



Chair – Paola Ferrario

Vice Chair & Recording Secretary – Christopher Gauthier

Commissioners - Elana Aubrey, Luis Salazar & Lizabeth Rodriguez

HOLYOKE HISTORICAL COMMISSION (HHC)

Meeting Minutes Monday, October 19, 2022, 5:30 p.m.

Via Zoom - Meeting ID 857 0948 7585/Telephone (646) 558-8656

Attendance: Paola Ferrario, Christopher Gauthier, Luis Salazar, Elana Aubrey, Lizabeth Rodriguez (Arrival @ 5:49pm, Left @ 8:44pm)

Municipal Staff: Jennifer Keitt - Office of Planning & Economic Development. Kathleen Degnan - Assistant City Solicitor. Megan Seiler - Director of Wistariahurst

Attendees: Tyler Caine, Vadim Tulchinsky, William Womeldorf and Alec, Joseph Mazzola, Olivia Mausel, Peter Palombella & Don Sanders

- 1) **Call to order** – Chair Ferrario called the meeting @ 5:38 p.m.
- 2) **Welcome new commissioner** - Chair Ferrario introduces Joseph Mazzola who has been appointed to the commission by the mayor, contingent on City Council approval. Chair Ferrario announced that commissioner Lizbeth Rodriguez was fully confirmed.
- 3) **Review of minutes August 29th, 2022 & September 12th, 2022** – Motion made to accept the minutes of September 12th by Commissioner Aubrey, seconded by Commissioner Gauthier.

Roll call followed:

Gauthier	Yes
Salazar	Yes
Aubrey	Yes
Ferrario	Yes
Rodriquez	Abstained

8/29/2022 minutes reviewed. Minor grammatical edits to items #3 & #9. Motion made to accept minutes of August 29th by Commissioner Aubrey, seconded by Commissioner Salazar.

Roll call followed:

Gauthier	Yes
Salazar	Yes
Aubrey	Yes



Ferrario Yes
Rodriguez Abstained

Commissioner Aubrey suggests including in minutes the timeframe for drafting & sending letters. Chair Ferrario explains that the HHC's policy for Letters for Historic Restoration Tax Credit states that letters can be approved by the commission and then written by chair & staff, then sent out by staff. Chair Ferrario would prefer to change rule to have the commission review the written letters prior to sending out.

4) CPA -

- a) Approval of contract for technical consultant for the scope of work for historic projects** - Chair Ferrario introduces Tyler Caine who will be hired as a consultant for historic/CPA projects (6 hours at \$80.00 per hour). He will assist in reviewing scopes of work & compliance with Secretary of State standards for Historical Restoration. Mr. Caine will provide reports to the HHC and to the CPC.

Motion made to approve the contract for Tyler Caine (6 hours \$480.00) made by Commissioner Aubrey, seconded by Commissioner Salazar.

Roll call followed:

Gauthier Yes
Salazar Yes
Aubrey Yes
Rodriguez Yes
Ferrario Yes

- b) Review of applications for Historical Significance for Historic Restoration Grants 2022-23 -**

&

- c) Review scope of work for projects of applicants for Historic Restoration Grants 2022-23 -**

- 1) **Wistariahurst - Megan Seiler presents** - scope of work proposal shared on screen. Commissioner Aubrey asks of the 2018 study performed. Ms. Seiler confirms the study was focused on the analysis of the electrical wiring. The new engineering survey would focus on masonry, foundation & chimney work. Commissioner Salazar asks about timeframe. Ms. Seiler estimates, 18 months after the CPA's decision, including engineering, bidding and who is available to do the work.

- 2) **City Hall basement document restoration - Olivia Mausel presents** – proposal shared on screen. Ms. Mausel spoke of 20-30 binders & ledgers dating back to



1900 located in the basement of City Hall. They cannot be examined due to dangerous mold. Both Ms. Mausel & Peter Palombella (past Commissioners with HHC) stated they have looked through documents stored in the basement in the past that included, school documents & city residents. both attesting that very likely these documents would be of importance to the community.

- 3) **106-120 High Street, Wrights Block – William Womeldorf presents** – proposal shared on screen. They are looking to work on windows, masonry & an accessible entrance. Vadim Tulchinsky discussed more specifics and expressed the desire to preserve & restore as much of the original character as possible of the intact building.
- 4) **Mountain Park Ticket Booth – Don Sanders presents** – proposal shared on screen. Don Sanders spoke of restoration of the ticket booth. Chair Ferrario asks for more additional information and picture documentation of restoration up until this point, and the scope of work needed that was not provided. Don Sanders stated that they are not looking for money only for a confirmation that the ticket booth is of historical significance. Discussion ensued as to what tonight's proceedings are for and a point of order was called due to time constraints.

Chair Ferrario spoke to Tyler Caine that his first two hours were up and if he had any questions for the Commission & thanking him for attending. Commissioner Salazar questioned the commission of our next step. Chair Ferrario said we would be voting on historical significance only.

Motion made of the historical significance of the City Hall documents and the Mt Park Ticket booth by Commissioner Salazar, seconded by Commissioner Aubrey.

Roll call followed:

Gauthier	Yes
Salazar	Yes
Aubrey	Yes
Rodriquez	Yes
Ferrario	Abstain

Motion made to rescind the Commission's last vote by Commissioner Gauthier, seconded by Commissioner Aubrey.

Roll call followed:

Gauthier	Yes
Salazar	Yes



Aubrey	Yes
Rodriquez	Yes
Ferrario	Yes

Motion made to discuss the historical significance of the City Hall documents and the Mt. Park Ticket booth by Commissioner Salazar, seconded by Commissioner Gauthier.

Roll call followed:

Gauthier	Yes
Salazar	Yes
Aubrey	Yes
Rodriquez	Yes
Ferrario	Yes

Commissioner Aubrey expressed concerns over the documents remaining in the basement, Commissioner Gauthier stated if the documents remain where they are, additional deterioration is inevitable. Commissioner Salazar acknowledged that if no action were to be taken the documents would be lost. Commission agreed no reason to doubt Ms. Mausel and Peter Palombella’s assessment of the supposed content of the documents. Commissioner Rodriguez was comfortable with Ms. Mausel, a respected member of the community, attesting to the content of the documents. Commissioner Aubrey pointed out that the City Clerk, Brenna McGee is also involved which adds additional validity. Chair Ferrario pointed out that the contents of the binders cannot be seen and examined by the Commission. Peter Palombella spoke of his visit to the basement in 2010 and his surprise that these documents are still there and nothing has been done.

Motion made to declare documents in City Hall basement historically significant by Commissioner Aubrey, seconded by Commissioner Salazar.

Roll call followed:

Gauthier	Yes
Salazar	Yes
Aubrey	Yes
Rodriquez	Yes
Ferrario	Abstain

Motion made to discuss the historical significance of the Mt. Park Ticket Booth by Commissioner Aubrey, seconded by Commissioner Salazar.



Roll call followed:

Gauthier	Yes
Salazar	Yes
Aubrey	Yes
Rodriquez	Yes
Ferrario	Yes

Commissioner Gauthier stated that all the documents have not been presented as requested. Questions as to whether or not to table this discussion as Don Sanders was not fully aware of what tonight's proceeding entailed. Chair Ferrario reiterates concern since no documentation was provided.

Motion made to discuss the Mt. Park Ticket Booth being historically significant made by Commissioner Salazar, seconded by Commissioner Gauthier

Roll call followed:

Gauthier	Yes
Salazar	Yes
Aubrey	Yes
Rodriquez	Yes
Ferrario	Yes

Attorney Degnan reminded the Commission that we already voted to discuss the Mt. Park Ticket Booth and our next vote would be a determination vote.

Chair Ferrario pointed out the criteria regarding location of structures for the National Register description. Commissioner Salazar believes an informed decision can be made this evening.

Motion made to declare the Mt. Park Ticket Booth to be historically significant made by Commissioner Gauthier, seconded by Commissioner Salazar.

Roll call followed:

Gauthier	No
Salazar	No
Aubrey	No
Rodriquez	No
Ferrario	No



- 5) **Discussion of MHC FY23 Survey & Planning Grants** – Chair Ferrario explains that November 14th or 19th is the deadline for applying for historical survey and planning grants. Chair Ferrario stated she has written to numerous departments asking if they will be asking for any grants for surveys and which ones. No response yet. Chair Ferrario requests permission to write a request for a survey grant for Wyckoff Park.

Motion made to allow the Chair to write and submit a first proposal for a survey grant of Wyckoff Park made by Commissioner Aubrey, seconded by Commissioner Gauthier.

Roll call followed:

Gauthier	Yes
Salazar	Yes
Aubrey	Yes
Rodriguez	Yes
Ferrario	Yes

- 6) **Blue Sky Tower III, wireless telecommunication facility at 939 Chicopee Street, Chicopee, MA** – Chair Ferrario spoke of Section 106, and applying to burying cable @ Scotts Tower and the Commission needs to write a response to the antenna. Chair Ferrario screen shared: Second Amendment to Nationwide Programmatic Agreement for The Collocation of wireless antennas, executed by the Federal Communications Commission, The National Conference of State Historic Preservation Officers & the Advisory Council on Historic Preservation. Chair Ferrario went on to explain when reaching out after receiving request for comments, she is not getting any useful comments in return. She believes because the city does not have a preservation specialist position. She will discuss further with Attorney Degnan, for guidance. If the Commission does not respond it implies compliance. Chair Ferrario went on to state how many antennas have popped up throughout the city, something the Commission has to be careful with, and be on the ball for it. Commissioner Salazar suggested a visit to see the Tower. Chair Ferrario asked Jennifer Keitt if she had done any work with Section 106, she replied she hasn't.

Motion made to write a letter to Christopher Lukas, consultant for Blue Sky Tower, to request a site visit made by Commissioner Aubrey, seconded by Commissioner Gauthier.

Roll call followed:

Gauthier	Yes
Salazar	Yes
Aubrey	Yes
Rodriguez	Left the meeting @ 8:44pm
Ferrario	Yes



- 7) **FY 2022 City of Holyoke Development Block Grant Application for Anniversary Hill Park Utility Relocation -**
- a) **Review of Project Notification Form (950 CMR 71, Appendix A) -** Chair Ferrario Reviews email received from OCD requesting comments. Chair Ferrario states because the commission is a CLG, we have the right to be an active consultant/member of this project. Chair Ferrario expressed concern of the commission not being informed. Chair Ferrario has asked the OCD to discuss with no response. Conservation Director, Yoni Glogower responded via email offering to come to speak to Commission, but it was too late for this evening’s meeting. Chair Ferrario expressed concern that the Commission will not be able to submit comments within 30 days. Chair Ferrario stated she received an email before this evening’s meeting from the Director of OCD, Alicia Zoeller, stating the Commission was provided with all the necessary documents. Chair Ferrario stated the Commission does not have all the necessary documents and an extension would be needed to submit comments. Commissioner Aubrey stated that the because the documents were not shared, the Commission cannot make an informed opinion to comment. Chair Ferrario reads email received from Alicia Zoeller, acknowledging receipt, but feels documents are very limited and would be difficult to respond within such a short time frame, reiterating no response implies acceptance of project. Chair Ferrario contacted SHPO for advice considering the Commission cannot give comments within the 30-day time frame. Chair Ferrario will reach out to OCD to confirm deadline for comments.

Peter Palombella asks the Chair if she was opposed to scheduling a meeting specifically, to discuss this item in the future. Chair Ferrario stated she was not opposed but the Commission may not be in agreement. The best option at this time is to write a letter to Mass Historic to explain the Commission has not been involved enough and don’t have the staff to make a comment within the next 30-days. An alternate solution would be to write that given the situation and the way it was handled the Commission could not offer comments at this point. If Scotts Tower gets severely damaged from a preservation point of view, it would be on them. Chair Ferrario will wait for a response from the Conservation Director.

- 8) **Report from Commissioners attending other boards & committee meetings –** Motion to table item #8 made by Commissioner Aubrey, seconded by Commissioner Gauthier.

Roll call followed:
Gauthier Yes
Salazar Yes
Aubrey Yes
Rodriquez Absent
Ferrario Yes



Motion made to go out of order to take up item #10 by Commissioner Gauthier, seconded by Commissioner Aubrey.

Roll call followed:
Salazar Yes
Aubrey Yes
Gauthier Yes
Ferrario Yes
Rodriquez Absent

- 10) **Discussion of request from Olivia Mausel to teach a workshop to the commission –** Ms. Mausel offered Commissioners guidance on questions available with the Historical Commission. She would be willing to explain Chapter 40 Section 8, the Mass General Laws that the Commission works under including Open Meeting Law Regulations, etc. The Commission thanked her for the offer to help.

Attorney Degnan ask for disposition of item #7. Chair Ferrario states that she would write a Letter to the Conservation Director requesting availability to present to the Commission and to OCD requesting additional materials for review. Attorney Degnan suggests a vote be taken.

Motion made to write Conservation & OCD for additional information and possible presentation made by Commissioner Gauthier, seconded by Commissioner Aubrey.

Roll call followed:
Salazar Yes
Aubrey Yes
Gauthier Yes
Rodriquez Absent
Ferrario Yes

- 9) **Update on organizing and distributing minutes –** Chair Ferrario told the Commission after conversation with Attorney Degnan, that Jennifer Keitt @ OPED will distribute the meeting minutes directly to the Recording Secretary, Commissioner Gauthier directly for review, and at this point only July minutes need to be updated and a subcommittee could be formed for their review.

Motion made to have Jennifer Keitt @ OPED, to send the draft of meeting minutes to the Recording Secretary by Commissioner Salazar, seconded by Commissioner Gauthier.

Roll call followed:
Salazar Yes
Aubrey Yes



Gauthier	Yes
Rodriquez	Absent
Ferrario	Yes

- 11) **New Business** – Chair Ferrario stated the Commission was invited to participate in next Years St. Patrick’s Day Parade. Further discussion to be had and a letter will be written of Consideration and will know more at the next meeting.

Mass inventory letter will be ready by month’s end.

Chair Ferrario stated she has been in contact with faculty @ Roger Williams University. They are willing to provide an intern for the Commission up to 10 hours per week to fix information on the HHC server & Google Drive. Chair Ferrario to write up job description. Elaine Style’s faculty, teaching a Preservation Class.

Motion made for Chair to write letter of request for an intern to organize the archives made by Commissioner Salazar, seconded by Commissioner Gauthier.

Roll call followed:	
Salazar	Yes
Aubrey	Yes
Gauthier	Yes
Rodriquez	Absent
Ferrario	Yes

- 12) **Old Business** – Chair Ferrario stated no letter has been received as of yet regarding the Essex Historic District.
- 13) **Adjournment** – No further business to come to the board. Motion was made to adjourn Meeting @ 9:25pm by Commissioner Aubrey, seconded by Commissioner Salazar.

Roll call followed:	
Salazar	Yes
Aubrey	Yes
Gauthier	Yes
Rodriquez	Absent
Ferrario	Yes