

Updates for the Concord Historical Commission

**by the
Wright Tavern Legacy Trust Board**

January 13, 2022



Presentation Agenda

- I. Review of Our Mission and the Context
- II. 2021 Grant Agreements – Our Commitments and Accomplishments
- III. Review Plans for 2022 – 2023
- IV. Status and Discussion of the Preservation Restriction
- V. Why We Are Doing This

I. Review of Our Mission and Context

"Who's on First?"

First Parish Congregation

WT given to FP in 1882 by Mr. Reuben Rice and 1885 by Judge Ebenezer Hoar



**Trustees of First Parish Donations
(Manages FP properties)**

**Wright Tavern Legacy Trust
Board of Trustees (2021 ->)**

**Overall Project
Manager**

Historical Architect Advisors:

- Larry Sorli
- Steve Mallory

Tom Wilson, Chair
**Roselyn Romberg, Treasurer
and Liaison to Trustees**
Peter Nobile, Vice-Chair
Shelley Hawks, Secretary
Mel Bernstein, Co-Historian
Doug Baker, Co-Historian
Mary-Wren vanderWilden

Josh Bath, Nashawtuc Infrastructure Work (To be determined) Interior Design

- Brian Walsh, Structural Engineer
- Ian Masmanian, Construction Specialist
- Bruce Davidson, First Parish Facilities Manager

I. Mission and Context – The Vision

“The Wright Tavern will be a Center for the Exploration and Renewal of Democracy.”

- ✓ *The building will be open to the public on a scheduled basis*
- ✓ *We will engage in many re-enactments and events about Concord’s history*
- ✓ *We will host meetings and educational events to explore the history and meaning of democracy*
- ✓ *The First floor will be an “Engaging Museum” with space for meeting rooms*
- ✓ *Second floor will be offices for WT Legacy Trust Staff and Affiliates/Partners*
- ✓ *Third floor (attic) will be for storage and displays for selected guests (researchers)*

(*This statement is being reviewed and finalized by the WTLT Board; your feedback is welcomed.)

I. Mission and Context – The Goal

Our goal is to get the Wright Tavern open and fully operational by early 2024

- 1st floor “Change of Use” from private offices to public access
- October, 2024 will be the reenactment of the Mass. Provincial Congress
- April, 2025 will be the reenactment of the British advance on Concord, MA
- Meet our commitments and build trusted relationships as we work toward this goal

I. Mission and Context – Funding Strategy

Four Phases:

- **Phase I: 2021 Agreement with the Town of Concord (Summer, 2021)**
 - Address **critical infrastructure repairs**
 - Develop **plans that target critical needs and inventory what is there**

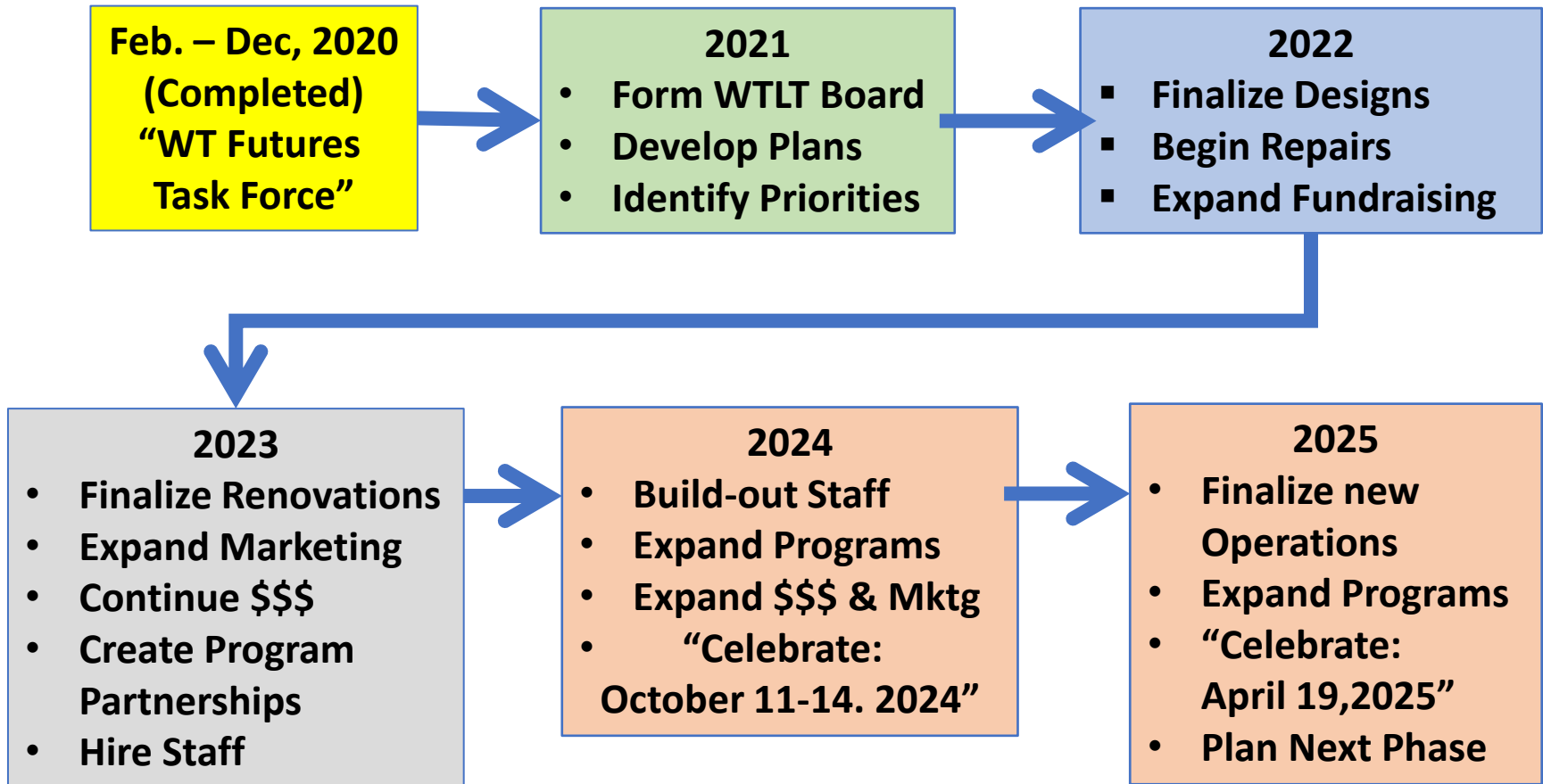
- **Phase II: 2021 proposal before CPC (Current)**
 - Address infrastructure changes needed to **support “Change of Use”**
 - Develop **comprehensive plans**

- **Phase III: Grants and donor funding to address the interior space**
 - Showcase the building’s history
 - Create an “engaging museum” experience
 - Have space for meetings and events

- **Phase IV: Grants and donor funding for**
 - Program Management
 - Marketing, and national promotions by professionals

I. Review of Our Mission and Context

WT Legacy Trust -- Our 5-Year Timeline



II. 2021 Grant Agreements -- Our Commitments

1. Funding will be used for those projects that address the **Structural Stability** of the building.
2. Our team of experts will have extensive knowledge and experience with the **Secretary of Interior's Standards for Rehabilitation**.
3. We will maintain **photographic log** of any (historic) areas that are uncovered.
4. We will **submit to the CPC and CHC full set of plans or specifications** for the proposed work to be completed with these CPA funds.
5. Prior to submittal of plans, grant the town a **Preservation Restriction Agreement**.

II. 2021 Grant Agreements -- Our Commitments

6. Submit to CPC and CHC **signed contracts for work completed** with CPA funds prior to the start of work.
7. All project work on the **exterior of the building** will be reviewed and approved by the HDC.
8. We will **acknowledge the CPC** on promotional materials and signage.
9. We will **utilize the funds within 30 months** of the approval at Town Meeting.
10. Unspent funds will be **returned to CPC**.

II. 2021 Grant Agreements – Accomplishments

- 1. Established contracts and working agreements with critical advisors:**
 - Project Manager and Architect – Josh Bath, Nashawtuc Architects
 - Structural Engineer and Engineering Designer – Brian Walsh, Consulting Structural Engineer, Inc.
 - Historical Preservation Architects – Larry Sorli and Steven Mallory
 - Construction Specialist – Ian Masmanian
- 2. Photographed and recorded the inventory of the Tavern’s artifacts in the Basement and Attic.**
- 3. Moved historic doors, windows, knobs, bar, and other items to safe locations where they will not be affected by repairs.**

II. 2021 Grant Agreements – Accomplishments

4. **Assessing the critical structural and historical elements in the building**
 - Structural stability of roof, attic, and third floor
 - Historic fabric of second and third floor walls, ceilings, and floors
 - Requirements to meet code and capabilities
 - Determination of what elements are key for historicity
 - Identification of repairs needed

5. **Selecting a Preservation Architect** to design first floor design and “engaging museum”

6. **Drafting long-range plans and funding strategy**

III. Plans for the 2022 - 2023

- 1. Complete the repairs** needed to protect the building and ensure its sustainability. Identify where **upgrades are necessary and consistent** with Secretary of Interior's Standards for Rehabilitation.
- 2. Finalize Plans for repairs, structural improvements and interior design.** Review these with CPC and CHC. Integrate these into final PR Agreement.
- 3. Develop project implementation schedule and contractor/subcontractor agreements for total project engagement.** Ready for tenants to move out by September 1, 2022.
- 4. Develop and implement a major capital fundraising campaign.**
- 5. Develop and strengthen our marketing and collaborative programming initiatives – REV250, Town Tourist Office, Concord Museum, etc.**

IV. Discussion of the Preservation Restriction

Preservation Restriction

1. We recognize the importance of the Preservation Restriction, and we will include both exterior and interior conditions.
2. At this stage of development, defining interior condition restrictions is difficult because we are developing the exact design, plans, configuration for the WT.
 - We have developed an initial draft, but it excluded provisions for “interior conditions”
 - We are working with a legal counsel who specializes in PRs to develop language that is acceptable to all
 - We need agreements on what is considered historical and how do we balance preservation with structural integrity
 - We need to determine how do we make decisions that are both timely and considerate
3. Our plan and our commitment (per the 2021 Agreement) is to have a revised draft to the CPC and CHC “prior to our submitting of our plans and specifications” for the Wright Tavern – estimated in May to June, 2022.

V. Why We Are Doing This

- 1. The Wright Tavern is a major historical site, a national treasure in Concord** that has been closed to the public for over 30 years. Our Vision and Mission are based on an extensive research, discussions with community leaders, and others, and is clearly a very important asset for the town of Concord. This is what we all want the Wright Tavern to become.
- 2. The Wright Tavern is an important landmark in the founding of our country and the creation of democracy.** We need to do more than just create another historic building for people to walk through. It can become a *Center for the Exploration and Renewal of Democracy*. This is the **right time and the right place for this Vision**.
- 3. We are making once in a lifetime investments** to repair critical issues, make it a sustainable structure and strengthen its capacity to fulfill the Vision we share. Consequently, major funding and investments will be essential to make this happen. The Town of Concord has clearly demonstrated its support for this endeavor.
- 4. “It takes a village....” We are not doing this alone.** We are creating a team of committed, passionate and creative people with the expertise to make this vision a reality. We are seeking input and counsel from many sources and pursuing this with great care, thoughtfulness and urgency. The “concentric circles” of resources and experts are forming. We believe in the power of collaboration and consultation.

One of the First Images of the Wright Tavern (est. 1850's)



The Wright Tavern Today (2021)



Open Discussion and Q & A