

Mordecai Lincoln Property Committee

Agenda: SITE VISIT, 62 Mordecai Lincoln Rd.

Monday, February 5th, 2:00 PM

Purpose: Familiarize members of the Mordecai Property Committee with the buildings and grounds

1. Call the session to order at 2:10 PM

2. Take attendance for the record:

James Glinski	[X]	Kevin Kelly	[X]	James Dishong	[X]
Penny Scott Pipes	[X]	Alexander Paine	[X]	Susan Harrison	[X]
Elise Beaulieu	[X]	Jane Buettner*	[0]	Karen Canfield*	[0]

*absent

Two abutting neighbors to the Mordecai Lincoln Property attended the part of the site visit as well: Sherman Smith & Linda Heath, 60 Mordecai Lincoln Road.

3. Tour buildings (Kevin Kelly facilitated):

Discussion: All four buildings were toured inside as well as the grounds. This house has a total of six rooms on the first floor and four bedrooms (2nd floor), a bath (2nd floor) and a half bath on the first floor. The main house contains furniture, dishware as well as linens, drapes, books, records, trunks, sofas, tables, chairs, etc. The contents include some old items as well as newer furniture. Some of the items in the house could be re-purposed for “museum showing”. The house is currently heated to 50 degrees. Overall, the house is in acceptable condition, roof, walls flooring. Outside there is evidence of minimal wood rot, windowsills, some clapboards. Windows are single glazing.

The garage has some equipment, ride lawn mower, gas hand mower, as well as other lawn equipment. The roof appears sound, flooring appears sound.

The small house (referred to as an “ell” or guest house) contains some furniture, 2 sofas. Single glazed windows appear to be in reasonable condition, though the second-floor window has been repaired with excessive foam. The house contains a main floor with a kitchen, living room and bathroom. The second floor contains one large high ceiling room accessed by a stairway. Kitchen equipment, sink, counter, stove, washing machine are all well-used. There is an up-to-date heating system by oil in the dirt floor basement as well as a newer electric hot water tank. The interior of the house would need some repair/replacement work to be rentable.

The barn contains a main floor as well as a second floor. Overall, the barn appears stable without obvious rot or deterioration. There are numerous items in the barn presumably left over from the Ladd’s antique business. There are a couple of house mantles, large furniture, a spinning wheel, and miscellaneous bric-a-brac. There is a break (hole) in the plexiglass on the main door of the

barn that faces the street. The floors, walls, appear solid. There is asbestos on pipes on the second floor (heating pipe insulation). There may be some animal presence.

4. Tour grounds – The grounds are in good shape. The perimeter of the property to the marsh is overgrown. One section of the property has been used for disposal, large granite blocks, a very rusted car (Chevy approximately 1950's), as well as yard refuse. There is a clear path on one side of the property that reaches to the Gulf River.

5. Key observations and follow-up items, evaluate buildings, structure and needed repairs by experts to determine priority of repairs. An inventory of the household contents would be helpful for possible museum staging.

6. Adjourn at 3:14 PM

Respectfully submitted, Elise Beaulieu (Clerk- Mordecai Lincoln Property Committee)