



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Monday, February 22, 2021

Location: Malden City Hall, Board Room/Large Conference Room, 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; Nelson Miller, Building Commissioner.

The meeting began at 11:39 am. Tolstrup chaired the meeting and took a roll call.

Tolstrup announced the meeting is being held virtually and only remote attendance by members of the public is allowed; Romero read the notice regarding Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and Governor' Baker's March 23, 2020 Revised Guidance on Order by the Governor Prohibiting Assemblage of More than Ten People.

The City is providing remote public access to the meeting via technological means (Zoom Webinar meeting ID: 935 5408 9285).

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- 1) Status Update for Building Determined to be Preferably Preserved, Demolition Permit Delayed per Section 4.24.110, Demolition & Alteration Ordinance: 15 Ferry Street (Permit #CMID 029312-2019).

Romero provided an overview that the owner submitted the relocation proposals on December 3, 2020 and an update on January 19, 2021, and that the demolition delay period will expire on March 5, 2021 unless further extension is agreed upon.

Attorney Roberto DiMarco, for owner, Alpha Business Center, in attendance remotely, stated that owner is willing to agree to extend the demolition delay period another sixty (60) days, to May 5, 2021 and provided the following updates:

1. The owner is working with Building Conservation Associates (BCA) of Newton, a historical preservation expert retained by the architect.
2. BCA will be reviewing the draft engineer's report (previously submitted to the Commission on December 3, 2020) and the relocation options.
3. Owner is waiting for BCA's report.
4. Owner is working to put together a full proposal and plan.

5. Owner is still seeking photos of 21 Ferry Street, the façade of which would be replicated in the new building at the site of 15 Ferry Street, attached to One Salem Street.

Romero provided an update received from the Malden Redevelopment Authority, which owns the municipal parking lot which is the proposed relocation site for 15 Ferry: owner's attorney was in contact once it the MRA about the proposal but did not follow-up; there is no agreement re: the parking lot; MRA Board would need to authorize/approve.

The Commission discussed that a longer extension of six (6) months would allow more time for owner to complete the proposal; and that the Commission will require a copy of the engineer's reports prepared and the agreement with the City.

City Councilor Ryan O'Malley, in attendance remotely, addressed the Commission to state he supports the extension and would like to arrange a meeting with the MRA, Mayor, petitioner and liaison to the Commission.

Frank Russell, consultant to the Commission, in attendance remotely, addressed the Commission and owner's attorney to suggest that the state Historical Archives may have photos and floor plans of 21 Ferry Street.

The Commission agreed to accept the owner's offer to extend the demolition delay period for 60 days to May 5, 2021 and requested owner consider a six-month extension.

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

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- 2) Notice of Intent to Demolish Building/Application for Demolition Permit. Determination of Significance, Section 4.24, Demolition & Alteration Delay Ordinance: 735 Broadway (Permit #CMID- 036422-2021).

The Commission reviewed the Notice of Intent/Application.

The Commission discussed whether the buildings have architectural or historical significance and finding none, made a Determination under the Ordinance that the buildings are not significant and the demolition permit may be issued without delay.

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

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- 3) Wallace Memorial Park Wall Project. Status of CPA Application.

David Hancock, consultant, was in attendance remotely, and explained the process and status of his work.

The Commission received a copy of the proposal for a cost estimate from CHA, obtained by Hancock.

Romero provided an update on the status of the project with the Community Preservation Committee, and specifically, the proposed filing of an Application for Returning Applicants, as recommended by the CPC Administrator.

The Commission approved moving forward with the proposal to obtain a cost-estimate from CHA, to be funded using the Commission’s budget and seek reimbursement through CPA funding; and also approved preparing the CPC Application for Returning Applicants.

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

4) Fellsmere Park/MHC Inventory MAL. 928: Fellsmere Park Master Plan CPA PreApplication of Friends of Fellsmere Heights.

Prisco Tammaro, Friends of Fellsmere, in attendance remotely, addressed the Commission about the preapplication for Community Preservation Act funding of the proposed Master Plan project for the Park. Tammaro explained the project will involve hiring a landscape architect to design the plan and community/public review process, and stated the Commission will have the opportunity to review the draft Master Plan.

Tammaro requested a letter of support from the Commission for the CPA application and intent of the project in concept.

The Commission noted the Fellsmere Park is not on the National Register; the tree inventory/survey previously considered by the Commission; and the former “tree house.”

Motion by Tramondozzi, seconded by Hampton, all voted in favor and the motion passed (5-0).

3) Status of Form B inventories in process/under contract.

Consultant Frank Russell, in attendance remotely, provided an update on the status of the remaining Form B inventories under contract: 2-4 Park Avenue, 3 Reserve Street, 283 Salem Street and 155 Main Street (Frank Stella house); and revisions to 578 Main Street and 14 Evelyn Place; as further described in his email dated February 22, 2021.

The Commission received draft Form B inventories for 35 Lincoln Street and 457-465 Lebanon Street.

4) New/other business.

- A) Notice of Intent to Demolish Building/Application for Demolition Permit.
Determination of Significance, Section 4.24, Demolition & Alteration Delay Ordinance: 165 Central Avenue - garage building only.
The Commission reviewed the Notice of Intent/Application.
The Commission discussed whether the building has architectural or historical significance and finding none, made a Determination under the Ordinance that the building is not significant and the demolition permit may be issued without delay.

Motion by Cesario, seconded by Tramondozzi, all voted in favor and the motion passed (4-0). Hampton abstained.

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- B) Browne-Masonic Building National Register Application. The Commission received correspondence from the state Historical Commission re: the status of the owner's application.

5) Community Preservation Committee. Babitskaya provide an update.

6) Next regular meeting: March 18, 2021.

The meeting adjourned at 12:50 pm.

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

Respectfully submitted,
J.Cesario, Clerk