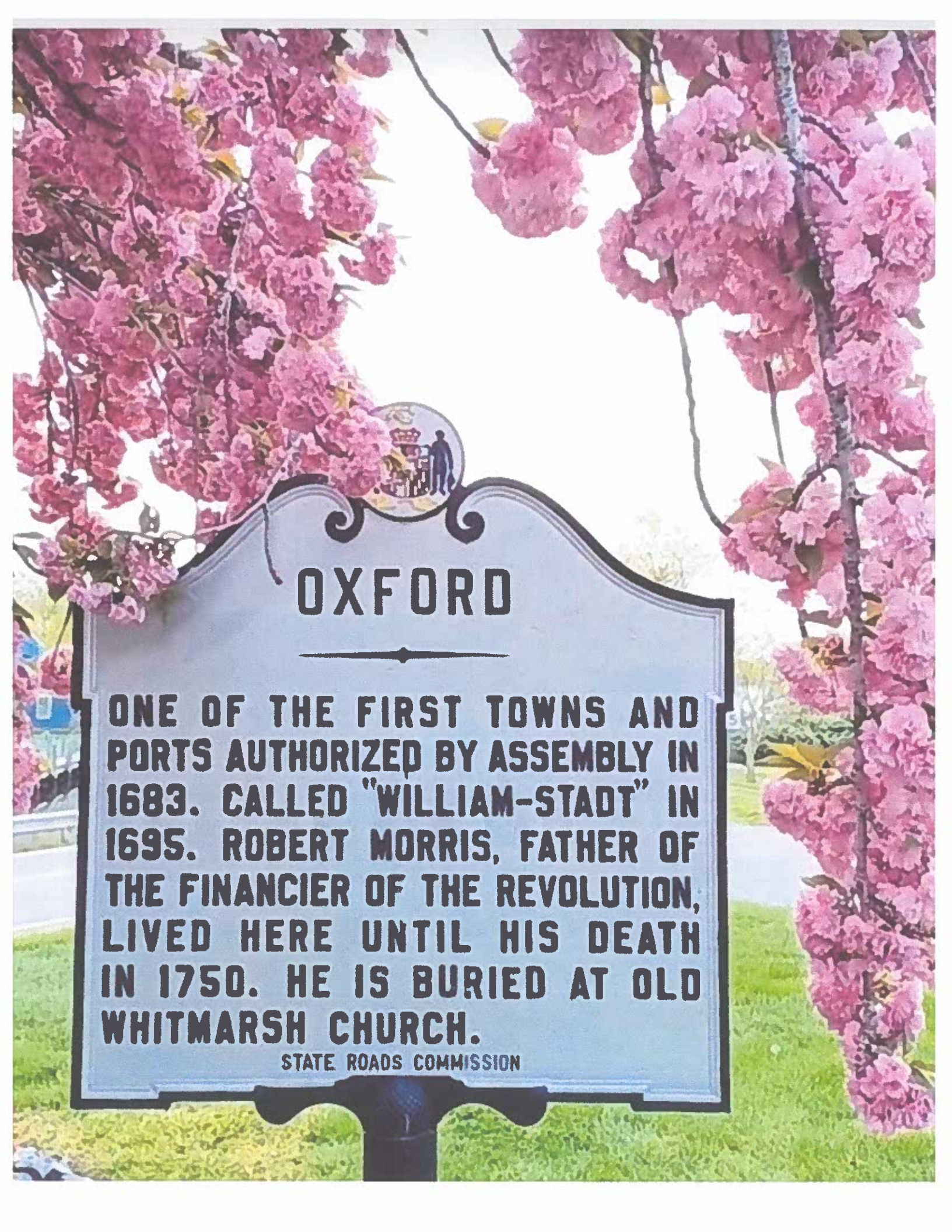
PHONE 301-226-5111

"YOUR NEXT VISIT WILL BE YOUR MOST PLEASANT"

EDEN GIBSON, Baltimore







OXFORD

ONE OF THE FIRST TOWNS AND
PORTS AUTHORIZED BY ASSEMBLY IN
1683. CALLED "WILLIAM-STADT" IN
1695. ROBERT MORRIS, FATHER OF
THE FINANCIER OF THE REVOLUTION,
LIVED HERE UNTIL HIS DEATH
IN 1750. HE IS BURIED AT OLD
WHITMARSH CHURCH.

STATE ROADS COMMISSION