



FY23 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: 15 Ferry Street Preservation

PROJECT LOCATION/ADDRESS: 15 Ferry Street

APPLICANT(S) NAME & TITLE/ORGANIZATION: Alpha Business Center LLC ("ABC")

CO-APPLICANT (IF APPLICABLE) _____

CONTACT PERSON: Roberto Di Marco, Esq., Attorney for ABC

MAILING ADDRESS: 350 Main Street, Third Floor, Malden, MA 02148

PHONE: 781-322-3700

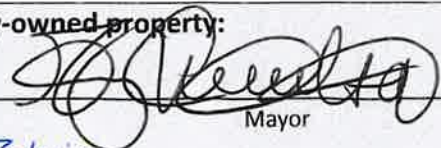
EMAIL: rdimarco@fwd-law.com

DATE: _____

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.

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

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



 Mayor

Assigned to staff liaison Erre Rubin

Signature of staff liaison CTH

Have you reviewed the Malden CPC Plan? Yes No
Have you attended a CPA informational session in Malden or surrounding cities? Yes No
Have you spoken with any boards, commissions, community organizations, or elected officials about your project? Yes No
If yes, please list here: Mayor's Office and Malden Historical Commission

PROPERTY OWNERSHIP

Legal Property Owner of Record: Alpha Business Center LLC

Is the owner the Applicant? Yes No

Does this project proposal entail City-owned property Yes No Relocate 15 Ferry to 90 Salem

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: _____

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

If yes, please list the potential funding sources here: Personal funds, Bank lending and seeking to apply for emergency state grant through MPPF.

PROJECT DESCRIPTION: *(Please describe the community needs this project is addressing and how this project aligns with CPC goals)*

The purpose of this project is to preserve the historic building currently located at 15 Ferry Street, Malden, Massachusetts (PID # 075 272 211) ("15 Ferry") by relocating it to city-owned land at 90 Salem Street and then to restore its historic appearance. The building will be donated to the City of Malden for its use, to be maintained by the Public Facilities Department.

The Applicant will prepare the foundation for the new location and add handicap accessibility to first floor. The Applicant will also repair and restore the exterior of the building to its current state, reconnect utilities, and work with the City to address any issues caused by relocation.

This project preserves and revitalizes a historic building for the benefit of the citizens of Malden.

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

The Applicant initially applied for a demolition permit (CMID-029312-2019) as a part of a larger project located at 1 Salem Street, and 15 Ferry Street. 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. The Applicant has spent \$142,000 to date on research and preparations, and anticipates needing an additional \$840,000 to complete the relocation and renovation pursuant to estimates received from his contractors and building mover in March 2023 after completion of the various studies. Applicant is seeking CPC funding as Applicant desires to save 15 Ferry Street, but the cost to do so makes this project financially unfeasible for Applicant to accomplish without supplemental funding.

FOR HISTORIC RESOURCES PROJECTS:

Is the resource listed on the State Register of Historic Places? Yes No

(You can check designation at mhc-macris.net)

If no, has the Malden Historical Commission determined that the resource is significant? Yes No

(Please submit documentation of State Register listing or MHS letter of determination.)

FOR CPC USE: Date Received _____ Eligible _____
Date Reviewed _____ Potentially Eligible _____
Date Applicant Notified _____ Not Eligible _____
ID# _____ More Information Needed _____

COMMENTS:

Applicant Signature:  _____
On Behalf of ABC



City of Malden

Massachusetts

MALDEN HISTORICAL COMMISSION

PERMITS, INSPECTIONS & PLANNING SERVICES
110 Pleasant Street, 2nd Floor
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

June 6, 2019

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

RE: 15 Ferry Street (PID # 075 272 211)
Demolition Permit Application (CMID-029312-2019)
Notice of Intent to Demolish Building/Application for Review by Historical Commission
Determination that Building is Preferably Preserved
Demolition & Alteration Delay Ordinance

Dear Mr. Miller:

In accordance with Section III(9) of the Demolition and Alteration Delay Ordinance (the Ordinance), on June 5, 2019 the Malden Historical Commission held a public hearing regarding the above-referenced Application and made the following determination regarding the existing building at 15 Ferry Street:

The building is a Preferably Preserved Building and its demolition 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. Keep the building in its current location and eliminate from the project.
2. Keep the building in its current location and make part of the project design.
3. Provide a proposal for moving this historical building.
4. Provide information re: feasibility and practicality of moving the building.

In accordance with Section III(10) of the Ordinance, no demolition permit or 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



Historic Building Detail: MAL.491

Malden Industrial Aid Association Building

MHC ID	MAL.491 MACRIS Maps for MAL.491
	Inventory: 
Historic Name	Malden Industrial Aid Association Building
Common Name	-
Street Address	15 Ferry St;
	-
City/Town	Malden
Village/Neighborhood	Malden Square;
Local Number	-
Year Constructed	1906
Architects	Conner, George P.,
Architectural Styles	Colonial Revival;
Uses	Abandoned or Vacant; Lawyer Office; Nursery; Other Institutional;
Significance	Architecture; Community Planning; Education; Social History;
Areas	
Designations	-
Building Materials Roof	Slate;
Building Materials Wall	Brick; Copper; Limestone; Stone, Cut; Wood; Wood Clapboard; Wrought Iron;
Building Materials Foundation	Limestone; Stone, Cut;
Demolished	No

