

MINUTES OF THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT COMMISSION
APPROVED AT THE AUGUST 7, 2017 HEARING

Monday, July 10, 2017, 6:00 PM, Fourth Floor Meeting Room, City Hall Annex, 344 Broadway, Cambridge

Commission Members present: Nancy Goodwin, *Chair*; Tony Hsaio, *Vice Chair*; Lestra Litchfield and Monika Pauli, *Members*; Charles Redmon, *Alternate*

Commission Members absent: Sue Ellen Myers, *Member* and Margaret McMahon, *Alternate*

Staff present: Samantha Elliott

Members of the Public: See attached list.

Nancy Goodwin, Commission Chair, called the meeting to order at 6:00 PM. She reviewed the agenda as well as meeting procedures. She announced that all alternates present would be voting.

MC-5215: 7-7A Roberts Road, by Steven J. Medeiros. Replace siding and trim with vinyl.

Ms. Samantha Elliott, staff, showed slides and gave an overview of the structure and the application. She noted that this was a non-binding review.

Steve Medeiros, the owner, gave an overview of his request. He was seeking to replace the original wood shingles with vinyl shingles. He said he was trying to repair the shingles but his most recent attempt was told by the contractors that it was beyond repair, partially due to the full sun exposure from its corner location. He continued, the change in material request comes from an affordability aspect, as the repair cost was \$150,000 to 175,000. Mr. Medeiros said that utilizing vinyl would reduce the maintenance cost and allow him to keep the units more affordable. He added that the trim around the windows would be wrapped but profiled to show some of the details rather than removing all of the trim as well as the siding.

Ms. Goodwin asked for questions from the Commission.

Ms. Goodwin asked if the proposal included completely stripping the building. Mr. Medeiros replied yes. Mr. Charles Redmon, Commissioner, asked what was under the shingles. Mr. Medeiros replied only black tar paper and added that he hoped to insulate as part of the project. Ms. Lestra Litchfield, Commissioner, rebutted that it could be clapboard. Mr. Medeiros replied that he had looked before and had not found evidence of clapboards.

Ms. Monika Pauli, Commissioner, asked what he was planning on doing for the cornice and columns. Mr. Medeiros replied that he had wrapped the columns in aluminum years ago and the cornice would be treated the same.

Ms. Litchfield asked if it was a rental. Mr. Medeiros replied yes, and added that he has been born and raised in Cambridge, although not in this building.

Ms. Goodwin noted that no other members of the public were present for questions or comments.

Mr. Medeiros said that if he could he would do wood, but he could not afford it. Ms. Goodwin asked for the cost of the vinyl siding. Mr. Medeiros said he was quoted at \$100,000 without any problems or additional repairs. Ms. Goodwin noted that the cost of repairs would exist whether he was doing wood or vinyl. Ms. Pauli asked what color he was using. Mr. Medeiros replied he had not chosen a color yet but was looking at a similar color to what was on there currently and that the trim would be white.

Ms. Litchfield asked if all the trim was currently clad or if it was wood. Mr. Medeiros replied that it was wood currently. Ms. Litchfield asked if it would be vinyl. He replied yes. Ms. Litchfield asked if they were removing the trim. Mr. Medeiros replied no, they would keep the trim and replicate the profile. He added that they were only stripping off the wood shingles and it would take approximately three (3) to four (4) weeks. Ms. Litchfield said she had just done a complete wood shingle replacement of her house in wood, which was a 3-story shingle house, and it was not anywhere near \$175,000. She offered to give Mr. Medeiros the phone number if he was interested. Mr. Medeiros said he gave the Commission the lowest number he got, most of them were higher.

Ms. Litchfield said that Commission did not like to see original materials lost or replaced with vinyl. She continued, stating she understood that it was a monetary hardship but the property value is negatively impacted when one chooses to use vinyl or aluminum. She said he would more than recoup the cost difference back in property value. Ms. Goodwin agreed, noting that many property owners and developers in Cambridge were coming to the Commission to remove their artificial siding. Mr. Medeiros replied that managing his rental property was what he did for a living. Ms. Litchfield replied that was why she had asked what his long-term intentions were.

Ms. Pauli asked if he had considered replacing the siding in phases instead. Mr. Medeiros replied that phasing the project was more expensive because of the staging required for the project.

Mr. Tony Hsiao, Commissioner, made a motion to reject the application as submitted with the recommendation that he utilize cedar shake instead of vinyl to replace the siding. Mr. Redmon seconded the motion. The motion was approved 5-0.

10-day notice for MC-5239: 10 Ware Street, by VzB Purchasing, LLC.

Ms. Samantha Elliott, staff, showed slides and gave an overview of the structure and the application. She noted that this was a non-binding review.

Ms. Goodwin asked which window was being amended. Ms. Elliott pointed to the area in question on the plans.

Mr. Hsiao said he had no issue with the proposal, and the other Commissioners nodded their heads in agreement.

Ms. Litchfield made a motion to approve the 10-day notice as submitted. Mr. Redmon seconded the motion. The motion was approved 5-0.

Minutes

Ms. Goodwin said she had no edits to the April 3, 2017 minutes. The Commissioners voiced their agreement. Mr. Redmon made a motion to approve the minutes as submitted. Mr. Hsiao seconded the motion. The motion was approved 5-0.

Ms. Litchfield made a motion to adjourn the meeting. Ms. Goodwin seconded the motion. The motion was approved 5-0 and the hearing was adjourned at 6:19PM.

Respectfully submitted,

Samantha Elliott
Preservation Administrator

**Members of the Public
(who signed the Attendance list)**

Steven Medeiros Owner 79 Hidden Valley Rd, Marshfield

Note: All addresses are located in Cambridge unless otherwise noted.