



CITY OF CHELSEA, MA  
Historical Commission

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150  
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Allison Cuneo  
Chair  
Alison Sheppard  
Vice Chair  
Ron Robinson  
Member  
Fran Mascolo  
Member  
Allen Meringolo  
Member  
George Ostler  
Member

**CHELSEA HISTORICAL COMMISSION  
MEETING MINUTES  
TUESDAY, AUGUST 6, 2019**

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**I. Call to Order**

A meeting of the Chelsea Historical Commission was called to order by Chair, Allison Cuneo, at 6:20pm on Tuesday, August 6, 2019 in room 102 of Chelsea City Hall, 500 Broadway, Chelsea, MA 02150 with the following members in attendance: Allison Cuneo, Ron Robinson, Fran Mascolo and Alison Sheppard. Allen Meringolo was not present.

**II. Approval of Meeting Minutes of June 4, 2019**

On a motion by Fran Mascolo and seconded by Allison Cuneo, it was voted unanimously (4-0-0) to approve the minutes of the June 4, 2019 meeting.

**III. Renovation of Properties in National Historic District**

Steve Laferriere, The Neighborhood Developers (TND):  
Miranda Stuckey, Davis Square Architects:  
Laura Cella-Mowatt, Davis Square Architects:

Chelsea Homes 1 is a collection of 18 properties owned by TND. All units are rented at affordable rates for Chelsea residents. They are looking to refinance this portfolio and make capital improvements on the properties. Part of this portfolio includes 8 properties that are in National Historic Districts. TND is applying for Federal Historic Tax Credits for 7 of these properties and State Historic Tax Credits for all 8.

For these properties, their intent is to bring them up to code for life safety reasons (6 of the 7 buildings being presented do not currently have sprinklers). It has been over 15 years since many of the buildings have been renovated. Many require new roofs, internal and external stairways and railings are unsafe. This is an opportunity to improve the properties. The architects stated that they are focused on restoring what is already historic and are not trying to create historic features that are not currently present.

TND is hoping to begin construction in Spring 2020. So far, Mass Historic has approved 6 of 7 for Part 2. The one property not approved, 579-583 Broadway, is because its historic nature may have not been preserved.

**McGlinkey Block: 579-583 Broadway**

Purchased 2006: Broadway II, does have sprinklers, the State is still looking at the historic nature and if it has been disrupted. Historic nature of hand rails are of concern to Mass Historic. Work to be performed: all stucco and parge on the exterior will be recoated, masonry, reappoint and reparge brick, new roof, two exterior doors replaced, metal handrails installed to meet code.

**Joseph Klein Rowhouse: 585-593 Broadway**

Purchased in 2000: 24 units. Work to be performed: significant masonry repointing, rebuilding stairs in the front, some units are oddly configured, bathroom entrance through kitchen, entrance of unit through a bedroom, all masonry and brick needs to be approved by National Parks Service and Mass Historic.

**Wolf and Glazer Building: 30-34 Grove Street**

Last renovated in 2004: Work to be performed: brick and cast stone masonry will be rehabilitated, mortar deterioration will be reappointed, main entrance doors will be restored, eight rear doors will be replaced, roof and skylights will be replaced, sprinklers will be installed. Security related features: security cameras, secure rear gates, structural integrity of the decks.

**Samuel Sneed Building: 36-38 Grove Street**

Last renovated in 2004: Work to be performed: brick and cast stone masonry will be rehabilitated, mortar deterioration will be reappointed, main entrance doors will be restored, roof and skylights will be replaced, chimneys will repaired and repointed, unit entry doors will be replaced, sprinklers will be installed.

**Jacob Maltzman Building: 133-139 Shawmut Street**

12 units, last renovated in 2004: Work to be performed: all wood elements will be restained or repainted, brick and cast stone masonry will be rehabilitated, mortar deterioration will be reappointed, main entrance doors will be retained and repaired, roof and skylights will be replaced, unit entry doors will be replaced, sprinklers will be installed.

**The Bartlett: 52-54 Shurtleff Street**

Last renovated in 2004: Work to be performed: full repointing around the entire building, internal railings, front stair and knee walls will be retained and repaired, three main entrances will be replaced, secondary entrance doors will be replaced, unit entry doors will be replaced, roof will be replaced, sprinklers will be installed.

**Zelerman Building: 47 Washington Avenue aka 123 Fay Square**

TND does not own the entire building: Work to be performed: windows will be replaced (wood/aluminum clad), quite a bit of masonry work, tile patterns to be maintained, all unit

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entry doors will be replaced, all exterior wood elements to be repainted, exterior decorative metal work will be repaired, storm doors in secondary entrances will be replaced, roof and skylights will be replaced, sprinklers will be installed.

210 Broadway (no plans provided): minimal improvements, just applying for State historic tax credits and not Federal historic tax credits.

Steve Laferriere explained that the purpose in coming in front of the Commission was to inform the members of all the work and improvements planned on historic properties and to ask for a letter of support as part of their application for historic tax credits.

**IV. Planning Department Updates**

An author from Monterrey, CA reached out to Mary Bourque, Chelsea Schools Superintendent, because she has possession of a diary of Josiah P. Higgins, Chelsea resident, from 1859. The author's intention is to keep the diary, but that she would like to share the contents of it so that it could be transcribed and incorporated into the school curriculum. Superintendent Bourque will receive a copy of the diary through postal mail and will examine it to determine what would be the next best steps.

Alex Balcarcel has been nominated by the City Manager to the City Council for appointment to the Historical Commission.

**V. Adjournment**

On a motion by Fran Mascolo and seconded by Alison Sheppard, it was voted unanimously (4-0-0) to adjourn the meeting at 7:25pm.



Minutes Approved

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