



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: Tuesday, July 28, 2026

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

Commissioners in attendance: Inna Babitskaya, Chair; Elizabeth Salazar, Vice Chair; Keith Jackson; Emma Taddeo; John Parcellin, Alternate.

Commissioners absent: Matthew Bach; Leonard Iovino, Alternate.

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. 264 Salem Street (Parcel ID 093 708 817)/Permit #CMID-077572-2026.

Notice of Intent to Alter Building (Inventoried Property MHC MAL. 45)/Various exterior renovations to windows, door, siding, stucco. Determination of Significance.
Demolition & Alteration Delay Ordinance (MCC, Title 4.24)

Daniel Cruz, Project Manager, on behalf of Gilmar Costa, construction supervisor, 23 Lakeshore Drive, Hudson, MA, attended the meeting and provided paper copies of the Notice of Intent to Alter Application.

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, B and C of Title 4.24.080 of the Ordinance.

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

The Commission asked whether the applicant consented to waive the requirement to hold a public hearing and Cruz stated he consented. The Commission waived the public hearing.

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

The Commission reviewed the proposed alterations. The Applicant answered the Commission's questions and provided additional details re: the proposed work.

The Commission approved the alterations as proposed, subject to the following five conditions:

1. Maintain, repair and/or replace all trim and decorative brackets on building, stucco and gables, using same style and material.
2. Repair and/or replace window trim and frames using same style and material.
3. Restore or replace metal window grates.
4. Doors may be replaced with doors of same styles.
5. Remove plywood from windows and replace with shingles comparable to building shingles.

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

2. 145 Glenwood Street, Unit 303 (Parcel ID 005 021 139 303)/Pemrit # RES-077504-2026.
Notice of Intent to Alter Building (Inventoried Property MHC MAL. 56) (replacement windows). Determination of Significance.
Demolition & Alteration Delay Ordinance (MCC, Title 4.24)

The applicant did not attend the meeting. Romero informed the Commission that the NOI Application was received today.

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, B and C of Title 4.24.080 of the Ordinance.

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

The Commission waived the requirement to hold a public hearing.

On the motion by Salazar, 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; Bach, Iovino, absent).

The Commission reviewed the proposed alterations and approved only the proposed alterations, subject to the following condition:

1. Replacement windows shall be same style and grid design as existing windows.

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

3. 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 with edits discussed by the Commission at the last meeting. The Commission approved the revised text for the historical signage.

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

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

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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 received an update from Ryan Fuller, Tufts Medicine via email dated July 28, 2026 with photos of completed historical storyboard signage and historic monument.

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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 the permitting process for the project. The Commission reviewed and discussed new information that was discovered to have been filed with the online permit application, namely, Sheet A-311, "15 Ferry Integration Idea," dated

December 18, 2025, contained in the set of plans, “Project: Salem Street Mixed Use, Special Permit Set- 3-18-2026.”

The Commission will request Attorney DiMarco to attend the Commission’s next meeting to clarify compliance with Condition 1 of the Commission’s December 18, 2025 decision:

- 1) Petitioner’s professionals shall collaborate with the Malden Historical Commission to incorporate as many of the exterior elements of 15 Ferry Street building into the interior and exterior and Ferry Street façade of the new building.

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

7. 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 July 1, 2026.

8. Demolition & Alteration Delay Ordinance, Title 4.24.
The Commission discussed possible amendments to the Demolition & Alteration Delay Ordinance re: enforcement, fines and demolition by neglect. The Commission reviewed the process to amend the Ordinance.

The Commission will invite the Office of Strategic Planning to its next meeting to present that Office’s ideas to amend the Demolition & Alteration Delay Ordinance and economic development.

9. Historical Preservation Program.
 - a) The Commission discussed educational outreach and reviewed Taddeo’s proposed revisions to the Chair’s draft letter to the Malden High School History/Social Studies Department. The Commission approved the edited version and will send to the High School.

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

- b) The Commission discussed the historic preservation program. The Commission received information prepared by the Chair re: Malden’s historic losses and preservation.
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10. Historic Preservation Restriction for CPA Funded Project at 2 Elm Street (MHC MAL. 46).

Romero informed the Commission of a meeting she attended with the Community Preservation Committee Administrator and the City Solicitor re: the Community Preservation Act award approved by the City Council for historic preservation work at 2 Elm Street, Malden, and the request for the Commission to hold a proposed 30-year Historic Preservation Restriction.

The Commission is interested in holding the Preservation Restriction and requests more information and a presentation.

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

11. Approval of Minutes.

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

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

12. Next meeting: Tentative date - August 18, 2026.

13. Adjournment: 6:24 pm. *On the motion of Parcellin, seconded by Salazar, five voted in favor, none in opposition, and the motion passed (5-0). (Jackson, yes; Parcellin, yes; Salazar, yes; Taddeo, yes; Babitskaya, yes; Bach, Iovino, absent).*

Inna Babitskaya, Chair