

A Personal History  
of the  
250 Beacon Condominium

by

Cynthia & Grant Schaumburg



## Preface

All in all, 250 Beacon has been a wonderful place to live. The 250 Beacon Condominium has enjoyed a rich and varied history. Since its conversion to a condominium in 1973, over 120 people have lived at 250 Beacon. There have been marriages, divorces, funerals, births, numerous friendships, a couple of malcontents, and a multitude of leaks. The Condominium has spent over \$4 million on operating and capital items. Total annual Condominium expenses have increased approximately 600%, or 7% per year. The budget has grown from \$42,000 to \$177,600, or 5% per year. Unit prices have risen around 2,000%, or 11% per year.

Many people have spent many hours managing 250 Beacon. Unit Owners John Rowland, George Dobbin, and Don Sinclair were standouts in the early history of the Condominium. Robert Nordblom, George Dobbin, Liz Hunter, Sandy Tishman, Cynthia Schaumburg, Norm Raben, Alan Miller, and Karen Carper have diligently performed the time-consuming duties of president of the Board of Managers. Other people who have served on the Board include Russell Fogelin, Walter Sugden, John Ryan, Grant Schaumburg, Bill Hicks, Bob Ehrich, Rod Turner, Maynard Tishman, Edith Schwartz, Bob Hunter, Susan Eastham, Bob Beach, Leigh Raben, Bob Smith, Steve Corkin, Rosalind Levine, Tony Jerauld, Peter Smith, Tony D'Amato, Barrett Rollins, and Mark Schmid. Still others have helped on committees and hosted Unit Owner meetings, including Frank Antonsanti, Kathy Dobbin, Marcia Chellis, Barbara Beach, Ellen Crowley, Jocelyn Ajami, Willona Sinclair, Barbara Riley, Ann Ehrich, Joan Kennedy, Violet Parker, Rose D'Amato, Bob Carper, Mary O'Neal, Melinda Jerauld, David O'Neal, Pat Miller, David Dechman, Doreen Corkin, Ella Ciolina, Al Levine, Salwa Smith, Anne Smith, Kristen Cleary, and Margot Schmid. The Condominium has employed 5 different management companies with 12 different managers: Reid Morrison of Nordblom Management Company; Ron Carlson, Charles Curran, Bill Bannon, Mark Lippolt, Len Blaney, and Maureen Cahalane of Hunneman & Company; Joe Saurino and Steve Marcus of Condominium Management Enterprises; Mark Fitzgerald and Eric Hersum of Back Bay Properties; and Justin Stratman of Mediate Management Company. 250 Beacon has had 25 superintendents: Joe Sheridan, Eddy Curry, David Cohen, Charlie Saunders, Tom Fahey, Bill Bannon, Len Blaney, Mark Fitzgerald, Tim Smith, Ron Trenouth, Brent Jolley, David Fitzgerald, Ed Hartling, Chris Deutschmann, Robert Conlin, Al Rehling, Tad Merritt, Jim Penswick, John Parziale, Eric Hersum, John Collins, Andy Miskell, Gary Owens, Waldo Hidaglo, and Justin Dennison.

The information contained in this document is derived from a variety of sources, including minutes of 250 Beacon Board meetings and associated documents, minutes of Unit Owner meetings, treasurer's reports, building records, Bunting's book on the Back Bay, Land Court records of real estate transactions, and personal recollections of the authors and friends. The cover drawing is from the Condominium offering document.

Our work began when Alan Miller, then president of the Board of Managers, appointed Cynthia as Condominium Historian. We hope this history contributes to your enjoyment of 250 Beacon Street. There may be future editions, so corrections and suggestions are invited.

*Cynthia & Grant Schaumburg  
Unit Owners since 1974  
April 2001*



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**Introduction**

250 Beacon Street was constructed in 1926. According to permits issued in 1925, buildings at 250 and 252 Beacon were torn down to make way for a 10 story "tenement" designed by George N. Jacobs. Bainbridge Bunting's, *Houses of Boston's Back Bay*, states that the old buildings at 250 and 252 had been built in 1887 and 1871, respectively. The new building on the site was to be 49 feet wide, 121 feet deep, and 99 feet high. William Cherney and his partners in the Kilsythe Realty Trust were the developers of 250 Beacon Street.

A mortgage for a \$500,000 loan for the construction of 250 Beacon dated January 15, 1926, recorded in page 342 of Book 4750 of the Suffolk County Registry of Deeds states, "...and WHEREAS the Grantor desires forthwith to erect and construct thereon a new ten story basement and pent house apartment building containing 21 apartments containing 136 rooms, exclusive of bathrooms and with 40 master's and 19 maid's exclusive of bathrooms, said building to contain not less than 560,000 cubic feet in full accordance with the laws of the Commonwealth of Massachusetts and the ordinances and building restrictions of the City of Boston;...."

The developers held the title of the building under the corporation, 250 Beacon Street, Inc. Apparently they soon hit a rough patch and in 1929, shortly before the beginning of the Great Depression, the City of Boston took the property for non-payment of taxes. In 1932, Nordblom Company acquired the property, whose title they vested in a Massachusetts corporation, the 250 Beacon Street Company.

According to the original Condominium By-Laws, the conversion of 250 Beacon Street from a rental apartment building to a condominium was accomplished on February 26, 1973, in the following manner: The 250 Beacon Street Company, controlled by Nordblom Company, acted as sponsor of the conversion of the property to the 250 Beacon Condominium. 250 Beacon Condominium was the first condominium registered in Suffolk County Land Court. Accordingly, the ownership is registered under Master Condominium Certificate No. C1. The 250 Beacon Condominium Association is an unincorporated association of Unit Owners set up to manage the Condominium. Robert Nordblom, then president of Nordblom Company, was the first president of the 250 Beacon Condominium Board. He lived at 250 Beacon with his wife, Marjorie.

Below, beginning with 1973, 1 page is devoted to each calendar year of the 250 Beacon Condominium. Each page lists Unit Owners, the Board of Managers (beginning with the president), superintendents, the building manager, and sales of Units, with notes about the building finances (based on fiscal periods) and building projects. Other notes provide selected information about the year, the Condominium, and 250 Beacon's residents. The last half of this document contains extensive Condominium financial data, including a record of Unit sales and Condominium expenses. The final section is a postscript with some observations regarding the operations of the Condominium. In both the body of this report and the financial section, Condominium Units are designated by the floor number followed by "B" to indicate Beacon Street side or "R" to indicate Charles River side.



A Personal History of the  
250 Beacon Condominium

1973

Unit Owners

1BL Fogelin	1BR Henderson	1R Sinclair
2B McKinley		2R Ehrhart
3B Sugden		3R Norris
4B Antonsanti		4R Rowland
5B Parker		5R Greene
6B Dwight		6R Ajami
7B Proctor		7R Newman
8B Howell		8R Church
9B Ehrich		9R Nordblom
10B Carroll		10R Monks

Board of Managers

Robert Nordblom, Russell Fogelin, Walter Sugden, John Ryan

Superintendents

1. Joe Sheridan 2. Eddy Curry

Manager

Reid Morrison of Nordblom Management Company

Sales

In March, Marjorie & Robert Nordblom bought 9R for \$60,000, Tina & Richard Howell bought 8B for \$54,000, and Frank Antonsanti bought 4B for \$56,000. In April, Betsy & John Rowland bought 4R for \$60,000, Cathy & Arthur Greene bought 5R for \$58,000, Helen Newman bought 7R for \$64,000, Estelle Carroll bought 10B for \$62,000, and Robert Monks bought 10R for \$67,500. In May, Ann & Bob Ehrich bought 9B for \$60,000. In June, Katharine & Fred Church bought 8R for \$70,000. In July, Melanie & Lawrence Ehrhart bought 2R for \$53,575, and Violet & William Parker bought 5B for \$54,000. In August, Cynthia & Grosvenor Proctor bought 7B for \$58,000. In September, Joy & Justus McKinley bought 2B for \$50,000 and Frances & Laura Dwight bought 6B for \$55,000. In October, Selma & Alfred Ajami (with subsequent owner daughter Jocelyn) bought 6R for \$63,500 and Mildred & Walter Sugden (with subsequent owner daughter Jane) bought 3B for \$52,000. In November, Reginald Norris bought 3R for \$47,180. In December, Russell Fogelin bought 1BL for \$21,500, Richard Henderson bought 1BR for \$14,000, and Willona & Don Sinclair bought 1R for \$45,000.

Finances

Total expenses were \$42,000. The \$16,400 payroll was the main expense and the annual management fee was \$9,000, a large sum in 1973. Reserves totaled \$8,000.

Projects

At the first annual meeting of Unit Owners, there was general agreement that management should consider providing a stop for the rear fire door, installing a light for the rear entrance, and removing old storm windows and stoves from the basement. Superintendents were declared available to perform emergency work for Unit Owners.

Notes

The conversion of 250 Beacon to a condominium was completed in February and the first Board meeting was March 1, 1973. The Condominium was established by Nordblom & Co., the owner of the building at the time of conversion. Robert Nordblom, the first president of the 250 Board, lived at 250 Beacon, and the other members of the Board were employees of Nordblom & Co. The first annual meeting the 250 Beacon Condominium Association was held November 20, 1973.

Dave Cowens was the NBA Most Valuable Player and Bobby Orr won the NHL James Norris Memorial Trophy. The John Hancock Building temporarily became the Plywood Palace.

Jocelyn Ajami moved into 250 Beacon in 1973 and consequently has the longest tenure of current residents.

Reid Morrison, the original 250 Beacon manager, remains a denizen of the Back Bay. He was recently spotted looking much the same as he did 25 years ago.

A Personal History of the  
250 Beacon Condominium

1974

Unit Owners

1BL Wenzel	1BR Henderson	1R Sinclair
2B McKinley		2R Ehrhart
3B Sugden		3R Norris
4B Antonsanti		4R Rowland
5B Parker		5R Greene
6B Dwight		6R Ajami
7B Proctor		7R Newman
8B Howell		8R Church
9B Ehrich		9R Nordblom
10B Carroll		10R Charles & Schaumburg

Board of Managers

Robert Nordblom, Walter Sugden, John Rowland, & John Ryan

Superintendents

1. Joe Sheridan 2. Eddy Curry

Manager

Reid Morrison of Nordblom Management Company

Sales

In July, Philip Wenzel bought 1BL for \$24,000.

In December, Cynthia Charles & Grant Schaumburg bought 10R for \$70,000.

Finances

Total expenses were \$50,000. An increase of \$9,470 to cover added energy and personnel costs put the common charges 20% over the prior year. Reserves totaled \$11,000.

Projects

There were no major projects.

Notes

In response to Unit Owner complaints regarding the lack of communication with the Board, Unit Owner John Rowland was added to the Board as treasurer. He wrote a quarterly newsletter to keep Unit Owners better informed about Condominium issues. To improve communications further, the Board established a special May meeting of Unit Owners in addition to the annual November meeting that is called for in the By-Laws.

The 1973 oil shock led to the 1973-74 recession and a severe stock market decline. U.S. District Judge W. Arthur Garrity Jr. mandated busing to desegregate Boston's 200 schools. As the stock market plunged and as parents fled Boston to avoid busing, real estate prices took a major dip. During the real estate slump of 1974, several 250 Beacon Units were put on the market, but only 2 changed hands.

Majorie Nordblom hired the design firm Trade-winds to decorate the 250 Beacon lobby some time around its conversion to a condominium. Enlarged prints of Roman horses and riders were prominently featured in the decorations. When Bopas Remodeling re-decorated the lobby in 1984, they re-created the horse panels, reducing their size better to fit the lobby. The horses have been stabled in the basement since the 1998 major re-decoration of the lobby, but they still occupy a warm spot in the hearts of several residents.

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1975

Unit Owners

1BL Wenzel	1BR Henderson	1R Sinclair
2B McKinley		2R Hunter
3B Sugden		3R Dobbin
4B Antonsanti		4R Rowland
5B Parker		5R Greene
6B Dwight		6R Ajami
7B Proctor		7R Newman
8B Howell		8R Church
9B Ehrich		9R Nordblom
10B Riley		10R Charles & Schaumburg

Board of Managers

Robert Nordblom, John Rowland, & John Ryan

Superintendents

1. Joe Sheridan 2. Eddy Curry

Manager

Reid Morrison of Nordblom Management Company

Sales

In January, Cathy & George Dobbin bought 3R for \$55,000.

In May, Liz & Bob Hunter bought 2R for \$54,000.

In May, Barbara Riley bought 10B for \$70,000.

Finances

Total expenses were \$58,500. Fuel costs had doubled in 2 years and payroll expenses continued to climb. 250 Beacon fire insurance coverage was \$1.3 million. Reserves totaled \$10,000.

Projects

In the first of many efforts over several years to address building leaks and exterior maintenance, Unit Owner George Dobbin obtained estimates for sealing the leaky southeast wall. The Condominium increased the pressure of 1 of the 2 boilers. New England Telephone's proposal to install a phone-based doorbell system was rejected.

Notes

Unit sale prices were around 8% higher than the original purchase prices, evidence that the real estate slump had ended (and an inflationary spiral was on the way).

Unit Owners Ann and Bob Ehrich initiated the annual 250 Beacon Christmas party.

The Celtics brought the NBA championship back to Boston.

The Red Sox won the pennant, but, in spite of Carlton Fisk and game 6, lost the World Series.

Fred Lynn was the American League Rookie of the Year and MVP.

Superintendents Joe Sheridan and Eddy Curry were holdovers from the days when 250 Beacon was a Nordblom rental building. Joe was the senior super who retired in 1978 after 50 years of service. Eddy was the Number 2 man. Both were of the old school, which meant they were inexpensive, rather set in their ways, and not completely attuned to having Unit Owners instead of tenants.

Joe regulated the building temperature, and he kept the heat down to save money. In the winter, the temperature in some apartments hovered around 55 degrees, which suited many residents who were warm and toasty in Florida. A proposal to improve the heating system with a modern thermostat was rejected in deference to letting Joe keep his hand on the boiler tiller.

A Charles River lock near the Science Museum broke, allowing a large number of Menhaden fish to enter the Charles River Basin. Since the Menhaden is a salt-water fish, all of the fish died, producing a week-long stench.

Shortly thereafter the locks were modernized to better regulate the basin.

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1976

Unit Owners

1BL Crowley	1BR Raub	1R Sinclair
2B McKinley		2R Hunter
3B Sugden		3R Dobbin
4B Antonsanti		4R Rowland
5B Parker		5R Kennedy
6B Dwight		6R Ajami
7B Gawne		7R Newman
8B Howell		8R R. Smith
9B Ehrich		9R Nordblom
10B Riley		10R Charles & Schaumburg

Board of Managers

Robert Nordblom, Walter Sugden, & George Dobbin

Superintendents

1. Joe Sheridan 2. Eddy Curry

Manager

Reid Morrison of Nordblom Management Company

Sales

In March, Ellen Crowley bought 1BL for \$25,000.  
In May, Linda Raub bought 1BR for \$18,000.  
In June, Eleanor & John Gawne bought 7B for \$59,800.  
In August, Salwa & Bob Smith bought 8R for \$80,000.  
In September 1976, Joan Kennedy bought 5R for \$87,000.

Finances

Total expenses were \$82,000. Total budgeted common area charges were \$60,000. Special assessments of \$5,000 and \$6,800 presaged a never-ending effort to beat back building leaks. Reserves totaled \$10,000.

Projects

The attractive climbing vines covering the lower floors of 250 Beacon were removed to prevent further damage to building bricks and joints. Unfortunately, their removal reduced the appeal of the building's facade. A timer and distribution system was added to the heating system. The Condominium installed fire sprinkler heads. 10 window grills on the basement and office level and a fence for the back air well beefed up security. A 4-year plan for significant repairs to the exterior began, including masonry and weatherproofing on the southeast walls of kitchens and dining rooms.

Notes

The July 4<sup>th</sup> Boston Bicentennial, featuring Arthur Fiedler and the Boston Pops, attracted 400,000 exuberant and generally well-behaved celebrants to the Esplanade.

1976 was the year the inmates began to take over the asylum. In 1974, Unit Owner John Rowland had established a beachhead as treasurer of the Board. In 1976, George Dobbin, a professional building engineer and dedicated Unit Owner, was elected to the Board. Other residents, including Cynthia Charles, Grant Schaumburg, and Don Sinclair were appointed to a House Committee, charged with helping the Board address some specific 250 Beacon needs.

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1977

Unit Owners

1BL Crowley	1BR Raub	1R Sinclair
2B Chellis		2R Hunter
3B Sugden		3R Dobbin
4B Eastham & Hicks		4R Moffie
5B Parker		5R Kennedy
6B Dwight		6R Ajami
7B Tishman		7R Newman
8B Raben		8R R. Smith
9B Ehrich		9R Nordblom
10B Riley		10R Charles & Schaumburg

Board of Managers

Robert Nordblom, Walter Sugden, George Dobbin, & Don Sinclair

Superintendents

1. Joe Sheridan 2. Eddy Curry

Manager

Reid Morrison of Nordblom Management Company

Sales

In March, Marsha Chellis bought 2B for \$58,000.  
In April, Susan Eastham & Bill Hicks bought 4B for \$67,500.  
In June, Sandy & Maynard Tishman bought 7B for \$64,200.  
In June, Leigh & Norm Raben bought 8B for \$73,000.  
In September, Rose & Saul Moffie bought 4R for \$65,000.

Finances

Total expenses were \$70,000 and there were special assessments of \$8,600. Reserves sank to \$2,000. A maintenance fund examination, headed by Unit Owner Liz Hunter, concluded that the Condominium should consider establishing a sinking fund for unanticipated expenses.

Projects

The waterproofing of the exterior continued. Roof patches kept most of the rain at bay, but engineers forecast the roof's demise in 2-3 years. The Moffie and Kennedy Units became the first of many to be completely renovated. The Condominium tackled maintenance work on the elevator, lobby and rear lighting, and locks.

Notes

The Condominium changed the association By-Laws to expand the Board of Managers to 5 members from 3. An Ad Hoc Committee of Unit Owners Raben, Smith, Hicks, Tishman, and Crowley was formed to survey Unit Owners regarding desired building services and review the management company.

1976 and 1977 were excellent years for adding to the long-term 250 Beacon family: Ellen Crowley, Joan Kennedy, Salwa & Bob Smith, Susan Eastham & Bill Hicks, Sandy & Maynard Tishman, and Leigh & Norm Raben bought Units. As Jocelyn Ajami has observed, after fighting internal and external battles together for many years, we are now codependents.

In the latter years of the 1970s, Board members Liz Hunter and Don Sinclair began the push for a building sinking fund to provide money for potential emergency repairs. In a nautical analogy Don explained, "The current reserve is an inadequate anchor to windward for an operation of this magnitude." Others fought the idea, contending that residents would come up with money if the need arose. The conflict at 250 Beacon between the Hamiltonian faction (advocates of a collective bank) and the Jeffersonian faction (proponents of limited government) continues to this day.

A Personal History of the  
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1978

Unit Owners

1BL Crowley	1BR Raub	1R Sinclair
2B Chellis		2R Hunter
3B Sugden		3R Dobbins
4B Eastham & Hicks		4R Moffie
5B Parker		5R Kennedy
6B Dwight		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B Ehrlich		9R Turner
10B Riley		10R Charles & Schaumburg

Board of Managers

George Dobbins, Liz Hunter, Walter Sugden, Don Sinclair, & Grant Schaumburg

Superintendents

1. Joe Sheridan – David Cohen 2. Eddy Curry. Joe departed in July 1978 after 50 years at 250 Beacon. David Cohen became the chief super for a very brief term. Eddy was horrified because David let his girlfriend sleep over.

Manager

Dick Hutchinson of Nordblom & Company  
In November, Ron Carlson of Hunneman & Company, took over.

Sales

In January, Rod Turner bought 9R for \$85,000.  
In September, Edith Schwartz bought 7R for \$92,000.

Finances

The Condominium changed the fiscal year-end from February to October, and since 1978 was the transition year, the 1978 accounting period was only 8 months. Total expenses were \$50,300. In order to finance special projects, the Unit Owners were assessed \$11,500 and the Condominium borrowed a total of \$18,000 from 8 Unit Owners. Reserves climbed to \$31,000. The building insurance amount was \$1.99 million.

Projects

The building installed a master television antenna. Allstate Roofing repaired, puttied, waterproofed, and painted portions of the exterior. The burners of the 2 boilers were modified to burn #2 instead of #6 oil, and 1 boiler was replaced. Medeco locks replaced the more prosaic variety.

Notes

The Ad Hoc Committee recommended exploring management options other than Nordblom, revamping the heating system to make it more efficient, and obtaining a professional survey of the physical condition of the building.

Robert Nordblom left the Board at the end of February. In October, Hunneman & Company was hired to manage the building, completing the transition from the days of Nordblom to independent operation by Unit Owners.

The Blizzard of '78 ranks as the biggest Boston snowstorm on record. On February 6<sup>th</sup> and 7<sup>th</sup>, over 2 feet of snow fell in the city and up to 4 feet accumulated in surrounding areas. For 3 days, 250 Beacon had no electricity, which meant the loss of lights, heat, hot water, and the elevators. For a week, no vehicles were allowed inside the city. Since Boston would only plow the main streets, a group of 250 Unit Owners shoveled 3 feet of snow out of Back Street. The storm was beautiful and peaceful, but initially a bit frightening, as food and other necessities disappeared from store shelves.

A Personal History of the  
250 Beacon Condominium

1979

Unit Owners

1BL Crowley	1BR Raub	1R Sinclair
2B Chellis		2R Hunter
3B Sugden		3R Dobbin
4B Eastham & Hicks		4R Moffie
5B Parker		5R Kennedy
6B Dwight		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B Ehrich		9R Turner
10B Riley		10R Schaumburg

Board of Managers

George Dobbin, Liz Hunter, Walter Sugden, Don Sinclair, & Grant Schaumburg

Superintendents

1. Charlie Saunders 2. Eddy Curry

Manager

Ronald Carlson of Hunneman & Company

Sales

No Units were sold in 1979.

Finances

Total expenses of \$96,800 produced a loss of \$9,000. Ordinary common charges were \$68,500 and there was a \$17,000 assessment. Common area charges increased 25% due to fuel inflation and many leak repairs. The reserve fund stood at \$14,000.

Projects

Breaks in plumbing, leaks from a roof drain, and seepage through the brick walls resulted in water damages and a \$26,500 1980 repair bill. Storm windows were installed on the Beacon side of building. The 4-year exterior waterproofing project was completed. A 60-foot PVC pipe was inserted in the center drain of the Beacon side roof to stop leaks.

The Condominium replaced the black and white awning with a gray & green design, and was informed by the Back Bay Architectural Commission that the change should not have been made without their permission.

Notes

John Bennett bought 244-46 Beacon Street and planned a 4-story addition with a 9-story building behind. The Condominium formed a committee to fight it, attended several BBAC meetings, and the project died after the BBAC approved only a 1-story addition.

Unit Owner Linda Raub unsuccessfully floated a proposal to expand her first floor apartment into the area over the laundry room.

Arthur Fiedler and Walter Sugden died.

Cynthia Charles married Grant Schaumburg.

The Dobbin-Hunter-Sinclair-Schaumburg-Sugden Board of Managers conducted business over drinks and dinner. Ample Scotch was served during each Board meeting to facilitate decision making and grease the wheels of 250 Beacon progress.

No wonder the walls leaked.

## A Personal History of the 250 Beacon Condominium

1980

### Unit Owners

1BL Crowley	1BR Lambert	1R Sinclair
2B Chellis		2R Hunter
3B Sugden		3R Dobbin
4B Eastham & Hicks		4R Moffie
5B Parker		5R Kennedy
6B Dwight		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B Ehrich		9R Turner
10B Riley		10R Schaumburg

### Board of Managers

Liz Hunter, Sandy Tishman, Bill Hicks, Don Sinclair, & Bob Ehrich

### Superintendents

1. Charlie Saunders (fired) – Tom Fahey (fired) 2. Eddy Curry

### Manager

Charles Curran of Hunneman & Company

### Sales

In June, Joan Lambert bought 1BR for \$45,000.

### Finances

Unfortunately, due to water damages, expenses ballooned to \$125,800. The \$102,000 budget consisted of \$85,000 for common area costs plus \$17,000 for special projects. Short \$1,100 and expecting a \$17,000 insurance settlement for water damages from a burst water pipe, the Condominium filed suit to recover the insurance money. A Hunneman building survey estimated 5-year needs of \$140,000 capital expenditures. The estimated replacement value of the building was \$2.275 million. The reserve fund rose to \$43,000.

### Projects

Workers installed a new gas-oil burner and removed the backup furnace. Other projects included the removal of the yellow paint from the northeast wall (see sidebar) and west wall waterproofing. The Smiths undertook a major renovation of their 8<sup>th</sup> floor Unit.

### Notes

Superintendent Charlie Saunders failed to pay our electric bill and the lights went out in the common areas. The Condominium managed quickly to 1) restore the lights 2) replace Charlie with Tom Fahey. Tom's tenure foundered quickly due to sobriety issues.

Proposition 2½ passed.

Rosie Ruiz rode the subway to victory in the Boston Marathon.

At some time in its pre-condominium days, in an ultimately abortive attempt to stop leaks, the east wall of 250 Beacon was coated with a blue-gray water-proofing material. To improve its appearance, it was painted yellow in concert with the building's bricks.

Unfortunately, after several years the paint began to peel, creating a huge ugly, yellow, pockmarked 10-story billboard visible from far and wide. In 1978, neighbors from 236 and 242 Beacon began to nag us to about the "deteriorating eyesore." The offending yellow layer was removed in 1980, and in 1991 at the behest of the Back Bay Architectural Commission, the remainder of the gray coating was entirely expunged.

In 1980, Ted Kennedy challenged Jimmy Carter for the Democratic presidential nomination. During the campaign, Ted spent some time at 250 Beacon along with an entourage of Secret Service guards, media representatives, and aides. The lobby was a bit crowded, but arguably the building has never been more secure.

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1981

Unit Owners

1BL Crowley	1BR Lambert	1R Thayer
2B Chellis		2R Hunter
3B Sugden		3R Dobbin
4B Eastham & Hicks		4R Moffie
5B Parker		5R Kennedy
6B Dwight		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B Sinclair		9R Turner
10B Riley		10R Schaumburg

Board of Managers

Liz Hunter, Norm Raben, Sandy Tishman, Bill Hicks, & Robert Ehrich

Superintendents

1. Bill Bannon of Hunneman & Co. 2. Eddy Curry

Manager

Charles Curran of Hunneman & Company

Sales

In August, Sherry Thayer bought 1R for \$160,000.

In August, Willona & Don Sinclair sold 1R to Thayer and bought 9B for \$185,000.

Finances

Total expenses were \$117,000. A special assessment of \$22,700 was used to pay outstanding loans plus interest, and a capital reserve fund was established with a December \$30,000 assessment. The Condominium filed a lawsuit to collect insurance proceeds for water damages. Insurer Frank B. Hall & Co. made a partial payment of \$4,700. Reserves increased to \$44,000.

Projects

In Round 2 of the long-term battle to control leaks, Alpha Weatherproofing surveyed the walls and estimated the building needed \$53,600 of masonry restoration. Unit Owner George Dobbin estimated it needed a bit more. After a study of the heating system, the building agreed to install a new thermostat. A tankless hot water heater was installed to avoid using the boiler during the summer. The Condominium installed smoke detectors in the halls. The Sinclairs renovated their new Unit.

Notes

An energy consultant suggested, among other things, replacing the windows. In 1981, replacement of the windows was estimated to cost approximately \$100,000.

The Board studied different staffing approaches and rejected making any significant changes.

Larry Bird and the Celtics defeated Moses Malone and the Houston Rockets to earn the NBA championship.

250 Beacon has experienced significant problems with the “fluffy stuff” created when moisture migrates through the bricks and penetrates the plaster walls. The fluffy stuff is a bubbly, blistered, or powdery interior wall, which develops because the exterior walls of 250 Beacon are a solid mass of water-conducting brick and the interior walls of are not “furred out.” (Furring out keeps fluffy stuff out.)

The interior plaster in a building Unit is not a common element of the Condominium; consequently, when the fluffy stuff attacks a Unit, the Unit Owner has the responsibility to deal with it.

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1982

Unit Owners

1BL Crowley	1BR Lambert	1R Thayer
2B Chellis		2R Hunter
3B Sugden		3R Dobbin
4B Eastham & Hicks		4R Moffie
5B Parker		5R Kennedy
6B Dwight		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B Sinclair		9R Turner
10B Riley		10R Schaumburg

Board of Managers

Sandy Tishman – Cynthia Schaumburg, Rod Turner, Norm Raben,  
Bill Hicks – Maynard Tishman, & Edith Schwartz

Superintendents

1. Bill Bannon of Hunneman & Company 2. Eddy Curry

Manager

Mark Lippolt of Hunneman & Company was financial manager

Sales

There were no sales in 1982.

Finances

Total expenses were \$142,000, with a capital reserve assessment of \$30,000 added to Condominium charges. Insurance litigation with Frank Hall continued to generate legal bills until a settlement for \$16,500 was reached. The valuation of the building for fire insurance was \$3.2 million. Estimates for masonry work came in at \$53-71,000 plus an estimate of \$11-38,000 for pointing, painting, and storm window replacement. Reserves stood at \$62,000.

Projects

New radiator valves were installed throughout the building in 1981 and 1982. The Condominium installed a new master television antenna, and replaced the cold water main coming in from Beacon Street. Re-decoration of the vestibule and lobby for \$32,000 was proposed and rejected.

Notes

Hunneman inspected the building and analyzed its construction class and quality for the purpose of estimating the insurable value of the building.

Don Sinclair conducted a comparison of 250 Beacon common area charges with other buildings and concluded that they were comparable. A group of dissatisfied Unit Owners complained about Bill Bannon's limited hours. The front metal door wouldn't open; it doesn't work properly to this day.

Cable television was in the works, but moving slowly.

The strongest earthquake in the Northeast in a century shook 250 Beacon.

One member of the Gardening Committee, a woman of impeccable taste and unassailable opinions, was given a budget of \$1,000 to improve the front yard. After spending \$2,000, she was finally persuaded to throttle back.

However, her involvement in gardening affairs was not limited to official 250 Beacon acts: When the first floor Unit Owners installed flower boxes in their windows, she unleashed her scorn, impugned the taste of both Unit Owners, and bullied them into removing the boxes. Similarly, when the Board president installed small shrubs in the 2 urns by the front door, she declared them to be "nasty little bushes."

A Personal History of the  
250 Beacon Condominium

1983

Unit Owners

1BL Crowley	1BR Ciolina	1R Thayer
2B Chellis		2R Hunter
3B Beach		3R Dobbin
4B Eastham & Hicks		4R Moffie
5B Parker		5R Kennedy
6B Kim & Koetter		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B Sinclair		9R R. Smith
10B Riley		10R Schaumburg

Board of Managers

Cynthia Schaumburg, Rod Turner – George Dobbin, Maynard Tishman, Norm Raben, Edith Schwartz

Superintendents

1. Bill Bannon – Len Blaney of Hunneman & Company 2. Eddy Curry – Mark Fitzgerald.

Manager

Mark Lippolt of Hunneman & Company was financial manager

Sales

In August, Barbara & Bob Beach bought 3B for \$210,000.

In September, Ella Ciolina bought 1BR for \$60,000.

In November, Salwa & Robert Smith bought a second unit, 9R, for \$300,000.

In December, Susie Kim & Fred Koetter bought 6B for \$220,000.

Finances

Total expenses were \$135,000, and there was another assessment of \$30,000. Reserves climbed to \$90,000.

The building valuation was \$3.56 million.

Projects

Building landscaping improved under Barbara Riley's guidance. The Condominium hard-wired the smoke detectors to conform to city code. A new vendor replaced the ancient basement washing machines with new Maytag units.

Notes

The Board established parking rules based on Unit Owner tenure (see 1992 sidebar.

Salwa & Bob Smith secured a 75% vote of Unit Owners for an easement to connect their 2 Units.

Joan Benoit won the Boston Marathon and shattered the world record by 2 minutes 43 seconds.

The Condominium received some helpful crime prevention tips in a flyer distributed by the Boston Police: "If a winner at Beano or Las Vegas Night, leave with a group, NEVER ALONE." (Of course, the group will demand that you buy drinks, but that's just the price of protection.) "Do not get on an elevator with a stranger alone." (They leave unexplained how you should deal with a stranger who is not alone.)

A Personal History of the  
250 Beacon Condominium

The By-Laws call for an annual meeting of Unit Owners. The first annual meeting was in November 1973 at the offices of Nordblom Management Company, 50 Congress Street. A mid-year meeting was added in 1975, and occasionally there have been other special meetings. All Unit Owner meetings since the first have been held at 250 Beacon:

<u>Date</u>	<u>Location</u>
Nov 1973	Nordblom Mgt. Co.
Nov 1974	9R Nordblom
May 1975	6R Ajami
Nov 1975	4B Antonsanti
May 1976	4B Antonsanti
Nov 1976	3R Dobbin
Jun 1977	10B Riley
Nov 1977	2R Hunter
May 1978	7B Tishman
Jul 1978	10R Schaumburg
Nov 1978	8R R. Smith
May 1979	8B Raben
Nov 1979	4B Eastham-Hicks
May 1980	2R Hunter
Nov 1980	7B Tishman
May 1981	8B Raben
Jun 1981	2R Hunter
Nov 1981	7B Tishman
May 1982	7R Schwartz
Nov 1982	3R Dobbin
May 1983	2B Chellis
Nov 1983	3B Beach
May 1984	5R Kennedy
Nov 1984	9R R. Smith
May 1985	2R Hunter
Nov 1985	10R Schaumburg
May 1986	3R Corkin
Nov 1986	5B Parker
May 1987	5R Kennedy
Nov 1987	4R D'Amato
May 1988	9B Sinclair
Nov 1988	6R Ajami
May 1989	2B Jerauld
Nov 1989	7B Tishman
May 1990	5B Levine
Nov 1990	6B Carper
May 1991	9B P. Smith
Nov 1991	9R R. Smith
May 1992	4B Eastham-Hicks
Nov 1992	8B Raben
May 1993	10R Schaumburg
Nov 1993	7B Tishman
May 1994	10B Dechman
Nov 1994	3B Beach
May 1995	1R O'Neal
Nov 1995	7B Tishman
May 1996	3R Corkin
Nov 1996	2B Jerauld
May 1997	7B Tishman
Nov 1997	4R D'Amato
Jan 1998	1 Lobby
May 1998	6R Ajami
Nov 1998	9R R. Smith
May 1999	6B Carper
Nov 1999	10R Schaumburg
May 2000	2R Miller
Nov 2000	9B P. Smith

1984

Unit Owners

1BL Crowley	1BR Ciolina	1R Thayer
2B Chellis		2R Hunter
3B Beach		3R Dobbin
4B Eastham & Hicks		4R Moffie
5B Parker		5R Kennedy
6B Kim & Koetter		6R Ajami & Sugden
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B Sinclair		9R R. Smith
10B Riley		10R Schaumburg

Board of Managers

Cynthia Schaumburg, George Dobbin, Maynard Tishman, Robert Hunter – Bob Beach, Susan Eastham

Superintendents

1. Len Blaney of Hunneman & Company – Mark Fitzgerald 2. Mark Fitzgerald – Tim Smith

Manager

Maureen Cahalane of Hunneman & Company, replaced by Joe Saurino and Steve Marcus of Condominium Management Enterprises, Inc. as Hunneman exits from management business.

Sales

There were no sales in 1984.

Finances

Total expenses were approximately \$160,000 with a \$30,000 assessment. The replacement value of the building was \$4.3 million. Reserves were \$94,000.

Projects

Storm window installation was completed on the river side, and Beacon street storm windows over 2 years old were also replaced. Unit Owner George Dobbin negotiated a contract to install a rubber membrane roof, and Ormsby completed it in September. The Condominium added more security bars to the basement windows, razor wire over the well, and new window guards. Bopas Remodeling re-decorated the lobby, and the Condominium cleaned the lobby floor and added a new lobby runner. Cablevision received the Condominium's permission to install cable television. The Condominium contracted for an energy survey, and added Danfoss thermostats to Unit heating valves. The water main required further repairs. The Hunters remodeled their Unit and the Smiths renovated their 9<sup>th</sup> floor Unit.

Notes

The Aku-Aku deliveryman stole the bench by the elevator – a Board member obtained a replacement bench at a 267 Beacon yard sale.

The Board instituted rules for major renovations: Unit Owners must 1) obtain written permission from the Board; 2) post \$1,000 bond to cover damages to common areas; 3) limit work to weekdays hours of 8a to 4p; and 4) pay a supplement to the superintendents. The rules have not always been enforced.

Doug Flutie threw the now-famous Hail Mary pass to lift Boston College to a 47-45 victory over Miami University.

A Personal History of the  
250 Beacon Condominium

1985

Unit Owners

1BL Crowley	1BR Ciolina	1R Thayer
2B Chellis		2R Hunter
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Parker		5R Kennedy
6B Kim & Koetter		6R Ajami & Sugden
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B Sinclair		9R R. Smith
10B Riley		10R Schaumburg

Board of Managers

Cynthia Schaumburg, Robert Hunter, Maynard Tishman, Bob Beach, Susan Eastham

Superintendents

1. Mark Fitzgerald 2. Tim Smith – Ron Trenouth. David Fitzgerald was training for super position.

Manager

Joe Saurino and Steve Marcus of Condominium Management Enterprises, Inc. left the management business. Mark Fitzgerald was promoted to manager and started Back Bay Properties.

Sales

In October, Doreen & Steve Corkin bought 3R for \$425,000.  
In December, Rose and Tony D'Amato bought 4R for \$450,000.

Finances

Total expenses were \$124,000. The 4<sup>th</sup> year of the \$30,000 per year assessment was reduced to \$15,000. The Board invested \$50,000 of the \$102,000 reserve fund in CDs. The Board established a Capital Reserve Committee with the treasurer & 2 other Unit Owners. The building replacement cost was estimated at \$4.49 million.

Projects

The Condominium installed lobby emergency lighting, manual fire pull stations on each floor, new cables in the service elevator, 2 new chairs in the lobby, and new screen doors. The Condominium reactivated the bathroom ventilating systems, resealed the asbestos on hot water tanks, and continued window masonry and sash waterproofing,

Notes

Drainage from a manhole near 246 & 250 flooded the basement. The fire hydrant was identified as the source of the leak. It was replaced in September and finally re-activated at the Board's urging in December.

George Dobbin died (see sidebar).

The Patriots won their first AFC Championship and a trip to Super Bowl XX, where the Bears dismantled them 46-10.

Under Unit Owner George Dobbin's expert guidance, 250 Beacon spent several years and many \$thousands repairing the exterior of the building. In the 1970's, many leaks were evident in the building, and the walls, chimneys, flashing, and roof were all in need of work. Fortunately, we had the free services of George, an experienced building engineer to guide us. He identified problem areas, set priorities, scheduled repairs, hired contractors, and guided 250 Beacon through a difficult period of renovation.

George believed (correctly) that the building exterior would always require extra attention, in large part because buildings of 250's vintage were constructed with solid layers of water-conducting brick and with a particularly stiff mixture of mortar that cannot adapt to the inevitable shifting of a tall building constructed on landfill.

## A Personal History of the 250 Beacon Condominium

### 1986

#### Unit Owners

1BL Crowley	1BR Ciolina	1R Thayer
2B Pierce		2R Kasow
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Parker & Zenker		5R Kennedy
6B Kim & Koetter		6R Ajami & Sugden
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B Sinclair		9R R. Smith
10B Riley		10R Schaumburg

#### Board of Managers

Cynthia Schaumburg, Robert Hunter – Leigh Raben, Bob Smith, Bob Beach, Susan Eastham

#### Superintendents

1. Mark Fitzgerald – Ron Trenouth
2. Brent Jolley – David Fitzgerald.

#### Manager

Mark Fitzgerald of Back Bay Properties

#### Sales

In June, Frances & Hubert de Lacvievier bought 5B for \$300,000 and their relative, Ollie Parker, lived there with Barbara Zenker.

In July, Nannette Kasow bought 2R for \$486,000.

In August, Judy & Elie Pierce bought 2B for \$425,000.

#### Finances

Total expenses were \$115,000. Since the reserve fund had grown to \$122,000, the annual assessment was discontinued.

The building valuation was \$7.5 million.

#### Projects

Alpha Weatherproofing finished exterior work. The Condominium replaced the intercom, patched Back Street, added a sump pump, installed emergency lighting in back well, and installed fire doors for the boiler and storage rooms. The Condominium spent \$150,000 on capital improvements during 1981-1986. Kennedy and Kasow renovated their Units, and the Smiths renovated both of their Units.

#### Notes

In 1986, Unit Owners R. Smith, Kennedy, Kasow, and Kim-Koetter planned major renovations – there have been many more over the years (see 1997 sidebar).

The fire hydrant was put back into service.

Through an error at city hall, the Boston Building Department ordered the Condominium to vacate 2 Units. The Board obtained 1930 official street directories and records from the 1970 census from the Boston Library to prove that there have always been 21 Units at 250 Beacon Street.

Bill Buckner booted it, once again dashing the Red Sox's hopes for redemption after the disgrace of selling the Babe.

One Unit Owner renovated the rooms adjacent to her kitchen in order to establish a separate rental apartment. Flouting the clear rules of the 250 Beacon By-Laws, she rented this cozy new pied-a-terre to a young woman carefully instructing her to have her boyfriend use the back stairs instead of the elevator. The arrangement was outed when a 250 Unit Owner happened to meet the renter off-site and discovered that they shared the same address. The Board then instituted a \$100 per day fine for transgressions of the no-transients rule.

In a similar case a few years later, another Unit Owner used a portion of her Unit as a bed-and-breakfast. This time, a fine of \$250 per occurrence was enacted to discourage Unit Owners from engaging in unacceptable capitalist acts.

In 1995, the Condominium By-Laws were changed to clarify the rules regarding rental of Units. The By-Laws restrict rentals to Unit Owners faced with special circumstances, such as a divorce or a job transfer. The Board can impose fines for violations of the rental rules. And the Board can assess a Unit Owner to cover the expenses of enforcing the rules.

A Personal History of the  
250 Beacon Condominium

1987

Unit Owners

1BL Crowley	1BR Ciolina	1R Thayer
2B Jerauld		2R Kasow
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Parker & Zenker		5R Kennedy
6B Kim & Koetter		6R Ajami & Sugden
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B Sinclair		9R R. Smith
10B Riley		10R Schaumburg

Board of Managers

Cynthia Schaumburg, Leigh Raben, Bob Smith, Bob Beach, Susan Eastham

Superintendents

1. Ron Trenouth 2. David Fitzgerald – Ed Hartling

Manager

Mark Fitzgerald of Back Bay Properties

Sales

In June, Melinda & Tony Jerauld bought 2B for \$575,000.

Finances

Total expenses were \$128,000, and the building valuation was \$7.5 million. Reserves were \$140,000.

Projects

The freight elevator was converted from direct to alternating current. The Condominium replaced fire doors throughout building, installed a new rear exterior door, and painted the basement. Exterior pointing and crack repair continued.

Notes

The Boston Fire Commission told condominiums to install sprinklers in each Unit. Building owners resisted, even after the Massachusetts legislature got into the act (see 1993).

Torrential Spring rains overwhelmed the Charles River, flooding Storrow Drive and creating a 18-inch deep lake in the 250 Beacon basement. Superintendent Ron Trenouth paddled his kayak through the basement on the temporary lake. New 250 Beacon sump pumps and repairs to the Charles River locks have reduced subsequent problems.

The Friends of the Public Garden installed a group of bronze ducks commemorating Robert McCloskey's famous *Make Way For Ducklings*.

During a major renovation, one Unit Owner installed air conditioning ducts in their Unit. They then presented the Board with a plan for placement of their air conditioning compressors. After being denied their first choice (the roof), they proposed putting the "quiet" compressors on 2 "little" removable exterior platforms outside their Unit. The resulting grillwork platform was significantly more substantial and permanent than advertised, and the compressors were anything but silent. As a result, the Unit Owner had to sign an agreement to bear liabilities and expenses concerning any common area problems. Further, it turned out that they had failed to obtain the permits necessary for the work. When the Back Bay Architectural Commission learned about the grillwork, they issued notice of violation and, following a hearing, required its removal. The removal of the grillwork caused leaks in the Unit below, and a \$1000 bond was used to pay for repairs.

In a similar assault on the Condominium, a 246 Beacon resident put a metal brace into 250 Beacon's wall in order to support a catwalk running from his 2<sup>nd</sup> floor window to an adjacent garage roof deck. With the help of city councilman David Scondras, Board members from 246 and 250 Beacon Street convinced the BBAC to order its removal.

A Personal History of the  
250 Beacon Condominium

The legislature and the fire department (presumably with the advice and consent of safety equipment salesmen and elevator contractors) continually strive to improve the safety of Boston's buildings and elevators. They believe that no expense should be spared to prevent the injury of a resident (or a fireman). Consequently, over the years they have demanded that 250 Beacon install hard-wired smoke detectors, install a sprinkler system on each floor with the ability to detect when water is flowing, install an exterior signal fire light, install emergency lighting, install and subsequently upgrade the elevator system that returns the car to the lobby, etc. In 1994 alone, there were 3 pages of new elevator requirements, and in 1995 they asked for \$45,000 alterations to the freight elevator. In 1925, the original application for a building permit was denied at first due to the absence of sprinkler systems in the "stairhalls." In the early 1990s, the authorities attempted again to force the installation of sprinklers, but they were beaten back in their efforts to make old buildings install sprinklers inside each Unit. They are now back demanding that we once more modify the elevator, this time to make sure that it can figure out how to return to the safest floor.

When you're spending someone else's money, there is no reason to consider tradeoffs. On the other hand, there is nothing quite as disconcerting as looking out your window at the hook-and-ladder truck.

1988

Unit Owners

1BL Crowley	1BR Ciolina	1R Thayer
2B Jerauld		2R Sanchez
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Parker		5R Kennedy
6B Roper		6R Ajami & Sugden
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B Sinclair		9R R. Smith
10B Riley		10R Schaumburg

Board of Managers

Cynthia Schaumburg, Leigh Raben, Steve Corkin, Bob Beach, Susan Eastham

Superintendents

1. Ed Hartling 2. Chris Deutschmann – Robert Conlin

Sales

In May, Judy & Jean Pierre Sanchez bought 2R for \$560,000.

In June, Rosalind & Al Levine bought 5B for \$585,000.

Manager

Mark Fitzgerald of Back Bay Properties

Finances

Total expenses were \$163,000. The reserve fund was \$124,000 and the building valuation was \$8.5 million.

Projects

Mandatory changes for fire and safety plus additional elevator repairs were completed (see sidebar). The Condominium installed a brass intercom system, repainted the back stairwells, added new lobby chairs, and put emergency lighting in west stairwell. Alpha Weatherproofing repaired the roofs above the laundry and the assistant superintendent's apartment. Pointing work continued on the Beacon Street side. The Condominium studied the electric capacity of building. Kim & Kotter renovated their Unit.

Notes

A \$105,000 upgrade to the elevator was rejected in favor of increased maintenance and the installation of a telephone.

Edith Schwartz was given permission to rent her Unit for 1 year.

A Personal History of the  
250 Beacon Condominium

1989

Unit Owners

1BL Crowley	1BR Ciolina	1R Thayer
2B Jerauld		2R Sanchez
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Roper		6R Ajami & Sugden
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B Sinclair		9R R. Smith
10B Riley		10R Schaumburg

Board of Managers

Cynthia Schaumburg, Leigh Raben – Rosalind Levine, Steve Corkin – Tony Jerauld, Bob Beach, Susan Eastham – Sandy Tishman

Superintendents

1. Ed Hartling – Al Rehling 2. Tad Merritt – Jim Penswick. Tad Merritt resigned to become assistant coach of hockey at UMass.

Manager

Mark Fitzgerald of Back Bay Properties

Sales

In February, Sheila & Sumner Roper bought 6B for \$630,000.

Finances

Total expenses were \$138,000. The reserve fund stood at \$123,000 and the building valuation was \$8.94 million.

Projects

The Condominium added security bars on front windows. Exterior work continued on the river side, including the installation of new storm windows. Plumbing repairs were on-going.

Because the heating oil tank showed possible seepage into the sand pit, the Condominium emptied it and switched to burning only gas.

Notes

Still waiting for cable television.

Chuck Stuart faked a robbery, murdered his wife, and finally crossed over the rail of the Tobin bridge when he came to it.

Several different Unit Owners have floated the idea of installing a roof deck on 250 Beacon. Consultations with 2 attorneys and a roofing company have unearthed many associated problems including the following:

1. The roof is subject to damage (as neighbors learned through a \$50,000 lesson).

2. Potential liabilities are significant (accordingly, please keep an eye on your rug rat).

3. There are potential fire hazards (don't even think about a hibachi!).

4. Railings and a side parapet would be required plus a second egress (how much did you say the deck would cost?!).

5. It's windy up there.

The most recent vote was 18-2 against.

A Personal History of the  
250 Beacon Condominium

1990

Unit Owners

1BL Crowley	1BR Ciolina	1R Woodson & Crowell
2B Jerauld		2R Sanchez
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Carper		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B P. Smith		9R R. Smith
10B Riley		10R Schaumburg

Board of Managers

Cynthia Schaumburg, Rosalind Levine, Tony Jerauld, Bob Beach, Sandy Tishman

Superintendents

1. Al Rehling 2. Jim Penswick

Manager

Mark Fitzgerald of Back Bay Properties

Sales

In January, Karen & Bob Carper bought 2B for \$661,000.

In June, Anne & Peter Smith bought 9B for \$585,000.

In July, Mary Woodson & Bob Crowell bought 1R for \$460,000.

Finances

Total expenses were \$150,000 and reserves were \$112,000. An assessment of 10% per year of fees was established in June.

The building was valued at \$8.94 million.

Projects

Melvin Chalfen Inc. surveyed the 250 Beacon building and recommended capital projects of \$30,000 per year for 5 years. The Condominium overhauled the heating equipment, encapsulated asbestos around basement pipes, repaired the roof door alarm, installed new front door locks, changed the building keys, installed 2 new sump pumps in elevator pit and 1 in front, and continued work on the exterior masonry on front west wall. The Board debated the use of oil versus gas and learned that a fuel tank replacement would cost \$25,000.

Notes

Cablevision finally installed cable television.

The By-Laws were amended to increase transient-for-profit penalties.

As communal condominium life advanced, the roof became littered with a growing number of antennas and cables. At one point the roof housed at least 8 different t.v. antennas with an accompanying maze of cables, all in violation of Condominium rules regarding common area use. One Unit Owner even put a second antenna up there.

In 1979, Mr. Helman, a resident of 246 Beacon, also put an antenna on 250's roof. When 250 Beacon finally enforced the rules and removed the all of the equipment, Helman sued the Condominium and won \$145.49 compensation for the loss of his antenna.

A Personal History of the  
250 Beacon Condominium

1991

Unit Owners

1BL Crowley	1BR Ciolina	1R Woodson & Crowell
2B Jerauld		2R Sanchez
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Carper		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B P. Smith		9R R. Smith
10B Dechman		10R Schaumburg

Board of Managers

Cynthia Schaumburg, Rosalind Levine, Tony Jerauld, Bob Beach,  
Sandy Tishman

Superintendents

1. Al Rehling
2. Jim Penswick – John Parziale

Manager

Mark Fitzgerald of Back Bay Properties

Sales

In May, David Dechman bought 10B for \$460,000.

Finances

Total expenses were \$146,000 with a \$118,000 reserve fund. The 10% per year assessment continued.

Projects

The Condominium completed maintenance work on the exterior Beacon Street facade and the southwest front wall, and, per a BBAC request, removed the wall's gray paint (see 1980 sidebar). The Condominium added an amplifier to the television antenna to enhance UHF reception. The awning was replaced with a new one, returning to the former black and white pattern. The D'Amatos renovated their Unit.

Notes

In a repeat of many other requests, Unit Owners were ask, "Remove your detritus from the rear landings, please, including those snow tires, mattresses, toilet seats, dead bicycles, and assorted chairs and tables."

Boston began The Big Dig = Tip O'Neill's Dig Boondoggle = a hole into which money is poured.

Winners of a local art contest designed the Newbury Street mural. Each figure in the mural has a Boston connection.

250 Beacon has had 8 Condominium Board presidents. Their terms are as follows:

Robert Nordblom  
Mar 1973 – Feb 1977

George Dobbin  
Feb 1977 – Nov 1979

Liz Hunter  
Nov 1979 – Nov 1981

Sandy Tishman  
Nov 1981 – Nov 1982  
Nov 1994 – Nov 1998

Cynthia Schaumburg  
Nov 1982 – Nov 1994

Norm Raben  
Nov 1998 – Nov 1999

Alan Miller  
Nov 1999 – Nov 2000

Karen Carper  
Nov 2000 – present

250 Beacon has been graced with 3 super Eds. The 1st was Eddy Curry who served as superintendent from before the establishment of the Condominium until 1983. The 2<sup>nd</sup> was Ed Hartling who became 250's super in 1988 and left to become a bartender at the Park Plaza Hotel in 1989. The 3<sup>rd</sup> Ed is also Ed Hartling, who returned to the Condominium in 1995.

A Personal History of the  
250 Beacon Condominium

1992

Parking has never been a dream at 250 Beacon. Having 4 spaces for 21 Units hardly meets the building's needs. The Condominium policy is to allocate spaces based on the relative tenure of Unit Owners. Unit Owners who moved here in 1977 are patiently waiting for the next available parking place.

Several possible parking arrangements have been advanced:

- 1) Primogeniture – Allocate in order of Unit Owner tenure (the current policy).
- 2) Privatization – Sell the spaces and let all Unit Owners reap the windfall.
- 3) Auction – Rent the spaces to the highest bidders each year.
- 4) Lottery – Assign the spaces by drawing lots each year.
- 5) Free-for-all – If the space is empty, any Unit Owner can park there.

One appealing alternative might be Term Limits: Allocate the spaces in order of Unit Owner tenure (as is the current policy), but allow each Unit Owner to rent the space for only 3 years. At the end of the 3-year term, the right to rent the space passes to the next Unit Owner on the list. Term Limits would guarantee that a new Unit Owner would have to wait no longer than 12 years for a parking space.

Unit Owners

1BL Crowley	1BR Ciolina	1R Woodson & Crowell
2B Jerauld		2R Sanchez
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Carper		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B P. Smith		9R R. Smith
10B Dechman		10R Schaumburg

Board of Managers

Cynthia Schaumburg, Rosalind Levine, Tony Jerauld, Bob Beach, Sandy Tishman

Superintendents

1. Al Rehling – Eric Hersum (temporary replacement) 2. John Parziale – John Collins

John Parziale left to “travel Europe” and his successor, John Collins, was fired for continuing problems maintaining sobriety.

Manager

Mark Fitzgerald of Back Bay Properties

Sales

There were no sales in 1992.

Finances

Total expenses were \$158,000, and reserves equaled \$115,000. The 10% per year assessment continued.

Projects

Exterior repair work continued with work on the east and west walls. Northeast wall work was completed. Repairs to the elevator took 10 days. A burst pipe in Unit 16 caused damage to 6 Units. A new metal rear interior door was installed for security. The Condominium purchased a new screen door for the lobby. Dechman renovated his Unit.

Notes

The Condominium insurance account was shifted from Rodman to Charles Murphy. The insurer remained Aetna.

The Woodson-Crowell new washing machine caught fire. The fire department put out the fire and Mary Woodson put out the washing machine.

Boston water & sewer rates topped big U.S. cities due to the \$6.1 billion harbor cleanup.

A Personal History of the  
250 Beacon Condominium

1993

Unit Owners

1BL Crowley	1BR Ciolina	1R O'Neal
2B Jerauld		2R Sanchez
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Carper		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B P. Smith		9R R. Smith
10B Dechman		10R Schaumburg

Board of Managers

Cynthia Schaumburg, Rosalind Levine, Tony Jerauld, Bob Beach, Sandy Tishman

Superintendents

1. Al Rehling – David Fitzgerald (temporary replacement)

Manager

Mark Fitzgerald of Back Bay Properties

Sales

In July, Mary & David O'Neal bought 1R for \$430,000.

Finances

Total expenses were \$192,000. The 10% per year reserve fund surcharge was transformed into a 10% increase in fees, with an additional 5% increase devoted to the reserve fund. The reserves stood at \$99,000. The building insurance value increased to \$8.9 million.

Projects

Water leaks from the roof drain on the Beacon Street side created damages. The Condominium used \$26,000 insurance funds to repair the drain and the damage to Units. Work on exterior masonry continued. Borden Corporation installed security cameras to protect Unit Owner Tony D'Amato, Borden's CEO. The Condominium repaired damages from 3 major plumbing leaks. The elevator was shut down to repair the motor and upgrade the fire system. The Condominium patched Back Street potholes.

Notes

Since they had to pony up for water damages, Aetna cancelled the Condominium's insurance. St. Paul replaced Aetna.

In 1987, the Boston Fire Commission told the Condominiums to install sprinklers in each Unit. Their request generally was ignored. The in 1992, Massachusetts legislation mandated the installation of fire sprinklers in each Unit. But in 1993, Brook House won a lawsuit against the city, reversing the requirement for old buildings and thereby saving 250 Beacon a bundle.

The New York Times bought the Boston Globe.

*Cheers* ended its 11-year run.

Replacement of 250 Beacon's windows has been on the list of potential projects for 20 years. During that time, several Unit Owners have replaced one or more windows, and, in 3 cases have installed picture windows. According to the Board, once a Unit Owner removes and replaces an existing window with a different kind of window, the Unit Owner then assumes the risks and cost of repair of any ensuing problem. This risk also passes on to any subsequent owner.

A more difficult question pertains to the original windows: Where does a Condominium Unit end and the common area begin? One approach is to classify the lintels, sills, storm windows, and outer wooden frames as common area, and the movable window and inner frame as the Unit Owner's responsibility. Thus, the Condominium Association must secure the outer seal, while the Unit Owner deals with the inner window.

A Personal History of the  
250 Beacon Condominium

Al Rehling was superintendent from 1989 to 1994. For the most part, Al was a good super and a good person. Unfortunately, he had to retreat to the psychiatric ward of the VA hospital annually around Christmas to cope with holiday depression, and in 1991 his condition worsened. Al was in the hospital from December 1991 to April 1992. The next season, he did not return to full-time duties until May 1993. The Condominium tolerated his absences, but when he failed to show up for work in 1994, he was finally terminated for non-performance in February.

In April, advised by his brother, Harvard student Will, Al returned to the super's apartment as a non-employee. He was then served summary process for eviction. Due to Will's handiwork, the Rent Equity Board intervened, contending that, since Al wore a beeper, he was a rent-paying tenant. They made the Condominium register as a landlord, and asserted their intent to regulate the building's "rents."

Al was a no-show at a June Housing Court date, but he soon filed a suit with the Massachusetts Commission Against Discrimination, as well as with the Rent Equity Board and the EEOC. Andy Miskell, the new superintendent quit because he could not occupy the super's apartment. Al finally agreed to move out and drop his complaints in return for \$2,000 and a letter to assist him in gaining disability assistance.

## 1994

### Unit Owners

1BL Crowley	1BR Ciolina	1R O'Neal
2B Jerauld		2R Sanchez
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Carper		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B P. Smith		9R R. Smith
10B Dechman		10R Schaumburg

### Board of Managers

Cynthia Schaumburg, Rosalind Levine, Tony Jerauld, Bob Beach, Sandy Tishman

### Superintendents

1. Al Rehling – Andy Miskell – Gary Owens 2. David Fitzgerald – Andy Miskell

### Manager

Mark Fitzgerald of Back Bay Properties

### Sales

There were no sales in 1994.

### Finances

Total expenses were \$185,000. Base fees went up 10% and a 5% per year assessment ran through October. Reserves were \$96,000.

### Projects

The Condominium replaced major furnace parts and the hot water heating coil. 250 Beacon's drainage system was attached to the Boston City drains – the building's drainpipe had never been connected to the city drainage system under Back Street. The Condominium patched Back Street, replaced smoke detectors, and changed locks and distributed new keys. Unit Owners made a collective effort to clean chimneys.

### Notes

The task of discharging superintendent Al Rehling occupied a great deal of the time and energy of the Board (see sidebar). Attorneys Bob Galvin and Gavin Cockfield of Davis, Malm, & D'Agostine guided the Board through this difficult process.

The regulatory powers imposed 3 pages of new elevator requirements. Cellular One unsuccessfully offered the Condominium \$100 per month to put a communication dish on the roof.

A Massachusetts referendum ended rent control in the Commonwealth.

A Personal History of the  
250 Beacon Condominium

1995

Unit Owners

1BL Crowley	1BR Ciolina	1R O'Neal
2B Jerauld		2R Sanchez
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Carper		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B P. Smith		9R R. Smith
10B Dechman		10R Schaumburg

Board of Managers

Sandy Tishman, Rosalind Levine, Tony Jerauld, Bob Beach, Peter Smith

Superintendents

1. Gary Owens 2. Andy Miskell – Ed Hartling

Manager

Mark Fitzgerald of Back Bay Properties

Sales

There were no sales in 1995.

Finances

Total expenses were \$176,000. There was an assessment of \$35,000, charged quarterly. Reserves were \$123,000.

Projects

Beckwith Elevator made major repairs to both elevators. A video monitor was installed in the super's office to enable him to watch the front door. The basement stairs & floor and the rear hallway were painted. The north facade was scheduled for work in accordance with the Board's "practice of re-pointing each section of the building each 5 years." Exterior maintenance work was performed on river window perimeters and sills, and masonry. The assistant super's apartment was enlarged into the adjacent storage unit; the Unit Owner having the rights to the storage unit agreed to exchange his rights for the use of the only unassigned building storage space. A report on window replacement estimated the cost at \$15-17,000 per Unit. A basement water leak originating at 246 Beacon Street was fixed. After an attempted break into the O'Neal Unit, the Condominium improved first floor security. Corkin and the Jeraulds renovated their Units.

Notes

Unit owners debated the level of services at 250 Beacon (see sidebar). Some were concerned that the Condominium spent too much on superintendent coverage and other items such as landscaping. Most expressed general satisfaction, and at the November meeting Unit Owners unanimously approved continuing the current staffing.

Monthly parking fees increased from \$125 to \$150, and Unit Owners approved a revision of the By-Laws to incorporate all prior amendments. Board members were given lockbox keys to enable them to admit Unit Owners when necessary.

Keith Lockhart took the helm of the Boston Pops.

Condominium expenses and staffing always have been an active topic among Unit Owners. Early in the Condominium's history, Unit Owner Don Sinclair conducted a survey of a few Back Bay building to assess how 250 Beacon stacked up. More recently, Unit Owner Mary O'Neal did the same. The Board has attempted to compare our current staffing to 24-hour coverage or 1-person coverage. Some Unit Owners favor more staff coverage, including a full-time doorman. Others think we could rearrange the supers' schedules to get more effective coverage.

Unit Owners have also debated how much service the management company should provide. Mediate Management in 2001 is certainly a better bargain than Nordblom Management Company. was in 1974. Nordblom charged \$9,000 in 1974 to manage 250 Beacon; 25 years later, Mediate charges only \$3,000 more.

A Personal History of the  
250 Beacon Condominium

1996

Unit Owners

1BL Crowley	1BR Ciolina	1R O'Neal
2B Jerauld		2R Miller
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Carper		6R Ajami
7B Tishman		7R Schwartz
8B Raben		8R R. Smith
9B P. Smith		9R R. Smith
10B Dechman		10R Schaumburg

Board of Managers

Sandy Tishman, Rosalind Levine, Tony Jerauld, Bob Beach, Peter Smith

Superintendents

1. Gary Owens 2. Ed Hartling

Manager

Mark Fitzgerald – Eric Hersum of Back Bay Properties

Sales

In June, Pat & Alan Miller bought 2R for \$610,000.

Finances

Total expenses were \$163,500. There were no assessments in fiscal year 1996, but in November a \$15,000 per year assessment was initiated in anticipation of capital needs. Reserves were \$121,000. The Condominium received a \$7,300 insurance payment for water damages to Units.

Projects

Elevator alterations provided wheelchair access. The basement and freight elevator were painted, and stairwell painting started with the 3<sup>rd</sup> floor. The awning was cleaned. J.P. Connolly Appraisal Company conducted a capital needs and reserve analysis; they recommended replacing the windows over the next 7 years. The building replaced fire sprinkler heads. The management company continued to address water damages and plumbing leaks.

Notes

A \$100,000 assessment for elevator replacement was scheduled, and the Board discussed the possibility of borrowing to cover capital expenses.

Nynex tore up Back Street and the Condominium attempted to get them to fix it; they promised to do so in 1997.

The Board, in accordance with the By-Laws, permitted a 3-month extension of a Unit Owner's lease.

The Condominium registered the amendment of the By-Laws.

Boston's Best Chimney Sweep offered its services at \$75 per chimney.

The Patriots won the AFC Championship and returned to the Super Bowl for the second time in team history.

Back Bay crime has always been a concern. Upon occasion, 250 Unit Owners and neighbors have been robbed at knifepoint in Back Street, mugged in their foyers, and accosted by housebreakers.

A "front door communication system" was installed early in the Condominium's history. In 1975, the manager stressed, "the importance of having everyone use this piece of equipment correctly. The entire security system of the building will collapse unless everyone cooperates 100 percent of the time." In spite of his dramatic warning, in 1976 a burglar successfully entered a Unit and stole a stamp collection.

Car theft is a more common problem than housebreaking. Boston used to be the car theft capital of the world (before Newark assumed that dubious distinction), and it is still a great market for selling The Club.

One deliveryman from Rhode Island, unfamiliar with the ways of the city, spotted Denver Boots affixed to several cars parked on Beacon Street. He opined as how he was glad not to live in the city, where besieged residents are forced to protect their cars against theft by attaching those big yellow clamps.

A Personal History of the  
250 Beacon Condominium

1997

Unit Owners

1BL Crowley	1BR Ciolina	1R O'Neal
2B Jerauld		2R Miller
3B Beach		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Carper		6R Ajami
7B Tishman		7R Appleton
8B Raben		8R R. Smith
9B P. Smith		9R R. Smith
10B Dechman		10R Schaumburg

Board of Managers

Sandy Tishman, Rosalind Levine, Tony Jerauld, Bob Beach, Peter Smith

Superintendents

1. Gary Owens – Ed Hartling 2. Waldo Hidaglo

Manager

Eric Hersum of Back Bay Properties

Sales

In July, Sarah & John Appleton bought 7R for \$700,000.

Finances

Total expenses were \$270,000. Assessments of \$65,000 consisted of the \$15,000 per year capital reserve assessment plus the 1<sup>st</sup> half of a \$100,000 assessment for the elevator and electricity upgrades. Reserves were \$84,000 at fiscal year end.

Projects

The main Condominium projects were an upgrade of building electricity by Bisnaw Electric, and a major upgrade of the elevator (motor, moving parts, the controller, electric eyes, ADA buttons, and firefighter controls) by Commonwealth Elevator. Lobby improvements continued along with exterior pointing. Extensive plumbing repairs added an additional \$14,000 to expenses. A Decorating Committee, chaired by Mary O'Neal, formulated a plan for the lobby. The Appletons and the Millers renovated their Units.

Notes

Unit Owners Bob Carper and Bill Hicks undertook a capital assessment review.

The Board reiterated the requirement that Unit Owners submit plans for renovating their Units for approval by the Board.

An injury to Unit Owner Rosalind Levine confined her to a wheelchair. The Levines proposed adding a wheelchair ramp to 250 Beacon.

Nynex was requested, again, to repair their damages to Back Street, but they did not – we're the phone company, we don't care because we don't have to.

The Bruins missed the playoffs for the first time since 1966-67.

To a greater or lesser degree, many Unit Owners have renovated their Units, including the following:

1973	5R Greene
1977	5R Kennedy
1977	4R Moffie
1980	8R R.Smith
1981	9B Sinclair
1984	9R R.Smith
1984	2R Hunter
1986	8-9R R.Smith
1986	5R Kennedy
1986	2R Kasow
1988	6B Kim-Koetter
1991	4R D'Amato
1992	10B Dechman
1995	2B Jerauld
1995	3R Corkin
1997	7R Appleton
1997	2R Miller
1998	7B Tishman
1998	2B Jerauld
1999	5B Levine
1999	3B Wennerholm
1999	10R Schaumburg
2000	7R Schmid
2000	10B Rollins-Weeks

A Personal History of the  
250 Beacon Condominium

1998

Unit Owners

1BL Crowley	1BR Ciolina	1R O'Neal
2B Jerauld		2R Miller
3B Wennerholm		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Carper		6R Ajami
7B Tishman		7R Appleton
8B Raben		8R R. Smith
9B P. Smith		9R R. Smith
10B Dechman		10R Schaumburg

Board of Managers

Sandy Tishman, Alan Miller, Susan Eastham, Bob Beach, Peter Smith

Superintendents

1. Ed Hartling 2. Waldo Hidalgo

Manager

Eric Hersum of Back Bay Properties

Sales

In December, Barbara & Scott Wennerholm bought 3B for \$729,500.

Finances

Total expenses were \$249,000 and assessments continued at \$65,000, comprised of the \$15,000 per year plus the 2<sup>nd</sup> half of the \$100,000 elevator assessment. Common charges increased \$10,000 and parking rents increased to \$200/month. A \$35,000 assessment was proposed to pay for the wheelchair ramp, but was never implemented. Reserves were \$90,000.

Projects

With the assistance of consultant Bill Barry, the management company examined window replacement alternatives. Barry explained that options were limited to a 6-over-6 true divided light with a storm or with an inside energy panel; the Back Bay Architectural Committee will not allow Thermopane in front or back. Cost: \$230 to \$1,200 per window. Mary O'Neal's Decorating Committee continued work on the lobby. The new lobby paint design highlighted the detail of the moldings, which had been obscured for years by dark paint, and the directory was eliminated from the lobby. A leak due to a faulty drain connection damaged Unit Owner Dechman's floors. After repairing the leak, the roof drains were tested and found to be satisfactory. Plumbing repairs and north wall masonry work proceeded. The Jeraulds renovated their Unit.

Notes

Deliberations over building a wheelchair ramp were difficult. A special January Unit Owner meeting ended without any resolution of the issue. In May, the Condominium agreed to build a ramp in the rear of the building. The agreement met the Condominium's obligations to accommodate the Levines with the Condominium's share of expenses capped at \$35,000.

Unit Owner Dave Dechman's proposal that the Condominium sell its 4 parking spaces was rejected (see the 1992 sidebar).

At different times, the basement of 250 Beacon has been flooded with water and waste-line backflow. The basement has been the scene of thefts, arson, and (continual) littering. One Unit Owner presented (without success) a bill to the Condominium when his bicycle disappeared from the basement. Another Unit Owner's young son decided to begin his arsonist training in the basement. Fortunately, he did not burn the place down, but he did get the Condominium's attention.

Every few years, the 250 Board threatens to discard the junk gracing the basement hall (including that toilet seat). Perhaps there should be an annual 250 Beacon yard sale.

A Personal History of the  
250 Beacon Condominium

1999

Unit Owners

1BL Crowley	1BR Ciolina	1R O'Neal
2B Cleary & Welo		2R Miller
3B Wennerholm		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Carper		6R Ajami
7B Tishman		7R Schmid
8B Raben		8R R. Smith
9B P. Smith		9R R. Smith
10B Rollins & Weeks		10R Schaumburg

Board of Managers

Norm Raben, Alan Miller, Karen Carper, Peter Smith, Susan Eastham

Superintendents

1. Ed Hartling 2. Waldo Hidalgo

Manager

Eric Hersum of Back Bay Properties – Justin Stratman of Mediate Management Company

Sales

In April, Kristen Cleary & Tobias Welo bought 2B for \$885,000.  
In April, Jane Weeks & Barrett Rollins bought 10B for \$1,482,000.  
In October, Margot & Mark Schmid bought 7R for \$1,050,000.

Finances

Total expenses were \$225,000, and reserves were \$160,000. The \$15,000 per year assessment was raised to \$45,000 per year in June after the Board assessed long-term needs. A capital fund assessment of \$75,000 was billed in July 1999.

Projects

After leaks and associated water damages, Eagleston Roofing was hired to replace the roof. They were fired for poor workmanship, but Mediate and the Condominium recovered the \$55,000 costs from the roofing manufacturer, Atlas Roofing. The “absolutely unreliable” ramp contractor, Watch Hill Construction, was also fired. Melvin Chalfen Inc, who did a similar study in 1990, prepared a report on the condition of 250 Beacon. The Wennerholms and the Schaumburgs renovated their Units.

Notes

The new Board stated 2 primary objectives: 1) Develop and promote a friendly and supportive atmosphere. 2) Put the building on a strong financial footing. The Board entertained the possibility of financing major expenses. The Board received a request to look into central air conditioning, and the Schaumburgs wrote a letter raising a number of related issues. A Services Committee was formed to assess staffing needs and building services. Back Bay Properties quit as 250 Beacon building manager, and Mediate Management was hired to replace them. Mediate clarified the relation of the staff to the Unit Owners – residents are not to reprimand staff.

Boston booms and prices of Units boom with it.

Cynthia Schaumburg married Grant Schaumburg, again (see sidebar).

When they moved into 250 Beacon in 1974, Cynthia Charles and Grant Schaumburg were not married, a fact that caused mild consternation among some Unit Owners and the management company, who wanted to be assured that, at least, they were engaged. Since then, Cynthia & Grant have atoned for living in sin by marrying not just once, but twice.

A Personal History of the  
250 Beacon Condominium

2000

Unit Owners

1BL Crowley	1BR Ciolina	1R O'Neal
2B Cleary & Welo		2R Miller
3B Wennerholm		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Carper		6R Ajami
7B Tishman		7R Schmid
8B Raben		8R R. Smith
9B P. Smith		9R R. Smith
10B Rollins & Weeks		10R Schaumburg

Board of Managers

Alan Miller, Karen Carper, Peter Smith, Susan Eastham, Tony D'Amato

Superintendents

1. Ed Hartling 2. Waldo Hidalgo

Manager

Justin Stratman of Mediate Management Company

Sales

There were no sales in 2000.

Finances

Total expenses were \$363,000. Assessments of \$45,000 and \$75,000 left the reserves at \$84,000 in spite of major expenses.

Projects

Roofer AquaBarriers replaced Eagleston and the 250 Beacon roof. The ramp was completed at a cost of \$108,000, which was \$40,000 over budget and over 2 years from the date of Rosalind Levine's injury. The Condominium installed a new telephone doorbell and intercom system. Under Unit Owners Bob Carper and Bill Hicks, a Capital Committee began systematically to plan long-term building projects. CID Engineering evaluated the building envelope. Devaney replaced the boiler, adding front and back heating zones – they put the elevator out of service for a week when a steam pipe “let go.” Cables and power lines were re-routed. New lobby furniture completed the work of Unit Owner Anne Smith's Decorating Committee. The Condominium painted the elevator, repaired damages from roof leaks, and filled Back Street potholes. Unit Owners Margot and Mark Schmid worked to improve 250 Beacon's landscaping. The Schmids and Rollins & Weeks renovated their Units.

Notes

The Board announced an announcement board. Pigeon droppings in the building wasp-waist created a first-floor nuisance. In spite of passing a pressure test, the old 5000-gallon heating oil tank leaked after it was put back in service – it was emptied promptly. Water leaked into the basement from Beacon Street. A survey was distributed in May to help determine Unit Owner preferences. Mediate drafted a Handbook of Building Procedures. The Board proposed a feasibility study for central air conditioning. The Board granted Salwa & Bob Smith the right to sell their 2 Units as 1.

Nomar Garciaparra won his 2<sup>nd</sup> consecutive American League batting championship.

Over the years, the Board, the management company, and the staff have worked to keep Unit Owners informed. “The Two Fifty Beacon,” a 2001 newsletter containing information on building topics, is the 4<sup>th</sup> newsletter published for the Condominium. Unit Owner John Rowland wrote the first one in 1974 to supplement information provided by Nordblom Management Company. Building manager Condominium Management Enterprises, Inc. published the 2<sup>nd</sup> during their short tenure in 1984-85. Superintendent Al Rehling gave Unit Owners a newsletter a couple of times during his employment (and wrote a threatening letter after his employment ended). A few Board presidents have written president's letters to Unit Owners. Memos with important and useful telephone numbers have been distributed several times, as have letters regarding emergency procedures. The Board and the building manager have sent countless notices telling Unit Owners to 1) keep their stuff out of the basement common area, and 2) not to buzz anyone into the building unless they know who it is.

A Personal History of the  
250 Beacon Condominium

2001

Unit Owners

1BL Crowley	1BR Ciolina	1R O'Neal
2B Cleary & Welo		2R Miller
3B Wennerholm		3R Corkin
4B Eastham & Hicks		4R D'Amato
5B Levine		5R Kennedy
6B Carper		6R Ajami
7B Tishman		7R Schmid
8B Raben		8R R. Smith
9B P. Smith		9R R. Smith
10B Rollins & Weeks		10R Schaumburg

Board of Managers

Karen Carper, Susan Eastham, Leigh Raben, Barrett Rollins, Mark Schmid

Superintendents

1. Ed Hartling 2. Waldo Hidalgo – Justin Dennison

Manager

Justin Stratman of Mediate Management Company

Sales

2 Units went on the market in the spring.

Finances

Total Unit Owner payments for fiscal 2001 are slated to be \$297,500. The building insurance is \$9.3 million.

Projects

Eagle Abatement removed the leaky oil tank and associated piping. Devaney installed 5 smaller tanks.

Notes

Assistant super Waldo Hidaglo left for full-time work at 360 Beacon Street. Waldo was briefly replaced by Justin Dennisson, who did not work out. The Board introduced a newsletter, "The Two Fifty Beacon," to better inform Unit Owners (see the 2000 sidebar). Boston Water repaired the water leak, which originated at the mid-block fire hydrant. The building survey results indicated a desire for good building maintenance. The Big Dig headed into its 10<sup>th</sup> year with \$billions to go.

Today, there are numerous restaurants lining Newbury Street and most of them, weather permitting, provide outdoor dining. In contrast, in the early 70s, there were only 3 or 4 restaurants in 250's neighborhood that offered al fresco dining.

For several years, Cafe Florian provided a Continental ambience long before yuppie coffee shops poured throughout the world. At the Florian, 85 cents would buy a cup of espresso and rent an outside table for the afternoon. In the evening Crab Claws Matignon and Macon Blanc were the recommended menu items.

Until 2001, the Travis was a Back Bay institution offering breakfast, lunch, and a casual place to observe Newbury Street life. Its demise was coincident with that of its owner, and it is unlikely to be replaced by anything approximating it.