



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

Held virtually via Zoom

May 12, 2026

4:00pm

APPROVED BY COMMISSION  
(6/9/2026)

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

**Commissioners Absent:** Senam Kumahia.

**Staff Present:** Jacqueline Vanegas, Preservation Planner.

**4:02 PM:** Commissioner 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 Commissioner Dunwell called the first agenda item.

**I. RATIFICATION OF 2/10/2026 PUBLIC HEARING MINUTES**

**COMMISSIONER DUNWELL 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).**

Following this, he called the first Design Review application.

**II. DESIGN REVIEW**

**APP # 26.0788 BV 46 FAYETTE STREET**

Applicant: Aleksandr Nemanov

Proposed Work: Install mechanicals at rear with privacy screen, replace rusted metal panels at rear dormer, replace slate at rear roof, replace copper gutters with k-style aluminum gutters in dark brown color at rear (See additional work items on Administrative Review).

**PROJECT REPRESENTATIVE:** Alexander Nemanov was the project representative.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and details of the location of the mechanicals, the proposed materials of the metal panels at the rear dormer, and the proposed materials to replace slate. The copper gutters are to be replaced in kind at front and at rear, applicant presented aluminum gutters in dark brown color.

**DISCUSSION TOPICS:** Discussion topics included an overview of existing conditions, as well as the dimensions and material of the privacy screen. In addition, there were discussions held regarding the replacement of existing slate with either synthetic slate or an in-kind replacement. The material of what was to replace the rusted metal rear dormer was also discussed – where Commissioners discussed Hardie boards. The Commissioners additionally confirmed the scope of work whether copper gutters will be replaced in-kind at the front and at the rear, the gutters be replaced with aluminum.

**PUBLIC COMMENT:** Multiple residents submitted a joint written comment on April 9th, 2026 (Perizzolo family, the Sampang family, the Foley family, the Crowley family, and the Whitman family) stating that the application to replace the copper gutters with K-style aluminum gutters should be rejected. Each building on Fayette Street from Church to Marginal streets all have copper gutters. Nearly all of the buildings in Bay Village have copper gutters as well. It would not be in keeping with the character of the street or Bay Village to install anything other than copper gutters. The neighbors do not object to the K-style aluminum gutters on the rear of the buildings. The other aspects of the application raised no other objections from us as long as the repairs maintain the aesthetic integrity of Bay Village.

Reed Whitman, resident of Bay Village, provided public comment during the hearing stating that he agrees with the proposed K-style gutters in the back, in-kind slate replacement or synthetic slate be placed at the rear, and Hardie board siding to be installed at the rear dormer. He stated that his preference is not to locate mechanicals on the second floor roof.

Chris Godot, resident of Bay Village, stated that they are in support of Reed Whitman's comments. They additionally would be against replacing the rear roof with asphalt and instead supports slate or synthetic slate to be used. He stated that his preference is not to locate mechanicals on the second floor roof.

**COMMISSIONER DUNWELL MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER NELSON SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: CD, SD, KN, LS)(N: NONE)(ABS: NONE).**

- *Install mechanicals at rear with privacy screen -- final proposed dimensions to be sent to staff ensuring as minimal visibility as possible.*
- *Replace existing metal panels with wood siding or James Hardee siding.*
- *Replace existing slate at the rear roof with synthetic slate or real slate.*
- *Replace copper gutters in-kind at front and at the rear, replace gutters with k-style aluminum gutters in dark brown color.*

**APP # 26.0789 BV 48 FAYETTE STREET**

Applicant: Aleksandr Nemanov

Proposed Work: Replace existing synthetic slate at rear dormer, replace wood at front dormer with James Hardie plank siding, replace copper gutters with k-style aluminum gutters in dark brown color (See additional work items on Administrative Review).

**PROJECT REPRESENTATIVE:** Alexander Nemanov and Adelya Usmanova were the project representatives.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs and details of the rear dormer and front dormer. The presentation included how the copper gutters are to be replaced in kind at front and at rear, aluminum gutters in dark brown color.

**DISCUSSION TOPICS:** Discussion topics included an overview of existing conditions. In addition, the applicants discussed whether it was possible to replace the existing synthetic slate with asphalt shingles. Commissioners responded with the Regulatory Standards language on this proposal. The Commissioners additionally confirmed the scope of work whether copper gutters will be replaced in-kind at the front and at the rear, the gutters be replaced with aluminum.

#### **PUBLIC COMMENT**

Chris Godot, resident of Bay Village, stated that he would support the rear dormer replacement to be in-kind (synthetic slate).

**COMMISSIONER DUNWELL MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER SHEA SECONDED THE MOTION. THE VOTE WAS 4-0-0 (Y: CD, SD, KN, LS)(N: NONE)(ABS: NONE).**

- *Replace existing synthetic slate at rear dormer with synthetic slate or real slate*
- *Replace wood at front dormer with James Hardie*
- *Replace copper gutters in-kind at front and at the rear replace gutters with k-style aluminum gutters in dark brown color.*

The Chair announced that the Commission would next review Administrative Review/ Approval applications.

### **III. ADMINISTRATIVE REVIEW/APPROVAL**

#### **APP # 26.0828 BV**

**7 FAYETTE STREET:** Remove non-original front entrance door and replace it with mahogany door matching existing panel arrangement, color, and installing new brass hardware. Door knocker and door number to be reused.

#### **APP # 26.0788 BV**

**46 FAYETTE STREET:** Repair front slate dormer in-kind with natural slate pieces, install intercom system in minimally visible area at entryway, repair front entrance in-kind by repainting the entryway and door matching the existing color, replace and

refurbish hardware elements in-kind, replace light fixture by replicating existing light fixture (*See additional work items on Design Review*).

**APP # 26.0789 BV**

**48 FAYETTE STREET:** Repair existing slate roof at front with natural slate pieces where slate is broken/missing, Repair entrance in-kind by repainting the entryway and surrounding area matching the existing color, replace and refurbishing hardware elements in-kind, replace lighting fixture with closely matching light fixture (*See additional work items on Design Review*).

**APP # 26.0683 BV**

**20 SHAWMUT STREET:** At front, replace two basement windows with black fiberglass windows matching existing panel configuration, replace existing window grates with new. At front entrance, restore existing entrance by repainting in-kind, replace hardware in-kind.

**APP # 26.0920 BV**

**31 WINCHESTER STREET:** Remove four non-original windows and replace with 6/6 aluminum-clad windows matching existing color.

**APP # 26.0921 BV**

**31 WINCHESTER STREET:** Replace existing front entry door and transom with new in-kind wood door and transom assembly to match existing conditions in design, dimensions, color, and configuration. Existing brass door hardware to be retained and reinstalled. Repair and refinish existing wood entry steps and surrounding wood elements in kind, maintaining existing profiles and detailing.

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

**IV. STAFF UPDATES**

Staff did not have any updates to provide.

**V. ADJOURN 4:58 pm**

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