

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON June 28, 1961

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 June 28, 1961. 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>
<b>Ms</b> jr. Francis J. Lally Stephen E. McCloskey James G. Colbert	Melvin J. Massucco (came in later) Joseph W. Lund

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 June 28, 1961 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By \_\_\_\_\_

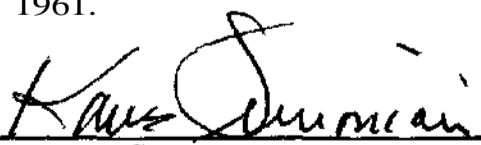
**G** June 22, 1961 Title: \_\_\_\_\_ Secretary \_\_\_\_\_

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 June 22, 1961 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 28th day of June, 1961.

  
\_\_\_\_\_  
Secretary

**LS**

Messrs. Logue and Conley attended the meeting.

Messrs. Hertan, Rosano, Reggio et al proposed redevelopers for the Mattapan Project area entered the meeting and presented to the Authority information prepared for Federal Housing Administration submittal, such as site plan, unit floor plans, building elevations, as well as information concerning construction costs, proposed rentals and distribution of apartment sizes.

The minutes of the meeting of June 21, 1961, were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On motion duly made and seconded, it was unanimously

VOTED: that there will be no meeting of the Authority on July 5, 1961.

On motion duly made and seconded, it was unanimously

VOTED: that Mr. John P. McMorrow, Director of Administrative Management, be and hereby is authorized on behalf of the Authority to receive and open the sub-bids, in compliance with the provisions of Chapter 149 of the General Laws, for the renovation of the tenth and eleventh floors of City Hall, scheduled for twelve o'clock noon, July 5, 1961.

Site Office reports were distributed.

The hardship case of Mr. Robert Costello, 1591 Tremont Street, was discussed by the Authority.

On the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: to waive the rent arrearage of \$100 and to authorize relocation payments.

The case of Mrs. Frances Mistrullo was discussed.

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

VOTED: to instruct the Executive Director to write to the Chairman of the Boston Housing Authority in order to request a specific house assignment for Mrs. Mistrullo in lieu of eviction proceedings.

A report from the site office disclosed that several suitable listings of apartments had been offered to the Kenney and Freeley families and that site office personnel have offered to move these families into these apartments temporarily without expense to the tenants. These families have definitely refused any temporary move and have stated that they do not intend to move until the home that is being built for both families, jointly, is completed sometime in August. The Kenney and Freeley families consist of four adults and have been very uncooperative and are holding up the release of the remaining buildings for demolition in the first parcel. The redevelopers of the first parcel have advertised and opened the bids for the construction of the twenty-five story building. The awarding of the contract for the commencement of construction is being held in abeyance, pending the demolition of this building in which the Kenney and Freeley families are located.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to execute eviction warrants for the following:

Edward - Anna Freeley, 652 Huntington Ave. , Account #90/65  
Catherine Kenney, 652 Huntington Ave. , Account #91/65

The Executive Director advised the Authority that it would be necessary to expend funds either for the erection of barricades or for the creation of piles of fill to serve as barriers in the West End Project area in order to prevent illegal parking and trespassing.

On motion duly made and seconded, it was unanimously

VOTED: to empower the Executive Director to authorize whatever expenditures are necessary for the erection of barriers or for the provision of other methods to prevent illegal parkers from trespassing.

The Executive Director presented the request from Charlesbank Apartments, Inc., for deviation which was tabled at the last meeting.

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

VOTED: to take from the table the request for the deviation.

A memorandum from Mr. Orpin, Chief Engineer, recommending that the deviation be granted, was distributed and discussed.

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

VOTED: that the Authority hereby grants permission for the apartment building of the Charlesbank Apartments Project, which contains no automatic sprinklers, to deviate from the provisions of Section 1008(a) of the Building Code of the City of Boston, which requires the installation of certain automatic sprinklers, the Authority hereby finding that such permission may be granted without substantially derogating from the intent and purposes of such code and being satisfied that a fire detection system consisting of a fire detection head centrally located in each apartment, and, on each Typical Floor, in each of the "Janitors<sup>1</sup> Closets" and the four "Tenant Storage Closets<sup>11</sup>", and a master panel located in the main entranceway of the building will sufficiently satisfy the purposes for which it is to be used and the purposes of said Section 1008(a); and the Authority hereby adopts and imposes as a rule and regulation, in addition to those previously adopted by the Authority, that the said apartment building contain said fire detection system substantially as shown on the plan entitled "Preliminary, May 8, 1961, Charlesbank Apartments, Inc., Boston, Massachusetts", and prepared by Hugh Stubbins and Associates, Inc.,

Mr. Massucco entered the meeting at this point.

A memo from Mr. Robert McGovern, Real Estate Officer, dated June 27, 1961, was distributed, re: Parcel 9A-26, Whitney Project.

Mr. McGovern was asked to enter the meeting and a further explanation and discussion of the memo took place,

On the recommendation of the Real Estate Officer, in which the General Counsel concurred, and on motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: to approve a maximum option price of \$17,000 for Parcel 9A-26.

Mr. Colbert moved the adoption of the following orders, copies of which were distributed to the Members, the Development Administrator, the General Counsel and the Secretary.

1. That all persons in the employ of the Boston Redevelopment Authority on June 28, 1961, who are nationals of the United States, be required to sign under the pains and penalty of perjury the following Oath or Affirmation, that such Oaths must be filed with the Secretary of the Redevelopment Authority not later than July 26, 1961, and that all such persons entering the employ of the Redevelopment Authority from June 28, 1961, on, be required to sign said Oath or Affirmation before entering upon the discharge of their duties:

"I do solemnly swear (or affirm) that I will uphold and defend the Constitution of the United States of America and the Constitution of the Commonwealth of Massachusetts and that I will oppose the overthrow of the government of the United States of America or of this Commonwealth by force, violence or by any other illegal or unconstitutional method. "

Signed under pains and penalty of perjury

\_\_\_\_\_  
Signature of Employee

2. That all persons in the employ of the Boston Redevelopment Authority- on June 28, 1961, shall be required to answer the question listed below, that their answers shall be filed with the Secretary of the Boston Redevelopment Authority not later than July 26, 1961, and that said question shall be incorporated in the questionnaire which must be answered by all future applications for employment with the Boston Redevelopment Authority:

Have you ever been a member of the Communist Party or of any organization which advocates the overthrow of the constitutional form of the government of the United States of America?

YES

NO

Signed

---

Signature of Employee

3. The Secretary of the Boston Redevelopment Authority is instructed to have mimeographed forthwith copies of the Oath or Affirmation cited in Order No. 1 and the question cited in Order No. 2 for distribution to all employees of the Redevelopment Authority. That the Oaths filed by employees and the answers submitted to the question listed in Order No. 2 shall be made a part of the records of the Boston Redevelopment Authority.

Mr. McCloskey seconded the motion to adopt the orders as presented.

The Chairman called for a vote and the orders were unanimously adopted.

On the recommendation of the Development Administrator and on motion duly made and seconded, it was unanimously

VOTED: to approve the following appraisers designated by the Housing and Home Finance Agency for the second appraisals for the Government Center Project:

Frederick C. Achin, 90 Aiken Street, Lowell, Mass.  
Bernard Singer, 1430A Beacon Street, Brookline, Mass.  
Anthony Losardo, 276 Quarry Street, Quincy, Mass.

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

VOTED: to take from the table the nomination of and approve the appointment of Miss Patricia M. Twohig of Dorchester as Administrative Assistant to the Real Estate Officer, at \$7, 500 per annum, effective June 28, 1961.

The Development Administrator distributed copies of a memo, recommending payment of \$4, 000 to Mr. Chester A. Rapkin for consulting services in connection with the Washington Park Project.

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

VOTED: to authorize payment of \$4, 000 to Mr. Chester A. Rapkin for services rendered in accordance with the contract, subject to the condition that the expenditure is within the approved budget and that funds are available.

The Development Administrator submitted a memo, recommending payment to I. M. Pei & Associates for services rendered under the Downtown-North Planning Contract in the amount of \$16, 200.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the payment of \$16, 200 to I. M. Pei for services rendered under the Downtown-North Planning Contract, subject to the condition that the expenditure is within the approved budget and that funds are available.

The Development Administrator distributed copies of a letter he received from Judge Charles F. Mahoney, representing the Boston Center, Inc. , requesting a meeting with the Authority to discuss an application under Chapter 121A.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority meet with Judge Mahoney and his associates, representing the Boston Center, Inc. , at ten a.m. on July 12, 1961.

The Development Administrator distributed a memo, recommending moving expenses for Russell Traunstein and Robert Litke.

On motion by Mr. McCloskey, seconded by Mr. Massucco, it was unanimously

VOTED: to authorize the payment of moving expenses in accordance with Local Public Agency Letter No. 209 as follows:

Russell Traunstein	\$628. 50
Robert Litke	\$359. 00

The Development Administrator distributed copies of a memo re: School Facilities Survey: Contract with President and Fellows of Harvard College. The Development Administrator stated that the cost would amount to \$67,737 and it was expected that the Housing and Home Financy Agency would pay 80% of the cost out of project funds, with the balance being paid from City of Boston funds.

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

VOTED: to approve the proposal and to approve the execution of the contract, subject to the condition that Federal funds are authorized.

The Development Administrator distributed a memorandum, dated June 28, 1961, re: Personnel for Summer Survey Program, containing the nominations for seven Junior Planning Aides, one Junior Planning Interne and one Receptionist -Clerk.

On motion by Mr. Massucco, seconded by Mr McCloskey, it was unanimously

VOTED: to approve the appointments of the nine persons contained in the June 28, 1961, memo at the rates and wages and under the conditions of employment stipulated in said memo, effective from July 5, 1961, to September 15, 1961. (The foregoing memo, dated June 28, 1961, is incorporated in the Document Book as Document No. 147. )

The Development Administrator recommended the appointment of Mr. Philip Andrew Stack, Jr. , as Messenger-Clerk, on a part-time basis,



at the rate of \$1.40 per hour, effective July 3, 1961, to September 15, 1961.

On motion by Mr. Massucco, seconded by Mr. McCloskey,  
it was unanimously

VOTED: to approve the recommendation.

The Development Administrator advised the Authority that six of the summer survey personnel had refused the appointment because of other employment.

On motion duly made and seconded, it was unanimously

VOTED: to rescind the appointment of the following summer survey personnel:

Junior Planning Aides

John J. Callahan  
John Curtin  
Herbert K. Donlan  
James J. McDonald

Junior Planning Internes

Nancy L. Olken  
Rabindra K. Gupta

The Development Administrator notified the Authority that Mr. Philip B. Wallick, approved as Chief Planner on June 14, 1961, at \$10,000 per annum, has accepted employment elsewhere.

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

VOTED: to rescind the appointment.

The Development Administrator distributed a memorandum, dated June 28, 1961, re: Staff Appointment, recommending the appointment of Mr. John R. Rothermel, Jr., of Madison, Wisconsin, as Capital Budget Officer (Chief Planner) assigned to the Comprehensive Planning Division of the Planning Department, at \$11,000 per annum, effective July 26, 1961. Mr. Rothermel's salary will be paid 50% by project funds and 50% by City funds.

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

VOTED: to approve the appointment of Mr. John R. Rothermel, Jr., as recommended.

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

VOTED: to extend the employment of Mr. Vincent K. Gates for an additional week because of the fact that there would be no regular meeting of the Authority on July 5, 1961, at which time the two-week appointment would expire.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 12 M.

  
Secretary