



Mayor Joshua Garcia

Office of Planning and Economic Development

City of Holyoke

Historical Commission

Chair: Paola Ferrario  
Vice Chair & Recording Secretary: Christopher Gauthier  
Commissioners: Elana Aubrey & Luis Salazar  
Alternate Commissioner: Marco Crescentini

## HOLYOKE HISTORICAL COMMISSION (HHC)

### Meeting Minutes

Monday April 11, 2022

Due to the declared public health emergency the meeting was held virtually via Zoom & Hybrid. Meeting ID: 857 0948 7585.

**Attendance:** Elana Aubrey, Marco Crescentini, Paola Ferrario, Christopher Gauthier & Luis Salazar  
**Municipal Staff:** Director, Office of Planning & Economic Development - Aaron Vega, Development Specialist – Jennifer Keitt & Head Clerk – Marie Brazeau. **Attorneys:** Mike Bissonnette & Kathleen Degan.  
**Others in Attendance:** Devon Shelf Storage - Shannon Dodge, Ed Gore, Kelly Massey & Kristina Engberg. 195 Appleton Street Attorney: George Hailer. Hadley Falls Company Housing District: Peter Palombella & Valley Opportunity Council: Steve Huntley.

1. **Call to Order** – Paola Ferrario called the meeting to order @ 5: 45pm and announced that the meeting was being recorded.
2. **Review of March 10, 2022 Meeting Minutes** – A motion was made by Christopher Gauthier and seconded by Elana Aubrey to accept the minutes with minor grammatical changes. The motion carried unanimously.
3. **Public Hearing Concerning the Proposed Demolition of 195 Appleton Street. (Parcel 021-01-007) Owned by Devon Self Storage** – A motion was made to open the Public Hearing for 195 Appleton Street by Luis Salazar and seconded by Elana Aubrey. The motion carried unanimously. Discussion over confusion of the building permit and actual owners of 195 Appleton Street. Devon Shelf Storage is NOT the actual owner. Attorney Degan notified the Commission that if the original owners provide official documentation of consent that the permit will legally be acceptable as long as it directly stated that Devon Shelf Storage will be purchasing the building should the Demo Delay be approved. It was agreed that the Commission would like to be notified when this documentation is provided. All Commissioners spoke of the site visit and the historical importance of the boiler room and smoke stack. Paola Ferrario spoke of a compromise with some of the buildings not being salvageable, but to find a middle ground and benefits with CPA Funding, having certain historical aspects. Ed Gore spoke of Building "K" being a deal breaker if they had to keep it from being razed. He also spoke of Building "I" and the adjoining smoke stack being open to a compromise if their engineers stated it would be salvageable. George Hailer told the Commission that he felt the mill was not cared for and that it was not a significant mill. Paola Ferrario responded that it was part of our skyline and the Commission's duty to focus on historic preservation.



The Commission requested that they receive an updated plan of each building that will be demolished or salvaged. The Commission agreed to keep the Public Hearing open for 195 Appleton Street, until the next scheduled meeting on May 9, 2022.

4. **Presentation by The Valley Opportunity Council on the Ongoing Renovation of 348 Chestnut Street & 53-58 Franklin Street & Discussion of Letter of Support** - Steve Huntley spoke to the Commission of an update on the work being done at the properties. He noted a variety of funding sources they have utilized with the continued support of the Commission. Paola Ferrario stated she would write another letter of support with the approval of the Commission.
9. **Preservation Restriction for 5 Center Street** – Paola Ferrario asked for a suspension of the rules so that the Commission didn't have to keep the public waiting. A motion was made by Luis Salazar and seconded by Christopher Gauthier to suspend order to take up item 9 on the agenda. The motion carried unanimously. Peter Palombella spoke of the significance of the exterior shutters and its proposed changes to make them more historically accurate. It was agreed for a site visit on May 7, 2022 to view 5 Center Street.
5. **Approval of Letter of Support for Historic Projects**
  - A. **City Hall Windows for MPPF Grant** – Paola Ferrario spoke of the City Hall Windows. A motion was made by Christopher Gauthier and seconded by Luis Salazar to write a letter of support for the stained glass windows. The motion carried unanimously.

\*\*\*\*It was noticed on the video screen that the meeting was not being recorded. Elana Aubrey got a text box on her screen "apologies for the late start in recording". Note for the record that Marie Brazeau did not start the recording. Paola Ferrario questioned what we should do. After consulting with Kathleen Degnan, she stated that the meeting is already happening, and to go back to the best of our ability to document meeting minutes. It was agreed by the Commission that they all would document as much information until this time and move ahead with the meeting.\*\*\*\*

B. **Farr Alpaca Mill MHC HLY.75 for Tax Rehabilitation Credit** – Paola Ferrario spoke that she worked with Marco Crescentini to rewrite letters of support. Paola Ferrario stated she has spoken to the project manager, Ms. Augerstein, they would be keeping the rail road and windows would be replaced with same size. A motion was made by Christopher Gauthier and seconded by Luis Salazar to allow the chair to go back to the letters of support for the Farr Alpaca Mill & Chestnut Street to rewrite stronger letters of support with our involvement with the properties, with the understanding these letters would be pre-approved. The motion carried unanimously.

6. **New Chair on the state of the Commission & plans for the upcoming year** – Paola Ferrario stated that Mayor Garcia needs to provide us with a full Commission with qualifications that Mass Historic Suggests. an architect, as Marco Crescentini will be ending his term in August. an academic historian, and a developer. Paola Ferrario suggested each Commissioner update their resume to have on file. Paola Ferrario spoke of her goals to bring money to the city through grants, our presence with the CPA. April letters must be written for November CPA projects. It was recommended for the Commission to take any available classes so that we may be a resource to the city. Paola Ferrario noted the task of the Preservation Restriction and a way to keep track of these properties as we hold the restrictions, must be included in our annual report. Luis Salazar reiterated our need to communicate our work, and what we do to reach other historical avenues.



Paola Ferrario spoke to the Commission about a meeting with OPED office staff.

Christopher Gauthier spoke of the frustrations between the Commission and OPED staff. He noted the many changes between OPED office staff along with Commission members coming and going, our roles were not clear, almost transposed and that the meeting was great for all to define our relationships working together.

**8. CPA – A. Update**

**B. Discussion on possible new procedures for CPA Historic Preservation &**

**Restoration Grants** – David Bartley & Will Quillo questioned why Girls inc., building was Historic. Paola Ferrario stated with the help of Luis Salazar & Marco Crescentini's presentation they understood the renovation and that it passed for CPA funding.

- 10. Introduction to Mass Dot Project #609385 for District 2 ADA Retrofits** – Paola Ferrario stated she received a letter and forwarded it to the City Engineer, she had no knowledge as to what it was.
- 11. Report from Commissioners Attending Other Board and Committee Meetings** – Elana Aubrey spoke of the Tourism meeting, with over 700 responses, and would have more information for the Commission at the next meeting. Elana Aubrey mentioned we need to make ourselves known, as many events will be happening very soon throughout the city. Luis Salazar pointed out with the survey of many layers that could be added upon for next year, getting the Commission more involved. Christopher Gauthier spoke of attending the planning for the 150<sup>th</sup> birthday of the city, he will know more details for the next meeting. Paola Ferrario spoke of the Problem Properties Group monthly meeting due to it being in the middle of the day, it would be beneficial to have a retired person on the Commission that would have time to attend these lengthy meetings.
- 7. Preservation Ordinance Revisions** – Luis Salazar made a motion and seconded by Elana Aubrey to suspend the rules out of order to take up item 7. The motion carried unanimously. Despite the document being on the wrong letter head and minor grammatical errors and minor bullet points the Commission is ready to present in May. A motion was made by Luis Salazar and seconded by Christopher Gauthier to approve the Preservation document with suggested revisions. The motion carried unanimously. A motion was made by Elana Aubrey and seconded by Christopher Gauthier to approve to send to Ordinance before their May 18, 2022 meeting. The motion carried unanimously.
- 13. Announcements –**
- Aaron Vega has suggested we all receive city emails.
  - The War Memorial has been placed on the National Registry of Historic Places
  - Reminder of email that Oliva Mausel sent on upcoming workshops
- 12. Essex Street Historic District** – A motion was made by Luis Salazar and seconded by Elana Aubrey to go back to the rules to take up item 12. the motion carried unanimously. Paola Ferrario and Marco Crescentini were informed that an Essex Street National Historic District has been formed. It was started by Wayfinders in 2014. its more of a title for tax credits. it was noted that Ben Murphy knew all along but never informed us, but it's in the past. They will be asking for a letter of support at some point.



Mayor Joshua Garcia

Office of Planning and Economic Development

City of Holyoke

Historical Commission

14. **Old Business** – Marco Crescentini stated the CPA meeting is this coming Wednesday and wanted to know if anything needed to be brought to the meeting from the Commission. Paola Ferrario stated she would be emailing Amy and Megan of the Preservation Restriction and working together.
15. **Next Meeting** – May 9, 2022
16. **Adjourn** – At 8:13pm there being no further business to come before the Commission, a motion was made by Luis Salazar and seconded by Elana Aubrey to adjourn the meeting, the motion carried.