



TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
 141 KEYES ROAD, CONCORD, MA 01742
 TEL. (978) 318-3290 FAX (978) 318-3291

Application for CPA Funding

Due no later than 4:00pm on Friday, September 17, 2021

Applicant: WRIGHT TAVERN LEGACY TRUST AND TRUSTEES OF FIRST PARISH DONATIONS

Co-Applicant (if applicable): ROSELYN ROMBERG, BOARD MEMBER AND TRUSTEE

Project Name: WRIGHT TAVERN STRUCTURAL REPAIRS

Project Location/Address: WRIGHT TAVERN LEXINGTON ROAD

Purpose: (Select all that apply)

- Open Space Community Housing Historic Preservation Recreation

Project Budget:

Amount of CPA Funds Requested: \$ 260,000
 Amount from Other Funding Sources: \$ 260,000 (CPC 2020) AND \$375,000
 Total Project Budget: \$ 895,000 TOTAL (GRANTS + CONTRIBUTIONS)
 (If multi-year project, note current phase only) \$260,000 PHASE 2

Please check which of the following is included with this Application:

- | | |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> One Paragraph Project Summary * | <input checked="" type="checkbox"/> Timeline * |
| <input checked="" type="checkbox"/> Map (if applicable) | <input type="checkbox"/> Architectural plans, site plans, photographs - DUE SPRING 2022 (if appropriate) |
| <input checked="" type="checkbox"/> Narrative * | <input type="checkbox"/> Copy of Audit or most recent Financial Information (Non Profit Organizations Only)* |
| <input checked="" type="checkbox"/> Selection Criteria and Needs Assessment | <input checked="" type="checkbox"/> Letters of Support (if any) <u>ON FILE</u> |
| <input checked="" type="checkbox"/> Detailed Project Budget * | |
| <input checked="" type="checkbox"/> Feasibility Assessment | |
| <input checked="" type="checkbox"/> Statement of Sustainability (if applicable) | |

* Required Documentation

The Contact Person for this Project is: ROSELYN ROMBERG

All Correspondence should be mailed to: FIRST PARISH 20 LEXINGTON ROAD

The Contact Person can be reached by phone at: 978-505-5778 or by email at: roselyn.romberg@gmail.com

Signature of Applicant: Roselyn M. Romberg

Signature of Property Owner (if different): _____

For Historic Preservation Projects Only – please check the box below left and acknowledge:

I/We have read the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and understand that planning for and execution of this project must meet these standards.

September 17, 2021

Community Preservation Committee
c/o Heather Gill, Senior Planner
Department of Planning and Land Management
141 Keyes Road
Concord MA 01742

Dear Ms. Gill:

On behalf of the Trustees of Parish Donations, please accept the attached application for funds to make critical repairs to the Wright Tavern. The project includes reinforcing all rafters and floor joists in the Attic, adding a ridge beam, installing new lally columns and beams in the Basement, repointing Foundation bricking, insulating the building, installing a dehumidification system and a new fire suppression system, upgrading the alarm system, upgrading the water line, and repairing landscaping.

This project is essential for ensuring the long-term structural integrity and sustainability of the Tavern. Phase 1 Planning efforts are underway now and will continue through Summer 2022. We anticipate beginning the actual work in September 2022 and expect the work to be completed during Summer 2023.

We refer you to both supporting documentation and Letters of Support for this important effort from our 2020 application to the CPC. We will be happy to provide additional Letters of Support if you wish. We intend to provide the CPC with detailed engineering and architectural plans, contractor estimates, historic preservation recommendations, and other supporting documentation, throughout the fall and winter as developed.

Thank you very much for your consideration. Please do not hesitate to contact us if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Roselyn Mary Romberg". The signature is written in black ink and is positioned above the typed name.

Roselyn M. Romberg
Trustee of Parish Donations and
Board member and Treasurer, Wright Tavern Legacy Trust

Encl.

PROJECT SUMMARY

The Wright Tavern is 274 years old and retains many of its original timber, wood frame and stone structural elements. The Trustees of Parish Donations of First Parish in Concord, which administers and maintains the Tavern, and the Wright Tavern Legacy Trust, which is responsible for long-term use planning, are requesting CPC funds both to help preserve the building and to make it safer for increased public access.

A 2020 application to the CPC documented badly needed structural repairs that are required to address the deteriorating conditions in this historic building. As noted in that application, a recent building inspection and then a detailed structural engineering inspection determined that the roof is sagging badly and needs to be stabilized, and that parts of the foundation and wood structure under the first floor need repair or reinforcement. Certain mechanical and life safety systems need to be updated as well, including sprinkler and fire, smoke, and carbon monoxide alarm systems.

The Phase 1 Planning efforts, which the CPC reviewed and which the Town of Concord then agreed to fund for \$260,000, are now underway and include:

- Completing a Preservation Restriction document for the Tavern
- Drafting the Historic Preservation Architecture recommendations for the design and engineering team
- Developing construction documents and specifications for intended structural repair work
- Developing architectural presentation renderings
- Developing schedules and scopes of work for (1) the planning and research phase and then (2) the design and construction phases of the project
- Inventorying all Tavern artifacts in the basement and attic and preparing them for storage
- Removing all Tenant belongings in the basement and attic
- Researching historically appropriate landscapes
- Assembling initial quotes for materials and repairs

Initial total project costs were estimated to be \$747,662. Given price escalation due to labor and materials shortages and supply chain disruption caused by the global pandemic, we anticipate that costs for necessary structural repairs may be significantly higher. The Wright Tavern Legacy Trust is gearing up for active fund raising from citizen contributors, foundation grants, and other potential funding sources. For the Phase 2 work described herein, the Trustees of Parish Donations and the Wright Tavern Legacy Trust request a similar grant of \$260,000 for Historic Preservation of The Wright Tavern from the Concord CPC.

PROJECT NARRATIVE

History and Significance of the Wright Tavern

The Wright Tavern is a mid-eighteenth-century building dating from 1747 and noted for its role in events associated with the origins of America's democratic institutions and with the Battle of Lexington and Concord.

- In 1774-1775, the Massachusetts Provincial Congress and its committees met at First Parish and in the Wright Tavern and passed measures to organize militias and end tax payments to the British Crown.
- On April 19, 1775, during the Battle of Lexington and Concord, Concord Minutemen assembled at the Wright Tavern. When British troops arrived in Concord later that day, British officers refreshed themselves at the Wright Tavern. (Amos Wright of Concord operated the Tavern in 1775 and possibly bartended that day.)

The Wright Tavern began as a private home and hostelry. By the end of the eighteenth century, it was a bakery and home. From the second quarter of the nineteenth century until the mid twentieth century, it functioned again as a minor hostelry. In 1886, two prominent citizens of Concord, concerned about preservation of the Tavern, purchased it, and donated it to the First Parish. It has been a church property since then, with the Trustees of Parish Donations charged with its maintenance and management. Recently various small businesses have rented space in the tavern for retail shops and offices, and the church has used it intermittently for offices and its educational activities.

While retaining its essential character on the exterior, the interior of the building has been modified over time. The building has been through many cycles of deterioration and renovation. Frequent turnover of owners and renters has resulted in much loss of original material inside, as repairs were often made by tenants to meet their own needs.

The approach of the Bicentennial of the Revolution in 1975 occasioned the first systematic effort to study and preserve the Wright Tavern. Architectural historians, archaeologists, engineers, and architects examined and reported or made recommendations on different aspects in the mid 1970s, 1989, and 1995.

At the urging of and with funding under the Community Preservation Act, the Groundroot Preservation Group HSR completed an extensive Historic Structure Report in 2014. The 158-page document helps to guide all continuing preservation work. Steven Mallory, co-author of the report, who now serves as Manager of Historic Structures and Landscapes for the Peabody Essex Museum, has agreed to serve as one of two Historic Preservation Architects for the current Phase 1 planning efforts.

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The Trustees of Parish Donations also commissioned two studies in 2019, one by a licensed Building Inspector and the second by a well-regarded structural engineer, Brian Walsh. Brian Walsh has been retained as the consulting engineer to design and then oversee the needed structural repairs.

Ownership and Management of the Wright Tavern and Prior Funding

The Wright Tavern is owned by First Parish in Concord and maintained by The Trustees of Parish Donations, and is now supported by the fund-raising and sustainability planning efforts of the newly formed Wright Tavern Legacy Trust. The Trustees also manage three other historic buildings on the grounds of First Parish – properties known as Coan, White, and Thayer & Ball Houses, in addition to overseeing the First Parish Endowment Fund.

Rental income from Wright Tavern tenants generally exceeds direct operating and maintenance costs, including property taxes. This allows some reserve funds to accumulate, which are used for maintenance projects that have included replacing a furnace, replacing four chimneys and, most recently, adding caps to those chimneys. However, these maintenance funds are limited, which is why we are requesting additional CPA funding to undertake this major repair project.

The Trustees are grateful for two recent CPA grants that were received for work on the Wright Tavern, in addition to the grant applied for in 2020. In 2013, the CPC recommended and Town Meeting approved funds of \$50,000 that were used to replace the roof shingles and roofing membrane, make carpentry repairs to the dormers, and fund the Historic Structure Report. In 2015, the CPC recommended and Town Meeting approved funds of \$75,000 to remove and repair all original double hung windows, add new storm windows, and install new copper gutters.

Public Purposes of the Wright Tavern

The Concord 2013 Community Preservation Plan states that “non-profit ...owned ... buildings may be eligible for CPA funds provided that a public purpose can be demonstrated”.

A group of dedicated citizens formed the Wright Tavern Futures Task Force (WTFTF) in 2019. Their mission was “To reveal Concord’s Wright Tavern as a key location in the Founding of our Country”. This Task Force was welcomed by First Parish and members of First Parish, members of the Trustees, and the Senior Minister, and included unaffiliated citizens from Concord and neighboring communities who want the Wright Tavern to assume its rightful place in the history of American Democracy. The goal of WTFTF was to have the building fully repaired and new educational programs developed to begin implementation in 2023, all in preparation for an anticipated increase in public visitation in 2024, the 250th anniversary of the meeting of the Continental Congress at First Parish. In 2021, the WTFTF was formally replaced by the Wright Tavern Legacy Trust (WTLT), a registered 501(c)3 organization.

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For three years, from 2016 to 2019, the Concord Museum rented the First Floor of the Wright Tavern. The Museum used 3 rooms to offer educational programs to school groups. The Town approved a designated bus drop off location in front of the Tavern on Lexington Road. The Tavern entrance walk was raised to allow for wheelchair access, automatic openers were installed for the door, and a bathroom was enlarged to meet ADA standards. School children were in the building almost 5 days a week for two years. This program, initiated because the Concord Museum was under construction, proved that the Tavern can successfully host educational programs, and, in fact, the first floor is now legally equipped to do so.

When Concord Museum moved into their new education wing in 2019, their program in the Wright Tavern ended. At that point the WTFTF was formed to develop a new chapter in showcasing the history of the Wright Tavern to the public. Now the WTLT is in the early stages of reaching out to potential partners to determine how best to share the buildings' history. Current tenants in the building have leases that can be terminated when repairs necessitate and when programs are developed, allowing the spaces to be repurposed.

SELECTION CRITERIA AND NEEDS ASSESSMENT

- a) The project's eligibility for CPA funding under the CPA legislation. Preserving the Wright Tavern's structure and adding contemporary fire protection systems to further protect the building and its visitors fall under the CPC funding category of Historic Preservation. This category encourages projects that protect High Priority Historic Sites and Artifacts, as well as Heritage Awareness Programs, which "seek to improve access to these resources or work to preserve them for future generations."
- b) The project's consistency with Town-wide planning efforts. This project meets several of the Town of Concord's Comprehensive Long Range Plan goals, including those to 1) protect and maintain Concord's existing historical and cultural resources...and 2) increase citizen knowledge and responsibility for the Town's unique history and historic and cultural resources.
- c) Administrative and financial capabilities of the applicant. The Trustees of Parish Donations Board is comprised of five individuals each serving up to two five-year terms. Trustees operate independently of "the Church" to exercise fiduciary responsibilities managing and maintaining the four historic properties on the Church Green and the First Parish Endowment. Rules and responsibilities are acknowledged separately in the First Parish Concord Bylaws (Article VII). The finances of the Trustees are maintained separately from the finances of the Church. Trustees make a full report of activities to the congregation annually as part of the Annual Report. The Wright Tavern Legacy Trust (WTLT) is an independent organization comprised of a Board of seven members and is a

registered 501(c)3 nonprofit organization. The Board meetings monthly. It has formalized its structure and is in the process of formalizing its operating processes and activities. At the time of this application the WTLT has no finances and no financial reporting in place. Once fund-raising commences, the WTLT will provide regular updates on its financial operations.

- d) Successfully implemented projects. The Trustees of Parish Donations have managed the maintenance of the Wright Tavern for 134 years. We successfully completed the two prior CPA grants, which included conducting an Historic Structures Report, replacing the roofing on the Tavern, restoring the windows, restoring an historic door on the Main Street side (considered original to the building), and adding new copper gutters and new storm windows to protect the original windows.

First Parish and the Trustees employ a full-time Facilities Manager, Bruce Davidson, on staff. Mr. Davidson will represent First Parish in overseeing any work on the Wright Tavern, and he is joined in this oversight role by Roselyn Romberg, Trustee, and Tom Wilson, Chair of the WTLT. Doug Baker, the longtime Sexton and Historian of the Wright Tavern has retired, but still resides in Concord and is an active member of the WTLT, and the team will certainly draw on his extensive knowledge of the Tavern.

- e) Demonstrated financial need of The Wright Tavern. The Trustees of Parish Donations have managed the maintenance for more than a hundred years with limited outside assistance, CPA grants being the one exception. The Trustees have done this by judiciously renting to good tenants who also care about the building. The Trustees are a fiscally responsible group and take stewardship of these building very seriously, and they receive no funding or compensation from the Church for this work. Financial constraints, however, have meant that repairs to the building have been on an emergency or “must do” basis, tackling one small job at a time. The bigger work, represented in this proposal, is beyond the scope of The Trustees’ abilities and resources, but is essential if the building is truly going to be opened to the public. Developing the Wright Tavern as a tourist destination requires improved safety features and a structure that will be durable, sound, and secure.

PROJECT BUDGET

The Project Budget section included in our 2020 CPC application included the following opening paragraph:

This detailed budget estimate is drawn from meetings with a consulting engineer and contractor, who have previously worked in the Wright Tavern. Items with

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an asterisk are being estimated in more detail. Bids are being secured from subcontractors for 4 areas of work and will be available to review when complete if requested. Quotes will also be requested for any additional work deemed necessary. Because of the age of the building, much of the work, especially the structural repairs, will have to be done on a “time and materials” basis, so it will not be possible to get firm pricing prior to starting work.

As of the date of this application, we have only very limited updates to the budget presented to the CPC last year. Once historic architectural recommendations are received, and both engineering and architectural documents are under development, we expect to be able to solicit detailed construction estimates. Our intent is to provide those details to the CPC well before Town Meeting.

From what we have learned to date, however, we believe that a high-level update to the 2020 budget estimates may look approximately as follows:

Costs:

Professional Services, planning	\$ 50,000
Construction work	
Engineering, structural repairs	\$ 350,000
Repairs to the interior	\$ 100,000
Thermal insulation and dehumidification	\$ 60,000
Mechanical, waterline, and fire suppression	\$ 150,000
Landscape restoration	<u>\$ 15,000</u>
Subtotal	\$ 725,000
Contingencies and inflation, etc.	<u>\$ 150,000</u>
Total Anticipated Costs	<u>\$ 875,000</u>

Sources of Funding

CPC Grant 1	\$ 260,000
CPC Grant 2	\$ 260,000
Grants from foundations for structural repairs	\$ 300,000
Contributions from the community structural repairs	<u>\$ 75,000</u>
Total	\$ 895,000

Also, as noted in our earlier discussions with the CPC, we also anticipate a major fundraising effort to support partnerships and educational programming for the public, post-repairs. We expect the bulk of that effort to focus on foundation and corporate grants. In recent weeks we have identified several dozen granting organizations that we plan to reach out to in the next several months to gauge interest. We will keep the CPC informed about our progress in this area.

We are also optimistic that private individuals will step forward to support both the needed structural repairs and longer-term programming for the Tavern. There are many in Concord who care deeply for our town's history and its artifacts. There are also many across New England, and beyond, who are dedicated to preserving and sharing the history of our democracy and its beginnings. As we approach the 250th Anniversary of the American Revolution, the Wright Tavern Legacy Trust intends to reach out to these groups of individuals for financial support for the Tavern, beginning this coming year.

FEASIBILITY

This Historic Preservation project will fall within the Department of the Interiors Standards for Preservation & Guideline for Preserving Historic Buildings, under the category of Rehabilitation. The building cannot be strictly "Preserved" and still allow for public access, so the approach is to follow Rehabilitation guidelines set forth by the Department of the Interior. Our team thinks that such a rehabilitation is a feasible goal, as the intent is to preserve as much of the remaining original interior fabric as possible so that visitors can safely experience what it felt like to be in the building in 1774.

Most of the anticipated work is focused on the interior of the building. Approval of the Historic Districts Commission (HDC) will be required for any exterior work including possible signage. The proposed project will comply with all relevant building code requirements and the team will secure appropriate building permits for all trade work.

In terms of project financing, the team believes that raising an additional \$250,000 to \$500,000 to complete the project is feasible. Many citizens in Concord wish to preserve and showcase the Tavern's storied history. The team has begun a strategic approach to major foundations dedicated to preserving historic structures. Some granting foundations will not commit funds until the team secures over half of the proposed project budget, and in such cases a favorable vote by the CPC will allow our team to apply for that funding. The WTLT has formed two committees to work on project funding for both the building and the educational programming components.

ENVIRONMENTAL SUSTAINABILITY

An Environmental Leadership Team (ELT) at First Parish is actively working to "green" the Church's campus, which includes the Tavern, church building, and cottages. The ELT fully supports proposed sustainable design strategies for the Tavern, including a new electric heat pump HVAC system to be installed in the attic. The addition of insulation and moisture control measures will significantly reduce the amount of fossil fuel used to heat and cool the building. The ELT recognizes that preserving existing building fabric for future use is a fundamental and foundational sustainable design strategy.

TIMELINE

Draft of Historic Architecture Recommendations	October 2021 – January 2022
Preparation of Engineering documents	October 2021 – May 2022
Preparation of Architectural documents	October 2021 – May 2022
Insulation feasibility analysis	February 2022 – April 2022
Request for Bids	April 2022 – June 2022
Application for CPA Funding	September 2021
Applications to Foundations	June 2022 – June 2023
Fundraising in Community	September 2022 onward
Permitting	July 2022 – October 2022
Project Execution	September 2022 – August 2023

HISTORICAL RESOURCES ABOUT THE WRIGHT TAVERN

Groundroot Preservation Group, Historic Structure Report, The Wright Tavern, 1747, Concord, Massachusetts, 2014, available in the archives of The Concord Free Public Library.

National Register of Historic Places, National Register Information System, National Park Service, <https://npgallery.nps.gov/NRHP>

“Wright Tavern”, National Historic Landmark Summary Listing, National Park Service.

Cole, John, Analysis of Wright Tavern: History and Architecture, 1989, First Parish files, available in the archives of The Concord Free Public Library.

SUPPORTING MATERIALS AVAILABLE

Note: The Supporting Materials Available section has not yet been updated from the 2020 CPC application at the time of this writing, as these materials exist at the CPC.

The Applicants anticipate updating this section during the winter and spring of 2022, as engineering and architectural renderings become available and as contractor bids come in. We plan to prepare a packet of supporting materials for the CPC and will forward all documentation when complete.

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From the 2020 CPC Application:

Report of Building Structural Issues by Brian Walsh, Consulting Structural Engineer,
December 2, 2019

Quote for Fire Sprinkler System, Xcel Fire Protection, Inc. October 5, 2020

Quote for Fire Sprinkler System, Lynco Fire Protection Inc, October 6, 2020

Quote for Upgrade to Fire Alarm System, Lexington Alarm Systems, September 29,
2020

Quote for new Heat-pump System for Second Floor HVAC, Thermal Climate Control
Heating & Air Conditioning, October 5, 2020

Quote for Insulation in Attic, Fabio's Construction Inc., September 29, 2020