The meeting began at 10:42 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 were Roberto DiMarco, Attorney for owner and Dr. Wang, representative of owner, Alpha Business Center, LCC (“ABC”).

RE: One Salem Street.
DiMarco provided the following updates:
   2. Malden Historical Commission will review plans for new building.
   3. New building will “replicate” existing building to “current code.”
   4. New building will require “stamp of approval” by Commission.
   5. The plan for the first floor is presented.
   6. Plans for 1 Salem will not be finalized until 15 Ferry Street is finalized.
   7. There is a shared easement and the proposed ramp to proposed parking for One Salem will not interfere with 15 Ferry.

The Commission discussed the urgent public safety concerns regarding the building in its deteriorating condition and the historic importance of Converse Square.
The Commission asked for the opinion of Nelson Miller, Building Commissioner. Miller stated that he has reviewed the plan and believes the projects have been separated.

The Commission reviewed DiMarco’s letter dated January 27, 2020 and decided to update its Determination that the Building is Preferably Preserved (originally made June 5, 2019) to allow the demolition to proceed prior to the expiration of the one year delay period, subject to the following conditions:

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 is amended in writing by and in accordance with correspondence dated January 27, 2020 from Roberto L. DiMarco, attorney for Alpha Business Center, LLC, owner, and plan referenced therein and attached thereto, “1st Floor Plan (A-101) Salem Street Mixed Use, 1 Salem Street Malden, MA,” dated January 17, 2020, prepared by Khalsa Design, Somerville, MA.

Owner agreed to all conditions. Decision is described in letter to N. Miller from M. Romero dated January 27, 2020.

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

RE: 15 Ferry Street.
DiMarco provided the following updates:
- 15 Ferry Street will not be included in One Salem Street project.
- Amends its Intent to Demolish/Application so that all plans filed are “struck.”
- Owner will continue to work with the Commission.
- The property is still for sale.
- A Malden citizen made an offer but “no formal offer.”
- A church is “very interested” and is doing its due diligence.
- Has had discussions with “other parties” re: preferably preserved.
- Will continue its efforts to sell or create other plans and find a way to preserve.

The Commission reviewed DiMarco’s letter dated January 27, 2020 and decided to update its Determination that the Building is Preferably Preserved (originally made June 5, 2019) to state the following:

1. Demolition delay period is extended six months, until December 31, 2020.
2. Notice of Intent to Demolish/Application for Review is amended to remove 15 Ferry from One Salem Street project.
3. Owner will continue efforts to preserve the property; Commission will work with owner; Preservation of the building is a priority and is essential.
Original recommendations re: moving the building will be deleted. Owner agreed with everything. Decision is described in letter to N. Miller from M. Romero dated January 27, 2020.

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

DiMarco agreed to provide biweekly updates. DiMarco stated the demolition of One Salem is expected to begin in February after contractor meets with Building Commissioner Nelson Miller. Miller asked owner if he has a contractor to take down the building; Dr. Wang answered yes, different from building contractor.

2. Other business.
A) American Legion/368 Pleasant Street. DiMarco stated the groundbreaking for the new project is February 15, 2020 and the Commission would be invited.

B) Salem Street Cemetery National Register application. Consultant Frank Russell will complete revisions for next meeting.

C) 54 Eastern Avenue. Owner and architect will be notified that building is on List of Significant Properties to be surveyed and subject to Demolition Delay Ordinance, review by Commission.

Next regular meeting is February 20, 2020 at 10:30 am.

The meeting adjourned at 11:17 am.

Respectfully submitted,
J.Cesario, Clerk