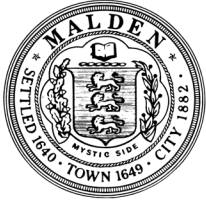


City of Malden

Massachusetts



MALDEN HISTORICAL COMMISSION

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

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Thursday, March 19, 2026

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

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

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. Jackson's appointment as a regular member was announced.

1. 63 Corey Road (Parcel ID 004 022 242) Permit # RES-075699-2026

Notice of Intent to Alter Building (Inventoried MHC MAL. 411) (remove and replace garage door with windows; new side window and side entry door). Determination of Significance
Determination of Significance. Demolition & Alteration Delay Ordinance (MCC, Title 4.24)

Property owner, Kevin Ferrick, 63 Corey Road, Malden, attended the meeting and submitted paper copies of the NOI Application. His contractor, Jonathan Brett Carriker, Carriker Construction, 92 George Street, Medford, MA, also attended the meeting.

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 of Title 4.24.080 of the Ordinance.

On the motion of Taddeo, seconded by Salazar, five voted in favor, none in opposition, and the motion passed (5-0). (Babitskaya, yes; Bach, yes; Jackson, yes; Salazar, yes; Taddeo, yes; Parcellin not voting).

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

1. Entry door (on side) will be three-quarter ($\frac{3}{4}$) glass door (exterior door).
2. Windows (on front and side) shall be the same design as proposed in plans.
3. Siding shall be of the same material and style as existing siding.

On the motion of Taddeo, seconded by Jackson, five voted in favor, none in opposition, and the motion passed (5-0). (Babitskaya, yes; Bach, yes; Jackson, yes; Salazar, yes; Taddeo, yes; Parcellin, not voting).

2. 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)

No update. Romero will follow up on email sent in January 2026 to Kimberly (Kemberly) Rodrigues, Prestige Wash, Property Manager, New York Capital Investment Group, and information requested by the Commission re: the historical signage/plaque.

3. 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 written updates dated February 23, 2026 and March 19, 2026 from Muge Undemir, Director of Real Estate, Asian Community Development Corporation.

4. 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.

No update received from Applicant. Babitskaya and Salazar discussed attending the upcoming ribbon cutting.

5. 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.
6. 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.
7. 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.

8. 18 Washington Street, aka, 26 Washington Street, St. Paul's Parish Church. Request for MHC letter of support re: application to Massachusetts Historical Commission Preservation Projects Fund.

The Commission reviewed the request for letter of support dated February 11, 2026 from Lauren McGillicuddy Junior Warden, St. Paul's Parish. The Commission directed Romero to draft a support letter for review and circulate to the Commissioners individually via email.

On the motion of Salazar, seconded by Taddeo, five voted in favor, none in opposition, and the motion passed (5-0). (Babitskaya, yes; Bach, yes; Jackson, yes; Salazar, yes; Taddeo, yes; Parcellin, not voting).

9. Local Historic District Study Committee. No update.
-

10. Community Preservation Committee. Babitskaya gave an update.
-

11. Approval of Minutes.

The Commission reviewed and approved the minutes of the January 2026 meeting.

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, not voting).

12. Election of Officers.

Vice Chair Babitskaya called for nominations for Chair.

On the motion of Salazar, seconded by Taddeo, Babitskaya was nominated for Chair and Babitskaya accepted the nomination.

On the motion of Salazar, seconded by Taddeo, five voted in favor, none in opposition, and the motion passed (5-0). (Bach, yes; Jackson, yes; Parcellin, yes; Salazar, yes; Taddeo, yes; Babitskaya, not voting).

Babitskaya called for nominations for Vice Chair.

On the motion by Bach, seconded by Taddeo, Salazar was nominated for Vice Chair and Salazar accepted the nomination.

On the motion of Bach, seconded by Taddeo, five voted in favor, none in opposition, and the motion passed (5-0). (Babitskaya, yes; Bach, yes; Jackson, yes; Parcellin, yes; Taddeo, yes; Salazar, not voting).

At 5:04 pm the Commission took a temporary recess and reconvened at 5:06 pm.

The Commission discussed the status of the open position for an alternate member.

At 5:11 pm, the Commission temporarily recessed. Parcellin left the meeting.

At 6:00 pm, the Commission reconvened. Babitskaya took a roll call and chaired the meeting.

13. Public Hearing re: 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). Determination of Significance dated November 20, 2025. The Malden Historical Commission will hold this public hearing for the purpose of receiving public comment on the proposed alterations of a Significant Building, for the purpose of making a determination whether the building is a Preferably Preserved Building, pursuant to Title 4.24, Code of City of Malden, Demolition and Alteration Delay Ordinance.

Romero read the notice of public hearing. The Commission opened the public hearing. Babitskaya invited the petitioner/applicant to present the proposal.

Re “Dawn” Wu, 806 Salem Street, Malden.
Benjamin Wang, 44 Jackson Stret, Quincy, MA

Applicant presented the Commission with the plans, “Wu Residence 808 Salem Street, Malden, MA, Historic Commission Review Set, Malden Historical Commission, City of Malden, Massachusetts,” dated March 18, 2026, prepared by Todd Fix, FIXd Architecture & Design, 391 Walnut Street, Newton, MA.

Applicant notified the Commission that re: the window replacement part of the project (regarding the set of three windows located at the front of the building on the second story) she was not ready to move forward with the project for financial reasons and did not want to move forward with the public hearing at this time.

The Commission and Applicant discussed procedural matters, including whether to table the public hearing until Applicant was ready to proceed with the public hearing on the complete Application as filed (including both the deck/balcony and replacement window) or allow the Applicant to change the scope of work and withdraw the part of the Application regarding the replacement window. The Applicant decided to withdraw the window replacement from the scope of the NOI Application. Applicant confirmed her understanding and agreement that the window alterations will still be subject to the Ordinance when she is ready to proceed and will confirm her withdrawal in writing.

The Commission did not hold a public hearing regarding the part of the Application concerning the proposed replacement window.

On the motion of Salazar, seconded by Taddeo, five voted in favor, none in opposition, and the motion passed (5-0). (Babitskaya, yes; Bach, yes; Jackson, yes; Salazar, yes; Taddeo, yes; Parcellin, absent).

In favor (of the building being Preferably Preserved and the permit being delayed for the proposed alterations re: deck/balcony): No testimony (verbal or written) received.

In opposition (to the building being Preferably Preserved and the permit not being delayed for the proposed alterations re: deck/balcony):

1. Steve Winslow, 83 Jacob Street, Malden, Ward 6 City Councilor.

The Commission closed the public hearing.

The Commission determined that the building is not Preferably Preserved only with respect to the proposed deck/balcony addition.

On the motion of Salazar, seconded by Taddeo, five voted in favor, none in opposition, and the motion passed (5-0). (Babitskaya, yes; Bach, yes; Jackson, yes; Salazar, yes; Taddeo, yes; Parcellin, absent).

The Commission approved only those alterations only regarding the deck/balcony, and, as per the Plans and subject to Applicant's compliance with the following conditions:

1. Balusters shall match the design and profile of the existing historic front porch balusters, as per Plans and shown as Option A on Sheet A2.0 of the Plans.
2. Maintain existing brackets around the proposed door (providing access to the deck).
3. Door shall be same width as existing windows (being replaced by door) and placed no higher than existing windows.
4. Decking and railing material may be PVC.
5. Door may be vinyl and frame shall be of the same style molding and material as existing windows.
6. Provide monthly written updates on the project, including photographs.

On the motion of Bach, seconded by Jackson, five voted in favor, none in opposition, and the motion passed (5-0). (Babitskaya, yes; Bach, yes; Jackson, yes; Parcellin, yes; Salazar, yes; Taddeo, yes; Parcellin, absent).

The Commission discussed the previous original and Second and pending Third Extension Agreement re: timeframe to hold the Public Hearing to determine whether Preferably Preserved Building, Demolition & Alteration Delay Ordinance, MCC, Title 4.24. The Commission previously agreed to Applicant's requests to extend the timeframe to January 15, 2026 and then to February 26, 2026. The public hearing scheduled for Monday, February 23, 2026 was cancelled and could not be held because City Hall was closed due to the storm; and petitioner agreed to further extension to March 26, 2026. The Commission agreed to the extension.

On the motion of Bach, seconded by Jackson, five voted in favor, none in opposition, and the motion passed (5-0). (Babitskaya, yes; Bach, yes; Jackson, yes; Salazar, yes; Taddeo, yes; Parcellin, absent).

14. Other Business:

15. Next meeting: April 16, 2026.

16. Adjournment: 7:30 pm. *On the motion of Salazar, seconded by Bach, five voted in favor, none in opposition, and the motion passed (5-0). (Babitskaya, yes; Bach, yes; Jackson, yes; Salazar, yes; Taddeo, yes; Parcellin, absent).*

Inna Babitskaya, 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

March 19, 2026

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

RE: 63 Corey Road (Parcel ID 004 022 242)
Notice of Intent to Alter Building (Inventoried MHC MAL. 411)
(replace garage door with windows, new window and entry door, siding)
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 March 19, 2026 regarding the above-referenced Application:

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

At a meeting on March 19, 2026, the Commission reviewed and approved only the alterations proposed in this Application, subject to the following conditions:

1. Entry door (on side) will be three-quarter ($\frac{3}{4}$) glass door (exterior door).
2. Windows (on front and side) shall be the same design as proposed in plans.
3. Siding shall be of the same material and style as existing siding.

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

BUILDING WIRING PLUMBING/GAS HEALTH PLANNING COMPLIANCE



February 23, 2026

Michelle Romero, City Planner
Clerk to the Historical Commission
City of Malden
215 Pleasant Street
Malden, MA 02148

RE: 245 Bryant Street (Parcel ID 097 424 414)
Demolition Permit Application #CMID-069419-2024

Dear Michelle Romero,

As part of our continued work and updates to the historic commission, we would like to share an update on what we have been focusing on over the last month.

We have not been awarded funding through the State's Commonwealth Builders Program and are awaiting their release of a future funding round.

This concludes our update to the commission for the month of February. We look forward to sharing additional work with the commission in March.

Please reach out with any comments or questions.

Sincerely,

Muge Undemir
Director of Real Estate
Asian Community Development Corporation



March 19, 2026

Michelle Romero, City Planner
Clerk to the Historical Commission
City of Malden
215 Pleasant Street
Malden, MA 02148

RE: 245 Bryant Street (Parcel ID 097 424 414)
Demolition Permit Application #CMID-069419-2024

Dear Michelle Romero,

As part of our continued work and updates to the historic commission, we would like to share an update on what we have been focusing on over the last month.

The development team is currently awaiting the opening of a funding round to help finance the construction of the building. In the meantime, we have been working with the City of Malden to have the parking lot serve some of the temporary needs of the City.

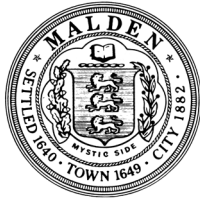
This concludes our update to the commission for the month of March. We will continue to update the commission as we proceed but anticipate that the next few months will be a similar update to this one.

Please reach out with any comments or questions.

Sincerely,

A handwritten signature in black ink that reads 'Muge Undemir'.

Muge Undemir
Director of Real Estate
Asian Community Development Corporation



City of Malden Massachusetts

MALDEN HISTORICAL COMMISSION

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

March 19, 2026

Paul Holtz, Grants Co-Director and Historical Architect
Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

**RE: St. Paul's Parish, 26 Washington Street, Malden, MA
Northwest Buttress Restoration Project
Grant Application for Massachusetts Preservation Projects Fund (MPPF)**

Dear Commission:

The Malden Historical Commission is pleased to submit this letter of support for the application of St. Paul's Parish for funding from the Massachusetts Preservation Projects Fund to be used for the restoration of the Northwest Buttress of the church, including related cast stone window surrounds and supporting walls of three windows.

The notable historical significance of St. Paul's Parish is well-documented through the property's listing on the National Register of Historic Places, and the Commission enthusiastically supports the preservation and rehabilitation of this landmark building in our community.

The Commission thanks you in advance for your favorable consideration of this application. We regret not being able to provide this letter of support earlier and appreciate your acceptance of the letter at this time.

Please contact the Commission with any questions through its clerk, Michelle Romero, at mromero@cityofmalden.org. Thank you.

Sincerely,

Inna Babitskaya

Inna Babitskaya
Chair

CC: Applicant



CITY OF MALDEN

Inspectional Services Department

215 Pleasant Street
Malden, MA 02148
781.397.7000 ext. 2030

Nelson L. Miller Jr. CBO, Building Commissioner

March 31, 2026

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

RE: 808 Salem Street (Parcel ID 133 663 317) Permit # CMID-040128-2021

**Notice of Intent to Alter Building (Inventory MHC MAL. 32) - deck/balcony addition, replacement windows
Determination of Preferably Preserved Building- Demolition & Alteration Delay Ordinance (MCC, Title 4.24)**

Dear Mr. Miller:

In accordance with Section 4.24.110 of the Code of the City of Malden, the Demolition and Alteration Delay Ordinance (the Ordinance), on March 19, 2026 the Malden Historical Commission held a public hearing regarding only the deck/balcony addition proposed in the above-referenced Application. At the hearing, the Commission received from Applicant the plans, "Wu Residence 808 Salem Street, Malden, MA, Historic Commission Review Set, Malden Historical Commission, City of Malden, Massachusetts," dated March 18, 2026, prepared by Todd Fix, FIXd Architecture & Design, 391 Walnut Street, Newton, MA (the Plans).

In accordance with Section 4.24.130 of the Ordinance, the Commission hereby notifies you of its determination, made on March 19, 2026 following the public hearing, that the existing building is not a Preferably Preserved Building, only with respect to the proposed alterations regarding the deck/balcony, and the Commission approved only those alterations, as per the Plans and subject to Applicant's compliance with the following conditions:

1. Balusters shall match the design and profile of the existing historic front porch balusters, as per Plans and shown as Option A on Sheet A2.0 of the Plans.
2. Maintain existing brackets around the proposed door (providing access to the deck).
3. Door shall be same width as existing windows (being replaced by door) and placed no higher than existing windows.
4. Decking and railing material may be PVC.
5. Door may be vinyl and frame shall be of the same style molding and material as existing windows.
6. Provide monthly written updates on the project, including photographs.

In addition, the Commission calls your attention to two important matters regarding this Application and property:

- A. The Commission did not hold a public hearing regarding the part of the Application concerning the proposed replacement of the set of three windows located at the front of the building on the second story. At the public hearing, Applicant notified the Commission that she did not intend to proceed at this time with this part of the project; withdrew this work from the scope of the Application; and confirmed her understanding and agreement that the window alterations still will be subject to the Ordinance when she is ready to proceed.
- B. The Commission has not approved any alterations to the front of this building. At this meeting, the Commission learned that Applicant has, in fact, already removed one of the windows included in the Application and has covered the window opening with vinyl siding, as shown on the Plans. The Commission is particularly concerned because these alterations clearly appear to have been made during the course of the Commission's review of the Application and without a permit; and these alterations directly involve the exact same subject area of the building and the part of the Application the Applicant has withdrawn. The Commission did not review or approve these alterations of this building. The Commission respectfully requests you attend its next meeting on April 16, 2026 to discuss this matter.

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

Sincerely,

Michelle A. Romero, City Planner
Clerk to Historical Commission

CC: Applicant

BUILDING WIRING PLUMBING/GAS HEALTH PLANNING COMPLIANCE