

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON DECEMBER 14, 1960

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 10:00 a.m. on December 14, 1960. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Joseph W. Lund Msgr. Francis J. Lally James G. Colbert Stephen E. McCloskey	Melvin J. Massucco

A copy of the NOTICE OF MEETING, pursuant to Section 23A of Chapter 39 of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23A of Chapter 39 of the General Laws that a meeting of the Boston Redevelopment Authority will be held at ten o'clock a.m. on Dec. 14, 1960 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

December 9, 1960

Title: Secretary

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING
(Sec. 23A, Chapter 39, General Laws)

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on Dec. 9, 1960 I filed, in the manner provided by Sec. 23A, Chapter 39, General Laws, with the City Clerk of the City of Boston, Massachusetts, a NOTICE OF MEETING of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority this 14th day of December, 1960.

Kane Simonian
Secretary

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The minutes of the meeting of December 7, 1960 were read by the Secretary.

On motion duly made and seconded, it was unanimously VOTED: to approve the minutes as read.

The Executive Director informed the Authority that the Beacon Redevelopment Corporation would require some additional minor modifications to the Redevelopment Plan concerning the freight of the buildings, definition of structures and concerning set-backs. The modifications were read and discussed. The Executive Director stated that the General Counsel and Chief of Development had reviewed and recommended the modifications.

On motion duly made and seconded, it was unanimously

VOTED: that Paragraph D of the Land Assembly and Redevelopment Plan for the Whitney Redevelopment Area as heretofore amended is hereby further amended as follows:

1. By adding at the end of the second sentence of said Paragraph D the words "and for uses and buildings accessory to such residential buildings » provided, without enlarging the definition of 'accessory use', that such use shall not include the use of the premises for the carrying on of any retail or wholesale trade. ", so that said second sentence shall read: "The only uses for which the Project Area land may be thus conveyed are for street purposes and for the construction of residential buildings and for uses of buildings accessory to such residential buildings, provided, without enlarging the definition of 'accessory use'¹, that such use shall not include the use of the premises for the carrying on of any retail or wholesale trade. "

2. By striking out the second sentence of Subparagraph 4 of said Paragraph D and by adding at the end of the first sentence of said Subparagraph 4 the following: "Accessory parking facilities not exceeding 15 feet in height, the uppermost level of which is not enclosed by a roof, shall not be deemed to be a building. The maximum height of any building, inclusive of roof parapets but exclusive of appurtenant roof structures, penthouses and chimneys, shall not exceed 215 feet measured from the top of the ground floor slab wherever such slkb is located. ", so that as hereby amended said Subparagraph 4 shall read:

"4. The maximum ground coverage by any building on any parcel, or by all buildings in the Project Area, shall not exceed 15% of such parcel or the Project Area. Accessory parking facilities not exceeding 15 feet in height, the uppermost level of which is not enclosed by a roof, shall not be deemed to be a building. The maximum height of any building, inclusive of roof parapets but exclusive of appurtenant roof structures, penthouses and chimneys shall not exceed 215 feet measured from the top of the ground floor slab wherever such slab is located. "

"3. By striking out the second sentence of Subparagraph 7 of said Paragraph D and by adding the following after the first sentence thereof: "Balconies, bay windows and other projections from the wall of a structure may, with the approval of the Authority, be located closer than the distances set forth in the next preceding sentence. Any structure not exceeding 15 feet in height for appurtenant parking facilities may, with like approval, also be located closer than said distances. "

The Executive Director informed the Authority that Mr. Dean Gushing, Executive Director of the Retail Trade Board, had requested the temporary use of the West End project land for parking during the Christmas business season.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to grant a license for a temporary use of the "West End land to the Retail Trade Board during the Christmas season providing the snow is removed from the area and the area is regulated and insured by the Retail Trade Board at no expense to the Authority.

The Executive Director reported that the Beacon Redevelopment Corporation had submitted their application for a 121A charter and the filing fee of \$100 on Wednesday at 1:00 p.m., December?, 1960. The Authority discussed the application, copies of which previously had been distributed, and on motion duly made and seconded, it was unanimously

VOTED: to hold a public hearing as required by law on Thursday, January 12, 1961 at 7:30 p.m. in Room 423, State House.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Chairman to send a telegram of acceptance to the low bidder on the sale of Temporary Loan Notes advertised for a bid opening on December 28, 1960 at 1:00 p. m., E. S. T .

The Executive Director reminded the Authority that a thirty-day Notice to Vacate would have to be sent to the Retina Foundation at this time in order to allow time for the demolition of that structure in the event the commercial parcel is to be delivered to Charles River Park, Inc. in March of 1961.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the issuance of the thirty-day Notice to Vacate and further that the Executive Director notify the Retina Foundation as to the reason for this action.

Mr. McCloskey reported briefly to the Authority on the results of his survey of rehabilitation projects in "Washington, D. C.

Mr. Logue and Mr. Graham entered the meeting at this point.

Mr. Logue presented to the Authority copy of a report prepared on the Brighton and Mattapan projects. The Authority discussed both reports.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be instructed to write to P & P Realty Company, enclosing copy of the Brighton report and requesting additional information along the lines recommended by the report, and further, that the Executive Director be instructed to follow up the proposed project in order to develop a feasible plan for carrying it out.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to contact Mr. Herten, attorney for the New York group interested in the Mattapan project, advising the group that the Authority will consider an application to carry out the project in stages for one building at a time containing as many units as the FHA will approve.

The General Plan for the Central Business District was discussed by the Authority. Mr. Graham was requested to prepare a statement to

include in the Central Business District report, explaining the inconsistencies in the report on the Turnpike extension.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:03 p.m.


Secretary