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Town of Westwood
Commonwealth of Massachusetts



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Department of Community and Economic Development

WESTWOOD HISTORICAL COMMISSION 2019 MAY -3 A 11: 59

Historic Structure Demolition TOWN CLERK TOWN OF WESTWOOD
Westwood General Bylaw Chapter 250A

APPLICANT: Philip Eramo
77 Mill Street
Westwood, MA 02090

PROPERTY OWNER: Thomas & Tamsen Resor
357 Fox Hill Street
Westwood, MA 02090

PROPERTY LOCUS: 357 Fox Hill Street
Assessor's Map 14, Lot 107

TOWN CLERK
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BACKGROUND AND PROJECT SUMMARY

The Applicant requested permission to demolish a barn on the property at 357 Fox Hill Street. The Building Commission determined that the barn may be historically and/or architecturally significant, and forwarded the matter to the Westwood Historical Commission (WHC) for review pursuant to Westwood General Bylaw Chapter 250A. The principal residential structure on the property was built in 1740, and while the date of construction for the barn is undocumented, this structure is believed to have been built in or around the 1860s. The property is located in the Single Residence E (SRE) zoning district and shown on the Assessor's Map as AP 14, Lot 107. The existing single-family home and accessory barn are permitted uses in this district. An Application pursuant to Westwood General Bylaw Chapter 250A was filed with the Westwood Historical Commission and the Town Clerk on April 11, 2019.

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 Westwood Historical Commission makes the following procedural findings and project findings:

PROCEDURAL FINDINGS:

1. On April 11, 2019, a Demolition Application was filed by or on behalf of Phil Eramo (hereinafter "Applicant"), pursuant to Westwood General Bylaw Section 250A [Historic Structure Demolition] with the Westwood Building Commissioner (hereinafter "Demolition Application").
2. Pursuant to Westwood General Bylaw Section 250A, the WHC caused notice of the public hearing to be published in the *Boston Globe*, a newspaper of general circulation in Westwood, on April 19, 2019. Notice of the public hearing was posted in the Westwood Town Hall commencing on April 16, 2019, and continuing through the opening of the public hearing on April 24, 2019. Said notice of the public hearing was mailed postage prepared to all Parties in Interest as defined in Westwood General Bylaw Section 250A on April 12, 2019.
3. Demolition of the barn had previously been considered by the WHC and a demolition Authorization was previously granted by the WHC on February 13, 2017. Said Demolition Authorization was valid until February 13, 2019.
4. The public hearing on the Demolition Application commenced on April 24, 2019, in the Fisher School, 830 High Street, Westwood, Massachusetts, and was concluded on the same date.
5. WHC Members Nancy Donahue, Marilyn Freedman, and John Patterson deliberated on the Demolition Application at a duly authorized meeting on April 24, 2019.

PROJECT FINDINGS:

1. The subject property consists of approximately 5.54 acres located at 357 Fox Hill Street, and is shown as Map 14, Lot 107 on the Westwood Board of Assessors' Map (hereinafter "Property").
2. Presently, the Project Site contains two structures, including the principal residential structure constructed in 1740, and the barn of unknown construction date. The Building Commission determined that the barn may be historically and/or architecturally significant, and forwarded the Demolition Application for the barn to the Westwood Historical Commission (WHC) for review pursuant to Westwood General Bylaw Section 250A.
3. The Property is located in the Single Residence E (SRE) zoning district. The existing single-family home and accessory barn are permitted uses in this district. The Applicant requested permission to demolish the barn.
4. During the course of its public hearing, the WHC considered whether the apparent age and/or historical or architectural character of the barn subjected such structure to the requirements of Westwood General Bylaw Section 250A. The WHC determined that although the barn was historically significant, in light of the applicant's plans to repurpose the hand-hewn beams from the historic structure and relocate the barn to a property in Squam Lake, New Hampshire, the WHC did not find that the structure was preferably preserved.

DECISION:

The Westwood Historical 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 none (0) opposed, hereby declares the barn located at 357 Fox Hill Street to be a preferably preserved historic or architecturally significant structure, but nonetheless declines to impose any Demolition Delay Period pursuant to Westwood General Bylaw Section 250A-4E. This decision shall expire on April 24, 2021 and is transferable to a new property owner prior to that expiration date.

RECORD OF VOTE

The following members of the Westwood Historical Commission voted on April 24, 2019 not to impose a Demolition Delay Period, and thus to allow the issuance of a Demolition Permit for the primary residential structure at 357 Fox Hill Street: Nancy Donahue, Marilyn Freedman, and John Patterson.

The following members of the Westwood Historical Commission voted to impose a Demolition Delay Period: None.



Nora Loughnane
May 3, 2019

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