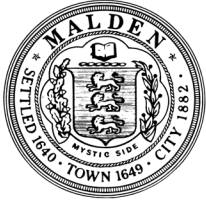


City of Malden

Massachusetts



MALDEN HISTORICAL COMMISSION

215 Pleasant Street, Room 330
Malden, Massachusetts 02148
(781) 397-7000 ext. 2044

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Thursday, January 15, 2026

Location: Malden City Hall, 215 Pleasant Street, Malden, MA, Room 105.

Commissioners in attendance: Inna Babitskaya, Vice Chair; Matthew Bach; John Parcellin (alternate member); Elizabeth Salazar.

Commissioners absent: Emma Taddeo, Keith Jackson (alternate member).

City Staff: Michelle Romero, Clerk to the Commission.

Babitskaya called the meeting to order at 4:02 pm, took a roll call and chaired the meeting.

- 1. 1100 Main Street (Parcel ID 044 855 507) Permit # CMID-067648-2024.
Status Update for Building Demolished (Determination of Significance dated March 20, 2025).
Demolition & Alteration Delay Ordinance (MCC, Title 4.24)

The Commission reviewed the proposed content for the historical signage/plaque from property owner's representative, Kimberly (Kemberly) Rodrigues, Prestige Wash, Property Manager, New York Capital Investment Group, sent via email dated December 26, 2025; and the Commission's determination dated March 20, 2025. The Commission will review the historical narrative submitted with the NOI Application to consider additional text and historical information to include on the plaque. The Commission requests the following information from the representative:

1. Proposed design of the plaque, i.e., shape, color, material.
2. Size of the proposed plaque, including height.

On the motion of Salazar, seconded by Bach, four voted in favor, none in opposition, and the motion passed (4-0). (Babitskaya, yes; Bach, yes; Parcellin, yes; Salazar, yes; Jackson, Taddeo, absent).

- 2. 63 Spring Street (Parcel ID 074 262 212) Permit # RES-074799-2025.
Notice of Intent to Alter Building (Inventoried MHC MAL.161) (6 replacement windows).
Determination of Significance. Demolition & Alteration Delay Ordinance (MCC, Title 4.24)

Property owner, Michael Blaguszewski, 63 Spring Street, Malden, attended the meeting and submitted paper copies of the NOI Application and photographs of the rear of the dwelling; he will resend photographs of all sides of the building which were not received.

The Commission reviewed the NOI Application and the Ordinance. The Commission made the following determination: the building is a Significant Building based on Criteria A and C of Title 4.24.080 of the Ordinance.

On the motion of Salazar, seconded by Bach, four voted in favor, none in opposition, and the motion passed (4-0). (Babitskaya, yes; Bach, yes; Parcellin, yes; Salazar, yes; Jackson, Taddeo, absent).

The Commission reviewed and approved the proposed alterations, subject to two conditions:

1. Replacement windows shall have frames of similar design as existing windows.
2. Replacement windows shall have mullions of similar design as existing windows.

On the motion of Bach, seconded by Salazar, four voted in favor, none in opposition, and the motion passed (4-0). (Babitskaya, yes; Bach, yes; Parcellin, yes; Salazar, yes; Jackson, Taddeo, absent).

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3. 808 Salem Street (Parcel ID 133 663 317) Permit # CMID-040128-2021.
Notice of Intent to Alter Building (Inventoried MHC MAL. 32) (deck & balcony addition, replacement window-four-family dwelling). Status Update for Significant Building (Determination of Significance dated November 20, 2025). Extension Agreement re: Public Hearing to determine whether Preferably Preserved Building. Demolition & Alteration Delay Ordinance/MCC, Title 4.24.

The Commission discussed possible dates for the public hearing and decided on the following:

1. Monday, February 23, 2026 at 6 pm (preferred date).
2. Thursday, February 26, 2026 at 5 pm (back up date-Salazar will be absent).

Romero will poll absent members (Jackson and Taddeo) re: availability on the proposed dates and then will confirm the date.

On the motion of Salazar, seconded by Bach, four voted in favor, none in opposition, and the motion passed (4-0). (Babitskaya, yes; Bach, yes; Parcellin, yes; Salazar, yes; Jackson, Taddeo, absent).

The Commission noted that building elevations are required from Applicant, as previously requested.

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4. 245 Bryant Street (Parcel ID 097 424 414) Permit #CMID-069419-2024.
Status Update for Building determined to be Preferably Preserved.
Demolition Delay ended (Determination dated January 23, 2025, amended March 20, 2025).
Demolition & Alteration Delay Ordinance/Code of City of Malden (MCC), Title 4.24.

The Commission received a verbal update from Romero that the Applicant may revise the proposal re: number of units, with no changes to the exterior. No update received from Applicant.

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5. 100 Hospital Road (Parcel ID 025 104 401) & 57 Hospital Road (Parcel ID 025 104 501).
Permit #CMID-051597-2022. Status update for Buildings Determined to be Preferably Preserved,
Demolition Delay ended (Determination dated March 22, 2023, amended April 20, 2023).
Demolition & Alteration Delay Ordinance/Code of City of Malden (MCC), Title 4.24.

The Commission noted the upcoming ribbon cutting. No update received from Applicant.

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6. 15 Ferry Street (Parcel ID 075 272 211)/Permit #CMID-062907-2023.
New application/Demolition Permit issued March 6, 2024 (Permit #CMID-062907-2023).
Demolition & Alteration Delay Ordinance/Code of City of Malden (MCC), Title 4.24.

15 Ferry Street (Parcel ID 075 272 211)/Permit #CMID-029312-2019.
Status update for Building Determined to be Preferably Preserved (Determination dated June 6, 2019, extended/amended April 21, 2022), (Demolition Permit Application withdrawn May 31, 2022).
Demolition & Alteration Delay Ordinance/Code of City of Malden (MCC), Title 4.24.

One Salem Street (Parcel ID 075 272 209)/Permit #CMID-029311-2019.
Status Update for Building determined to be Preferably Preserved, Demolition Delay ended
(Determination dated December 4, 2019, amended January 27, 2020).

The Commission received an update from Romero re: status of building/special permit application.
No update received from Applicant.

7. Approval of Minutes. The Commission reviewed and approved the minutes of the December 2025 meeting.

On the motion of Bach, seconded by Parcellin, three voted in favor, none in opposition, and the motion passed (3-0). (Babitskaya, yes; Bach, yes; Parcellin, yes; Salazar, not voting; Jackson, Taddeo, absent).

8. Local Historic District Study Committee. No update.
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9. Community Preservation Committee. Babitskaya gave an update.
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10. Other Business:

- a. Elections. The Commission decided to hold when all current members are present.
 - b. Commission Vacancies. The Commission discussed process to fill regular, alternate member positions.
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11. Next meeting: February 23, 2026 or February 26, 2026 (to be confirmed).
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12. Adjournment: 5:16 pm. *On the motion of Salazar, seconded by Bach, four voted in favor, none in opposition, and the motion passed (4-0). (Babitskaya, yes; Bach, yes; Parcellin, yes; Salazar, yes; Jackson, Taddeo, absent).*
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Inna Babitskaya, Vice Chair



CITY OF MALDEN
Inspectional Services Department

215 Pleasant Street
Malden, MA 02148
781.397.7000 ext. 2030
Nelson L. Miller Jr. CBO, Building Commissioner

January 15, 2026

Nelson Miller
Building Commissioner
City of Malden
215 Pleasant Street
Malden, MA 02148

RE: 63 Spring Street (Parcel ID 074 262 212) Permit # RES-074799-2025
Notice of Intent to Alter Building (Inventoried MHC MAL.161) (6 replacement windows)
Determination of Significance
Demolition & Alteration Delay Ordinance (MCC, Title 4.24)

Dear Mr. Miller:

In accordance with Title 4.24 of the Code of the City of Malden (MCC), the Demolition and Alteration Delay Ordinance, the Historical Commission hereby notifies you of its determination made on January 15, 2026 regarding the above-referenced Application:

1. The building at the above-referenced property is a Significant Building based on Criteria A and C of Section 4.24.080, MCC.

At a meeting on January 15, 2026, the Commission reviewed and approved only the proposed alterations, subject to the following conditions:

1. Replacement windows shall have frames of similar design as existing windows.
2. Replacement windows shall have mullions of similar design as existing windows.

Accordingly, the building permit for these alterations may be issued without delay pursuant to the Demolition and Alteration Delay Ordinance.

Please do not hesitate to contact me with any questions. Thank you.

Sincerely,

Michelle A. Romero
City Planner
Clerk to Historical Commission

CC: Applicant