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Vincent House: Baker Letter to Edward W. Vincent, Edgartown Conservation Commission, April 2, 1977

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April 2, 1977

Edgartown Conservation Commission
Mr. Edward W. Vincent, Jr.
Main Street - Post Office Box 11
Edgartown, Massachusetts 02539

Dear Mr. Vincent:

It was a great pleasure to be able to again acquaint myself with the Vincent House. For 18 years I have been involved with the life and future of "old Houses" consequently I have personally become familiar with numerous structures. Most of these have been exciting, some portion of the past still in evidence. Few, however, have come anywhere near the superb quality of the 300 years still very much evident in the Vincent House. The integral growth of the past has not been ripped out and substituted with the plastic of the present.

The reasons for saving this building and giving it back to the people of Martha's Vineyard are many ... not only because it is perhaps the oldest surviving structure on the island but the 300 years of its existence have been preserved with the best of each period and these periods are well represented. The hewn and exposed frame of the 17th century, raised panelling of the 18th century and the Federal treatment of the late 18 to early 19th century. The very soul of the structure which speaks for its-self and all the Vineyard people who have had their time to be part of it. In addition the very material incorporated into this living structure ... has come directly from the Island land.

All these aspects must be considered and then related to land conservation and the real meaning behind those words. Land gave the materials for man to use -- to create his shelter. In turn, man's use was with dignity and humility towards the nature of the material ... relating back again to our earth and what we can take from it with honesty. The Vincent House is a growth perpetuated by real people's needs.

It is most rewarding to our heritage that the Edgartown Conservation Commission is considering the preservation of this house. Following is an estimate of the costs involved in the re-location of the Vincent House. The principal expense will be in preparation for the move and the move its-self.

I hope this will be of some value to you. I am having difficulty getting the figure to 100,000.00 but it certainly is worth keeping in mind as there will be landscaping, security, etc. to think about.

Sincerely,

Anne. W. Baker

AWB/sb

VINCENT HOUSE RESTORATION
ESTIMATE

Architectural Drawings:

This should be done for both historical and practical reasons. It should include foundation, exterior and interior -- floor plans and profiles with photographs included. 1,000

Repair basic structure for move:

100% replacement of sills and 1st floor floor-joists. Repair of fireplaces and stack. Minor repairs involving exterior where related to the sills. 12,000

Move to new location:

5,000 - 10,000 10,000

New Foundation:

Poured cement cellar with replacement of original field stone on top 18". 4,000

Exterior:

~~As far as~~ the visual restoration of the exterior - *will require* little is necessary. I would like to see the ~~proper~~ 2 1/2" thick window frames installed. At present on remains (pantry wall). 1,700

New shingles - walls and roof. This doesn't appear necessary. (white cedar shingles) 10,000

Interior:

Plumbing - one W.C. in basement. 1,500
Electric 1,500
Heating 5,000

General clean-up. Conceptual presentation of interior. Necessary repairs. ~~Paint.~~ 10,000

Unknowns:

Island mark-ups. Some off island labor. 10,000

A. W. Baker Restorations 15%

10,000
10,000
76,705

66,700

VINCENT HOUSE RESTORATION
ESTIMATE

Revised

Architectural Drawings:

For documentation historically and for recording future discoveries during renovation.

For recording practical information during repair, moving and restoring. This includes measured drawings of all floors, exterior, and interior -- floor plans and profiles plus photographs.

1,000

Repair basic structure for moving:

Chimney - replace all weakened bricks with identical material. Point and plaster where necessary to make the chimney structurally sound for move and after.

4,000

Sills - all the sills and joist are not visable at this time. If 100% replacement was necessary which would include some repairs to up-right members and minor repairs involving the exterior where related to the sills.

7,000

Move to new location:

5,000 - 10,000

10,000

New foundation:

Poured cement cellar up to 18" below sill line. Original field stone from cellar to/PS-installed in the 18" space.

4,000

Exterior:

The exterior is in good condition. The present window frames are of a much later period. Installation of correct sash and frames. Research as to the original siding may be considered. If white cedar shingles (extras) where used again, 5" to weather.

1,700

10,000

Interior:

Plumbing - one W.C. in basement. Kitchen facilities.

2,000

Electric wiring.

2,000

Heating.

5,000

General clean-up. Conceptual presentation of interior, plus necessary repairs.

10,000

Sub-total

56,700

Unknowns:

Restoration decisions, Island material mark-ups, security, etc.

20,000

Contracting fee. A. W. Baker Restorations, Inc. 15% of total cost.

86,700