



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Thursday, August 19, 2021

Location: Malden City Hall, Room 108, 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; Nelson Miller, Building Commissioner (arrived at 1:38 pm).

The City provided remote public access to the meeting via technological means (Zoom Webinar meeting ID: 971 4957 9891).

The meeting began at 11:00 am. Tramondozzi chaired the meeting and took a roll call. (Member Hampton arrived at 11:17 am).

1) Fire Station Time Capsule.

Malden Fire Chief Bill Sullivan addressed the Commission re: the 1918 time capsule that was opened and the new time capsule. The Commission received a list of items include in the 1918 capsule, including copies of the newspaper articles and photo of Fire Badge and coins. The Commission discussed items that could be included in the new time capsule.

2) 9 Gellineau Street (Parcel ID 073 820 017)/(Permit #RES-037662-2021)

Status Update for Building Determined to be Preferably Preserved Determination dated July 22, 2021)

Building Permit delayed, Section 4.24, Demolition & Alteration Delay Ordinance.

Ms. Aiyi Li, owner, 9 Gellineau Street and Matt Tang, contractor, Tang & Son, 11 Stafford Street, Quincy, MA, attended the meeting in person and presented the revised proposal to the Commission (proposal also sent by email dated August 10, 2021 and distributed to Commissioners for review in advance of meeting). The revised proposal is to remove the existing wooden siding and install vinyl siding with insulation, paint, fix and preserve all trims, moldings around windows and doors and all columns; the

Commission was shown a sample of the vinyl siding to be used, “Fairway, Certified Vinyl Siding, White Blanc,” made in Canada, white with wood grain texture.

The Commission inquired whether the existing siding was original and what was underneath, requested photos be taken after existing siding is removed and after the project is complete.

The Commission made the following findings:

- 1) There is no reasonable likelihood that owner is willing to preserve the existing siding on the Building; and
- 2) The intent and purpose of the Ordinance is served even with the issuance of the building permit for proposed alterations to reside the Building.

The Commission decided that the building permit for the proposed alterations (residing) may be issued prior to the expiration of the 12-month delay period, subject to owner’s compliance with the following:

- a) Siding may be replaced with white vinyl siding with wood grain, Fairway Certified Vinyl Siding, White/ Blanc or comparable type/brand.
- b) Paint, repair, preserve and maintain all trim, moldings and columns around the building, windows and doors.
- c) Submit photographs of the following:
 - areas underneath existing siding (taken after it is removed/before new siding installed).
 - the entire building after the project is complete.

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

3) Wallace Memorial Park Wall Project.

Consultant David Hancock attended the meeting remotely and provided the following update: five bids received on August 10, 2021; he analyzed all bids and presented a summary; he checked the references for the lowest bidder; all bids received are for more than the proposal (\$150,000).

Hancock suggested three options to the Commission:

1. Locate additional funding (\$50,000).
2. Request bidders to renegotiate the bids, with parts of project adjusted.
3. Reject all bids, revise proposal and begin new bidding process.

The Commission decided to try to obtain additional funding and will contact Community Preservation Committee; Mayor and City Council. Hancock to provide text for letter to be sent that explains the reason for additional funding.

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

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- 4) Form B Inventories. Request for Qualifications/Proposals re: consultant.
The Commission received a copy of the letter of invitation sent to previously identified consultants re: proposal to provide consultant services to the Commission to prepare Form B inventories, on an as-needed basis/within 30 days of request:

Two responses received: a written proposal from Arthur Krim; and an email response from Kathleen Broomer that she is unavailable until next year due to health issue, with a recommendation to contact consultant, Lisa Mausolf.

The Commission will invite Mausolf to submit a proposal; keep the search open and review the state *Preservation Directory* (2020) of consultants to identify additional names to contact.

- 5) 47 Francis Street (Parcel ID 012051109)/Permit #CMID- 035946-2020
Status update for Building Determined to be Preferably Preserved (Determination dated June 17, 2021) Building Permit delayed, Section 4.24.110, Demolition & Alteration Delay Ordinance.

Architect, Kyle Xue, advised via email that owner may hire an attorney. Romero contacted owner by email twice, with invitation to attend Commission meeting and provide update. Owner did not attend the meeting and provided no updates.

- 6) 384-390 Main Street, a.k.a. 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), Building Permit and Demolition Permit delayed, Section 4.24.110, City of Malden Demolition and Alteration Delay Ordinance.

James Sylvia, owner's representative, via email on August 18, 2021, provided the update that they are working on ideas and plans that are not yet ready.

- 7) 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 June 17, 2021)
Demolition Permit delayed, Section 4.24, Demolition & Alteration Delay Ordinance.

Roberto DiMarco, owner’s attorney; Will Chalfant, Architect of Khalsa Design, Somerville; David Brosnan, Structural Engineer, Structural Integrity Engineering Group; and Dr. Yong-Cheng Wang for owner, Alpha Business Center, LLC, attended the meeting in person.

Chalfant presented the Commission with façade plans/proposals for One Salem Street dated June 25, 2021, that show the portion of the building proposed on the current 15 Ferry Street site, and the 15 Ferry Street building relocated to the existing municipal parking lot/the former 21 Ferry Street site.

DiMarco provided the following update:

1. A meeting is scheduled for Wednesday August 25, 2021 with DiMarco; Nelson Miller, Building Commissioner, Mayor Christenson and Deborah Burke, of Office of Strategic Planning & Economic Development (formerly Malden Redevelopment Authority) to discuss the relocation proposal.
2. Owner proposes and agrees to an extension of the demolition delay period (ending September 1, 2021) to October 1, 2021.

The Commission agreed to owner’s proposed extension of the demolition delay period to October 1, 2021.

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

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- 8) One Salem Street (Parcel ID 075 272 209)/Permit # CMID-029311-2019. Status Update for Building Determined to be Preferably Preserved (Determination dated December 4, 2019, amended January 27, 2020).

Roberto DiMarco, owner’s attorney; Will Chalfant, Architect of Khalsa Design, Somerville; David Brosnan, Structural Engineer, Structural Integrity Engineering Group, Medford; and Dr. Yong-Cheng Wang for owner, Alpha Business Center, LLC, attended the meeting in person.

Chalfant presented the Commission with façade plans/proposals for One Salem Street dated June 25, 2021.

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- 9) Community Preservation Committee. Babitskaya reported there is no update.

10) Other Business properly before the Commission

- a. Building Commissioner Nelson Miller provides an update on status of projects:

- 368 Pleasant Street -still framing; features required to be preserved/incorporated are being stored on site
- 54 Eastern Avenue – no demolition yet; Bread of Life moved to new location on Madison Street.

Romero report draft Memorandum of Understanding being reviewed by City Solicitor.

- b. City Council proposal for Maplewood Square Preservation District. The Commission will invite Councilor Steve Winslow to the Commission’s next meeting to explain the proposal. He was unavailable to attend today’s meeting.
- c. Next regular meeting: September 21, 2021, at 11:00 am.

The meeting adjourned at 1:24 pm.

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

Respectfully submitted,
J.Cesario, Clerk