



## Community Preservation Committee

February 4, 2025

**To:** The Honorable Mayor Gary Christenson and the Malden City Council

**Applicant Name:** Eric Rubin with support of Mayor Christenson on behalf of the City of Malden

**Co-Applicant:** N/A

**Applicant Address:** 215 Pleasant Street, Malden, MA 02148

**Project:** Pearl Street Station Envelope Assessment Project

The City of Malden Community Preservation Committee ("CPC") is pleased to inform you that on January 15, 2025 the CPC voted 7-0-0 to recommend for approval to City Council that the City of Malden be awarded a total of \$8,000.00 to conduct an envelope assessment for the Pearl Street Station building at 176 Pearl Street. The Devir Park Revitalization Project was discussed at a Public Hearing held on December 18, 2024.

In reaching their decision, the CPC found that the project meets eligibility requirements and aligns with the priorities stated in Malden's Community Preservation Plan.

CPA Project Funding Recommendation: FY25 Application		
Category: Historic Preservation	Recommendation Funding Source	Amount
Historic Preservation	Historic Reserve	\$8,000.00

The following project summary describes the project proposal recommended for CPA funding:

### Project Description

The goal of this project is to develop a comprehensive building conditions report to understand the scope of improvements necessary to preserve the envelope of this architectural gem so it may be rehabilitated to the standards established by the Secretary of Interior for Historic Preservation.

The Pearl Street Station was designed by local architect, Tristram Griffin, and is an excellent example of the Queen Anne style. The property's location adjacent to the historic B&M railroad line further reflects its historical associations with the city's rapid growth at the turn of the century.



## Community Preservation Committee



The final building conditions report will evaluate the exterior envelop of the building to understand how the state of its individual components affect its overall performance. Building elements to be surveyed include: exterior brick and granite trim, slate roof and flashing materials, and wood cornice and trim.

The report will identify any issues that need to be treated, and will recommend treatments that will align with the Secretary of Interior Standards for Treatment of Historic Properties. The report will list these treatments in order of priority, showing which elements should be fixed in the near-term (1-3 years), Priority 2 (3-5

years), and long-term priority 3 (5-10 years).

### Project Funding Sources

Pearl Street Envelope Assessment Funding Sources				
Total Project Cost	\$8,000.00	CPA Funds Requested	Cost Share Amount	Cost Share Percent
		\$8,000.00	\$0	100%

### Additional Information

The full Application as well as the supporting attachments may be found at:

<https://www.cityofmalden.org/768/CPA-Funding-Applications>

The FY25 Pearl Street Station Envelope Application may be found at:

[https://www.cityofmalden.org/DocumentCenter/View/8707/FY25\\_CPC\\_0020\\_Pearl-Street-Historic-Inventory-MAL51](https://www.cityofmalden.org/DocumentCenter/View/8707/FY25_CPC_0020_Pearl-Street-Historic-Inventory-MAL51)

Strong Past...Proud Future

