



Dartmouth Heritage Preservation Trust's *Annual Meeting*

Saturday, November 15, 2025, at 1:00 p.m.

Location: North Dartmouth Library, 211 Cross Road

Meeting Agenda

- I. Call to Order by President [Diane Gilbert]**
- II. Approval of Minutes of the 2024 Annual Meeting**
- III. Nominations and Vote on Slate of Officers and Directors
[Dan Perry]**
- IV. President/Treasurer's Report [Diane Gilbert]**
- V. Featured Presentation—Lee McColgan, "A House Restored"**



Dartmouth Heritage Preservation Trust's Annual Meeting November 15, 2025

II. Review and Approval of Minutes of the October 20, 2024 Annual Meeting

1. President Diane Gilbert called the Meeting to order at 1:33 p.m.

2. Approval of Minutes of the October 15, 2023 Meeting

Ernest Fisher presented a motion to accept the Minutes as submitted and seconded by Sue Guiducci, passing unanimously.

3. Nominations and Vote for Slate of Officers and Directors

The slate of officers and directors with term expiration dates was presented for the coming year. There were no terms expiring to be considered during this annual meeting. Asking for nominations from the floor, Peggi Medeiros volunteered for re-election with her nomination moved by Ruth Furman and seconded by Kerri Santos, passing unanimously. With that, the nominations and votes were closed.

4. President/Treasurer's Report

Diane Gilbert reported on DHPT's financials for the CY 2023 and YTD 2024 and DHPT's plans and achievements in the past year. She included a review of DHPT's commitments and accomplishments since DHPT took over the property as its stewards of the 1762 Akin House in 2007. DHPT's priority is to keep the property well-maintained. Environmental problems such as water and moisture saturation pose a challenge to the building's viability and longevity which will be addressed in 2025. She added that DHPT's website is being upgraded with a planned launch of early January 2025. She noted that this annual report will be added to the website www.dhpt.org where details of the presentation will be available.

5. Brenda Dias presented a motion to adjourn the business portion of the meeting, seconded by Dan Perry, at 1:55 p.m.

6. Featured Presentation:

Diane Gilbert introduced Ms. Erin Miranda, Executive Director, Waterfront Historic Area League [WHALE], who presented "Preservation through Partnerships."



Dartmouth Heritage Preservation Trust's *Annual Meeting* November 15, 2025

III. Nominations and Vote on Slate of Officers and Directors

DHPT's OFFICERS & BOARD OF DIRECTORS For Nomination and Ratification

President and Treasurer: Diane M. Gilbert [2026]
Vice President: Daniel C. Perry, Esq. [2026]
Clerk/Asst Treasurer: Brenda Dias [2026]

Directors: **Steve Dupre [2025]**
Susan Guiducci [2027]
Brian Santos [2025]
Kerri Santos [2025]

Dr. Eileen “Ellie” Marland and Ms. Margaret “Peggi” Medeiros have resigned from the board effective as of this meeting. It is with sincere gratitude that we praise their contributions to DHPT and the Akin House over many years.

DHPT acknowledges their service with the status of non-voting emerita board members.



Dartmouth Heritage Preservation Trust's Financial Statement

***For Calendar Year 2024**

Balances as of January 1, 2024

DHPT Cash (Ops) Account	\$ 16,355.33
**Preservation Restriction Endowment	\$ 10,410.32
***Grant Account	\$ 14.19

Total \$ 26,779.84

Balances as of December 31, 2024

DHPT Cash (Ops) Account	\$ 12,815.34
**Preservation Restriction Endowment	\$ 10,912.82
***Grant Account	\$ 44,185.54

Total \$ 67,913.70 Net Change: \$ + 42,133.86

*DHPT's Fiscal Year is Calendar Year. **DHPT holds and monitors two historic preservation restrictions: 1) Dartmouth YMCA Historic barn facility (original footprint) on Gulf Road; 2) Russell's Mills Schoolhouse exterior fabric located in the heart of Russell's Mills Village. Approved by the Massachusetts Historical Commission in perpetuity. ***DHPT received \$2,500 from the Massachusetts Cultural Council and \$44,104 from a charitable bequest. Of this bequest, \$30,000 was allocated to the Wamsutta Club/James Arnold Mansion, Inc. and \$14,404 was allocated to DHPT for preservation uses.



Dartmouth Heritage Preservation Trust's Financial Statement

January 1 through December 31, 2024

Revenue: Contributions, gifts, memberships

DHPT Cash (Ops) Account	\$ 8,367.18
PR Endowment (interest only on CD)	\$ 502.50
Grant Account	\$ 46,605.35

Total Revenue: \$ 55,475.03

Expenses: (DHPT Cash (Ops) Account)

AH Wireless Alarm System	\$ 586.99
AH Eversource Electric	360.84
AH Lawn care (maintenance)	1,680.00
AH Hartford Insurance	680.00
AH Roto Rooter	371.00
AH Ace Junk Removal	450.00
AH Town Water Hydrant	125.20
Website hosting (Slocum Studio)	420.00
Website Redesign(final payment)	5,844.44
Web Domain management	220.19
Filing Fees, Checks	121.51
P. O. Box	302.00
Events (incl. marketing, rental)	745.00
MCC Grant (June 9, 2024 event)	2,434.00

Total Expenses: \$14,341.17 (Net Change: \$ + 42,133.86)



Dartmouth Heritage Preservation Trust's Financial Picture

Balances as of October 31, 2025

DHPT

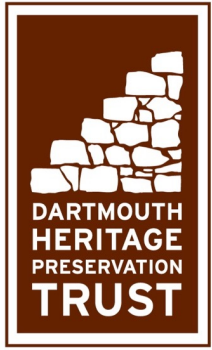
Cash (Ops) Account	\$ 8,676.22
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*Preservation Restriction Endowment	\$ 11,288.03
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Grants Account	\$ 25,390.36
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<i>Total</i>	<i>\$ 45,354.61</i>
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*Account invested as an interest-bearing 10-month CD with APY 3.753% and matures April 27, 2026.



Dartmouth Heritage Preservation Trust

Accomplishments 2024-2025



- Held Akin House Tour with Holiday Wreaths sale the Saturday after Thanksgiving (November 30, 2024) as fundraiser to benefit Troop 13G.
- “Never Idle Hands—Living in Early America” at the Akin House on June 28-29, 2025. Overnight militia encampment re-enacting Revolutionary War camp life. Hosted new and returning participants, including a “coffee house,” tin smithing, bow and arrow crafting, and a colonial chocolate-making demonstration.
- Conducted House Tours at the Akin House upon request and by appointment.
- In January 2025, an upgraded and improved website was launched. www.dhpt.org
- Received a one-time bequest from a Westport resident for \$44,104 with stipulation to be used for preservation work only, divided between the Wamsutta Club/James Arnold Mansion, Inc. (\$30,000) and DHPT (\$14,104).



Dartmouth Heritage Preservation Trust

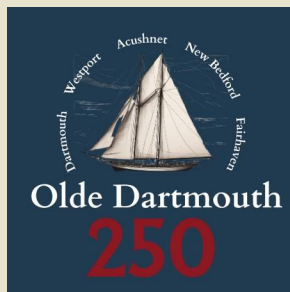
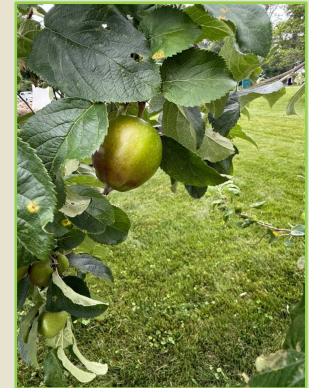
“Never Idle Hands—Living in the Revolution” June 2025





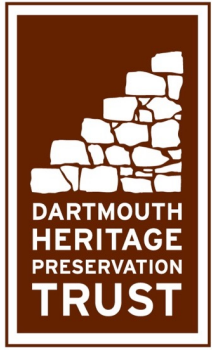
Dartmouth Heritage Preservation Trust

Looking Ahead 2025–2026



Plan and deliver living history programs with partner organizations. Participate with the communities who were originally “Olde Dartmouth” for research, events, and programs to commemorate the 250th anniversary milestones of the Revolution.

- Continue to assess and implement solutions to manage the climate and environmental conditions of the Akin House to be historically faithful to an 18th century house. Interior storm windows installed. Implement CPA-funded water and moisture mitigation project in the cellar to manage flooding and moisture wicking effect. Ongoing maintenance as needed.
- “Never Idle Hands–Living in Early America” and during Revolutionary Times. Plans underway with details to be determined. [Scheduled sometime in June 2026]
- Akin House Tour Saturday after Thanksgiving in Partnership with Scout Troop 13G. Sale of Holiday Wreaths on November 29, 2025 from 9 a.m. to 2 p.m. or until wreaths are sold to benefit the Scouts.



Dartmouth Heritage Preservation Trust

Akin House: Let's Look Back to 2001-2006

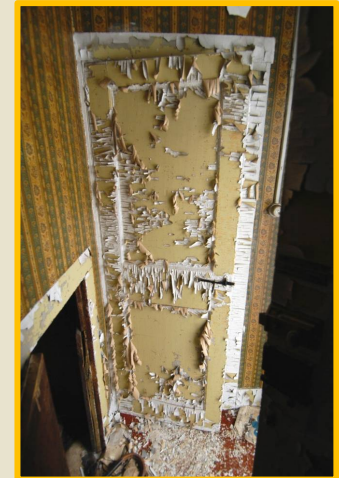


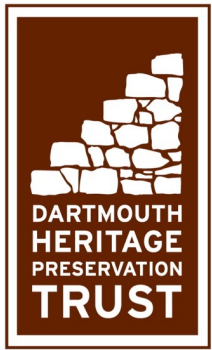
2001

We must go back in time to appreciate how far we've come.



Photos taken in 2004





Dartmouth Heritage Preservation Trust

Present Day



We must go back in time to appreciate how far we've come.





**Dartmouth Heritage Preservation
Trust's Annual Meeting
October 20, 2024**



**WITH GRATITUDE TO ALL
DONORS AND SUPPORTERS!**

*To Donate, for Progress Reports, and DHPT News, Look
for Our Newsletters,
and Visit www.dhpt.org.*

For a Tour of the Akin House by Appointment or For Any Other
Reason, Contact: Diane M. Gilbert, d.m.gilbert51@gmail.com,
(508) 965-7265.

Preserving Our Heritage *from the Foundation Up*
P. O. Box 87026, Dartmouth, MA 02748 **JOIN OR RENEW TODAY!**

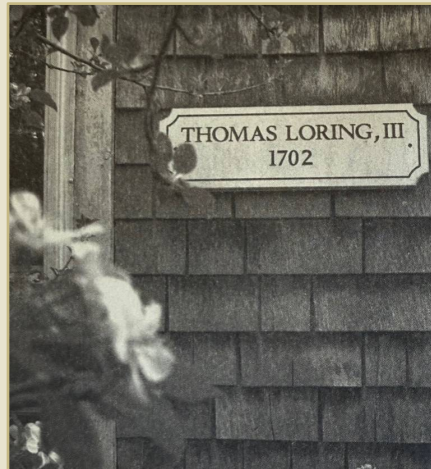
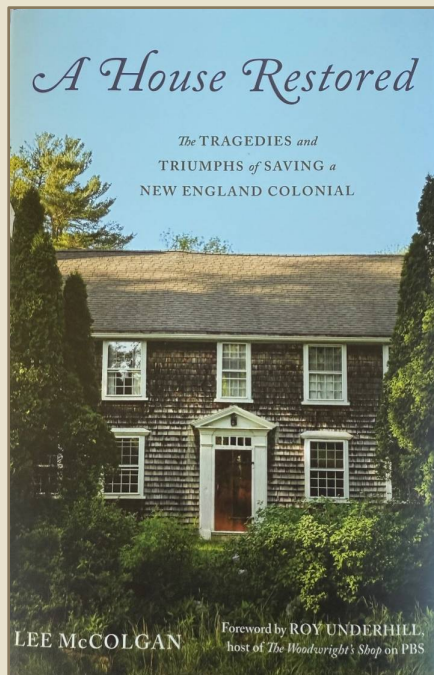
DHPT is a 501(c)3 tax exempt organization.



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Featured Presentation

Lee McColgan, author of *A HOUSE RESTORED*,
The TRAGEDIES and TRIUMPHS of SAVING a NEW ENGLAND COLONIAL



“Trading the corporate ladder for a stepladder,” Lee started as a neophyte, with thoughts of “how hard can it be?” to becoming a “jack of all trades.” The historic preservation muse took over in a matter of months leaving investment banking in the dust.

Lee McColgan, founder of a preservation contracting company, has worked on Boston’s Old North Church, Louisa May Alcott’s Orchard House, and other historic buildings. His work has appeared in the pages of Architectural Digest, Boston Globe, and Wall Street Journal, with this book favorably reviewed by the New York Times. Lee has demonstrated traditional woodworking techniques on Houses with History on HGTV and Discovery+. He sits on the board of the Pembroke Historical Society and belongs to various preservation organizations.