

## **FINAL MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION**

Monday, December 6, 2021, 6:00 PM, online Zoom meeting

Commission Members present: Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*, Charles Redmon, Monika Pauli, *Members*,

Absent: Margaret McMahon, *Alternate*

Staff present: Allison A. Crosbie, Preservation Administrator, Sara Burks, Preservation Planner

Members of the Public: See attached list

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Meeting held via online zoom webinar, <https://tinyurl.com/MCdec2021>.

Due to statewide emergency actions limiting the size of public gatherings in response to COVID-19, this meeting was held online with remote participation and was closed to in-person attendance. The public was able to participate online via the Zoom webinar platform. The meeting ID was **896 5130 2870**.

Commission Chair Tony Hsiao made introductions and explained the meeting procedures and called the meeting to order at 6:05 pm.

**Case MC-6317: 60 Ellery Street, by Biorichland LLC.** Replace slate tile roof with asphalt shingles.

Ms. Crosbie presented slides of the property, noting this is a non binding review.

Mr. Mike Luby, one of the applicants, explained that the copper valleys are leaking and there are supply chain issues that are holding up the project.

### Commission Questions

Commissioner Charles Redmon asked if they considered new slate. Mr. Luby replied that they did consider it, but it wasn't feasible.

Ms. Janeen Anderson, one of the applicants, stated that ordering slate would cause a delay that would last through the winter and that there is already significant damage to the interior. She also noted that it would take 8 to 12 weeks for delivery of slate, and the cost would be a hardship.

Mr. Luby mentioned that the back of the building already has a rubber membrane.

Mr. Hsiao asked if the dormers are clad in slate. Ms. Crosbie confirmed. Mr. Luby said the slate on the dormer walls would remain. Ms. Anderson stated that synthetic slate is expensive as well. Mr. Hsiao asked how thick are the proposed asphalt shingles.

Commissioner Monika Pauli asked if the review is non binding. Ms. Crosbie confirmed that it is.

### Public Questions

Mr. Eric Dunn of 424 Broadway asked if the applicants had considered covering the roof in a tarp while they ordered the slate. Ms. Anderson responded that they did look at that. Mr. Luby answered that it wasn't practical, that the slate has angles and could puncture the tarp, it would be difficult to affix the tarp. Mr. Dunn noted that the asphalt shingles would detract from the character of the neighborhood, and that there are other buildings in the vicinity that have been able to maintain their slate roofs.

### Public Comments

Mr. James Strathis of 4 Ellery Place concurred with the previous public comment. He stated that the historic character of the house should be preserved, and that asphalt shingles would be a step down and not in keeping with the history of the building.

### Commission Comments

Mr. Redmon commented that the Commission has always preferred that slate roofs be preserved to keep overall historic character of the building.

Vice Chair Lestra Litchfield stated that the way the slate is used on this building, including the facing on the dormers, is important and would like to know if asphalt is to be used on the dormer cladding, which would impact the character of the building. Mr. Hsiao noted that the slate cladding on the dormer will remain. Ms. Litchfield noted that the roof is not that large and regarding delays there usually is a delay when it comes to materials and urged the applicants to cover the slate until better options become available.

Mr. Hsiao commented that man made slate materials are considered acceptable, although natural slate is most preferred, and that the appearance of asphalt, with lack of depth, thickness, and variety, will never look like slate. He also noted that the Commission has to weigh in on what is most appropriate for the historic structure.

Ms. Pauli agreed and recommended the applicants consider looking for roofers who might have a supply of slate, even if it is not exactly like the existing slate, but it would still be a million times better than asphalt shingles. She also noted that flashing details are also very important and should be as close to original as possible, it also contributes to the character.

Mr. Hsiao also noted that the slate would contribute to the value of the building.

Ms. Litchfield motioned to reject the application as submitted. Mr. Redmon seconded, and the motion passed, 4-0.

The meeting was adjourned at 6:23 pm.

Minutes for the November meeting were approved.

Respectfully submitted,  
Allison A. Crosbie, Preservation Administrator

**Members of the Public Present on December 6, 2021**

## Panelists:

Bo Wei

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Mike Luby

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## Attendees:

E. Dunn

424 Broadway

James Strathis

4 Ellery Place