



Holyoke Historical Commission
Meeting Minutes
Monday, March 11, 2019

Attendance: Richard Ahlstrom (Chairperson), Joe Paul, James Sheehan, Frances Welson, Paola Ferrario **Absent:** Chris Gauthier **Municipal Staff:** Marcos Marrero (OPED) **Other:** Sean Redfern, Michael Moriarty (One Holyoke CDC), Kelly McKean (Victory Theater), Thomas Wilson (Victory Theater), Dennis Hohenberger (Masslive), Brianne Zulkiewicz (Graduate Student), Marco Crescentini (CPA Commission)

Agenda taken out of order

1. **Call to Order-** Richard Ahlstrom called the meeting to order at 6:30 pm.
2. **Review of February 11, 2019** – Minutes were not available; they will ready for approval at the April meeting.
3. **Public Participation** – None
4. **MIFA-134 Chestnut Street Demolition Discussion**
Thomas Wilson made a presentation regarding a potential demolition of 134 Chestnut Street. Victory Theater was looking to demolish the existing funeral home to expand an addition to the Theater. He noted that a demolition application was forthcoming next month.
5. **Demolition Delay Ordinance Revisions** –
 - Richard Ahlstrom stated that they will have a Demolition Delay Ordinance revision discussion at the next HHC meeting. Marcos Marrero will contact Damien Cote to invite him to the next HHC meeting.
6. **Old Business** –
 - a. **CPC Update** – Mr. Crescentini discussed the email dated _____ from the CPA Administrator. The administrator requested the following:
 - Input on the nature of the proposed work and whether the proposed work is appropriate from a Historical Preservation position.
 - Could the HHC oversee the awarded Historic rehabilitation project to ensure that the proposed work meets the US Secretary of Interior Standards for Historic Rehabilitation.
 - Could HHC staff review contractors and vendors for projects to ensure their quality. Under CPA, the CPC is required to record perpetual preservation restrictions for CPA funded acquisitions of historically significant resources approved and signed off by the MA Historic Commission. There is a possibility that the CPC may require preservation term restrictions for non-acquisition as well to protect the cities investment. These restrictions are normally held by the HHC for non-city resources which in this case would be

the Holyoke Historic Commission. Can the HHC hold these restrictions if the CPA decides to require them?

- Will the HHC take on the role of reviewing and approving of any of the grantees proposed changes during the term of the restriction to protect the City's investment.

Richard Ahlstrom will forward the email sent by the CPA Administrator to the Commissioners. It was noted that HHC does not have the capacity for that level of oversight. To be discussed at the next HHC meeting.

b. Richardson Train Station – Frances Welson noted that HG&E has stated that they will be selling the property. She added that she contacted Herbie Flores, head of New England Farm Workers to inquire about his interest in purchasing the train station. Mr. Flores commented that he had a previous walkthrough of the train station and that it is in bad shape. Marcos Marrero added that he will schedule a walkthrough for the Commissioners via HG&E. There will be further discussion at the next HHC meeting.

7. New Business –

- **CPA Application for One Holyoke CDC- 43 Canal Street** – Michael Moriarty discussed his CPA application. He stated that he is looking to update the stucco and lighting of the property. The Commissioners felt that this project should move forward towards a solid restoration of the stucco and a careful application of the lighting, keeping in mind the historic nature of the Portuguese club, its history and immigrant population.

A motion was made by Joe Paul and seconded by James Sheehan to recommend the project at 43 canal street moves forward as proposed. The motion carried 4-0.

- **Holyoke Historical Commission staffing** – Marcos Marrero stated that OPED has two open positions; Development Specialist and Senior Project Manager. He will continue to attend the HHC meetings until a Senior Project Manager is hired. The Commissioners noted that they would like to operate more independently, and be involved in the hiring process for the HHC Senior Project Manager. Barbara Bou will continue to do minutes for meetings. Mr. Marrero responded that he could invite one or two Commissioner to the interviews. The Commissioners also wanted to make Marcos aware that they have experience in grant writing and can assist with any upcoming grants. Frances Welson asked if HHC is represented at the PPG. Marcos Marrero responded that OPED staff attends and moving forward will increase future communications to the Commission; they are welcome to attend the meetings.

- **75 Lyman Street** – Michael Moriarty from One Holyoke CDC provided an update regarding issues pertaining to the preservation restriction for 75 Lyman Street. He provided the history of the CBDG funding received in 2006 to replace the roof on 8 units and in exchange an extended 30 Year Historic preservation restriction remained with OneHolyoke. Mr. Moriarty noted that the issue is that the abutters to 75 Lyman Street installed a stockade fence in the rear yard and placed in front of the existing wrought iron fence that was part of the historically approved property. Mr. Moriarty noted that he has been unable to reach the owners and is therefore contacting the tenants for the owner's address. Mr. Moriarty's stated that a legal demand letter will be sent to the last known address, to obtain an order of equity authorizing One

Holyoke to remove the fence. He added that the restriction read that it may be enforced by OHCD or by the Historic Commission.

8. Next Meeting – April 15, 2019

9. Adjourn – With no other business a motion was made by Frances Welson and seconded by Joe Paul to adjourn the meeting at 8:21 p.m. The decision was unanimous.

Submitted by: Barbara Bou