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## Vincent House: Baker Letter to Jerry MacKenty, June 7, 1977

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# A. W. BAKER RESTORATIONS, INC.

670 DRIFT ROAD  
WESTPORT, MASSACHUSETTS 02790  
(617) 636-8765

June 7, 1977

Mr. Jeremiah G. MacKenty  
Old Meeting House Lane  
Edgartown, Massachusetts  
02539

Dear Mr. MacKenty:

On June 4, 1977, by your request, I examined the Vincent House located on Old Meeting House Lane, Edgartown, Martha's Vineyard, Mass. The purpose in my examination, including complete mensuration, was to determine a dollar value of the structure, a residence built in 1659 by Oliver Vincent and reported to be the oldest house still standing on Martha's Vineyard.

I examined the main house and ell to make a determination of the structure's value. Conversely, I did not make any attempt to appraise either the land or the outbuildings.

In my considered opinion, a judgement based on nineteen years experience working with antique structures and retailing antique building material in Southeastern New England, the value of the Vincent house is at least \$ 97,938.00

My appraisal is based on the following information:

2400 square feet at 35.00 per sq. ft. (minimum replacement or reproduction value of new construction): \$84,000.00

Plus:

Antique building materials and hardware (based on known fair market value, this date, of similar materials and hardware) as follows:

1154 sq. ft. wide pine flooring @ 2.00/ sq. ft.		2,308.00
Doors:		
13 board & batten	@ 50.00	650.00
4 - 2 panel (raised) (exc.)	@ 100.00	400.00
2 - 2 panel (raised) (good)	@ 50.00	100.00
3 - 4 panel (raised) (exc.)	@ 85.00	255.00
Hinges:		
L & H and H (wrought)	10 - @ 20.00	200.00
Butterfly strap (wrought)	1 - @ 50.00	50.00
Bean strap (wrought)	3 - @ 20.00	60.00
Butt (cast)	5 - @ 5.00	25.00

Balance carried sheet #2 \$88,048.00

	Balance carried	\$88,048.00
161 sq. ft. vertical pine wainscot. Planed two sides & beaded.	@ 4.00/sq. ft.	644.00
77 sq. ft. vertical pine wainscot. Painted	@ 3.50/sq. ft.	269.50
280 sq. ft. vertical pine wainscot. Width av. 19". Never painted. Planed & beaded.	@ 6.00/sq. ft.	1,680.00
54 sq. ft. horizontal pine wainscot.	@ 3.00/sq. ft.	162.00
76 sq. ft. horizontal pine wainscot. Excellent.	@ 4.00/sq. ft.	304.00
Kitchen mantle - 8'8" x 4'2"		50.00
Federal mantle - 7' x 4'8" carved frieze of rope, dentil and concave curves.		400.00
Raised-panel Chimney Breast. Un-painted. (5 panels)		750.00
52 sq. ft. pantry shelving.	@ 2.00/sq. ft.	104.00
101 lin. ft. beaded beam and post casing.		
	@ .80 lin. ft.	80.80
48 lin. ft. window frame molding.	@ .80 lin. ft.	38.40
56 lin. ft. door frame molding.	@ .80 lin. ft.	44.80
28 lin. ft. door frame molding.	@ .50 lin. ft.	14.00
45 lin. ft. chair rail molding.	@ .50 lin. ft.	22.50
Window sash - 6 x 8 lights.		
12 -- 12 light sash.	@ 5.00	60.00
8 -- 9 light sash.	@ 4.00	32.00
9 -- 6 light sash.	@ 4.00	36.00
1 -- 4 light sash.	@ 3.00	3.00
Door latches - wrought		
3 suffork @ 20.00		60.00
3 wooden @ 20.00		60.00
5 norfork @ 15.00		75.00
17th Century pine frame. Hewn and chamfered with lambs tongue on girts and summers. Splayed posts. Hewn and pit-sawn collars and rafters. Chimney brick and 3 fire boxes.		<u>5,000.00</u>
Total value:		\$ 97,938.00

The Vincent House is a unique structure of historical significance. Appraisals of contemporary houses rarely if ever contain inventories of building materials and hardware, but those contained in this superb and virtually complete antique house are both irreplaceable and classical examples of earliest American construction and decorative architecture.

I hope that the above information will be helpful to you in your considerations.

Sincerely,

*Anne W. Baker*

Anne W. Baker