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Marilyn Freedman  
John Patterson  
Lura Provost

**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

TOWN CLERK  
TOWN OF WESTWOOD

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

**APPLICANT:** Philip Eramo  
77 Mill Street  
Westwood, MA 02090

**PROPERTY OWNER:** Jay Beausang  
40 High Rock Street  
Westwood, MA 02090

**PROPERTY LOCUS:** 40 High Rock Street, Westwood, MA 02090  
Assessor's Map 14, Lot 145

**BACKGROUND AND PROJECT SUMMARY**

The Applicant requested permission to demolish an existing single-family home at 40 High Rock Street in order to construct a new single-family home at the same location. The Building Commission determined that the structure 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 structure proposed for demolition is believed to have been constructed in 1850. The property is located in the Single Residence C (SRC) zoning district and shown on the Assessor's Map as MAP 14, Lot 145. 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 Historical Commission and the Town Clerk on April 09, 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 9, 2019, an Application was filed by or on behalf of Philip Eramo (hereinafter "Applicant"), pursuant to Westwood General Bylaw Section 250A [Historic Structure Demolition] with the Westwood Historical Commission (hereinafter "WHC").
2. Pursuant to Westwood General Bylaw Section 250A, the WHC caused notice of the public hearing to be published in the *Westwood Press*, 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 11, 2019.
3. One or more members of the WHC attended a site visit on April 16, 2019 to aid in their better understanding of the circumstances of the structure proposed for demolition.
4. The public hearing on the 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 Application at a duly authorized meeting on April 24, 2019.

## **PROJECT FINDINGS:**

1. The subject property consists of approximately 23,835 square feet located at 40 High Rock Street, and is shown as Map 14, Lot 145 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 1850. The structure has undergone substantial renovation over the years and most of the original architectural detail has been replaced.
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 proposes to redevelop the property with a new single-family residential structure.
5. During the course of its public hearing, the WHC considered whether the apparent age and/or historical or architectural character of the hospital building structure met the requirements of Westwood General Bylaw Section 250A. The WHC determined that although the principal structure was historically significant, the structure did not retain its original architectural integrity and was not preferably preserved.
6. The WHC did not identify any architectural items within the structure which were worthy of preservation.

**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 zero (0) opposed, hereby declares the single-family residential structure at 40 High Rock Street to be historically or architecturally significant but not preferably preserved. The Commission 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 single-family structure at 40 High Rock Street, Westwood, MA 02090: Nancy Donahue, Marilyn Freedman, and John Patterson.

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



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Nora Loughnane  
May 3, 2019

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