

**Waltham Historical Commission
Meeting Minutes
Meeting Date: April 13, 2026, 7:00 PM
Location: Remote meeting using Zoom**

1. Chair: Called Meeting to Order at 7:00 PM.

2. Secretary: Made the call of the roll

*Commissioner Isaacson, present
Commissioner Daly, present
Commissioner Migdal, present
Commissioner Dufromont, present
Commissioner Egiros, present
Commissioner Russo, present
Commissioner Wilson, present*

3. Chair: Reading & Acceptance of the March 2026 Meeting Minutes

**Commissioner Daly moved to accept the minutes as written.
Commissioner Dufromont seconded.**

Roll Call Vote:

*Commissioner Isaacson, yes
Commissioner Daly, yes
Commissioner Dufromont, yes
Commissioner Egiros, yes
Commissioner Migdal, yes
Commissioner Russo, yes
Commissioner Wilson, abstained*

The motion carried.

4. Chair: Announcements:

Waltham's Patriots Day ceremony was scheduled for April 20th at 9:30 AM at the corner of Lincoln and Lexington Streets.

The Commission was contacted by the new owner of the Queen Anne style house at the corner of Lincoln and Lexington Streets. He plans to renovate and restore the house and was looking for guidance. Commissioner Isaacson gave him a few referrals for resources.

Chair: Reading and Description of Correspondence: None

5. Chair: Public Hearings:

Demolition Delay Hearings:

1130 Main Street

Property owner Son Le represented the property. He planned to build a five unit building in place of the current two-family home. Commissioner Isaacson explained the process for Demolition Delay hearings. Commissioner Daly shared her history report which read, in part: “The house at 1130 Main Street was likely built in 1888, when George W. Brown took out at mortgage on his property. He had been living next door (to the west) at 1138 Main Street since 1856, when he purchased 4.2 acres of land with buildings from Josiah E. Johnson. Johnson had been a cabinet maker in Roxbury before he purchased the property in 1853. So perhaps the lot had already been set up with a workshop in 1856, when George Wellington Brown purchased it.”. A later owner of the property, Stephen Cacciatore, built two five-unit buildings on the property. Mr. Le said that he planned to build a five unit building that matches the style of the existing apartment buildings.

**Commissioner Daly moved to find the house not preferably preserved.
Commissioner Migdal seconded.**

Roll Call Vote:

*Commissioner Isaacson, yes
Commissioner Daly, yes
Commissioner Dufromont, yes
Commissioner Egrious, yes
Commissioner Migdal, yes
Commissioner Russo, yes
Commissioner Wilson, yes*

The motion carried.

32 Maple Street

Owner Stephen Douglas represented the property. He planned to replace the current house with a new two-family dwelling. Commissioner Daly shared her history report. Both 30 and 32 Maple Street were built in 1879-1880 for Henry P. Sherman, who was superintendent of the Waltham and Newton Railway. 30 Maple Street also appeared before the Historical Commission for a demolition hearing in 2025 and was found not preferably preserved. The house at 32 Maple Street was rental property until 1946. The renters and later owners were working class people, many who worked at the watch factory.

**Commissioner Wilson moved to find the house not preferably preserved.
Commissioner Daly seconded.**

Roll Call Vote:

Commissioner Isaacson, yes
Commissioner Daly, yes
Commissioner Dufromont, yes
Commissioner Egirous, yes
Commissioner Migdal, yes
Commissioner Russo, yes
Commissioner Wilson, yes

The motion carried.

135 Woerd Avenue

Owners Mr. and Mrs. Ernesto Espindola represented the property. They pointed out that the state inspected the house and were requiring lead abatement because they had previously rented it to a family with young children. They planned to demolish the house and build a new house that would be situated in a different place on the lot to allow room for a larger backyard and a garage. Commissioner Isaacson explained that this house was found historically significant because of its architectural significance. It is one of the only examples of a Craftsman influenced style Bungalow in Waltham. It is listed in the MACRIS database. The owners said they considered adding a second floor to the house instead of demolishing it, which the commissioners felt would destroy the historical integrity of the house anyway. There was a lengthy discussion of the lead abatement that the state is mandating, if they'll be able to reverse the state order because there are no children living there now, whether the lead impacts the commission's decision, and if they wanted more information from the applicants about it. Commissioner Daly shared the history report on the house. In summary: "The house at 135 Woerd Avenue was likely built in 1916-1917 for its first owner, Albert H. Bellis. The house is listed in the Massachusetts Cultural Resources database, since it is one of the few bungalow-style houses in Waltham. Albert H. Bellis was the station agent at the Riverview station, which was located next to Mount Feake Cemetery. He had lived in the house for 17 years. In 1951, the house was sold to John G. Wheeler and his wife, Mary S. Wheeler. He was a locomotive engineer for the B&M Railroad. The house remained in the Wheeler family for 73 years until 2024."

Commissioner Egirous moved to find the house not preferably preserved.
Commissioner Migdal seconded.

Roll Call Vote:

Commissioner Isaacson, no
Commissioner Daly, no
Commissioner Dufromont, yes
Commissioner Egirous, yes
Commissioner Migdal, yes

Commissioner Russo, no
Commissioner Wilson, yes

The motion carried.

6. Development Prospectus Hearings:

687-709 Main Street

Owner Fred Kimberk represented the project. Commissioner Daly recused herself because she is on the board of the Waltham Land Trust, which is a tenant on the property. Mr. Kimberk showed the same plans to the Historical Commission last year and received a letter of support to the City Council because the plan includes preserving some of the historic buildings on the block.

Commissioner Dufromont moved that, considering historical aspects of the property are being maintained, they should accept the plans as presented.
Commissioner Russo seconded.

Roll Call Vote:

Commissioner Isaacson, yes
Commissioner Daly, recused
Commissioner Dufromont, yes
Commissioner Egiros, yes
Commissioner Migdal, yes
Commissioner Russo, yes
Commissioner Wilson, yes

The motion carried.

Commissioner Daly returned to the meeting.

7. Stonehurst: Monthly report, including inventory update, Stonehurst Curator:

No report was submitted. Commissioner Isaacson shared the role of the Waltham Historical Commission as outlined in the deed restriction, including oversight of restoration projects, and the line items included in the Historical Commission budget that pertain to Stonehurst. Commissioner Isaacson reached out to the Planning Department about outstanding purchase orders from Stonehurst, as well as their requests for the budget in the next fiscal year, but had not heard back.

8. Wellington House: Monthly Report & Update

Restoration work began at the Wellington House. Lally columns are being installed and replaced in the basement to support the floor.

9. Liaison & Subcommittee Reports:

Fernald: The ZBA announced that there would be a 40B hearing for residential units at the Cardinal Cottage. An open house event to tour Cardinal Cottage was also scheduled for April 22.

Community Preservation Committee (CPC): Nothing to report. The next meeting was scheduled for May.

Historic Inventory: Waltham Conservation Commission Chair Bill Doyle, who sometimes works on the Bentley University property, was able to locate the railroad telltale that was damaged during the construction of the rail trail. It is on Bentley property, and he said he would follow up with contacting someone there to get it back. Chairman Isaacson hoped to have it restored and collaborate with the DCR to have to put back where it was. Weston also has a restored, or replica, telltale on their portion rail trail.

Edu. & Outreach: The printer sent a final proof of the Mill Village Area Tour Brochure. It was in the Dropbox files for the commission's approval.

**Commissioner Dufromont moved to approve the latest proof of the tour brochure.
Commissioner Migdal seconded.**

Roll Call Vote:

*Commissioner Isaacson, yes
Commissioner Daly, yes
Commissioner Dufromont, yes
Commissioner Egiros, yes
Commissioner Migdal, yes
Commissioner Russo, yes
Commissioner Wilson, yes*

The motion carried.

Rachel explained what was left in the Commission's budget for the remainder of the fiscal year, and that some of the older brochures needed to be reprinted.

**Commissioner Egiros moved to reprint 500 each of the two older brochures.
Commissioner Dufromont seconded.**

Roll Call Vote:

*Commissioner Isaacson, yes
Commissioner Daly, yes
Commissioner Dufromont, yes*

Commissioner Egirous, yes
Commissioner Migdal, yes
Commissioner Russo, yes
Commissioner Wilson, yes

The motion carried.

10. Old Business:

Commissioner Isaacson visited the Fitch School with Jon Millian to see the art deco features that were salvaged from the outside of the building before demolition. He shared the photos he took. Those decorations will be incorporated into the renovation plans for the property. Commissioner Daly suggested that there should be a sign at the new park to explain who Ezra Fitch was.

11. New Business:

Commissioner Isaacson requested a vote to officially approve the Historical Commission budget that was submitted for FY2027, including the increase of \$1000 for printing.

Commissioner Daly moved to approve the budget.
Commissioner Migdal seconded.

Roll Call Vote:

Commissioner Isaacson, yes
Commissioner Daly, yes
Commissioner Dufromont, yes
Commissioner Egirous, yes
Commissioner Migdal, yes
Commissioner Russo, yes
Commissioner Wilson, yes

The motion carried.

Commissioner Isaacson requested a vote to approve the meeting schedule for FY2027 as prepared.

Commissioner Dufromont moved to approve the proposed schedule.
Commissioner Migdal seconded.

Roll Call Vote:

Commissioner Isaacson, yes
Commissioner Daly, yes
Commissioner Dufromont, yes

Commissioner Egirous, yes
Commissioner Migdal, yes
Commissioner Russo, yes
Commissioner Wilson, yes

The motion carried.

12. Adjournment:

Commissioner Daly moved to adjourn.

Commissioner Dufromont seconded.

Roll Call Vote:

Commissioner Isaacson, yes
Commissioner Daly, yes
Commissioner Dufromont, yes
Commissioner Egirous, yes
Commissioner Migdal, yes
Commissioner Russo, yes
Commissioner Wilson, yes

Meeting adjourned at 8:54 PM.

For a recording of the full meeting, please see www.wcac.org