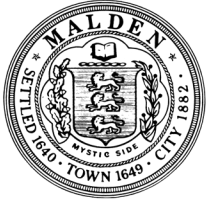


City of Malden

Massachusetts



MALDEN HISTORICAL COMMISSION

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

MALDEN HISTORICAL COMMISSION MEETING MINUTES

Date: Thursday, May 21, 2026

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

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

Commissioners absent: Keith Jackson, Elizabeth Salazar, Leonard Iovino (alternate member).

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)

On behalf of the Applicant, Andreas Tsitos, United Properties, property owner, 75 Pleasant Street, Malden; Scott Fitzpatrick, Fitzpatrick Consulting, 75 Pleasant Street, Malden; and Stehen Coughlin, Coughlin Masonry, CMR Building Restoration, Wakefield, MA, attended the meeting, submitted paper copies of the NOI Application and responded to Commission's questions.

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

The Commission reviewed the Ordinance, discussed whether the building was Preferably Preserved and reviewed the proposed alterations. The Commission inquired whether property owner consented to the Commission's waiving the requirement to hold a public hearing and Tsitos stated he consented.

The Commission waived the public hearing, determined the building is Preferably Preserved Building; and finding that the intent and purpose of the Ordinance will be served even with the issuance of the building permit for the proposed alterations, the Commission approved the proposed alterations, subject to the following condition:

1. Renovations of masonry and brickwork shall use:
 - a) same course of brick;

- b) same joint profiles;
- c) same mortar (same specifications, texture and color); and
- d) matching brick and masonry for any replacements.

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

2. 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, door)
Determination of Significance. Demolition & Alteration Delay Ordinance (MCC, Title 4.24)

Property owner, Erica Lotz, 57 Newman Road, Malden, and her contractor, Naruan Isidorio (Joe), Boston Doors & Windows, Somerville, MA, attended the meeting, submitted paper copies of the NOI Application and responded to the Commission's questions.

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

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

The Commission reviewed the Ordinance, discussed whether the building was Preferably Preserved and reviewed the proposed alterations. The Commission inquired whether property owner consented to the Commission's waiving the requirement to hold a public hearing and Lotz stated she consented.

The Commission waived the public hearing and determined the building is Preferably Preserved Building based on criteria D.iii and D.iv, Section 4.24.110 of the Ordinance.

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

The Commission reviewed the proposed alterations, and finding that the intent and purpose of the Ordinance will be served even with the issuance of the building permit for the proposed alterations, the Commission approved the proposed alterations, subject to the following condition:

1. Maintain all wood and brick trim of windows and doors; trim may be renovated or replaced, provided it shall be maintained in same style and design.

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

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 (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)

Applicant and property owner, R Dawn Wu, 808 Salem Street, Malden, attended the meeting and provided an update on the balcony/deck, namely, that no work being done due to her budget. Wu received a copy of the letter from Nelson Miller, Building Commissioner, dated May 21, 2026 re: the work that was done without permits to remove the window and cover the window opening. The Commission discussed the Applicant's requirements to apply for a building permit, as required by Building Commissioner's letter dated May 21, 2026.

The Commission discussed and confirmed with Wu her understanding of condition 6 of the Commission's determination dated March 31, 2026, which requires a monthly written update with photograph re: the balcony/deck project. The Commission agreed to receive the monthly update via email with a photograph attached.

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

4. 11 Gale Street (Parcel ID 028 153 322) Permit # RES-076438-2026.
Notice of Intent to Demolish Building (Accessory Garage Only) Determination of Significance.
Demolition & Alteration Delay Ordinance (MCC, Title 4.24)
The Commission reviewed and ratified and confirmed the Determination of Significance dated April 21, 2026, made on behalf of the Commission by Romero as the Commission's authorized delegate.

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

5. 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 again reviewed the proposed text for the historical signage, previously provided by Kimberly (Kemberly) Rodrigues, Prestige Wash, Property Manager, New York Capital Investment Group.

The Commission approved the text, subject to revision and editing by the Chair.

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

6. 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 May 21, 2026 from Muge Undemir, Director of Real Estate, Asian Community Development Corporation.

7. 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 received an update from Ryan Fuller, Tufts Medicine via email dated May 21, 2026.

8. 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.
9. 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.
10. 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 reviewed its recommendation letter to the City Council with the Commission's decision and recommendations of December 18, 2025. The Commission received an update from Romero re: status of the permitting process for the project.

11. Local Historic District Study Committee. No update
-

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

13. Approval of Minutes.
The Commission reviewed and approved the minutes of the April 2026 meeting.
On the motion by Bach, seconded by Parcellin, four voted in favor, none in opposition, and the motion passed (4-0). (Bach, yes; Parcellin, yes; Taddeo, yes; Babitskaya, yes; Iovino, Jackson, Salazar, absent).

14. Demolition & Alteration Delay Ordinance.

The Chair informed the Commission of her testimony at the meeting of the City Council Economic Development Committee on May 18, 2026, which Taddeo also attended; and the Commission reviewed the Chair's corresponding comment letter to the Council dated May 18, 2026.

The Commission discussed the proposed amendments to the Ordinance referenced in the Economic Development Proposal and Mayor's letter dated April 30, 2026, filed with the City Council on May 5, 2026 (City Council Paper 256/32026). The Commission discussed the status of the matter with the City Council and draft amendments prepared by the Office of Strategic Planning & Community Development. Romero informed the Commission of the possible timeline.

The Commission received various documentation prepared by the Chair, including the Malden Building Inventory & Chronological Distribution; Summary of Historically Significant Periods & Buildings of 23 MA Cities and Towns; Heritage Tourism Revenue Analysis.

The Commission discussed its concerns with the use of an arbitrary date and its lack of involvement in the process; reviewed the draft letter prepared by Babitskaya and draft revisions to the Ordinance re: administrative procedures and alterations appropriate for the Commission to delegate its authority to make a determination of Significance, as allowed by the Ordinance, prepared by Romero as directed by the Commission.

The Commission may submit edits individually and directly to Romero to include and agreed to the Chair editing and finalizing the draft letter to be submitted to the City Council on May 26, 2026.

15. Next meeting: June 18, 2026.

16. Adjournment: 6:24 pm. *On the motion of Parcellin, seconded by Bach, four voted in favor, none in opposition, and the motion passed (4-0). (Bach, yes; Parcellin, yes; Taddeo, yes; Babitskaya, yes; Iovino, Jackson, Salazar, absent).*

Inna Babitskaya, Chair