

Mordecai Lincoln Property Committee Meeting

February 29, 2024 6:30pm

Select Board Hearing Room, Town Hall and ZOOM

Committee Members in attendance: James Glinski (zoom), James Dishong (zoom), Alex Paine, Jane Buettner, Penny Scott-Pipes, Karen Canfield (zoom) and Susan Harrison

Committee Members not in attendance: Elise Beaulieu, Kevin Kelly

Jim D. Called meeting to order at 6:35pm

Committee Accepted agenda at 6:37pm

Finance (Jim D.)- Link to Nancy Holt regarding finance -nothing new to report.

Update on Septic -Expected that the two septic systems will be pumped out and surveyed in March.

Update on Reviewing Inspection reports and Appraisals, Grants and (Alex, Jim and Jane):

Alex shared a document* that Jim Glinski, Jane Buettner and Alex drafted with input for consideration by the group at a later date. This sub-group reflects the overlap and synergy among three work streams.

****The contents of the document are appended to these minutes.***

Update on Discussions with Stakeholder Organizations (Jim G.)

Jim G. has heard from stakeholders that they want us to be aware of the conservation restrictions. Penny mentioned that Scituate Conservation Commission and Wildlands Trust will survey and monitor the property at all times so that there is not encroachment. Wildlands Trust will hold the conservation restriction (CR) on the property. The CR would be from the stone wall to the marsh. Penny described the process of a CR and that it is an agreement on what is allowable for the property and can get updated over time.

Update on Town Survey Regarding the Mordecai Lincoln Property (Jim)

Reviewed survey with the group and finalized questions.

Update on Survey Process and Select Board Guidance (Susan)

Susan gave an update on the survey process. The Town of Scituate renewed their Survey Monkey Account for this survey and will help with distribution.

Additionally, the Select Board recommended moving the formal recommendation date to April 23, 2024.

Schedule next meeting: March 14th at 6:30pm the Library.

Motion to adjourn at 8:27pm roll call vote. Unanimously Approved

Respectfully Submitted,

Jim Dishong, Chair- Mordecai Lincoln Property Committee

Input for consideration from subgroup of Alex Paine, Jane Buettner and Jim Glinski (read aloud at the meeting):

Mordecai Lincoln Road Property Committee

Recommendation regarding Main House (to modify now or not modify) from sub-committee consisting of Alex Paine, Jane Buettner and Jim Glinski

Alex, Jane, and Jim met and discussed the main house modification at length. After much discussion and some research, our recommendation on doing modifications now of the main house is below.

To begin, we wanted to share that the three of us (Alex, Jane, and Jim G.) unanimously share the overall ultimate vision for the property at 62-68 Mordecai Lincoln Road as “preserving and restoring both the Main House and the Property in its entirety in addition to having it officially registered with the National Registry of Historic Places (<https://www.nps.gov/subjects/nationalregister/index.htm>). The Main House being a historic house (restored with furnishing representing the history of the home) where patrons, students or groups can walk through, learn and experience the history, of not just the Lincoln family who lived there, but the history of the property since its inception. The smaller Residence House to be utilized by the town as a recreational space or perhaps rented to generate some revenue to offset the cost of maintaining the four buildings. The Mill and Garage could be used for storage by the town. Recognizing there are many steps involved to get there and will most likely take a few years, we recommend for now, **not** to modify the existing main house until we do the following:

- 1) Hire a professional historic architect who has experience identifying the historical aspects of the property and what qualifies for the historical registry, in addition to what needs to be done to the property or main house for this application. Preferably someone who has had recent success and experience on the South Shore and even more specifically Scituate with the application to the National Registry. While we recognize we would need to get several bids as this is a cost that the town would have to approve, we recommend starting with Wendy Frontiero who has already expressed an interest in the property and has had experience and success in Scituate with the National Registry nominations. Approximate cost of Wendy Frontiero to start the project: \$10,000-\$15,000 (but could go higher depending on her findings)
- 2) Hire a historic antique professional who can go through the properties and identify furniture/household contents that are relevant to tell the story of the property from its inception in 1690 and through the years. We can then tag and catalog the items to be part of the restoration project. Approximate cost: \$3,000-\$5,000
- 3) Once the relevant household items have been identified, hire a company to haul away the unwanted items and debris. Additionally, if there are items that are not useful to the historic restoration and have some value, contact an antique dealer to see if there would be interest in consigning any of the

household items. Approximate cost: Depends on what is identified to keep but we estimate it to be approximately: \$1,500-\$3,000

4) Address the immediate repairs that need to be done to prevent further damage to the overall historical value of the property which include the following:

Mordecai Lincoln House:

1. Seal chimney flashing where rear chimney meets roof
2. Repair gutters and downspouts to direct water away from building
3. Pull soil away from sills/foundation and fill any gaps with mortar to prevent pests/water from entering cellar
4. Cut down or pull out by the roots the large shrub on the north side of the house
5. Remove or trim back trees on the west side of the house
6. Seal hot water boiler pipe (in front basement), which has a steady leak
7. Stop leak in trap under vanity in first floor bathroom
8. Seal hole in vertical exterior electrical service conduit
9. Determine viability of septic system (tank)

Residency (Small House):

1. Repair gutters and downspouts to direct water away from building
2. Pull soil away from sills/foundation and fill any gaps with mortar to prevent pests/water from entering cellar
3. Remove trees too close to the house
4. Pull vines off house siding
5. Seal window in upper floor gable to prevent pests/water from entering the house
6. Determine viability of septic system (tank)

Mill:

1. Seal puncture on front gable roof line
2. Pull soil away from sills to prevent any further wood rot
3. Seal any visible places where water has been entering the building
4. Plug any visible holes in the upper exterior of building to prevent pests/water from entering building
5. Pull vines off mill siding
6. Replace/remove plexiglass window

Garage:

1. Fill visible holes where pests have been accessing the space under the wood floor

Summary of the suggested immediate repairs and tasks are somewhat easy and not-too-expensive to do on the four buildings, most of which can be accomplished by the Scituate DPW, although some jobs might require an independent contractor.

Alex has volunteered to perform some of the tasks, for example sealing leaky pipes, as well as be on site when repairs/tasks are performed. He can review all the above points with Kevin Kelly, when appropriate.

5) Lastly but not least important, is to form a non-profit entity for the property so we can begin to ask for private donations and apply for grants for the costs of the process and the overall property project which will require a lawyer and filing fees. Approximate cost: tbd