



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 May 9, 2022

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

Attendance: Elana Aubrey, Paola Ferrario, Christopher Gauthier & Luis Salazar

Not in Attendance: Marco Crescentini

Municipal Staff: Office of Planning & Economic Development - Development Specialist: Jennifer Keitt &

City Attorney: Kathleen Degnan.

Others in Attendance: Devon Shelf Storage - Shannon Dodge & Ed Gore. **Hadley Falls Company Housing District:** Peter Palombella & **110 Appleton (Edaron):** Eric Babski & Michael Ernst

Public: Will Puello, Gabriela Dlcantara-Pohls, Gloria Cabrera, Lauren Niles & Faye Hirsch.

1. **Call to Order** – Paola Ferrario called the meeting to order @ 5: 31pm and announced that the meeting was being recorded.
2. **Review of April 11, 2022 Meeting Minutes** – A motion was made by Elana Aubrey and seconded by Luis Salazar to accept the minutes with minor grammatical changes. The motion carried unanimously.
3. **Continuation of Public Hearing concerning the proposed demolition of 195 Appleton Street** – A motion was made by Christopher Gauthier and seconded by Luis Salazar to open the Public Hearing. The motion carried unanimously.

A motion was made by Christopher Gauthier and seconded by Luis Salazar to suspend the rules, to go out of order to review April 11, 2022 Meeting Minutes. The motion carried unanimously.

A motion was made by Elana Aubrey and seconded by Luis Salazar to return to the Public Hearing of 195 Appleton Street. The motion carried unanimously.

3. **Continuation of Public Hearing concerning the proposed demolition of 195 Appleton Street** – Elana Aubrey stated that 195 Appleton has submitted the new plan requested by the Commission of the buildings to keep along with the smoke stack & furnace room, and all other buildings would be demolished. Shannon Dodge re iterated the 2 proposals, the 2nd one, including Buildings: A,D,I & SMOKE STACK. The Commission all agreed of the 2nd revision, and the satisfaction with Devon Shelf Storage accommodating the commission.



Paola Ferrario spoke of the Evaluation Form that she has updated and the deterioration of the buildings slated to be demolished. A motion was made by Luis Salazar and seconded by Elana Aubrey to close the Public Hearing for 195 Appleton. The motion carried unanimously. A motion was made by Christopher Gauthier and seconded by Luis Salazar to apply the demolition delay to 195 Appleton Street. Christopher Gauthier-Nay, Luis Salazar-Nay, Alana Aubrey-Nay, Paola Ferrario-Nay, the motion carried unanimously.

4. Public Hearing concerning the proposed demolition of 110 Appleton Street (Parcel 031-01-009)

Owned by Edaron LLC. – A motion was made by Christopher Gauthier and seconded by Elana Aubrey to open the Public Hearing for 110 Appleton Street. The motion carried unanimously. Eric Babski spoke of the building to be demolished, and the need for open parking. Discussion of the wall on Appleton Street and the Street view. The deed to 110 Appleton was also questioned as to whom owned the property. Eric Babski told the Commission, Buffalo Games is now the owner, purchased from Edaron. Attorney Degnan spoke of the affidavit of consent on 110 Appleton Street and ownership issues. The Commission agreed for a site visit on, May 20th @ 10:30am. Gabriela Dicantara-Pohls, spoke of her dissatisfaction of any more buildings coming down and questioned if that much parking was really needed and the extent of damage to 110 Appleton Street. Gloria Cabrera spoke about the need to value our heritage, and that the craftsman ship of masonry buildings no longer exists. A motion was made by Christopher Gauthier and seconded by Luis Salazar to continue to keep the hearing open until our next meeting for 110 Appleton Street. The motion carried unanimously.

5. CPA Update-

a. Legal Opinion the proposal for 480 Hampden Street (Girls Inc.) – &

b. Report on Finance Committee meeting of May 2nd on approval of funding for 480

Hampden Street (Girls Inc.) – Attorney Degnan spoke of the legal opinion, item B from the Finance Committee that it was continued until its next meeting. The Engineer for Girls Inc. explained much more on the issue, which constitutes “repair” under CPA guidelines. The letter explains what, how and why they were doing it, as there is no case law that addresses this question of “repair” to render an opinion. This will be continued at the Finance Committees next meeting on May, 23, 2022.

6. Preservation of Historic Buildings Ordinance Update –

a. Inventory of Buildings from 1922 to 1947 –

7. Letter to Mayor Garcia & Report on Conversation with Mayor Garcia – A motion was made by Elana Aubrey & seconded by Luis Salazar to take items 6 & 7 together. The motion carried unanimously. Paola Ferrario spoke of the ordinance & 2 City Counselors expressing interest. It will be sent to legal and we will be put on the June agenda. Paola Ferrario also spoke of her meeting with Mayor Garcia, he is against it as it will stop development. If City Council approves the Ordinance he will not veto it, but he is against the 12-month delay. Elana Aubrey spoke of reaching out to City Councilors that 6 month is not enough of a delay period and per MA Historic a 12-month delay is an average for most communities. Luis Salazar stated the mayor’s letter is problematic to him and the fact a buildings historical significance and working with the Problem Properties group that the HHC is not included in the work flow, and we are considered an obstacle. A letter to the Mayor and City Council was suggested, reiterating our mission and to take us seriously.



Elana Aubrey questioned the Commission & Attorney Degnan why have no new commissioners been appointed for the past 2 years. Paola Ferrario told the commission of her meeting with the mayor and the miss communication joining the HHC & LHD together, and that the Commission could untable the discussion of joining the 2 Commissions again, both Christopher Gauthier & Luis Salazar stated that they would not. Paola Ferrario reminded the Commission that the mayor could also send joining of the 2 Commission to Charter & Rules for approval, hence voting all new staff for the combined commissions. A motion was made by Luis Salazar and seconded by Elana Aubrey to form a subcommittee to write a letter to Mayor Garcia in response to the demo-delay. The motion carried unanimously. Christopher Gauthier told the commission that there was documentation of buildings between built from 1922-1947 but was unable to locate the information and is still looking.

8. **Facebook page for the Holyoke Historical Commission** – Attorney Degnan spoke of the issue that it would constitute information on the page as public record, and it would stay there, and we may not want that as our final analysis. Elana Aubrey suggested once the Historic Tourism page is up and running, a link to that site. Discussion of the CPA’s Facebook page and other platforms for communications.
9. **Reports on progress with organization of archives (storage drive), staff, and assignment of “City of Holyoke” email addresses for officers** – Paola Ferrario told of the mayor’s approval that our meetings are now being recorded by Holyoke Media. Discussion with the commission and Marie Brazeau @ OPED, the majority of our files are residing within the city’s internatal data base where they are being digitalized, a lengthy process to put them on our dedicated drive. It was also noted there will be no city email addresses for the commission due to the expense. A motion was made by Alana Aubrey and seconded by Luis Salazar to research email further and departing OPED. The motion carried unanimously.
10. **Report from Commissioners attending other board and committee meetings** – Elana Aubrey notified the commission that there has not been another Tourism meeting since our last meeting, nothing to report. Paola Ferrario attended the Problem Properties meeting and will have a report at the next meeting. Christopher Gauthier told the commission of the Holyoke Preservation Trust, 2nd annual garden tour on June 4, 2022.
11. **Essex Street Historic District** – The commission keeps receiving correspondence, will be added to future agenda.
12. **Announcements** – The commission spoke of the Hadley Mills Tour and help with CPA grants/Ma Historic Er Grants. Paola Ferrario spoke of 48 Fairfield coming up for auctions and verbiage about being in a historic district.
13. **New Business** – Shannon Walsh, from the Pioneer Valley Planning Commission will be attending our next meeting.
14. **Old Business** – Discussion amongst commissions letter Olivia Mausel wrote to Ma Historic.
15. **Adjournment** – At 7:42pm, there being no further business to come before the Commission, a motion was made by Elana Aubrey and seconded by Luis Salazar to adjourn the meeting. The motion carried unanimously.
16. **Next Meeting** – June 13, 2022.



Mayor Joshua Garcia

Office of Planning and Economic Development

City of Holyoke

Historical Commission