



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

*Held virtually via Zoom*

**April 8, 2025**

APPROVED BY COMMISSION  
(6/10/25)

**Commissioners Present:** Craig Douglas, 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:** 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. RATIFICATION OF 3/11/2025 PUBLIC HEARING MINUTES**

**Commissioner A. Kilguss motioned to approve the Hearing Minutes as submitted. S. DUNWELL seconded the motion. The vote was 5-0-1 (Y: CD, SD, AK, KSK, LS) (N: None) (ABS: SK).**

**II. ADMINISTRATIVE REVIEW/APPROVAL**

**APP # 25.0508 BV 38 MELROSE STREET:** At front facade replace four non-historic black wood six-over-six windows with black composite six-over-six windows.

**Commissioner A. Kilguss motioned to approve the application as submitted. S. DUNWELL seconded the motion. The vote was 5-0-1 (Y: CD, SD, AK, SK, KSN) (N: None) (ABS: LS)**

**III. DESIGN REVIEW**

**APP # 25.0509 BV 38 MELROSE STREET:**

Applicant: Jacob Youngblood

Proposed Work: At front facade replace non-historic wood entry door with fiberglass door with wood grain.

**PROJECT REPRESENTATIVES:** Jay Cappadona, Jacob Youngblood and Jessica Baldwin were the property representatives.

**DOCUMENTS PRESENTED:** Documents presented included photos of existing conditions and plans for the proposed work.

**DISCUSSION TOPICS:** Discussion topics included an overview of the existing conditions, a summary of comments from the Neighborhood Association of the Back Bay, the proposed locations of the new mechanical systems, the visibility of the proposed work, the dimensions and material of the existing and proposed mechanical equipment, and the materials and height for the proposed mechanical screening.

**PUBLIC COMMENT:** There was no public comment

**COMMISSIONER A. KILGUSS MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER S. DUNWELL SECONDED THE MOTION. THE VOTE WAS 6-0 (Y: CD, SD, AK, SK, KSN) (N: None)**

- *The finish and color of the door must match that of the existing door, with final approval remanded to staff.*

### **III. STAFF UPDATES**

Staff reported that the Governor's order allowing virtual public hearings has been extended to June 2027. Commissioners Shea and Dunwell reported that cobblestone pavers at South Cedar Place were recently removed by Boston Water and Sewer as part of a pipe replacement project.

### **IV. Adjourn – 4:32 PM**