

Submission 3

Yongcheng Wang

Submitter

Roberto Di Marco

Submission Date

Sep 11, 2023 5:44 PM

APPLICANT
NAME/ORGANIZATION

Alpha Business Center LLC

CO APPLICANT (if applicable)

City of Malden

PROJECT CONTACT PERSON &
TITLE

Roberto Di Marco

MAILING ADDRESS

350 Main Street, 3rd fl, Malden, MA

PHONE

(781) 322-3700

EMAIL

rdimarco@fwd-lawm.com

DATE

Sep 12, 2023

Project ID#

CPC_FY24_0018

Please upload a copy of your approved CPC pre-application.



FY24_0018_15-Ferry-Street_Invitation_Lett....pdf
207.71 KB



Signed Pre-App.pdf
178.3 KB

Is the main Applicant a 501c3 Non-Profit?

No

PROJECT NAME

15 Ferry Street Preservation

PROJECT ID#

CPC_FY24_0018

CPA FUNDS REQUESTED

\$600,000

PROJECT ADDRESS

15 Ferry Street

ASSESSOR'S PARCEL ID

075-272-211

Interested Municipal Party or Community Organizations (if any)

City owns new location of building

Will this project be independent or is it part of another existing project? Please explain.

This precedes construction of new mixed-use development that will construct 52-57 new homes. These will be new condominiums aimed at first time homeowners including 5-6 affordable units for which we will seek CPC support in the future.

Brief Project Description

15 Ferry was determined to be a Preferably Preserved Building on June 5, 2019 by the Malden Historic Commission. The Applicant has been working diligently with the MHC and the Mayor's office to find a solution to preserve the building prevent the need for its demolition. Based on a Memorandum of Understanding between Applicant and the City of Malden the Applicant withdrew its demolition permit application on May 31, 2022. The proposed location for 15 Ferry is on the corner of Holden Street and Salem Street, so the building shall remain in the same neighborhood and be community accessible.

Is this proposal for the design, construction, or other phase of a project?

Construction

Has this project received CPC funding in the past?

No

Lot Size

6767

Zoning District(s)

Central Business

Ward

Ward 4

Property Owner

Alpha Business Center LLC and City of Malden

Are there any restrictions or easements that apply to the property?

No

LETTER(S) OF APPROVAL -
Please upload letter(s) of approval from direct project stakeholders including, but not limited to, property owners and abutters.



258-22 15 Ferry Street.pdf
40.5 KB



Memorandum Of Understanding with Citypdf
190.56 KB

PROOF OF OWNERSHIP/SITE CONTROL - Please upload all of the following as applicable: Deed, purchase and sales agreement, option to purchase, written consent of property owner. Also include any existing deed restrictions that may apply to the property.



Deed.pdf
44.38 KB

MAPS, PLANS, PHOTOGRAPHS - Provide a map indicating the project's location, along with any additional pertinent maps (i.e., aerial, zoning, vegetation, and abutting buildings), architectural plans, site plans, photographs, etc.



15 Ferry Street Foundation Set_2.3.23 - red... .pdf
4.94 MB



Plot Plan_15 Ferry St_final_20180910.pdf
223.3 KB

Project Categories

	Open Space	Recreational Land	Historic Resources	Community Housing
Acquisition				
Creation (not an available category for Historic Resources)				
Preservation			<input checked="" type="checkbox"/>	
Support (Community Housing only)				
Rehabilitation				

Please let us know why this property or asset is of historical significance.

See attached narrative from state register and Malden Historic Commission detailing history of building and determination of significance.

Please attach evidence that the property is listed on the state register of historical places or that it has been determined by the Malden Historic Commission as being significant to the history, archeology, architecture, or culture of Malden.



Determination.pdf

201.23 KB



MACRIS MAL.491.pdf

966.15 KB

RESTRICTIONS (for Historic Acquisition Projects ONLY) - Explain how public benefits from the CPA investment will be protected. Please identify any entities who may hold an Historic Preservation Restriction for your Historic Resources Project.

Provide a detailed description of the steps or tasks that the project entails.*

The project's main goal is to move the building from a private site to a public site. The current owner will then turn over control and ownership to the City of Malden. The preservation of the building has been a major focus of the Malden Historical Commission for several years.

Description

The building at 15 Ferry St., Malden is a brick building with a footprint of approximately 48 ft. by 30 ft. There are three habitable floors, including a basement. It is considered historically significant by the City of Malden, by virtue of its association with the Converse family, its age of 120 years, and the craftsmanship of its masonry walls, slate roof, and interior features. 15 Ferry St. occurs on relatively flat land in a commercial area near Converse Square, Malden. Its floors and roof are framed of wood and its exterior walls appear to be 8" thick solid brick masonry. In addition to the brick, a band of limestone occurs just below the first-floor level. The building is rectangular in plan, except for a covered front entry and an enclosed rear entry. The basement has a wood finish floor; it is unclear whether this finish is underlain by a concrete slab. Two interior lines of structural support are present under the first floor, one on each side of the front entry. Each of these lines is held up by a 15 ft. long beams bearing on the outside walls and a single center brick pier.

Proposed Building Relocation

A new building project at the corner of Salem and Ferry Streets has led the owner of the property to consider moving the 15 Ferry St. structure to an adjacent lot, owned by the City of Malden. In preparation to move the building, the dimensional stability of the structure and the support of its components must be secured. At this time, utilities have been disconnected and plumbing within the building has been drained. This preliminary work has occurred on inside and must still take place outside. On the outside, the building will be banded with steel rods or cables to prevent distortion. The roof over the front stair landing and the small enclosed entry at the rear will be removed, to be replaced after the relocation. Some stainless spiral ties (Helifix) may be used to stabilize existing cracks. The two masonry chimneys may also be braced or boxed with plywood. The limestone water table and supporting elements will be removed from three sides of the building, to be stored and replaced after the move. In the basement, the two lines of interior bearing will be temporarily supported. The moving firm will insert beams under the first floor, through the basement walls. We expect that the exterior walls of the building will be cut off above the basement windows, to allow it to be separated from the existing foundation. Then the structure will be lifted enough so that the supporting beams will clear the top of the basement walls. We have estimated the weight of the empty building at approximately 260,000 lbs, or 130 tons.

Construction of a New Foundation

Simultaneously with the preparatory work at the existing structure, a new cast-

in-place concrete foundation, basement walls, and basement floor slab will be constructed. This new concrete will be designed and built to match the dimensions of the existing building. The inside work done on the building has established this dimension. In addition, stairs and ramps for access to the relocated building will be constructed. The level of the relocated first floor may be somewhat different than the original, in order to match grades or improve pedestrian access to the building. The concrete work would be completed prior to the moving of the structure. It is expected that work will include the following:

- Excavation of building footprint
- New 12” thick by 2 ft. wide continuous perimeter wall footings on 2” of crushed stone over natural soil
- Two new 12” thick footing pads for chimneys and fireplaces
- Two new 3 ft. square by 12” thick interior column footings with new 4” steel pipe columns
- Four new 12” thick reinforced concrete basement walls
- New 4” thick concrete slab on grade over 6” of crushed stone and 6 mil vapor barrier.
- Exterior concrete below-grade supports for stairs, enclosures, and ramps.

Once the building is securely connected to its new foundation the steel framework can be extracted. Masonry work in the basement will then complete the bases of the fireplaces. New plumbing, heating, and electrical systems will be installed and connected to the utility lines in the street. Basement windows and doors will be installed. On the building exterior, the steel banding will be removed, minor pointing and masonry repairs will be completed, and the re-installation of the limestone water table will proceed. New stairs and entry structures at front and rear will be completed. Landscaping and other site components such as fences and signage would then be finished.

Please explain why the project should be funded and state examples of how the project upholds the values and priorities of the CPA Plan, including other plans that outline support services by the City of Malden

The building is one of few Converse buildings left in the City and its preservation has been stated as essential by the Historical Commission.


Please provide background information about the applicants & co-applicants including the person acting as the project manager.*

ABC is founded by Youngcheng Wang, PhD., a biostatistics statistician. He first purchased the property at 1 Salem Street as a location for his analytics company. Due to the condition of the building, he was forced to demolish it. As part of the demolition, he agreed to cooperate with the City to establish a facade that was agreeable to the Historical Commission. The addition of 15 Ferry Street to the project occurred when the original reconstruction was delayed due to work with the City. He has not developed projects like this previously but has engaged various professionals well experienced in such work. He has not sought funding from the CPC for any projects prior to this.

Describe how the project will comply with all Americans with Disabilities Act/Massachusetts Architectural Access Board Regulations (ADA/MAAB) if applicable.

The current project will provide access to the first floor with the construction of the new foundation. The City of Malden will take on providing additional access as additional work and planning is completed.

TIMELINE - Provide a detailed project timeline describing the steps or phases for completion, major milestones as well as the processes needed for approval and oversight for each phase.



Timeline.pdf
40.96 KB

Please upload SUPPORTING DOCUMENTATION (see below for examples - if applicable).



15 Ferry Street - Final Historic Preservationpdf
2.81 MB



77 salem permit to move historic building.pdf
74.17 KB



John Howard (Arborist).pdf
54.57 KB

Additional Supporting Documentation (Optional)



Unofficial Property Record Card.pdf
209.38 KB

Please describe: A) All attempts to secure funding (successful and unsuccessful). B) How was the CPA amount determined? C) What will happen to the project if CPA funding is rejected or reduced? D) How might potential overages be funded if bids come in over budget or if projects necessitate a change order?

- A. Petitioner has been in contact with various historic groups. He has investigated state public and private grants. He has been self funding the work undertaken to this point.
- B. He has received bids for the work necessary and is asking for sufficient funding to complete the project above the amounts established as the budget for this work.
- C. He may not be able to complete the move of the building in full, leaving portions of the reconstruction unfinished.
- D. He faces the potential of the project being delayed even further by lack of funding.

FUNDING REQUEST - Please fill out the fields for "Total Project Cost", and "CPA Funds Requested", and the cost share will be automatically calculated.

	Total Project Cost	CPA Funds Requested	Cost Share Amount	Cost Share Percent
Project Cost	982029.06	600000	382029.06	0.39

Please upload your itemized budget.*



Current Paid expenses.pdf
103.8 KB



Ferry St to Salem St Budget Issued_03-13-... .pdf
184.05 KB

Budget Notations

The budget does not include post move work on the project to bring it into current code compliance. The City has taken responsibility for all upgrades to the building.

Please upload at least two ESTIMATES (preferably 3) on vendor letterhead or a detailed description of how the proposed budget was determined.



172_Ferry St to Salem St Budget Issued_03... .pdf
184.05 KB

COST SHARING - Identify the amount of cost sharing for this project from other sources of funding (if applicable) including but not limited to private, federal, state, or local government, or private, etc. Applications will not be accepted without Letters of Commitment attached for funds listed as "secured". Note that in-kind donations may be included as a source below.

	Source Name	Source Type	Secured (Y/N)	Status (if not secured)	Amount	Source Type
Source 1	Petitioner	Private	Yes		385000	Cash
Source 2						
Source 3						
Source 4						
Source 5						
Source 6						

Please explain any potential secondary effects your project may have on the city's operating budget. Per M.G.L c44b CPA Funds may not be used for maintenance.*

The City of Malden has agreed to address all upgrades and improvements to the building based on the final use to be determined

ENVIRONMENTAL SITE CONSTRAINTS - Please select any and all potential environmental site constraints that may impact the project.

	Known to be present	Possible/ Unknown	Not Present/ Not Applicable
Presence of hazardous materials			<input checked="" type="radio"/>
Topography, soils, or other physical challenges		<input checked="" type="radio"/>	
Wetlands or Floodplain			<input checked="" type="radio"/>

Does this project entail property alterations that would require permitting?

Yes

Building Department

Building Permits

Zoning relief: variances, special permits

Alterations of historically significant buildings - requires review by Historical Commission (Demolition & Alteration Delay Ordinance)

Engineering

Connection to City systems

DPW

Connection to Infrastructure

Please provide a narrative description of feasibility constraints that must be addressed in completing this project.

See attached report

If applicable, please attach any feasibility reports that may have been prepared, explaining all further actions that will be required for completion of the project such as zoning, environmental assessment, permits, restrictions.



223_15 Ferry Street - Final Historic Preserv... .pdf

2.81 MB

Applicant Signature



Date Signed

Sep 11, 2023

Applicant Name

Yongcheng Wang

Applicant Title/Organization

President/ Alpha Business Center

Property Owner Signature (if different).



Date Signed by Property Owner

Sep 11, 2023

Property Owner

Yongcheng Wang

LETTER(S) OF SUPPORT - Please include (in one file) any letters of support your project has received from local community groups, elected officials such as Ward Councillors, the Mayor, etc.



MHC PreCPA App Support ltr 5.18.23 15 Fe... .pdf
63.8 KB

FINAL APPLICATION REQUIRED COMPONENTS

FY23 CPA Funding Application (Sections 1-10)

Scope & Project Narrative (Section 5)

Project Timeline Narrative (Section 5)

Project Budget Overview (Section 6)

Feasibility Check-list (Section 7)

REQUIRED ATTACHMENTS - please ensure that the following attachments have been uploaded in their designated sections

Approved FY23 Funding Cycle PRE-APPLICATION Form (Section 1).

PROOF OF OWNERSHIP/SITE CONTROL (Section 3) - All of the following as applicable: Deed, purchase and sales agreement, option to purchase, written consent of property owner. Also include any existing Deed Restrictions that may apply to the property.

Detailed PROJECT BUDGET (Section 6) - Please use the budget template provided at cityofmalden.org//313/Community-Preservation-Committee-CPC.

DOCUMENTATION TO SUPPORT PROJECT BUDGET (Section 6) - at least two (2) but preferably three (3) estimates or a "ball park" estimate with detailed explanation.

PROGRAM-SPECIFIC REQUIRED ATTACHMENTS - please ensure that the following attachments have been uploaded

EVIDENCE OF HISTORIC SIGNIFICANCE (Section 4 for Historic Preservation Projects) Evidence that site is State Register of Historic Places or written determination by Malden Historic Commission.

OPTIONAL ATTACHMENTS - Please upload the following attachments if applicable and available.

MAPS, PLANS, PHOTOGRAPHS (Section 3) - Provide a map indicating the project's location, along with any additional pertinent maps (i.e., aerial, zoning, vegetation, and abutting buildings), architectural plans, site plans, photographs, etc..

LETTER(S) OF SUPPORT (Section 9).

TIMELINE: Detailed project timeline (Section 8).

SUPPORTING DOCUMENTS (Section 8) Existing plans, approvals, feasibility assessment, or other supporting documents, including but not- Natural Resource Limitations (i.e. wetlands, flood plain, etc)- Environmental assessment reports or evidence that the proposed site is free of hazardous- Names and addresses of project architects, contractors and consultants.

Any other information useful for the Committee in considering the project

(upload below).
