

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

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

Commissioner Russo requested a review of when Commissioner Migdal left the meeting, and which votes she participated in.

**Commissioner Daly moved to postpone approval of the minutes until next month.
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*

The motion carried.

4. Chair: Announcements:

The FY2027 budget was officially approved by both the Mayor and City Council.

The Boston Globe opinion section included a piece from former Historical Commission Chairman Alex Green.

Chair: Reading and Description of Correspondence: None

5. Chair: Public Hearings:

Demolition Delay Hearings:

32 Cherry Street

Silvestre Buscemi, the current homeowner, represented the property. The house was built in 1881 by Sheldon Owen. Residents included employees of the Waltham Watch Factory. Neighboring houses are listed on the National Register of Historic Places. A later owner, Edward Day Baker, was a prominent figure in Massachusetts in the 1920s and worked with Thomas Edison. In later years it became a boarding house. Commissioner Isaacson noted that the historic streetscape was a factor in deliberations, and there was discussion of that. Mr. Buscemi said that he planned to sell the house and would not oversee what the future owners might build there.

**Commissioner Daly moved to find the house NOT preferably preserved.
Commissioner Egiros seconded.**

Roll Call Vote:

*Commissioner Isaacson, yes
Commissioner Daly, yes
Commissioner Dufromont, no
Commissioner Egiros, yes
Commissioner Migdal, absent
Commissioner Russo, no
Commissioner Wilson, yes*

The motion carried.

**Commissioner Daly moved to take item 6 out of order.
Commissioner Dufromont seconded.**

Roll Call Vote:

*Commissioner Isaacson, yes
Commissioner Daly, yes
Commissioner Dufromont, yes
Commissioner Egiros, yes
Commissioner Migdal, absent*

Commissioner Russo, yes
Commissioner Wilson, yes

The motion carried.

240 Beaver Street (Gray building only)

Jon Millian represented the property on behalf of the City of Waltham. This building was used for research at the former UMass Field Station Farm but has since fallen into disrepair. The City planned to turn it into a parking lot. Although the building is historic, Chairman Isaacson felt there was little chance to save the building. He suggested that the City place a historic marker in front of it. Jon Millian agreed.

Commissioner Egiros moved to find the house NOT preferably preserved.
Commissioner Wilson seconded.

Roll Call Vote:

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

The motion carried.

Commissioner Dufromont moved to take the Corn Lab at 240 Beaver Street rehabilitation out of order.
Commissioner Daly seconded.

Roll Call Vote:

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

The motion carried.

6. Development Prospectus Reviews:

96 Tower Road (within the 1265 Main Street complex)

Mike Connors represented the property on behalf of Sweetgreen LLC. This is the same building that will house Cava, which appeared before the historical commission last month.

**Commissioner Russo moved to find the site not historically significant.
Commissioner Daly seconded.**

Roll Call Vote:

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

The motion carried.

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

No report submitted

8. Wellington House: Monthly Report & Update:

The first floor was reinforced with Lally columns in the basement. Photos were shared. The windows were brought to a workshop to be restored. The floor will be refinished. There was discussion of replacement materials for the gutters. Jon Millian recommended fiberglass gutters rather than wooden ones for better preservation and less maintenance.

**Commissioner Dufromont moved to approve the use of fiber glass replacement gutters on Wellington House.
Commissioner Wilson seconded.**

Roll Call Vote:

Commissioner Isaacson, yes

Commissioner Daly, yes
Commissioner Dufromont, yes
Commissioner Egrous, yes
Commissioner Migdal, absent
Commissioner Russo, yes
Commissioner Wilson, yes

The motion carried.

9. Liaison & Subcommittee Reports:

Fernald: A presentation was given to the City Council about moving the Department of Public Works to the Fernald property. Chairman Isaacson shared a copy of the presentation and pointed out that some historic buildings will likely be demolished as part of this project, although there was no mention of demolition in the presentation. There was a brief discussion on the project.

Community Preservation Committee (CPC): The First Lutheran Church withdrew their application.

Historic Inventory: None

Edu. & Outreach: Reprinting the Watch Factory brochures should be considered at the next meeting.

10. Old Business: None

11. New Business:

Jon Millian wanted to discuss an upcoming CPC application for rehabilitation of the 240 Beaver Street Corn Lab. This building was used by UMass to research corn. Photos were shared. Jon gave an overview of the plans to rehabilitate the building. He planned to prepare a CPC application for roughly \$37,000. Jon will submit the application to the historical commission when it is prepared.

Commissioner Russo moved to accept the rehabilitation plans as presented, and to write a letter of support for the application as long as the plans have not changed. Commissioner Daly 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

The motion carried.

Commissioner Egirous asked Jon Millian for an update on Arrigo Farm. Jon said that the interior and the barn are still on the list to be renovated but nothing has been scheduled.

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, absent
Commissioner Russo, yes
Commissioner Wilson, yes

Meeting adjourned at 8:51 PM.

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