



Wright Tavern Legacy Trust

2 Lexington Road, Concord, MA 01742

Visit www.WrightTavern.org

January 5, 2026

Community Preservation Committee
141 Keyes Road
Concord, MA 01742

Dear Members of the Committee

I would like to first tell you how much I appreciate your thoughtful consideration of our grant proposal, and I understand your concerns and questions outlined in the minutes of the November 4th meeting. I also appreciate your giving us an opportunity to revise our proposal so that it can be more aligned with your mission and selection criteria.

In reading the minutes summarizing your discussion, I understand that you have several concerns regarding our grant proposal. It seems your primary concern was that our requests appeared more directed at expanding the commercial interests of the Wright Tavern rather than its preservation. Some members also felt that increasing the electrical service was not necessary given the current use of the building. Finally, there was concern that we did not provide sufficient documentation that would justify the need for either the HVAC system or the upgraded electrical service.

I understand these concerns and would like to share the thinking behind our proposal. Also, the Wright Tavern Legacy Trust Board met on December 29th and we agreed to request a scale-back of our request. Let me put our proposal into a context and perhaps this will address some of the concerns.

From the beginning of our project in 2021 to restore and renew the spirit of the Wright Tavern, we have three primary goals:

1. To preserve this iconic building in American memory and history,
2. To open it to the public so it becomes a center for gatherings, events, education and development of our community,

3. To be financially self-sufficient and a collaborative partner with our neighbors.

We have a series of long-range plans to assure the building is safe, sound and preserved. We have completed several important projects and we have a list of other priorities. Most of these are based on the 2014 Historic Structures Report and other elements we found that address current or future issues of the building. The CPC funded structural stabilization project was one of the most important projects and we have others currently under development with other funding sources. Our original proposal to you was intended to further preserve the building and reduce the risks associated with the current heating and electrical services.

I think that we all would agree that preservation should have a purpose. The purpose should be inexorably linked to the history and use of the building. The primary history of the Wright Tavern was a gathering center for the community. Our intent is not to just make the building into a place where people come to see it and then leave, but to create a place that is engaging in itself and where people participate in programs and events. We also intend overtime to acquire antiques, paintings and other artifacts that enhance the experience of being inside a place where history occurred. We won't compete with the Concord Museum's focus on "objects" but rather become a place that features experiences. This will have important economic and social benefits to Concord as a showplace, meeting space and enable the Wright Tavern to be on par with the Orchard House, Robbins House, Thoreau's Farm, the Concord Museum and others.

While this vision may be considered bold, it will take us many years and many incremental improvements to make it become a reality. We have found that much of the work that has been done to the Wright Tavern over its almost 300-year history has been piecemeal and has sought to address a specific short-term issue or an immediate problem. Our approach is to make each project a step toward this overall vision. We have a long list of projects to realize this goal and will pursue their funding and approvals (with the CHC, HDC, CPC, First Parish and others) based on priorities and can build on the past and build for the future.

For example, the Refreshment Center/Wright Tavern Pub has the explicit purpose of providing a service that will support the educational, community development and programmatic services of the Tavern. It will enable people to experience what life may have been like in colonial America while meeting all the current health, building code and historic preservation requirements of the Tavern. It should also generate additional income and help us invest in the continued maintenance and preservation of the Tavern. We have found tremendous support for this service by members of our community. However, according to our potential contractors, the current electrical service will not likely meet the demands of the equipment needed to sustain the operations of the Refreshment Center.

Our proposal to the CPC focused on addressing the risks of the current conditions and improve the future conditions of the building. We believe these improvements will address potential fire risks and service interruptions associated with the current electrical service and provide the capabilities to make improvements for the future. Each time we do any work on the building, we want it to increase the capabilities for future generations and be in alignment with our vision and plans for the building.

Given your concerns, we would therefore like to modify our proposal to focus solely on addressing the electrical service risks and requirements. First, we would use the funding to hire an electrician to do a thorough analysis of the building, identifying what wires can be removed and what should be replaced so that we are able to make the wiring meet all codes necessary for protecting the building. We expect that this plan will need to be reviewed and approved by the CPC and CHC to ensure we minimize any disruption to the historic fabric of the building.

Second, the implementation of these repairs and upgrades should reflect our lighting plan, and include upgrading the wiring, switches, light fixtures and other elements necessary to provide proper lighting of the building, and the removal of any potential hazards to the building. I have attached electrical and lighting plans we have for the building.

Third, while the electrical team is making these improvements, they should upgrade the service so that we can meet the growing service requirements of the building, While I cannot tell you at this point the specific load requirements that will be needed in the future, once the Refreshment Center is operational and we have more exhibits, we have been told that the 200-amp service will not be adequate. We also have tenants on the second floor, and we need to be cognizant of their needs and requirements. This is why we are seeking an upgrade to a 400-amp service so we will have sufficient power to support the near-term and future requirements of the Wright Tavern. This will minimize the disruption of doing multiple repairs and ensure we are building in needed future capacity.

Finally, if there is sufficient funding, we would like an expert heating/cooling systems firm to assess the current conditions and requirements for the building. As indicated in our original proposal, there is a complex array of heating and cooling systems and a highly inefficient oil-based furnace system. Many of the windows are leaking air and some of the storm windows are not functional. Some improvements have been made to the current system, so, the 2014 Structures Report may not be fully relevant. Hence, our request will include only an assessment of current conditions and if desired, a proposal for a hybrid system to improve the energy efficiency, security and sustainability of the building. This will support the ongoing preservation of the building and the artifacts inside. Then, we can have a meaningful discussion with the CPC and CHC (and possibly the HDC) on what would be the best course of action to preserve and protect this aging building in the most cost-efficient manner possible.

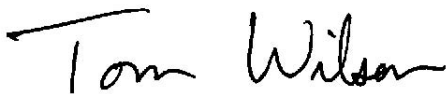
Based on the budget we prepared for you, the projected costs of the tasks associated with this project are as follows:

Mechanical and electrical assessment and plan (includes reviews of the plan with CPC and CHC)	\$15,000
Electrical improvements	
Part 1: Bring current wiring up to code and installing fixtures	\$35,000
Part 2: Upgrade service to 400-amp	\$42,000
Assessment of HVAC current conditions and plan	\$20,000
Contract Management, fees and contingency	<u>\$18,000</u>
Total Budget	\$130,000

Once again, I hope this letter has provided a helpful perspective for the Committee to assess the importance of our grant proposal and given you a meaningful understanding of our requirements. If at any time you would like to discuss our long-term strategy and plans, it would be our honor and pleasure to present and discuss these with you. We understand that it is sometimes difficult to fully understand why someone is requesting certain funding, and how their plans will preserve and enhance the historic property. I hope this letter has given you some insights on why we are seeking this grant.

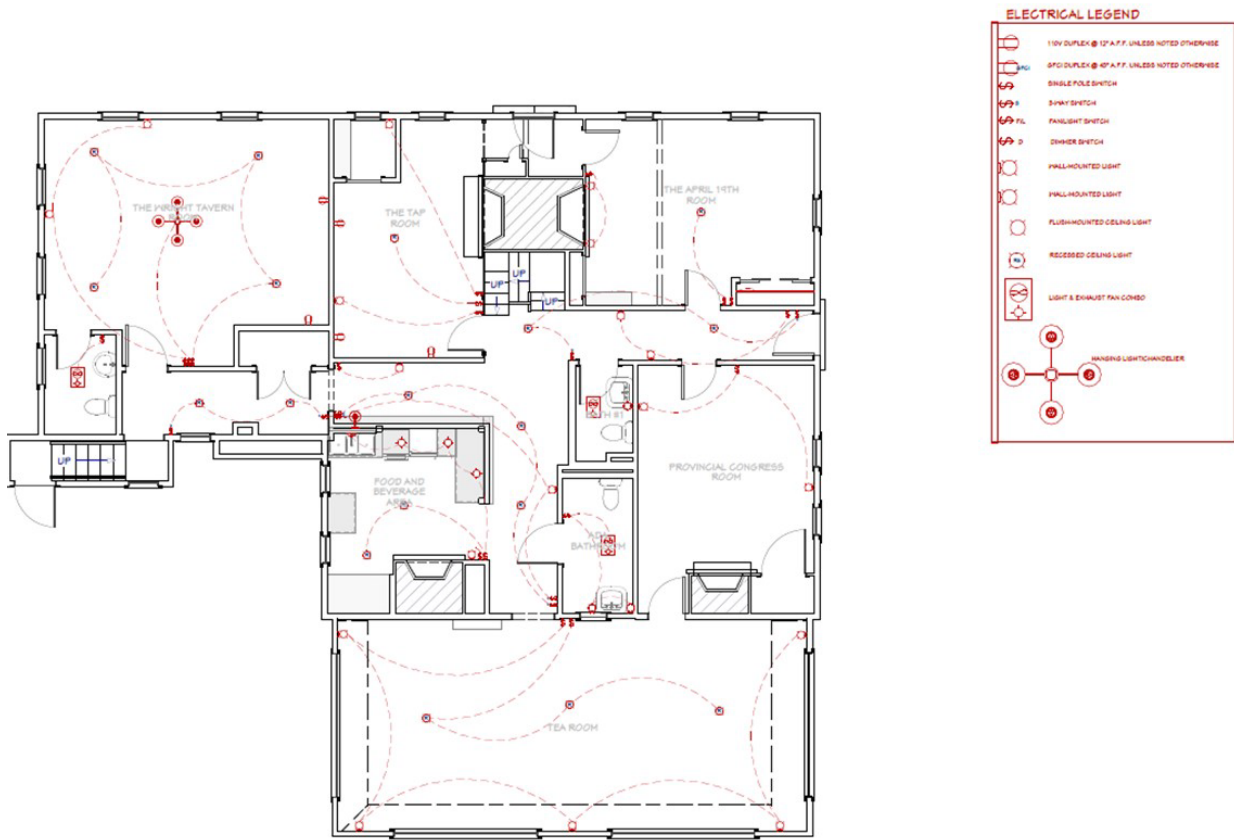
Thank you again for your continued support and interests and look forward to working with you in the future.

Sincerely yours,



Tom Wilson
Chair, Wright Tavern Legacy Trust
tom@wrighttavern.org

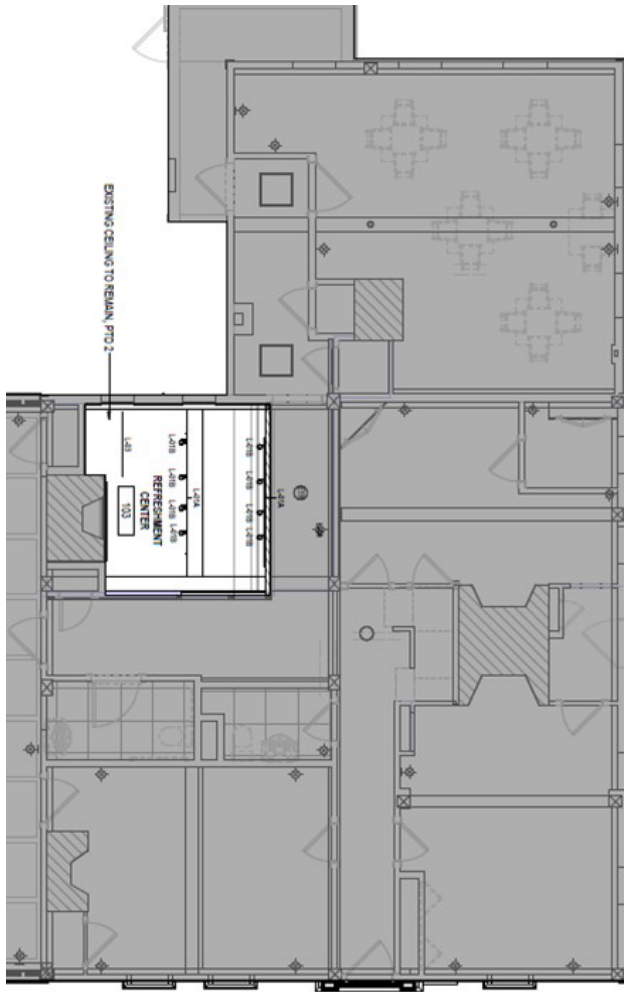
Overall Museum Lighting Plan



ELECTRICAL LEGEND

	110V DUPLEX @ 12" A.F.F. UNLESS NOTED OTHERWISE
	240V DUPLEX @ 42" A.F.F. UNLESS NOTED OTHERWISE
	SINGLE-POLE SWITCH
	3-WAY SWITCH
	FANLIGHT SWITCH
	DIMMER SWITCH
	WALL-MOUNTED LIGHT
	FLUSH-MOUNTED CEILING LIGHT
	RECESSED CEILING LIGHT
	LIGHT & EXHAUST FAN COMBO
	HANGING LIGHT CHANDELIER

Electrical and Lighting Plan for the Refreshment Center (First Floor)



- GENERAL ROP NOTES:**
1. ALL EXISTING MECHANICAL EQUIPMENT AND DUCTWORK TO REMAIN UNLESS REQUIRED FOR NEW SYSTEMS.
 2. ALL EXISTING MECHANICAL WORK TO BE DEMOLISHED AND ADAPTED FROM TO NEW DIRECTION WORK. GENERAL CONNECTIONS TO EXISTING WORK SHALL BE MAINTAINED.
 3. WITHIN A ROOM OR AREA, THE CONTRACTOR SHALL ESTABLISH A SINGLE FLOOR ELEVATION THAT IS TO BE USED IN THE VERIFICATION OF ALL WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL MECHANICAL AND ELECTRICAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES AND PROVIDE THE NECESSARY MECHANICAL AND ELECTRICAL CONNECTIONS TO ALL WORK.
 4. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL MECHANICAL AND ELECTRICAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES AND PROVIDE THE NECESSARY MECHANICAL AND ELECTRICAL CONNECTIONS TO ALL WORK.
 5. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL MECHANICAL AND ELECTRICAL ELEMENTS. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES AND PROVIDE THE NECESSARY MECHANICAL AND ELECTRICAL CONNECTIONS TO ALL WORK.

LIGHT FIXTURE SCHEDULE

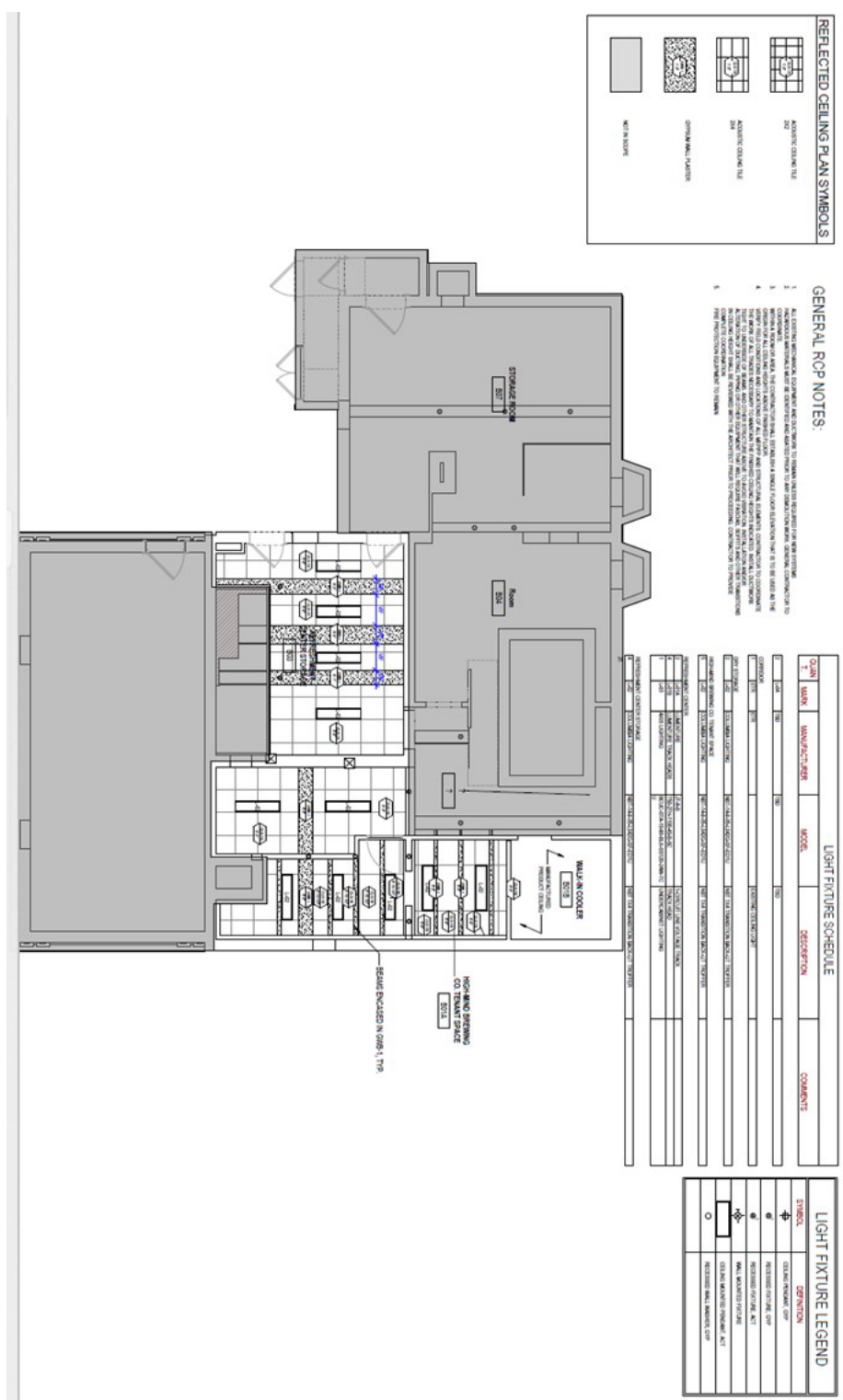
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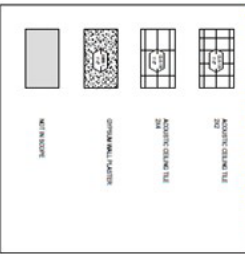
LIGHT FIXTURE LEGEND

SYMBOL	DEFINITION
☐	CEILING MOUNTED FIXTURE
⊙	RECESSED FIXTURE, GYP
⊙	RECESSED FIXTURE, GYP
⊙	RECESSED FIXTURE, ACT
⊙	WALL MOUNTED FIXTURE
⊙	CEILING MOUNTED FIXTURE, ACT
⊙	RECESSED WALL MOUNTED GYP

Electrical and Lighting Plan for the Refreshment Center and Brewery (Basement)



REFLECTED CEILING PLAN SYMBOLS



GENERAL RCP NOTES:

1. ALL EXISTING WORK IS TO REMAIN UNLESS NOTED OTHERWISE.
2. ALL NEW WORK IS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
3. ALL WORK IS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72).
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LIGHT FIXTURE SCHEDULE

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LIGHT FIXTURE LEGEND

SYMBOL	DESCRIPTION
⊕	CEILING MOUNTED LIGHT FIXTURE
⊙	RECESSED CEILING MOUNTED LIGHT FIXTURE
⊗	WALL MOUNTED LIGHT FIXTURE
⊘	CEILING MOUNTED TRACK LIGHT
○	RECESSED WALL MOUNTED LIGHT FIXTURE