



02/06/2023

HC-23-1

Demolition Authorization

Status: Active

Date Created: Jan 27, 2023

Applicant

Ralph Khirallah

Primary Location

149 WINTER ST
WESTWOOD, MA 02090

WESTWOOD HISTORICAL COMMISSION APPLICATION FOR DEMOLITION AUTHORIZATION

Applicant is:

Property owner

Name of Applicant:

Ralph Khirallah

Size of parcel

12800

Assessor's Map & Lot

36, 23

Detailed description of structure(s) on property requesting to be reviewed by Historical Commission

2000 sq ft two story single family home with detached one car garage.

Deed Recorded in:

Registry District of the Land Court, Certificate Number

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Page

Or

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Book

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This property is:

Residential

Have you filed a demolition application with the Building Department?

Yes

If yes, Date of Building Commission's Denial of Demolition Permit Application:

01/26/2023

Has any Application been filed with the Planning Board, Conservation Commission or Zoning Board of Appeals regarding this Property?

No

Applicant (or Agent) Signature

Ralph Khirallah

The Applicant hereby requests a public hearing before the Westwood Historical Commission and consents to pay for the cost of all legal advertisements required by General Bylaw Chapter 250A and/or the Westwood Historical Commission's Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant hereby agrees to pay for all costs associated with the transcription of the public hearing, if such transcription is requested by the Applicant or Property Owner.

The Property Owner hereby acknowledges the responsibility for securing each building or structure associated with this Application, to the satisfaction of the Westwood Historical Commission, until such time as a Demolition Permit is issued by the Building Commissioner. **Failure to properly secure such building or structure, which results in the destruction of such building or structure through fire or other cause which could have been prevented by properly securing such building or structure shall be considered a Voluntary Demolition in violation of the Historic Structure Demolition Bylaw.** In such case, no Building Permit shall be issued with respect to the premises upon which the building or structure had been voluntarily demolished for a period of two years after the date of the start or completion of such Demolition.

LOCATION OF PROPERTY:

DATE: January 30, 2023

149 WINTER ST

WESTWOOD, MA 02090

ADDRESSED TO: NORA

HISTORICAL DIVISION

HELLO NORA,

MY NAME IS KEN MICHAEL. I'M A REALTOR WORKING WITH FATHOM REALTY HERE IN MASSACHUSETTS. MY CLIENT, RK CONSTRUCTION COMPANY INC (RALPH KHIRALLAH) BOUGHT THE PROPERTY AT 149 WINTER ST WESTWOOD MA IN OCTOBER 2022 USING ME AS THEIR REALTOR. AT THE TIME OF PURCHASE IT WAS OBVIOUS THAT THE EXISTING HOME WAS NOT LIVABLE AND NEEDED A LOT OF WORK TO RENOVATE IT TO MODERN CONDITIONS. I'VE HELPED TO BUY AND SELL PAST HOMES THAT WERE IN POOR CONDITION BUT NONE THAT WERE THIS BAD TO THE NAKED EYE. THE FLOORS WEREN'T LEVEL AND CEILINGS WERE HANGING JUST TO NAME A FEW OF THE ISSUES THAT THE INTERIOR OF THE HOME HAD. AFTER RK CONSTRUCTION BEGAN THE INITIAL DEMO RALPH BROUGHT TO MY ATTENTION THAT THERE WAS A STRUCTURAL ISSUE THAT WOULD BE UNSAFE FOR HIS WORKERS AS WELL AS ANY FUTURE BUYERS. THE ORIGINAL HOPE WAS TO RENOVATE THIS PROPERTY BUT UNFORTUNATELY THIS IS WHERE WE STAND NOW. THANK YOU FOR TAKING THE TIME OUT TO READ MY LETTER.

BEST REGARDS,

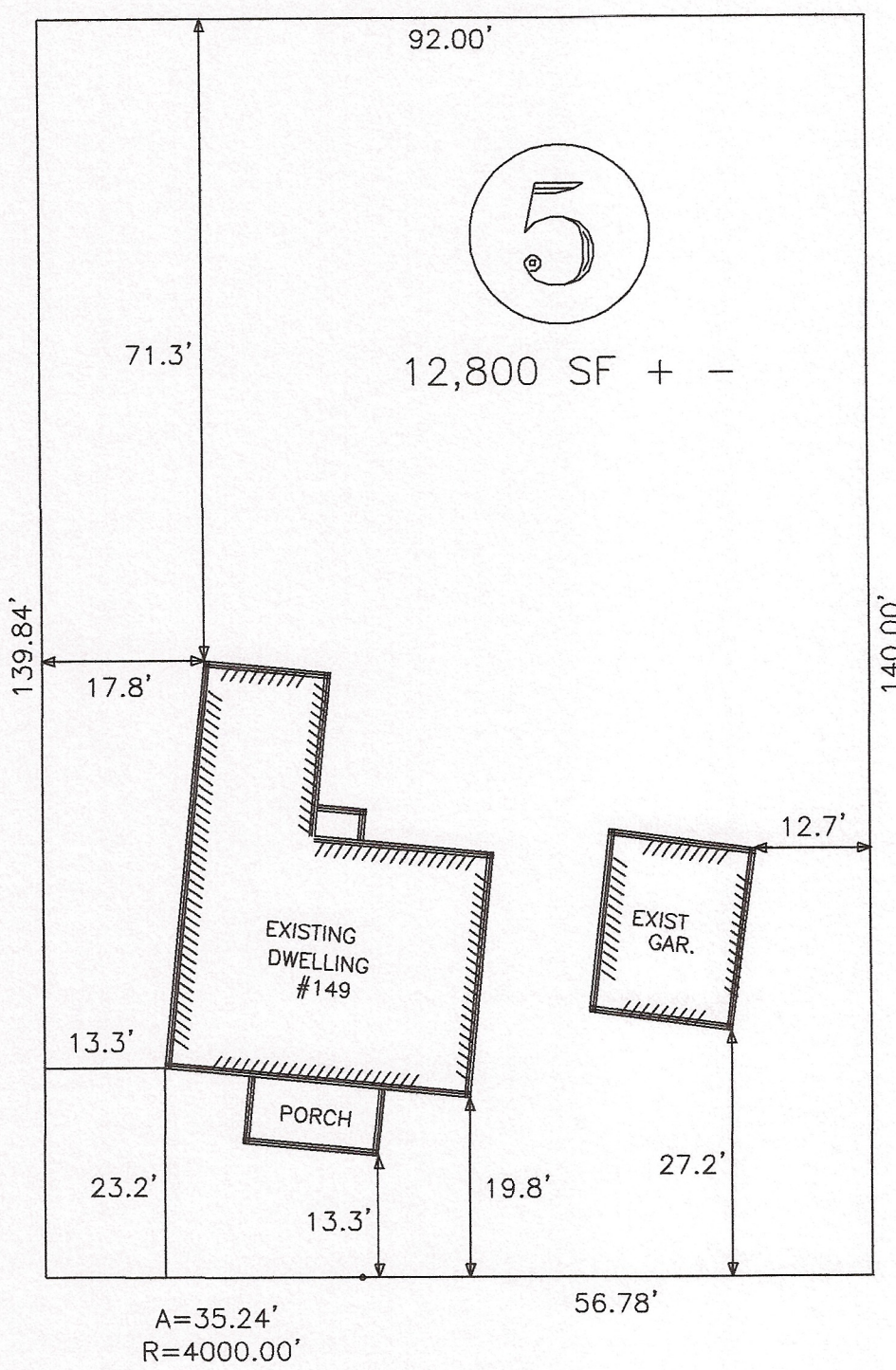
KEN MICHAEL, REALTOR

A handwritten signature in black ink, appearing to read 'Ken Michael', written in a cursive style.

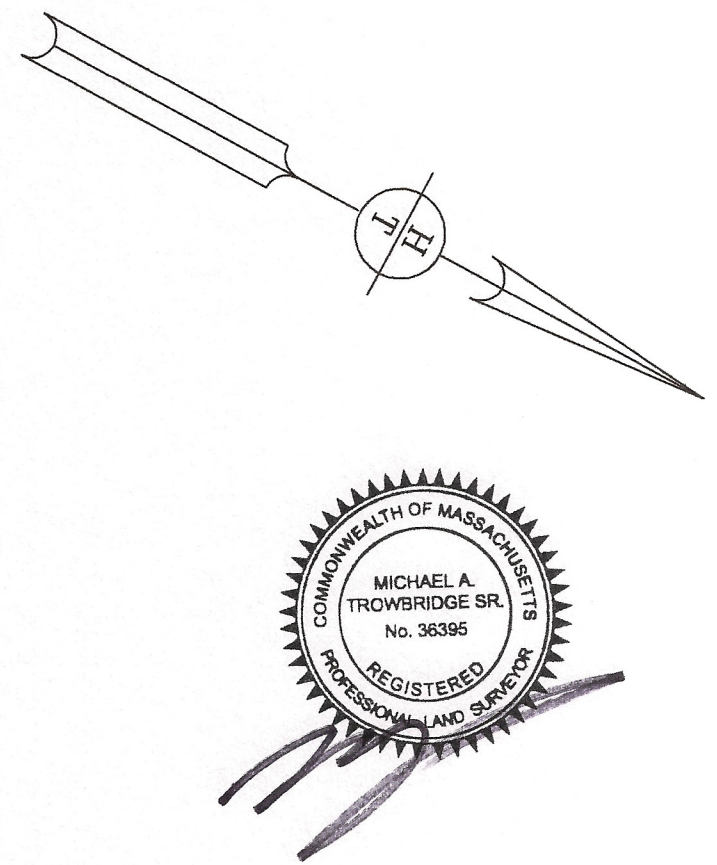
CELL: 617-462-4872

EMAIL: KENNYMICHAEL@FATHOMREALTY.COM

PREPARED FOR:
RALPH KHIRALLAH

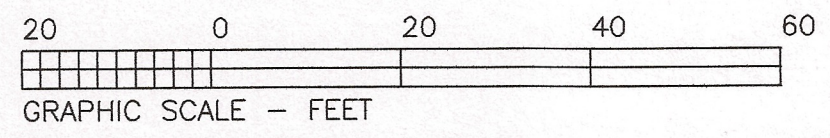


ASSESSORS MAP:36 PARCEL:23
ZONE:SRC
SETBACKS:40'F, 30'R & 20' S



PLOT PLAN
149 WINTER STREET

WINTER STREET

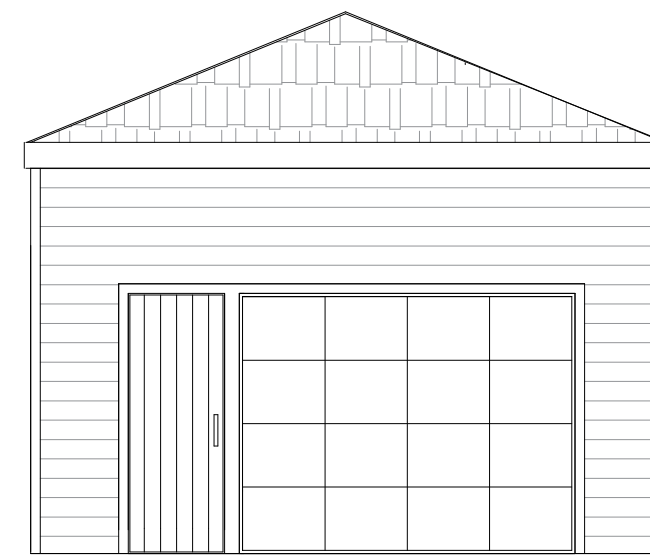


hutchins
TROWBRIDGE associates, inc.
Engineers-Surveyors-Land Planners
200 Chauncy Street, Mansfield
(508) 339-2713

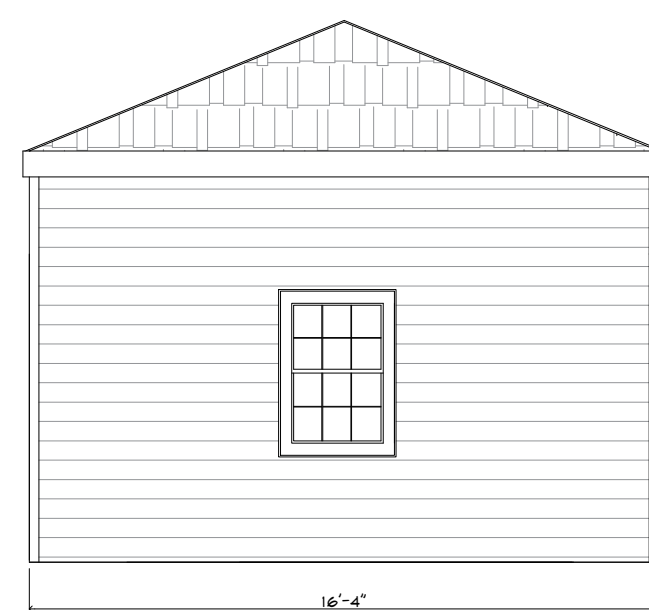
WESTWOOD		SCALE: 1"=20'	REV.
DATE: OCT. 3, 2022	APPROVED BY: MAT	JOB NUMBER: MC 022-24 CO 022-24 PL	



EXISTING FRONT ELEVATION



EXISTING LEFT ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT ELEVATION

RK CONSTRUCTION
100 ACCESS ROAD
NORWOOD, MA 02062
(781) 349-5916

RK PROPERTY
149 WINTER STREET
WESTWOOD, MA

EXISTING
EXTERIOR ELEVATIONS

OCTOBER 23, 2022

SCALE:
PAPER SIZE
ARCH D (24.0" X 36.0")
1" = 0" = 3/32"

PAGE:
1 OF 2









