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Vincent House: Baker Letter to C. Stuart Avery, Martha's Vineyard Historical Preservation Society, June 7, 1977

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June 7, 1977

Mr. C. Stuart Avery
Martha's Vineyard Historical Preservation Society, Inc.
Edgartown, Massachusetts 02539

Dear Mr. Avery:

It's good to know that the Vincent House is "off and running," that it will shortly find a permanent and highly regarded place in the community. It is a great pleasure and responsibility to be part of a project of such lasting importance to this country;

This letter serves to confirm our discussion on Saturday, June 4. And it asks some questions and brings up some thoughts which need to be considered.

The trustees of the Preservation Society gave the green light to proceed with the first eight steps for the relocation of the Vincent House to the Fisher site. To that objective I offer, per our conversation...

- that an additional \$10,000 be added to the original estimate of over-the-road moving costs, making that figure total \$20,000;
- that the original estimate now should read \$36,510; and
- that adding my 15% or \$5,476 yields an estimated first-page total of \$41,986.

Returning on the ferry to Woods Hole on Saturday an additional thought occurred to me: probably half of the "Contingencies and Unknowns" from Page 2 of the original estimate should be allocated to the first phase of the project. One-half would be \$10,000, and I suggest, therefore, that an overall estimated budget for the first phase might be set at \$52,000. ←

I feel confident that we can perform well within that estimated budget, but I have worked with enough antique structures as to be wary of the unknowns. Certainly if I foresee or come upon some condition requiring concern I will bring it to your immediate attention. One of the first structural unknowns is the visual condition of the sills. Our original estimate called for complete sill replacement 'just in case', and only when we have exposed them completely will we have another unknown known.

You will be contacting an engineer who will make an elevation plan of the fisher site. This is not always necessary but because the contour is to be changed it will a positive point for the foundation contractor to work from and to.

We need an archaeologist to study the present Vincent House site. You mentioned that Mr. Caldwell of the Gazette might know of such a person.

Mr. Turk

I have contacted Mrs. James Turk and found out that he/will be in Newfoundland until the middle of July. Apparently he is only involved in Indian digs. I called Jim Doetz and he gave me the name of a man who has done quite a few digs on the Vineyard ----- Jim Richardson. I am trying to contact him at the University of Ill.

In regard to trees which may have to be trimmed for the over-the-road move, I suggest we wait until specific prunings are known -- as adjudged by the movers -- before contacting the Tree Warden. I'd hate to stir up a hornet's nests un-necessarily or at least not until all the facts are in.

I have suggested to Jerry Mackenty that before measuring and photography can begin the house must be emptied of his family's possessions. I plan to start documenting, through measurements and pictures on June 14.

The Board is understandably anxious to see the Vincent House moved. In August, hopefully.....and so do I. The actual, physical move will take only a very few hours from old site to new. But the preparation for those very few hours is most time-consuming, and I hope the Board will understand the time and complexities involved in the preparations. An undertaking of this lasting importance will brook no short cuts. I hope the house can move in August, but we'll have to wait and see how the other work progresses.

I plan to bill you twice each month with an itemized statement of expenses and percentages. The full file of detailed bills, receipts, and papers from suppliers of goods and services to A. W. Baker Restorations, Inc., will be kept at my office and will be available for inspection by your treasurer or auditor at any time.

Enclosed is the Vincent House appraisal of which the original has been sent to Jerry MacKenty. I was not sure who was to have the original. Enclosed also is my bill for this appraisal.

I will be in the Vincent House all day on June 14. If you would like to discuss any matters in this letter or as may arise in the interim, please call, and/or we could meet at the house on the 14th.

Sincerely,

Anne W. Baker

Phase I
61,142.99

Vincent House Expenses -- June 29 - October 19, 1977. 1st Phase

Billing periods - 9

PAID			
1.		\$ 1,143.63	
2. & 3.	(687.10 Archaeological Ser.)	3,765.14	
4.		3,232.58	
5.	(743.58 Archaeological Ser.)	4,292.54	
6.	(743.58 Archaeological Ser.)	4,393.97	
7.		5,227.22	
8.		10,580.00	
9.		<u>8,223.53</u>	
Sub-total		<u>40,858.61</u>	
Less 2,174.26	Archaeological Ser. not est.	<u>-2,174.26</u>	
		<u>38,684.35</u>	38,684.35

UNPAID

Projected costs: (for completion 1st phase) Estimate

Completion of move. Total est. 18,000	6,500.00 - 7,491.52	
Stone foundation	2,000.00	
Ralph Grant (excavation and rentals)	3,500.00 ← 1500.00 * 1325.25	
Olson - crane	300.00 - 550.	
Dube - unpaid balance	2,000.00	
Labor	1,200.00	
Tree	200.00	
Sub-total	<u>13,700.00</u>	
A. W. BAKER Restorations Inc. 15%	<u>2,055.00</u>	
	<u>15,755.00</u>	<u>15,755.00</u>
		<u>54,439.35</u>
Estimate --- June 7th correspondence.		52,000.00

VINCENT HOUSE

ESTIMATE - PHASE 2



4.	UN	Finish foundation work. (Bulkhead and walk way) ✓	2,000.00
2.	N	Shingle roof and sides.	4,320.00
2.	N	Finish unknown structural repairs. (siding, studs, etc.)	1,000.00
2.	N	Repair and repaint windows and trim.	1,000.00
2.	N	Re-attach ell, including foundation.	3,800.00
3.	N	Chimney ^{Rebuild chimney} chimney top and fire boxes.	3,000.00
1.	N	Chimney tray. ✓	900.00
1.	N	Electric services to house. ✓	600.00
5	UN	Water service, plumbing and sewerage.	20,000.00 (2000.00)
4.	N	Termite control	400.00
3.	N	Lay sub-flooring 1st floor.	1,000.00
10.	UN	Out building renovation	3,000.00
5	UN	Landscape repair and replacement.	<u>4,500.00</u>
		Sub-total	27,520.00
		Contingency 20%	5,504.00
		Fees contractor 15%	<u>4,128.00</u>
		Total	37,152.00

Number by importance 1-10