A Proposal for the Restoration of the Historic 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.
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.
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.
Our Non-Profit Tenants: All current occupants will remain in the building
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Our Restaurateur Tenant: The Webber Group

A Farm to Table Experience

A Tavern in the Tavern Re-imagined
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