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## Isaac Collins House/Farm: Baker's Correspondence Regarding Kells Renovation, March 15, 1995

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A. W. Baker  
29 Drift Road  
Westport, Massachusetts 02790  
March 15, 1995

Dear Patricia,

Interesting day. Not only is the house a challenge but so are the people!  
You have your hands full but it's looking good.

Here are two catalogs to order for epoxies -- wood and stone. I have a stone post, broken the same way as yours, which I fixed with epoxy 12 years ago and it is still perfect.

Abatron, Inc,  
5501-95th Ave.  
Kenosha, WI 53144 I-800-445-1754

PRG  
Box 1768  
Rockville, MD 20849 1-301-309-2222

I have also enclosed the order form for the Guide to Tax-advantage Rehabilitation but check with your lawyer as he might have one.

Following is a list of "room" ideas we talked about in-order to help you get some idea of cost from Allen.

Also I have enclosed a bill which includes the letter to the Commission + telephone calls to same. March 14 visit + mileage and today's info.

Now I really wish I had a fax. I keep thinking of things I could send to you. You'll be the first to know if I weaken!  
Call anytime. Thanks for good coffee and cookies.

Cost Sheet

GENERAL:

New windows and frames 1st floor.

Separate prices for double and/or single pane.  
Separate prices for plank frames or standard frames.  
Price for storm windows.

#### Structural.

Price for at least 20% structural repair to sills. and repair of second-floor post with 20% added for unresolved areas.  
Cost of lowering roof on ell and building new roof taking into consideration any problems with the existing condition of the 1st floor ell plates.

Cost to retain existing ell roof. Knuckle repair and new windows.

#### ROOMS:

- A. Remove feather boards and save.  
Build new section of raised panel wainscot.  
Install beaded beam and post casings. Beaded window casing. This wood can or can not be hand planed. Get cost for both ways.  
2 old doors either 4 panel (@ \$125.00 each) or 2 panel (@\$150.00 each) If Rex can't supply them I can.  
Leave floor as is.
- B. Hall. Re-work stairway.
- C. Remove one layer of floor.  
optional chair rail.  
Use existing doors.
- E. Plaster ceiling. Fix floor area that you mentioned. I was thinking that the feather boards from A. would look good in this room on the section of wall that encloses the stairway. If they are not tall enough this can be resolved with the use of a baseboard or/and top horizontal old board.
- D. Remains as a bathroom
- F. Perfect entry and storage area.
- G. Why wouldn't Cindy be good to help you here. I think the doors/windows at the end is a great idea. To be more directly connected to E. you could cut an opening in the G. to E. wall.

Your present kitchen is perfect and I'm sure you have a general idea what this cost, including stove, etc.

I have obviously not included everything such as plastering, shingling, electric and plumbing, because these are basic, but I hope enough direction to get going on prices.