



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Monday, August 26, 2019

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

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

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

The meeting began at 4 pm. Tolstrup chaired the meeting.

At the beginning of the meeting, Romero announced that Jon Maiara, 66 Olive Avenue, Malden, gave notice that he would be recording the meeting. During the meeting, the Commission requested the two members of the audience who were recording with cellphones to identify themselves: Elaine Dasilve, 12 Willard Street, and Christine Clements, 57 Charter Street, Boston.

1. Public Meeting 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.

Tolstrup stated that the public hearing had closed on August 20, 2019 and no new public testimony would be taken. The Commission received no new information.

The Commission reviewed the Intent and Purpose of the Demolition & Alteration Delay Ordinance and specifically the following provisions:

- “Through the Ordinance, owners of Preferably Preserved Buildings are encouraged to seek out alternative options that will preserve, rehabilitate or restore such buildings.”
- The Ordinance establishes the delay period “during which the City and the Applicant can propose and consider alternative to the demolition of a building of historical, architectural, cultural or urban design value to the City.”

The Commission reviewed the meaning of Preferably Preserved as defined by the Ordinance: *PREFERABLY PRESERVED BUILDING: A Significant Building which the*

Commission determines, following a public hearing, that it is in the public interest to be preserved rather than demolished or altered. A Preferably Preserved Building is subject to the twelve-month demolition or alteration delay period of this Ordinance.

Commissioners identified a variety of specific reasons and bases for making a Determination that the building is Preferably Preserved, in accordance with the criteria of the Ordinance.

Commissioners referred to information contained in the Form B Inventory prepared for the property and on file with the Massachusetts Historical Commission (MAL. 484); the Commission entered this Inventory Form into the record of the public hearing on August 26, 2019. The Commission discussed the historical significance of the property: its social significance with respect to the Ira Bradley family; its community significance as the last intact large suburban estate in this area; its community significance with respect to its location, adjacent to other recognized historic properties, including, the Laura Leonard School (MAL. 53), First Parish Universalist Church (MAL. 46) and Wilbur Fisk Haven House (MAL.83); its local and community significance as the first American Legion Post; and its architectural significance, with respect to its unique style, notable Italianate style and structural elements, and well-known local architect, Cyrus Springhall.

The Commission repeatedly stated its willingness to work with Applicant. The Commission requests Applicant to preserve as much of the existing building as possible and incorporate as much of the building as possible. The Commission noted that Applicant had previously stated that this was their original intent.

Following its deliberations, the Commission concluded that it is in the public interest to preserve the building rather than demolish it.

Decision: The Commission determined that the existing building is a Preferably Preserved Building and requested that the Applicant work with the Malden Historical Commission and City officials to redesign the project, and recommended the following:

Revise the plans to preserve as much as possible of the exterior structure and design of the existing building.

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

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

Meeting adjourned at 4:29 pm.

Respectfully submitted,
J.Cesario, Clerk