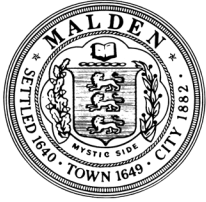


City of Malden Massachusetts



MALDEN HISTORICAL COMMISSION

215 Pleasant Street, Room 330
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Thursday, August 17, 2023

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

Commissioners in attendance: John Tramondozzi, Chair; Joseph Cesario, Vice Chair; Inna Babitskaya
Mary Hampton; Elizabeth Salazar; Mary Hampton.

Commission members absent: Barbara Tolstrup.

City Staff: Michelle Romero, City Planner, Clerk to the Commission.

Tramondozzi called the meeting to order at 10:32 am. Tramondozzi took a roll call and chaired the meeting.

-
1. 197 Mount Vernon Street (Parcel ID 009 025 515)/Permit # RES-060360-2023
Notice of Intent to Alter (Windows and Siding Only). Determination of Significance.
Demolition & Alteration Delay Ordinance/Code of City of Malden (MCC), Title 4.24.

The Commission reviewed the Notice of Intent to Alter the building. Steven Baillargeon, Power , contractor, representative of property owner, attended the meeting.

The Commission reviewed the Ordinance and criteria for Significance. The Commission made the following determination and decision:
The building is historically Significant, per Criteria A, B and C of Section 4.24.080, MCC.

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

The Commission discussed the historical architectural features that should be preserved and maintained or replicated, namely:

1. Ornamental brackets.
2. Scalloped shingles.
3. Panels under windows.

The Commission will schedule a public hearing on Monday, September 11, 2023 at 6 pm in City Hall, Conference Room 105.

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

2. 100 Hospital Road (Parcel ID 025 104 401) & 57 Hospital Road (Parcel ID 025 104 501). Permit #CMID-051597-2022. Status update for Buildings Determined to be Preferably Preserved, Demolition Delay ended (Determination dated March 22, 2023, amended April 20, 2023). Demolition & Alteration Delay Ordinance/Code of City of Malden (MCC), Title 4.24.

The Commission received a written progress update via memorandum dated August 18 2023 from Tufts Medicine (sent by email from Ryan Fuller, Tufts Medicine, on August 16, 2023).

Elizabeth Bahnuk, Architect, AIA, Director, Planning, Design and Construction, Tufts Medicine, and Rebecca Jablonowski, Owner's Project Manager (OPM) of Stantec, attended the meeting as representatives of the property owner, and presented the Commission with the following additional information to supplement the written update:

- a. Conservation Expert Lisa Howe, BCA officially under contract.
- b. Preliminary report from Howe recently received by Tufts and still under review.
- c. Tufts will provide written report to Commission as soon as possible.

-
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).
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). Code of City of Malden (MCC), Title 4.24.

The Commission received an update via email dated July 20, 2023 from Romero to Rick Veilleux, Assistant Superintendent of Finance and Operations, Mystic Valley Regional Charter School, confirming their telephone conversation.

Re: 28 Lebanon Street: will continue to use for school offices.

Romero reported that a request was made to Building Commissioner Nelson Miller re: expiration date of demolition permit for 28 Lebanon Street.

-
4. 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 April 21, 2022), (Demolition Permit Application withdrawn May 31, 2022). Demolition & Alteration Delay Ordinance/Code of City of Malden (MCC), Title 4.24.

The Commission received updates via correspondence dated July 20, 2023 and correspondence dated August 17, 2023 from Roberto DiMarco, attorney for owner, who also attended the meeting to discuss the updates.

5. 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
Demolition Delay ended (Determination dated July 22, 2021, amended September 30,
2021)/Demolition & Alteration Delay Ordinance (MCC 4.24).

The Commission received an update via email dated August 9, 2023 from Jim Sylvia, owner's representative.

-
6. Malden Courthouse, 89 Summer Street. Malden Center for Arts & Culture.
No update.

-
7. Community Preservation Committee. Babitskaya provided an update.

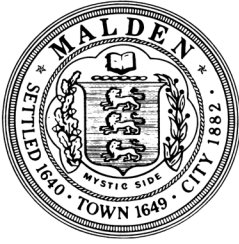
-
8. Approval of minutes. The Commission received minutes of meeting of July 20, 2023 for review.

-
9. Other business.
 - a. The Commission discussed education of property owners re: historic preservation.
 - b. The Commission discussed process to add properties to the List of Significant Buildings (properties to be inventoried) per Demolition & Alteration Delay Ordinance. Romero distributed form to be used by Commissioners to identify properties for discussion and public hearing.
 - c. Next meeting: September 11, 2023 at 5:00 pm.

The meeting adjourned at 11:51 am.

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

John Tramondozzi, Chair



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION

215 Pleasant Street, Room 330
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

August 17, 2021

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

**RE: 197 Mount Vernon Street (Parcel ID 090 771 104)/Permit # RES-060360-2023
Notice of Intent to Alter (Windows and Siding)
Determination of Significance, Demolition & Alteration Delay Ordinance**

Dear Mr. Miller:

In accordance with Section 4.24.100 of the Demolition and Alteration Delay Ordinance (the Ordinance), the Malden Historical Commission hereby notifies you of its determination that the subject of the above-referenced application, namely, the building at the above-referenced property, is a Significant Building, based on Criteria A, B and C of Section 4.24.080 of the Ordinance.

In accordance with Section 4.24.100 of the Ordinance, no building permit for the proposed alterations may be issued at this time.

The Historical Commission will hold a public hearing on September 11, 2023 for the purpose of determining whether the building on the property is a Preferably Preserved Building and will notify you of its determination, in accordance with Section 4.24.110 of the Ordinance.

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

Sincerely,

Michelle A. Romero
City Planner
Clerk to the Commission

CC: Property Owner

Demolish Buildings / Permit Application # CMID-051597-2022

Building Conservation Associates, Inc. (BCA) toured the former Malden Hospital buildings to view each element requested for further investigation in the Historical Committee report and a preliminary memo is being drafted for review by MelroseWakefield, Turner Construction Company and Stengel Hill Architects. BCA will provide directions on each element in the form of a recommendation, exploration options, directions on salvage, and storage.

Elements slated for investigation and agreed upon in 4/20/23 hearing summary:

- a) Clay roof tiles (Element 1930-02)
- b) Obelisks/pinnacles (Element 1930-03)
- c) Window apron and parapet panels (Element 1930-06)
- d) Carved stone brackets supporting window ledges (Element 1930-08)
- e) Stonework/concrete ornamental panels (Element 1959-02)
- f) Granite windowsills (Element 1900-03)
- g) Stylized Frieze on the Tower (Element 1930-04)
- h) Stylized Corner Quoins (Element 1930-05)
- i) Round-arch Window Openings (Element 1930-07)
- j) Brick Parapet Wall with Molded Cornice (Element 1930-09)
- k) Corbeled Brick Cornice (Element 1900-01)
- l) Brick Segmental-Arched Window Openings (Element 1900-02)

Future submission to Malden Historical Commission and City for review and approval:

- a) Commemorative marker content
- b) Historical signage and exterior education information in (3) three locations
- c) Donation to the City and/or Malden Historical Society of commemorative markers, plaques and memorials removed and stored by Melrose Wakefield.
 - a. **An excel spreadsheet of commemorative items stored at Melrose Wakefield was presented to the Historical Committee during the July 2023 update. Please confirm if any items are to be transferred and donated to the city.**
- d) Commemorative marker specific to the nurses/nursing school

From: [Michelle A. Romero](#)
To: [Rick Veilleux](#)
Cc: [Mayor Christenson](#); [Maria Luise](#); [Nelson Miller](#)
Subject: RE: 12-24 Lebanon & 28 Lebanon
Date: Wednesday, August 9, 2023 1:57:00 PM

Good afternoon Rick,

Thank you for providing the follow update re: 12-24 Lebanon Street during our telephone conversation:

- Malden Fire Dept. is conducting training exercises inside the building.
- MVRCS is in the process of selected demolition contractor.
- MVRCS project manager is working on the City's Demolition Checklist, including setting up the required 30-day pest control services.
- MVRCS is working with National Grid and utility company to cap electricity and gas.
- Demolition is targeted for the Fall.

Please do not hesitate to add anything I missed.

As discussed, the Historical Commission understands that any demolition delay period, whether in effect pursuant to the Memorandum of Agreement between the City and MVRCS or by decision of the Commission under the Demolition Delay Ordinance, has expired, and the building may be demolished.

The Commission appreciates your courtesy to continue to provide these updates.

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
MRROMERO@CITYOFMALDEN.ORG
(781) 397-7000 EXT. 2044

From: Rick Veilleux <rveilleux@mvracs.org>
Sent: Wednesday, August 9, 2023 8:06 AM
To: Michelle A. Romero <mromero@CITYOFMALDEN.ORG>
Subject: RE: 12-24 Lebanon & 28 Lebanon

Michelle,

Can you give me a call when you get a chance? The best number to reach me at is 781-974-5671.

From: Michelle A. Romero <mromero@CITYOFMALDEN.ORG>
Sent: Wednesday, August 9, 2023 8:00 AM
To: Rick Veilleux <rveilleux@mvracs.org>

Cc: Mayor Christenson <mayor@cityofmalden.org>; Maria Luise <mluise@CITYOFMALDEN.ORG>;
Nelson Miller <nmiller@CITYOFMALDEN.ORG>

Subject: RE: 12-24 Lebanon & 28 Lebanon

Good morning Rick,

The next meeting of the Historical Commission is Thursday, August 17, 2023 at 10:30 am in City Hall.

Please provide the Commission with a written update and if possible, please attend this meeting to supplement the update and answer any questions.

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
MROMERO@CITYOFMALDEN.ORG
[781-397-7000](tel:(781)397-7000) EXT. 2044

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FOSTER, WALKER & DI MARCO

ATTORNEYS AT LAW

July 18, 2023

VIA EMAIL

Mr. John Tramondozzi
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 Tramondozzi 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 update the Historical Commission and Building Department as to the progress for moving the Converse building, currently occupying 15 Ferry Street to the corner of Holden Street and Salem Street.

The pre-application has been sent to the CPC chair for a request to apply. I have also prepared the entire package. As soon as the CPC chair or coordinator replies, the application will be uploaded. We have also contacted the Mayor’s office about our proposal set forth in the last Historic Meeting. We believe this could help to bridge the gap on financing the move. Lastly, we have asked for updated quotes as the last quotes came during the height of the supply line chain issues experienced nationwide.

Unfortunately, in the interests of representing my client, we will be reopening the demolition application on this property if we cannot get relief on this matter. I will be available to meet with the Commission in August.

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.

Cc: Nelson Miller

FOSTER, WALKER & DI MARCO

ATTORNEYS AT LAW

August 17, 2023

VIA EMAIL

Mr. John Tramondozzi
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 Tramondozzi 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 update the Historical Commission and Building Department as to the progress for moving the Converse building, currently occupying 15 Ferry Street to the corner of Holden Street and Salem Street.

The request to accept the pre-application and submit an application to the Community Preservation Commission for funding for the move of 15 Ferry Street was heard on August 16, 2023. We received an unanimous approval for the submission of the application. The application must be made by September 13, 2023.

The next phase will decide whether sufficient funding can be procured to move this forward. I will stress that my client cannot do more than he is doing. If he does not receive sufficient funds, he will need to move forward with the demolition of the building. With that in mind my client plans to move forward with his application to the City for approval to construct the proposed 6-7 story building. This process will commence this fall.

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.

Cc: Nelson Miller

From: [James Sylvia](#)
To: [Michelle A. Romero](#)
Cc: digirolamolegal@verizon.net; [Nelson Miller](#)
Subject: Re: 384-390 Main/6-22 Pleasant
Date: Wednesday, August 9, 2023 2:11:04 PM

Hi Micehlle,

We are still evaluating the existing buildings to determine the issues and costs of potentially demolishing 22.

We also have had a couple of meetings with the mayor and staff to bring them up to speed.

Please let me know if you have any questions.

Best

Jim

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

On Wed, Aug 9, 2023 at 7:58 AM Michelle A. Romero <mromero@cityofmalden.org> wrote:

Good morning Jim,

The next meeting of the Historical Commission is Thursday, August 17, 2023 at 10:30 am in City Hall.

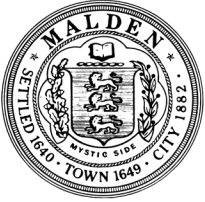
The last update was provided three months ago, and as agreed, please provide the Commission with a written update or attend the meeting to provide the update.

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
MROMERO@CITYOFMALDEN.ORG
[781\) 397-7000](tel:(781)397-7000) EXT. 2044

From: Michelle A. Romero
Sent: Tuesday, June 20, 2023 11:41 AM
To: James Sylvia <jim@jsasllc.com>
Cc: digirolamolegal@verizon.net; Nelson Miller <nmiller@CITYOFMALDEN.ORG>



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION

215 Pleasant Street, Room 330
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

Submitted for Consideration by: _____ *Date:* _____

PROPERTY ADDRESS: _____

Parcel ID: _____

Criteria for Consideration to be included in List of Significant Buildings identified for future survey and inventory, in accordance with Title 4.24.150 of the Code of the City of Malden (Demolition and Alteration Delay Ordinance).

Age: _____

Architectural Style: _____

Architect/Builder: _____

Community Significance: _____

Known History: _____

Other: _____

Discussion and ACTION by Historical Commission: _____ (Date)

_____ Schedule for Public Hearing to Add to List of Significant Buildings identified for Future Survey & Inventory

_____ Place on file/on hold (do not schedule at this time)

Motion by _____, *Seconded by* _____

VOTE: _____ *in favor* _____ *opposed.*