



**BAY VILLAGE HISTORIC DISTRICT COMMISSION
PUBLIC HEARING MINUTES**

Held virtually via Zoom
November 12, 2024

APPROVED BY COMMISSION
(12/10/2024)

Commissioners Present: *Stephen Dunwell, Anne Kilguss, Senam Kumahia, Katherine Sikora Nelson and Lora Shea*

Commissioners Absent: *None*

Staff Present: *Joseph Cornish, Director of Design Review*

4:00 PM: Acting Chair Dunwell called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Following this brief introduction S. Dunwell called the first agenda item.

I. ADMINISTRATIVE REVIEW/APPROVAL
25.0390 BV 13 Fayette Street

Proposed Work: At front facade repoint and repair masonry.

Staff gave an overview of the proposed work and confirmed that it is consistent with the regulatory standards for masonry repair. Commissioners asked for details on the scope and location of the proposed work. Staff reported that property owners from the abutting property at 15 Fayette Street submitted public comment regarding details of the project related to time of construction, clean-up and contractor's insurance which are all outside of the purview of the commission. Public comment was taken from Daniel Krulewitch and Andrew Sharp who reside at 15 Fayette Street regarding concerns about the location and execution of the work.

Commissioner A. Kilguss motioned to approve the application as submitted. L. Shea seconded the motion. The vote was 5-0 (Y: SD, AK, SK, KN, LS) (N: None).

II REVIEW OF REVISED REGULATORY STANDARDS – Staff reported that the current draft has been updated to include changes discussed at the 10-8-2024 hearing regarding roofing materials. Staff reported that additional revisions regarding window replacement were submitted by Commissioner Katherine Sikora Nelson on 11-12-2024. Commissioner Nelson presented her proposed change to Section 4.3.2 to read:

4.3.2 Window Sash Original historic windows, including wood, metal casements, and metal industrial windows shall be repaired rather than replaced. If the Commission determines repair is not possible when more than fifty percent (50%) of the wood or metal elements are deteriorated beyond repair, or when repair is not conducive to providing for ergonomic functionality, as determined by the Commission, then new windows shall match the materials, dimensions and light

configuration of the original historic windows with through muntin bars or simulated divided light windows with exterior and interior applied muntins which are integral with the sash frame. Muntins inserted between the panes of glass, or exterior/interior snap-in muntins are not allowed. The Commission requires the use of dark colored jamb liners, the use of dark anodized spacer bars between thermal panes, and the replication of brick mold dimensions and profile. All paint colors shall be appropriate to the style and period of the building and be consistent with the character of the district. Replacement of non-historic windows shall be with the historic material or a composite material deemed appropriate by the Commission, and shall match the design and the light configuration of the original historic windows.

Commissioner A. Kilguss motioned to adopt the 11-7-2024 draft of the revised Regulatory Standards with the revision to Section 4.3.2 proposed by Commissioner Nelson. Commissioner S. Kumahia seconded the motion. The vote was 5-0 (Y: SD, AK, SK, KN, LS) (N: None).

II. RATIFICATION OF 10/8/2024 MEETING MINUTES

Commissioner A. Kilguss motioned to approve the Hearing Minutes as submitted. L. Shea seconded the motion. The vote was 5-0 (Y: SD, AK, SK, KN, LS) (N: None).

III. Adjourn – 4:37 PM