



HISTORIC NEW ENGLAND

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February 28, 2008

Henry Stone, Chair
Josiah Smith Tavern Committee
86 Wellesley Street
Weston, Massachusetts 02493-2510

RE: Josiah Smith Tavern, Boston Post Road, Weston, Massachusetts

Dear Henry:

I am writing to follow-up on Historic New England's Stewardship Committee's review of the Town of Weston's project approval request (dated February 3, 2008 and received February 19, 2008) to convert the Josiah Smith Tavern into restaurant and function space. This proposal consists of essentially two new exterior wood-frame additions: (1) an approximately 1,200 square foot kitchen addition connected to the south elevation of the existing one-story connector building; and (2) a two-story elevator shaft, restroom facility, receiving dock, office, and full cellar connected to the south elevation of the existing two-and-one-half story ell.

Committee members discussed the proposed project request as well as the status of the current preservation restrictions contained in the Quitclaim Deed from the Society for the Preservation of New England Antiquities to the Town of Weston dated June 29, 1983 and recorded at the Middlesex County Registry of Deeds, South District, in Book 15086, Page 81. As you know, these restrictions prohibit new additions to the tavern, rather than condition construction of additions on approval by Historic New England. Overall, the committee members expressed appreciation for the careful consideration and hard work the tavern committee has put into the project as well as the effort to communicate regularly with Stewardship Program staff. The committee agreed that the plans, as submitted, were too preliminary in nature to issue a formal approval, but that the proposed locations, height and massing of the additions are acceptable as presented.

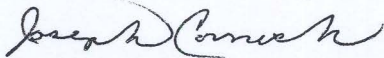
Regarding the project details, committee members had questions relating to the following areas: (1) impact of the proposed use on protected features; (2) parking; (3) licenses and permits; (4) HVAC systems and venting; (5) funding for project; and (6) additional changes to the building relating to restaurant operator requirements. Committee members also agreed that in light of the current prohibition in the preservation restrictions against additions to the tavern, it will be necessary for the town to enter into a new preservation restriction agreement in order for the project to be considered. As an end result of the meeting, the committee voted to conceptually approve the project on the principal conditions that: (1) a new preservation restriction document acceptable to Historic New

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England be executed and recorded; and (2) that the town submit additional design details acceptable to Historic New England and continue to work closely with Stewardship Program staff during the design process. Final project approval will only be granted after all conditions and areas of concern have been addressed to the satisfaction of the committee.

Please feel free to contact me at (781) 891-4882, ext. 228 or jcornish@historicnewengland.org if you have any questions about Historic New England's pending approval of this project. I suggest as a next step that we meet to discuss how a new preservation restriction document can be drafted to incorporate exterior and interior elements of the project to ensure future protection for the tavern, but also facilitate a viable use for the present.

Sincerely,



Joseph Cornish
Senior Stewardship Manager

cc Alfred Aydelott, Josiah Smith Tavern Committee
 Andy Marvel, Josiah Smith Tavern Committee
 Judith Sparrow, CPC Administrator
 Donna VanderClock, Town Manager, Town of Weston
 Gerard McCarty, Director of Facilities, Town of Weston
 Judy Markland, Chair, Weston Historical Commission