



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Tuesday, August 20, 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 6 pm. Tolstrup chaired the meeting.

At the beginning of the meeting, the Commission announced that Jon Maiara, 66 Olive Avenue, Malden, gave notice that he would be recording the meeting.

1. Oak Grove MBTA Station Improvements: Request for Determination Whether Historical Properties are Affected.

The Commission reviewed the following:

- a) Report, "Cultural Resources Determination of Effect Memorandum," prepared by Kaitlin Pluskota, AECOM for the MBTA dated April 2019.
- b) Massachusetts Historical Commission Form B inventories, prepared by Kaitlin Pluskota, AECOM, consultant for MBTA, dated July 2019 for the following eight properties located in the "Area of Potential Effect" (as defined by the MBTA consultant): 280 Washington Street, 284 Washington Street, 286 Washington Street, 290 Washington Street, 306 Washington Street, 312-314 Washington Street, 316-318 Washington Street and 320-322 Washington Street.

The Commission noted that the Oak Grove Community Center at 6 Grove Street (see MHC Inventory Form B MAL. 485) is just outside the project "Area of Potential Effect." The Commission discussed whether there may be additional historical information, including about past residents and connections to City history, re: the eight properties.

Melissa Ryan, AECOM, consultant for the MBTA was in attendance and stated the recommended finding is "No Historic Properties Affected," per Section 106 Regulations (2004) of the National Historic Preservation Act.

The Commission made the following determination and will notify the MBTA:
There may be historic properties in the area but the project will have no adverse effects.

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

The Commission will file the Form B inventories for the eight properties with the state Historical Commission.

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

2. Public Hearing re: List of Significant Buildings, Section V, Demolition & Alteration Delay Ordinance (tabled on August 15, 2019).

The Commission opened the public hearing.

The Commission received testimony from the following during the public hearing:

1. Frank Russell, 3 Fairlawn Street, Malden, consultant to the Commission.

The Commission closed the public hearing.

The Commission identified the following properties for consideration:

1. 24-28 Holm Court: Methodist Church, James Howard House, 1700's.
2. 54 Eastern Avenue: Governor John Volpe, Construction Co. office, 1930's.
3. 2-4 Park Avenue: two-story barn, Victorian.
4. 578 Main Street: Converse, Home for the Aged.
5. 614 Main Street: E. Virginia Williams House, Founder of Boston Ballet, Victorian.
6. 77 Maplewood Street: Maplewood Hospital.
7. 159 Main Street: Frank Stella House.

The Commission took all properties for consideration under advisement.

3. Status Updates re: Buildings Determined to be Preferably Preserved/Demolition Permits Delayed Ordinance: One Salem Street and 15 Ferry Street.

Kathryn Welk, Attorney for owner provided the following updates re: email dated August 20, 2019:

- a) Report from structural engineer based on 7/1 site visit is being finalized.
 - b) Owner and engineer for independent evaluation have not been in contact yet due misunderstanding re: who would initiate contact.
 - c) No updates re: 15 Ferry Street.
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4. Local Historic District Study Committee.
The Commission received drafts of the Form B Inventories prepared by Frank Russell, consultant to the Commission for the remaining six properties not previously inventoried and part of the proposed Corey Road Local Historic District: (one of the Forms was inadvertently omitted, garage at 17.
5. Wallace Memorial Park Wall: CPA Project (FY19 Funding Application). No updates.
6. Community Preservation Committee. Babitskaya provided an update.

The meeting adjourned temporarily at 6:30 pm and reconvened again at 7 pm.

1. Public Hearing re: 368 Pleasant Street (PID # 030 134 416)
Building Permit Application for Demolition (CMID-030122-2019))
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 July 16, 2019.

Presentation by representatives of Owner/Applicant, Bay State Commons LLC:

- Roberto DiMarco, Attorney, Foster, Walker & DiMarco, 350 Main Street, Malden, MA.
- Linda Neshamkin, Architect, Neshamkin French Architects, 5 Monument Square, Charlestown, MA.
- Jenny French and Alexandra “Anda” French, Architects, Neshamkin French Architects, 502 Medford Street, Charlestown, MA.

The Commission opened the public hearing.

During the public hearing, the Commission received verbal testimony in favor of demolition from the following:

1. Paul Sherman, 284 Ferry Street, Malden, MA-Bay State Commons owner and future resident of new project.
2. Ricardo Sedan, 66 Olive Ave, Malden, MA-Bay State Commons owner and future resident of new project.
3. Randall Grometstein, 198 Franklin Street, Stoneham, MA-Bay State Commons owner and future resident of new project
4. John Pustell, 198 Franklin Street, Stoneham, MA- Bay State Commons owner and future resident of new project

5. Daniel Breslau, 23 Park Street, Malden, MA-Bay State Commons owner and future resident of new project.
6. Nancy Free, 141 Pierce Street, Malden, MA (verbal testimony given in lieu of reading letter dated August 19, 2019 that was submitted).
7. Patricia Franz, 23 Park Street, Malden, MA-Bay State Commons owner and future resident of new project.
8. Valerie Paul, 85 Fruit Street, Ashland, MA- Bay State Commons owner and resident of new project.
9. Amanda Linehan, 83 Blomerth Street, Malden, MA.
10. Steve Winslow, City Councilor at Large, 83 Jacob Street, Malden, MA
11. Julianne Orsino 50 Wiley Street, Malden, MA-identified herself as Community Preservation Committee Chair.
12. Bruce Lynch, 412 Pleasant Street, Malden, MA.
13. Rich Hannigan, 47 Washington Street, Melrose, MA-potential Bay State Commons owner and future resident of new project.
14. Judy Whipple, 17 Walnut Road, Somerville, MA-Bay State Commons owner and future resident of new project.

During the public hearing, the Commission received verbal testimony in opposition to the demolition from the following:

1. Frank Russell 3 Fairlawn Street, Malden, MA-consultant to Commission.

Note: Matthew Block, 163 Glenwood Street, Malden, MA-spoke in opposition to the demolition of One Salem Street, Malden, MA.

The Commission closed the public hearing.

Nelson Miller, Building Commissioner answered the Commission’s questions about the demolition permit and stated that no demolition permit had been issued.

Mi-Rang Yoon, 153 Governors Avenue, Medford, MA- “leadership team” Bay State Commons owner and future resident of new project, answered the Commission’s question about the organization.

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

- Determination of Significance dated July 30, 2019 (correspondence from M. Romero to Nelson Miller, Building Commissioner).
- Massachusetts Historical Commission Form B Inventory (MAL.484).

Decision: The Commission took the matter under advisement and will conduct deliberations and make a determination at a public meeting on August 26, 2019 at 4 pm.

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

Meeting schedule:

This meeting was held in lieu of the regular meeting scheduled for August 15, 2019.

A special meeting is scheduled for August 26, 2019 at 4pm in the Malden Senior Community Center re: Notice of Intent to Demolish/Application for Review by Historical commission re: 368 Pleasant Street.

The next regular meeting is scheduled for September 19, 2019 at 10:30 am.

The meeting adjourned at 8:48 pm.

Respectfully submitted,
J.Cesario, Clerk