



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

*Held virtually via Zoom*

**April 12, 2022**

**Commissioners Present:** Stephen Dunwell, Anne Kilguss, Ruth Knopf and Kathleen McDermott

**Commissioners Absent:** Thomas Hotaling

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

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**4:00 PM:** Chair K. McDermott called the public hearing to order. She 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. She also briefly explained how to participate in the online hearing. Member of the press, Lauren Bennett (*Boston Sun*) was present.

Following this brief introduction K. McDermott called the first agenda item.

**I. DESIGN REVIEW**

**22.0684 BV 212 Stuart Street:**

Applicant: Ryan Souls

Proposed Work: Install nine electric street lamps as part of the 212 Stuart Street development. Seven of the nine new light fixtures are LED replicas of the existing gas lamps. The remaining two are twin globe LED street light poles exactly like the existing poles along Stuart Street.

**Project Representatives:** Ryan Souls, Michael Donaghy (Boston Street Lighting), and Kyle Richard.

**Documents Presented:** The Commissioners reviewed a presentation consisting of details, plans, and photos of the existing conditions. Michael Donaghy explained that there is no strategic plan to convert every gas lamp to electric in Bay Village or other areas of the city.

**Discussion Topics:** Commissioners asked if existing gas lamps can be refurbished and how the new electric lamps can be repaired. Commissioners were in agreement that the mock-up viewed on 3-30-2022 was a very close match to the existing gas lamps.

**Public Comment:** Tom Perkins of the Bay Village Neighborhood Association (BVNA) explained that the BVNA has no objection to the application. Four to one members are in

support of the conversion of the gas lamps and are comfortable with the mock-up viewed on 3-30-2022.

**K. McDermott motioned to approve the application with provisos. R. Knopf seconded the motion. The vote was 4-0 (Y: SD, AK, RK, KM) (N: None) (Abstentions: None).**

- The installation of the two twin globe street poles on Stuart Street that will match the existing light poles on Stuart Street are approved as submitted.
- It is noted that the ongoing construction at 212 Stuart Street approved by the Bay Village Historic District Commission on December 12, 2018 has created a unique opportunity to replace the existing gas lamps while street and sidewalk areas are open and below grade utility work is taking place.
- It is also noted that while the Bay Village Historic District Commission Regulatory Standards state, “that existing gas lights are to be retained”, Boston Street Lighting has confirmed that installation of these seven lamps requires a concrete base below grade that the existing poles cannot be attached to.
- The second mock-up of the electrified gas lamp viewed on March 30, 2022 is approved as the prototype for the seven new electrified gas lamps provided that the Commission approves the final brightness level onsite after the seven lamps are installed.
- This approval is not setting a precedent for the approval of other gas lamps in the Bay Village Historic District, and all future proposals for the electrification and/or replacement of existing gas lamps in the district requires the prior review and approval of the Bay Village Historic District Commission.

## **II. Administrative Review/Approval Applications**

**22.0965 BV**

**131 Arlington Street:** At front facade repair and re-point masonry.

**22.1045 BV**

**131 Arlington Street:** At front façade remove and rebuild parapet in-kind.

**K. McDermott motioned to approve these applications as submitted. A. Kilguss seconded the motion. The vote was 4-0 (Y: SD, AK, RK, KM) (N: None) (Abstentions: None).**

## **III. RATIFICATION OF 2/8/2022 MEETING MINUTES**

**K. McDermott motioned to approve the Hearing Minutes as submitted. A. Kilguss seconded the motion. The vote was 4-0 (Y: SD, AK, RK, KM) (N: None) (Abstentions: None).**

**IV. STAFF UPDATES** – Staff reported that the Law Department will be reviewing the revised design standards.

**V. Adjourn – 4:44 PM**

**K. McDermott motioned to adjourn the hearing. S. Dunwell seconded the motion. The vote was 4-0 (Y: SD, AK, RK, KM) (N: None) (Abstentions: None).**