



City of Malden Massachusetts

2019 05 28 AM 10:59

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: May 28, 2019

Location: Auditorium, Malden Senior Community Center, 7 Washington Street, Malden.

Members in Attendance: Barbara Tolstrup, Chair; John Tramondozzi, Vice Chair; Joseph Cesario, Clerk; Inna Babitskaya.

Staff: Michelle Romero, City Planner, Commission Liaison

Members of public in attendance: Mary Hampton, 47 Beachview Terrace, Malden; Deborah A. Burke, Executive Director, Malden Redevelopment Authority.

The meeting began at 11:02 am. Tolstrup chaired the meeting.

1. Public Hearing re: 46-52 Pleasant Street, aka 50 Pleasant Street (PID # 052-274-410).
Building Permit Application for Alterations (CMID-028368-2019)
Determination whether Building is Preferably Preserved
Section III (9), Demolition & Alteration Ordinance.

The notice of public hearing was read into the record by Romero.

Petitioner submitted the following documentation and information:

1. Notice of Intent to Alter Building/Application for Review by the Historical Commission dated May 12, 2019.

Presentation by Petitioner:

Daniel and Susan Martignetti Daniel and Susan Martignetti, Sr. 47 Swan Road, Winchester, MA, Petitioners for DAM Cambridge Ventures II, LLC, Property Owner. are the petitioners and represent the property owner; the Martignetti's sons will be the operators of the proposed brew-pub/restaurant.

The proposal is to alter the façade of the building by replacing windows with energy efficient glass and keeping transoms; remove metal panels below storefront windows and install granite panels; granite panels and trim will match existing granite as closely as possible; replace front double doors, keeping transom; replace single door on Pleasant Street, install granite surround; replace door used for emergency exit on Middlesex Street; eliminate "half-sized" door on Middlesex Street, install matching limestone to cover opening; power-wash and repair existing granite and limestone façade.

Petitioners are interested in the history of the bank building and will install a historic plaque commemorating Frank Converse at the front of the building, possibly at the existing deposit box location. The exterior balcony on Pleasant Street will be retained and many interior features, like the bank vault, will be retained and incorporated into the plans. Parking will be provided at the CBD garage.

Petitioners understand that future additional renovations may require further review by the Commission under the Ordinance.

The Commission received the following testimony during the public hearing:

1. Deborah Burke, Executive Director, Malden Redevelopment Authority; letter dated May 28, 2019 in favor of the proposed alterations.
2. Letter dated May 28, 2019 from Mayor Christenson, in favor of the proposed alterations.

No comments were received in opposition to the proposed alterations.

The Commission closed the public hearing.

The Commission received and reviewed the following documentation at the meeting:

1. Correspondence dated May 9, 2019, from Romero to Nelson Miller, Building Commissioner re: Commission's Determination of Significance re: this Building.
2. Inventory/survey Form B on file with the Massachusetts Historical Commission re: 46-50 Pleasant Street, Malden First National Bank (MHC MAL.241).
3. Special Permit (Case #18-08) that allows use of the property for the proposed brewery and restaurant.

Decision: The Commission made the following determination:

The building, as a whole, is a Preferably Preserved Building, however, the following portions of the building that are proposed to be altered are not preferably preserved and the permit for the proposed alterations should not be delayed:

1. Wall below storefront windows (first floor/street level): remove metal panels, resurface with granite to closely matching existing.
2. Front windows (first floor/street level): replace with three panels and transom, install matching granite trim.
3. Doors: replace front double doors and transom, install matching granite trim; replace single door on Pleasant Street, install matching granite surround; replace emergency exit door on Middlesex Street; remove half-size side door on Middlesex Street and install limestone to match existing; replace rear delivery door on Exchange Street; install handicapped accessible door at rear on Exchange Street.
4. Existing granite and limestone façade: clean ("power wash") and repair.

Motion by Joseph Cesario, seconded by John Tramondozzi; all voted in favor (4-0).

-
2. Demolition Permit Application (CMID-029497-2019)

11 Charles Street, Malden, MA (PID # 054 237 707)
Determination of Significance, Section III(5), Demolition & Alteration Delay Ordinance.

The Commission reviewed the inventory/survey form on file with the Massachusetts Historical Commission (MAL. 190/Malden Ford Motor Company Showroom).
The Commission made the determination that the Building is a Significant Building.

Motion by John Tramondozzi, seconded by Joseph Cesario; all voted in favor (4-0).

The public hearing required to make the Determination whether the Building is Preferably Preserved will be scheduled for June 17, 2019.

-
3. Wallace Memorial Park Wall: CPA FY19 Funding Application.
Commission discussed the status. Commission will attend the CPC meeting on June 11, 2019 at 7pm and will invite David Hancock to present his independent review of the wall.
 4. Properties for Individual Survey/Inventory (MHC Form B).
 - 15 Ferry Street: underway.
 - Six remaining Corey Road Properties in proposed Local Historic District: 17 Corey Road (garage only), 24 Corey Road, 30 Corey Road, 48 Corey Road, 51 Corey Road, 63 Corey Road.
 - Commission authorized contracts with consultant Frank Russell to do this work.*Motion by John Tramondozzi, seconded by Joseph Cesario; all voted in favor (4-0).*
 5. Other business: ordering business cards, clothing with City seal.
-
6. Upcoming meeting schedule:
 - June 5, 2019: public hearing re: 1 Salem Street and 15 Ferry Street, Demolition Delay.
 - June 11, 2019: Meeting with CPC Committee
 - June 17, 2019: public hearing re: 11 Charles Street, Demolition Delay
 - June 20, 2019: regular meeting.

The meeting adjourned at 12:05 pm.

Respectfully submitted,
J.Cesario, Clerk