Lilac House
120 Summer Street
the Widow Garfield’s House
17th Century Weston

Watertown Farms or Farm Lands: settled post 1673
Clues in Wood:

Discovery of medieval daisy wheel, or radius.
Original framing visible

Witness marks from original one story structure

Boston shiplap siding
Ladder first used, later replaced by ship’s stairs.
Pre-1790 bore holes

Circa 1690 crease molded paneling
Oak beams cut at joists for strength
17th century axe marks in chimney girt beams
Dry laid chimney
Intact antique character

Federal era windows: pre 1790

Horizontal plank walls

Wide plank door
Period fireplaces
early 1700’s
Social History:

Dr. Thomas Peebles
prominent Weston resident
(1921-2010)

Longtime Weston pediatrician, private practice on River Street.

Identified and isolated the measles virus. Successfully inoculated monkeys, leading to measles vaccine still used today.

Discovered that tetanus could be given every 10 years instead of annually.

Discovered that fluoride could be added to children’s vitamins.
Social History:

Meadowbrook Day Camp
founded by
Katherine Reese Peebles
Original section to the north, later additions.

Authentic 17th century massing and scale: fenestration, door, roof pitch.
Value of Preservation Restriction

Appraised value before restriction: $960,000
- Land (60,000 square feet) and living area (2410 square feet)
- Average new construction on a lot that size: 5174 square feet

- Value after restriction: $713,000

- Reduction in value: $247,000

- Requested funding: $245,000
  - plus administrative costs: $6000

- Total CPC fund request: $251,000
The future of 120 Summer Street, absent a Preservation Restriction.
Lilac House

Important for extreme rarity: a survivor of the First Period.
Important for original proportion and scale.
Important part of Weston’s history.