

Nancy Donahue, Chairman  
Eric Alden  
Marilyn Freedman  
John Patterson  
Lura Provost  
Margaret Rustrian

**Town of Westwood**  
Commonwealth of Massachusetts

**Westwood Town Clerk**  
Nora W. Loughnane, Director  
[nloughnane@townhall.westwood.ma.us](mailto:nloughnane@townhall.westwood.ma.us)  
(781) 251-2595



Tiana Malone, Administrative Assistant  
[tmalone@townhall.westwood.ma.us](mailto:tmalone@townhall.westwood.ma.us)  
(781) 320-1366

Department of Community and Economic Development  
**WESTWOOD HISTORICAL COMMISSION**

**Historic Structure Demolition**  
**Westwood General Bylaw Chapter 250A**

**APPLICANT:** Ralph Khirallah  
100 Access Road, Suite 226  
Norwood, MA 02062

**PROPERTY OWNER:** RK Construction Company Inc.  
100 Access Road  
Norwood, MA 02062

**PROPERTY LOCUS:** 149 Winter Street, Westwood, MA 02090  
Assessor's Map 36, Lot 23

**BACKGROUND AND PROJECT SUMMARY**

The Applicant requested permission to demolish an existing single-family home at 149 Winter Street in order to construct a new single-family home at the same location. The Building Commissioner determined that the structure may be historically and/or architecturally significant and forwarded the matter to the Westwood Historical Commission (hereinafter "Commission") for review pursuant to Westwood General Bylaw Chapter 250A. The structure proposed for demolition is believed to have been constructed in 1812. The property is located in the Single Residence C (SRC) zoning district and shown on the Assessor's Map as MAP 36, Lot 23. The existing single-family home is a permitted use in this district. An Application pursuant to Westwood General Bylaw Chapter 250A was filed with the Westwood Town Clerk on February 3, 2023.

**STATEMENT OF FINDINGS**

After having reviewed all the plans and reports filed by the Applicant and its representatives and having considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from representatives from various boards and commissions and departments within the Town of Westwood and from all other interested parties, the Commission makes the following procedural findings and project findings:

**PROCEDURAL FINDINGS:**

1. On February 3, 2023, an application requesting Demolition Authorization pursuant to Westwood General Bylaw Chapter 250A, was filed with the Commission and the Westwood Town Clerk by Ralph Khirallah (hereinafter "Application").
2. Pursuant to Westwood General Bylaw Chapter 250A and the Rules and Regulations of the Westwood Historical Commission (hereinafter "Rules and Regulations"), the Commission caused notice of the public hearing to be published in the Hometown Weekly, a newspaper of general circulation in Westwood, on February 16, 2023. Notice of the public hearing was posted in the Westwood Town Hall commencing on February 13, 2023, and continuing through the opening of the public hearing on February 22, 2023. Said notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on February 14, 2023.
3. After notice and publication was provided pursuant to General Bylaw Chapter 250A, the public hearing on the Application commenced on February 22, 2023, via Zoom Webinar and was concluded on the same date. The hearing was held in accordance with the Governor's March 12, 2020, Executive Order suspending certain provisions of the Open Meeting Law (MGL C. 30A, §18), currently extended through March 31, 2023.
4. During the course of the public hearing, the Applicant presented photographic and video graphic evidence of the current condition of the structure proposed for demolition.
5. During the course of the public hearing, attendees were invited to make public comments by live time audio via Zoom and through the Question and Answer function.
6. Commission Members Nancy Donahue, Eric Alden, Margaret Hoyt Rustrian, and Lura Provost were present for the public hearing, and deliberated on the Application at a duly authorized meeting on February 22, 2023.

**PROJECT FINDINGS:**

1. The subject property consists of approximately 12,800 SF located at 149 Winter Street, and is shown as Map 36, Lot 23 on the Westwood Board of Assessors' Map (hereinafter "Property").
2. Presently, the Project Site contains a single-family structure which is believed to have been constructed in 1812.
3. The Property is located in the Single Residence C (SRC) zoning district. The single-family structure is a permitted use in this district.
4. The Applicant originally intended to renovate the structure. Upon conducting interior demolition of finishes, in accordance with a duly issued Building Permit for interior demolition, the Applicant found that the physical integrity of the structure

was lacking. The Applicant determined that the amount of work necessary to improve the physical integrity of the existing structure to permit safe renovation and reuse made the project unfeasible. As a result, the Applicant sought a Building Permit for the complete demolition of the structure and the construction of a new single-family residential structure on the Property.

5. During the course of its public hearing, the Commission considered whether the apparent age and/or historical or architectural character of the existing residential structure subjected that structure to the requirements of Westwood General Bylaw Section 250A. The Commission determined that the structure is historically and architecturally significant and subject to the provisions of Section 250A.
6. Next, the Commission considered whether the proposed demolition of the historically and architecturally significant structure would be detrimental to the purposes protected by the Demolition Bylaw and to the historic or architectural resources of the Town. Based on a review of photographs of the interior and exterior of the structure, the Commission determined that it would not be detrimental to the purposes protected by the Demolition Bylaw, and to the historic or architectural resources of the Town, for the structure to be demolished and replaced with a new single-family residential structure. In light of the current significantly altered and unsound condition of the structure, the Commission determined that the structure should not be preferably preserved.
7. The Commission voted 4 to 0 to issue a Demolition Authorization with conditions.

### **DECISION:**

The Commission evaluated the Demolition Application in relation to the above Findings, and as the approving authority, by a vote of three (3) in favor and one (1) opposed, hereby declares the single-family residential structure at 149 Winter Street to be historically and architecturally significant.

The Commission, by a vote of four (3) in favor and one (1) opposed, hereby declares the single-family residential structure at 149 Winter Street to not be preferably preserved.

The Commission, by a vote of four (4) in favor and zero (0) opposed, hereby issues a Demolition Authorization with no Demolition Delay Period, pursuant to Westwood General Bylaw Section 250A, to permit the demolition of the single-family structure at 149 Winter Street, following the issuance of a Demolition Permit by the Building Division, and subject to the Conditions stated herein, all of which are an integral part hereof:

### **CONDITIONS OF APPROVAL:**

1. The Applicant shall carefully remove the wide plank floor boards currently remaining within the structure for donation, sale, repurposing, or reuse, prior to the demolition of the structure, and shall not otherwise dispose of this historical material.
2. This Demolition Authorization shall lapse if a substantial use thereof has not begun, except for good cause, within two (2) years following the grant thereof, and this decision is transferable to a new property owner prior to February 3, 2025.

## RECORD OF VOTE

The following members of the Commission voted on February 22, 2023, to issue a Demolition Authorization with no Demolition Delay Period, to permit the demolition of the single-family structure at 149 Winter Street, Westwood, MA 02090: Nancy Donahue, Eric Alden, Margaret Hoyt Rustrian, and Lura Provost.

The following members of the Commission voted not to issue a Demolition Authorization: None.



---

Nora Loughnane, Director  
DATE: February 23, 2023