Dartmouth Heritage Preservation Trust's *Annual Meeting*

Saturday, October 24, 2026, at 2:00 p.m.
Location: The Akin House, 762 Dartmouth Street

Meeting Agenda

I. Call to Order by President [Diane Gilbert]

II. Approval of Minutes of the 2025 Annual Meeting

III. Nominations and Vote on Slate of Officers and Directors [Dan Perry]

IV. President/Treasurer's Report [Diane Gilbert]

V. Gathering with House Tour and Discussion on How Climate Change Has Affected the Akin House with Remedies

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II. Review and Approval of Minutes of the November 15, 2025 Annual Meeting

1. President Diane Gilbert called the Meeting to order at 1:13 p.m.

2. Approval of Minutes of the October 20, 2024 Annual Meeting
Dan Perry presented a motion to accept the Minutes as submitted and seconded by Brian Santos, passing unanimously.

3. Nominations and Vote for Slate of Officers and Directors
Ms. Gilbert announced the resignations of Eileen "Ellie" Marland, PhD and Margaret "Peggi" Medeiros effective at this meeting, thanking both for their many years of service and support, according them non-voting emerita status. Mr. Perry presented the list of Officers and Board members: President & Treasurer Diane Gilbert (2026); Vice President Daniel Perry (2026); Clerk/Asst Treasurer Brenda Dias (2026); Susan Guiducci (2027). He noted that the following Directors' terms are expiring in 2025: Steve Dupre, Brian Santos, and Kerri Santos, directing the clerk to cast one ballot for new terms expiring in 2028. Seconded by Ruth Furman, the motion passed unanimously, thus closing this portion of the meeting.

4. President/Treasurer's Report
Ms. Gilbert reported on DHPT's financials for the CY 2024 and YTD 2025 as well as a review of DHPT's plans and achievements in the past year. Reporting on some recent water damage, DHPT's priority is to keep the Akin House property in good repair and well-maintained. Ms. Gilbert reminded the attendees that the Akin House is a study house which pre-dates the American Revolution and serves as a living history venue for events commemorating the 250th anniversary of the signing of the Declaration of Independence. She noted that this annual report will be added to the website https://www.dhpt.org where the presentation in full will be available.

5. Mr. Perry made a motion to adjourn the business portion of the meeting, seconded by Steve Dupre, at 1:42 p.m.

6. Featured Presentation
Diane Gilbert introduced this meeting's speaker, Lee McColgan, author of "A House Restored, the Tragedies and Triumphs of Saving a New England Colonial." McColgan's book was on sale with a book signing after the meeting.

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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 [2026-2029]**
Vice President:	**Daniel C. Perry, Esq. [2026-2029]**
Clerk/Asst Treasurer:	**Brenda Dias [2026-2029]**
Directors:	**Steve Dupre [2028]**
	Susan Guiducci [2027]
	Brian Santos [2028]
	Kerri Santos [2028]

Dartmouth Heritage Preservation Trust's Financial Statement

***For Calendar Year 2025**

Balances as of January 1, 2025

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

***Total* $ 67,913.70**

Balances as of December 31, 2025

		Variance
DHPT Cash (Ops) Account	**$ 15,391.25**	**$ 2,575.91**
****Preservation Restriction Endowment**	**$ 11,357.75**	**$ 444.93**
*****Grant Account**	**$ 24,212.42**	**($ 19,973.12)**

Total* $ 50,961.42 *Net Change: ($ 16,952.28)

*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 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, 2025

Revenue: Contributions, gifts, memberships

DHPT Cash (Ops) Account	$ 9,101.98
PR Endowment (interest only on CD)	$ 444.93
Grant Account (interest only)	$ 15.88
Total Revenue:	$ 9,562.79

Expenses: (DHPT Cash (Ops) Account)

AH Wireless Alarm System	$ 1,205.14
AH Eversource Electric	330.31
AH Lawn care (maintenance)	1,400.00
AH Hartford Insurance	697.00
AH Town Water Hydrant	103.68
Website hosting @$99/mon. (Slocum Studio)	1,188.00
Google Workspace	173.46
Filing Fees	190.73
P. O. Box	318.00
Events (incl. marketing, rental)	919.75
Grant (Bequest) Account	
AH Allied Windows	6,134.00
AH Interior Storm Windows Installation	1,180.00
James Arnold Mansion, Inc. (various projects)	12,675.00

Note: Additional costs not listed above are from in-kind donations, e.g., paper, ink, other supplies.

Total Expenses: $ 26,515.07 (Net Change: $ 16,952.28)

Dartmouth Heritage Preservation Trust's Financial Picture

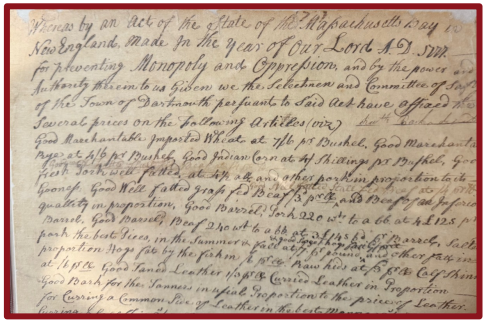
Balances as of September 30, 2026

DHPT	
Cash (Ops) Account	**$ 9,845.48**
*Preservation Restriction Endowment	$ 11,660.52
Grants Account	**$ 18,462.20**
Total	***$ 39,968.20***

*Account invested as an interest-bearing 10-month CD with APY 3.69% and matures Feb. 25, 2027

Dartmouth Heritage Preservation Trust

Accomplishments Late 2025-2026



- Joined with the Westport Historical Society (WHS) on a project to review and transcribe the Dartmouth Town Meeting Minutes (1760-1790). *The Akins' leadership roles are much in evidence in creating a local government over a period of transition from Royal subservience to forging a new nation of self-determination*.

- March 2026: Participated in a panel discussion sponsored by the New Bedford Whaling Museum's Local History Guild on the 250th anniversary of the signing of the Declaration of Independence. April 2026: Another panel discussion sponsored by the WHS. *Built two years into the reign of King George III, this farmstead [Akin House] is a witness site to the American Revolution. This unique historic landmark includes a structure built on land owned by British subjects— the Akin family who switched their allegiance to the "Common Cause"—and remarkably survived intact during the Revolution and all the way to the present day.*

- September 2025: Participated with the Dartmouth Historical & Arts Society (DHAS) on an exhibition of a selection of historic houses built before or during the American Revolution. The Akin House was included.

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Accomplishments Late 2025-2026
(continued)



- Completed the CPA-funded water and moisture mitigation project in the cellar to manage flooding and moisture wicking effect affecting the entire building. [Visit the BLOG page on https://dhpt.org/the-1762-akin-house/ for the Photo Report of the *Cellar Water/Moisture Mitigation Project*]

- Held Akin House Tour with Holiday Wreaths sale the Saturday after Thanksgiving (November 29, 2025) as fundraiser to benefit Troop 13G.

- Conducted House Tours at the Akin House upon request and by appointment.

- June 2026, added four more heritage apple trees to the landscape, totaling 11 on site.

Dartmouth Heritage Preservation Trust

Looking Ahead 2026-2027



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 and to ensure its longevity. Interior storm windows have made a difference.

Ongoing maintenance as always needed.

Conduct house tours and host living history programs.

Plan and deliver living history programs with partner organizations. Participate with neighboring communities who were originally "Olde Dartmouth" for research, events, and programs to commemorate the 250th anniversary milestones of the Revolution. Coming up in 2028 is the 250th anniversary of the British Raid of Bedford Village and the Apponagansett Village of September 5-6, 1778.

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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.