



**BEACON HILL ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

DECEMBER 21, 2023

COMMISSIONERS PRESENT: *Arian Allen, Mark Kiefer, Edward Fleck, Annette Given, Alice Richmond, Sandra Steele, Curtis Kemeny, Ralph Jackson and Maurice Finegold.*

COMMISSIONERS ABSENT: *None.*

STAFF PRESENT: *Nicholas A. Armata, AICP, Sarah Lawton, Preservation Assistant*

A full recording of the hearing is available at [Boston.gov/landmarks](https://www.boston.gov/landmarks).

5:04 PM: Commissioner Kiefer 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. Dan Murphy, from the Beacon Hill Times was present. Boston City Councilor Michael Flaherty was also present at the hearing.

Following this brief introduction he called the first Violation application.

I. VIOLATION

APP # 24.0487 BH

ADDRESS: 29 BRANCH STREET

Applicant: Tim Burke; Timothy Burke Architecture

Proposed Work: Ratification of unapproved light fixtures.

PROJECT REPRESENTATIVES: Tim Burke was the project representative. They presented the proposed scope of work to the Commission, which included a proposal to resolve a violation of light fixtures.

DOCUMENTS PRESENTED: Documents presented included existing condition images as well as shop drawings of the proposed fixtures.

DISCUSSION TOPICS: Discussion topics included the building's historical context, proposing a new light fixture to replace the existing fixtures, the visibility of the light fixtures and conduit, and the possibility of having one light fixture to meet egress requirements rather than two. The Commission also discussed the possibility



of hiding the conduits altogether.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the switch/plug component of the electric heating coils on the roof and alternative options that could remove the components.

PUBLIC COMMENT: During the public comment period, Diana Coldren from the Beacon Hill Civic Association spoke in support of the proposed work.

COMMISSIONER RICHMOND MOTIONED TO APPROVE THE VIOLATION RATIFICATION. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: ALLEN, FINEGOLD, GIVEN, JACKSON, KEMENY, KIEFER, RICHMOND, STEELE)(N: NONE)(ABS: FLECK).

- *That both existing lights are removed and only one replacement light is installed. The conduits and plug for the heated roof are removed from visibility in areas within the purview of the Commission.*

II. DESIGN REVIEW

APP # ~~24.0348~~ BH

ADDRESS: ~~54 PINCKNEY STREET~~

Applicant: Ian Masters; Sam Kachmar Architects

Proposed Work: New roofdeck.

- *Withdrawn by Applicant*

APP # 24.0449 BH

ADDRESS: 22 REVERE STREET

Applicant: Chrissy Sack

Proposed Work: New door hardware, repaint front door black (in kind).

PROJECT REPRESENTATIVES: Chrissy Sack was the project representative. They presented the proposed scope of work to the Commission, which included refurbishing the existing door.

DOCUMENTS PRESENTED: Documents presented included the product details of the proposed numerals, door knobs, knocker and kick plate, and images of existing conditions.

DISCUSSION TOPICS: Discussion topics included the proposed paint color for the



door, replacing the door knob and numerals, adding a period-style kick plate and door knocker, and dimensions and material of the door knobs and numerals.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the dimensions and material of the kick plate and numerals and the proposed paint color for the existing door.

PUBLIC COMMENT: During the public comment period, Diana Coldren from the Beacon Hill Civic Association spoke in support of the proposed work. Lynda Shuburt Bodman, offered a question regarding other approved door knockers present on Beacon Hill.

COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER STEELE SECONDED THE MOTION. THE VOTE WAS 9-0 (Y: ALLEN, FINEGOLD, FLECK, GIVEN, JACKSON, KEMENY, KIEFER, RICHMOND, STEELE) (N: NONE) (ABS: NONE).

APP # 24.0485 BH

ADDRESS: 127 MOUNT VERNON STREET

Applicant: Mike Morton; Architectural Window

Proposed Work: Replace door at side elevation.

PROJECT REPRESENTATIVES: Jon Brown was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to replace an existing door.

DOCUMENTS PRESENTED: Documents presented included door shop drawings and existing condition images.

DISCUSSION TOPICS: Discussion topics included the dimensions and material of the proposed door, the glass material for the door, the existing hardware, and thickness of the window muntin bars.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail. Hardware, proposed door, the slab, true divided light, thickness of the muntin, clear glass, configuration of the light, paint color of the proposed door, reduce the mutton thickness,

PUBLIC COMMENT: During the public comment period, Diana Coldren from the Beacon Hill Civic Association spoke in support of the proposed work and offered



recommendations to the proposal.

COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 9-0 (Y: ALLEN, FINEGOLD, FLECK, GIVEN, JACKSON, KEMENY, KIEFER, RICHMOND, STEELE) (N: NONE) (ABS: NONE).

- *That the window will be true divided lights, updated drawings are to be submitted to staff for final review and approval.*
- *That a handle that is more architecturally appropriate is selected. Details are also to be remanded to staff for final approval.*

APP # 24.0494 BH

ADDRESS: 76 REVERE STREET

Applicant: Vanessa Pinhancos

Proposed Work: Paint front door Codman Claret. (See Additional Items Under Administrative Review).

- Withdrawn by Applicant

APP # 24.0498 BH

ADDRESS: 45 BEACON STREET

Applicant: Caitlin Garrison; AMS

Proposed Work: Replace wood flag pole with metal option.

PROJECT REPRESENTATIVES: Stephanie Armstrong was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to replace the existing wooden flagpoles.

DOCUMENTS PRESENTED: Documents presented included existing condition images, mounting instructions and shop drawings for the proposed pole

DISCUSSION TOPICS: Discussion topics included the length and paint color of the proposed flag poles, the existing condition of the flag poles and metal hardware, the safety concerns surrounding the existing poles.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the proposed installation plan, the existing and proposed mounting hardware, the dimensions and length of the existing and proposed flagpole. Commissioners also screw into the mortar joints rather than the brick.

PUBLIC COMMENT: During the public comment period, Diana Coldren from the



Beacon Hill Civic Association spoke in support of the proposed work and offered recommendations to the proposal. Linda Shupert, spoke in support of the proposed work and provided historical context about the existing flag poles.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 9-0 (Y: ALLEN, FINEGOLD, FLECK, GIVEN, JACKSON, KEMENY, KIEFER, RICHMOND, STEELE) (N: NONE) (ABS: NONE).

- *That the details of the replacement hardware used to mount the flagpole is to be submitted to and approved by staff. A metal option shall be selected.*
- *That the new wood pole will match the dimensions of the existing pole as closely as possible.*
- *That the new hardware is to be mounted in the mortar joints and not through the brick.*

APP # 24.0522 BH

ADDRESS: 7 CHESTNUT STREET

Applicant: Mark Van Brocklin; Embarc

Proposed Work: Repaint front door black (See Additional Items Under Administrative Review).

PROJECT REPRESENTATIVES: Mark Van Brocklin, was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to paint an existing door black.

DOCUMENTS PRESENTED: Documents presented included existing condition images, front elevation images.

DISCUSSION TOPICS: Discussion topics included the proposed paint color and alternative paint colors that the applicant considered.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: paint schemes across the Beacon Hill district, encouraged the applicant to investigate other historically appropriate paint colors that could reflect the aesthetic influences in Beacon Hill. Once the decision was made by the owner the Commission is requesting to examine other colors but it is not required.

PUBLIC COMMENT: During the public comment period, Diana Coldren from the Beacon Hill Civic Association spoke in support of the proposed work and offered recommendations to the proposal. Clare Rabinow, offered a question regarding the shutter portion of the application.



COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 9-0 (Y: ALLEN, FINEGOLD, FLECK, GIVEN, JACKSON, KEMENY, KIEFER, RICHMOND, STEELE) (N: NONE) (ABS: NONE).

- *That the architect of record has been granted the authority by the Commission to choose an alternate color paint for the door should the property owner agree. This was due to the number of black doors in the immediate vicinity of 7 Chestnut Street. The existing blue or a shade of red was preferred by the Commission. Whichever color is decided, the applicant should notify staff of their final selection.*

APP # 24.0532 BH

ADDRESS: 1 OTIS PLACE

Applicant: Patrick Guthrie; Design Associates Inc.

Proposed Work: New light fixture.

PROJECT REPRESENTATIVES: Scott Dignacco, was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposed work to install a new light fixture.

DOCUMENTS PRESENTED: Documents provided included a specification sheet, existing condition images, view images from the public and private way.

DISCUSSION TOPICS: Discussion topics included the proposed material and finish of the proposed light fixture, the dimensions of the proposed fixture.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail; the material and dimension of the proposed light fixture.

PUBLIC COMMENT: During the public comment period, Diana Coldren from the Beacon Hill Civic Association spoke in support of the proposed work. Neighborhood resident Allison Curran, spoke in support of the proposed work.

COMMISSIONER FINEGOLD MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 9-0 (Y: ALLEN, FINEGOLD, FLECK, GIVEN, JACKSON, KEMENY, KIEFER, RICHMOND, STEELE) (N: NONE) (ABS: NONE).



APP # 24.0545 BH

ADDRESS: 11 LOUISBURG SQUARE

Applicant: Jay Hebert

Proposed Work: New handrails, door hardware and EV charging port.

PROJECT REPRESENTATIVES: Monika Pauli was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposed work to install.

DOCUMENTS PRESENTED: Documents presented included existing condition images, proposed hardware specifications, front entrance perspective image, historical photographs, proposed design for metal railings and newels, examples of railings in Beacon Hill, site plan for the proposed EV charging station,

DISCUSSION TOPICS: Discussion topics included front entrance hardware, replace handrails, install EV charging port in the sidewalk, proposed materials for the house number and door knob, bell, and knocker, the existing handrails, other historical handrails on Beacon Hill, spacing of the balusters, two baluster per step, proposed EV charger on the sidewalk, material and style of the charger.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail; the location of the doorbell, and installation methods, the number of balusters in comparison to other handrails in Beacon Hill, the dimensions of the EV charger, previously approved EV chargers in Beacon Hill, the recommended EV cover that've been previously approved by the commission, other instances in Beacon Hill where the balustrades are not intensely anchored to the treads, the possibility of change the anchoring and reducing the number of balusters.

PUBLIC COMMENT: During the public comment period, Diana Coldren from the Beacon Hill Civic Association spoke in support of the proposed work. Allison Curran, spoke in support of the proposed work. Charlotte Thibodeau, spoke in agreement with Commission Jackson's comments and asked for staff recommendations on this application.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER KEMENY SECONDED THE MOTION. THE VOTE WAS 9-0 (Y: ALLEN, FINEGOLD, FLECK, GIVEN, JACKSON, KEMENY, KIEFER, RICHMOND, STEELE) (N: NONE) (ABS: NONE).

- *That the EV Charging Port Cover is installed using the port installed at #6 Louisburg Square. The model has been included in your approval placard PDF.*



APP # 24.0559 BH

ADDRESS: 73 CHARLES STREET

Applicant: Emma Walsh

Proposed Work: New Blade Sign

PROJECT REPRESENTATIVES: Emma Walsh was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposed work to replace a store sign on 73 Charles Street.

DOCUMENTS PRESENTED: Documents presented include existing condition images, images and drawings of the proposed store sign, sign specifications.

DISCUSSION TOPICS: Discussion topics included the proposed material and dimensions of the new signage, the installation plan, the lettering and graphic treatment of the new signage, the existing hardware.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail; the dimensions and specifications of the new signage, the existing hardware, the installation plan for the new signage.

PUBLIC COMMENT: During the public comment period, Diana Coldren from the Beacon Hill Civic Association spoke in support of the proposed work.

COMMISSIONER ALLEN MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER GIVEN SECONDED THE MOTION. THE VOTE WAS 9-0 (Y: ALLEN, FINEGOLD, FLECK, GIVEN, JACKSON, KEMENY, KIEFER, RICHMOND, STEELE) (N: NONE) (ABS: NONE).

APP # 24.0430 BH

ADDRESS: 31 CHESTNUT STREET

Applicant: Guy Grassi; Grassi Design Group

Proposed Work: New intercom, new door hardware, replace existing shutters in kind (See Additional Items Under Administrative Review).

PROJECT REPRESENTATIVES: Guy Grassi was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposed work to install a new intercom system, hardware, and existing shutters at 31 Chestnut Street.

DOCUMENTS PRESENTED: Documents presented included existing condition



images, front elevation drawings, front facade visibility images, proposed hardware product details, historical images of the building, shutter shop drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the architectural style of the building, previous alterations made to the building, existing condition of the shutters on the building,

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the existing conditions of the door and hardware, the proposed intercom system, whether the door is original, the paneling and dimensions of the existing door, the location of the door knob, mock up or drawing of the proposed door hardware, the dimensions of proposed door hardware, possibility of repairing and restoring the existing shutters.

PUBLIC COMMENT: During the public comment period, Diana Coldren from the Beacon Hill Civic Association spoke in support of the proposed work but offered project recommendations for the applicant. Dana Nielsen, spoke in support of the proposed work and requested that the owner or developer make changes to a door at the rear of the building.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 9-0 (Y: ALLEN, FINEGOLD, FLECK, GIVEN, JACKSON, KEMENY, KIEFER, RICHMOND, STEELE)(N: NONE) (ABS: NONE).

- *That a thumb latch or knob mechanism be selected for the door handle to replace the existing hardware. Details are to be submitted to staff for final approval.*

APP # 24.0544 BH

ADDRESS: 46 BEACON STREET

Applicant: Guy Grassi; Grassi Designs

Proposed Work: New garage door at rear, rebuild front sidewalk.

PROJECT REPRESENTATIVES: Larry DiCara, Jim Kelliher, William Young, and Guy Grassi, were the project representatives. They presented the proposed scope of work to the Commission, which included an overview of the proposal to install a new garage door at the rear and to rebuild the front sidewalk at 46 Beacon Street.

DOCUMENTS PRESENTED: Documents presented included existing condition images of the rear facade, historical basement floor plan of 46 Beacon from 1913, proposed partial basement floor plans, existing and proposed north elevation, existing and proposed view rendering images.



DISCUSSION TOPICS: Discussion topics included the buildings historical context and an overview of the historical alterations to the building. Additionally, a brief overview of the standards and criteria outlined within the Beacon Hill Architectural District guidelines. Discussion also included an overview of the existing condition of the rear doors, lintels, windows, and masonry. Discussion also touched upon remove security gates, piping and surface wiring, repair and restore the stone lintels, for the door (hidden from view) they would reuse and apply the stone sills, granite skirts and brick door and frame, provide a window to match as part of the assembly, the visual impact of the proposed changes from Spruce Street, the visual impact of the rear facade when the garage door opens, single garage door rather than a double door, the proposal to bring the granite cobbles up to the building to create a granite curve cut going to the building, brick paving sections of the sidewalk on both sides.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the Beacon Hill Architectural District's purview and guidelines. The previous proposal that was denied without prejudice, the visual impact of all proposed work, the existing masonry openings, dimensions of the proposed door, window frame and the brick mold, the gasket material and color, the seam at the bottom of the proposed work, the plans to reconstruct the sidewalk, proposal to reuse masonry, the height and weight of the proposed garage structure, whether the applicant has viewed other garage doors that have similar architectural structures, the functionality of a door in this location, previously approved applications (at other properties) that allowed new masonry openings, the direction of the garage door, the public and private way of Spruce Court, the visual impact of the proposed garage door from a public way, brief mention of a history of the record of decisions for the BHAC, whether the garage was an original portion of the building, the possibility of holding a subcommittee meeting to discuss this proposal further.

PUBLIC COMMENT: During the public comment period, there were thirty five written comments submitted and speakers in support of the proposed work. Additionally, there were thirty six written comments and speakers in opposition to the proposed work. **Note:** These letters can be reviewed by request.

COMMISSIONER FLECK MOTIONED TO DENY/PARTIALLY APPROVE THE APPLICATION COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: ALLEN, FINEGOLD, FLECK, JACKSON, KEMENY, KIEFER, RICHMOND, STEELE)(N: NONE) (ABS: NONE).



- That the application for a new garage door entry be denied, finding the proposal to be incompatible with the exterior architectural features of other surrounding structures in the immediate neighborhood of Spruce Court (citing the District's enabling legislation at Section 7) and inconsistent with District Guidelines A7 and A8 governing new openings in facades and the historic development of each building elevation, respectively.
- That the front sidewalk redesign be approved as submitted.

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 24.0540 BH 30 CEDAR LANE WAY: At front façade garden level, replace two non-historic wood double-hung windows in existing masonry openings; replace wood window surrounds and trim to match historic wood brick mold; restore and paint existing stone lintels as required; install new double-hung storm windows with recessed frames. At level one, front and side facades, restore three historic, wood, double-hung windows; restore and paint historic wood brick mold; restore and paint existing wood sills as required; restore and paint existing stone lintels as required; restore painted wood shutters with new hardware; install new double-hung storm windows with recessed frame; paint entry doors and trim surround; repair and paint existing wood fence and gate as required. At level two front and side facades: restore two historic wood double-hung windows and (1) historic wood casement window; install one new wood, 6 over 6, true divided light, double-hung window where missing in existing masonry opening; restore and paint historic wood brick mold; restore and paint existing wood sills as required; restore and paint existing stone lintels as required; restore painted wood shutters with new hardware; install new double-hung storm windows with recessed frame. At level two, front façade ell: install one new wood, 6 over 6, true divided light, double-hung window in existing opening; restore and paint wood trim as required; install new painted wood shutters with new hardware; install new double-hung storm window with recessed frame. At level three, front and side facades: restore one historic, wood, double-hung window and two historic wood casement windows; restore and paint historic wood brick mold; restore and paint existing stone lintels as required; restore painted wood shutters with new hardware; install new double-hung storm windows with recessed frame; install new painted wood shutters with new hardware.

APP # 24.0522 BH 7 CHESTNUT STREET: Install new shutters (See Additional Items Under Design Review).



APP # 24.0430 BH 31 CHESTNUT STREET: Install new storm windows, restore/repaint existing wood work and iron work in kind (See Additional Items Under Design Review).

APP # 24.0446 BH 32 CHESTNUT STREET: Patch and repair trim in kind.

APP # 24.0510 BH 62 CHESTNUT STREET: Cut 3/4" joints in the mortar and repoint with Type O mortar with joint size and tooling to match existing joints on garden level and first floor of rear elevation. Remove black stains on masonry with light restoration cleaner and wash brick at completion of work. Remove spalled cement on lintels and sills and refinish to match existing with tammscoat paint. Scrape, prime, caulk and paint wood trim in color to match existing.

APP # 24.0450 BH 144 CHESTNUT STREET: Repair/seal windows and repaint in kind.

APP # 24.0538 BH 44 GARDEN STREET: Repair fire escape in kind.

APP # 24.0458 BH 93 BEACON STREET: Repoint chimney using historic mortar mixture and tooling.

APP # 24.0494 BH 76 REVERE STREET: Restore original windows at basement, 1st, 2nd and 3rd floors. Restoring the entryway including the front door. Adding a ring doorbell camera with a brass plate. Restoring the basement door that leads into the alleyway. Repointing the brick in the front façade in kind using historic mortar mix and tooling. Replace the 4th floor windows with historically appropriate true divided lights, all wood, 6 over 6, double hung windows. Replace all shutters in kind (See Additional Items Under Design Review).

APP # 24.0508 BH 1 SPRUCE STREET: Rebuild chimney historic mortar mix, dimensions, tooling, and original brick.

APP # 24.0534 BH 11 WEST CEDAR STREET: Replace front door in kind, same color, design and door hardware. Original door was damaged beyond repair.

COMMISSIONER FINEGOLD MOTIONED TO ACCEPT THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: ALLEN, FINEGOLD, FLECK, JACKSON, KEMENY, KIEFER, RICHMOND, STEELE)(N: NONE)(ABS: NONE).

IV. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of Public Hearing Minutes from November 16, 2023.



COMMISSIONER KEMENY MOTIONED TO APPROVE THE MINUTES. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: ALLEN, FLECK, KEMENY, KIEFER, RICHMOND, STEELE)(N: NONE)(ABS: FINEGOLD, JACKSON).

IV. STAFF UPDATES

Nicholas A. Armata, AICP, presented an overview of the achievements and work that was completed by the Beacon Hill Architectural Commission in 2023. In 2023, there were 225 applications that were processed, 75% of those applications, 25% are pending, less than 3% of applications were denied. There were seventy-three violations reported and forty-two were ratified this year. Received a petition to expand the district and the status is still in progress and may be completed in the upcoming year. There were three new Commissioners that have been appointed to the BHAC. The staff and Commissioners participated in various community events and meetings to share the work being done by the BLC and BHCA. Lastly, there are four new businesses in Beacon Hill.

V. ADJOURN – 10:52

COMMISSIONER FINEGOLD MOTIONED TO ADJOURN. COMMISSIONER FLECK SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: ALLEN, FLECK, KEMENY, KIEFER, RICHMOND, STEELE)(N: NONE)(ABS: FINEGOLD, JACKSON).