



FY24 FUNDING CYCLE PRE-APPLICATION FORM

Submit an electronic copy no later than **11:59 PM the first Tuesday in June** via the web-form (<https://form.jotform.com/220888141966062>) or email to maldencpc@cityofmalden.org.

PROJECT NAME: Oak Grove Community Building: Historic Preservation, ADA and Landscaping

PROJECT LOCATION/ADDRESS: 6 Grove Street, Malden, MA 02148

APPLICANT(S) NAME & TITLE/ORGANIZATION: Eric Rubin, Dir. Public Facilities, City of Malden

CO-APPLICANT (IF APPLICABLE) Carol Melle, Bonnie Galayda, Oak Grove Improvement Assoc. Inc.

CONTACT PERSON: Eric Rubin/Carol Melle/Bonnie Galayda

MAILING ADDRESS: 215 Pleasant Street, 5th floor, Room 530

PHONE: 617-397-7032; 781-974-2807; 339-221-1707

EMAIL: erubin@cityofmalden.org; carol.oakgrove@verizon.net; bonniegalayda22@gmail.com

DATE: June 11, 2023

	Open Space	Recreational Land	Historic Resources	Community Housing
Acquisition				
Creation				
Preservation	Yes	Yes	Yes	
Support				
Rehabilitation/ Restoration	Yes	Yes	Yes	

In the chart below please check all categories that apply to this project (at least one). For more detailed information on these categories, refer to the "Community Preservation Act Funding Allowable Uses" chart in the application instructions.

Signatures Required for projects entailing City-owned property.
For purposes of coordination; does not indicate approval or endorsement of project.

Assigned to staff liaison ERIC RUBIN, DIRECTOR PUBLIC FACILITIES

Signature of staff liaison 


 Mayor Gary Christenson

Have you reviewed the Malden CPC Plan X Yes No

Have you attended a CPA informational session in Malden or surrounding cities? X Yes No

Have you spoken with any boards, commissions, community organizations, or elected officials about your project? X Yes No

If yes, please list here: See Pre-App FY20; Full App: FY2020,2021, 3 Public meetings 2022/2023 re: Master Plan & Feasibility Study

PROPERTY OWNERSHIP

Legal Property Owner of Record: City of Malden Is the owner the Applicant? XXX Yes No

Does this project proposal entail City-owned property X Yes No

For all projects on City property, The City Department with Care, Custody and Control must be the Applicant or project will be deemed ineligible for this Applicant.

If applicable, please list the City Department with Care, Custody and Control: Public Facilities

If the Applicant is not the owner, does the Applicant have site control or written consent of the property owner to submit an application? N/A Yes N/A No

If Yes, please attach written documentation. If No, project will be deemed ineligible for this Applicant.

PROJECT FUNDING

Have you identified other potential funding sources? XXXXX Yes No

If yes, please list the potential funding sources here: Mass Office on Disabilities; Assets in City Escrow; Adelaide Breed Bayrd Foundation, Preotle, Lane and Associates

PROJECT DESCRIPTION: *(Please describe the community needs this project is addressing and how this project aligns with CPC goals): Restore and revitalize the building to its original and long-standing historic use as a community center. (See attached news article dated 12/3/1926). Improve access to all members of the community. Provide standard ADA access and upgrade existing bathrooms and kitchen to be compliant in order for civic and community organizations (including sports, non-profits, arts, cultural, seniors, etc.) to hold meetings and events in this space. Support using reusable and sustainable materials where possible and achieve high standards of energy efficiency while maintaining the original integrity of the building architecture. In addition, improve the existing grounds (open space) by increasing vegetation and landscaping using native perennials and drought resistant species. All of these goals are consistent with the values, goals and mission statement of Oak Grove Improvement Association, Inc.*

PROJECT STATUS: *(Please describe what level of planning, research and discussions have already been undertaken to inform this proposal):*

The Feasibility Study and Master Plan completed Spring/2023. (see attached "Scope of Work")

FOR HISTORIC RESOURCES PROJECTS:

Is the resource listed on the State Register of Historic Places? Macris Yes *(You can check designation at mhc-macris.net)*

If no, has the Malden Historical Commission determined that the resource is significant? XXX Yes No *(Please submit documentation of State Register listing or MHS letter of determination.)* Previously submitted. See full application FY2020, copy of MACRIS and Letter from Historical Commission.

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FOR CPC USE:

Date Received _____
Date Reviewed _____
Date Applicant Notified _____
ID# _____

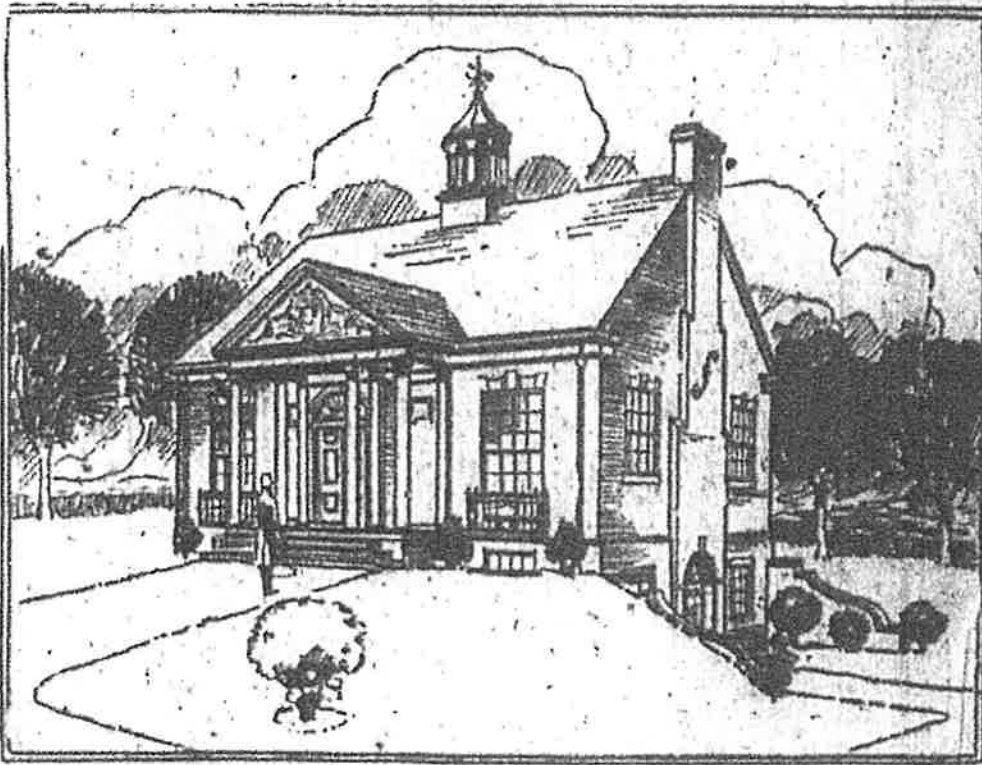
Eligible _____
Potentially Eligible _____
Not Eligible _____
More Information Needed _____

COMMENTS:

Applicant Signature: 
Eric Rubin, Director, Public Facilities

OAK GROVE TO HAVE FINE COMMUNITY HOUSE

Site Will Be On Old Uncle Joe Robinson Estate in Oak Grove Sq. Ward Room, Branch Library and Neighborhood Centre Will Be Started in Spring. C F Springall Architect. Estimated Cost About \$11,000. Auditorium Will Seat About 150 People.



PROPOSED COMMUNITY HOUSE IN OAK GROVE SQ.

Work on the proposed new Community House in Oak Grove sq will probably be started in the spring. It is to be located on the old Joseph Robinson estate right in the square, bounded by Washington, Grove and Winter sts. The property was purchased by ex-Ald F A Magee following the settlement of the Robinson estate, and he has transferred part of the estate to the city at cost. Ald MacCormac has had the support of the other members of the City Council from ward four in the measure.

The building will be used for community meetings as well as a branch library and a voting room.

Formerly the citizens voted in the Oak Grove Improvement ass'n rooms, in vacant stores and one year in the Oak Grove depot. For the last year or so the voters have been obliged to go to the Armory.

The plans, drawn by Architect C F Springall, call for a structure 36x40 feet, of red New England water struck brick with white trimmings. The building will face south right into Oak Grove sq. The assembly hall on the first floor will seat 150. There will also be the ward and library quarters. In the basement will be the heating apparatus, a kitchen and toilets.

Oak Grove Improvement Association & Boy Scout Troop #603

Liberty Tree Memorial to be dedicated on June 21st

at the Oak Grove Community Building

When a special American Liberty Elm puts down roots in Maiden on June 21, 2008, it will be much more than a tree. It will be a Liberty Tree Memorial, a living growing tribute to our country's freedom and founding.

The Oak Grove Community Building Liberty Tree Memorial was made possible by Elm Research Institute of Keene, NH. This is a community service project of Oak Grove Improvement Association with the assistance of Boy Scout Troop #603.

A grant was awarded the Boy Scout Troop #603 through the efforts of Oak Grove Improvement Association. The troop will receive a 14 to 17 foot tall (resistant disease-resistant American Liberty Elm, and a bronze plaque with an inscription that recounts the history of Boston's Liberty Tree - an American elm that was the rallying place for the Sons of Liberty during the American Revolution - that will be placed at the Oak Grove Community Building. The Oak Grove Improvement Association is coordinating the event. This is the finishing touch to their landscaping project at the Oak Grove Community Building. The tree will be dedicated to Virginia Greenleaf, a forty-year member of the Oak Grove Improvement Association. The public is invited to attend.

Where: Oak Grove Community Building
When: Saturday, June 21, 2008
Time: 11:30 am
Contact: Carol Mele 781-321-6304



The Liberty Tree Memorial Plaque

Visit our Facebook page: [\(OGIA\) Oak Grove Improvement Association](#)

Like our Facebook page:

Like our Website on

Facebook:



Upcoming Events

OGIA Events

Wednesday, July 10

6:30pm OGIA Bc

Wednesday, August 14

8:30pm OGIA Bc

Showing events until 01/15/2009

[Go to OGIA Events](#)

[Click Here for Full Size](#)

Scope of work estimated

Exterior Preservation

- Remove aluminum trim at soffits, rakes, fascias, and pediment
- Repair underlying wood trim; prep, prime, and paint
- Clean masonry
- Repoint up to 25% of masonry
- Replace existing columns with new columns, matching original details
- Replace front entrance door and Washington Street entrance door, with new custom doors replicating style seen in historic image; Restore and/or replicate fanlights above these doors.

Interior Restoration

- Remove carpet at main floor and stairway; restore or install new wood strip flooring matching original flooring visible in entrance vestibule; new wood stair treads; infill floor penetrations from existing HVAC distribution.
- Restore and repaint tin ceiling at main level.
- Repair plaster (assume 100sf)
- Paint walls, doors, interior trim
- New storage closets flanking entrance vestibule, 8' tall, 3' wide, 18" deep with adjustable shelving.
- Window treatments (e.g. room darkening shades)
- For code compliance: Second handrail on stairway, railing to extend height of knee wall at stairway.

Accessibility Improvements - Front Steps

- Remove existing front steps, concrete walkway, and flanking trees.
- Install new footings and front step structure, extended an additional 3' from the building. Steps to have brick veneer on risers and granite treads.
- Wing walls to extend outward to new position of steps.
- New handrails (4)
- New flanking trees (2)
- New walkway from public sidewalk using permeable pavers

Accessibility Improvements - Washington Street Entrance

- Regrade path from public sidewalk to Washington Street entrance to establish 5' level landing and widen pathway
- New retaining wall with seat cap adjacent to walkway
- New walkway of permeable pavers

Accessibility Improvements - Rear Egress

- New concrete ramp from rear door
- New railings on either side of ramp

Accessibility Improvements - Vertical Lift

- New vertical lift from basement to main floor
- Associated trim and framing details

Upgraded Lavatories and Kitchenette

- Full demolition of existing partitions, fixtures, ceiling, flooring, paneling
- New partitions with doors, trim, hardware; paint new partitions, doors, and trim
- New cabinets and kitchenette setup
- New lavatory fixtures
- New flooring of luxury vinyl tile (LVT) planks (wood pattern)
- New acoustical tile ceiling
- New plumbing supply and drain lines
- Janitor sink
- Point of use hot water systems

General Upgrades to Supporting Infrastructure

- New 250 amp electrical service (buried)
- New wiring throughout building
- Emergency lighting
- New data/telecom services (buried)
- New fire alarm system
- Interior and exterior signage
- Fire extinguisher cabinets

Energy efficiency Upgrades

- Remove existing furnace and water heater
- Insulate attic
- New HVAC chase
- Cap chimney
- New 10-ton air source heat pump system for basement and main floor with controls
- New Energy Recovery Ventilation (for fresh air ventilation)
- New ceiling fans (main floor)
- Replace all 11 windows, replicating original details and increasing thermal efficiency
- Install new LED lighting suitable for anticipated usage scenarios and code compliance