



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Thursday, June 17, 2021

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

Commission Members in attendance:; John Tramondozzi, Vice Chair; Joseph Cesario, Clerk; Inna Babitskaya, Mary Hampton.

Commission members absent: Barbara Tolstrup, Chair.

City Staff: Michelle Romero, City Planner, Liaison to Commission.

The meeting began at 5:05 pm. Tramondozzi chaired the meeting and took a roll call.

The City provided remote public access to the meeting via technological means (Zoom Webinar meeting ID: 950 2801 5018).

1) Annual Report for 2020. The Commission approved the Annual Report for filing with the Mayor.

2) 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 June 17, 2021, which was entered into the record.

The Commission accepted and agreed to owner's offer to extend the delay period to August 15, 2021.

Motion by Cesario, seconded by Babitskaya; all voted in favor; the motion passed (4-0).

3) 384-390 Main Street, a.k.a., 6 Pleasant Street. (Parcel ID 052 273 301).
Proposed Rooftop Antenna Installation.

Request for Determination Whether Historical Properties are Affected
Section 106, National Historic Preservation Act.

Kathy Eisle, Terracon; Beth Valenzuela and Rebecca Rafferty, Verizon, attended remotely and presented the proposal. The proposal is to replace three antennas and add three new antennas for a total of 15 antennas on the roof top; not counting the other existing antennas of other companies on the rooftop.

The Commission reviewed the plans submitted by the petitioner. The Commission expressed concerns re: the proposal's impact on surrounding historic properties and requested the antennas be screened, camouflaged and/or painted.

The applicant will prepare "photo simulations" of possible proposals to address the Commission's concerns.

The Commission tabled the matter to the July meeting.

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

4) Wallace Memorial Park Wall Project. Status of CPA FY22 Application.

The Commission received the update that the CPA funding appropriation recommended by the Mayor was approved by the City Council on June 8, 2021.

5) Form B Inventories. The Commission discussed the need to hire a new consultant to do this work. The Commission will review the state Consultant Directory to identify consultants to request proposals from.

6) Community Preservation Committee. Babitskaya provide an update.

The Commission took a brief temporary recess at 6:01 p.m. and reconvened at 6:11 pm.

Tramondozzi chaired the meeting and took a roll call.

7) 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 Whether Preferably Preserved, Section 4.24,
Demolition & Alteration Delay Ordinance.

Romero read the notice of public hearing and announced that in person attendance by members of the public is now allowed and the Commission was also allowing remote public participation.

Presentation by the petitioner:

1. Kyle (Kui) Xue, Architect, 14 Arsenault Street, Newton, MA (attended remotely).
2. Chang Dian Lin, 50 Francis Street, Malden, owner (attended remotely, did not give testimony).

The proposal is to renovate the property (interior “gut” renovation has already been done), to enlarge the three dwelling units, to improve circulation and to raise the roof. The proposal requires a special permit from the Planning Board under the zoning ordinance, which will be taken up after the Commission finishes its review.

The Commission opened the public hearing and received the following public testimony:
In favor: *None*.

In opposition:

1. Jane Hill, 64 Glenwood Street, Malden (via email correspondence dated June 17, 2021).

The Commission closed the public hearing.

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 discussed how the proposal would affect the historic aspects, architectural features and character of the property, and in particular, the gabled roof and shingle-style siding.

The Commission determined 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 (4-0).

The Commission discussed and identified the historical and architectural features of the building that should be preserved, referring to the photos that were submitted with the application. The Commission recommended the plans be redesigned to address the following:

1. Maintain roofline with gables.
2. Maintain shingle-style siding, whether wood or vinyl.
3. Preserve architectural features, i.e., back “nook” on first floor, elevated at rear; bays on Beltran Street; front porch on left side on Francis Street.

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

8) Next regular meeting: July 15, 2021 at 11:00 am.

The meeting adjourned at 7:04 pm.

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

Respectfully submitted,
J. Cesario, Clerk



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION

INSPECTIONAL SERVICES
215 Pleasant Street, 3rd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

June 17, 2021

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

**RE: Building Determined to be Preferably Preserved/Demolition Permit Delayed
Demolition and Alteration Delay Ordinance
15 Ferry Street (PID # 075 272 211)/Demolition Permit Application (CMID-029312-2019)**

Dear Mr. Miller:

This serves to notify you that the Historical Commission has amended its previous decision regarding the above-referenced property, of which you were notified via correspondence dated April 29, 2021.

Please note that the Commission has not changed its Determination, made on June 5, 2019, that the building at 15 Ferry Street is a Preferably Preserved Building; however, the Commission and owner have agreed to the following:

- 1) The delay period for the issuance of the demolition permit for 15 Ferry Street shall be extended an additional period from the previously extended period ending June 30, 2021 (which further extended the original period that ended June 5, 2020), and therefore, until August 15, 2021.

At the Commission's meeting today, Roberto L. DiMarco, attorney for Alpha Business Center, LLC, owner, provided a progress update on the owner's proposal and plan to save the building by relocating it, as further described in its correspondence June 17, 2021, and expressed continued willingness to work with the Commission and the City.

Finally, in accordance with Section 4.24.110 of the Ordinance, no demolition permit or building permit for alteration may be issued before August 15, 2021, unless otherwise agreed to by the Commission.

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

Sincerely,

Michelle A. Romero
City Planner, Liaison to Historical Commission



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MALDEN HISTORICAL COMMISSION

215 Pleasant Street, 3rd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

June 17, 2021

Nelson Miller, Building Commissioner
City of Malden
Permits, Inspections & Planning
110 Pleasant Street
Malden, MA 02148

RE: 47 Francis Street (Parcel ID # 012-052-109)
Building Permit Application (CMID # 035946-2020)
Notice of Intent to Alter Building/Application for Review by Historical Commission
Determination that Building is Preferably Preserved
Demolition & Alteration Delay Ordinance

Dear Mr. Miller:

In accordance with Section 4.24.110 of the Demolition and Alteration Delay Ordinance (the Ordinance), on June 17, 2021 the Malden Historical Commission held a public hearing regarding the above-referenced Application and made the following determination regarding the existing principal building at 47 Francis Street:

The building is a Preferably Preserved Building and its alteration is to be delayed.

As part of its decision, the Commission requests that the Applicant work with the Malden Historical Commission and City officials to redesign the project, and recommends the following:

1. Maintain roofline with gables.
2. Maintain shingle-style siding, whether wood or vinyl.
3. Preserve architectural features, i.e., back nook elevated at rear; bays on Beltran Street; porch on left side on Francis Street.

In accordance with Section 4.24.120 of the Ordinance, no building permit for alteration may be issued for a period of twelve (12) months from the date of this determination, unless otherwise agreed to by the Commission.

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

Sincerely,

Michelle A. Romero
City Planner
Liaison to the Historical Commission