

PROJECT STATUS REPORT
for the Community Preservation Committee

Project Name: REPAIR, STABILIZATION & REPAIR OF WRIGHT TAVERN

Project Number: _____ Status Report Date: _____

Project Award Date: 7/1/2022 Project Completion Deadline (30 months after award): _____

Interim Status Report. The awardee shall submit an Interim Status Report twice per year in April and October, or on such other schedule as requested by the CPC. The CPC may request a site visit and/or copies of any completed studies or materials for its files.

Final Status Report. Once the Project is complete, the awardee must submit a Final Report to the CPC. The Final Report shall include narratives; a detailed expenditures report; before, during, and after photographs; and any other defined conditions specific to the Project established by the CPC. In the narratives, please describe the Project in its entirety, from start to finish.

Extension Request. If the awardee anticipates the CPA-funded portion of the Project will extend beyond the thirty (30) month grant period, then prior to the end of such period, an extension request must be submitted in writing to the CPC for consideration. If an extension request with an accompanying explanation for such request is not timely received, the CPC may decide to return any remaining unexpended funds to the General CPA fund. Please provide a detailed justified Extension Request for consideration by the CPC under item 6 below.

1. Brief Project Summary (one paragraph from application describing the Project goals, scope and budget):
2. What is the date your Project began or will begin spending the CPC funds? 7/1/2022
3. What is the expected Project completion date? 12/31/2026
4. What percentage of the Project has been completed to date? 90%
5. Describe work completed to date and key Project milestones that have been reached: - SEE ATTACHED
6. Describe the remaining work on the Project and projected timeline it will be complete: - SEE ATTACHED
7. Expenditure Report: - SEE ATTACHED
 - a. Attach a detailed Expenditure Report to this Project Status Report
 - b. Account for the amount of CPC funds expended to date with a brief narrative
 - c. Account for any remaining unexpended funds
8. Describe your outreach efforts:

9. Additional comments or explanation for the CPC to consider. - COVERED IN THE ATTACHMENT

Name of person who completed this Report: TOM WILSON Date: 2/16/2026

Contact Information /Email Address: TOM@WRIGHTTAVERN.ORG

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For the Community Preservation Committee

Attachments to the Report

#5 --- Description of the Completed Work

When we began the work with this grant, we hired Spencer Preservation Group to advise us on how to address the structural and repair issues of the building and to identify and document the historic elements as part of our commitment to creating the Preservation Restriction Agreement. Except of final signatures from First Parish in Concord for the Preservation Agreement, we have completed most of this work.

The grant received in 2022 has made a major contribution to the structural stabilization and preservation of the Wright Tavern. The work that has been completed is related to a comprehensive roof structure support and cabling system between the walls and the roof. These will serve to support the roof and the walls from collapsing until we replace the roof, planned for some time between 3 and 5 years from now. In addition, this work included major structural support in the basement for the first floor and the extension added in 1925 known as the Tea Room. Loose lally columns and replacement of a deteriorating brick wall have resulted in a stable and secure first floor for the building. The building has perhaps never been this secure from a structural perspective in its history.

In addition, we improved some of the wiring to bring some of this up to code. Much remains to be done to the building, and that will be discussed more fully below.

We worked with these organizations to design and implement the repairs described above:

- ✓ Spencer Preservation Group
- ✓ Nashawtuc Architects
- ✓ Feltonville Building
- ✓ Yankee Steeplejack (and Structures North Engineering)
- ✓ Consulting Structural Engineering
- ✓ Gibbons Electrical

We have used \$176,387 of this grant and have a remaining amount of \$58,013. This grant was the second for addressing the issues described above. The original grant made in 2021 for \$260,000 was completely applied to this project.

#6. Describe what work still needs to be completed:

As part of this agreement, there were five areas that were not completed. They are:

1. Repoint exterior foundation brick and fieldstone foundation cracks.
2. New subfloor and new plaster in attic
3. Redo any outdated wiring in building
4. Preservation, Design and Building Architects
5. Historical Preservation advisors

Our plans for these task projects are as follows:

1. In the Spring/Summer we intend to repair and repaint the exterior of the building. This will be funded by a grant we received from the National Parks Service. We have selected Minuteman Building and Preservation to work with us on this project. We have submitted their name, background and project plans to the NPS and are awaiting their review. As part of this exterior work, we will have them do the repointing of the foundation and will submit our expense related to this. Our plan is to have this work done in the June to August timeframe. We will be working with the Concord Historic Commission and Historic District Commission on reviewing and approving the work of this project.
2. We would like to discuss with the CPC and the CHC (Concord Historic Commission) the plans and need for a new subfloor and new plaster in the attic. The attic is one of the most untouched areas of the building and we want to preserve the area for research. We will engage Minuteman or Spencer Preservation to examine what this would mean and require and review their recommendations with the CPC and CHC. Some funds will be allocated for this purpose. Given the significant loss of heat we observed this winter through the roof, we may seek to have some insulation barrier installed in the attic. Any decision will require CHC approval per our Preservation Restriction Agreement.
3. There is much work to be done regarding the wiring of the building to bring it up to code, support the new use of the building and preserve and protect the building. We have made some progress on this before April of last year, but much remains to be done. CPC also awarded us approximately \$81,000 to work on the wiring and assess other elements of the building related to electrical and temperature controls. We would like to use some of the remaining funds of this grant to assess the conditions and develop a plan for upgrading electrical wiring to be code compliant. This will enable us to use the funds from the grant that will hopefully be awarded in 2026 for the actual work, given we don't know what this will actually cost. Please advise if

this is permissible. If permitted, we will start this as soon as we have your support for this use of the funds.

4. The description of the Preservation Architects is described in #2 above.
5. The funds for the Historical Preservation advisors will be to cover the final legal costs for finalizing the Preservation Agreement between the Town and First Parish in Concord. The church is currently consulting its own attorney on this matter and are expected to give us any final conclusions shortly. We are monitoring this progress and hopefully will be able to resolve any issues or concerns as soon as possible.

7 -- Expenditure Report

The table below shows what was spent (over the previous and current grant) and how we intend to spend the final portion of the grant.

Vendor	CPC Grant #1	CPC Grant #2	Planned Expenditures
Amount	\$ 260,000	\$ 234,400	\$ 58,013
Nashawtuc Architects	\$ 606	\$ 4,606	
Feltonville Building	\$ 1,286		
Yankee Steeplejackk	\$ 207,751	\$ 65,873	
Spencer Preservation	\$ 55,497	\$ 59,613	
Consulting Structuring Eng		\$ 13,523	
Gibbons Electric		\$ 32,772	
Total Paid	\$ 265,140	\$ 176,387	
Balance	\$ (5,140)	\$ 58,013	
Planned Remaining Work:			
Foundation Work			\$ 12,000
New subfloor and pastering			\$ 20,000
Electrical assessment			\$ 15,000
Preservation Architects			\$ 5,000
Historical Preservation Advisors			\$ 6,000
Total Remaining Project Work			\$ 58,000
Balance			\$ 13