



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Monday, June 28, 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.

The City provided remote public access to the meeting via technological means (Zoom Webinar meeting ID: 999 1091 2091).

The meeting began at 5:40 pm. Tramondozzi chaired the meeting and took a roll call.

- 1) 9 Gellineau Street (Parcel ID 073 820 017) (Permit #RES-037662-2021)
Notice of Intent to Alter Building/Application for 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. 9) 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.

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

The Commission will hold a public hearing at 6 pm on July 28, 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.

The Commission answered questions regarding the process from owner's architect, Mei Matt Tang, 11 Stafford Street, Quincy, and Aiyi Li, 9 Gellineau Street, Malden, property owner, who were in attendance remotely.

For examples of how siding may be replaced while keeping architectural features and details vs. removing details, the Commission suggested that applicant look at two properties, 18 Maplewood Street and 24 Maplewood Street, and shared photos (via Google earth/City GIS system) of the two properties.

- 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).

The Commission received correspondence dated June 25, 2021 from Roberto DiMarco, attorney for owner, containing an update on the proposal and with plans, "Salem Street Design Options," dated June 25, 2021, prepared by Khlasa Designs, Somerville, MA. The Commission did not discuss and will review and discuss at its next meeting.

- 3) 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.

Tramondozi announced the public hearing at 6:05 pm. Romero read the notice of public hearing and noted that in person attendance by members of the public is now allowed and the Commission was also allowing remote public participation.

The Commission reopened the public hearing (tabled on May 24, 2021) and received the draft architectural descriptions and historical narrative sections for the Massachusetts Historical Commission Form B inventories for 6 Pleasant Street/384-392 Main Street and 22-38 Pleasant Street/33 Exchange Street, prepared by consultant Arthur Krim. Romero noted the bibliographies were being finalized, and photos and supplemental plans being compiled for the Form B forms being prepared.

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

1. Jim Sylvia, 589 California Street, Newton, MA, representative of owner SFA, Malden LLC, stated he will review the draft Form B inventories (attending in person).
2. Rich DiGirolamo, 424 Broadway, Somerville, MA, Attorney for owner (in attendance remotely; gave no testimony).

The Commission closed the public hearing.

To allow time to review the Form B inventories, the Commission tabled the public hearing and its decision.

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

The Commission tabled the public hearing to July 28, 2021.

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

Owner's representative Sylvia informed the Commission that he is not available on July 28, 2021 and requested the hearing date be changed.

The Commission changed the date of the public hearing to July 22, 2021 at 6 pm, and also changed the date of its regular meeting from July 15, 2021 at 11 am to July 22, 2021 at 5 pm.

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

4) Next regular meeting: July 22, 2021 at 5:00 pm.

The meeting adjourned at 6:23 pm.

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

Respectfully submitted,
J.Cesario, Clerk



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MALDEN HISTORICAL COMMISSION

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

June 28, 2021

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

RE: 9 Gellineau Street, Malden, MA (Parcel ID #073 820 017)
Building Permit for Alteration/Application # RES-037662-2021
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.

This Determination of Significance is based on the following criteria of the Ordinance:

1. The Building has been surveyed by the City, in accordance with the survey and inventory procedures of the Massachusetts Historical Commission, and said survey/inventory form, MAL. 9, is on file with the Massachusetts Historical Commission; and
2. The Building is historically and architecturally important, in terms of period, style and method of building construction.

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

The Historical Commission will hold a public hearing on July 22, 2021 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
Liaison to the Commission