

Nancy Donahue, Chairman
Marilyn Freedman
John Patterson
Lura Provost

Town of Westwood
Commonwealth of Massachusetts



Nora W. Loughnane, Director
nloughnane@townhall.westwood.ma.us
(781) 251-2595

Karyn Flynn, Administrative Assistant
kflynn@townhall.westwood.ma.us
(781) 767-6344

Department of Community and Economic Development
WESTWOOD HISTORICAL COMMISSION

Historic Structure Demolition
Westwood General Bylaw Chapter 250A

2019 FEB 12 P 12:02
TOWN CLERK
TOWN OF WESTWOOD

APPLICANT: The Green Company
46 Glen Ave
Newton, MA 02459

PROPERTY OWNER: UHS of Westwood Pembroke, Inc.
367 South Gulph Road
P.O. Box 61558
King of Prussia, PA 19406

PROPERTY LOCUS: 45 Clapboardtree Street Westwood, MA 02090
Assessor's Map 29, Lot 123

BACKGROUND AND PROJECT SUMMARY

The Applicant requested a Pre-determination of Historical Significance for a former hospital building and associated structures on the property at 45 Clapboardtree Street. This request is intended to allow for the demolition of ten structures in association with a planned age-restricted residential subdivision. The Building Commission determined that two of the structures may be historically and/or architecturally significant, and forwarded the Demolition Application to the Westwood Historical Commission (WHC) for review pursuant to Westwood General Bylaw Chapter 250A. The structures proposed for demolition include a residential structure believed to have been constructed in 1900 (shown in the plan as building 4), and a residential structure believed to have been constructed in 1909 (shown in the plan as building 9). Both structures are located at 45 Clapboardtree Street. The property is located in the Single Residence C (SRC) zoning district and shown on the Assessor's Map as MAP 29, Lot 123. The hospital building and associated structures are pre-existing non-conforming 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 December 17, 2018.

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 December 17, 2018, an Application was filed by or on behalf of The Green Company Inc. (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 December 21, 2018. Notice of the public hearing was posted in the Westwood Town Hall commencing on December 17, 2018, and continuing through the opening of the public hearing on January 3, 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 December 17, 2018.
3. The public hearing on the Application commenced on January 3, 2019 in the Fisher School, 830 High Street, Westwood, Massachusetts, and was concluded on the same date.
4. WHC Members Nancy Donahue, Marilyn Freedman, John Patterson and Lura Provost deliberated on the Application at a duly authorized meeting on January 3, 2019.

PROJECT FINDINGS:

1. The subject property consists of approximately 20 acres located at 45 Clapboardtree Street, and is shown as Map 29, Lot 123 on the Westwood Board of Assessors' Map (hereinafter "Property").
2. Presently, the Project Site contains ten structures, including the principal hospital building and a second structure, both of which were constructed prior to 1910, and eight additional structures which were constructed after 1910. Both of these structures have 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 hospital building and associated structures are pre-existing non-conforming uses in this district.
4. The Applicant proposes to redevelop the property to include forty (40) attached town-house style single-family homes proposed as age-restricted residences, under Section 8.3 Open Space Residential Development (OSRD) of the Westwood Zoning Bylaw. The proposal also includes six single-family lots with four fronting on Winter Street and two on Clapboardtree Street as Approval Not Required lots. Applicant's proposal preserves the playing fields with 40 parking spaces at the field, a small indoor meeting house; access is from a paved road from Clapboardtree Street onto Winter Street with a sidewalk on the north side of the site road.

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, none of the structures retained architectural integrity and none were preferably preserved.
6. The WHC identified certain architectural items within the structures which were worthy of preservation and should be considered for inclusion in the design of the proposed community center, including a corner cabinet, newel posts and spindles in Building 4, and interior doors in both Building 4 and Building 9. The Applicant agreed to work with the WHC in identifying specific items that are architecturally significant and determining how these items might be reused in the new development.


DECISION:

The Westwood Historical Commission evaluated the Demolition Application in relation to the above Findings, and as the approving authority, by a vote of four (4) in favor and zero (0) opposed, hereby declares the hospital building structures at 45 Clapboardtree 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, but requires that the developer to incorporate a few select architectural items from the historic structures in the design of the proposed community center. This decision shall expire on January 3, 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 January 3, 2019 not to impose a Demolition Delay Period, and thus to allow the issuance of a Demolition Permit for the hospital building structures at 45 Clapboardtree Street Westwood, MA 02090: Nancy Donahue, Marilyn Freedman, John Patterson and Lura Provost.

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



Nofa Loughnane
February 5, 2019

