APPLICATION FOR LOCAL HISTORIC DISTRICT CERTIFICATE OF
APPROPRIATENESS, NON-APPLICABILITY, OR HARDSHIP

DATE RECEIVED: 10/30/17
PROJECT #: 17100087

PROJECT ADDRESS: 40 WINDERHERE RD. AUBURNDALE MA 01726

PROJECT INFORMATION

IS THE PROPERTY AND/OR STRUCTURE DESIGNATED (check all that apply):

☑ LOCAL HISTORIC DISTRICT ☑ LOCAL LANDMARK ☑ NATIONAL REGISTER SITE

(Depending on how a property is designated, different Newton City Ordinances may apply.)

NAME OF LOCAL HISTORIC DISTRICT: AUBURNDALE

TYPE OF STRUCTURE(S) AFFECTED (Check all that apply):

☑ HOUSE ☑ FENCE ☑ GARAGE ☑ NON-RESIDENTIAL BUILDING ☑ SHED
☐ SIGN ☑ WALL ☑ OTHER

IF OTHER, PLEASE DESCRIBE:

WHAT YEAR WAS THE STRUCTURE BUILT: 1928

TYPE OF PROPOSED WORK (Check all that apply):

☑ ADDITION ☑ ALTERATION ☑ DEMOLITION ☑ NEW CONSTRUCTION ☑ REPAIR
☐ REPLACEMENT ☑ OTHER

IF OTHER, PLEASE DESCRIBE:

DESCRIBE SCOPE OF WORK:

WE RESPECTFULLY REQUEST THE OPPORTUNITY TO DISCUSS THE POSSIBILITY
OF DEMOLISHING THE ABOVE LISTED PROPERTY.

IF KNOWN, BRIEFLY DESCRIBE THE HISTORY OF THE PROPERTY:

SEE ATTACHED

THE APPLICATION SHOULD INCLUDE THE FOLLOWING INFORMATION:

<table>
<thead>
<tr>
<th>REQUIRED SUBMITTAL CHECKLIST (Check all being submitted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Building / Elevation Plans</td>
</tr>
<tr>
<td>Building Product / Material Information</td>
</tr>
</tbody>
</table>

(All plans MUST be dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will NOT be accepted. Please review the reverse of this form for additional information.)

NOTE: This Application MUST be accompanied by a General Permit Application.
**Development Review Team Meeting:** A Development Review Team (DRT) meeting is suggested for any application where other land use permits or reviews may be necessary. During a DRT, City staff from several departments meet with prospective applicants to evaluate new proposals. Many people find these meetings to be an efficient way to learn about issues they may want to address early on to ensure a successful project. After the DRT meeting, you'll be given a checklist for the next step and handouts further explaining the review and approval process.

**Application Submission Requirements:** An application for a Certificate of Appropriateness, Non-Applicability, or Hardship will not be accepted by the Department of Planning and Development (Department) until it is determined to be complete. At time of intake, the Department will determine whether a review is necessary. **Inaccurate information or incomplete applications will delay the review of your project.** The items needed for a complete application include:

**Forms:** A completed General Permit Application form and Certificate of Appropriateness, Non-Applicability, or Hardship application is required. The signature of the Owner of the property or the Owner's legal representative and the Applicant/Agent is mandatory on the General Application. Please provide current contact information on the General Permit Application form to ensure City staff is able to contact the appropriate people regarding the project. On the certificate application, be sure to fill in all possible fields with accurate information.

**Fees:** There is no fee for this application.

**Project Description:** A detailed letter or narrative describing the project should include:

1. The historic and architectural value and significance of the site, building or structure; the general design, arrangement, texture, material and features involved; and the relation of such features to similar features of buildings and structures in the surrounding area.
2. In the case of new construction or additions to existing buildings or structures, information considering the appropriateness of size and shape of the building or structure both in relation to the site and structures in the vicinity shall be provided.
3. Information explaining whether the proposed work is connected to a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster; and
4. Information noting the condition of the building and its possible reuse and restoration.

**Submittals:** Each application must be accompanied by copies of the required project filing materials identified on the front page of this form. Any plans that are submitted as part of an application should be dated, drawn to scale, clearly labeled, and not exceed 11” x 17”, except as requested by the Department.

**Document Format:** All information submitted as part of an application shall be submitted in the following format:

1. One (1) hard copy of the complete application packet, including completed forms; or
2. Submit the application electronically by emailing the complete application packet to the Preservation Planner. All documents must be consolidated into one .pdf. **Applications that are electronically submitted must be received by 5 p.m. on the application deadline date.** It is the responsibility of the petitioner to confirm all electronic submittals have been received.

**Application Review Process:** The Department, upon receipt of a complete application packet, shall determine whether the application meets the criteria for local historic district commission review. This criteria includes any proposed replacement of historic materials, or the removal of historic materials, that can be seen from a public way. Projects that are exempt from review are those that replace historic fabric in-kind, involve general maintenance of the structure, or are not visible from a public way. There is no fee for this review. At a public hearing, the Commission shall determine whether the petition has complied with the procedural requirements and criteria of review. The Commission’s decision shall be rendered within forty-five (45) days after receipt of the completed application.

**Incomplete Applications Will Not Be Accepted.**
City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1086
www.newtonma.gov

Setti D. Warren
Mayor
Barney Heath
Director

GENERAL PERMIT APPLICATION

PROJECT #: 17/00087  ZONING DISTRICT: SRA  DATE RECEIVED: 10/30/17

PROJECT DESCRIPTION:
DEMOTION

PROPERTY LOCATION INFORMATION
STREET ADDRESS: 140 WINDERMERE RD  AUBURNDALE
LEGAL DESCRIPTION (SECTION, BLOCK, LOT): 34B 100X3 140A9
CITY/ZIP: NEWTON 02466

PROPERTY OWNER INFORMATION
NAME: GEORGE NORTON  PHONE: 617 817-7209  ALT. PHONE:
MAILING ADDRESS: 140 WINDERMERE RD  E-MAIL ADDRESS: georgesnorton@acm.com
NEWTON, MA 02466

PROPERTY OWNER CONSENT
I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:
1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X George Norton  10/30/17
(Property Owner Signature)
X  
(Property Owner Signature)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION
NAME: JOHN B. ASHBY  PHONE: 781 704-1099  ALT. PHONE: NA
MAILING ADDRESS: 35 FAIR OAKS AVE, NEWTON MA 02460  E-MAIL ADDRESS: JBAHBY119@GMAIL.COM

X  10/30/17
(Applicant/Agent Signature)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

Zoning Review Application
Administrative Site Plan Review
Sign Permit
Special Permit/Site Plan Approval
Fence Appeal
Comprehensive Permit
Variance Application
Historic Preservation Review
Conservation Commission Review
Other, describe

Comments:

PERMIT INTAKE INITIALS AND DATE STAMP

NOTE: This form MUST accompany all other Department of Planning and Development applications.
GENERAL PERMIT APPLICATION INSTRUCTIONS

LAND USE PERMITTING CHECKLIST (City staff, check all that apply)

In most instances, any development or land disturbance activity within the City of Newton will require some type of review and approval from the Planning Department and one of the City’s regulatory authorities. In all cases, this General Permit Application must accompany all land use permitting applications. A checklist of permit forms, by regulatory authority, is provided below:

**Administrative**
- [ ] Administrative Site Plan
- [ ] Review of Accessory Apartment
- [ ] Wireless Facility

**Conservation Commission**
- [ ] Request for Determination of Applicability
- [ ] Notice of Intent
- [ ] Abbreviated Notice of Resource Area Delineation

**Historic Commission(s)**
- [ ] Demolition Delay
- [ ] Historic District
- [ ] Landmark/Preservation Restriction

**Land Use Committee**
- [ ] Amendment to Special Permit/Site Plan
- [ ] Extension of Nonconforming Use or Building
- [ ] Site Plan Only
- [ ] Special Permit/Site Plan

**Urban Design Commission**
- [ ] Fence Appeal
- [ ] Sign Permit

**Zoning Board of Appeals**
- [ ] Appeals of the ISD Commissioner
- [ ] Comprehensive Permit
- [ ] Variance Application

**NOTE:** The Planning Department has many handouts that provide useful information regarding each of the permitting processes above. Petitioners should also be aware that approvals from other City or State agencies may be necessary as well.

APPLICATION COMPONENTS

For each permit application, the submission of inaccurate information or an incomplete application may delay the review and approval process for said permit. The items needed for a complete application will vary by permitting process, but generally include:

**FORMS:** A completed General Application and the project-specific permit application form. The signature of the Property Owner (or the Owner’s legal representative) and the Applicant/Agent are mandatory on the General Permit Application.

**FEES:** To process any land use permit application, it must be submitted with the appropriate fee. The permit fee will vary by permitting process. All fees are subject to change; please contact the Department of Planning to verify the current fee.

**SUBMITTALS:** Each permit should also be accompanied by the necessary supporting documentation. The items needed to explain a project may vary; please refer to the permit application for the typical documents submitted for each permit application or contact a city planner. All applications should be submitted in hard and digital formats.

SUBMITTING THE APPLICATION

Bring the complete application to the Planning Department (at Inspectional Services customer service counter), on the second floor of City Hall at 1000 Commonwealth Avenue. A planner will review the application, answer any questions you may have and explain the next step of the permitting process.

If you have questions about an application or application process, please call the Department of Planning at (617) 796-1120 or visit the Planning Department, Monday-Friday: 8:30 a.m. to 5:00 p.m., and Tuesday 8:30 a.m. to 8:00 p.m.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**
<table>
<thead>
<tr>
<th>Inventory No:</th>
<th>NWT.6173</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Name:</td>
<td>Young, Frederick W. House</td>
</tr>
<tr>
<td>Common Name:</td>
<td>Norton House</td>
</tr>
<tr>
<td>Address:</td>
<td>140 Windermere Rd</td>
</tr>
<tr>
<td>City/Town:</td>
<td>Newton</td>
</tr>
<tr>
<td>Village/Neighborhood:</td>
<td>Auburndale</td>
</tr>
<tr>
<td>Local No:</td>
<td>43008-0019</td>
</tr>
<tr>
<td>Year Constructed:</td>
<td>c 1922</td>
</tr>
<tr>
<td>Architect(s):</td>
<td></td>
</tr>
<tr>
<td>Architectural Style(s):</td>
<td>Colonial Revival</td>
</tr>
<tr>
<td>Use(s):</td>
<td>Single Family Dwelling House</td>
</tr>
<tr>
<td>Significance:</td>
<td>Architecture</td>
</tr>
</tbody>
</table>
| Area(s):          | NWT.EH: Auburndale - South Historic District Area  
|                   | NWT.FF: Auburndale Local Historic District    |
| Designation(s):   | Local Historic District (05/23/2005)          |
|                    | Roof: Asphalt Shingle                        |
| Building Materials(s): | Wall: Brick; Wood; Wood Shingle  
|                    | Foundation: Brick; Stone; Uncut              |

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
www.sec.state.ma.us/mhc

This file was accessed on: Friday, October 27, 2017 at 9:27: AM
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor’s Number  USGS Quad  Area(s)  Form Number
430080019  EH  6173

Town  NEWTON
Place  AUBURNDALE

Address  140 Windermere Rd.

Name  Frederick W. and Josephine M. Young House
Type  residential
Original  residential
Construction  ca. 1922
Notes  atlas, city directories, water/sewer records
Other  Dutch Colonial
Builder

Material:

on  brick & fieldstone
in  brick & wood shingle/wood

Roof  asphalt shingle

Outbuildings/Secondary Structures

Major Alterations (with dates)

In 1988-89 the detached garage was attached to the house to form an ell with a second floor above.

Condition  fair

Moved  no  yes  Date

Acreage  <1 acre

Setting  Sited on a small corner lot in a suburban neighborhood of single family homes similar in age and size

Refer to Continuation Sheet

RECEIVED
APR 01 2002

MASS. HIST. COMM

Recorded by  AHDC/LNA Evelyn Umlas & Kit Rosenthal

Organization  Newton Upper Falls Historic District Commission

Date September 2001

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.
BUILDING FORM
☐ Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION ☐ see continuation sheet
Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This Dutch Colonial house has a typical steeply pitched side gambrel roof, flared at the eave, with a chimney at the ridge of the south end. The rectangular plan has become an ell with a sensitive addition (1988-89) that connected the garage to the back of the house with a second story that repeats the gambrel roof and the materials of the original house. Each side of the house has a small wing; a screened porch to the north, and to the south a one-story hipped roof room with 4 over 4 casement windows on all 3 sides. Both wings are original to the house. There are 3 pedimented dormers on the front façade, sheathed in wood shingles as are the end walls of the house. The lower level of the house is brick, with a soldier course marking the ground level. The center entrance is covered with a semicircular portico supported by 2 Tuscan columns, with 2 more engaged columns at the juncture of the house. A balustrade trims the portico on the top, and sidelights flank the door. Windows are 6 over 6 sashes.

HISTORICAL NARRATIVE ☐ see continuation sheet
Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

In 1897, Windermere Road was laid out between the old colonial road, Woodland Road, and the new boulevard, Commonwealth Avenue. This short, broad street, with a wide berm and gas lights, was built on over the next 3 decades. The original owners of this house, Frederick W. and Josephine M. Young, lived next door at #132, and built this home in 1922. The Norton family has occupied it since the early 1940's, and the present owner is local historian, George Sherwood Norton.

BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet
Atlas: 1929 (Josephine M. Young)
City Directories: 1925
Water/sewer records
Interview with George Sherwood Norton, current owner

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.
City of Newton - Assessor's Database

Basic Information

Property SBL 43008 0019
Address 140 WINDERMERE RD
Owner NORTON GEORGE S & CATHY D

Land Use: SINGLE FAMILY
Lot Size: 12,445 sq ft
Frontage: 87 ft
Zoning: SR2
Map ID: 052SE

FY 2017: $930,400

* The land use and description listed here are for Assessing Department purposes based on historical records in the Assessing Department. For an official ruling on the legal use of the property pursuant to the state building code and/or Newton Zoning Ordinances, contact the Inspectional Services Department.

** For reference purposes only. Please check with Engineering Department for official zoning designation.

Ownership

Current Owners NORTON GEORGE S & CATHY D
Mailing Address 140 WINDERMERE RD
AUBURNDALE, MA 02406
Latest Sale Date 10/1/1988
Latest Sale Price $1
Latest Legal Reference 020443/0393

Prior Owners
Prior Sale Date
Prior Sale Price
Prior Legal Reference

Assessment History
FY 2017 $930,400
FY 2016 $869,500
FY 2015 $812,600
FY 2014 $773,700
FY 2013 $773,700
FY 2012 $773,700
FY 2011 $763,200
FY 2010 $778,800
FY 2009 $944,000
FY 2008 $944,000
FY 2007 $954,100
FY 2006 $926,300
FY 2005 $882,200
FY 2004 $825,400
FY 2003 $737,000
FY 2002 $737,000
FY 2001 $586,400
FY 2000 $535,500
FY 1999 $487,300
FY 1998 $428,000
FY 1997 $413,500
FY 1996 $393,800
FY 1995 $345,200
FY 1994 $345,200
FY 1993 $345,200
FY 1992 $364,700

Residential
General
House Style Colonial
Story Height 2
Year Built 1930
Residential Assessing District (Neighborhood) Code 5C

Exterior
Exterior Condition Fair
Exterior Walls Wood Shingle
Masonry/Trim Two Wall
Foundation Type Brick/Fidstone
Roof Type Gambrel
Roof Material Asphalt Shingle
Attached Garage Area 280 sq ft
Carport Area
Deck Area
Porch Area 171 sq ft
Enclosed Porch Area
Basement Garage Count

Interior
Recent Field Visit 2/24/2010
Prior Field Visit 10/5/2009
Rooms 10
Bedrooms 5
Baths 2
Half Baths 1
Heat Type Steam
Fuel Type Gas
Air Conditioning Central
Fireplaces 1
Kitchen Quality Average
Bath Quality Average
Interior Condition Average
House Size 2,896 sq ft
Finished Attic Area
Unfinished Attic Area
Basement Area 840 sq ft
Finished Basement Area
Detached Structures
Detached Garage Area 280 sq ft
Living Space in Garage
Shed Area
Tennis Courts
Swimming Pool
Cabana Area

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2. ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER.
November 1, 2017

To: Mr. John Arone
jbarone119@gmail.com

Re: Existing House
140 Windermere Road
Newton, Mass.

Dear Mr. Arone,

On October 30, 2017, we visited the house at 140 Windermere Road.

The following important items are some of our findings.

There is substantially moisture in the basement area with large coatings of mold on the walls and the concrete floors. This is not good and as you are aware comes into play with life, safety issues within the code.

Mold is a fungus and is not a healthy condition. It is extremely difficult to get rid of this condition. In this particular case, this condition has been going on for many years. You need a wet-damp condition for its growth and it seems that the backing up of the basement toilet-with a toilet overrun on to the floor and the exterior rain and water permeating the exterior foundation walls, has contributed to this very unsafe and unhealthy condition. Not only can you see it, you can smell the moldy condition.

The exterior brick work is in poor condition, having basically deteriorated over the years, with most of the exterior wood finishes, rotted and deteriorated.

In our opinion it is just about impossible to correct the basement-mold problem, you really need a brand new waterproofed concrete foundation system, as the existing one is in very poor and desperate condition.
We did not go up into the roof area and see the actual wood structure. The exterior roof and roof eaves, is in dire need of attention. The entire exterior work alone would be extremely costly. No matter what, there is a grave condition as mention here in with the basement and the only way, really, is to provide a new foundation system. In essence, this means removing the house and placing a new house in its place.

Thank you, we remain,
Very truly yours,

Albert Costa