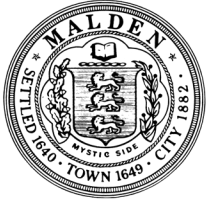


City of Malden

Massachusetts



MALDEN HISTORICAL COMMISSION

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

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Thursday, April 16, 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 4:01 pm, took a roll call and chaired the meeting.

- 1. 54-72 Summer Street (Parcel ID 022 130 019) Notice of Intent to Alter Building (Inventoried MHC MAL. 258, 259 & 260) (replace 24 lintels, repoint as needed). Determination of Significance. Determination of Significance. Demolition & Alteration Delay Ordinance (MCC, Title 4.24) Pending complete NOI Application.

Romero confirmed no additional information had been received re: the NOI Application previously forwarded to the Commission for advance review. The Applicant was not in attendance. The Commission found the NOI Application incomplete and took no action.

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).

- 2. 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 (Determination of Significance dated November 20, 2025, Preferably Preserved Status dated March 19, 2026). Determination of Significance. Demolition & Alteration Delay Ordinance (MCC, Title 4.24)

The Commission reviewed its determination dated March 31, 2026 and received an update from Romero re: communications with Applicant re: the status of the balcony/deck and withdrawn portion of the project for the replacement window. Applicant was not in attendance at the meeting and provided no written update re: the balcony/deck, as required by condition 6 of the Commission's determination dated March 31, 2026.

The Commission discussed Applicant's noncompliance and possible consequences, such as the Commission's rescinding its decision and fines. The Commission discussed whether interpreter/translation service may be helpful to Applicant and will offer to provide translation services for Applicant (provided by City remote service used by the City) at the next meeting.

The Commission reviewed an email from Building Commissioner Nelson Miller dated April 16, 2026 re: the recommended course of action re: the window that Commission learned at the last meeting had been removed and the window opening covered over with vinyl siding, without the required building permit and during the course of the Commission's review of the NOI Application re: alterations to the same subject area. The Commission requests that Miller proceed with the recommended course of action and also requests that the building permit for the balcony/deck not be issued, given the noncompliance with the Commission's decision.

On the motion of Salazar, 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).

3. Other Business.

a. Malden Landmarks. The Commission received and discussed the draft information re: Malden Landmarks prepared by Babitskaya. The Commission will review and edit in preparation for posting on the Commission's page on the City website. The Commission discussed preparing a map of locations. The Commission will review the Malden Historic Walking Tour Map prepared previously.

b. Architectural Syles Guide. The Commission discussed the status of this, currently being worked on by Bach.

c. Delegation of Authority to make Determination of Significance, Demolition & Alteration Delay Ordinance, Title 4.24, MCC.

The Commission discussed the option provided by the Ordinance to delegate its authority to make Determinations of Significance, and requested Romero provide a list of types of alterations and properties where this may be appropriate.

At approximately 5:05 pm, Bach left the meeting. Parcellin will vote in Bach's absence.

4. 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 historical signage/plaque, including, text, dimensions, material and location, provided by Kimberly (Kemberly) Rodrigues, Prestige Wash, Property Manager, New York Capital Investment Group.

The Commission will notify the Applicant that the size is acceptable; bronze preferred for durability; and content/text is under review, to be revised by Babitskaya; and inquire re: last line of sign, "Prepared by..."

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

5. 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 update dated April 16, 2026 from Muge Undemir, Director of Real Estate, Asian Community Development Corporation.

6. 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.

Romero informed the Commission of communication with Ryan Fuller, Tufts Medicine, re: his recent absence and the incomplete status of update.

7. 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.
8. 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.
9. 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 the permitting process for the project. No update received from Applicant. The Commission will review its draft recommendation letter to the City Council with the Commission's decision and recommendations of December 18, 2025.

10. Local Historic District Study Committee. Romero informed the Commission of the resignation of two members of the Committee, David Hancock and Kate Hriczo Woodard.
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11. Other business, continued.

- d. The Commission discussed notice to property owners of inventory. Romero will forward draft discussed by Commission in prior years.
 - e. The Commission discussed educational programs.
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12. Community Preservation Committee. Babitskaya gave an update.
Babitskaya informed the Commission that her term had ended and inquired whether any other Commissioner wanted to serve as the Commission's CPC representative.

Babitskaya was nominated to continue as the Commission's CPC representative.
Parcellin was nominated as the Commission's CPC representative.

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

The motion by Taddeo to nominate Parcellin was not seconded.

13. Other business, continued.
- f. The Commission delegated its authority to Romero to make a Determination of Significance, pursuant to the Demolition & Alteration Delay Ordinance, Title 4.24, MCC for the following NOI Applications, which are pending completion and/or expected to be filed:
 - 11 Gale Street (Parcel ID 028 153 322) Permit # RES-076438-2026.
Notice of Intent to Demolish Building (Accessory Garage Only) Determination of Significance.
 - 57 Newman Road, Unit 10 (Parcel ID 068 301 101 10) Permit # RES-076654-2026
Notice of Intent to Alter Building Inventoried MHC MAL. Q) (replacement windows, doors).
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14. Approval of Minutes.
The Commission reviewed and approved the minutes of the March 2026 meeting.
On the motion of Salazar, seconded by Jackson, five voted in favor, none in opposition, and the motion passed (5-0). (Babitskaya, yes; Jackson, yes; Parcellin, yes; Salazar, yes; Taddeo, yes; Bach, absent).
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15. Next meeting: May 21, 2026.
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16. Adjournment: 5:48 pm. *On the motion of Salazar, seconded by Parcellin, five voted in favor, none in opposition, and the motion passed (5-0). (Babitskaya, yes; Jackson, yes; Parcellin, yes; Salazar, yes; Taddeo, yes; Bach, absent).*
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Inna Babitskaya, Chair

From: [rwu](#)
To: [Michelle A. Romero](#)
Cc: [Nelson Miller](#)
Subject: Re: Permit Application CMID-040128-2021 (808 SALEM ST Malden, MA 02148)
Date: Friday, March 20, 2026 10:37:47 AM

Good Morning Michelle,

Sending this email, I would like to respond regarding the withdrawal of the proposed front bay window replacement from the current scope of the application. This is due to my funding limitations and as of now, finishing the deck construction has become the priority.

When I am ready to proceed with the construction of the bay window, I will re-initiate the process.

Thank you for your long-time support, I appreciate it always.

Dawn

On Thursday, March 19, 2026 at 08:45:57 PM EDT, Michelle A. Romero <mrromero@cityofmalden.org> wrote:

Good evening Dawn,

At the start of the public hearing tonight, the Malden Historical Commission received and agreed to allow your requested withdrawal of the proposed front window replacement from the scope of your application. Accordingly, the Commission did not hold the public hearing on that withdrawn part of your application.

As discussed, when you are ready to proceed with that project, you will need to file a building permit application to reinitiate the permitting process, which application will be subject to the Commission's review pursuant to Title 4.24 of the Ordinance.

Please respond to this email to provide written record of your withdrawal of the proposed front window replacement from the above-referenced application.

Please contact me with any questions. Thank you.

Michelle

Michelle A. Romero
City Planner
City of Malden
Inspectional Services
215 Pleasant Street, 3rd Floor
Malden, MA 02148
Mromero@cityofmalden.org
(781) 397-7000 ext. 2044

From: [Nelson Miller](#)
To: [Michelle A. Romero](#)
Subject: RE: CMID-040128-2021 (808 SALEM ST Malden, MA 02148)
Date: Thursday, April 16, 2026 2:00:06 PM
Attachments: [image001.png](#)
[image002.png](#)

Michelle,

I have reviewed item B of the determination for the property located at 808 Salem Street, and can provide the following recommended course of action.

1. The property owner will be issued a violation notice informing her that work has been performed without a building permit in violation of 780 CMR , The Massachusetts State Building Code.
2. The violation notice will order the owner to apply for a building permit to repair the unlawful work.
3. The building permit application for the repair work will trigger a review by the Historical Commission, at which time the Commission can address the possible methods of repair, and can place any conditions which fall under the purview of the Demolition / Alteration Delay Ordinance.
4. The permit to repair the unlawful work will be issued with the final conditions included.

Please let me know if you have any questions or concerns, or if I can help in any way,

Nelson

Nelson L. Miller Jr., CBO | Building Commissioner / Zoning Officer
Director of Inspectional Services

City Hall, 215 Pleasant Street | Malden, MA 02148

t: 781.397.7000 x: 2027

<http://www.Cityofmalden.org>





April 16, 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.

This concludes our update to the commission for the month of April. 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