

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON OCTOBER 21, 1965

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 11:00 a. m. on October 21, 1965. 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>
Msgr. Francis J". Lally Stephen E. McCloskey James G. Colbert Melvin J. Massucco George P. Condakes	None

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 11:00 a. m, on October 21, 1965 at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

Title Secretary

October 18, 1965

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 October 18, 1965, I filed in the maamer 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 21st day of October 1965.

Kane Simonian
Secretary

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of October 14, 1965 were read by the Secretary.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On the presentation of certified invoices, and a motion duly made and seconded, it was unanimously

VOTED: to approve the payment of the following bills:

Storey, Thorndike, Palmer & Dodge	\$1,700.00
Sasaki, Dawson, DeMay Associates	2,758.50

Copies of a memo dated October 21, 1965 were distributed re Request from Charles River Park ^U"B" to Increase Proposed Air Rights Construction from 5 to 7 stories on the Commercial Parcel, attached to which were copies of a letter dated September 17, 1965 from Jerome Lyle Rappaport, and a letter dated October 12, 1965 from the HHFA.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the request of Charles River Park "B" for an increase of two (2) stories in the height of the office building proposed to be constructed on the air rights of a portion of the Commercial Parcel J-G.

Copies of Site Office Reports were distributed from the Government Center Project, Mass. R-35, North Harvard Project, Mass. R-54 and South End Project, Mass. R-56.

On a motion duly made and seconded, it was unanimously

VOTED: to take from the table the memo dated October 14, 1965 re Report on Parking Lots in the Castle Square Project Area, the contents of which were noted and placed on file.

Copies of a Site Occupant Report, Washington Park Urban Renewal Area, were distributed re Richard Allen, 62 Homestead Street.

On a motion duly made and seconded, it was unanimously

VOTED: that the Site Manager notify Mr. Allen that he will be evicted unless a substantial payment is made on the arrearage within the next thirty (30) days.

On the recommendation of the Deputy Project Director, Washington Park Project, and on a motion duly made and seconded, it was unanimously

VOTED: to waive the use and occupancy charge and grant a moving allowance to the following site occupants:

Account. No. 2264-1	Grace Mitchell	79 Warren Street	\$44.35
Account No. 1922-1	Maud Stephens	121 Hutchings Street	42.00

On the recommendation of the North Harvard Site Office Manager, and on a motion duly made and seconded, it was unanimously

VOTED: to waive the use and occupancy charge to the following:

Account No. 1	Richard Stearns	158 No. Harvard Street	\$200.00
Account No. 24	Vera Carroll	140 No. Harvard Street	277.50

Copies of a memo dated October 21, 1965 were distributed re Request from Walton Lunch Co. - Use of Castle Square Land for Parking for Employees.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the request of the Walton Lunch Company for the use of 12,000 sq. ft. of land adjacent to their building in the Castle Square Project Area, at \$200 per month for employees parking.

Copies of a memo dated October 21, 1965 were distributed re Charlestown Project - Approved List of Appraisers, which list contained the names and addresses of seventeen (17) appraisers.

On a motion duly made and seconded, it was unanimously

VOTED: that the following eleven (11) appraisers be approved for work in the Charlestown Project Area:

Charles Akerson	c/o Nordblom Company, 50 Congress Street, Boston
David L. Cary	c/o Ryan-Elliott & Co., Inc., 140 Federal Street, Boston
Richard Casey	44 School Street, Boston
Richard Dennis	44 School Street, Boston
Alfred H. Dolben	c/o Wm. H. Dolben & Sons, 40 Court Street, Boston
William H. Dolben, Jr.	c/o Wm. H. Dolben & Sons, 40 Court Street, Boston
Daniel Driscoll	18 Oliver Street, Boston
John Finnegan	18 Tremont Street, Boston
Robert Foster	73 Tremont Street, Boston
John C. Kiley, Jr.	15 Bosworth Street, Boston
Frank B. Rogers	457 Beacon Street, Boston

and further, that the General Counsel and Real Estate Officer submit a report to the Authority regarding the six (6) appraisers on the above-mentioned list having addresses outside the City of Boston.

Copies of a memo dated October 21, 1965 were distributed re South Cove Appraisal Engineer, to which were copies of a letter dated October 15, 1965 from John J. Gill Associates, Inc. , and a five page resume of the qualifications of John J. Gill.

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated October 15, 1965 were distributed re Government Center Project, Mass. R-35 - Demolition Contract No. 3, Change Order No. 6.

On a motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 6 - Demolition Contract No. 3 with the John J. Duane Company for the Government Center Project, Mass. R-35, to extend the contract time 181 calendar days to April 30, 1966 with no change in the contract price.

Copies of a memo dated October 19, 1965 were distributed re West End Modification Parcel 9 Classification, and plans were displayed showing the location of Parcel 9 and the plans of the Massachusetts General Hospital's proposed Surgical and Special Service Building.

On a motion duly made and seconded, it was unanimously

VOTED: that the West End Land Assembly and Redevelopment Plan be amended by deleting the words "landscape buffer zone" and inserting the words "institutional use" in Paragraph B 3(B) (1) (a) (i) Parcel 9.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the plans of the Massachusetts General Hospital for the proposed Surgical and Special Service Building.

Copies of a memo dated October 21, 1965 were distributed re Amendatory Loan and Capital Grant Contract, West End Project, UR Mass. 2-3, attached to which were copies of two proposed resolutions.

A Resolution entitled: "Resolution Approving and Providing for the Execution of a Fifth Amendatory Contract Amending Loan and Grant Contract No. UR Mass. 2-3 (L-G) by and Between the Boston Redevelopment Authority and the United States of America, " was introduced by Mr. Colbert.

Said Resolution was then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. McCloskey seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 524

A Resolution entitled: "Resolution Amending that Certain Resolution Adopted January 24, 1958 Entitled:"Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. UR Mass. 2-3 and Providing for the Security for the Payment Thereof, and for Other Purposes," was introduced by Mr. Colbert.

Said Resolution was then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. McCloskey seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 525.

Copies of a letter of resignation, dated October 19, 1965, from the Development Administrator to the Chairman of the Authority were distributed, attached to which were copies of a letter of explanation to the Chairman from the Development Administrator dated October 19, 1965.

On a motion duly made and seconded, it was unanimously

VOTED: that the matter be taken under advisement and placed on file.

The Development Administrator requested that it be incorporated in the Minutes that it is his intention and understanding that the resignation,

dated October 19, 1965, can be acted on by the Authority at any date in the future. The Development Administrator further requested that the resignation be filed in the Document Book of the Authority.

The aforementioned letter of resignation, dated October 19, 1965, is filed in the Document Book of the Authority as Document No. 526.

On a motion duly made and seconded, it was unanimously

VOTED: that in accordance with the Authority's policy adopted on May 8, 1964, that David A. Wylie be placed on a leave of absence without pay status until November 3, 1965, but that he be permitted to use any accumulated annual leave or compensatory time.

On a motion duly made and seconded, it was unanimously

VOTED: to take from the table the memo dated October 14, 1965 re (a) South Cove Site Office, and (b) the memo dated October 14, 1965 re Authorization for Community Renewal Program.

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter of the South Cove Site Office; and further, that the Development Administrator submit a report to the Authority regarding other possible locations considered for the Site Office.

Copies of a memo dated October 21, 1965 were distributed re Authorization for Application for Community Renewal Program, attached to which were copies of a proposed vote and copy of a document entitled: Boston's Proposed Community Renewal Program."

On a motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: to amend the Community Renewal Program Application by deleting from the Section entitled "Structure" on Page 5 the second and third sentences of the first paragraph, and inserting in lieu thereof: "All appointments made for the Community Renewal Program will be made in accordance with the Boston Redevelopment Authority's appointment policy and all contracts awarded will be awarded in accordance with the Boston Redevelopment Authority's contract policy. "

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to submit to the Mayor and Council a request of the United States Housing and Home Finance Agency for a grant of \$700,000 to carry out a community renewal program study in Boston during 1966-1967.

Copies of a memo dated October 21, 1965 were distributed re Final Working Drawings and Specifications for Parcel 8 - Government Center, attached to which were copies of a proposed vote. Copies of the final working drawings for Parcel 8 were displayed.

On a motion duly made and seconded, it was unanimously

VOTED: that the final working drawings and outline specifications for Parcel 8 in Government Center prepared by Edward Larrabee Barnes and Emery Roth and Sons, Associated Architects, dated October 4, 1965 (Progress Date) are hereby approved, subject to:

- (a) submission of more detailed information on the design of arcade and lobby entrances, and
- (b) submission of final landscape plan and one per cent art proposals.

Copies of a memo dated October 21, 1965 were distributed re Government Center Parcel 12 - Final Architectural Drawings for Phase II, attached to which were copies of a proposed vote; and a set of final architectural plans, dated October 15, 1965, were displayed.

On a motion duly made and seconded, it was unanimously

VOTED: that the final architectural plans for Phase II of Parcel 12, dated October 15, 1965 are hereby approved, subject to reservations regarding:

- (a) exact treatment of the proposed underground garage including access thereto, and
- (b) the change in window treatment in the center three bays of the first floor.

Copies of a memo dated October 21, 1965 were distributed re Government Center Parcel 4 - Parking Garage, attached to which were copies of a proposed vote - a set of final preliminary plans prepared by Samuel Glaser

and Associates and Kallmann and McKinnell, dated September 22, 1965, were displayed.

On a motion duly made and seconded, it was unanimously

VOTED: that final preliminary plans and outline specifications for the Government Center Parking Garage, prepared by Samuel Glaser & Associates and Kallmann and McKinnell, dated September 22, 1965, are hereby approved.

Copies of a memo dated October 21, 1965 were distributed re Payment to State Department of Public Works for Tidewater Displacement, attached to which were copies of an invoice for \$252.00.

On a motion duly made and seconded, it was unanimously

VOTED: to pay the Commonwealth of Massachusetts \$252.00.

Copies of a memo dated October 21, 1965 were distributed re Acquisition of Dilapidated Buildings, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer, subject to approval of General Counsel, be and he hereby is authorized to acquire by negotiation the following properties:

32 Homestead Street
76 Munroe Street
70-72 Holworthy Street
6 Fountain Street
69 Humboldt Avenue

On a motion duly made and seconded, it was unanimously

VOTED: that Mr. Tercyak submit a detailed report on the property at 1-6 St. James Terrace and 26-28 Akron Street, in the "Washington Park Project Area, and that the Real Estate Officer be authorized to obtain appraisals on 1-6 St. James Terrace.

Copies of a memo dated October 21, 1965 were distributed re Request for Approval of Disposition Prices in the Washington Park Urban Renewal Area, attached to which were copies of a proposed resolution.

On a motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: that the recommendation for the Disposition Price for Parcel G-2, Washington Park Urban Renewal Area, be tabled and that the Development Administrator submit a more detailed report to the Authority at its next meeting regarding the proposed use of Parcel G-2.

Mr. Colbert introduced a Resolution entitled "Resolution of Boston Redevelopment Authority re: Proposed Price for Disposition Site H-3 in the "Washington Park Urban Renewal Area Project No. Mass. R-24," which resolution was read in full and considered.

On a motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to adopt the Resolution as read and considered.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 527.

Copies of a memo entitled "Humboldt Avenue School - Washington Park" were distributed, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the preliminary plans for the elementary school to be constructed on Humboldt Avenue in Washington Park be accepted.

Copies of four (4) memoranda dated October 21, 1965 were distributed re Personnel Actions.

On a motion duly made and seconded, it was unanimously

VOTED: (a) that George Niles and Robert Bott be authorized to attend the Conference on Data Processing at Westboro, Massachusetts on October 21, 1965; (b) that Mark Taylor and James Boland be authorized to attend the Symposium on Automatic Data Processing in Newton, Massachusetts on October 28th and 29th; (c) that Charles Hilgenhurst and Richard White be authorized to attend the Design Seminar at Harvard University on October 23, 1965; (d) that James G. Dolan, Jr. and Samuel Thompson be authorized to attend the New England Conference on Equal Opportunity at the Statler Hilton Hotel in Boston on October 29, 1965; and (e), that Thomas Deely and Stephen Diamond be authorized to attend the NAHRO Conference in Philadelphia, October 24-27, 1965.

Copies of a memo dated October 21, 1965 were distributed re Amendatory Survey and Planning Contract for South End Project, attached to which were copies of a proposed Resolution.

A Resolution entitled: "Resolution Approving and Providing for the Execution of a Second Amendatory Contract Amending Contract for Planning Advance No. Mass. R-56 (A) By and Between the Boston Redevelopment Authority and the United States of America" was introduced by Mr. Colbert.

Said Resolution was then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 528.

Copies of a memo dated October 21, 1965 were distributed re Amendatory Loan and Capital Grant Contract - Washington Park Project, attached to which were copies of two (2) proposed Resolutions.

A Resolution entitled: "Resolution Approving and Providing for the Execution of a First Amendatory Contract Amending Loan and Grant Contract No. Mass. R-24(LG) By and Between the Boston Redevelopment Authority and the United States of America" was introduced by Mr. Colbert.

Said Resolution was then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 529.

A Resolution entitled: "Resolution Amending that Certain Resolution Adopted April 24, 1963 Entitled: "Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-24 and Providing for the Sefcurity for the Payment Thereof, and for Other Purposes" was introduced by Mr. Colbert.

Said Resolution was then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay"¹¹: None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foreoing Resolution is filed in the Document Book of the Authority as Document No. 530.

Copies of a memo dated October 21, 1965 were distributed re Amendatory Temporary Loan Contract for South End - Castle Square, attached to which were copies of two (2) proposed Resolutions.

A Resolution entitled : "Resolution Approving and Providing for the Execution of a First Amendatory Contract Amending Temporary Loan Contract No. Mass. R-56 (L) By and Between the Boston Redevelopment Authority and the United States of America" was introduced by Mr. Colbert.

Said Resolution was then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and, on roll call, the following voted "Aye"¹¹: Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foreoing Resolution is filed in the Document Book of the Authority as Document No. 531.

A Resolution entitled: "Resolution Amending that Certain Resolution Adopted November 28, 1962 Entitled: "Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-56 and Providing for the Security for the Payment Thereof, and for Other Purposes" was introduced by Mr. Colbert.

Said Resolution was then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 532.

Mr. Condakes left the meeting at this point.

Copies of a memo dated October 21, 1965 were distributed re Zoning Referrals. The Authority reviewed the petitions and recommendations contained in the aforementioned memo and unani mously took the following actions with respect to each case:

Map Application No. 20

VOTED: that in connection with Map Application No. 20 brought by Rivett, Inc. , 145 Newton Street, Brighton to extend the restricted manufacturing zone in the northwest corner of Brighton just south of the Boston and Albany R. R. right-of-way in a southerly direction to the center line of Newton Street, the Boston Redevelopment Authority recommends that the application be granted since it is simply a matter of validating a previous change made by the former Board of Zoning Adjustment and the area involved now contains a manufacturing use.

Petition No. Z-282

VOTED: that in connection with Petition No. Z-282 by Raymond L. Keoveney for a conditional use permit to allow change of occupancy from gasoline station to gasoline station and repair shop, the Boston Redevelopment Authority recommends the permit be granted with the following provisos: (a) all work to be conducted inside the building and all doors kept closed; (b) a close screen fence at least six feet in height be erected along side and lot lines; and (c) no work conducted beyond 6:00 p. m. and no work on Sunday.

Petition No. Z-283

VOTED: that in connection with Petition No. Z-283 by R. S. R. Realty Company, Inc., 191 Beacon Street, Boston, for a conditional use permit to allow a boarding house in an apartment district and variance to allow off-street parking less than required, the Boston Redevelopment Authority opposes the granting of the conditional use permit and variance. An increase in resident students in Back Bay boarding houses or uncontrolled dormitories is not in the best interest of the Back Bay residential neighborhood.

Petition No. Z-285

VOTED: that in connection with Petition No. Z-285 brought by the Boston Public Works Department, 475 Mt. Vernon St. , Dorchester for a conditional use permit to allow the wrecking and dismantling of motor vehicles in an industrial zone, the Boston Redevelopment Authority recommends the permit be granted. The existing site that was used for the processing of abandoned and junk vehicles has been taken by the State for easement for culvert installation in Fort Point Channel, In order to keep derelict vehicles from the streets to facilitate cleaning and plowing of the streets it is necessary to have a facility for processing and transfer of these vehicles for disposal elsewhere.

Petition No. Z-281

VOTED: that in connection with Petition No, Z-281 by Douglas Realty, 235 Hanover St., Boston to allow excessive floor area ratio: , rear yard less than required and no off-street parking to allow for erection of two-story building for retail clothing store, the Boston Redevelopment Authority opposes the granting of the variances as the parking shortage which exists already at and around the property involved, is of critical proportions. Exempting a new building on that site from providing statutory facilities would aggravate the shortage and nullify the stated purposes of the code.

Petition No. Z-284

VOTED: that in connection with Petition No. Z-284 by Boston Housing Authority, 631-633 East Fourth St., South Boston for a variance to allow front yard less than required (10 ft. instead of 20 ft.) and be allowed to supply 16% parking in place of the required parking of 90%, the Boston Redevelopment Authority recommends the variance be granted. The B. H. A. has stated that they will be able to meet the 20% parking requirement as proposed in the petition now before the Zoning Commission.

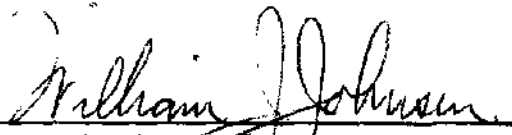
Petition No. Z-287

VOTED: that in connection with Petition No. Z-287 brought by Grossman Industrial Properties, Inc., 100 Boardman St., East Boston for a variance to allow a nursing home in a manufacturing district and to be allowed to have off-street parking less than required, the Boston Redevelopment Authority recommends that the variance be granted with the proviso: that the required number of off-street parking spaces be provided. As this parcel is a sub-division of a large area in East Boston, there should be adequate lot area to provide the necessary off-street parking.

On a motion duly made and seconded, it was unanimously
VOTED: that the next meeting of the Authority be held on
November 12, 1965 at 2:00 p. m.

On a motion duly made and seconded, it was unanimously
VOTED: to adjourn.

The meeting adjourned at 12. 56 p. m.


Assistant Secretary