



**Wright Tavern Futures Task Force  
Concord, Massachusetts**

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December 7, 2020

Tom Kearns, Chair Community Preservation Committee, Concord, MA  
Members of the Community Preservation Committee  
Heather Gill, Senior Planner  
Heather Carey, Administrative Assistant

Sent to: [hlamplough@concordma.gov](mailto:hlamplough@concordma.gov) and [hcarey@concordma.gov](mailto:hcarey@concordma.gov)

Greetings:

We appreciate the opportunity to meet with the CPC, present our project to define a new future for the Wright Tavern, and share our needs for the work to get the building into a sustainable condition. Given the discussion and concerns expressed at the meeting on Tuesday, we would like to request additional time for us to respond to your needs for more specific information on what was included in our proposal. This additional time will also enable us to consult with a historical preservation architect and our potential contractors on what is most important and how this work can be performed within critical preservation requirements.

We respect your decision making schedule and the process you have defined for all applicants. So, if additional time is not permissible, we encourage you to consider funding those items that will needs for the structural integrity of the building. The items listed below are in our original proposal and are the highest priority. We have also included a new item for consultation with a historical preservation architect to guide and collaborate with us on how to best make these repairs. Our concern is that if we wait till the next cycle of CPC consideration, the Wright Tavern may be at further risk to unforeseen events. These items would, in our opinion, provide for the much needed structural repairs for the building and we could commence the work once we have receive Town Meeting approval. These items are:

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|--|-----------|
| 1. Consultation services from a historical preservation architect      | \$ 20,000 |
| 2. New lally columns and beams to support the joists in basement       | \$ 40,000 |
| 3. New lally columns, footings in crawl space under sunroom            | \$ 20,000 |
| 4. Repair crumbling chimney and concrete in basement                   | \$ 10,000 |
| 5. Remove spalling bricks in basement, add post and beam               | \$ 10,000 |
| 6. Repoint exterior foundation brick and field stone foundation cracks | \$ 10,000 |

7. Reinforce all attic rafters and floor joists	\$100,000
8. Support ridge beams in Annex	\$ 15,000
9. Contingency for unforeseen structural issues (15% of total)	<u>\$ 35,000</u>
<b>Total</b>	<b>\$260,000</b>

We would appreciate your support for these critical structure repairs. If you have any questions or would like us to meet with you again to explain any of these items, we would be pleased to do so. Please let us know as soon as possible so we may prepare the information you and the Committee may need.

We look forward to working with you and the Committee in the future.

Sincerely yours,

Tom Wilson  
Chair, Wright Tavern Futures Task Force

Roselyn Romberg  
Trustee, Trustees for First Parish Donations