

City of Malden

Massachusetts



MALDEN HISTORICAL COMMISSION

215 Pleasant Street, 3rd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Thursday, February 17, 2022

Location: Malden City Hall, 215 Pleasant Street, Malden, MA, Council Chamber, Room 105

[Note: Public Facilities changed room at 10:15 am from location (Room 108) posted in notice].

Commission members in attendance: John Tramondozzi, Vice Chair; Joseph Cesario, Clerk; Inna Babitskaya, Mary Hampton.

Commission Members absent: Barbara Tolstrup, Chair.

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

The meeting began at 10:30 am. Tramondozzi chaired the meeting and took a roll call.

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1. 15 Ferry Street (Parcel ID 075 272 211)/Permit #CMID-029312-2019. Status update for Building Determined to be Preferably Preserved (Determination dated June 6, 2019, extended/amended September 30, 2021), Demolition Permit delayed, Demolition & Alteration Delay Ordinance (Code of City of Malden, Title 4.24).

The Commission received correspondence from Roberto DiMarco, attorney for the property owner, dated February 16, 2022 which provides an update and agrees to further extension of the demolition delay period until March 15, 2022.

The Commission agreed to accept the extension to March 15, 2022.

Motion by Cesario, seconded by Babitskaya, all voted in favor; the motion passed (4-0).

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2. 384-390 Main Street, aka. 6-22 Pleasant Street (Parcel ID 052 273 301)/Permit #CMID-036646-2021. Status Update for Buildings Determined to be Preferably Preserved (Determination dated July 22, 2021, amended September 30, 2021)/Demolition & Alteration Delay Ordinance (Code of City of Malden, Title 4.24).

The Commission received an update from Jim Sylvania, representative of the property owner, via email dated January 27, 2022.

3. 12-24 Lebanon Street (Parcel ID 134 654 421) Permit #CMID 039265-2021.
Status update for Building Determined to be Preferably Preserved, Demolition Permit delayed (Determination dated December 8, 2021, amended January 4, 2022), Demolition & Alteration Delay Ordinance (Code of City of Malden, Title 4.24).
4. 28 Lebanon Street (Parcel ID 134 654 420L) Permit #CMID 039281-2021.
Status update for Building Determined to be Preferably Preserved, Demolition Permit Delayed (Determination dated December 8, 2021, amended January 4, 2022), Demolition & Alteration Delay Ordinance (Code of City of Malden, Title 4.24).

The Commission received an update from Mayor Christenson via email dated January 27, 2022.

5. 76 Granville Avenue (Parcel ID 104 712 208)/Permit #CMID Pending-TBD. Notice of Intent to Demolish/Request for Review - Determination of Significance, Demolition & Alteration Delay Ordinance (MCC 4.24).

Romero reported that the Notice of Intent application has not been filed.

6. Wallace Memorial Park Wall Project. Status.
The Commission received an update from David Hancock via email dated February 15, 2022.
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7. Community Preservation Committee.
The Commission received an update from Babitskaya.
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8. Approval of minutes. None available.
-

9. Any other business properly before the Commission.
 - a) 303 Commercial Street (Parcel ID 059 246 604)/Permit #CMID 041292-2022.
Notice of Intent to Demolish Building, Determination of Significance, Demolition & Alteration Delay Ordinance, MCC 4.24
Romero reported having spoken with Commissioners individually after each reviewed the Notice of Intent application; acting as Commission's authorized delegate under the Ordinance, and making the Determination that the Building is not Significant.
 - b) Revisions to the Demolition and Alteration Delay Ordinance. Romero reported meeting with Mayor Christenson, Chief of Staff Maria Luise, City Council President Craig Spadafora, City Council Ordinance Committee Chair Peg Crowe and Building Commissioner Nelson Miller, to review revisions recommended by the Commission.
 - c) Revisions to the Notice of Intent Application. The Commission discussed revisions to the Application re: information (historical narrative) required to be submitted by the petitioner.
 - d) Citizens Bank Building on Main Street. The Commission discussed whether the property is being sold.

- e) City monuments and art work. The Commission discussed the process for installation of each and will request information from the Mayor.
- f) Reuse of Court House/Art Center Committee. Romero will find/provide information.
- g) CPC Survey Link. To be forwarded.

- h) Next regular meeting: Tuesday, March 15 at 10:30 am in City Hall.

The meeting adjourned at 11:09 am.

Respectfully submitted,
J.Cesario, Clerk

FOSTER, WALKER & DI MARCO

ATTORNEYS AT LAW

February 16, 2022

Via In Hand

Ms. Barbara Tolstrup
Chair of Historical Commission
City of Malden
110 Pleasant Street, 2nd Floor
Malden, MA 02148

Ms. Michelle A. Romero
City Planner
City of Malden
110 Pleasant Street, 2nd Floor
Malden, MA 02148

Re: 15 Ferry Street, Malden, MA (PID # 075 272 211)

Dear Chair Tolstrup and Ms. Romero,

As you are aware, this firm represents Alpha Business Center, LLC, (“ABC”), the owner of 15 Ferry Street, Malden, Massachusetts (“Property” or “15 Ferry”).

I write to you in order to provide a status update. ABC is still engaged in working on a written agreement with the city for the move of 15 Ferry. The agreement has been delayed by the need for input from certain other officials within the city administration. We are waiting for the city at this time.

We still intend to withdraw the application for demolition once we receive the final agreement with the city. The plans for the special permit have been completed and are awaiting final approval once we have the agreement. When we have the agreement and are prepared to make those plans public, we will deliver you a courtesy copy as promised when they are filed the city boards.

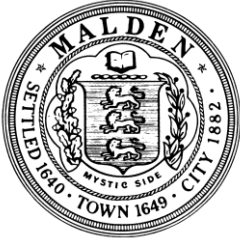
My client agrees to an extension until March 15, 2022 of the current status as subject to the jurisdiction of the Historical Commission.

If you have any questions, please feel free to contact me at 781-322-3700 or rdimarco@fwd-law.com.

Very truly yours,
Foster, Walker, & Di Marco, P.C.



Roberto L. Di Marco, Esq.



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION

215 Pleasant Street, 3rd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

February 17, 2022

Nelson Miller, Building Commissioner
City of Malden
Inspectional Services
215 Pleasant Street
Malden, MA 02148

**RE: Building Determined to be Preferably Preserved/Demolition Permit Delayed
Demolition and Alteration Delay Ordinance
15 Ferry Street (PID # 075 272 211)/Demolition Permit Application (CMID-029312-2019)**

Dear Mr. Miller:

This serves to notify you that the Historical Commission has amended its previous decision regarding the above-referenced property, of which you were notified correspondence dated December 1, 2021.

Please note that the Commission has not changed its Determination, made on June 5, 2019, that the building at 15 Ferry Street is a Preferably Preserved Building; however, the Commission and owner have agreed to the following:

- 1) The delay period for the issuance of the demolition permit for 15 Ferry Street shall be extended an additional period, to March 15, 2022, which further extends the previously extended period, which further extended the original period that ended June 5, 2020.

In correspondence dated February 16, 2022, Roberto L. DiMarco, attorney for the owner, Alpha Business Center, LLC, provided a progress update on the owner's proposal and plan to save the building by relocating it, and expressed continued willingness to work with the Commission and the City.

Finally, in accordance with Title 4, Chapter 24, Section 110 of the Ordinance, no demolition permit may be issued before March 15, 2022, unless otherwise agreed to by the Commission.

Please do not hesitate to contact me with any questions. Thank you.

Sincerely,

Michelle A. Romero
City Planner, Liaison to Historical Commission

From: [James Sylvia](#)
To: [Michelle A. Romero](#)
Cc: [Nelson Miller](#); digirolamolegal@verizon.net
Subject: Re: 6-22 Pleasant Street
Date: Thursday, January 27, 2022 2:02:52 PM

Hi Michelle,

I hope you're doing well and staying healthy.

I've been handling some personal matters over the holidays but have continued to refine and advance our project with my team. This includes:

- Retention of a consultant to provide high level estimates of the tax, employment and other economic impacts of our project.
- Retention of a group called Consensus Strategies to help me organize neighborhood and other stakeholder outreach
- Meetings with Hilda Torres at My Little Best Friends and work with my architects to devise a plan to accommodate her growing business within the Dowling
- Meetings with other neighbors including the folks at the Dartmouth St project and 200 Exchange to share thoughts on the office/lab market - with hopes of combining efforts as we move forward to help sell Malden to the market.
- An introductory zoom meeting with the Chamber and some follow up calls with a couple members.
- 'A Zoom meeting with Mr Hogan to discuss how we will position our project for the market relative to parking.
- Refinement of the plans and presentation materials to make them consistent with the Historic Commission approvals
- Continued the leasing work for 6 Pleasant to keep the building as full and active as possible.
- Started preliminary traffic engineering work

Going forward, I will be continuing to reach out to stakeholders across the City to give folks a preview of our project, solicit feedback and answer as many questions as possible at this stage.

I'd be happy to try to appear before the Commission again, schedule permitting, but trust that this note will at least give them an overview of the work going on.

Please give me a call with any questions.

Best

Jim
JSylvia Advisory Services, LLC
Owner
Jim@JSASLLC.COM
(617) 721 0806

On Thu, Jan 27, 2022 at 10:50 AM Michelle A. Romero <mromero@cityofmalden.org> wrote:

Good Morning and Happy New Year Jim,

Please provide an update on the status of the project.

The Historical Commission expects to schedule a meeting within the next week and I will let you know the date once finalized.

Please contact me with any questions.

Thank you.

Michelle

MICHELLE A. ROMERO
CITY PLANNER
CITY OF MALDEN
INSPECTIONAL SERVICES
215 PLEASANT STREET, 3RD FLOOR
MALDEN, MA 02148
(781) 397-7000 EXT. 2044

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From: [Mayor Christenson](#)
To: [Michelle A. Romero](#)
Cc: [Maria Luise](#); [Nelson Miller](#)
Subject: RE: 12-24 Lebanon and 28 Lebanon Street
Date: Thursday, January 27, 2022 10:58:40 AM

Michelle,

We held our first meeting this week and first reviewed the agreement to make sure we didn't miss anything which the parties agreed we did not. Then, we moved on to reviewing the space needs of the charter school (square footage, heights, etc.). We are now going to take that information to see if we can come up with some options to meet their space needs and thereby preserve Maplewood Square. Nelson can add anything that I missed.

Gary

From: Michelle A. Romero <mromero@CITYOFMALDEN.ORG>
Sent: Thursday, January 27, 2022 10:52 AM
To: Mayor Christenson <mayor@cityofmalden.org>
Cc: Maria Luise <mluise@CITYOFMALDEN.ORG>; Nelson Miller <nmliller@CITYOFMALDEN.ORG>
Subject: 12-24 Lebanon and 28 Lebanon Street
Importance: High

Good Morning Mayor,
Please provide a status update for the Historical Commission.

The Commission expects to schedule a meeting within the next week and I will let you know the date once finalized.

Please contact me with any questions.
Thank you.
Michelle

MICHELLE A. ROMERO
CITY PLANNER
CITY OF MALDEN
INSPECTIONAL SERVICES
215 PLEASANT STREET, 3RD FLOOR
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From: [David Hancock](#)
To: [Michelle A. Romero](#)
Subject: Fwd: MHC Meeting Feb 17
Date: Tuesday, February 15, 2022 2:12:53 PM

----- Forwarded message -----

From: **David Hancock** <david3212888@gmail.com>
Date: Fri, Feb 11, 2022 at 9:38 AM
Subject: Re: MHC Meeting Feb 17
To: Michelle A. Romero <mromero@cityofmalden.org>

Thanks Michelle

I have added to my earlier e-mail as noted in italics

There are two items to report::

First, I spoke with the contractor last week and he assured me that they are working on a schedule and having a sample of stone finishes made. They expect to begin work the end of March or early in April-- I asked how they will co-ordinate with the school (closing sidewalks etc). I will follow up between now and next Thursday. *I spoke again with Jonathan at Tasco. - they ordered the required sample piece from Fletcher Granite, but there have been "production problems" Schedule will be dependent on Fletcher's agreed schedule to make the replacement pieces (and of course, whether Fletcher keeps to schedule). I expect to hear more about sidewalk closing when they provide the schedule.*

And second, the building permit -- I owe Nelson a stamped drawing which I will forward to you early next week. I hope the city will waive permit fee in order to limit cost of the project. *I have sent the drawing to Nelson with a copy to you which you may attach to this e-mail for the Commission.*

I can probably attend the meeting next week, although if an e-mail report is acceptable, *please copy this for the Commission. Additionally I will be available at the phone number below if there are questions to be answered during the Commission's meeting.*

David Hancock
(617) 319-9532

On Thu, Feb 10, 2022, 5:28 PM Michelle A. Romero <mromero@cityofmalden.org> wrote:

Good afternoon David,

Hope all is well.

The Historical Commission is meeting on Thursday, February 17 at 10:30 am in City Hall and requests any update you can provide on the Wallace Memorial Park wall project.

You may attend in person or provide any update by email.

Thank you.

Michelle

MICHELLE A. ROMERO

CITY PLANNER

CITY OF MALDEN

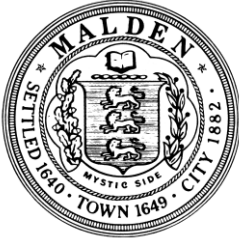
INSPECTIONAL SERVICES

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MALDEN HISTORICAL COMMISSION

215 Pleasant Street, 3rd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

January 31, 2022

Nelson Miller
Building Commissioner
City of Malden
215 Pleasant Street
Malden, MA 02148

RE: 303 Commercial Street (Parcel ID 059 246 604)
Permit #CMID 041292-2022
Notice of Intent to Demolish Building
Determination of Significance, Demolition & Alteration Delay Ordinance, MCC 4.24

Dear Mr. Miller:

In accordance with Title 4, Chapter 4 of the Code of the City of Malden, the Demolition and Alteration Delay Ordinance, I hereby notify you of my determination, made as the Historical Commission's authorized delegate under this Ordinance, that the subject of the above-referenced application, namely, the building at the above-referenced property, is not a Significant Building.

Accordingly, the demolition permit may be issued without delay.

Please do not hesitate to contact me with any questions. Thank you.

Sincerely,

Michelle A. Romero
City Planner
Liaison to Historical Commission

CC: Applicant

Notice of Intent to Demolish or Alter a Building/Application for Review by the Historical Commission

Pursuant to City of Malden Demolition and Alteration Delay Ordinance

Proposed revisions to “**Required Documentation**, Information about the Building,” to add the following provision:

Historical narrative that includes:

- Names of all prior owners
- For commercial buildings, names of all prior business occupants
- Original use of building
- Prior uses of building
- Name of architect (if available)
- Source(s) of information, i.e., Malden Public Library, Registry of Deeds, Building/City records, state offices, other.