



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Thursday, March 18, 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 11:10 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, and Governor's COVID19 Order No. 63.

The City is providing remote public access to the meeting via technological means (Zoom Webinar meeting ID: 922 6012 4695).

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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, in attendance remotely, provided the following updates:

- a. Owner is waiting for report of Building Conservation Associates (BCA) of Newton, a historical preservation expert retained by the architect.
- b. BCA has been at the property doing inspections and site reviews.
- c. Structural engineer, David Brosnan is performing testing.
- d. DiMarco attended a meeting with City Councilor Ryan O'Malley; Deb Burke, Director of Malden Redevelopment Authority; and M. Romero.
- e. Di Marco has spoken with owner re: further extension.
- f. Mayor's office requests historical significance and parking be addressed.

Romero gave overview of March 8, 2021 meeting with City Councilor O'Malley.

The Commission requested a written progress report on a monthly basis. DiMarco agreed to provide and to provide a letter to reiterate his presentation today.

The Commission requested the written report of structural engineer and discussed possible independent review of same.

Frank Russell, consultant to the Commission, in attendance remotely, addressed the Commission and owner's attorney to inquire about the municipal response re: the proposal.

2) Wallace Memorial Park Wall Project. Status of CPA Application.
David Hancock, consultant, was in attendance remotely, and provided a status update.

Romero provided an update on the status of submitting the CPA FY22 Application for Returning Applicants, to be filed before April 1, 2021.

The Commission thanked Hancock for his input.

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.
Commission will review all and provide comments before submitting to the state Historical Commission.

4) Community Preservation Committee. Babitskaya provide an update.

5) New/other business.

A) 89 Summer Street/Malden District Court House.
Kevin Duffy of Mayor Christenson's office, in attendance remotely, presented the Commission with information about a proposal for the the City to acquire the property from the state for civic use as a cultural center/art center. Duffy explained the process and goals: filing legislation to convey; an appraisal; community assessment re: programming; renovation plans; and operating budget.

The Commission requested to be informed and involved. Duffy agreed to provide updates to the Commission and offered to arrange a tour of the building during the conveyance process, so the Commission may identify artifacts to be preserved.

- B) Central Fire Station. Romero reported that Fire Chief Sullivan contacted the Commission re: items to include in new time capsule to be placed in cornerstone.
- C) Romero reported on upcoming Notice of Intent to Demolish Building Applications:
 - i. Dowling Building block on Pleasant Street.
 - ii. Acelon Building on Eastern Avenue.

6) Next regular meeting: April 15, 2021.

The meeting adjourned at 12:21 pm.

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

Respectfully submitted,
J. Cesario, Clerk