



City of Malden Massachusetts

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MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Tuesday, July 18, 2019

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

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

Staff: Michelle Romero, City Planner, Liaison to Commission..

The meeting began at 2 pm. Tolstrup chaired the meeting.

1. Public Hearing re: 9-11 Baldwin Street (PID # 052-274-410).
Building Permit Application for Demolition (RES-029961-2019)
Determination whether Building is Preferably Preserved
Section III (9), Demolition & Alteration Delay Ordinance.

Petitioner submitted the following documentation and information:

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

Presentation by petitioner:

- ~~Property owner, Dakai Mu, 661 Main Street, Malden presented additional~~ photographs of building interior, basement and narrative re: condition of same.

The Commission opened the public hearing.

The Commission received the following testimony during the public hearing:

1. Emily Porcetti, 61 Mount Vernon Street- in favor of demolition.

The Commission closed the public hearing.

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

- Determination of Significance dated June 25, 2019 (correspondence from M. Romero to Nelson Miller, Building Commissioner).
- Massachusetts Historical Commission Form B Inventory (draft).
- Photographs of building interior, basement and narrative re: condition of same, prepared by property owner.
- Photographs of building foundation taken by Commissioner Mary Hampton.

Decision: The Commission made the determination that the building is not a Preferably Preserved Building and the demolition permit should not be delayed.

Motion by J. Tramondozzi, seconded by J. Cesario; all voted in favor (5-0).

2. Public Hearing re: 11 Charles Street (PID # 052-274-410).
Building Permit Application for Demolition (CMID-029497-2019).
Determination whether Building is Preferably Preserved
Section III (9), Demolition & Alteration Delay Ordinance.

The Commission reopened the public hearing tabled on June 17, 2019. Jay Lanstein, representative of the property owner, addressed the Commission. Mr. Lanstein stated that owner has further investigated the building materials behind the existing façade and whether the structural design of the building would support an addition. Owner's architect was present to answer any questions.

The Commission received the following public testimony during the hearing: None. The Commission closed the public hearing.

The Commission received and reviewed the following documentation at the meeting:
1. Updated Massachusetts Historical Commission Form B Inventory.

Decision: The Commission made the determination that the building is not a Preferably Preserved Building and the demolition permit should not be delayed.

Motion by J. Tramondozzi, seconded by J. Cesario; all voted in favor (5-0).

3. Notice of Intent to Demolish Buildings/ Application for Review by the Historical Commission.62-80 Broadway.
Application for Demolition Permit (Permit #CMID 030142-2019).
Determination of Significance, Section III (5), Demolition & Alteration Ordinance.

The Commission reviewed the Notice of Intent received July 15, 2019. Scott Fitzpatrick, contractor and Louis Barreto, Jr., owner's representative were present to answer questions.

Decision: The Commission made the Determination of Significance that the Buildings are not Significant Buildings, based on criteria of Section 6C; and the demolition may proceed without delay.

Motion by J. Tramondozzi, seconded by J. Cesario; all voted in favor (5-0).

4. Notice of Intent to Demolish Building/ Application for Review by the Historical Commission: 125 Madison Street.

Application for Demolition Permit (#RES-030188-2019). Determination of Significance, Section III (5), Demolition & Alteration Ordinance:

- Commission reviewed the Notice of Intent received July 15, 2019.
- Scott Fitzpatrick, contractor and Louis Barreto, Jr. of Caycort Realty LLC, property owner, addressed the Commission and answered questions.

Decision: The Commission made the Determination of Significance that the Buildings are not Significant Buildings, based on criteria of Section 6C; and the demolition may proceed without delay.

Motion by J. Tramondozzi, seconded by J. Cesario; four voted in favor (4-0); M. Hampton abstained.

5. Status Updates re: Delayed Demolition of 1 Salem Street and 15 Ferry Street, Demolition & Alteration Ordinance:

- Kathryn Welk, Attorney for owner was in attendance and informed the Commission that owner was waiting to receive its engineer's report from the recent interior inspection of 1 Salem Street, and there are no updates re: 15 Ferry Street.
- Commission expressed concern that owner had previously agreed to wait for independent engineer to do further investigation and that Commission had not been notified of this inspection.
- ~~Commission to review proposals received for independent evaluation of 1 Salem Street.~~

6. Public Hearing re: List of Significant Buildings, Section V, Demolition & Alteration Delay Ordinance. Commission tabled the public hearing to the next regular meeting scheduled for August 15, 2019.

7. Wallace Memorial Park Wall: CPA FY19 Funding Application. The Application is not in any current funding cycle.

8. Local Historic District Study Committee. No updates.

9. Any other business properly before the Commission.

- Request by MBTA for review and determination by Commission whether any historical properties are negatively affected by the proposed Oak Grove Improvements Project.

- Holly Palmgren, MBTA, presented the proposal and request.
- Ryan O'Malley, Ward 4 City Councilor, spoke in favor of the project.
- Commission reviewed the report, "Cultural Resources Determination of Effect Memorandum," prepared by AECOM for the MBTA dated April 2019.
- Commission requested that MBTA provide historical background data and research that are the basis of the report and additional historical information, including past residents and connections to City history, re: the eight properties referenced.
- Commission tabled its decision until receipt of requested information.

Motion by J.Cesario, seconded by J.Tramonozzi; all voted in favor (5-0).

- Proposal to rename Hunting Field.
 - Commission reviewed an email from Maryellen O'Meara re: proposal to rename Hunting Field after William Dempsey, Linden School Principal and citizen who will turn 95.
 - Commission received public testimony from Al Levinia, 23 Freeman Street, Revere.
 - Commission discussed other possible options to commemorate Mr. Dempsey, i.e., a scholarship.
 - Commission affirmed its prior recommendation that the name has historical significance in the community and should not be changed.
- 341 Forest Street/Malden City Infirmary/McFadden Manor.
 - Commission reviewed correspondence dated June 27, 2019 received from state Historical Commission re: owner's National Register nomination application.
 - Commission will contact owner to request copy of application.

Next regular meeting will be scheduled for August 15, 2019 at 1 pm.

Meeting adjourned at 3:57 pm.

Respectfully submitted,
J.Cesario, Clerk