



**WESTON HISTORICAL SOCIETY, INC.
P.O. BOX 343
WESTON, MASSACHUSETTS 02493**

July 28, 2015

Statement of Interest
Adaptive Reuse of the Josiah Smith Tavern and Old Library

Note: The Weston Historical Society (WHS) is interested in leasing space in either the Josiah Smith Tavern or lower level of the Old Library, depending on how WHS's needs mesh with other proposals for the two buildings. Given the unlikely availability of the lower level of the Old Library, this Statement of Interest will focus on the tavern only.

1. ORGANIZATION INFORMATION

Weston Historical Society Inc.
Pamela W. Fox, President

Contact: Pamela W. Fox, pamfox@mac.com, 781-893-3093
686 Boston Post Road, Weston MA 02493
or
Tom Brome, 13brome@gmail.com, 781-899-3190
111 Sudbury Rd, Weston MA 02493

Website: westonhistory.org

Incorporated: December 12, 1963. Recognized by the State of MA, January 21, 1964

Massachusetts Attorney General's Account Number: 050481

Recognized as exempt under section 501 (c)(3) of the Internal Revenue Code in a determination letter issued April 1965

Tax exempt number (EIN): 04-6074640

2. BRIEF DESCRIPTION

A. *Please briefly summarize the concept, how it would work, and its benefits to Weston.*

WHS envisions that a private non-profit group will be formed to restore, lease, and manage one or both of these buildings, with WHS becoming an “anchor tenant.” WHS does not envision undertaking the over-all development and management role, and therefore some questions in the Working Group list are not applicable. Ideally, WHS would have a member on the Board of Directors of the development/management organization.

Weston Historical Society would be an asset to any proposal for mixed use of the JST. We offer the following benefits:

1. History of use. The Josiah Smith Tavern has been used to store and sometimes display Weston historical objects and archival materials since the building was willed to SPNEA in the 1950s. We believe there is strong community support for this use and support for the Weston Historical Society as keeper of the historical artifacts of the town.
2. Suitability of the society as a low impact use. Given strong community concerns about traffic and parking, locating the Weston Historical Society at the JST is a well-fitting use and proven community resource that would not generate traffic or require much parking except for special events.
3. Historic Preservation Advantages. The Weston Historical Society would require minimal alteration to the interior fabric of the building, which is protected by restrictions held by Historic New England.
4. Public Accessibility. Weston residents have expressed a desire for access to the interiors of the JST. The Weston Historical Society would be open to the public on a regular basis.
5. Community Preservation Act Funds. Given the society’s mission on behalf of the town, non-profit status, 50-year history, and recent successful exhibits, we believe that including the Weston Historical Society in any plan for the JST would strengthen the case for Community Preservation Act funds and encourage a positive Town Meeting vote.

B. *Key program principles/Mission Statement (near term objectives)*

The mission of the Weston Historical Society is to collect and preserve artifacts relating to Weston history, to make these available for present and future generations, and to educate residents about their community heritage. (For additional information about the society, see Appendix A)

C. Vision Statement (long term goals)

The Weston Historical Society is seeking up to 2000 square feet of space to lease as a permanent location for its collections, with space for research, educational programs, and exhibitions. The society currently occupies rooms in the JST; however, because the main block of the building does not meet code, the space is essentially storage and cannot be used for exhibits or public programs. The society would like to obtain a long-term agreement for use of part of a restored building as its headquarters, allowing it to improve archival conditions and climate control, hold public programs, improve public access, and increase its visibility and membership base.

3. LEADERSHIP

Board of Directors

Pam Fox, President

Mary Gregory, Vice-President

Tania Deary, Program Chair and Co-Secretary

Mary Marder, Co-Secretary

David Cail, Treasurer

Tom Friedlander, Membership Chair

Tom Brome

Mark Curelop

Tony Davies

Elizabeth Eaton

Rebekah Gardiner

Liz Hochberger

Ilene Horowitz

Nancy Hughes

Susan Littlefield

Lenore Lobel

Robin Reisman

Pam Riffin

Robin Strickman

No executive committee. Weston Historical Society is an all-volunteer organization.

4. VALUE PROPOSITION/NEEDS ASSESSMENT/CONSTITUENCIES SERVED

A. Describe the unmet need for what you plan to offer.

The Weston Historical Society is currently carrying out its mission to collect, preserve, and educate but needs a code-compliant headquarters accessible to the public.

B. Explain why this need exists and why it is that it hasn't already been met.

The Weston Historical Society has occupied space in the JST for many years but that space needs to be restored and updated. We await the town's decision on how to achieve that goal.

C. Are there alternative solutions—especially solutions available in neighboring communities—that already meet this need in some meaningful way? The History Room at the Weston Public Library focuses on “ready reference” and does not have space to collect artifacts and archival materials, nor does it have a mandate to provide educational activities such as lectures and exhibits.

D. What types of programming/activities/resources are you planning to offer?

If the Society were to have long-term use of space in the JST plus access to the ballroom for programs, it would be possible to expand our programming. Depending on the space available, WHS could mount temporary exhibits and develop programs relating to these exhibits. We would also provide regular and “by appointment” opportunities for residents to do research on Weston history or to help with cataloguing or conservation activities.

Questions E to I

These questions seem oriented to new organizations or new types of programs rather than to the Weston Historical Society, which primarily serves the residents of Weston and performs, at no cost to the town, the task of preserving our community's history and heritage.

5. THE JST/OL PROPERTIES/SITE/STRUCTURAL IMPACT/PUBLIC ACCESS

A. Why is one of these buildings—or a specific floor or portion of one of these buildings—an appropriate or even the ideal location for your program?

Weston Historical Society needs a permanent home. Most historical societies are located in historic buildings and this use is very appropriate for Weston's historic tavern. We have attached two plans the JST space, depending on what other organizations need to be accommodated. (See Appendix B)

Having use of the entire first floor, plus access to the restrooms/elevator addition and the ballroom for special events, would be the preferred option, but the society is able to be flexible.

Space would be used for the following purposes: 1) a secure environment to house WHS collections of objects, photographs, books, documents, and memorabilia; 2) a place for researchers and the general public to access the collections; 3) a venue for educational and social programs that further the mission of the Society; 4) work space for processing, cataloguing, and preserving artifacts, and 5) a secure environment for changing historical exhibits.

B. State as exactly as possible how much space your organization requires.

WHS will be able to incorporate the five functions described above within the 1600 to 1800 square feet shown on the attached Plans 1 and 2. Room #3 would be the best exhibition space but the society can be flexible. Additional storage might be needed offsite or in the JST attic. Much of the furniture now in the ballroom of the JST belongs to the Town of Weston, having been acquired from the Jones sisters (via SPNEA) or from an earlier Historical Committee. The Weston Historical Society does not anticipate storing all the town-owned furniture now located in the ballroom but would make space for furniture and larger objects that meet its Collections Policy.

C. What specific space(s) in one or both of the buildings are you requesting?

Attached are two plans for the JST, depending on what other organizations need to be accommodated. (Appendix B)

D. What physical changes do you propose to the current exterior and interior of the building(s)?

The Weston Historical Society would not need any changes to the exterior beyond what is needed for ADA compliance. The interior would need new electrical and HVAC systems, code-compliant restrooms, and an elevator for second floor use, in order for the society, or any other tenant, to occupy the space. The society anticipates that the JST interior would be restored and the building made code-compliant as part of the overall JST development/management proposal.

Our proposal envisions the use of the shed attached at the southwest corner of the building, which would provide approximately 350 square feet of first floor space that could be used for climate-controlled storage or possibly for exhibits, depending on code issues. This space is now unfinished and unheated, with a dirt floor and indoor privy, and would need to be converted to finished space as part of the overall redevelopment process.

Both Plans 1 and 2 would require access through non-WHS room(s) to the anticipated restroom/elevator addition at the rear of the building. For Plan 2, the society would request that structural loads on the second floor WHS rooms be increased so that the rooms could be used for archival storage. The society does not anticipate any other changes to the historic interior of the tavern.

E. What will be the extent of the impact on the exterior and interiors of the building(s)? See D above.

F. What major equipment and/or fixtures do you plan to provide and install?

Weston Historical Society would provide interior fixtures and furnishings including but not limited to bookshelves, file cabinets, map drawers, and shelving for object and painting storage.

G. To what extent are the changes you propose revocable, and with what future construction or deconstruction?

Upgrading the shed to finished space would be a permanent change that would be useful in any future use of the building. No other changes are needed except for the basic building systems (electrical, HVAC) needed for any user.

H. What impact will your program have on neighboring buildings and abutting owners?
The Weston Historical Society is a low impact user, with limited parking and septic needs and a limited numbers of users (except if occasional programs could be held in the ballroom). The only exterior lighting needed would be a light at the exterior door.

I. What would be your organization's hours of operation?
Presently the society is open one morning per week for volunteers to work on the collections, and by appointment for research inquiries. As noted earlier, the town is allowing WHS to use the building for storage but not for public use, because of code issues. If WHS were located in the restored JST, we would increase the number of hours the society is open; additional times to be determined.

J. Would the general Weston population have access to the buildings during all hours of operation. . .? Weston residents would have access to the building whenever WHS is open. The society does not require membership to participate in any of its educational programs.

K. Will your organization be requesting to purchase the building or to lease it from the Town of Weston?
WHS is seeking to lease part of the main block of the JST from whatever organization is chosen to restore and manage the entire tavern complex.

6. TIMELINE

Not applicable

7. UPFRONT/CAPITAL COSTS

The Weston Historical Society anticipates that Community Preservation Funds will (and should) be used by the chosen development/management team to restore and readapt the JST to a code-compliant condition, such that it can be used by any organization.

If the society is able to secure a long-term lease, we anticipate undertaking a fundraising campaign for two purposes: 1) Purchasing necessary fittings and furnishings (see 5-F), in order to make the most efficient use of the space and provide a welcoming environment for visitors and volunteers, and 2) Adding to the society's modest endowment in order to increase endowment revenue to help with lease payments.

8. OPERATING PLAN

The society is anticipating making monthly or annual lease payments to a management organization, using funds raised from membership dues, contributions, endowment

income, and fundraising events. A copy of WHS income and expenses for the 2014-15 fiscal year (ending August 2015) can be found in Appendix C. The society hopes that lease payments for community non-profit organizations such as WHS can be kept low.

9. EXECUTION

Not applicable.

10. RISKS

At the request of the town, Weston Historical Society currently maintains its own liability insurance and would continue to do so.

Appendix A

ADDITIONAL INFORMATION ABOUT WHS

Weston Historical Society collections include objects, books, photographs, documents, and memorabilia. The Society sponsors lectures and public programs (currently held at the Weston Public Library), publishes *The Weston Historical Society Bulletin* twice a year, and maintains the website westonhistory.org. We provide assistance to historians, students, and members of the public who wish to research the history of Weston. In 2011 we mounted the exhibit *Artists Look at Weston* and published an accompanying color catalogue. In 2013 we mounted the acclaimed tercentennial exhibition *The Farmers Precinct: Three Centuries of Weston History*. The society served as an important resource for schools and community organizations during the 300th anniversary. In 2015, we explored the history of Weston's Fire, Police, and DPW Departments in the exhibit *Ready, Willing, and Able*, and in the *Bulletin* and spring program.

The following are examples of the types of items in the collection. Small objects: milk bottles from Weston dairies, flags and medals from the 200th Anniversary, and an early 20th century trophy plate from the Drabbington Golf Course on North Avenue. Large objects: table made from the wood of the Burgoyne Elm, World War I trunk belonging to a Weston soldier, blacksmith shop sign, and call bells from the James Case house. Art: oil paintings, watercolors, and other two-dimensional art. Books: one-of-a kind ledgers, scrapbooks, diaries, District School records, family Bibles, and schoolbooks. Photographs: used extensively in the recent exterior restoration of the Old Library. Documents: 18th century receipts, school memorabilia, institutional records, and genealogical information.

Appendix B

Weston Historical Society Space Needs Josiah Smith Tavern

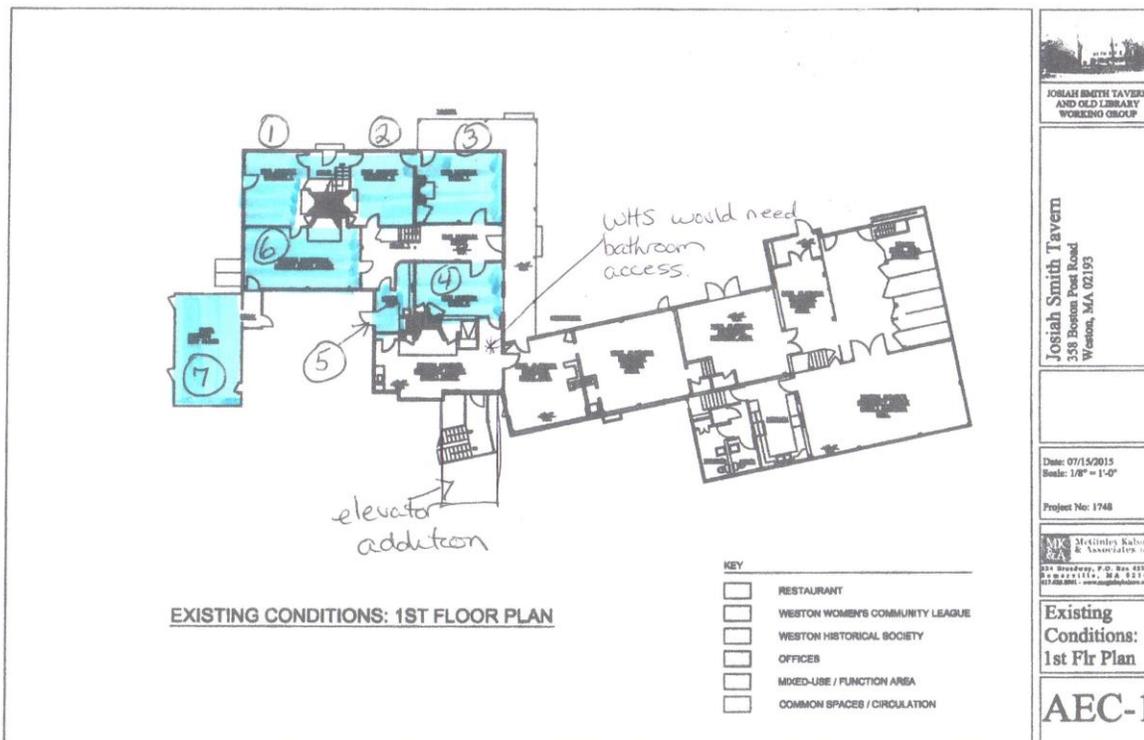
Plan #1

First Floor only

1781 square feet (approximate)

1. Northwest parlor 237 sf
2. Northeast parlor 229 sf
3. NE room c. 1800 addition 293 sf
4. Tap Room 256 sf
5. Bathroom 54 sf
6. Keeping Room 356 sf
7. Shed 356 sf (note that this is unfinished shed with a dirt floor and would need to be converted into finished space with heat, electricity, etc, in order to be useful.)

Plan #1 First Floor Only
1781 square feet



JOSIAH SMITH TAVERN AND OLD LIBRARY WORKING GROUP

Josiah Smith Tavern
358 Boston Post Road
Weston, MA 02155

Date: 07/15/2015
Scale: 1/8" = 1'-0"

Project No: 1748

McGinley Kelson & Associates, Inc.
221 Broadway, P.O. Box 2334
Newburyport, MA 01950
603.882.8881 - www.mcginleykelson.com

Existing Conditions:
1st Flr Plan

AEC-1

Plan #2

Shared First Floor (includes two second floor rooms)

1614 square feet (approximate)

See plans on next page

For the Weston Historical Society and Women's Community League to share the main block of the JST (in the event of a restaurant), it would make sense for the WCL to use both Rooms 3 and 4, which are on either side of the hall at the east entrance. In this scenario, WHS could replace this space with two rooms on the second floor. This leaves one large second floor room that could be used by the Weston Forest and Trail Association.

1. Northwest parlor 237 sf

2. Northeast parlor 229 sf

~~3. NE room c. 1800 addition 293 sf~~ Add to WCL space

~~4. Tap Room 256 sf~~ Add to WCL space

5. Bathroom 54 sf

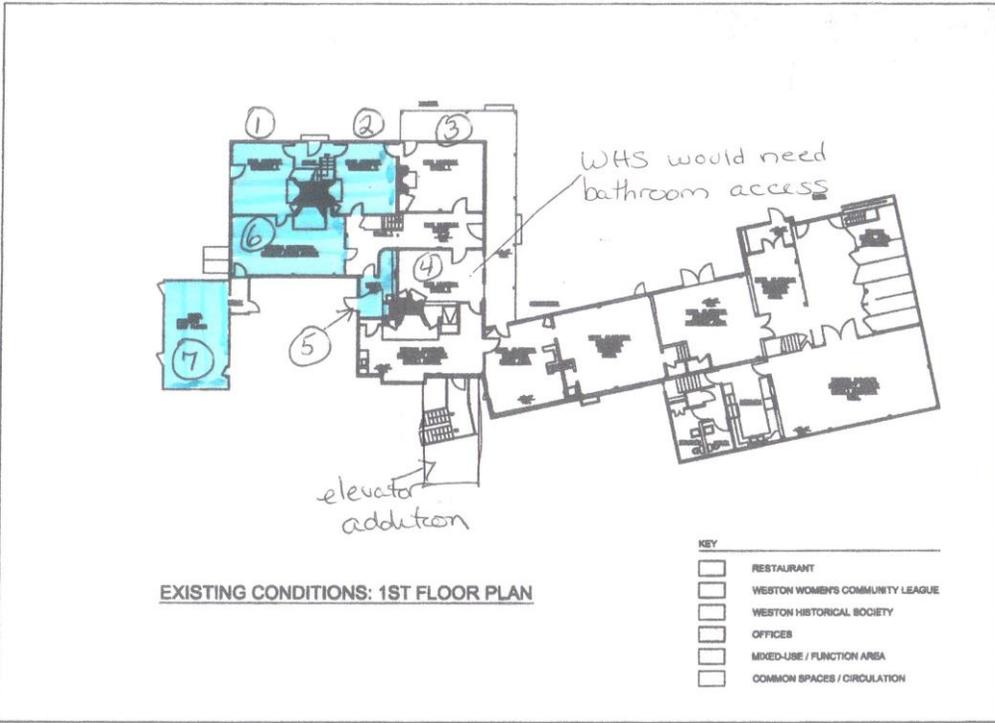
6. Keeping Room 356 sf

7. Shed 356 sf (note that this is unfinished shed with a dirt floor and would need to be converted into finished space with heat, electricity, etc, in order to be useful.)

8. Second Floor NW Bedroom 237 sf

9. SW Small Bedroom 145 sf

Plan #2 Shared First Floor
1614 square feet
(includes two second floor rooms)



JOSIAH SMITH TAVERN
 AND OLD LIBRARY
 WORKING GROUP

Josiah Smith Tavern
 358 Boston Post Road
 Weston, MA 02153

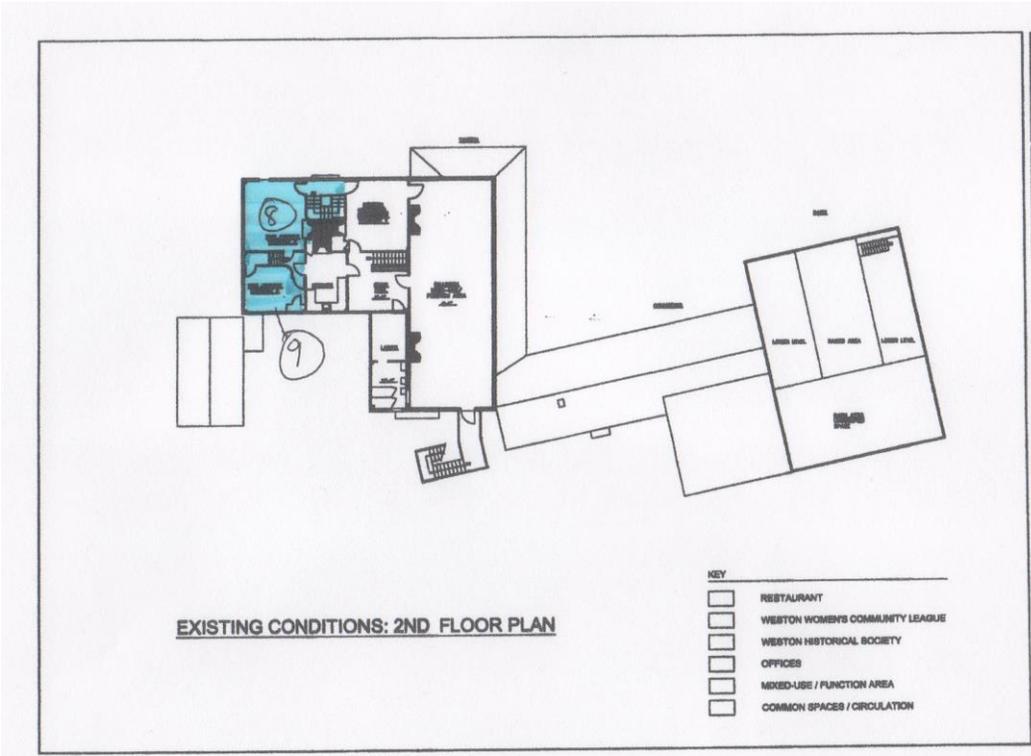
Date: 07/15/2015
 Scale: 1/8" = 1'-0"

Project No: 1748

MK McGlinchey, Kaloun & Associates, Inc.
 228 Broadway, P.O. Box 4942
 Portsmouth, NH 03102
 603.430.8800 www.mkglinchey.com

Existing Conditions:
 1st Flr Plan

AEC-1



JOSIAH SMITH TAVERN
 AND OLD LIBRARY
 WORKING GROUP

Josiah Smith Tavern
 358 Boston Post Road
 Weston, MA 02153

Date: 07/15/2015
 Scale: 1/8" = 1'-0"

Project No: 1748

MK McGlinchey, Kaloun & Associates, Inc.
 228 Broadway, P.O. Box 4942
 Portsmouth, NH 03102
 603.430.8800 www.mkglinchey.com

Existing Conditions:
 2nd Flr Plan

AEC-2

Appendix C

**Weston Historical Society
Profit and Loss, September 2014 to July 25, 2015**

Income

Bulletin and book sales	346
Donations for Exhibit*	8,314
Life Memberships	500
Membership Dues	<u>9,070</u>
Total Income	18,110

Expenses

Management

Filing Fees	50
Insurance D & O	918
Insurance, liability	500
Office supplies & printer ink	367
P.O box rental	100
Safe deposit box rental	125
Website	144

Printing and Postage

Bulk Mail Permit	220
Postage	279
Bulletin printing, Fall	1,023
Bulletin printing, Spring	902
Misc printing	505
Photocopying	52

Programs

Prints (for sale)	104
Books	102
Exhibit Expenses*	9,953
Museum Acquisitions	444
Museum, Archival supplies	584
Meeting Expense Misc.	112
Meeting Expense, postage	200
Meeting Expense, speakers	450
Membership event	<u>483</u>

Total Expenses	17,617
Net Income	493

*Exhibit was *Ready Willing, and Able: Weston Fire, Police, and DPW* April 2015 at Weston Public Library

Balance in checking account	\$3,283
Endowment as of 5/31/15	\$90,550