



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

Held virtually via Zoom

October 14, 2025

4:00pm

APPROVED BY COMMISSION
(11/12/2025)

Commissioners Present: Craig Douglas, Steve Dunwell, Katherine Nelson, Lora Shea.

Commissioners Absent: Anne Kilguss, Senam Kumahia.

Staff Present: Joseph Cornish, Director of Design Review, Jacqueline Vanegas, Preservation Planner.

4:02 PM: S.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 9/9/2025 PUBLIC HEARING MINUTES

Commissioner Shea motioned to approve the Hearing Minutes as submitted. Commissioner Douglas seconded the motion. The vote was 4-0 (Y: CD, SD, KN, LS) (N: 0) (ABS: 0).

II. DESIGN REVIEW HEARING

APP # 26.0160 BV 19 CORTES STREET

Applicant: Matthew Ross

Proposed Work: Install new roof deck

PROJECT REPRESENTATIVES: Matthew Ross, Mark Yanowitz

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

DISCUSSION TOPICS: The applicant and the Commission discussed the former footprint of the roof deck, the proposed location of the roof deck in relation to its visibility, and the proposed design of the roof deck railing.

PUBLIC COMMENT: There was no public comment

COMMISSIONER SHEA MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER NELSON SECONDED THE MOTION. THE VOTE WAS 4-0-0 (CD, SD, KN, LS) (N: 0) (ABS: 0).

- Provide staff with details on the proposed materials for the roof deck railing, posts, and balustrades.

III. ADMINISTRATIVE REVIEW/APPROVAL

APP # 26.0214 BV 6 EDGERLY PLACE: Emergency repair, cut and point 3 pilasters at perimeter of building using type N mortar, infill sidewalk area no larger than 2 square feet with brick which matches existing, cut and point 245 square feet of deteriorated mortar joints to match existing.

APP # 26.0300 BV 19 FAYETTE STREET UNIT 5: Replace non-original door at balcony with black fiberglass door.

APP # 26.0304 BV 46 FAYETTE STREET: At front and rear facade, remove non-original windows and replace with 6/6 black fiberglass windows.

APP # 26.0303 BV 48 FAYETTE STREET: At front and rear facade, remove non-original windows and replace with 6/6 black fiberglass windows.

APP # 26.0314 BV 22-24 PIEDMONT STREET: Conduct exploratory work on limited locations of brick facade by removing a minimal amount of bricks and reinstall brick back in its original configuration.

APP # 26.0197 BV 20 SHAWMUT STREET: Emergency repair, repair side wall at top floor level by removing 100 square feet of brick wall, reinstall brick and repoint with type S mortar.

APP # 26.0302 BV 20 SHAWMUT STREET: At front facade, remove deteriorated windows and replace with 6/6 black fiberglass windows, remove deteriorated french door and replace in-kind. At rear, remove non-original windows and replace with 6/6 fiberglass windows.

COMMISSIONER DOUGLAS MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER DUNWELL SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: CD, SD, KN, LS)(N: NONE)(ABS: NONE).

IV. STAFF UPDATES

No staff updates

V. ADJOURN 4:47pm

COMMISSIONER DUNWELL MOTIONED TO ADJOURN THE HEARING. COMMISSIONER NELSON SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.