



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Thursday, September 19, 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.

City Staff: Michelle Romero, City Planner, Liaison to Commission; Linda Yarasitis, Clerk; Kathryn Fallon, City Solicitor; Nelson Miller, Building Commissioner.

The meeting began at 12:30 pm. Tolstrup chaired the meeting. Tolstrup announced that this was not a public hearing.

At the beginning of the meeting, Romero announced that Randall Grometstein, 198 Franklin Street, Stoneham, gave notice that she would be recording the meeting.

1. Oak Grove Community Center/6 Grove Street. Request for letter of support of Oak Grove Improvement Association re: CPA Application.
The Commission reviewed the CPA preApplication and draft letter of support (prepared by Romero). The Commission requested revisions to specify the project involves historic preservation and universal access.

2. Notice of Intent to Demolish Building/Application for Demolition Permit (Application #CMID 030844-2019) Determination of Significance, Section III (6), Demolition & Alteration Delay Ordinance: 45 Holyoke Street, Malden, MA
The Commission reviewed the Application and discussed the cultural and social significance of the property under the following criteria of the Ordinance in Section III(6):
E. The Building is historically or architecturally important, in terms of period, style, method of building construction or association with a recognized architect or builder, either by itself or in the context of a group of buildings.
F. The Building is importantly associated with one or more historic persons or events or with the broad architectural, cultural, political, economic or social history of the City or the Commonwealth; or

F. The Building is one whose loss would have a significant negative impact on the historical or architectural integrity or urban design character of the neighborhood.

The Commission made a Determination of Significance that the building is a Significant Building and stated its intention to conduct a “Form B” inventory/survey of the property, in accordance with the methodology of the Massachusetts Historical Commission.
Motion by Tramondozzi, seconded by Babitskaya; all voted in favor (5-0).

The Commission will hold a public hearing on Thursday, October 17, 2019 at 7 pm in the Senior Center, prior to making a determination whether the building is Preferably Preserved and its demolition is to be delayed.

Matthew Garland, Director of Congregation Beth Israel, 10 Dexter Street, introduced himself to the Commission and agreed to work with the Commission’s consultant to provide historical information.

3. Status update for Buildings Determined to be Preferably Preserved/Demolition Permits Delayed per Section III (10), Demolition & Alteration Delay Ordinance:

a) One Salem Street (Permit Application # CMID-029311-2019). Roberto DiMarco, Attorney for owner, stated that their engineer will be meeting with the independent engineer (owner selected from three firms forwarded by the Commission).

b) 15 Ferry Street (Permit Application # CMID-029312-2019). Roberto DiMarco, Attorney for owner, stated there is no update.

The Commission again requested an update on progress. Tramondozzi expressed concerns that Applicant was not taking any action.

c) 368 Pleasant Street (Permit Application # CMID-030122-2019). In response to a request for an update, Roberto DiMarco, Attorney for owner, previously submitted correspondence dated September 4, 2019 that alleges procedural violations by the Commission and threatens the Commission with litigation if the Commission does not reconsider its determination.

Tolstrup declared that the Commission’s response to this letter involves discussing strategy with respect to the potential litigation the letter threatens and discussing this matter at an open meeting may have a detrimental effect on the City’s litigating position. The Commission motioned to enter into Executive Session.

Motion by Tramondozzi, seconded by Cesario.

Tolstrup called for a roll call vote, which was taken as follows:

Babitskaya, yes; Cesario, yes; Hampton, yes; Tramondozzi, yes; Tolstrup, yes.

Romero confirmed that the Commission is convening in Executive Session under Open Meeting Law Exception #3 (M.G.L. c.30A, Section 21a.3) for the purpose of discussing with the City Solicitor the Commission's strategy with respect to potential litigation regarding the Commission's determination made on August 26, 2019 that the building at 368 Pleasant Street is a Preferably Preserved Building pursuant to the Demolition & Alteration Delay Ordinance.

Tolstrup stated that the Commission will not reconvene in open session at the conclusion of the Executive Session.

City Solicitor Fallon advised the Commission to decide and vote whether to admit the City Solicitor and any other City officials into Executive Session.

The Commission motioned and voted to allow City Solicitor Kathryn Fallon, Building Commissioner Nelson Miller and Commission Liaison Michelle Romero to enter Executive Session with the Commission.

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

The Commission entered into Executive Session at approximately 1:00 pm.

The Commission adjourned its Executive Session at approximately 2:40 pm.

Motion by Tramondozzi, seconded by Cesario.

Tolstrup called for a roll call vote, which was taken as follows:

Babitskaya, yes; Cesario, yes; Hampton, yes; Tramondozzi, yes; Tolstrup, yes.

The Commission then immediately adjourned the open meeting at 2:40 pm.

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

Respectfully submitted,
J.Cesario, Clerk