



Holyoke Historical Commission
Meeting Minutes
Monday, May 20, 2019

Attendance: Richard Ahlstrom (Chairperson), Joe Paul, Frances Welson, Paola Ferrario, James Sheehan, Chris Gauthier **Municipal Staff:** Marcos Marrero (OPED), Damian Cote (Building Commissioner) **Others:** Brendan Stratton (ArchitectureEL), Edward Owen (120 Front St), Rachana Crowley (The Community Builders), Matteo Riondato (56 Fairfield Ave.), Janara May (Holyoke Housing Authority), Sarah Meier-Zimble (Holyoke Housing Authority)

1. **Call to Order-** Richard Ahlstrom called the meeting to order at 6:30 pm and stated that the meeting was being recorded.
2. **Review of February 11, April 18 and March 11, 2019 Minutes** – A motion was made by Joe Paul and seconded by James Sheehan to accept the minutes from February 11, April 18 and March 11, 2019. The motion carried 6-0.
3. **Public Participation** – None
4. **The Community Builders – Lyman Terrace Project (2 West Ct.) Proposed Demolition** – Marcos Marrero noted that the reason The Community Builders (TCB) has submitted a demolition application to be reviewed by the Historic Commission is because it is 200 feet from the Northern High St. Historic District. Rachana Crowley requested the demolition of West Ct., (AKA 17 John St). Mrs. Crowley stated that they are in Phase II of the Lyman Terrace Redevelopment Project, which includes the renovation of 7 buildings, demolition of the building on West Ct., and the construction of a new Community Building. This Phase II project was approved by the Planning Board at a Public hearing on March 26, 2019. The demolition permit of the building would allow the construction of a new, accessible Community Building, which will include a management office for The Community Builders (TCB), and program space for the Holyoke Boys and Girls Club, and other resident services activities. Richard Ahlstrom asked for those that wish to speak in favor or against, or to ask questions, to come forward. Mr. Edward Owen asked what the total cost of tearing down the building would be, Mrs. Crowley responded 1.9 Million. Mr. Owens noted his objection to the building not being brought up to code for an incident that occurred 12 years ago. It was irrelevant to the Demolition Delay therefore the commissioners ended the discussion.
A motion was made by Paola Ferrario and seconded by James Sheehan to close the Public Hearing. The motion carried 6-0.
A motion was made by Paola Ferrario and seconded by Joe Paul to not impose a demolition delay. The motion carried 6-0.

***Agenda taken out of order**

5. **Demolition Delay Ordinance Revisions** – Damien Cote reviewed the draft for the Preservation Plan dated March 14, 2019 and reviewed the Building Department permitting process with the Historical Commission to ensure that they are in accordance with State and Local regulations. There will be more discussion at the next HHC meeting.
6. **Old Business:**
 - a. **CPC Update** – Marcos Marrero stated that the CPC Committee recommended \$30,000 of Historic Preservation funding for 123 Pine St. and recommended \$120,000 for Community Housing CPC funds for a \$150,000 in total. Both recommendations were advanced to City Council and were approved for the project. Mr. Marrero added that the HRA has agreed to partner with VOC as the Developer of the site. As part of the tax credit deal Valley Opportunity Council is adding 123 Pine St with Voces de Esperanza to package it for Low Income Housing Tax Credits. This project is now in the pipeline to be started in the next two years. This year HRA will start moving the Community Garden across the street to a new location. The HRA is close to a Purchase & Sale agreement with the private property adjacent to 123 Pine St. Mr. Marrero added that VOC will keep working at the Tax Credits.
7. **New Business** – Marcos Marrero stated that there are two potential demo delay applicants that have not submitted to the Building Department. He added they are for 75 Lyman St. and for 380R Dwight St., which would be a partial demolition to build a parking lot for two adjacent buildings.
8. **Next Meeting** – June 10, 2019
9. **Adjourn** – There being no other business before the Commission, a motion was made by Frances Welson and seconded by Joe Paul to adjourn the meeting at 8:25 p.m. The motion carried 6-0.

Submitted by: Barbara Bou