Date: Thursday, February 20, 2020  
Location: City of Malden Department of Permits, Inspections & Planning Services, 110 Pleasant Street, 2nd Floor, Malden, MA.  
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; Frank Russell, Consultant to Commission.

The meeting began at 10:38 am. Tolstrup chaired the meeting.

1. Notice of Intent to Demolish Building/Application for Demolition Permit (Application #CMID TBD-2020) Determination of Significance, Section III (6), Demolition & Alteration Delay Ordinance: 54 Eastern Avenue, Malden, MA.

Owner’s representatives were in attendance:  
1. Gabriella Snyder Stelmack, Director, Bread of Life.  
2. Alice Krapf, Development Consultant.  

The Commission reviewed the Application and discussed the property. Owner explained that the project involved total demolition of the building because the access driveway is too narrow, which was a concern of the Planning Board when granting the special permit for the project. The Commission inquired whether plans may be altered.

Around 11:00 am, the Commission temporarily tabled its discussion and decision until consultant Frank Russell arrived.

2. 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).  
b) 15 Ferry Street (Permit Application # CMID-029312-2019).

Re: One Salem Street:

Re: 15 Ferry Street:
Romero informed the Commission owner’s attorney Rob DiMarco had been invited to attend today’s meeting but could not and was available to meet next week and had provided no updates. The Commission requested written update by Monday.

----------------------------------------------------------------------------------

Around 11:30 am, the Commission reopened its discussion on 54 Eastern Avenue.

Frank Russell, who has begun preparation of the Form B Inventory in accordance with the procedures and protocol of the Massachusetts Historical Commission, and presented an overview of his research to date on the property:
- The property is the original site of the Volpe House and business.
- The wooden house was demolished in the 1950’s.
- The brick structure was constructed in the 1950’s in the Colonial Revival style, as requested by the City (similar to other buildings constructed at this time).
- The Volpe family is an Italian family from Edgeworth, which began its construction business.
- Volpe was a prominent citizen in Malden, Massachusetts Governor and the US Ambassador and Secretary of Transportation.

The Commission found the building is a Significant Building, based upon the following criteria of the Ordinance in Section III(6):
E. The Building is historically or architecturally important in terms of period, style.
F. The Building is importantly associated with one or more historic persons or events or with the broad architectural, cultural, political, and social history of the City and the Commonwealth.

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

In accordance with the Demolition & Alteration Delay Ordinance, the Commission scheduled a public hearing on March 16, 2020 at 6 pm in the Malden Senior Community Center, for the purpose of determining whether the Building is Preferably Preserved and its demolition should be delayed.

----------------------------------------------------------------------------------

3. The Commission reviewed proposed revisions to the Demolition & Alteration Delay Ordinance and fee schedule.
The Commission decided to forward the revisions to the Mayor to present to the City Council.
Motion by Cesario, seconded by Tramondozzi; all voted in favor; motion passed (5-0).

The Commission discussed demolition by neglect and will invite Building Commissioner Nelson Miller to discuss further.

---------------------------------------------------------------

4. Salem Street Cemetery National Register Nomination. The Commission received and will review a copy of the revised narrative application, prepared by Frank Russell.

---------------------------------------------------------------

5. Community Preservation Committee. The Commission decided to reappoint Babitskaya to be its representative member on the Committee.

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

---------------------------------------------------------------

The meeting adjourned at 1:55 p.m.

Respectfully submitted,
J.Cesario, Clerk