



FRIENDS OF JOSIAH SMITH TAVERN

A Proposal for the Restoration of the Historic Josiah Smith Tavern





FRIENDS OF JOSIAH SMITH TAVERN

Who Are the Friends of the Josiah Smith Tavern and What Is Their Vision

- The Friends are a non-profit organization (501 (c) 3) of civic-minded residents whose goal is to restore and maintain the Josiah Smith Tavern and attached buildings in a respectful way so that they can be enjoyed by all and be a hub for the community again.
- We were selected as the preferred proponent for the building's re-use by the Board of Selectmen.
- We will not benefit financially in any way from the building's rehabilitation and re-use.
- We are requesting \$630,000 for full architectural and engineering services from the Community Preservation Committee to fund the rehabilitation of the Tavern in order to make it legally habitable again. The areas to be addressed in this project include upgrading all building systems, adding fire protection, adding accessibility elements, and creating a code-compliant septic system, in conformance with all local, state and Federal regulations.



FRIENDS OF JOSIAH SMITH TAVERN

Restoration Goals

- Restore the Josiah Smith Tavern under the guidelines of Historic New England's Preservation deed restriction with sensitivity to the Post Road National and State Register Historic District.
- Provide community access and use – a place for Westonians to gather and non-profits to continue their missions. A place to come together.
- Provide synergy with the WAIC program and functions on the town green, and extend the vitality envisioned by the Town Center Plan. In particular, enhancement of the Town Green streetscape, in which this building plays a significant role.
- Provide financial self-sustainability (tenant rental income to fund operations and replacement reserves, with any excess funds to go back to the town).
- Ensure permanent protection for the future with a continual, ongoing, comprehensive maintenance program sufficient to address all the building's needs.



FRIENDS OF JOSIAH SMITH TAVERN

Budget Summary

Revenue Sources - Yearly

Restaurant Base Rent	80,000.00
Restaurant Percentage Rent	10,000.00 *
Non Profit Tenant Rents	10,000.00
Taxes to Weston	15,590.00
JST Trust Fund	6,000.00
Total	121,590.00

Community Room Rentals

Tenant Non Profits, Weston

Residents and General Rentals	15,000.00 *
Restaurant	36,000.00 *
Total	172,590.00

Expenses

Operations and Maintenance	28,800.00
Replacement Reserve Fund	29,000.00
Property Management Fee	13,500.00
Total	71,300.00

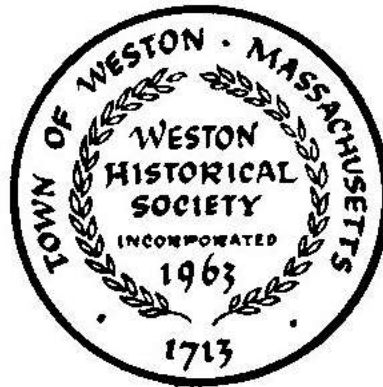
Revenue After Expenses 101,290.00 (Back to Weston)

* Estimated - to be determined in lease phase.



FRIENDS OF JOSIAH SMITH TAVERN

Our Non-Profit Tenants: *All current occupants will remain in the building*





FRIENDS OF JOSIAH SMITH TAVERN

Our Non-Profit Tenants: *All current occupants will remain in the building*



Women's Community League
of WESTON



FRIENDS OF JOSIAH SMITH TAVERN

Our Restaurateur Tenant: The Webber Group



A Farm to Table Experience



A Tavern in the Tavern Re-imagined





FRIENDS OF JOSIAH SMITH TAVERN

Our Restaurateur Tenant: The Webber Group





FRIENDS OF JOSIAH SMITH TAVERN

Our Restaurateur Tenant: The Webber Group



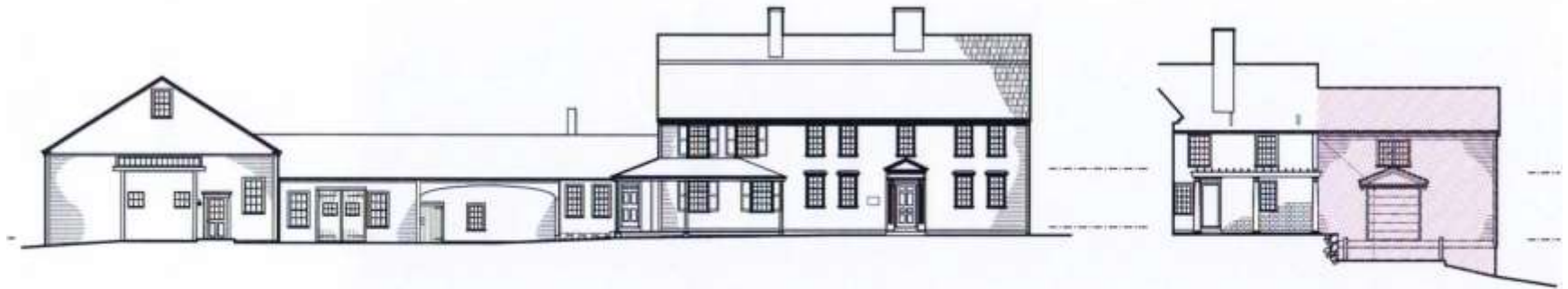


FRIENDS OF JOSIAH SMITH TAVERN



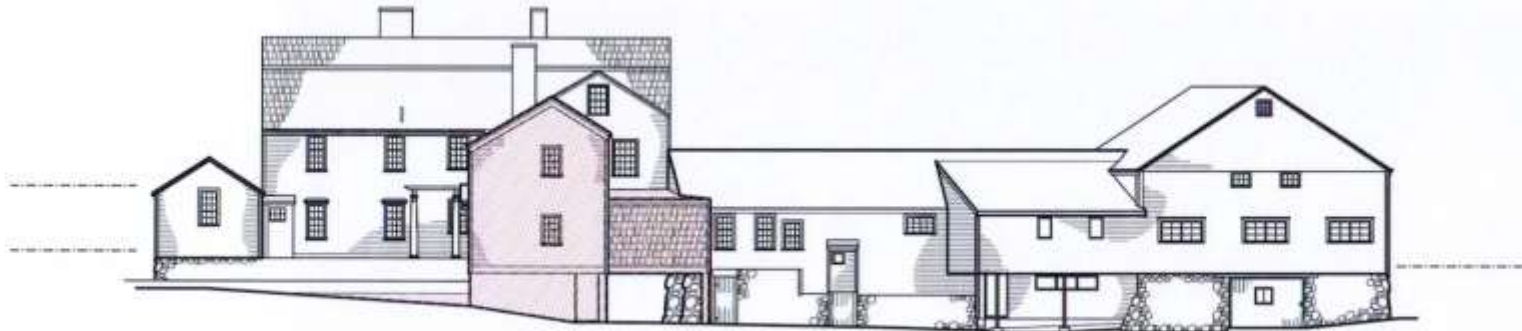


FRIENDS OF JOSIAH SMITH TAVERN



North

West

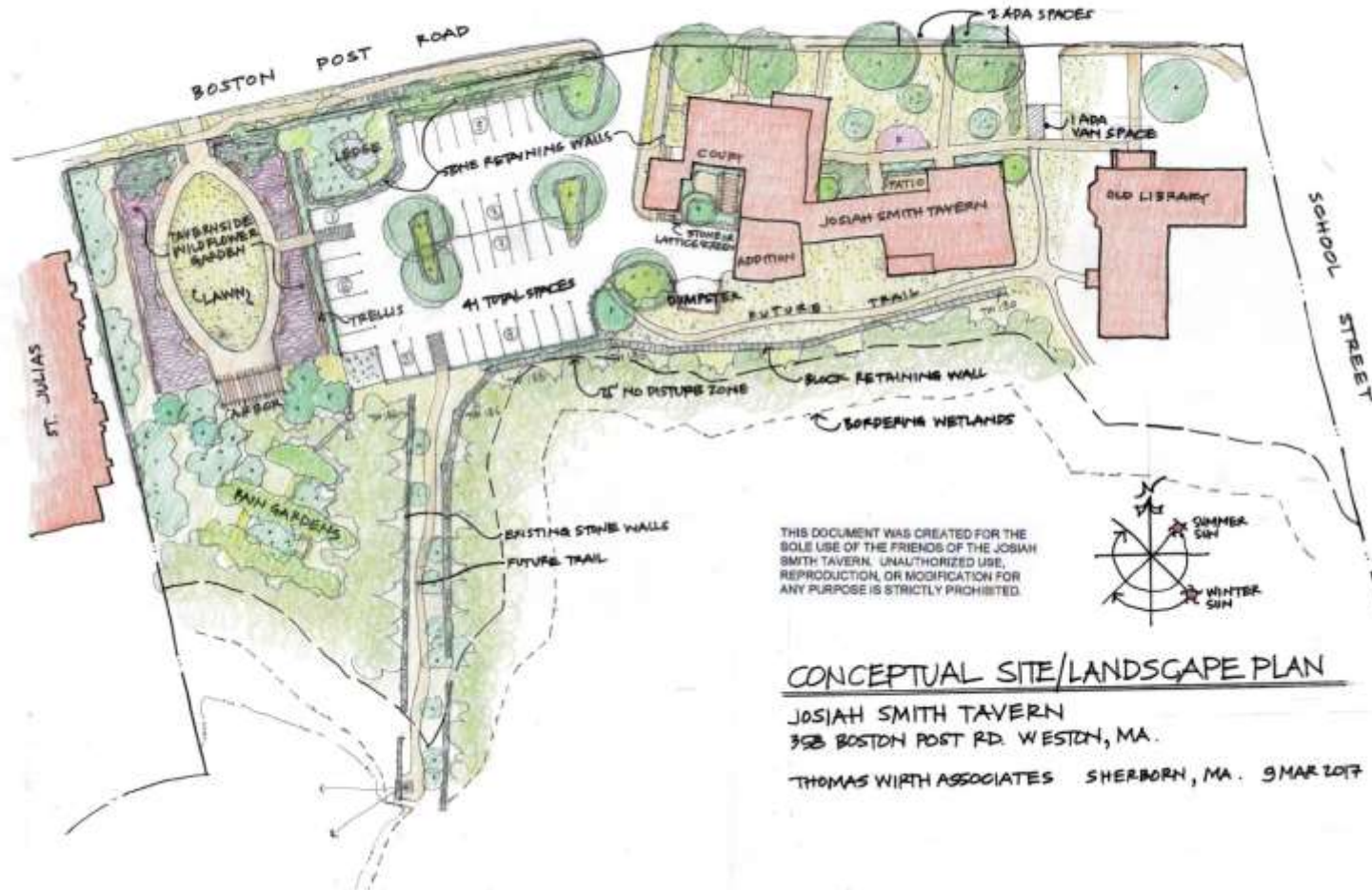


South



New Service Core

THIS DOCUMENT WAS CREATED FOR THE SOLE USE OF THE FRIENDS OF THE JOSIAH SMITH TAVERN. UNAUTHORIZED USE, REPRODUCTION, OR MODIFICATION FOR ANY PURPOSE IS STRICTLY PROHIBITED.



CONCEPTUAL SITE/LANDSCAPE PLAN
JOSIAH SMITH TAVERN
 358 BOSTON POST RD. WESTON, MA.
 THOMAS WIRTH ASSOCIATES SHERBORN, MA. 9 MAR 2017