



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: Monday, June 15, 2026

Location: Malden City Hall, 215 Pleasant Street, Malden, MA, Room 108.

Commissioners in attendance: Inna Babitskaya, Chair; Elizabeth Salazar, Vice Chair; Matthew Bach; Keith Jackson Emma Taddeo; John Parcellin (alternate member), Leonard Iovino (alternate member).
City Staff: Michelle Romero, Clerk to the Commission.

Babitskaya called the meeting to order at 4:06 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 revised text for the historical signage, prepared by Babitskaya, and also the proposed text previously provided by Kimberly (Kemberly) Rodrigues, Prestige Wash, Property Manager, New York Capital Investment Group.
The Commission discussed various edits and will review further.

2. 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 June 15, 2026 from Muge Undemir, Director of Real Estate, Asian Community Development Corporation.

3. 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 with photo of historic monument.

4. 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 the permitting process for the project.

5. 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 received a written update with photograph re: the balcony/deck project from Re Dawn Wu, property owner, via email dated June 3, 2026 and June 1, 2026.

6. Approval of Minutes.
The Commission reviewed and approved the minutes of the May 2026 meeting.
On the motion by Taddeo, 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, present, not voting).
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7. Demolition & Alteration Delay Ordinance.
The Chair gave an overview of the process to date, The Commission reviewed the Chair's letter to the City Council dated May 18, 2026 which presents comments given at the City Council Economic Development Committee on May 18, 2026; the Commission's letter to the City Council dated May 21, 2026 re: proposed amendments to the Ordinance; and the Chair's letter to the Office of Strategic Planning Community Development dated June 1, 2026 re: request for information re: proposed amendments to the Ordinance. The Commission reviewed comments re: additional provisions for the Ordinance prepared by the Chair.

The Commission discussed the lack of response to the June 1, 2026 letter and all are in agreement to resend the letter signed by all Commissioners.

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

The Commission discussed preparation of an inventory of demolished buildings that would include date of demolition and assessed value at date of demolition.

8. Historical Preservation Program.

The Chair presented her letter, "A Call to Action: Preserving Malden's Soul," dated June 5, 2025 and requested the Commissioners identify areas and activities to participate.

The Commission discussed the Chair's proposal for a school-Commission partnership to advance historic preservation and civic engagement and reviewed the Chair's draft letter to the Malden High School History/Social Studies Department.

The Commission also discussed working with local colleges and universities.

9. Next meeting: August 20, 2026. The Commission discussed possible dates for a meeting in July.

10. Other Business.

a. The Chair introduced new alternate member, Iovino.

b. The Commission discussed delegation of its authority to make Determinations of Significance pursuant to the Demolition & Alteration Delay Ordinance. The Commission delegated its authority to Romero for non-inventoried properties.

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

c. The Commission discussed identifying properties to be inventoried and the required process, including public hearing, per Demolition & Alteration Delay Ordinance.

11. Local Historic District Study Committee. Romero reported there are no updates.

12. Community Preservation Committee. Babitskaya reported there are no updates.

13. Adjournment: 6:17 pm. *On the motion of Parcellin, seconded by Taddeo, five voted in favor, none in opposition, and the motion passed (5-0). (Jackson, yes; Parcellin, yes; Salazar, yes; Taddeo, yes; Babitskaya, yes; Iovino, not voting; Bach, not present).*

Inna Babitskaya, Chair