



The 1762 Akin House Photo Report of the Cellar Water/Moisture Mitigation Project CPA Project Grant Agreement: 2025-10-01



Image source: ODHS, New Bedford Whaling Museum, 1905, Fred Palmer, Henry Worth Papers



- **The Little House with a Big Story to Tell**
- **A Witness Site to the American Revolution**
- **A Window into the Past, Preserved into the Future**
- **Conservation and Restoration, A Work in Continuity**



Prepared by Diane Gilbert, President, DHPT, April 28, 2026, revised May 3, 2026.

The 1762 Akin House: photos of the water/moisture mitigation project.

March 25, 2026 conditions as work began.

Left: View of the northwest corner of the cellar.

Middle: Foundation wall at the center of the west elevation.

Right: Northeast corner of the cellar showing prep work, e.g., digging the French Drain, two feet deep from the floor.



Due to heavy rains and the highwater table, photos show evidence of water pooling on top of the old vapor barrier before the work started. A layer of clay of unknown depth was discovered below the two feet + of soils and stones. This explains the difficulty to achieve the proper drainage for the property/house. This issue is endemic to this area.

The 1762 Akin House: photos of the water/moisture mitigation project.

March 25, 2026 conditions as work began. Left: Northeast corner, showing steel columns to support the house from the foundation up. Middle: View from east elevation entrance with southwest corner in the background showing the elevated feature. Note green mold on the far wall. Right: Northwest corner. Water damage and damp conditions in evidence throughout.



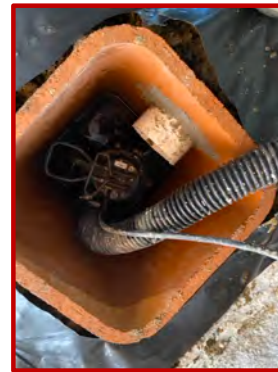
The 1762 Akin House: photos of the water/moisture mitigation project.

March 25, 2026 conditions as work began. Left: Stone foundation at the far west wall, near a special feature at the far left. Note the steel columns on cement pads supporting new beams to stabilize the building. This work was performed during Phase 2 (2009-2010). Right: A close-up view of the northwest corner showing a terminated water pipe leading to Dartmouth Street. A lead pipe from the house to the street prohibits the reintroduction of water. The town should consider installing a copper or PVC pipe in the future to allow water use at the property.



The 1762 Akin House: photos of the water/moisture mitigation project.

April 9, 2026: Following the installation of the French Drain and the application of several coats of Masonry Sealer, the cellar is prepped for the cement floor on top of a new vapor barrier, which will also cover the French Drain at the perimeter



Far left: The vapor barrier surrounding the center chimney foundation is protected from splatter during the project steps. The very old electric wire at the far center of the photo is "dead" and will be removed. Second from left: Photo shows two supporting steel columns and a cement sphere to remain in situ. Second from right: A terra cotta repository to accept and redirect water from the French Drain system to the sump pump. Far right: Cement pour.

The 1762 Akin House: photos of the water/moisture mitigation project.



Project completion photos.

Left: Cellar entrance from the east elevation.

Right: Area to the right of the cellar entrance where the French Drain connects to the sump pump. The northeast corner of the cellar is in the background showing the stabilizing steel columns.

Another masonry sealer coat is underway, hence the protecting red plastic, etc.



The 1762 Akin House: photos of the water/moisture mitigation project.



Project completion photos.

Left: Northeast corner of the cellar.

Right: Northwest corner of the cellar.

Note: The terminated pipe is a water source from Dartmouth Street to the cellar.

Below right: "Before" photo also showing the water pipe.



The 1762 Akin House: photos of the water/moisture mitigation project.



Project completion photos.

Left: The west wall of the cellar, with chimney foundation to the left; the dehumidifier in foreground left; a unique stone feature can be seen on the far south side beneath the cellar window.

Right: Close-up of the early stone feature about 18 inches high, presumably used for storage to protect house-hold materials in the event of cellar flooding. An example of the early methods used to manage intermittent flooding. The “dead” electric wire connected to nothing “live” from the circa late 19th-20th century will be removed.



The 1762 Akin House: photos of the water/moisture mitigation project.



Project completion photos.

Left and right: Views of the northeast corner of the cellar.

Left: Steel columns installed on cement pads below ground to support new beams during Phase 2 of conservation work.

Below: "Before" photos as the work commenced



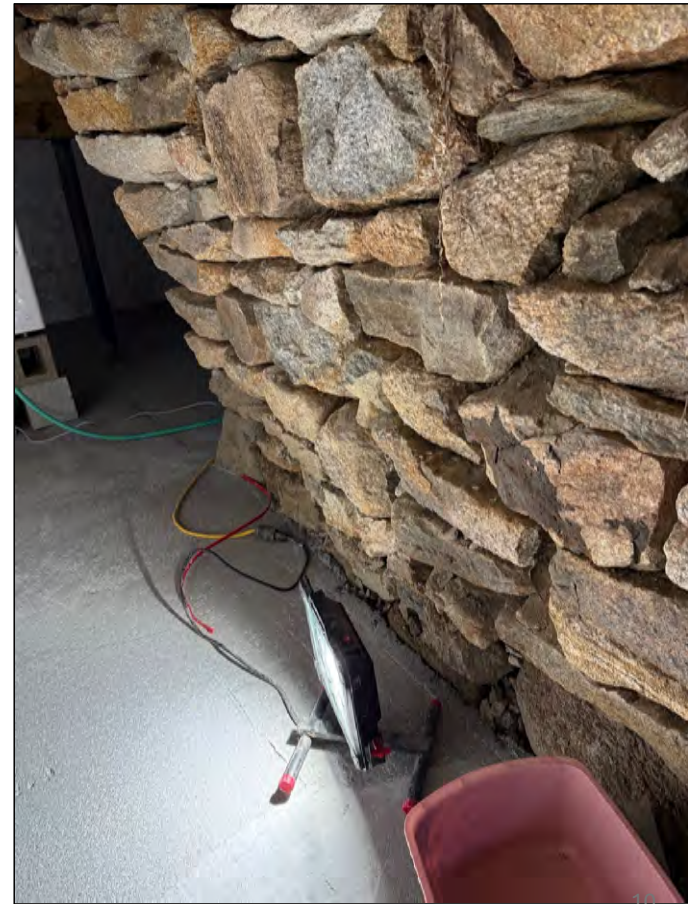
The 1762 Akin House: photos of the water/moisture mitigation project.



**Project
completion
photos.**

Left: White masonry sealer with several coats applied.

Right: A view of the cantilevered style chimney foundation facing the west side of the cellar. An impressive structure of structural beauty, integrity, and longevity.



The 1762 Akin House: photos of the water/moisture mitigation project.



Project completion photos.

Left: Dehumidifier placed near the north west corner of the cellar.

Right: Rear view of the dehumidifier.



The 1762 Akin House: photos of the water/moisture mitigation project.



**Project completion
photos.
April 22, 2026**

Left: View from the back deck showing the location of the hose planted below grass level, from the cellar away from the house.

Right: View from the house, showing the direction of the hose planted below grass level toward the rear landscape. Heritage 18th C. apple trees in the distance.

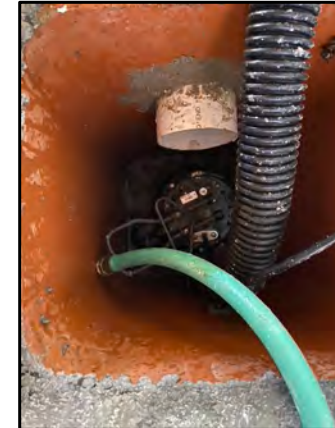


**The 1762 Akin House: photos of the water/moisture mitigation project.
Added after submission of Project Closeout Report.**



March 25, 2026: additional photos of the French Drain installation. The team had difficulty keeping up with the water while digging two feet.

The 1762 Akin House: photos of the water/moisture mitigation project. Added after submission of Project Closeout Report.



Photos taken on April 29, 2026 after the final coat application of the masonry sealer and cleanup. The Akin House cellar is very happy!

