

## 40 Windsor Rd

ISABELLE ALBECK <ialbeck@comcast.net>

Thu 10/27/2022 9:19 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

[DO NOT OPEN links/attachments unless you are sure the content is safe. ]

Hi,

Please forward to all members of the NHC:

It would be very upsetting to have 40 Windsor Rd not preserved. It is a lovely old house that fits well contextually with the rest of the houses on the street and is surrounded by old trees.

There is also the matter of who the real owner is: isn't it the same developer who was issued a stop work order in another property (29 Greenwood) and was sued for shoddy construction (15 Kendall)?

Please declare 40 Windsor Rd 'preferably preserved'.

Thank you,

Isabelle Albeck  
240 Windsor Rd  
617-620-0864

## 40 Windsor Rd

Ron Warren <rwarren40@gmail.com>

Mon 10/24/2022 4:37 PM

To: Mollie Hutchings <mhutchings@newtonma.gov>

[DO NOT OPEN links/attachments unless you are sure the content is safe. ]

Hello Ms Hutchings: We are the former owners at 40 Windsor Rd who sold our beloved home to Ty Gupta and are heartbroken that he is now seeking a permit for complete demolition.

We were very interested to read the history compiled by Laura Foote. One small correction: we purchased the house in June 1979 and lived there 43 years. I am not sure if that matters at this time.

I am glad to provide any information or background if the Historic Commission would find that helpful. I had the original blueprints which show the house in the name of William Taylor Esq. who we assumed was the original owner but as Ms Foote points out, was the architect. I had left them for the new owner thinking they would value having them as we did. I may have a copy to forward to you and will look for it among the storage from our move.

Thanks to you and everyone for respecting the history of this home that nurtured the Moores, Sandersons, and Warrens

Ron and Peggy Warren

Sent from my iPhone

## 40 Windsor Rd, Waban

Susan Waldman <shwaldman27@aol.com>

Tue 10/25/2022 10:54 AM

To: Mollie Hutchings <mhutchings@newtonma.gov>

[**DO NOT OPEN** links/attachments unless you are sure the content is safe. ]

Good morning, Ms. Hutchins,

I am Susan Hinman Waldman, home owner and resident at 62 Windsor Road since 1986, in the Windsor Road Historic District.

I am writing in support of the preservation of #40 Windsor Road, a meticulously maintained historic 1916 stucco home in the unique California Craftsman style. For more than 100 years this home has graced the entrance to Windsor Road!

#40 Windsor is an eye catching architectural gem that adds to the beauty of the neighborhood that was developed by noted early resident and real estate/agricultural genius, William Strong. This house immediately abuts the Windsor Road Historic District which comprises over 40 contributing buildings, including other houses of similar era and style. The Windsor Road Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant for its strong connections with the establishment of Waban Village, and as a representation of Newton's turn-of-the-century development which resulted in the subdivision of large farms and estates to accommodate a rapidly growing population. The collection of outstanding Queen Anne, Shingle, Colonial Revival, Craftsman and Tudor Revival style houses in combination with a curving road system, large lots, varied terrain and sweeping views, produce a residential area of exceptional quality.

The house is in move in condition with generous grounds available in the rear, should the owner desire additional living space.

On behalf of my husband and myself and our Windsor Road neighbors, we need to respect and preserve the irreplaceable architecture that makes Waban the desirable village we love.

Thank you.

Susan & Dennis Waldman

Sent from my iPad

**Re: FYI; received this yesterday**

Debra Berenbaum &lt;deb.berenbaum@gmail.com&gt;

Mon 10/24/2022 9:29 PM

To: Mollie Hutchings &lt;mhutchings@newtonma.gov&gt;; Rena Getz &lt;rgetzescudero@gmail.com&gt;

Cc: Susan Waldman &lt;shwaldman27@aol.com&gt;; kate infantino &lt;kate.infantino@gmail.com&gt;; Ronald Warren &lt;rwarren40@gmail.com&gt;; Isidore Berenbaum &lt;bbq@bu.edu&gt;; bob infantino &lt;bob.infantino@gmail.com&gt;; Dennis &lt;dwaldman2@aol.com&gt;; Scott Fitzgerald &lt;scfitzg@gmail.com&gt;; jhoughtlin@gmail.com &lt;jhoughtlin@gmail.com&gt;; Susan Bear &lt;suebearproductions@gmail.com&gt;; Mike Hill &lt;mhill1960@icloud.com&gt;; Karen Day &lt;klday1@verizon.net&gt;

**[DO NOT OPEN links/attachments unless you are sure the content is safe. ]**

Hello Ms Hutchings

I live at 24 Windsor Rd, next door to #40. We were neighbors with the Warrens for over 35 years. During that time, we witnessed the impeccable care and concern they put into their home, a beautiful 1913 stucco structure admired by all passersby. A friend of mine referred to this Craftsman style home as "reminiscent of beautiful Japanese dwellings in Kyoto".

We sincerely wish that the house will be preserved as a testament to its unique architecture and of course, in keeping with the remainder of the street. Buyers interested in renovating the home could easily enlarge the back of the house by bumping out the back to extend the kitchen area and family room.

Thank you for your consideration and please be aware that all residents on Windsor Rd have a special interest in maintaining the integrity and beauty of our street.

Debra and Izzy Berenbaum  
24 Windsor Rd

On Mon, Oct 24, 2022 at 12:24 PM Rena Getz <rgetzescudero@gmail.com> wrote:

Good morning All

Attached is the historical documentation for 40 Windsor Road that was graciously compiled by Laura Foote. It has been sent to the Mollie Hutchings, Chief Preservation Planner ([mhutchings@newtonma.gov](mailto:mhutchings@newtonma.gov)) with the request to circulate it among the NHC members.

I have attached the agenda for the NHC meeting this coming Thursday night. Please consider speaking that evening or submitting your thoughts for the upcoming demolition consideration of the house.

With Regards,

Rena

NHC Agenda - [link](#)

## **History of 40 Windsor Road, Waban, Newton, MA**

The house at 40 Windsor Road has belonged to just three families from its construction in 1915 to its recent sale in 2022. The interior of the house was meticulously renovated by the most recent owners who resided here for 35 years. The exterior remains intact and is well preserved, with design features typical of a Craftsman style house of the period.

This house immediately abuts the Windsor Road Historic District which comprises over 40 contributing buildings, including other houses of similar era and style. The Windsor Road Historic District possesses integrity of location, design, setting, materials, workmanship, feeling and association. It is significant for its strong connections with the establishment of Waban Village, and as a representation of Newton's turn-of-the-century development which resulted in the subdivision of large farms and estates to accommodate a rapidly growing population. The collection of outstanding Queen Anne, Shingle, Colonial Revival, Craftsman and Tudor Revival style houses in combination with a curving road system, large lots, varied terrain and sweeping views, produce a residential area of exceptional quality

Prior to construction the house at 40 Windsor Road, this land was part of a large holding comprising much of what is now the Village of Waban, belonging to William Chamberlain Strong, a horticulturalist, developer and visionary champion for the village. Mr. Strong shaped much of what Waban is today, including the construction of the Strong Block (1896), the Victorian brick commercial and retail center that provides a visual anchor to the village with its distinctive stepped gable ends.

A surveyor first drew out housing lots in 1888 on this section of Strong's holdings, along what is now Windsor Road alongside the open land which eventually became the Brae Burn Country Club. Not all lots were immediately sold off and developed. In 1912 the land for this lot passed from William C. Strong to Clarence Dealtry, an agent, and then to William Hart Taylor (1860-1928), a British-born architect with offices in Boston at 50 Broomfield Street. After construction of the house, the property was conveyed on October 10, 1916, to the Moore family.

The Moore family resided at 40 Windsor Road for nearly 45 years from 1916 to 1950. Robert Webber Moore Jr (1891-1972), the son of a Professor of German Literature, set up a partnership as agents representing the New England Mutual Life Insurance Company. Moore & Summers had their offices at 97 Milk Street, Boston. His wife was Josephine Appel Moore (1892 – 1975). Her father, Daniel Appel, was a Vice President in the life insurance industry. In 1917, when Robert Moore Jr registered for the draft for WWI, he gave 40 Windsor Road as his address.

By the time of the 1930 US census, the Moore family had 3 children Robert III (then 13), Beverly (6) and Frederick (4), along with 2 household staff living with them on Windsor Road. The older son, Robert III, went on to Phillips Exeter Academy, then to graduate from Colgate University. He joined the US Army in 1942 immediately after graduation. After he was discharged, he and his wife moved to Texas where he began a career in the insurance industry. Their daughter Beverly married John Carl Quady, an MIT-educated engineer. The younger son, Frederick Appel Moore, like his brother attend Philips Exeter Academy and Colgate. After college he joined the life insurance business and lived on Windsor Road until his marriage to Cynthia Newton in 1950.

Robert Moore Jr and his wife are buried in the Newton Cemetery in the Appel family lot, together with other family members.

In 1950, Josephine Moore sold the house to the Sanderson family, who remained in the house for over 35 years. William Mair Sanderson, a Canadian-born graduate of Harvard Business School, began his career as a merchandising manager. He was President of R. H. Stearns, the prominent Boston department store, from 1967 until 1976. He and his wife Constance Isabel Akerley had three children.

In 1987, the Sandersons sold 40 Windsor Road to the third owners, Ronald K and Peggy E Warren, both medical doctors. Ronald Warren has combined his medical profession as a neurosurgeon which artistic pursuits as a talented sculptor, and Peggy Warren is a psychiatrist. Retaining ownership over 35 years, the Warrens maintained the house carefully until the recent sale in 2022.

### Sources

- Middlesex County South Registry of Deeds, 1916 - Book 3717, Page 100.
- City of Newton records
- Massachusetts Historical Commission

*Notes compiled by Laura Foote, October 22, 2022*