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14 July 2025

Concord Historical Commission
141 Keyes Road
Concord, MA 01730

RE: Wright Tavern Refreshment Center Narrative

www.dskap.com

Dear Commission Members,

The purpose of this document is to provide the Commission with a narrative of the work planned to construct a Refreshment Center in the Wright Tavern. The narrative includes:

1. Project type and goals.
2. Cross Reference each room to the Preservation Document, Exhibit D, Photographs and Descriptions.
3. Scope of Work related to Character-Defining features in the Preservation Restriction document.

The Refreshment Center is primarily a Rehabilitation project based on the NHPA description. The goals of the project align with the previously stated goals of the entire project, which are as follows:

1. Re-create the look and feel of the Wright Tavern to earlier times of its history.
2. Preserve the historic fabric consistent with the Preservation Restriction Agreement.
3. Enable the Wright Tavern to become a special place in the heart of Concord.
4. An attractive place where citizens and tourists will want to visit.
5. A place that is unique where people and organizations will want to host meetings, events, and celebrations (i.e., rental income)
6. A place where we can conduct a wide variety of programs that benefit the town – music, children education, seminars, reenactments, etc.
7. An operating tavern that generates profitable income.
8. Enable the Wright Tavern to become financially self-sufficient.

The work is limited to the following spaces as defined by the Preservation Restriction Exhibit D, Photographs and Descriptions:

1. Room 100c, South Hallway [Sheet 5]
2. Room 100d, West Hallway [Sheet 5]
3. Room 103 [Sheets 10 and 11]
4. Room B01, B01a, B01b [Sheets 34, 35, and 36]
5. Room B02 and B02a [Sheet 38]
6. Room B03, Kitchen [Sheets 39 and 40]

Scope of Work:

1. Rooms 100c [South Hallway], 100d [West Hallway], and 103 [New Beverage Center] will have little to no impact on character defining features identified in the Preservation Restriction.
 - a. Refer to the Preservation Restriction, Exhibit D, sheets 5, 10, and 11.
 - b. The new partition running east-west creating the new storage closet at the south end of rooms 100c and 103 shall stop 1/4" +/- shy of, the east face of the chimney/fireplace wall, and no fasteners will be used at this intersection. The 1/4" +/- gap shall be sealed with backer rod and caulk. This will also be the method used for all interfaces between character defining features and new/proposed construction.

-Refer to the Preservation Restriction, Exhibit D, image 10.1: Room 103 -South Wall, on sheet 10.
 - c. Room 103 [Proposed Refreshment Center] opening to the fireplace. The Board of Health will require this opening to be sealed. The plan is to construct a wood base with 2x4's or similar, to fit the hearth, construct a 2x4 frame with intermediate supports that fit within the masonry opening attached to the base. Attached 2x4 diagonal bracing from the base to the frame. Sheathed the frame with 3/4" plywood with a stainless steel or FRP [Fiberglass Reinforced Polymer]. The plywood and SS or FRP will fit inside the architrave surrounding the masonry firebox. The unit will slide into the opening and remain unattached. The gaps at the perimeter will be fitted with backer rod and caulked.

- Refer to the Preservation Restriction, Exhibit D, image 10.1: Room 103 -South Wall, image 10.3: Room 103 – East Wall, on sheet 10, and image 11.3: Room 103 – Floor and Fireplace Masonry on sheet 11.
 - d. Where the new wood post and beam frame for the "cage bar" intersect with girt casings "A" [east and west] the new shall be scribed to, but not attached to girts, and the wainscot boards.

-Refer to the Preservation Restriction, Exhibit D, images 5.3: Room 100d – West Hallway, North Side. Image 5.4: Room 100d – South Hallway, West End on sheet 5, image 10.2: Room 103 – West Wall on sheet 10, and image 10.3: Room 103 -East Wall, on sheet 10.
 - e. Light fixtures in Room 103 shall be replaced with new LED lensed type linear fixtures. Fixtures to be placed in the same location as existing fixtures and shall utilize same mounting/fastening locations.

-Refer to the Preservation Restriction, Exhibit D, image 10.2: Room 103 -West Wall, image 10.3: Room 103 – East Wall, on sheet 10, and image 10.4: Room 103 – North Wall, on sheet 10.

- f. All new plumbing and electrical floor penetrations shall utilize existing penetrations to the extent possible. Any new penetrations will be field coordinated to avoid conflict with all character defining structural floor beams/joists.
2. Room B03 [Kitchen] will have little to no impact on character defining features identified in the Preservation Restriction.
 - a. Refer to the Preservation Restriction, Exhibit D, sheets 39, and 40.
 - b. Construct a new 2x4 stud and gypsum board partition from the western edge of the fireplace to the existing east CMU wall.
 - Partition shall provide a 1/4" minimum gap to the existing masonry fireplace and there will be no fasteners into the existing hearth extension.
 - Gypsum board sheathing shall return to masonry fireplace, be held ¼" off face and gap shall be filled with backer rod and caulk.
 - Refer to the Preservation Restriction, Exhibit D, image 39.1: Room B03 – South Wall, image 39.3: Room B03 – East Wall, on sheet 39.
 3. Room B02 [Cellar] and B02a [Bathroom] will have little to no impact on character defining features identified in the Preservation Restriction.
 - a. Refer to the Preservation Restriction, Exhibit D, sheets 34, 37, and 38.
 - b. The only character-defining elements in this space are the summer beam, the underside of the original 1st floor subflooring boards, and the east foundation wall.
 - All new construction shall butt to but not attach to these elements.
 - All new wall sheathing shall terminate 1/4" +/- away from these elements, the gap will be filled with a backer rod and caulked.
 - Refer to the Preservation Restriction, Exhibit D, image 34.2: Room B01 – Looking Southwest, image 34.4: Room B01 – Looking East, image 37.2: Room B02 – Looking East, image 38.2: Room B02 – East Wall, and image 38.4: Room B02a - East Wall
 4. Room B01a [Secure Storage] will have little to no impact on character defining features identified in the Preservation Restriction.
 - a. Refer to the Preservation Restriction, Exhibit D, sheets 34 and 35.
 - b. The only character-defining elements in this space are the summer beam, the underside of the original 1st floor subflooring boards, and the east foundation wall.
 - New partitions shall attach to floor and modern floor framing.
 - The east foundation wall shall be furred with 2x studs set a minimum of 1/4" off face of original foundation wall and be attached to the floor and modern floor framing.
 - Refer to the Preservation Restriction, Exhibit D, image 34.4: Room B01 – Looking East, image 35.4: Room B01a – Looking East

5. B01b [Cold Storage Room] will have little to no impact on character defining features identified in the Preservation Restriction.
 - a. Refer to the Preservation Restriction, Exhibit D, sheets 34 and 36.
 - b. There are no character defining elements in this space.
 - The existing door will be removed, and the existing frame and casings are likely to be modified to accommodate a new cold storage room.
 - New cold storage room will be a custom fabrication that include floor, walls and ceiling assembly.
 - Refer to the Preservation Restriction, Exhibit D, image 34.4: Room B01 – Looking East, image 36.1: Room B01: Looking North, image 36.2: Room B01b – Looking South, Image 36.3: Room B01b – North and East Walls, image 36.4: Room B01b – East Walls