

**Waltham Historical Commission
Meeting Minutes
Meeting Date: January 12, 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, absent
Commissioner Dufromont, present
Commissioner Egirous, present
Commissioner Russo, present
Commissioner Wilson, present*

3. Chair: Reading & Acceptance of the December 2025 Meeting Minutes

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

Roll Call Vote:

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

4. Chair: Announcements:

Zoom meeting security has been increased. Members of the public wishing to speak must raise their hands and be invited to unmute themselves.

Chair: Reading and Description of Correspondence: None

5. Chair: Public Hearings:

Demolition Delay Hearing for 79 Cherry Street

Silvestre Buscemi represented the property for the owner, Diane Taylor, who was also present.

Commissioner Isaacson reviewed the demolition delay application and hearing process. He also explained that this house is in the Waltham Watch Factory neighborhood, which has been determined to be historically significant. He listed surrounding houses that have had hearings in the past.

Commissioner Daly shared the property history report. The report summary:

“The house at 79 Cherry Street was originally a single-family dwelling built in about 1880. The Waltham Watch Company sold two lots to an employee, William R. Sawtelle, in 1875. Sawtelle purchased part of the adjacent lot in 1879. Before 1880, city directories showed Sawtelle living on Maple Street, so he may not have started construction until after part of the adjacent lot was purchased. Sawtelle was the job master in the punch department of the watch factory, where he worked all of his life. By 1880, he was living on Cherry Street with his wife and in-laws. William Sawtelle died in 1918, and his wife Ellen predeceased him. His niece, Mrs. Bertha M. Brown, continued to live in the house, and ran a boarding house there, until the estate was settled in 1927.

As executor of the Sawtelle estate, Bertha Brown sold the house to Swante O. Johnson and his wife, Elna N. Johnson in 1927. The couple also ran a boarding house at 79 Cherry Street until 1946, when the Johnsons converted the single-family residence to a three-family residence. In 1960, Elna sold the property to her son, Nelson O. Johnson, who rented the house to tenants. He sold the house to Lawrence D. Maffiola, Jr., a Newton police officer, and his wife, Diane Taylor in 1976. He died in 1983, and his wife, the applicant, continues to own the property. The couple did not live in the house, and rented it out to tenants.

Although the house was initially built as a single-family residence in 1880, the owners took in lodgers and ran it as a boarding house for decades. From 1946 to 1960, it was an owner-occupied, three-family residence. And after 1960, the building was tenant housing. No one of historical significance lived in the house.”

The applicant and owner explained that she was having difficulty maintaining the property due to health issues and would like to sell the house. They were trying to be proactive by coming before the Historical Commission in case a developer was interested in demolishing the house.

Commissioner Isaacson read portions of the neighborhood survey from MACRIS (Massachusetts Cultural Resource Information System) and pointed out that this house was not listed, but that the streetscape of the neighborhood is historically significant and is fairly well preserved.

**Commissioner Russo moved to preferably preserve the house.
Commissioner Daly seconded.**

Roll Call Vote:

Commissioner Isaacson, yes
Commissioner Daly, yes
Commissioner Dufromont, yes
Commissioner Egirous, no
Commissioner Migdal, absent
Commissioner Russo, yes
Commissioner Wilson, no

The motion carried and a one-year demolition delay was placed on the house.

6. Development Prospectus Hearings: None

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

The Planning Department requested that all inquiries for Stonehurst be channeled through them. Stonehurst Curator Jamie Stevens had no update on the exact start date for the house restoration project. She was also waiting to hear back from the company that will repair and clean the rugs.

8. Wellington House: Monthly Report & Update

City Council approved the CPA (Community Preservation Act) grant application for restoration of the Wellington House. There was no update on the start date, but the City Building Maintenance Department has been doing work and routine maintenance at the house. Commissioner Isaacson hoped to have a more detailed update for the next meeting.

9. Liaison & Subcommittee Reports:

Fernald: City Council approved a funding request from Mayor McCarthy for a study on potentially creating a nine hole golf course on the site.

Community Preservation Committee (CPC): The CPC did not meet in January. The next CPC meeting was scheduled for February.

Historic Inventory: None

Edu. & Outreach: The creation of a new tour brochure for the Boston Manufacturing Company Mill Village was discussed. A draft copy of the text was in Dropbox for commissioners to review.

Commissioner Dufromont moved to authorize the administrative assistant to get a quote from the printing company to create the brochure.
Commissioner Egirous seconded the motion.

Roll Call Vote:

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

Commissioner Russo asked if there would be a walking tour of the area and Commissioner Isaacson said that the Charles River Museum of Industry was interested in sponsoring a tour. There was discussion of the Chauncey Newhall house in that neighborhood, which was still standing after a demolition delay was imposed. The house was included in the tour brochure.

10. Old Business: None

11. New Business: None

12. Adjournment:

Commissioner Dufromont moved to adjourn.
Commissioner Russo seconded.
Roll Call Vote:

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

Meeting adjourned at 7:46 PM.

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