The meeting began at 10:49 am. Tolstrup chaired the meeting.

1. Status update for Buildings Determined to be Preferably Preserved/Demolition Permits Delayed per Section III (10), Demolition & Alteration Delay Ordinance:
   a) One Salem Street (Permit Application # CMID-029311-2019).
   b) 15 Ferry Street (Permit Application # CMID-029312-2019).

In attendance, Dr. Wang for owner, Alpha Business Center LLC, and his representatives:
   1) Roberto DiMarco, Attorney.
   2) David Brosnan, Structural Engineer.
   3) Will Chalfant, Architect, Khalsa Design.

Owner and representatives provided the following updates:
- One Salem originally bought ($2.5 million) to renovate; later discovered building not viable ($11 million to renovate).
- New plans for One Salem are “work in progress;” the project at One Salem Street is for 30 residential units with parking under.
- 15 Ferry Street “at present” is not part of One Salem Street project.
- One Salem Street plans are being revised to involve One Salem only.
- 15 Ferry Street demolition application “cannot” be removed from demolition delay process.
• Owner cannot place a conservation/preservation restriction on 15 Ferry Street.
• The properties are owned by the “same owner,” but with “different investments,” or Dr. Wang is not the “sole” owner, investors are in China.
• Owner is willing to extend the demolition delay period for 15 Ferry Street to December 5, 2020.
• There are no current plans for 15 Ferry Street.

Throughout the discussion the Commission repeatedly requested and insisted that owner give a written commitment that 15 Ferry Street is separated and removed from new building plans for One Salem Street, and both applications be amended so that 15 Ferry Street is not part of plans.

The Commission requested the opinion of Nelson Miller, Building Commissioner; Miller provided an opinion that these are separate parcels and separate properties and no legal joining of the properties, regardless of the plans filed with the demolition applications.

The Commission requested any comments from City officials present and received the following:
• Maria Luise agrees with N. Miller.
• Deb Burke commented on condition of One Salem Street and preservation of 15 Ferry Street, mentioned Converse 2020.
• Councilor Winslow stated he supports taking down One Salem Street due to structural problems; and with the strong sentiment in the City to preserve 15 Ferry Street, the demolition delay period should be extended beyond six months, to allow opportunity to pursue grants and funds to preserve it, such as CPA.

Owner agreed to provide a letter and amend the demolition applications to remove 15 Ferry Street from One Salem Street plans and strike the original plans (that proposed one project/building on both properties combined).

DiMarco stated the owner may not agree to extend the delay period for 15 Ferry Street for one year.

The Commission recognized that that there are grave public safety issues with the existing building that require immediate attention, as described letters dated October 31, 2019 and November 21, 2019 from Nelson Miller, which contain orders that have not been complied with.

The Commission decided to amend its previous determinations (letter dated December 4, 2019), specifically, the conditions to which it agrees to allow the demolition of the existing building at One Salem Street to proceed prior to the expiration of the 12-month delay period. The Commission now agrees to the demolition, subject to the following conditions and owner/applicant’s compliance with the following requirements:
1) The Historical Commission shall review and approve the architectural design (excluding height) and façade of any new building at One Salem Street.

2) Any new building shall replicate the exterior of the existing building at One Salem Street.

3) The project at One Salem Street shall not include 15 Ferry Street (Parcel ID # 075 272 211/Demolition Permit Application #CMID-029312-2019) and the Notice of Intent/Application shall be amended in writing to reflect this and include any amended conceptual plans.

4) The project at 15 Ferry Street (Parcel ID # 075 272 211/Demolition Permit Application #CMID-029312-2019) shall not be part of the project at One Salem Street and the Notice of Intent/Application shall be amended in writing to reflect this and include any amended conceptual plans.

5) The delay period for the issuance of the demolition permit for 15 Ferry Street (Parcel ID # 075 272 211/Demolition Permit Application #CMID-029312-2019) shall be extended an additional twelve (12) months, and therefore, until June 5, 2021.

Motion by Tramondozzi, seconded by Cesario; all voted in favor and the motion passed (4-0).

Decision is stated in letter dated January 16, 2020 from M. Romero to N. Miller.

The Commission reviewed and approved drafts of the letters prepared by Romero before the meeting adjourned.

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Owner was represented by Mark Barer, Quakerlane Properties, 200 Portland Street, Boston, and answered questions about the proposal.

The Commission reviewed the Notice of Intent to Demolish Application and the criteria in the Demolition Ordinance to determine whether the building is Significant. The building is not on the National Register, state and local inventory or list of properties to be inventoried. The building is located near other historic buildings.

The Commission determined that the building is not Significant and its demolition should not be delayed.

Motion by Cesario; seconded by Tramondozzi; all voted in favor; motion passed (4-0).

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3. Demolition & Alteration Delay Ordinance: fee schedule and proposed revisions.
The Commission discussed the fee schedule and decided on the following:
A) Section 3: flat fee of $150.00 for all Notice of Intent/Application for Review.
B) Section 9: additional fee of $300.00 if the Application requires public hearing to determine whether Preferably Preserved.
Romero will incorporate into proposed revisions for review by Commission.

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4. Local Historic District Study Committee. Romero provided update.

5. Wallace Park Memorial Wall. Project update letter dated January 14, 2020 sent to CPC.

6. Other business: upcoming meeting schedule.
   • Next regular meeting is February 20, 2020 at 10:30 am.
   • Chair will call special meeting if necessary re: One Salem and 15 Ferry Street.

The meeting adjourned at 12:40 pm.

Respectfully submitted,
J.Cesario, Clerk