



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, August 18, 2026

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

Commissioners in attendance: Inna Babitskaya, Chair; Elizabeth Salazar, Vice Chair; Matthew Bach; Keith Jackson; Emma Taddeo; Leonard Iovino, Alternate; John Parcellin, Alternate (arrived at approximately 5 pm).

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. 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Preserved (Determination dated June 6, 2019, extended/amended April 21, 2022), (Demolition Permit Application withdrawn May 31, 2022).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).

Roberto DiMarco, Attorney, 350 Main Street, Malden, on behalf of the petitioner, attended the meeting and provided the Commission with an update on the project. DiMarco and the Commission discussed:

- 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."
- Condition 1 of the Commission's December 18, 2025 decision: 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.

DiMarco proposed that the project architect meet with the Commission to discuss and finalize the proposed ideas to incorporate 15 Ferry Street into the project.

The Commission invites the project architect to its next meeting for a presentation of the proposal re: preservation of historical significance of 15 Ferry Street in the project; the Commission requests the presentation be provided in advance of the meeting.

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

2. Demolition & Alteration Delay Ordinance, Title 4.24.

Zachery LeMel, Deputy Director of Planning & Economic Development, and Elena Eimert, Senior Planner, Office of Strategic Planning & Community Development, attended the meeting and presented the Commission with a “concept proposal” to amend the Demolition & Alteration Delay Ordinance and distributed copies of the PowerPoint presentation (9 pages), “Zoning Proposals for Economic Development, Malden Historic Commission, August 18, 2026.”

The Commission reviewed the Ordinance enactment and amendment process. The Commission discussed its concerns with the proposed amendments, including establishing an arbitrary date, limiting the scope of the Ordinance and changing criteria in the Ordinance.

LeMel confirmed that Office will not move forward with a proposal before discussion with the Commission.

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.

No update received from petitioner. Romero provided an update re: permitting status of the project.

4. 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 August 3, 2026.

5. Historical Preservation Program.

- a) The Commission discussed possible working groups and subcommittees and reviewed information prepared by the Chair, including a draft, “Resolution Establishing Malden Historical Commission Standing Subcommittees and Task Groups.”

- b) The Commission discussed educational outreach; and in response to its July 29, 2026 letter re: Proposal for a School-Historical Commission Partnership to Advance Historic Preservation and Civic Engagement, the Commission received an email response dated August 17, 2026 from Gerard Tannetta, Director, History/Social Studies Department, Malden High School.
 - c) The Commission discussed the History of Losses project and reviewed information prepared by the Chair re: Malden's historic losses, including, "Malden's Historic Losses, An Illustrated Record of the Buildings and Neighborhoods Malden has Lost," and "Malden, Massachusetts, Historic Building Losses, A Comprehensive Survey by Period."
 - d) The Commission discussed a shared folder where relevant documents can remain posted for reference by the Commission and directed Romero to set up.
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6. Approval of Minutes.

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

On the motion by Taddeo, seconded by Salazar, 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, not voting).

7. Next meetings: September 10, 2026 at 5 pm; September 24, 2026 at 5 pm.

8. Adjournment: 6:35 pm. *On the motion of Salazar, seconded by Bach, 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, not voting).*

Inna Babitskaya, Chair