



**AGENDA PACKET**

**CITY COUNCIL'S COMMITTEE ON LEGISLATIVE AFFAIRS & ELECTIONS  
MONDAY, APRIL 14, 2025 6:00 PM**

**EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149**

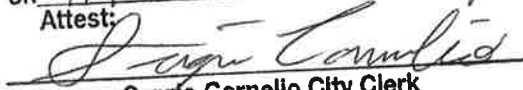
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EVERETT CITY CLERK'S OFFICE  
REC'D 2025 APR 9 PM 12:21

Posted in accordance with the  
provisions of Mass. General Laws  
Chapter 30A- Sections 18-25

on 4/9/2025 at 17:21 pm.

Attest:

  
Sergio Cornelio City Clerk



## AGENDA

CITY COUNCIL'S COMMITTEE ON LEGISLATIVE AFFAIRS & ELECTIONS  
MONDAY, APRIL 14, 2025 6:00 PM

EVERETT CITY HALL, 484 BROADWAY, CITY COUNCIL CHAMBERS, 3RD FLOOR  
EVERETT, MA 02149

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### ROLL CALL

### PLEDGE OF ALLEGIANCE

### UNFINISHED BUSINESS

1. **C0055-25** Ordinance/s/ Councilor Robert J. Van Campen, & the entire city council  
An ordinance regulating the demolition of historical structures in the City of Everett
2. **C0089-25** Order/s/ Councilor Michael K. Marchese, Councilor Stephanie Martins, Councilor Guerline Alcy-Jabouin  
A Home Rule Petition proposing changes to the City Charter to create term limits for the offices of Mayor, City Council, & School Committee
3. **C0098-25** Order/s/ Councilor Stephanie Martins, as President  
An order requesting the confirmation on the re-appointment of Michael O'Connor to the Planning Board for a term of three (3) years, expiring March 31, 2028
4. **C0099-25** Order/s/ Councilor Stephanie Martins, as President  
An order requesting the confirmation on the re-appointment of James Tarr to the Planning Board for a term of three (3) years, expiring March 31, 2028.

### ADJOURNMENT

[www.cityofeverett.com](http://www.cityofeverett.com)

(All agendas and reports can be obtained on City of Everett Website)

Respectfully submitted:

***an***

Legislative Aide

Everett City Council Office



C0055-25

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**To:** Mayor and City Council  
**From:** Councilor Robert J. Van Campen  
**Date:** February 10, 2025

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**Agenda Item:**

An ordinance regulating the demolition of historical structures in the City of Everett

**Background and Explanation:**

**Attachments:**

**AN ORDINANCE REGULATING  
THE DEMOLITION OF HISTORICAL STRUCTURES  
IN THE CITY OF EVERETT**

1. Purpose

This ordinance is intended to preserve and protect significant buildings within the City of Everett which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the city; and to encourage owners of such buildings to seek out individuals who might be willing to purchase, preserve, rehabilitate or restore such buildings rather than demolishing them. In order to achieve these important purposes, the Everett Historical Commission is authorized to advise and consult with the Director of Inspectional Services/Building Commissioner, or his designee, with respect to the issuance of permits for the demolition of significant buildings. The issuance of demolition permits for significant buildings shall be regulated as set forth in this ordinance.

2. Definitions

For the purposes of this ordinance, the following definitions shall apply:

“Applicant” – any person or entity seeking a demolition permit.

“Building” – any combination of materials creating shelter for persons, animals or property.

“Director of Inspectional Services/Building Commissioner” – the municipal officer authorized to issue Demolition Permits pursuant to the Massachusetts State Building Code.

“Commission” – the Everett Historical Commission.

“Demolition” – any act of pulling down, destroying, removing, or razing a building in total, as such will necessitate the issuance of a Demolition Permit under the State Building Code.

“Demolition Permit” – a permit issued by the Director of Inspectional Services/Building Commissioner under the State Building Code for the demolition of a building or structure.

“Demolition Plan” – the plan submitted to the Commission by the Applicant setting forth the facts related to the property and its proposed use pursuant to section 3.5 of this ordinance.

“Preferably Preserved Building” – a significant building which is the subject of an application for a Demolition Permit, and thereafter determined by vote of the Commission to be worthy of preservation.

“Moratorium” – a period of six (6) months following the hearing date of the Commission’s Determination of Detriment regarding the demolition of a Preferably Preserved Building.

“Significant Building” – any building or portion thereof, not listed in the exemptions in Section 6, and which:

- i. is listed on, or is within an area listed on, the State or National Register of Historic Places, or is the subject of a pending application for listing in said National Register; or
- ii. was built in whole or in part prior to 1940 as based upon the age ascribed to the building in the records of the Assessor’s Office and that is used exclusively for dwelling purposes as defined and regulated under the State Building Code.

3. Determination/Procedure

3.1 The Director of Inspectional Services/Building Commissioner will hold in abeyance any application for a Demolition Permit affecting a Significant Building pending compliance with the procedures set forth herein.

3.2 Within ten (10) days of receipt, the Director of Inspectional Services/Building Commissioner will forward any application for a Demolition Permit affecting a Significant Building to the Commission.

3.3 The Commission will hold a public hearing within thirty-five (35) days of receipt of the application for the Demolition Permit. Such hearing may be adjourned at the discretion of the Commission, but in no event shall the hearing be held open for longer than sixty (60) days from receipt of the application for a Demolition Permit, unless the Commission and the applicant agree otherwise.

3.4 The Commission shall give public notice of the hearing by:

3.4.1 Publishing notice of the time, place and purpose of the hearing in a local newspaper at least fourteen (14) days prior to the hearing date; and

3.4.2 By mailing a copy of said notice by first class mail at least fourteen (14) days prior to the hearing to:

3.4.2.1 the applicant;

3.4.2.2 the owners of all property directly abutting the property that is the subject of the application, as they appear on the most recent tax list;

- 3.4.2.3 to such other persons as the Commission shall deem entitled to notice.

The applicant shall be responsible for the costs associated with the mailing, posting and publishing of the required notices.

3.5 No less than fourteen (14) days before the public hearing, the applicant shall submit a sufficient number of copies of the Demolition Plan to the Commission, as may be required by the Commission, which shall include the following:

- 3.5.1 An Assessor's Map or plot plan showing the location of the structure to be demolished on its property with reference to the neighboring properties;
- 3.5.2 Photographs of all façade elevations of the subject property, street elevations of abutting properties and photos of the subject property in the context of its surroundings;
- 3.5.3 A description of the structure to be demolished;
- 3.5.4 The reason for the proposed demolition and data supporting said demolition;

Data requested by the Commission may include:

3.5.4.1 If the Applicant or Owner claims that the structure is structurally deficient, an independent licensed structural engineer's report from a qualified structural engineer with proven expertise in historic building techniques.

3.5.4.2 If the Applicant or Owner claims financial hardship, (1) an estimate from an architect, developer, contractor, or appraiser experienced in rehabilitation as to the cost to rehabilitate the building to the level of reasonable use or a reasonable profit can be realized from the property, (2) appraised value from a licensed appraiser for the property's current condition, after completion of the proposed demolition, and after rehabilitation of the existing property for continued use, (3) amount paid for the property, and (4) proof of effort to obtain financing, tax incentives, or preservation grants to earn a reasonable economic return.

- 3.5.5 A brief description of the proposed reuse of the property on which the structure to be demolished is located;

- 3.6 The Commission shall distribute copies of the Demolition Plan to the Director of Inspectional Services/Building Commissioner, as well as any other city agency the Commission deems appropriate.
- 3.7 The Commission will make one of either of the alternative determinations, which it will forward to the Director of Inspectional Services/Building Commissioner:
- 3.7.1 No Detriment. The Commission may determine that the demolition of the Significant Building would not be detrimental to the historical or architectural heritage or resources of the city.
- 3.7.2 Detriment. The Commission may determine that the demolition of the Significant Building would be detrimental to the historical or architectural heritage or resources of the city, and is therefore a Preferably Preserved Building based on the following criteria: it is (1) importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the City or the Commonwealth of Massachusetts or (2) historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of Buildings.

The Commission will forward a copy of its determination to the Director of Inspectional Services/Building Commissioner, the applicant, the building owner, and the City Clerk within ten (10) days of the Commission's determination. The failure to forward its determination as herein provided will be equivalent to a Determination of No Detriment.

3.8 In the event of a Determination of No Detriment, or in the event that the Building Commissioner has not received a notice of the Commission's Determination of Detriment within ten (10) days of the determination, then the Director of Inspectional Services/Building Commissioner may issue the Demolition Permit, subject to the requirements of the State Building Code and any other applicable laws, rules, or regulations.

3.9 In the event of a Determination of Detriment, the Director of Inspectional Services/Building Commissioner will hold the application in abeyance for the issuance of a Demolition Permit regarding the Preferably Preserved Building during the Moratorium, which will be for a period of six (6) months commencing from the date of the determination

3.9.1 Notwithstanding the foregoing, the Director of Inspectional Services/Building Commissioner may issue a Demolition Permit regarding the Preferably Preserved Building prior to the expiration of the Moratorium, upon receipt of a determination by the Commission that::



3.9.1.1 the Commission is satisfied that there is no reasonable likelihood that either the owner or some other person, group or entity is willing to purchase, preserve, rehabilitate or restore the Preferably Preserved Building; or,

3.9.1.2 in exceptional circumstances, the Commission has imposed additional conditions on an applicant, including but not limited to submission of photographic documentation and/or architectural rendering of the structure, salvage of materials, or installation of historic signage, and said conditions have been met.

#### 4. Emergency Demolition

If the Director of Inspectional Services/Building Commissioner determines that the Building poses an imminent threat to public health and safety and that immediate Demolition of the Building is warranted, the Director of Inspectional Services/Building Commissioner may issue a Demolition Permit without requiring compliance with the provisions of this Ordinance. The Director of Inspectional Services/Building Commissioner will make every reasonable effort to inform the Chair of the Commission of his order to require demolition.

#### 5. Remedies

5.1 The Commission and the Director of Inspectional Services/Building Commissioner are each authorized to institute any and all proceedings in law or in equity as they deem necessary and appropriate to obtain compliance with the requirements of this ordinance, or to prevent a violation thereof.

5.2 No Building Permit will be issued with respect to any premises upon which a Significant Building has been demolished in violation of this ordinance for a period of two years after the date of the completion of such demolition. As used herein, "premises" will include the parcel of land upon which the demolished Significant Building was located, together with abutting parcels in common ownership.

5.3 Upon filing an application for a Demolition Permit of a Significant Building, the owner will be responsible for properly securing and maintaining the building. Should the owner fail to secure the building, the loss of such building through fire or other cause will be considered a demolition in violation of this ordinance for the purposes of Section 5.2.

#### 6. Exceptions

- 6.1 This ordinance shall not apply to any building or structure owned by the City of Everett and/or any of its various departments and agencies, nor shall it apply to any building that has received a Special Permit, Variance or Site Plan Approval from the relevant permit granting authorities at the time of adoption of this Ordinance.

DRAFT

#1- C0055-25

Legislative Affairs & Election Committee  
February 24, 2025

The Committee on Legislative Affairs & Elections met on Monday, February 24, 2025 at 6:00pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Robert Van Campen, presiding, Councilors Stephanie Smith, Katy Rogers and Stephanie Martins, as Ex-Officio. Member absent was Councilor Michael Marchese.

Communication received from Councilor Marchese that he would be away out of State and unable to attend.

The Committee considered an Ordinance offered by Councilor Robert Van Campen: An Ordinance regulating the demolition of historical structures in the City of Everett.

City Clerk Sergio Cornelio, Assistant City Solicitor Keith Slattery, Director of Planning Matt Lattanzi, Acting City Assessor Ron Keohan and Chairman of Historical Commission Larry Arinello were also present.





Chairman Van Campen explained that the reason for the proposed Ordinance was due to the significant overdevelopment of the City in which two family homes were being torn down to make room for a development of a six to eight unit family housing. He noted that there were a significant number of historical buildings in the City in which this proposed Ordinance would protect against profit seeking developers. He mentioned that this may not stop the development but would pause it to allow a process to be followed. He stated that it also forces the developer to seek a better option for the property. Councilor Rogers asked what the current definition of historical properties was and Mr. Arinello responded that it included 6800 structures that were built prior to 1940. Chairman Van Campen remarked that the 1940 date was a starting point for us and could be further categorized by age – category – historical register. Councilor Rogers suggested that the City of Chelsea policies on historical designations be looked at. Mr. Cornelio informed the Committee that the City of Everett had no structures with a Federal designation but confirmed that there were 180 structures recognized by the State of Massachusetts. Chairman Van Campen provided Councilor Rogers with an explanation of the process as outlined in the proposed ordinance. Councilor Rogers announced that she supported the effort but expressed concern over the six month pause in the proposal. Councilor Martins stated that she was a little confused with the proposal since she didn't want to see historical buildings demolished at all especially if at the end of process outlined in the ordinance a demolition could still be allowed. Councilor Smith inquired if the Zoning Board of Appeals could allow developers an exemption from the proposed Ordinance and Chairman Van Campen noted that was the reason he did not want this as part of the zoning ordinances so it couldn't be overridden by ZBA. Solicitor Slattery confirmed that it could be listed as a condition for development. Councilor Smith also announced that she supports 100% especially after hearing that it would be taking away from ZBA overriding, but she suggested changing any language with the word "may" to "must". Councilor Martins asked the invited guests if they liked and supported the proposal and all agreed they did. Councilor Rogers stated that she would like to see three categories to help reduce the 6800 structures built prior to 1940. Assessor Keohan cautioned that many properties listed in the Assessors office that showed a 1900 construction date was because no actual date






was known when it was actually constructed. Chairman Van Campen requested that Director of ISD David Palumbo be invited to the next committee meeting with the number of demolition permits issued over the past 3 years. He also asked Mr. Cornelio to check with other communities to insure that the proposed Ordinance is in line with what they have on the books.






The Committee voted: To grant further time and that Director of ISD David Palumbo be invited to the next committee meeting with the number of demolition permits issued over the past 3 years.






Respectfully Submitted,

John W. Burley  
Clerk of Committees

Inv. No.	Property Name	Town	SR
<u>EVR.A</u>	Liberty Street Area	Everett	
<u>EVR.B</u>	Pleasant View - Villa - Arlington Streets Area	Everett	
<u>EVR.C</u>	Mount Washington	Everett	
<u>EVR.D</u>	Everett Square	Everett	
<u>EVR.E</u>	Everett - Prescott Streets Area	Everett	

<p><u>EVR.F</u></p>	<p>Chestnut Streetscape</p>	<p>Everett</p>	
<p><u>EVR.G</u></p>	<p>Waverly Streetscape</p>	<p>Everett</p>	
<p><u>EVR.H</u></p>	<p>Sherman - Gilmore Streets Area</p>	<p>Everett</p>	
<p><u>EVR.I</u></p>	<p>Metropolitan Park System of Greater Boston</p>	<p>Everett</p>	
<p><u>EVR.J</u></p>	<p>Hampshire Streetscape</p>	<p>Everett</p>	
<p><u>EVR.K</u></p>	<p>Hendersonville</p>	<p>Everett</p>	

<u><a href="#">EVR.L</a></u>	Thurman Park	Everett	
<u><a href="#">EVR.M</a></u>	Belmont Streetscape	Everett	
<u><a href="#">EVR.N</a></u>	Ferry Streetscape	Everett	
<u><a href="#">EVR.O</a></u>	Dartmouth Streetscape	Everett	
<u><a href="#">EVR.P</a></u>	Cleveland Streetscape	Everett	

<a href="#"><u>EVR.Q</u></a>	Glendale Streetscape	Everett	
<a href="#"><u>EVR.R</u></a>	Vernal Streetscape	Everett	
<a href="#"><u>EVR.S</u></a>	Reynolds Avenue Streetscape	Everett	
<a href="#"><u>EVR.T</u></a>	Porter Streetscape	Everett	
<a href="#"><u>EVR.U</u></a>	Broadway - Charlton Street Industrial Area	Everett	



<u>EVR.V</u>	General Electric Company Foundry	Everett		
<u>EVR.W</u>	New England Oil, Paint and Varnish Company	Everett		
<u>EVR.X</u>	Paris - Garvey - Springs Streets Industrial Area	Everett		
<u>EVR.Y</u>	Saint Therese Roman Catholic Church Complex	Everett		
<u>EVR.Z</u>	Metropolitan Park System of Greater Boston	Everett	SR	
<u>EVR.AA</u>	Revere Beach Parkway	Everett	SR	

# Massachusetts Cultural Resource Information System

## MACRIS

### MACRIS Search Results

Search Criteria: Town(s): Everett; Resource Type(s): Building, Burial Ground, Object, Structure;

Inv. No.	Property Name	Street	Town	Year
EVR.167	Porter, H. K. and Sons Battery Clippers Factory	6 Ashland St	Everett	1900
EVR.190	Colonial Beacon Oil Refinery Business Office	30 Beacham St	Everett	1926
EVR.44	Wood House	40 Beacon St	Everett	c 1885
EVR.45	Berghurst, Olaf House	143 Bell Rock St	Everett	c 1886
EVR.47	Northway, Luther E. House	127 Belmont St	Everett	c 1880
EVR.48	Blake, Thomas Proctor House	135-137 Belmont St	Everett	c 1880
EVR.49	Gramsdorf House	145 Belmont St	Everett	c 1875
EVR.50	Bonn, Blanchard J. House	51 Birch St	Everett	1911
EVR.170	Boston Varnish Company	Boston St	Everett	c 1900
EVR.171	Carpenter - Morton Varnish Company	Boston St	Everett	1909
EVR.176	Edmester, Lemuel House	199 Bow St	Everett	c 1835
EVR.51		145 Bradford St	Everett	c 1888
EVR.52		153 Bradford St	Everett	r 1885
EVR.1	Central Fire Station	Broadway	Everett	1908
EVR.19	Immaculate Conception Catholic Church	Broadway	Everett	1896
EVR.62	Everett High School	Broadway	Everett	1922
EVR.64	Parlin, Albert J. Junior High School	Broadway	Everett	1915
EVR.177	Glendale Baptist Church	Broadway	Everett	1892
EVR.180	Boston Elevated Railway Yard - Power Station	Broadway	Everett	1925
EVR.902	Wehner Park	Broadway	Everett	1919
EVR.178	Boston Elevated Railway Yard - Metal Shop	80 Broadway	Everett	1939
EVR.179	Boston Elevated Railway Yard - Bus Repair Facility	80 Broadway	Everett	1924
EVR.181	Boston Elevated Railway Yard - Carpentry Shop	80 Broadway	Everett	1923
EVR.173	Everett Station Garage	145 Broadway	Everett	1924
EVR.192	Everett Cycle Co. - Donovan, James Shoe Co.	210 Broadway	Everett	1895
EVR.193	Donovan, James Shoe Company Engine House	210 Broadway	Everett	1903

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Inv. No.	Property Name	Street	Town	Year
EVR.194	Everett Factories - EFTC #2 Loft	210 Broadway	Everett	1916
EVR.195	Everett Factories - EFTC #3 Loft	210 Broadway	Everett	1919
EVR.196	Everett Factories - EFTC #5 Loft	210 Broadway	Everett	1951
EVR.53	Bogue, John House	306 Broadway	Everett	c 1830
EVR.54	Stimpson, W. E. House	342 Broadway	Everett	c 1850
EVR.56	Kittredge, Frederick A. House	365 Broadway	Everett	c 1888
EVR.57	Police Station, Old	371 Broadway	Everett	1903
EVR.2	United States Post Office - Everett Branch	391 Broadway	Everett	1938
EVR.3	Parlin, Frederick E. Memorial Library	410 Broadway	Everett	c 1894
EVR.907	Everett Spanish-American Veterans Memorial	410 Broadway	Everett	1927
EVR.6	Everett Co-operative Bank	419 Broadway	Everett	c 1950
EVR.7	Evans Building	421-425 Broadway	Everett	c 1896
EVR.8	Whittier, Arthur H. Building	427-429 Broadway	Everett	1899
EVR.9	Everett Trust Company	431-437 Broadway	Everett	c 1918
EVR.10		432 Broadway	Everett	c 1926
EVR.11		434-436 Broadway	Everett	c 1930
EVR.12	Everett Savings Bank	440-442 Broadway	Everett	1885
EVR.13		444-458 Broadway	Everett	1928
EVR.16	Everett Associate Building	445-453 Broadway	Everett	1908
EVR.17	Everett National Bank	457-459 Broadway	Everett	c 1926
EVR.14	First Congregational Church	460 Broadway	Everett	1852
EVR.15	Everett Savings Bank	466 Broadway	Everett	1930
EVR.18	Howard, Charles W. Building	471 Broadway	Everett	c 1925
EVR.21	Everett City Hall	484 Broadway	Everett	c 1960
EVR.20	Immaculate Conception Rectory	489 Broadway	Everett	1904
EVR.58	Smith, Nathan B. House	499-501 Broadway	Everett	c 1858
EVR.59	Saltmarsh, Goerge A. House	516 Broadway	Everett	1891
EVR.60		523-531 Broadway	Everett	1915
EVR.61	Hotchkiss, Robert E. House	534 Broadway	Everett	c 1888
EVR.43	Foster, Celden B. House	537 Broadway	Everett	c 1902
EVR.63	Masonic Building	538 Broadway	Everett	1910
EVR.65	Atwood, Hawes House	577 Broadway	Everett	c 1857
EVR.66	Brandon Apartment House	651 Broadway	Everett	c 1929
EVR.67	Malden Electric Company Substation	693 Broadway	Everett	1921
EVR.68	Glendale Building	712-722 Broadway	Everett	1898
EVR.69	Shute, William Memorial Library	781 Broadway	Everett	c 1898
EVR.227	Saint Therese Roman Catholic Church Parish Center	795 Broadway	Everett	c 1950

Inv. No.	Property Name	Street	Town	Year
EVR.70	Saint Therese Roman Catholic Church	801 Broadway	Everett	c 1928
EVR.908	Saint Therese of Lisieux Statue	801 Broadway	Everett	c 1930
EVR.909	Saint Therese Roman Catholic Church Garden Shrine	801 Broadway	Everett	c 1965
EVR.71	Porter, Ernest House	826 Broadway	Everett	c 1901
EVR.77	Saint Joseph's Roman Catholic Church	Bucknam St	Everett	1917
EVR.189	Saint Joseph's Roman Catholic Church Rectory	Bucknam St	Everett	c 1926
EVR.72	Carlisle, George W. House	3 Bucknam St	Everett	c 1860
EVR.73	Nowers, Alfred W. House	30 Bucknam St	Everett	c 1860
EVR.74	Averell, Ezekiel House	43 Bucknam St	Everett	c 1860
EVR.75	Bartlett, Joseph W. House	54 Bucknam St	Everett	c 1850
EVR.76	Swanson, Philip House	131 Bucknam St	Everett	c 1910
EVR.78	McDonald, Michael F. House	120 Central Ave	Everett	c 1845
EVR.206	Clark, W. E. and Company Steel Warehouse	3 Charlton St	Everett	r 1910
EVR.197	American Hard Paper-Ware Company Factory	7 Charlton St	Everett	c 1909
EVR.198	Everett Factories - EFTC Shed	7 Charlton St	Everett	1954
EVR.199	American Hard Paper-Ware Company Engine House	7 Charlton St	Everett	c 1903
EVR.200	American Agricultural Chemical Company Loft	7-41 Charlton St	Everett	1914
EVR.203	New England Bolt Company Machine Shop	9R Charlton St	Everett	c 1902
EVR.204	New England Bolt Company Warehouse	9R Charlton St	Everett	1953
EVR.205	New England Bolt Company Sheds	9R Charlton St	Everett	c 1954
EVR.201	American Agricultural Chemical Company Warehouse	31 Charlton St	Everett	c 1920
EVR.202	Everett Factories - EFTC Machine Shop	31 Charlton St	Everett	1953
EVR.34	Armory	Chelsea St	Everett	1902
EVR.23	Faith, C. B. Furniture Company Building	2-22 Chelsea St	Everett	1927
EVR.22		16-18 Chelsea St	Everett	c 1890
EVR.24	Young Men's Christian Association	26 Chelsea St	Everett	1888
EVR.25	Crown Theater	30 Chelsea St	Everett	1914
EVR.26	New England Telephone and Telegraph Building	33 Chelsea St	Everett	1925
EVR.36	Melanson Brothers Auto Salesroom	67 Chelsea St	Everett	c 1925
EVR.35	Edmester, Jonathan House	98 Chelsea St	Everett	c 1800
EVR.117	Oakes, Capt. Thomas House	71 Chestnut St	Everett	c 1810
EVR.80	First Baptist Church	Church St	Everett	1928
EVR.79	Prescott House	36 Church St	Everett	c 1896
EVR.81	Upton, Grafton House	22 Clay Ave	Everett	c 1898
EVR.83	Corey, Benjamin House	25-27 Corey St	Everett	1885
EVR.84	Daggett, Frederick K. House	43 Corey St	Everett	c 1845

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Inv. No.	Property Name	Street	Town	Year
EVR.39	Henderson Brothers House	78 Cottage St	Everett	1890
EVR.40		118-120 Cottage St	Everett	1890
EVR.168	Sexton Can Company	31 Cross St	Everett	1912
EVR.85	Harvey, Isaac C. House	10 Dartmouth St	Everett	c 1910
EVR.183	Harvey, Isaac C. House	12 Dartmouth St	Everett	c 1910
EVR.184	Harvey, Isaac C. House	14 Dartmouth St	Everett	c 1910
EVR.185	Harvey, Isaac C. House	16 Dartmouth St	Everett	c 1910
EVR.86	Grant, Horace L. House	25 Dyer Ave	Everett	1885
EVR.87	Dana, Francis W. House	26-28 Dyer Ave	Everett	1885
EVR.800	Woodlawn Cemetery	Elm St	Everett	1852
EVR.903	Glendale Park	Elm St	Everett	1902
EVR.174	Spooner, Joseph House	2 Everett Ave	Everett	c 1846
EVR.90	Ferry Street Engine House	Ferry St	Everett	c 1894
EVR.93	Glendale United Methodist Church	Ferry St	Everett	1924
EVR.88	Greenwood, Charles W. House	15 Ferry St	Everett	1883
EVR.182	Greenwood, Frederick P. House	23 Ferry St	Everett	1883
EVR.89	Nichols, Andrew House	137 Ferry St	Everett	c 1860
EVR.92	Willis, William F. House	314 Ferry St	Everett	c 1891
EVR.94	Alden House	462 Ferry St	Everett	c 1830
EVR.95	Green, Jonathan House	519 Ferry St	Everett	r 1720
EVR.96	Mills, M. Augustus House	535-537 Ferry St	Everett	c 1860
EVR.97	Murphy, James and William House	102 Florence St	Everett	1891
EVR.98	Lewis, Albert J. Grammar School	Floyd St	Everett	1915
EVR.99	Tibbetts, Charles House	50 Forest Ave	Everett	c 1878
EVR.100	Woodman, Artemus T. House	58 Forest Ave	Everett	1874
EVR.126	Mann, Horace School	Foster St	Everett	1900
EVR.42	Woodberry, Charles House	39 Fremont Ave	Everett	c 1868
EVR.41	Temple, W. D. House	74 Garland St	Everett	c 1870
EVR.220	Market Forge Company Works	35 Garvey St	Everett	1916
EVR.226	Saint Therese Roman Catholic Church Rectory	20 Gledhill Ave	Everett	c 1920
EVR.103	Haie, Edward Everett School	Glendale St	Everett	1903
EVR.104	Boynton, Charles House	42 Hamilton St	Everett	c 1882
EVR.108	Chemical Engine House	Hancock St	Everett	1899
EVR.105	Alger, Edwin A. Jr. House	32 Hancock St	Everett	c 1865
EVR.106	Drysdale, George House	35 Hancock St	Everett	c 1876
EVR.107	Gleason, Loring W. House	45 Hancock St	Everett	c 1878
EVR.109	Harley, James House	174-176 Hancock St	Everett	c 1884
EVR.110	Higgins, Richard S. House	175 Hancock St	Everett	c 1890

Inv. No.	Property Name	Street	Town	Year
EVR.111	Fernald, Benjamin E. House	193 Hancock St	Everett	c 1893
EVR.112	Hall, Edwin M. House	11 High St	Everett	c 1895
EVR.113	Plummer, Nathaniel B. House	38 High St	Everett	c 1871
EVR.114	Bayliss, Thomas Shop	24 Jefferson Ave	Everett	c 1915
EVR.115	Knox, Samuel Richardson House	11-13 Knox Pl	Everett	1846
EVR.116		54 Lexington St	Everett	r 1885
EVR.118	Methodist Episcopal Church	21 Liberty St	Everett	1870
EVR.119	Baldwin, Charles and William House	5-7 Linden St	Everett	c 1834
EVR.120	Coan, George House	98 Linden St	Everett	c 1886
EVR.186	Coan, George House	102 Linden St	Everett	c 1886
EVR.121	Cook, Adam House	128 Linden St	Everett	c 1880
EVR.122	Goodwin, H. P. House	134 Linden St	Everett	c 1860
EVR.123	Merriam House	159 Linden St	Everett	r 1885
EVR.124	Skinner, James House	170 Linden St	Everett	c 1872
EVR.125	Fiske, Sylvester P. House	198 Linden St	Everett	c 1870
EVR.142	Dyer, Francis E. House	36 Locust St	Everett	c 1872
EVR.141	Winslow, Capt. George School	1214 Locust St	Everett	1931
EVR.127	Henderson Block	117-121 Main St	Everett	1891
EVR.128	Sargent, Kilby Commercial Block	125-127 Main St	Everett	1926
EVR.129	Bangs, Charles H. House	219 Main St	Everett	1894
EVR.130	Henderson Commercial Block	242-248 Main St	Everett	c 1890
EVR.131		277-283 Main St	Everett	1924
EVR.132		285-291 Main St	Everett	c 1889
EVR.133	Sawtelle, James House	315 Main St	Everett	c 1890
EVR.134		399-401 Main St	Everett	1911
EVR.135	Mysticside Congregational Church	422 Main St	Everett	1892
EVR.136	Dunmore, Harry - O'Hearn, Patrick House	92-94 Morris St	Everett	c 1903
EVR.187	Rood, Henry and James House	96-98 Morris St	Everett	c 1903
EVR.901	Mystic River Railroad Bridge (Milepost #2.22)	Mystic River	Everett	1894
EVR.137	Rich, Capt. Henry House	68 Newton St	Everett	c 1810
EVR.138	Hamilton, George G. Grammar School	Nichols St	Everett	1915
EVR.140	Lady of Grace Roman Catholic Church	Nichols St	Everett	1917
EVR.188	Lady of Grace Roman Catholic School	Nichols St	Everett	1927
EVR.139	Nichols Apartments	146 Nichols St	Everett	c 1927
EVR.207	U. S. Steel Castings Company Foundry	Norman St	Everett	c 1900
EVR.208	U. S. Steel Castings Foundry Engine House	Norman St	Everett	c 1900
EVR.209	General Electric Company Foundry Shed	Norman St	Everett	c 1950
EVR.210	U. S. Steel Castings Foundry Pattern Shop	Norman St	Everett	r 1905

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Inv. No.	Property Name	Street	Town	Year
EVR.211	U. S. Steel Castings Foundry Warehouse	Norman St	Everett	r 1905
EVR.33	First Methodist Episcopal Church	Norwood St	Everett	c 1892
EVR.27	Enterprise Realty Commercial Block	11-13 Norwood St	Everett	1927
EVR.28	Enterprise Realty Commercial Block	15-17 Norwood St	Everett	1925
EVR.32		24-26 Norwood St	Everett	1924
EVR.29		27 Norwood St	Everett	1948
EVR.30		29-31 Norwood St	Everett	1927
EVR.31		33-37 Norwood St	Everett	1926
EVR.143		42 Norwood St	Everett	1904
EVR.144	Harvard-Yale Apartments	48-50 Norwood St	Everett	1915
EVR.145	Slader, George R. House	49-53 Norwood St	Everett	c 1870
EVR.146	Norwood Apartment Block	76 Norwood St	Everett	1896
EVR.148		11 Oakland Ave	Everett	c 1910
EVR.149	Otis, George D. House	16 Otis St	Everett	c 1870
EVR.217	Eagle Shoe Manufacturing Company Factory	80 Paris St	Everett	c 1900
EVR.218	Briggs-Maroney Company Paint Factory	85 Paris St	Everett	c 1913
EVR.219	Briggs-Maroney Company Varnish Factory	85 Paris St	Everett	c 1921
EVR.216	Moore and Company Shoe Shank Factory	101 Paris St	Everett	1911
EVR.150	Jennings, Charles E. House	38 Pleasant St	Everett	1893
EVR.900	Everett Memorial Stadium	Revere Beach Pkwy	Everett	1929
EVR.904	Woods Memorial Bridge	Revere Beach Pkwy	Everett	1954
EVR.910	Revere Beach Parkway	Revere Beach Pkwy	Everett	1899
EVR.911	Santilli Circle Rotary and Mitres	Revere Beach Pkwy	Everett	1956
EVR.912	Santilli Circle Rotary East Access Ramp	Revere Beach Pkwy	Everett	1956
EVR.913	Poirier, Krystyl K. Memorial Roadway	Revere Beach Pkwy	Everett	1904
EVR.914	Poirier Memorial Roadway Bridge over B&M Railroad	Revere Beach Pkwy	Everett	1904
EVR.915	Revere Beach Parkway Bridge over B & M Railroad	Revere Beach Pkwy	Everett	1954
EVR.916	Sweetser, Gen. Leroy E. Circle and Mitres	Revere Beach Pkwy	Everett	1954
EVR.917	Sweetser, Gen. Leroy E. Overpass (West)	Revere Beach Pkwy	Everett	1956
EVR.918	Sweetser, Gen. Leroy E. Overpass (East)	Revere Beach Pkwy	Everett	1956
EVR.919	Sweetser, Gen. Leroy E. Circle West Access Ramp	Revere Beach Pkwy	Everett	1954
EVR.920	Sweetser, Gen. Leroy E. Circle East Access Ramp	Revere Beach Pkwy	Everett	1954
EVR.921	Revere Beach Parkway Median System	Revere Beach Pkwy	Everett	1899
EVR.221	Market Forge Company Loft	2010 Revere Beach Pkwy	Everett	c 1913
EVR.191	Leavitt Peanut Butter Company Office and	100 Santilli Hwy	Everett	1958

Inv. No.	Property Name	Street	Town	Year
	Factory			
EVR.153	Stewart, James P. House	64 School St	Everett	c 1868
EVR.4	Feldman Enterprise Dry Goods Store Building	152 School St	Everett	1938
EVR.5	Whittier, Alvah and Dearborn, Daniel Building	166-172 School St	Everett	1877
EVR.222	Market Forge Company Shed	452 Second St	Everett	c 1925
EVR.38	South Malden Engine House	537 Second St	Everett	1860
EVR.155	Lafayette School	Shute St	Everett	1898
EVR.101	South District - Glendale Schoolhouse	36-38 Shute St	Everett	1854
EVR.154	Paige House	102 Shute St	Everett	c 1840
EVR.224	Argo Tile and Pottery Company	103 Spring St	Everett	1915
EVR.223	Stone and Forsyth Paper and Cordage Company	109 Spring St	Everett	c 1913
EVR.157	Immaculate Conception Catholic School	Summer St	Everett	1922
EVR.159	Everett Vocational High School	Summer St	Everett	c 1892
EVR.156	Coolidge Manor	16-26 Summer St	Everett	1925
EVR.175	Home School	51 Summer St	Everett	c 1888
EVR.158	Dennis, William A. House	58 Summer St	Everett	c 1898
EVR.172	Electric Company Substation #10	37 Thorndike St	Everett	1928
EVR.906	B & M Railroad Bridge #3.24 - Saugus Branch	Tileston St	Everett	1927
EVR.160		9 Valley St	Everett	c 1898
EVR.162	Moran, Thomas House	3 Vine St	Everett	c 1896
EVR.801	Glenwood Cemetery	Washington Ave	Everett	1890
EVR.212	New England Oil, Paint and Varnish Company Factory	59 Waters Ave	Everett	c 1913
EVR.213	Dupont De Demours, E. I. Company East Shed	59 Waters Ave	Everett	c 1950
EVR.214	Dupont De Demours, E. I. Company West Sheds	59 Waters Ave	Everett	r 1950
EVR.215	Dupont De Demours, E. I. Company New West Wing	59 Waters Ave	Everett	r 1955
EVR.225	New England Oil, Paint and Varnish Company Office	59 Waters Ave	Everett	c 1913
EVR.163	Cannell, Samuel P. House	23 Webster St	Everett	c 1887
EVR.169	Fash, Reuben Ice Cream Complex	15 Williams St	Everett	c 1912
EVR.164	Hobbs, Clinton E. House	55 Winthrop St	Everett	c 1910
EVR.37		27 Wolcott St	Everett	1923
EVR.165	Smith, Samuel A. House	11 Woodlawn St	Everett	c 1883
EVR.166	Smith, Samuel A. House	34-36 Woodlawn St	Everett	c 1880



#1- C0055-25

Legislative Affairs & Election Committee  
March 10, 2025

The Committee on Legislative Affairs & Elections met on Monday, March 10, 2025 at 6:00pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith and Katy Rogers.

The Committee considered an Ordinance offered by Councilor Robert Van Campen: An Ordinance regulating the demolition of historical structures in the City of Everett.

City Clerk Sergio Cornelio and, Assistant City Solicitor Keith Slattery were also present.

Chairman Van Campen provided the Committee with an updated copy of the proposed Ordinance noting that Solicitor Slattery had offered the following amendments:

- A Severability clause, in the instance any paragraph or portion thereof should fail (eg. Constitutional property rights protections under the 5th and 14th Amendments of state and federal Constitutions). Example:

In case any section, paragraph or part of this Ordinance is declared invalid or unconstitutional by any court of competent jurisdiction, every other section, paragraph and part of this By-Law shall continue in full force and effect.

- A “Penalty” section, placing the public on notice, such as:

Anyone who engages in Demolition in violation of this Ordinance may be subject to a fine of three hundred (\$300) dollars, and a stop work order.

Chairman Van Campen requested further time on the matter while he awaits comments from other City Departments which would allow him to work on the final draft.

The Committee voted: To grant further time so the Sponsor can work on the final draft.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

**ENROLLED ORDINANCE**

*PUBLISHED PURSUANT TO CHAPTER 1 SECTION 4.5 OF THE REVISED ORDINANCES OF THE CITY OF  
EVERETT AND IN COMPLIANCE WITH MASSACHUSETTS GENERAL LAWS Chapter 43, Section 23.*

ENROLLED: MM/DD/2025

DATE OF PROPOSED ORDAINMENT: MM/DD/2025



**CITY COUNCIL..... No. C0055-25**

IN THE YEAR TWO THOUSAND AND TWENTY-FIVE

**AN ORDINANCE REGULATING THE DEMOLITION OF HISTORICAL  
STRUCTURES IN THE CITY OF EVERETT**

Councilor Robert J. Van Campen & the Entire Membership of the City Council

**WHEREAS**, the Everett City Council has determined the critical importance of preserving and protecting significant buildings, streetscapes and neighborhoods within the City which constitute or reflect distinctive features of the architectural, cultural, economic, political or social history of the City and limiting the detrimental effect of demolition on the character of the City; and

**WHEREAS**, through the enactment of this ordinance owners of preferably preserved buildings would be encouraged to seek out alternative options that will preserve, rehabilitate or restore such buildings, and residents of the City would be alerted to impending demolitions of significant buildings; and

**WHEREAS**, through the preservation and protection of significant buildings, streetscapes and neighborhoods, this ordinance promotes the public welfare by making the City a more attractive and desirable place in which to live and work.

**NOW, THEREFORE**, by the authority granted to the City Council of the City of Everett, Massachusetts to make and amend ordinances:

**Be it Ordained** by the City Council of the City of Everett, Massachusetts that Chapter 4 Buildings and Building Regulations of the Revised Ordinances of the City of Everett is hereby amended as follows:

Article II of Chapter 4 of the Revised Ordinances of the City of Everett is hereby amended as follows:

The title of Article II of Chapter 4 shall be changed from “POLES AND WIRES” to “GENERALLY”;

The title of Division 1 of Article II of Chapter 4 shall be is changed from “GENERALLY” to “POLES AND WIRES”;

A new Division 4 shall be added to Article II of Chapter 4 as follows:

**DIVISION 4        DEMOLITION OF HISTORICAL STRUCTURES**

(C0055-25)

***Section 4-70        Purpose***

- (a) This division is intended to
  - (1) Preserve and protect significant buildings within the city which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the city; and
  - (2) Encourage owners of such buildings to seek out individuals who might be willing to purchase, preserve, rehabilitate or restore such buildings rather than demolishing them.
- (b) In order to achieve these important purposes, the city’s historical commission is authorized to advise and consult with the director of inspectional services/building commissioner, or his designee, with respect to the issuance of permits for the demolition of significant buildings.
- (c) The issuance of demolition permits for significant buildings shall be regulated as set forth in this division.

***Section 4-71        Definitions***

For the purposes of this division, the following definitions shall apply:

- (a) “Applicant” – any person or entity seeking a demolition permit.
- (b) “Building” – any combination of materials creating shelter for persons, animals or property.
- (c) “Director of inspectional services/building commissioner” – the municipal officer authorized to issue demolition permits pursuant to the Massachusetts State Building Code.
- (d) “Commission” – the Everett Historical Commission.
- (e) “Demolition” – any act of pulling down, destroying, removing, or razing a building in total, as such will necessitate the issuance of a demolition permit under the State Building Code.
- (f) “Demolition permit” – a permit issued by the director of inspectional services/building commissioner under the State Building Code for the demolition of a building or structure.
- (g) “Demolition plan” – the plan submitted to the commission by the applicant setting forth

the facts related to the property and its proposed use pursuant to Section 4-72(e) of this division.

- (h) “Moratorium” – a period of 6 months following the hearing date of the commission’s determination of detriment regarding the demolition of a preferably preserved building.
- (i) “Preferably preserved building” – a significant building which is the subject of an application for a demolition permit and thereafter determined by vote of the commission to be worthy of preservation.
- (j) “Significant building” – any building or portion thereof, not listed in the exemptions in Section 4-75, and which:
  - (1) Is listed on, or is within an area listed on, the State or National Register of Historic Places, or is the subject of a pending application for listing in said National Register; or
  - (2) Was built in whole or in part prior to 1940 as based upon the age ascribed to the building in the records of the assessor’s office and that is used exclusively for dwelling purposes as defined and regulated under the State Building Code.

***Section 4-72                      Determination/procedure***

- (a) The director of inspectional services/building commissioner will hold in abeyance any application for a demolition permit affecting a significant building pending compliance with the procedures set forth herein.
- (b) Within 10 days of receipt, the director of inspectional services/building commissioner will forward any application for a demolition permit affecting a significant building to the commission.
- (c) The commission will hold a public hearing within 35 days of receipt of the application for the demolition permit. Such hearing may be adjourned at the discretion of the commission, but in no event shall the hearing be held open for longer than 60 days from receipt of the application for a demolition permit, unless the commission and the applicant agree otherwise.
- (d) The commission shall give public notice of the hearing by:
  - (1) Publishing notice of the time, place and purpose of the hearing in a local newspaper at least 14 days prior to the hearing date; and
  - (2) By mailing a copy of said notice by first class mail at least 14 days prior to the hearing to:
    - a. The applicant;
    - b. The owners of all property directly abutting the property that is the subject of the application, as they appear on the most recent tax list;
    - c. To such other persons as the commission shall deem entitled to notice.

The applicant shall be responsible for the costs associated with the mailing, posting and publishing of the required notices.
- (e) No less than 14 days before the public hearing, the applicant shall submit a sufficient

number of copies of the demolition plan to the commission, as may be required by the commission, which shall include the following:

- (1) An assessor's map or plot plan showing the location of the structure to be demolished on its property with reference to the neighboring properties;
  - (2) Photographs of all façade elevations of the subject property, street elevations of abutting properties and photos of the subject property in the context of its surroundings;
  - (3) A description of the structure to be demolished;
  - (4) The reason for the proposed demolition and data supporting said demolition;
  - (5) Data requested by the commission may include:
    - a. If the applicant or owner claims that the structure is structurally deficient, an independent licensed structural engineer's report from a qualified structural engineer with proven expertise in historic building techniques.
    - b. If the applicant or owner claims financial hardship,
      1. An estimate from an architect, developer, contractor, or appraiser experienced in rehabilitation as to the cost to rehabilitate the building to the level of reasonable use or a reasonable profit can be realized from the property,
      2. Appraised value from a licensed appraiser for the property's current condition, after completion of the proposed demolition, and after rehabilitation of the existing property for continued use,
      3. Amount paid for the property, and
      4. Proof of effort to obtain financing, tax incentives, or preservation grants to earn a reasonable economic return.
  - (6) A brief description of the proposed reuse of the property on which the structure to be demolished is located.
- (f) The commission shall distribute copies of the demolition plan to the director of inspectional services/building commissioner, as well as any other city agency the commission deems appropriate.
- (g) The commission will make one of either of the alternative determinations, which it will forward to the director of inspectional services/building commissioner:
- (1) No detriment. The commission may determine that the demolition of the significant building would not be detrimental to the historical or architectural heritage or resources of the city.
  - (2) Detriment. The commission may determine that the demolition of the significant building would be detrimental to the historical or architectural heritage or resources of the city, and is therefore a preferably preserved building based on the following criteria:
    - a. It is importantly associated with one or more historic persons or events, or

with the architectural, cultural, political, economic or social history of the city or the Commonwealth of Massachusetts or

- b. It is historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of buildings.

The commission will forward a copy of its determination to the director of inspectional services/building commissioner, the applicant, the building owner, and the city clerk within 10 days of the commission's determination.

The failure to forward its determination as herein provided will be equivalent to a determination of no detriment.

- (h) In the event of a determination of no detriment, or in the event that the building commissioner has not received a notice of the commission's determination of detriment within 10 days of the determination, then the director of inspectional services/building Commissioner may issue the demolition permit, subject to the requirements of the State Building Code and any other applicable laws, rules, or regulations.
- (i) In the event of a determination of detriment, the director of inspectional services/building commissioner will hold the application in abeyance for the issuance of a demolition permit regarding the preferably preserved building during the moratorium, which will be for a period of 6 months commencing from the date of the determination
- (j) Notwithstanding the foregoing, the director of inspectional services/building commissioner may issue a demolition permit regarding the preferably preserved building prior to the expiration of the moratorium, upon receipt of a determination by the commission that:
  - (1) The commission is satisfied that there is no reasonable likelihood that either the owner or some other person, group or entity is willing to purchase, preserve, rehabilitate or restore the preferably preserved building; or,
  - (2) In exceptional circumstances, the commission has imposed additional conditions on an applicant, including but not limited to submission of photographic documentation and/or architectural rendering of the structure, salvage of materials, or installation of historic signage, and said conditions have been met.

**Section 4-73                    *Emergency demolition***

- (a) If the director of inspectional services/building commissioner determines that the building poses an imminent threat to public health and safety and that immediate demolition of the building is warranted, the director of inspectional services/building commissioner may issue a demolition permit without requiring compliance with the provisions of this division.
- (b) The director of inspectional services/building commissioner will make every reasonable effort to inform the chair of the commission of his order to require demolition.

**Section 4-74 Remedies and Penalties**

- (a) The commission and the director of inspectional services/building commissioner are each authorized to institute any and all proceedings in law or in equity as they deem necessary and appropriate to obtain compliance with the requirements of this division, or to prevent a violation thereof.
- (b) No building permit will be issued with respect to any premises upon which a significant building has been demolished in violation of this division for a period of 2 years after the date of the completion of such demolition. As used herein, “premises” will include the parcel of land upon which the demolished significant building was located, together with abutting parcels in common ownership.
- (c) Upon filing an application for a demolition permit of a significant building, the owner will be responsible for properly securing and maintaining the building. Should the owner fail to secure the building, the loss of such building through fire or other cause will be considered a demolition in violation of this division for the purposes of Section 4-74(b).
- (d) Any person or entity who engages in Demolition in violation of this ordinance may be subject to a fine of three hundred (\$300) dollars, and a stop work order.

**Section 4-75 Exceptions**

This division shall not apply to any building or structure:

- (a) Owned by the city and/or any of its various departments and agencies; and
- (b) That has received a special permit, variance or site plan approval from the relevant permit granting authorities at the time of adoption of this division.

**Section 4-76 Severability**

In the event any section, paragraph or part of this ordinance is declared invalid or unconstitutional by any court of competent jurisdiction, every other section, paragraph and part of this ordinance shall continue in full force and effect.

Article III of Chapter 4 of the Revised Ordinances of the City of Everett is hereby amended as follows:

The title of Section 4-70 of Article III of Chapter 4 shall be changed from “**Section 4-70 Purposes**” to “**Section 4-100 Purposes**”;

The title of Section 4-70 of Article III of Chapter 4 shall be changed from “**Section 4-71 Contractor Qualifications and Sanctions**” to “**Section 4-101 Contractor Qualifications and SanctionsPurposes**”;

This ordinance shall take effect upon passage by the City Council and subsequent approval by His Honor the Mayor, and in accordance with the Charter of the City of Everett.



A true copy attest

*Sergio Cornelio*

Sergio Cornelio, City Clerk



#1- C0055-25

Legislative Affairs & Election Committee  
March 24, 2025

The Committee on Legislative Affairs & Elections met on Monday, March 24, 2025 at 6:00pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith, Katy Rogers and Stephanie Martins, as ex-officio.

The Committee considered an Ordinance offered by Councilor Robert Van Campen: An Ordinance regulating the demolition of historical structures in the City of Everett.

City Clerk Sergio Cornelio and Historical Commission Chairman Larry Arinello were also present.

Chairman Van Campen provided the Committee with an updated copy of the proposed Ordinance noting the most significant update is the change he is offering to the definition of significant building and rather than tying the proposal to a specific year he is using a rolling period of 80 years along with the prior amendments offered by Assistant City Solicitor Keith Slattery at the last meeting. He mentioned that he had hoped to refer out of committee favorably at this meeting but informed the Committee that Director of Planning Matt Lattanzi had provided him with some additional amendments to Section 4-72 "Determination/Procedure" so paragraphs (a) and (b) now read as follows:

- (a) For proposals that do not require Site Plan Review, the director of inspectional services/building commissioner will hold in abeyance any application for a demolition permit affecting a significant building pending compliance with the procedures set forth herein.
- (b) For proposals that do require Site Plan Review and seek to demolish the existing structure, the Planning Director will forward any such application to the commission within X days of receipt. Councilor Smith suggested amending paragraph (b) further to include a 10 day requirement to forward any application.

Mr. Cornelio suggested that the Committee define demolition a little bit better. Chairman Van Campen mentioned that he had heard from Director of Building Dave Palumbo and discuss the differences in terminology in razing and demolition but agreed that a percentage of demolition should be included in the language. Mr. Cornelio agreed to obtain an agreeable percentage from Mr. Palumbo when he meets with him prior to the next meeting.

The Committee voted: To accept the proposed amendments and to grant further time so the percentage of demolition could be added to the final draft.

Respectfully Submitted,

John W. Burley  
Clerk of Committees



City of  
**Everett**  
Massachusetts

C0089-25

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**To:** Mayor and City Council

**From:** Councilor Michael K. Marchese, Councilor Stephanie Martins

**Date:** March 10, 2025

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**Agenda Item:**

An Order to amend the City of Everett Charter Sections

**Background and Explanation:**

**Attachments:**



**CITY COUNCIL .....No.C089-25**  
**IN THE YEAR TWO THOUSAND AND TWENTY-FIVE**

**An Order to amend the City of Everett Charter Sections**

/s/Councilors Michael Marchese and Stephanie Martins

**Be it ordered: By the City Council of the City of Everett, Massachusetts, as follows:**

WHEREAS, many municipalities in the Commonwealth allow for term limits of their elected officials, and

WHEREAS, each municipality is authorized by the Home Rule Amendment to the Massachusetts Constitution and G.L. c.43B, the Home Rule Procedures Act, to select a form and structure of government most appropriate for its unique circumstances; and

WHEREAS, term limits will be established in Everett with the express understanding that such limits will only affect a person’s service in that particular elected position, and

WHEREAS, there is a need to simplify the process required to determine eligibility for office and make such process uniform across elected offices; and

WHEREAS, such proposed special legislation does not cut short or otherwise terminate the term of any incumbent elected officials, and provides for the implementation of term limits over the next two terms.

NOW THEREFORE, it is hereby ordered that, consistent with the City of Everett’s authority under Section 8 of the Home Rule Amendment of the Massachusetts Constitution, that the following special legislation amending the City of Everett Charter be filed with the City’s State Representative and State Senator, and further, that the City Council President and Mayor be authorized to take such action as may be necessary to accomplish the purposes of this Order.

**An Act Relative to Terms of Elected Officials in the City of Everett**

SECTION 1. The city of Everett home rule charter as on file with the archivist of the commonwealth, as required by section 12 of chapter 43B of the general laws, is hereby amended

by inserting, at the end of subsection 1(b) of section 2 the following:- Councilors, whether district and/or at-large, shall serve no longer than six consecutive full terms of service. A councilor who has served 6 consecutive full terms shall again be eligible for election as a councilor when 1 year has passed following the expiration of their 6th term of service; provided, however, that such councilor shall nevertheless be eligible for election to any other office.

SECTION 2. Subsection 1(b) of section 3 of said charter shall hereby be amended by deleting the first sentence and inserting in place thereof the following: - The term of office for the mayor shall be 4 years. A mayor who has served 2 consecutive full terms shall again be eligible for election as a mayor when 1 year has passed following the expiration of their 3rd term of service; provided, however, that such mayor shall nevertheless be eligible for election to any other office.

SECTION 3. Said charter of the city of Everett shall hereby be further amended by inserting, at the end of subsection 1(b) of section 4, the following: - School committee members, whether district and/or at-large, shall serve no longer than six consecutive full terms of service. A school committee member who has served 6 consecutive full terms shall again be eligible for election as a school committee member when 1 year has passed following the expiration of their 6th term of service; provided, however, that such school committee member shall nevertheless be eligible for election to any other office.

SECTION 4. All incumbent elected officials holding office on the effective date of this act shall be deemed to have served 1 term for the purposes of this act.

SECTION 5. This act shall take effect upon its passage.

A true copy attest



*Sergio Cornelio*

Sergio Cornelio, City Clerk



**CITY COUNCIL .....No.0089-25**  
**IN THE YEAR TWO THOUSAND AND TWENTY-FIVE**

**An Order to amend the City of Everett Charter Sections**

/s/Councilor Michael Marchese, Stephanie Martins and Guerline Alcy Jabouin

**Be it ordered: By the City Council of the City of Everett, Massachusetts, as follows:**

WHEREAS, many municipalities in the Commonwealth allow for term limits of their elected officials, and

WHEREAS, each municipality is authorized by the Home Rule Amendment to the Massachusetts Constitution and G.L. c.43B, the Home Rule Procedures Act, to select a form and structure of government most appropriate for its unique circumstances; and

WHEREAS, term limits will be established in Everett with the express understanding that such limits will only affect a person’s service in that particular elected position, and

WHEREAS, there is a need to simplify the process required to determine eligibility for office and make such process uniform across elected offices; and

WHEREAS, such proposed special legislation does not cut short or otherwise terminate the term of any incumbent elected officials, and provides for the implementation of term limits over the next two terms.

NOW THEREFORE, it is hereby ordered that, consistent with the City of Everett’s authority under Section 8 of the Home Rule Amendment of the Massachusetts Constitution, that the following special legislation amending the City of Everett Charter be filed with the City’s State Representative and State Senator, and further, that the City Council President and Mayor be authorized to take such action as may be necessary to accomplish the purposes of this Order.

**An Act Relative to Terms of Elected Officials in the City of Everett**

SECTION 1. The city of Everett home rule charter as on file with the archivist of the commonwealth, as required by section 12 of chapter 43B of the general laws, is hereby amended

by inserting, at the end of subsection 1(b)(2) of Article 2 the following: - Councilors, whether district and/or at-large, shall serve no longer than six consecutive full terms of service. A Councilor who has served 6 consecutive full terms shall again be eligible for election as a councilor when 1 year has passed following the expiration of their 6th term of service; provided, however, that such councilor shall nevertheless be eligible for election to any other office.

SECTION 2. Subsection 1(b)(2) of Article 3 of said charter shall hereby be amended by deleting the first sentence and inserting in place thereof the following: - The term of office for the mayor shall be 4 years. A mayor who has served 3 consecutive full terms shall again be eligible for election as a mayor when 1 year has passed following the expiration of their 3rd term of service; provided, however, that such mayor shall nevertheless be eligible for election to any other office.

SECTION 3. Said charter of the city of Everett shall hereby be further amended by inserting, at the end of subsection 1(b)(4) of Article 4, the following: - School committee members, whether district and/or at-large, shall serve no longer than six consecutive full terms of service. A school committee member who has served 6 consecutive full terms shall again be eligible for election as a school committee member when 1 year has passed following the expiration of their 6th term of service; provided, however, that such school committee member shall nevertheless be eligible for election to any other office.

SECTION 4. This act shall take effect upon its passage.

A true copy attest



*Sergio Cornelio*

Sergio Cornelio, City Clerk

#4- C0089-25

Legislative Affairs & Election Committee  
March 24, 2025

The Committee on Legislative Affairs & Elections met on Monday, March 24, 2025 at 6:00pm in the City Council Chambers.

The meeting was recorded by ECTV and can be viewed on the City of Everett website.

Members present were Councilor Robert Van Campen, presiding, Councilors Michael Marchese, Stephanie Smith, Katy Rogers and Stephanie Martins, as ex-officio.

The Committee considered an Order offered by Councilors Michael Marchese, Stephanie Martins and Guerline Alcy-Jabouin: A Home Rule Petition proposing changes to the City Charter to create term limits for the offices of Mayor, City Council and the School Committee.

City Clerk Sergio Cornelio was also present.

Chairman Van Campen informed the Committee that former Councilor Fred Capone had presented a similar piece for term limits before the Charter Review Commission at its last meeting, but that it was ultimately the City Council that would finalize the matter of term limits. Councilor Marchese remarked that he wasn't happy with the proposed term for Mayor. Councilor Rogers also expressed concern noting that there were many questions that needed to be answered and didn't want to see the City Council rush this decision to insure that it was fair across the board with it starting in the next election cycle of 2026. Council President Martins reminded the Committee that this issue was approved by the Council in 2022 but was vetoed by the Mayor with the intent of it becoming effective upon passage. She agreed the proposal still needed some work. Chairman Van Campen remarked that term limits makes good sense. Councilor Smith concurred but expressed some concerns on the limits placed on the City Council. Council President Martins explained that the current proposal was conservative start to get something going. Chairman Van Campen agreed to provide the Capone proposal for review which he felt was similar to the one being proposed by the City Council that could be discussed further at the next meeting.

The Committee voted: To grant further time.

Respectfully Submitted,

John W. Burley  
Clerk of Committees

Proposed Charter change

SECTION 9-12 Term Limits

- 1) a. Mayor – no individual shall serve more than three consecutive elected terms as mayor;
- b. City council – no individual shall serve more than five consecutive elected terms on the city council, regardless whether the consecutive terms are as a ward councilor and/or as a councilor-at-large;
- c. School committee – no individual shall serve more than five consecutive elected terms on the school committee, regardless whether the consecutive terms are as a ward school committee member and/or as a school committee member-at-large;
- 2) Appointments and/or special elections to fill an elected office vacancy shall not count against the term limits set forth in paragraph 1 above;
- 3) Once an individual has separated from his/her former elected office for at least one full term, term limit restrictions as per that office shall reset;
- 4) Term limits as set forth herein shall not prohibit:
  - a. a mayor from seeking election to the school committee or to the city council following a third consecutive elected term as mayor;
  - b. a member of the city council from seeking election to the office of mayor or to the school committee following a fifth consecutive elected term as a city councilor;
  - c. a member of the school committee from seeking election to the office of mayor or to the city council following a fifth consecutive elected term as a school committee member.





C0098-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 24, 2025

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**Agenda Item:**

An order requesting confirmation on the re-appointment of Michael O'Connor to the Planning Board for a term of three (3) years, expiring March 31, 2028

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**

484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

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March 12, 2025

The Honorable City Council  
Everett City Hall  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section K (II) of the City of Everett Administrative Code, I hereby re-appoint, subject to confirmation by the City Council, Michael O'Connor to the Planning Board for a term of three (3) years, expiring March 31, 2028.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria  
Mayor



March 12, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

Offered By: \_\_\_\_\_  
**Councilor Stephanie Martins, as President**

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as follows:

I hereby submit for your approval the re-appointment of Michael O'Connor to the Planning Board for a term of three (3) years, expiring March 31, 2028.



C0099-25

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**To:** Mayor and City Council

**From:** Councilor Stephanie Martins

**Date:** March 24, 2025

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**Agenda Item:**

An order requesting the confirmation of the re-appointment of James Tarr to the Planning Board for a term of three (3) years, expiring March 31, 2028.

**Background and Explanation:**

**Attachments:**



**CARLO DeMARIA**  
**MAYOR**

**CITY OF EVERETT - OFFICE OF THE MAYOR**  
484 Broadway Everett, Massachusetts 02149

☎ 617-394-2270

✉ [mayorcarlo.demaria@ci.everett.ma.us](mailto:mayorcarlo.demaria@ci.everett.ma.us)

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March 13, 2025

The Honorable City Council  
Everett City Hall  
484 Broadway  
Everett, MA 02149

Dear Honorable Members:

Please be advised that in accordance with Section 3-3 of the City Charter and, Section K (II) of the City of Everett Administrative Code, I hereby re-appoint, subject to confirmation by the City Council, James Tarr to the Planning Board for a term of three (3) years, expiring March 31, 2028.

Thank you for your favorable consideration in this matter.

Respectfully Submitted,

Carlo DeMaria  
Mayor



March 13, 2025  
**City of Everett, Massachusetts**  
**CITY COUNCIL**

**Offered By:** \_\_\_\_\_  
**Councilor Stephanie Martins, as President**

**Bill Number:**  
**Bill Type: Order**

Be it  
Ordered: BY City Council OF THE CITY OF EVERETT, as  
follows:

I hereby submit for your approval the re-appointment of James Tarr to the Planning Board for a term of three (3) years, expiring March 31, 2028.