



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Monday, May 24, 2021

Location: Malden City Hall, Small Conference Room, 215 Pleasant Street, 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.

The meeting began at 5:00 pm. Tramondozzi chaired the meeting and took a roll call.

Tramondozzi 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, and Governor's COVID19 Order No. 63. The City provided remote public access to the meeting via technological means (Zoom Webinar meeting ID: 950 2801 5018).

Tramondozzi called for a moment of silence in honor of Frank Russell, consultant to the Commission, who passed away suddenly on April 28, 2021.

The Commission will hire Arthur Krim as a consultant to complete the project that Frank Russell was working on at the time of his passing (Dowling Building/Joslin's Building Block inventory).

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

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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).

Attorney Roberto DiMarco, for owner, Alpha Business Center, provided the Commission with an update via correspondence dated May 24, 2021, which was read into the record.

The delay period ends on June 30, 2021, and the Commission will invite petitioner to attend and provide updates at the Commission's next meeting on June 17, 2021, at which time, the Commission will request further extension of the demolition delay period.

2) One Salem Street. Status update for Demolished Building (Determined to be Preferably Preserved, per Demolition & Alteration Delay Ordinance)/Permit # CMID-029311-2019.

The Commission received the notice of violation given to property owner by correspondence dated May 11, 2021 from City Building Commissioner; and owner's response dated May 19, 2021 and plan for safety barriers.

3) 47 Francis Street (Parcel ID 012051109)/Permit #CMID- 035946-2020
Notice of Intent to Demolish or Alter Building/Application for Demolition Permit/Building Permit. Determination of Significance, Section 4.24, Demolition & Alteration Delay Ordinance.

The Commission reviewed petitioner's Notice of Intent application and the Form B Inventory (MAL. 314) on file with the state Historical Commission. The Commission noted the building's architecture and determined that the property is Significant because the Building is architecturally important, in terms of period, style and method of building construction.

The Commission will hold a public hearing at 6 pm on June 17, 2021 for the purpose of determining whether the building on the property is a Preferably Preserved Building, and the permit for proposed alterations should be delayed to explore alternatives.

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

The Commission answered questions regarding the public hearing, delay period and process from owner's architect, Kyle Xue, who was in attendance remotely.

4) Wallace Memorial Park Wall Project. Status of CPA FY22 Application. Tramondozzi updated the Commission re: the public hearing by the Community Preservation Committee on May 19, 2021, and the Committee's recommendation to approve funding for the project to be made to the City Council.

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

The Commission discussed Form B inventories that were in progress but not completed by consultant Frank Russell. Dora S. Martin of the Malden Public Library will be contacted for any research information that had been provided. The Commission will inquire if Arthur Krim is available to work on these Form B inventories and if not, will request proposals from other consultants.

6) Community Preservation Committee. Babitskaya provide an update, including the status of projects re: Malden Public Library, City Parks and the CPC membership terms.

The Commission adjourned temporarily at 5:35 pm and will reconvene at 6 pm.
Motion by Cesario, seconded by Hampton; all voted in favor; the motion passed (5-0).

The Commission reconvened at 6 pm. Tramondozzi chaired the meeting and took a roll call. 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, and Governor's COVID19 Order No. 63. The City provided remote public access to the meeting via technological means (Zoom Webinar meeting ID: 950 2801 5018).

7) Public Hearing re: 384-390 Main Street, a.k.a. 6-22 Pleasant Street (Parcel ID 052 273 301) Notice of Intent to Demolish and Alter Buildings/Application for Demolition and Alteration Permit (Application #CMID-036646-2021) Determination Whether Buildings are Preferably Preserved, Section 4.24.110, City of Malden Demolition and Alteration Delay Ordinance.

Romero read the notice of public hearing. The Commission discussed the hiring of consultant Arthur Krim, due to the passing of consultant Frank Russell. Romero updated the Commission that Krim was already underway with the research and working to prepare the historical inventory of the property and buildings proposed to be altered and demolished; he is expected to be done within the month.

Petitioner submitted the following documentation and information:

1. Notice of Intent to Alter and Demolish Buildings/Application for Review by Historical Commission.
2. Spiral bound copy of presentation made at the public hearing, dated April 29, 2021, prepared by SGA.

Presentation made by petitioner (in attendance remotely):

1. Jim Sylvia, 589 California Street, Newton, MA, representative of property owner, SFA Malden LLC.
2. Rich DiGirolamo, 424 Broadway, Somerville, MA, Attorney for owner (gave no testimony).

The Commission opened the public hearing and received the following public testimony:

1. Ryan O'Malley, Ward 4 City Councilor, re: restoration of Dowling Building, preservation of façade of Joslin Building, preservation of history and trees.
2. Stephen Winslow, City Councilor-at-Large, via email correspondence dated May 20, 2021, re: preservation of Dowling Building, reuse of former CVS building (Joslin Building).

The Commission closed the public hearing.

The Commission discussed the property, including: the aluminum siding that was recently installed over the Dowling Building; the Joslin's Building, which is still standing and partially covered over; the Converse Square Area, as described in Form A Inventory (MHC MAL. A) on file with the Massachusetts Historical Commission; and reviewed a historic photo of the Joslin's Building.

Mr. Sylvia responded to Commissioners' questions regarding the proposed new building, historical area, proposed tenants and timeline for the proposed demolition.

The Commission decided to take the matter under advisement until the new historical inventories are complete and available and tabled the public hearing and its decision under the Demolition & Alteration Delay Ordinance. The public hearing is tabled to June 28, 2021 at 6 pm and will reopen to receive the updated and new Inventory Forms and public comment re: same.

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

8) Any other business properly before the Commission. The Commission discussed current conditions and state restrictions to be lifted re: the COVID-19 pandemic and will continue to meet in person and invite members of the public to attend remotely/virtually.

9) Next regular meeting: June 17, 2021 at 5 pm.

The meeting adjourned at 7:09 pm.

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

Respectfully submitted,
J. Cesario, Clerk