

# Weston Old Library and Josiah Smith Tavern and Barn



Weston Old Library  
356 Boston Post Road



Josiah Smith Tavern and Barn  
358 Boston Post Road



Request for

## LETTERS OF INTEREST

The Town of Weston, MA is soliciting Letters of Interest from entities for the adoptive reuse of two historic properties adjacent to the town green, the colonial era Josiah Smith Tavern and Weston's Old Library. Letters of Interest are due by noon on Dec. 14, 2011.

The request for letters of interest and further information are posted on the Town's website [www.weston.org](http://www.weston.org).



- (A) Josiah Smith Tavern
- (B) Josiah Smith Barn
- (C) Weston Old Library
- (D) The Town Green
- (E) St. Julia's
- (F) First Parish in Weston
- Approximate Site Boundary

FOR MORE INFORMATION

Steve Cecil of The Cecil Group [scecil@cecilgroup.com](mailto:scecil@cecilgroup.com)

**Request for Letters of Interest  
Adaptive Reuse of the Josiah Smith Tavern and Old Library**

**Town of Weston, Massachusetts**

**November 7, 2011**

The Town of Weston is preparing to offer the historic buildings and sites that compose the Josiah Smith Tavern and the Town's Old Library for adaptive reuse by qualified entities. The Town is seeking redevelopment partners who recognize the unique opportunity to bring new life to this rare set of buildings that occupy a highly visible, park-like site along the Boston Post Road at the edge of Weston's village center and its expansive Town Green.

The Town, through its Town Manager, is requesting Letters of Interest from prospective proponents for the reuse and redevelopment of these properties. The Request for Letters of Interest (RLI) precedes the issuance of a subsequent Request for Reuse Proposals (RFP) which will be the basis of selection, negotiation and execution of agreements with the successful proponents. The Town anticipates issuing the RFP after reviewing the Letters of Interest, with responses due early in 2012.

Letters of Interest are being sought to help gauge the type and extent of interest in the reuse of the properties, provide opportunities for redevelopers to identify other entities that may be interested in participating as tenants or co-developers, and to generally inform the preparation and issuance of the final Request for Reuse Proposals.

The Town intends to seek proposals for purchase or long term lease of two components:

- Josiah Smith Tavern – This component includes a rare, original 18<sup>th</sup> century colonial tavern along with its additions and connected barn. The complex contains approximately 15,000 square feet of floor area. The Town acquired the property to preserve its historic architecture. A contributing structure to the surrounding National Register district, the tavern complex is subject to historic deed restrictions recognizing its genuine character. In recent years, the Town has undertaken exterior restoration of the buildings. The Tavern is unoccupied, and retains many original and distinctive interior features. The barn and connector buildings have been leased by the Town to the non-profit Women's Community League of Weston (WCL), which is currently a tenant-at-will. If the WCL is a successful participant in the RFP process, it could remain as a use within either its existing space or other space on the site.
- Old Library – The original Weston Library, this historic building was constructed in the late 1890's and then expanded in the 1920's. The distinctive masonry structure was designed in the English Revival style by a prominent resident architect. It contains about 8,000 square feet of floor area. The building is a contributing structure of the Historic District, due to its architectural significance. Weston has constructed a large new library and the structure is currently vacant. The Town has already committed nearly \$1 million to complete a substantial restoration and stabilization project which will restore the exterior integrity of the building and address other issues in anticipation of its reuse.

Letters of Interest are requested for submittal by 12:00 noon on December 14, 2011.