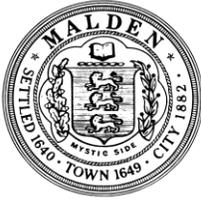


City of Malden

Massachusetts



MALDEN HISTORICAL COMMISSION

215 Pleasant Street, 3rd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Tuesday, January 4, 2022

Location: Malden City Hall, 215 Pleasant Street, Malden, MA, Council Chamber, Room 106.

Commission members in attendance: John Tramondozzi, Vice Chair; Joseph Cesario, Clerk; Inna Babitskaya, Mary Hampton.

Commission Members absent: Barbara Tolstrup, Chair.

City Staff: Michelle Romero, City Planner, Liaison to Commission; Nelson Miller, Building Commissioner.

The meeting began at 10:00 am. Tramondozzi chaired the meeting and took a roll call.

Tramondozzi announced that the Commission was given notice that the meeting is being recorded by Brian DeLacey, 1 Earl Street, Malden.

1. **12-24 Lebanon Street** (Parcel ID 134 654 421)
Notice of Intent to Demolish Building/Application for Demolition Permit #CMID 039265-2021.
Determination Whether Building is Preferably Preserved, Title 4, Chapter 24 (MCC 4.24) City of Malden Demolition and Alteration Delay Ordinance.
2. **28 Lebanon Street** (Parcel ID 134 654 420L)
Notice of Intent to Demolish Building/Application for Demolition Permit # Permit #CMID 039281-2021.
Determination Whether Building is Preferably Preserved, Title 4, Chapter 24 (MCC 4.24) City of Malden Demolition and Alteration Delay Ordinance.

Romero gave an overview of the procedural status of the petitions under the Demolition Delay & Alteration Delay Ordinance; referred and distributed to the Commission a copy of its Determination of Preferably Preserved status made for each property on December 8, 2021, following the public hearing held on December 1, 2021.

Mayor Gary Christenson addressed the Commission about meetings with Building Commissioner Nelson Miller, City Councilor Steve Winslow, and Rick Veilleux and Attorney George Warren of the Mystic Valley Regional Charter School (MVRCS), and a proposed agreement to delay the demolition of both buildings until 2023.

The Mayor distributed to the Commission an outline/summary, "City of Malden Mystic Valley Regional Charter School Proposed Agreement-Overview," that describes the "Core Concept" and different provisions, "The City Agrees to," and "MVRCS Agrees to."

The Mayor requested the Commission remove the designation, "Preferably Preserved," from both properties.

Ward 6 City Councilor Steve Winslow addressed the Commission and stated the agreement will give the City time to work with the MVRCS and to preserve the historic character of the square.

Rick Veilleux, Assistant Superintendent Finance, Mystic Valley Regional Charter School, was in attendance and provided the following updates:

1. 28 Lebanon Street: they are willing to keep "as is" for use by MVRCS staff and it is possible to integrate the building into the plan by an architect.
2. 12-24 Lebanon Street: has "issues;" the building will be looked at in warmer weather.

Commissioners expressed the following concerns with removing the designation, "Preferably Preserved:"

1. Why/what is the purpose or need to remove the designation.
2. The City can still negotiate with the school during the demolition delay period.
3. The Commission's Determinations are based on historic criteria that have not changed.
4. Contradicts purpose of the ordinance and negates role of Commission.
5. Setting precedent.
6. The Commission has not seen a final agreement or signed agreement.
7. No definite plans have been proposed or are in place for the properties.
8. The Commission wants to see plans, receive updates, as the agreement is reached.

Building Commissioner Nelson Miller addressed the Commission and stated that the agreement will move the discussion from the Commission to the Mayor and Ward City Councilor; the agreement includes the same demolition delay period, which may be extended to April 2023; and if the agreement fails/falls apart, the Commission's decisions/Determinations and demolition delay period will stand.

Romero recommended that the Commission's recommendations re: the buildings (made in the Determinations of Preferably Preserved) be incorporated by reference into the agreement; the agreement include extensions of delay period; and any decision by the Commission be contingent on the full execution and performance of the agreement.

Councilor Winslow suggested the Commission might "reconsider" its decisions/Determinations.

Romero suggested the Commission might suspend, rather than rescind, its decision/Determinations.

At the request of the Mayor, the Commission temporarily recessed at 10:45 am (*motion by Cesario, seconded by Hampton, all voted in favor, motion passed, 4-0*). The Commission reconvened at 11:02 am.

Rick Veilleux, MVRCS stated that the Commission's suspension of the designation was not acceptable and they will demolish the buildings in twelve months.

Mayor Christenson asked the Commission to take a "leap of faith" and again requested the Commission remove the "Preferably Preserved" designation. He agreed to provide the Commission with the agreement and monthly updates.

The Commission decided to consider the agreement and remove the designation on both properties, contingent on memorandum of agreement between City of Malden and MVRCS.

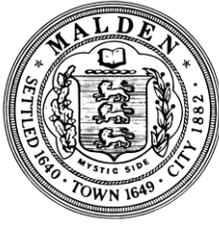
On the motion by Cesario, seconded by Hampton, Cesario and Tramondozzi voted in favor, Babitskaya voted in opposition; the motion passed (3-1).

3. Other business:

- a) Approval of minutes of December 1, 2021. *On the motion by Cesario, seconded by Hampton, all voted in favor; the motion passed (4-0).*
- b) Approval of minutes of December 8, 2021. *On the motion by Babitskaya, seconded by Cesario, all voted in favor; the motion passed (4-0).*

The meeting adjourned at 11:39 am.

Respectfully submitted,
J.Cesario, Clerk



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MALDEN HISTORICAL COMMISSION

215 Pleasant Street, 3rd Floor
Malden, Massachusetts 02148
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December 8, 2021

Nelson Miller, Building Commissioner
City of Malden
215 Pleasant Street
Malden, MA 02148

RE: 12-24 Lebanon Street (Parcel ID 134 654 421)
Notice of Intent to Demolish/Permit Application #CMID 039265-2021
Determination that Building is Preferably Preserved
Title 4, Chapter 24, Code of City of Malden (MCC 4.24)

Dear Mr. Miller:

In accordance with Title 4, Chapter 24 of the Code of the City of Malden, the Demolition and Alteration Delay Ordinance (the Ordinance), the Malden Historical Commission (the Commission) hereby notifies you of its determination regarding the subject of the above-referenced application:

The building is a Preferably Preserved Building, and its demolition is to be delayed.

Following a public hearing held on December 1, 2021, the Commission made this determination on December 8, 2021, based on the historical significance of this building in Maplewood Square, and specifically, this building's social, cultural and economic significance as a commercial business block, formerly occupied by Nelson's Bakery, and as a building importantly associated with historic persons and events and the broad architectural, cultural, political, economic and social history of the City; its architectural significance as a building architecturally important in terms of period, style, method of building construction, by itself and in the context of a group of buildings; and because it is a building whose loss would have significant negative impact on the historical and architectural integrity and urban design character of the neighborhood.

As part of its decision, the Commission requests that the Applicant work together with the Commission to explore alternatives to the demolition of the building and recommends that the Applicant revise the plans to:

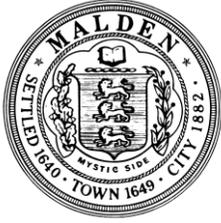
1. Reuse the building.
2. Incorporate the building and façades (into any new building).
3. Maintain the period architecture of the brick portion of the building.
4. Maintain the same footprint of the building.
5. Research and possibly replicate prior façades of the building.

In accordance with the Ordinance, no demolition permit may be issued for a period of twelve (12) months from the date of this determination, unless otherwise agreed to by the Commission.

Please do not hesitate to contact me with any questions. Thank you.

Sincerely,

Michelle A. Romero
City Planner
Liaison to the Historical Commission



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION

215 Pleasant Street, 3rd Floor
Malden, Massachusetts 02148
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December 8, 2021

Nelson Miller, Building Commissioner
City of Malden
215 Pleasant Street
Malden, MA 02148

**RE: 28 Lebanon Street (Parcel ID 134 654 420L)
Notice of Intent to Demolish/Permit Application #CMID 039281-2021
Determination that Building is Preferably Preserved
Title 4, Chapter 24, Code of City of Malden (MCC 4.24)**

Dear Mr. Miller:

In accordance with Title 4, Chapter 24 of the Code of the City of Malden, the Demolition and Alteration Delay Ordinance (the Ordinance), the Malden Historical Commission (the Commission) hereby notifies you of its determination regarding the subject of the above-referenced application:

The building is a Preferably Preserved Building, and its demolition is to be delayed.

Following a public hearing held on December 1, 2021, the Commission made this determination on December 8, 2021, based on the historical significance of this building in Maplewood Square, and specifically, the building's architectural significance, as a building architecturally important in terms of period, style, method of building construction, by itself and in the context of a group of buildings; its economic and social significance as the Malden Savings Bank branch, as a building importantly associated with historic persons and events and the broad architectural, cultural, political, economic and social history of the City; and because the loss of this building would have significant negative impact on the historical and architectural integrity and urban design character of the neighborhood.

As part of its decision, the Commission requests that the Applicant work together with the Commission to explore alternatives to the demolition of this building and recommends that the Applicant:

1. Preserve the building "as is."
2. Reuse the building.

In accordance with the Ordinance, no demolition permit may be issued for a period of twelve (12) months from the date of this determination, unless otherwise agreed to by the Commission.

Please do not hesitate to contact me with any questions. Thank you.

Sincerely,

Michelle A. Romero
City Planner
Liaison to the Historical Commission

City of Malden

Mystic Valley Regional Charter School

Proposed Agreement- Overview

Core Concept

Parties agree to delay until April of 2023 the demolition of the properties acquired by MVRCS so that the City and MVRCS can jointly explore other more desirable options that allow for MVRCS to expand its school facilities.

The City Agrees to

- Delay the start of the Trafton Park renovation project to allow continued student access until the June 2023. Doing so takes away the need for MVRCS to create replacement open space on the parcels they acquired.
- Apply the zoning rules and ordinances that apply at the time of the property acquisition.
- Work with the remaining residential tenant to provide financial assistance with securing appropriate replacement housing.
- Request that the Historical Commission vote to remove the preferably preserved designation, with the same goals having been accomplished with this agreement

MVRCS Agrees to

- Extend until June 30th the rights of the residential tenant to occupy the property, with MVRCS providing \$4,500 in moving relocation assistance to the tenant upon entering into an agreement to vacate.
- Extend until April of 2023 the ability of the commercial tenants to occupy the commercial space by entering into agreements with tenants. Rent will not increase during this time and tenants may leave early with no penalty.
- Allow the neighboring businesses to continue to use 30 parking spaces located behind the property to support area businesses.
- In the event a more desirable alternative can't be secured, MVRCS agrees to provide regular updates to the Historical Commission and to make a good faith effort to incorporate suggestions that help incorporate a new structure into the neighborhood, provide the same doesn't add a financial burden to the project.