The purpose of this memorandum is to provide the members of the Auburndale Historic District Commission (Auburndale HDC) with information about the significance of the properties being reviewed and the application process, which may be useful in the review and decision making process of the Auburndale HDC. Additional information may be presented at the meeting that the Auburndale HDC can take into consideration when discussing a Local Historic District Review application.

Dear Auburndale HDC Members,

The following is additional information for the Local Historic District Review applications that you should have received in your meeting packet.

Applications

140 Windermere Road – Certificate of Appropriateness

HISTORIC SIGNIFICANCE: Windermere Road was laid out in 1897 between Woodland Road (dating from the colonial era) and the new boulevard Commonwealth Avenue. The circa 1922 Colonial Revival house is among the many Colonial Revival houses built on Windermere Road from circa 1899 to the 1930s; many of the properties have gambrel roofs. The first owners were Frederick W. and Josephine M. Young who several years earlier lived at 132 Windermere Road with their son, a college teacher, and daughter. Frederick Young occupation was listed as boat builder in the 1920 US Federal Census; he is listed in the 1922 City Directory under “Boats to Let.” Building permit records show that the one-story brick garage with a hip roof was built about the same time as the house.

APPLICATION PROCESS: The applicants are in the process of buying the house and want to demolish most of the house or the entire house because of issues with mold and water damage.
in the basement that would require a new foundation system. **Staff explained to the applicant that it was extremely difficult to get demolition approved in a local historic district.** Demolition is almost never approved in a local historic district unless there are extraordinary circumstances; for example, the building has been completely altered beyond recognition or the applicant can prove that there is extensive significant structural damage that cannot be repaired or remedied. Staff requested a structural report and interior photographs so that there could be a productive review; however, what was provided in advance of the November meeting is a report from the architect detailing conditions in the basement.

**MATERIALS PROVIDED:**
- Photographs
- MHC Form B
- Report from the architect

**Administrative Discussion**

**Minutes**

Draft minutes for the August and September meetings have been included for your review.