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Bradford Higgins House: Agreement Contract with Ross Brudenell

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February 28, 1981

Ross N. Brudenell, M.D.
4050 Lake Otis Parkway
Suite 110
Anchorage, Alaska 99504

Dear Mr. Brudenell:

I have enclosed an Agreement Contract for your review and approval. It includes the following sections:

Shipment Contents
Transportation
Reconstruction
Restoration
Work To Be Completed by Contractor-Carpenter
Payment Schedule
General-History-Description: Bradford House
Appraisal
Relocation and Re-erection

If you have any questions regarding the agreement, please contact me.

Best Wishes,

Anne W. Baker

Enclosures

1

Tom Frank

AGREEMENT

SHIPMENT CONTENTS

The Bradford House includes the following:

- a) A complete set of exact measurements, horizontally and vertically, of the exteriors and interiors of the improvements, and preparation of plans reflecting such measurements.
- b) A letter-number identification system for each room and the horizontal and vertical surfaces of all rooms and frames.
- c) All doors, panelling, trim, sash, beam casings, baseboards and wainscoting which are banded together in room units.
- d) Numbered flooring banded together by rooms.

All repair on the frame completed.

No material below first floor included.

Sheathing, finished siding, insulation, nails, caulking, flashing, subflooring, attic flooring, sheetrock, plaster, bricks, cement, kitchen cabinets, paint, hardware, plumbing, heating, electricity to be purchased separately by the Purchaser and in accordance with the Restoration Contractor's need for completion of an authentic restoration.

In addition, the Purchaser will supply all necessary equipment needed for the re-erection, i.e., ladders, staging, electricity, etc.

TRANSPORTATION

- 1) It shall be the obligation of the Purchaser to furnish and pay for trucks to be brought to Westport, Mass. for the purpose of leading the dismantled house frame and packaged improvements.

Shipping fee

2) It shall be the further obligation of the Purchaser to contract and pay for transportation of the dismantled and packaged improvements from the present site in Westport, Mass. to Anchorage, Alaska.

RECONSTRUCTION

1) Douglas Keffer, here on known as the Restoration Contractor, agrees to reconstruct the "Bradford House" on the Purchaser's site in Anchorage, Alaska, as near as possible, and in a workmanlike manner, to restore the house to its prior state as it sat on the Mass. site.

2) It is understood that Ross Brudenell will serve as General Contractor and Payee. In addition there will be a local Contractor-Carpenter to coordinate labor and materials. It is also agreed that the Restoration Contractor will remain with the re-erection until such time agreed between the General Contractor, Contractor-Carpenter and Restoration Contractor. Not less than three months and not exceeding five months or at the completion and installation of all original material. It is further agreed that the foundation will be ready for the building on arrival in Alaska of the Restoration Contractor.

RESTORATION

1) Restoration work to be done in the 18th century manner. Electric tools may be used except where a faithful reproduction of a molding must be done by hand.

2) New sill material must be comparable in size and quality to the original new materials must be joined using joinery methods. To utilize the new skills in a manner identical to other joinery methods existing in the house, joist pockets must be cut in the sill to receive the joists and mortise pockets must be cut for post tenons. Corner posts to be pegged with new seasoned oak pegs. All structural material to be treated with a preservative.

3) During the frame erection, the joints will be properly fitted together and pegged with new seasoned oak pegs.

4) Hearth brick to be laid on a bed of mortar. No mortar between hearth brick. All visible fireboxes which have to be built must be constructed of antique brick using light colored mortar, in narrow seams. No joints shall be struck, but only lightly brushed.

5) Crane gudgeons to be installed at the direction of the owner.

6) Areas of the chimney not exposed can be new materials. The chimney top should be constructed in a manner as described for the firebox, with no black brick showing and flashing to be disguised. All vent systems, including attic ventilation, can be vented through chimney.

7) Window frames to be installed with proper weather stripping, caulking and flashing.

8) 4" insulation to be installed on outside walls and 6" in the roof.

9) Preparation for the plaster will be plaster or wire lath, as determined by the owner. Plaster to be 1 coat purlited structo-lite.

10) Interior woodwork must be repaired where necessary and re-installed as found. All finish interior woodwork to be installed before lathing and plastering. Any new woodwork needed must be fashioned as the original.

11) All floors to be laid according to numbering system for each room.

12) Interior doors to be repaired where necessary to fit original door openings. Proper hardware installed in the 18th century manner using wrought nails which will be clinched.

WORK TO BE COMPLETED BY CONTRACTOR-CARPENTER

1) Interior painting - Plaster will be painted with Williamsburg simulated whitewash. Woodwork of contrasting color to be bolor to be carefully cut in. Unused nail holes to be puttied.

Pg. 4

2) Restoration-Contractor must coordinate his work schedule with that of the sub-contractors, i.e. plumbing, heating and electric, giving the owner the necessary advance notice.

3) Kitchen cabinets shall be of new old material placed as shown on plan. Same shall or shall not have _____ backing and doors shall be 1 7/8 inches thick, shall be panel door, shall be flush doors and shall or ~~shall not~~ be rabbetted. Cabinet drawers shall not have lips. If catalog design is selected by the owner, same shall be _____. Kitchen counter tops to be new old pine & tile. Splash back to be _____. Kitchen floor to be wide pld.

4) Storm windows to be hung.

Note: The term "frame" refers to the sills, joists, posts, studs, girts, plates and rafters.

PAYMENT SCHEDULE

1) Purchaser shall, at his expense, subcontract the foundations upon which the improvements are to be reconstructed.

2) The amounts to be paid by the Purchaser to the Restoration Contractor for the various phases of reconstruction, which payment is to cover labor are as follows:

- a) Full payment for structure.
- b) Followed immediately by agreed sum to insure the house completely packaged for loading and travel.
- c) Purchase trailers for loading and travel; provide travel expenses for Restoration Contractor.
- d) Erect the outline frame and subflooring.
- e) Build chimney and interior partition.
- f) Insulate and finish exterior roof and exterior walls, window siding, etc.
- g) Install finish floor, wood trim, plaster (see Note)

Note:

1) The foregoing construction work shall meet the code standards of the appropriate governmental authorities.

2) Each of the construction items, as set forth in above, shall be paid by the Purchaser to the Restoration-Contractor upon satisfactory completion of such item.

3) It shall be the obligation of the Purchaser to subcontract (labor and materials) and pay for any necessary excavation, the heating system, the electrical wiring system and the plumbing system for the house.

4) It shall be the obligation of the Purchaser to furnish all necessary insurance from and after the date of this contract up to and including the time the improvements are issued a certificate of occupancy by the appropriate governmental authorities.

5) It shall be the obligation of the Purchaser to obtain the necessary permits to construct the house on its site in Anchorage, Alaska.

6) The parties do not have a detailed time schedule for progress in performing the above construction work. However, it is agreed that such work should be completed within six months from the date the improvements are delivered to the Anchorage, Alaska site.

GENERAL

BRADFORD HOUSE

This is an extremely important house and must be considered as a unique, thus very rare, find. A Massachusetts Bay "half house" is a sought after style among restorers because of its practical application of space and lines which typically reflect the 17th century, New England style of architecture. X

1an We are sure that you are well informed of the increasing value of our early New England structures, a value that is rapidly becoming general knowledge not only here but not going unnoticed as far away as the West Coast. Their unmatched quality in material and workmanship, to say nothing of design, along with the ever-increasing interest in and desire for antiques of all kinds are fostering an active market for antique houses. An exemplary 17th or 18th century house in good condition -- and the (Bradford House) is certainly these things -- is a rare item, and consequently a resale price has established itself in excess of the normal square-footage valuation of a new, balloon-construction house.

Furthermore, both financial and emotional indications of future appreciation can be clearly seen in the federal government's recent vote to establish the Tax Reform act of 1975, Section 2124 of Public Law 94-255: ["An act to encourage the preservation of historic structures." At the present time this act is applicable to only commercial and income-producing structures, but it shows the level of back-up on a national and governmental level. Standards for rehabilitation-- techniques, treatments, methods--are aiming for excellence in preservational performance, which, in turn, should have a profound influence on and for high quality restorations at ^{Public} personal and private levels.

Your interest in moving an original 17th century New England house to Alaska does not surprise us. Indeed, this relocation trend started in earnest about 12 years ago, and we have knowledge of something over 500 New England structures have been dismantled, shipped, and re-erected in a wide variety of states. To be sure, many of the

and one room on the second received handsome raised-panel treatment on the fireplace walls. A back room on the first floor contains horizontal wood wainscoting. Interior doors were made in design balance with the panelling.

In all respects the interior woodwork--and indeed the entire house--is sophisticated and well thought out by its builders.

HISTORY

The town of Plympton is situated in the center of Plymouth County and the house was a distance of eight miles from the original Plymouth Colony, the first permanent settlement in New England.

The house was built circa 1690 by a direct descendent of William Bradford. Bradford sailed to America on the Mayflower helping to found Plymouth Colony and later succeeded John Carver as the second governor of New England. The area where the house was built was especially revered because it was the site of an excellent stand of oak and pine trees. This fine straight virgin timber is the same found in the framework of the Bradford House.

APPRAISAL OF WORTH

In our judgement, based on 25 years of experience working with antique structures and marketing antique building material in New England, the dollar worth of the Bradford House as it now stands is from \$297,593 to \$276,343.

My appraisal is based on the following information:

1) 2,750 square feet at

\$65 per square foot replacement cost--\$178,750 or
\$90 per square foot reproduction cost--\$247,500

PLUS

2) Antique building materials and hardware (based on known fair market wholesale value, this date, of similar materials and hardware as follows. *other than frame*)

Note: Please refer to the Floor Plans to relate the letter identification following to the actual rooms.

Room A

Panelling & Door, 62 sq. ft.	@ \$ 20.	\$ 1240.00
Window & Door Trim	@ \$ 2./lin.ft.	136.00
Chair Rail 45'	@ \$ 2./lin.ft.	90.00
Post Casing	@ \$ 3./lin.ft.	72.00
Flooring	@ \$ 33./lin.ft.	675.00

Room B

Window & Door Trim	@ \$ 2.	124.00
Post Casing	@ \$ 3.	48.00
Flooring	@ \$ 3.	216.00

Rooms C & D

Door Panelling - 2	@ \$20./ sq. ft.	480.00
Window & Door Trim	@ \$ 2./ lin.ft.	72.00
Flooring	@ \$ 3.	432.00
Shelving	@ \$ 5.	410.00

Room E

Panelling & Door	@ \$20./ sq. ft.	480.00
1 Exterior Door		250.00
Window & Door Trim	@ \$ 2.	324.00
Wainscott	@ \$ 8.	888.00

Room F

Stairway		1500.00
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Room G

Door		240.00
Window and Door Trim	@ \$ 2.	144.00
1 Exterior Door		245.00
Floor, 24 sq. ft.	@ \$ 3./sq. ft.	72.00

Room H

Panelling & Door, 51 sq. ft.	@ \$20.	1020.00
Window & Door Trim	@ \$ 2.	372.00

Room H cont.

Post Casing	@ \$ 3./ lin.ft.	\$ 72.00
Flooring	@ \$ 3./ sq.ft.	675.00

Room K

Paneling Door		240.00
Door & Window Trim	@ \$ 2.	110.00
Post Casing	@ \$ 3./lin ft.	48.00
Flooring	@ \$ 3./ sq. ft.	216.00
Window Sash		

Room J

Door & Window	@ \$ 2.	220.00
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Room I

Door Paneling		720.00
Window & Door Trim		372.00
Post Casing		144.00
Floor, 182 sq. ft.	@ \$ 3.	546.00

Room N

Flooring, 48 sq. ft.		144.00
Door & Window Trim		158.00

Room M

Floor		44.00
Door Trim		144.00

Window Sash		1440.00
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\$16,265.00

Hardware 1st Floor		607.00
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" 2nd Floor		483.00
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Miscellaneous:

Oak Hewn Frame	@ \$ 1./sq.ft.	<u>11,478.00</u>
		\$28,843.00

EQUALS

\$65.00	per square foot	\$207,593.00
90.00	per square foot	276,343.00

RELOCATION AND RE-ERECTION

Based on known labor and materials in Alaska:

Purchase	Frame	
	Transportation & Packaging	
	Travel	
	Office	22,500.00
Foundation & Grading & Landscape		6,278.00
Frame Erection		9,562.00
Insulation, Sheathing, Finish Sides & Roof		
Windows, Doors, etc. inclusive		37,628.00
Chimney		15,208.00
Interior	Trim, Plaster, Stairs	
	Finish Floor	
	Paneling, etc.	24,230.00
Kitchen		5,210.00
Painting Interior		2,500.00
Electric		7,500.00
Plumbing & Heating		15,000.00
Painting Exterior		1,500.00
Storm Windows		2,000.00
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		\$149,116.00