

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON AUGUST 19, 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 2:00 p.m. on August 19, 1965. The meeting was called to order by the Vice Chairman and upon roll call those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Stephen E. McCloskey	Msgr. Francis J. Lally
James G. Colbert	
Melvin J. Massucco	
George P. Condakes	

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 2:00 p.m. on August 19, 1965 at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

August 12, 1965

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 August 12, 1965, 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 19th day of August, 1965.

Kane Simonian
Secretary

LS

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of July 22, 1965 were read by the Secretary, On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

The minutes of the meeting of July 29, 1965 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 every effort be made to have the minutes of the Authority's meetings completed and mailed to the Members within five working days following the meeting.

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

VOTED: to approve payment of the following bills:

	\$
John E. O'Neill, Waterfront appraisals	100.00
Madden Construction Corp., basketball courts, Washington Park	1, 745. 00
J, L. Hayden engineering services, West End land disposition plans	690. 24
Bernard Singer, appraisals, Waterfront	3, 100. 00
Maher & Fall Wrecking Co. , Washington Park Demolition and Site Clearance Contract No. 4, Partial Payment No. 8	25, 947. 00
Maher & Fall Wrecking Co. , Washington Park Demolition and Site Clearance Contract No. 2, Partial Payment No. 18	2, 988. 00
Maher & Fall Wrecking Company, Washington Park Demolition and Site Clearance Con- tract No. 5, Partial Payment No. 1	15,210.00
John J. Duane Company, Inc. , partial payment No. 14, Castle Square Demolition Contract No. 1	19, 888. 20
Campbell & Aldrich	4, 400. 57
Fay, Spofford & Thorndike, Inc.	2, 775. 35
Freedom House, Inc.	3, 291. 50
Charles A. Maguire & Associates	6, 550. 00
Schoenfeld Associates, Inc.	5, 154. 40
Murray D. Segal	1, 078. 20
Traffic Research Corporation	2, 363. 34

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

Copies of a memo dated August 19, 1965 were distributed re Welfare "Write Offs, Washington Park Project, Mass. R-24.

Upon the recommendation of the Site Office and on the grounds of hardship, on motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectable list dated August 19, 1965 totaling \$3028.25, and further to make the following findings as required by URA procedure; (1) that there is no reasonable prospect of collection and (2) the probable costs of further efforts to collect would not be warranted.

On the recommendation of the Site Office and because of failure to pay use and occupancy charges, it was unanimously

VOTED: that the Executive Director be authorized to issue a Sheriff's warrant for the eviction of Robinson Auto Repair, 637 Warren Street, Roxbury.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to issue a Sheriff's warrant for the eviction of the following tenants unless a substantial payment is made on their arrearage; and that a letter notifying them to this effect be sent to them by the Site Office:

Account No. 2581	Gloria Garrison	24 Hollander St. , Wash. Park
2583	Rosie Robinson	26 Hollander St. " "
2585	Charlotte Mahoney	26 Hollander St. " "
2591	Edward McDonough	82 Circuit St. " "
2582	Early Rogue	24 Hollander St. " "
2498	Thelma Bass	179 Walnut Ave. " "

Copies of a letter dated August 18, 1965 were distributed re vacating of 11-25 Pemberton Square and contents noted.

Copies of a memo dated August 19, 1965 were distributed re Preliminary Loan Notes, Second Series E, North Harvard Project, Mass. R-54, attached to which were copies of a tabulation of bids and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: to reject all bids received on August 17, 1965 on \$473,000 Preliminary Loan Notes, Second Series E, North Harvard Project, Mass. R-54.

Copies of a memo dated August 19, 1965 were distributed re Preliminary Loan Notes, Fifth Series D, South End Project Mass. R-56, attached to which were copies of a tabulation of bids and a proposed Resolution.

A Resolution entitled " Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$5,428,000, the Execution of Requisition Agreement No. 5, and the Execution and Delivery of Project Temporary Loan Note No. 6 in Connection with Project No. Mass. R-56 " 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. Condakes seconded the motion, and, on roll call, the following voted "Aye": Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay"¹¹: None. The Vice 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. 493.

Copies of a memo dated August 19, 1965 were distributed re Preliminary Loan Notes, Fifth Series C, Washington Park Project, Mass. R-24, attached to which were copies of a tabulation of bids and a proposed Resolution.

A Resolution entitled "Resolution Authorizing the Sale, Issuance and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$6,445, 000, the Execution of Requisition Agreement No. 5 and the Execution and Delivery of Project Temporary Loan Note No. 6 in Connection with Mass. R-24 was introduced by Mr. Condakes. Said Resolution was then read in full and discussed and considered. Mr. Condakes then moved the adoption of the Resolution as introduced and read. Mr. Colbert seconded the motion and on roll call, the following voted "Aye": Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay": None. The Vice 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. 494.

Copies of a memo dated August 11, 1965 were distributed re Government Center Project, Mass. R-35, Demolition Contract No. 5, Change Order No. 1, John J. Duane Company, Inc.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 1, Demolition Contract No. 5, Government Center Project Mass. R-35, John J. Duane Company, to extend the contract time 182 calendar days to February 28, 1966 with no change in contract price.

Copies of a memo dated August 18, 1965 were distributed from the Chief Engineer and Director of Site Development re Government Center - Demolition Bids , Ten State Street Building, attached to which were copies of a tabulation of bids received on July 26, 1965.

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

VOTED: that the Executive Director be authorized to execute a contract with Corey Steeplejacks, Inc. , the lowest qualified and responsible bidder, in the amount of \$118, 000 for the demolition of the building at Ten State Street, subject to the approval of the Housing and Home Finance Agency.

Mr. Condakes voted "present".

On motion duly made and seconded, it was unanimously

VOTED: that the memorandum of the Chief Engineer dated August 18, 1965 be incorporated in the Document Book of the Authority.

The above- mentioned memorandum is filed in the Document Book of the Authority as Document No. 495.

Copies of a memo dated August 16, 1965 were distributed re North Harvard Project Survey Contract. On motion duly made and seconded, it was unanimously

VOTED: that the contract with Henry F. Bryant & Son, Inc. dated November 24, 1964 be extended to November 24, 1965 with no change in contract price.

Copies of a memo dated August 19, 1965 were distributed re North Harvard Project Increase in Amount of Awards, attached to which were copies of a memo from the Real Estate Officer. On motion duly made and seconded, it was unanimously

VOTED; that the award to John and Henry McGinn, Parcel 3B2, North Harvard Project, be increased from \$4, 000 to \$7, 500.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter of the increased award to Harvard College, and further, that the Real Estate Officer submit a report giving further information to the Authority at its next meeting.

Copies of a memo dated August 19. 1965 were distributed re Central Business District Approved List of Appraisers, attached to which were copies of the qualifications of Paul T. O'Keefe. On motion duly made and seconded, it was unanimously

VOTED: to approve the following list of appraisers for the Central Business District Project:

Paul T. O'Keefe	151 E. 83d St., New York City
Richard Casey	44 School St. , Boston
John Cullen	73 Tremont St. , Boston
Daniel Driscoll	18 Oliver St. , Boston
Robert Foster	73 Tremont St. , Boston
Reginald Gallagher	1 Court St. , Boston
John D. Hewitt	19 Peter Hobart Drive, Hingham
Archie J. Home	267 Lovell St., Worcester
John C. Kiley Jr.	15 Bosworth St. , Boston
Joseph A. Moran	548 Eliot St. , Boston
John E. O'Neill	2091 Centre St. , West Roxbury
Bernard Singer	1430A Beacon St. , Brookline

Copies of a memo dated August 5, 1965 were distributed re New England Merchants National Bank Building Roof Repairs, which included a tabulation of bids received and opened on August 4, 1965. On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to execute a contract for the roof repairs on the New England Merchants National Bank Building with the lowest qualified and responsible bidder, W. E. Smith Company, Inc. , in the amount of \$1640. 00.

The Executive Director reported to the Authority that the Chief Engineer obtained two proposals, one from Maher and Fall Wrecking Company Inc. and another from John J. Duane Company, Inc. , for the demolition of 7-9 Westminster Terrace, which was in a hazardous condition, as follows: Maher & Fall Wrecking Company, \$6200; John J. Duane Company, \$3200;

On motion duly made and seconded, it was unanimously

VOTED: to approve the proposal from John J. Duane Company and to authorize a change order in the amount of \$3200 to Demolition Contract No. 3, John J. Duane Company, Washington Park, for the demolition of 7-9 Westminster Terrace, Roxbury.

Mr. Massucco left the meeting at this point.

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

VOTED: that a small advertisement be published on the frontpage of the newspapers on Monday, August 23, 1965, stating that elderly and infirm residents of the South End may speak at the beginning of the hearing either for or against the project plan if they will notify either the Boston Redevelopment Authority office on Monday or a staff member at the Auditorium.

Copies of a memo dated August 19, 1965 were distributed re Rules for Conduct of the South End Urban Renewal Project Public Hearing, attached to which was a set of proposed rules.

On motion duly made and seconded, it was unanimously

VOTED: that the rules for the conduct of the South End Urban Renewal Project Public Hearing, to be held by the Boston Redevelopment Authority on August 23, 1965, submitted to the Authority under cover of memo from the Development Administrator dated August 19, 1965, are hereby approved and adopted.

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

VOTED: that the following staff members be present at the public hearing: Real Estate Officer, Chief Engineer, Project Director, Assistant

Project Director, Rehabilitation Specialists and Director of Family Relocation.

Copies of a memo dated August 19, 1965 were distributed re South Cove Cooperation Agreement with the Tufts New England Medical Center, attached to which were copies of a proposed form of vote and proposed Cooperation Agreement. On motion duly made and seconded, it was unanimously

VOTED: to continue this matter on the table.

Copies of a memo dated August 19, 1965 were distributed re South Cove Cooperation Agreement with Don Bosco School, attached to which were copies of a proposed vote and proposed Cooperation Agreement. On motion duly made and seconded, it was unanimously

VOTED: to continue this matter on the table.

Copies of a memo dated August 19, 1965 were distributed re Status Report - North Harvard Project, Mass. R-54. The contents were noted and placed on file.

Copies of a memo dated August 19, 1965 were distributed re North Harvard Project, attached to which were copies of a letter from Mayor John F. Collins dated August 17, 1965, and copies of a statement of Mayor Collins concerning the North Harvard Urban Renewal Project.

Mr. Colbert requested that the following statement be recorded in the minutes:

"While I intend to vote for the establishment of a Blue Ribbon Committee to recommend the best land use for the North Harvard Project in Allston, I would like to emphasize that I would attach little weight to the committee's finding if there is any evidence that it has been influenced by the distortions and the fabrications of the professional agitators in the North Harvard Project.

"The Redevelopment Authority, in my opinion, has been placed in an unfair light by misrepresentations made by certain of the North Harvard objectors.

"I read statements in the newspapers that they told authorities in Washington - and I believe Mr. Logue was there at the time - that they could not sit down and discuss the North Harvard project with us. That is untrue.

"When we held the hearing on the North Harvard Project, some people, including some from outside the project area, deliberately disrupted the hearing and prevented an orderly presentation of the arguments for and against the project.

"I wonder if their idea of talking things out is to shout and scream, to call Monsignor Lally a thief and to issue various threats - because this is what they did.

"They refuse to see or talk with our staff members and then they say we won't talk with them.

"They refuse to pay their rent for nine months and then go to Washington to complain because they are evicted.

"We have recommendations before us today for the eviction of tenants from Washington Park who are two months, three months and four months behind in their rent.

"If these are proper recommendations - and I don't question that they are - then the thing the Redevelopment Authority should be criticized for is not evicting the non-rent payers in the North Harvard project sooner and for waiting nine months before moving against them."

Mr. Logue made the following statement:

"Mr. Charles Horan informed me that they had sent a group here; they examined the area and found that it was substandard as the Redevelopment Authority said it was and that it was not feasible of rehabilitation; and that so far as the Federal Government was concerned, they had no plans to intervene further. "

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

VOTED: that His Honor the Mayor be invited by the Authority to establish a panel of seven members to recommend the best land use of the North Harvard Project.

Copies of a memo dated August 19, 1965 were distributed re Engineering Contract for Washington Park, attached to which were copies of a proposed vote and a proposed contract for engineering services.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute an engineering contract with Fay, Spofford and Thorndike, Inc. for engineering services in the Washington Park Urban Renewal Area, provided the maximum amount to be expended under said contract shall not exceed \$50,000. Payment shall be made from project funds.

Copies of a memo dated August 19, 1965 were distributed re Order of Taking, attached to which were copies of a proposed Resolution and an Order of Taking, including Annex A, Project Area IDias-cription, Annex B, Taking Area Description, and Annex C, Award of Damages.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority than an Order of Taking dated August 19, 1965 relating to portions of the Washington Park Urban Renewal Area, Mass. R-24, be executed, together with a plan -consisting of twenty-six (26) sheets, dated June 11, 1962, June 26, 1963, and revised September 24, 1963, and December, 1964, and drawn by Harry R. Feldman, Inc. , Surveyors, Boston, Mass. , which sheets are respectively entitled "Property Line and Eminent Domain Taking Map, Washington Park Project R-24, Plans. Nos. 1 to 26 inclusive," and made a permanent part of the proceedings, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.

The foregoing Order of Taking is filed in the Document Book of the Authority as Document No. 496.

Copies of a memo dated August 19, 1965 were distributed re Acquisition of City Owned Properties, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

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

<u>Address</u>	<u>Block-Parcel</u>
8 Mills Street	167B-17
17 Crawford Street	235L-6
5-r Alpine St.	139-3
18 Alpine	138-21
61-63 Rockland	171C-30
53-55 Rockland	171C-28
48 Rockland	170B-10
213 Walnut Ave.	220-18
165 Harrishof	225-4
13 Homestead	234-14
68 Brookledge	235X2-3
44 Maple	235B-9
8 Howland	235L-21
0 Wakullah	169-25

Copies of a memo dated August 19, 1965 were distributed re Informational Memo, 3-5 Westminster Terrace. The contents were noted and placed on file.

Copies of a memo dated August 19, 1965 were distributed re Recommendation for Approval of Sign in the Washington Park Shopping Center. Copies of plans were displayed indicating the design of the proposed sign and indicating the elevation. On motion duly made and seconded, it was unanimously

VOTED: that the following plans submitted to the Authority under cover of the Development Administrator's memo of August 19, 1965 are hereby accepted and approved:

1. Plan #A-12s, Development of Site F-1, Washington Park Urban Renewal Area, Blair Associates Shopping Center, Roxbury, Massachusetts, Small Shop Elevations, Sections and Mall Elevation, Associated Architect and Engineer, 755 Boylston Street, Boston, Massachusetts, dated April 28, 1965;
2. Plan #A-10s, Development of Parcel F-1, Washington Park Urban Renewal Area, Blair Associates Shopping Center, Roxbury, Massachusetts, Zayre Elevations and Section, Associated Architect and Engineer, 755 Boylston Street, Boston, Massachusetts, dated April 28, 1965;
3. Plan #A-11s, Development of Parcel F-1, Washington Park Urban Renewal Area, Blair Associates Shopping Center, Roxbury, Massachusetts, Blair Foodland - Elevations and Sections, Associated Architect and Engineer, 755 Boylston Street, Boston, Massachusetts, dated April 28, 1965.

Copies of a memo dated August 19, 1965 were distributed re 121A Application, Warren Gardens, Inc.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hold a public hearing on September 16, 1965 at 2:00 p.m. at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, on the Application of Warren Gardens, Inc., and that the Executive Director be authorized to advertise notice of public hearing in the daily newspapers and the Boston City Record.

On motion duly made and seconded, it was unanimously
VOTED: that the next meeting of the Authority be held on
September 16, 1965 at 1 p. m.

Copies of a memo dated August 19, 1965 were distributed re
Re-use Site Boundary Changes, attached to which were copies of a proposed
vote and copies of a map.

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

VOTED: that the developers of Site C-1 and B-2 and the developer
of Site F-3 be permitted to submit alternate plans for the consideration of the
Authority.

Copies of a memo dated August 19, 1965 were distributed re
Roxbury Civic Center - Letters of Understanding Between the Boston Re-
development Authority and Three City Departments, attached to which were
copies of letters from the Boston Real Property Department, Boston Police
Department and the Boston Public Library.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized
for and on behalf of the Authority to execute and deliver a Letter of Under-
standing between the Boston Redevelopment Authority and each of the Boston
Police Department, the Real Property Department of Boston and the Trustees
of the Boston Public Library, substantially in the respective forms presented
under cover of memo of the Development Administrator dated August 19, 1965,
providing that the Authority will convey to each of the respective departments
a sufficient portion of re-use Parcel 1-1 in the Washington Park Urban Re-
newal Area to construct a building for the use of such department, at a price
based on the value of the land for public re-use as approved by the Housing
and Home Finance Agency, subject in the case of each parcel to execution of
a land disposition agreement substantially in the Authority's standard form
for disposition of land for public use; and each such letter executed on behalf

of the Authority by the Development Administrator to which a certificate of this vote is attached shall conclusively be deemed authorized by the Authority.

Copies of a memo dated August 19) 1965 were distributed re South Station Purchase Agreement, attached to which were copies of a proposed Purchase Agreement. The contents were noted and placed on file.

Copies of a memo dated August 19, 1965 were distributed re Letter of Intent to the Boston Terminal Corporation, attached to which were copies of a proposed vote and copies of a proposed letter to Henry M. Leen, Esquire. On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to execute on behalf of the Authority a Letter of Intent to the Boston Terminal Corporation in the form attached to the above-mentioned memo.

The foregoing Letter of Intent is filed in the Document Book of the Authority as Document No. 497. (Including Purchase Agreement)

Copies of a memo dated August 19, 1965 were distributed re Authorization for Appearance by Special Counsel in Support of the South Station Purchase Agreement at August 25th Hearing, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the firm of Foley, Hoag and Eliot, Special Counsel to the Authority, is hereby authorized to represent the Authority in support of the petition at the hearing for the sale of the South Station property filed by the Trustees of the Boston Terminal Corporation to be held on August 25, 1965 in the United States District Court for the District of Connecticut.

Copies of a memo dated August 19, 1965 were distributed re Order of Taking for the Central Wharf in Downtown Waterfront-Faneuil Hall Project Area, attached to which were copies of a Resolution and a proposed Order of Taking.

The foregoing Order of Taking included Annex A, Project Area Description, Annex B, Taking Area Description, and Annex C, Award of Damages. On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated August 19, 1965 relating to a portion of the Downtown Waterfront-Faneuil Hall Project Urban Renewal Area, Mass. R-77, be executed together with a plan entitled, "Boston Redevelopment Authority Engineering Dept. , Boston, Massachusetts, Downtown Waterfront, Mass. R-77, Central Wharf, " and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.

The foregoing Order of Taking is filed in the Document Book of the Authority as Document No. 498.

Copies of a memo dated August 19, 1965 were distributed re Central Wharf Acquisition - Release of Tenant's Rights, attached to which were copies of a proposed vote and copies of a letter dated August 6, 1965 from Federal Parking, Inc. On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized to execute on behalf of the Boston Redevelopment Authority an agreement substantially in the form of the letter to the Authority from Federal Parking, Inc. dated August 6, 1965, respecting occupancy of Central Wharf, a copy of said letter being attached to the Development Administrator's memo to the Authority dated August 19, 1965 on the subject of Central Wharf Acquisition - Release of Tenant's Rights.

The foregoing agreement is filed in the Document Book of the Authority as Document No. 499.

Copies of a memo dated August 19, 1965 were distributed re Tidelands License for Aquarium Development, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that in connection with the proposal by New England Aquarium Corporation to construct an aquarium on Central Wharf, Atlantic Avenue, Boston, the Development Administrator be and he hereby is

authorized in the name and on behalf of the Boston Redevelopment Authority to execute and file with the Department of Public Works of the Commonwealth an application for license pursuant to Chapter 663 of the Acts of 1964 and to do all other things reasonably necessary in connection with obtaining said license.

Copies of a memo dated August 19, 1965 were distributed re Approval of Final Plans and Specifications for Aquarium Building, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED; that the final plans and specifications for the Aquarium Building to be constructed on Parcel A-4 in the Downtown Waterfront Faneuil Hall Project are hereby approved, said final plans and specifications consisting of architectural, structural, electrical, heating and ventilating, plumbing and water piping drawings and specifications, all dated August 16, 1965, and prepared by the New England Aquarium Architects and Engineers.

Copies of a memo dated August 19, 1965 were distributed re Special Engineering Analysis of Certain Waterfront Properties, attached to which were copies of a proposed vote and copies of a proposed contract for engineering services.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized in the name and on behalf of the Boston Redevelopment Authority to execute and deliver a contract for engineering services between the Authority and the Jackson and Moreland Division of the United Engineers and Constructors, Inc. , in substantially the form of the draft contract attached to the Development Administrator's memorandum to the Authority dated August 19, 1965 on the subject of "Special Engineering Analysis of Certain Waterfront Properties", in an amount not to exceed \$20,000 and subject to prior written approval by the Regional Administrator, Housing and Home Finance Agency. Payment shall be made from Project funds.

Copies of a memo dated August 19, 1965 were distributed re Proposed Advertisement and Developer's Kit of Parcel 10 in the Government Center, attached to which were copies of a proposed vote, a proposed advertisement and a draft of the developer's kit for Parcel 10.

On motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority approves the policies for the disposition of Parcel 10 included in the proposed Parcel 10 developer's kit submitted at this meeting as well as all other documents included in said developer's kit; and further, that the Executive Director is hereby authorized to publish an advertisement substantially similar to the one presented at this meeting, announcing the availability of Parcel 10 in the Government Center, said advertisement to be published twice in local newspapers of general circulation within the next two weeks.

Copies of a memo dated August 19, 1965 were distributed re Authorization to Advertise Street and Utility Work Around Parcel 5, Government Center, attached to which were copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director is authorized to advertise for construction bids for the following items of work in the vicinity of the new Federal Office Building in Government Center:

1. Final bituminous concrete pavement on New Sudbury Street and New Congress Street.
2. Full width sidewalks adjacent to Parcel 5 on all sides abutting public streets.
3. Removal of pedestrian underpass at Haymarket Square and construction of temporary bulkhead.-
4. Installation of three water lines from Sudbury Street along New Congress Street.
5. Duct work as necessary.
6. Temporary street lighting along New Sudbury Street.

Copies of a memo dated August 19, 1965 were distributed re Contract for the Design of Street Furniture in Government Center, attached to which were copies of a proposed vote and copies of a proposed contract.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute a contract, substantially in the form presented at this meeting, for the design of street furniture in Government Center with Kallmann, McKinnell, Campbell & Aldrich at a maximum upset price of \$40,000.00.

Copies of a memo dated August 19, 1965 were distributed re Status Report on Parcel 8, attached to which were copies of a memo listing the remaining accounts at 10 State Street, Block 95, Parcel 6, Government Center Project.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to issue sheriff's warrants for the eviction of all occupants remaining in the building at 10 State Street when the Housing and Home Finance Agency approves the award of the demolition contract.

Mr. Colbert requested that the Real Estate Officer review the case of Samuel Lebow, 36 Canal Street, Government Center Project, which matter was tabled at the meeting of July 29th.

Copies of a memo dated August 19, 1965 were distributed re Resolution Authorizing Edward J. Logue to Request Acquisition and Disposition Prices of the Urban Renewal Administration.

On motion duly made and seconded, it was unanimously

VOTED: that Edward J. Logue, Development Administrator, is designated as the individual authorized to sign recommendations and requests to the Urban Renewal Administration concerning acquisition and disposition real estate prices on behalf of the Boston Redevelopment Authority.

Copies of a memo dated August 19, 1965 were distributed re Amendment of Contract with Traffic Research Corporation, attached to which were copies of Change Order No. 1 and copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to amend the professional services contract with Traffic Research Corporation to provide for an extension of performance time for a period not to exceed two months (August 31, 1965 for submission of preliminary recommended signal settings, and October 3, 1965, for completion of the study), with no change in contract price.

Copies of a memo dated August 19, 1965 were distributed re Amendment of Contract with Fay, Spofford and Thorndike, attached to which were copies of Change Order No. 1 and copies of a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to amend the professional services contract with Fay, Spofford and Thorndike to provide for an extension of performance time for a period not to exceed six months (December 31, 1965) with no change in the contract price,

Copies of a memo dated August 19, 1965 were distributed re Barton - Aschman Associates, Inc. - Contract for Professional Services.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator bring in an order for the consideration of the Authority that it was the intent of the Authority that Barton-Aschman Associates be reimbursed for travel and subsistence.

Copies of a memo dated August 19, 1965 were distributed re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Reappointments:</u>		<u>Grade & Step</u>	<u>Per Annum \$</u>	<u>Eff.</u>
Thomas Sullivan	Coord. Citizens Advisory Committee	14- 1	12,400	9/1
Matthew Heller	Graphics Designer III	8- 1	6,500	9/17
Judith Martin	Designer I	7- 2	5,985	9/1
Mary McCullough	Develop. Assistant I	5- 4	5,209	9/23
Adrienne Landrum	Secretary III	5- 3	4,961	9/29

<u>Reappointments, six-month basis:</u>		Grade & Step	Per Annum \$	Effective
Barbara Clancy	Relocation Assistant I	6-4	6,019	9/H
Edward Dyer	Develop. Assistant III	7-2	5,985	9/16
Frances Murray	Secretary II	4-5	5,095	9/ 2
William Weismantel	Chief Planner I (hourly)		4.50 p.h.	9/17
Theodore Strader	Architect I (hourly)		3.42 p.h.	9/16
Ronald Wilmott	Model Maker (hourly)		3.50 p.h.	9/26

Reappointment, three "month basis:

Wayne Soverns Jr.	Model Maker (hourly)		3.00 p.h.	9/15
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Temporary Appointments, six-month basis:

Michael Gruenbaum	Chief Transp. Planner I	13-2	11,760	8/30
Ronald Russo	Develop. Specialist III	10-1	8,000	8/23
John Moynihan	Civil Engineering Aide II	9-3	7,938	9/ 1
Hugh Haggett	Model Maker (hourly)		3.00 p. h.	8/25

Temporary Appointments, cooperative work basis,
retroactive to 8/16 and terminating 12/28:

		Per Hour
Leslie Lipkind	Development Aide II	\$ 2.15
Thomas Stewart	Development Aide II	2.15
Thomas Brahms	Development Aide I	1.85

Reappointment, cooperative work basis,
retroactive to 8/16 and terminating 12/28:

Jeremiah Sullivan	Development Aide III	2.30
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On motion duly made and seconded, it was unanimously

VOTED: to authorize a three-month leave of absence without pay for Karen A. Jones, Graphics Designer I, Planning Department, effective from July 23, 1965 to October 23, 1965.

On motion duly made and seconded, it was unanimously

VOTED: to grant an additional fifteen days' sick leave to Joan E. Smith, Chief Planner I, effective July 26, 1965 and terminating August 13, 1965.

On motion duly made and seconded, it was unanimously

VOTED: to accept the following resignations:

Vincent Gates, Assistant Chief Engineer, effective 8/31/65
 Allyn Hemenway, Transportation Planner IH, effective 8/27/65
 Kevin FitzPatrick, Accountant I, effective 9/14/65
 Rita O'Brien, Clerical/Graphics Assistant, effective 8/24/65

On motion duly made and seconded, it was unanimously

VOTED: to table request for payment of moving expenses for Ronald A. Russo pending receipt by the Authority of the actual bill for same.

Copies of a memo dated August 19, 1965 were distributed re Zoning Referrals. The Authority reviewed the petitions and recommendations contained in the aforementioned memorandum and unanimously took the following actions with respect to each case:

Text Amendment Application No. 1:

VOTED: that in connection with Zoning Text Amendment Application No. 1 being brought by the Zoning Commission to amend the Table in Section 8-7 of the Boston Zoning Code, the Boston Redevelopment Authority recommends adoption of the pro-amendment as drawn in the application, making in H-5 districts only, lodging or boarding houses and dormitories on the same lot as, and accessory to, a use specified in Item 16, on a lot of three acres or more, conditional instead of allowed; and making fraternities or sorority houses forbidden instead of conditional. The Authority is of the opinion that there is now an excessive amount of these uses in the Back Bay and unless some control is used in permitting additions to these uses, attempts to rehabilitate the area will be futile.

Map Application No. 17:

VOTED: that in connection with Zoning Map Application No. 17, to change the area of land between Warren and Sherman Streets extending from Rockland to Dale Streets in Washington Park, from an L-1 (Local Business) and an R-.8 (General Residence) zone to an H-1 (Apartment) zone, the Boston Redevelopment Authority recommends the adoption of the change since it is being requested by the Authority to properly place a housing development in a residential zone and which zone will permit dimensional allowances in accord with that proposed in the Urban Renewal Plan.

Petition No. Z-163 :

VOTED: that in connection with Petition No. Z-163, brought by Waldman-Carver Trust seeking conditional use for car washing facility at 1301-1305 Blue Hill Avenue, the Boston Redevelopment Authority recommends approval but on the condition that no driveway be located at a distance less than forty (40¹) feet from the point of curvature on Blue Hill Avenue where the avenue intersects with Wellington Hill Street.

Petition No. Z-165 :

VOTED: that in connection with Petition No. Z-165, brought by Peter Pan Holding Corp. , seeking a permit to build a vestibule for its restaurant at 645 Commonwealth Avenue, the Boston Redevelopment Authority opposes the building of a vestibule in the front yard since in its opinion land is otherwise available on the site though it may mean a different arrangement of the dining room entrance.

Petition Nos. 2-166 and 167:

VOTED; that in connection with Petitions Nos. Z-166 and 167 brought by the Hotel Corp. of America seeking variances to allow a change in occupancy of hotels at 486-489 Commonwealth Avenue and 10 Kenmore Street, Boston, to dormitory use and also a variance in off-street parking requirements, the Boston Redevelopment Authority recommends approval since in its opinion the proposed substitute use is quite similar to hotel use and it would appear that there will also be less of a parking problem and a hardship would be involved in requiring the full parking assessment where there is no land available and this building with similar use was exempt from, requirement, having a pre-code status.

Petition No. Z-208:

VOTED: that in connection with petition No. Z-208 brought by William G. Lynch, Jr., 501 Old Colony Avenue, South Boston, for a variance to erect a restaurant in an apartment district and to allow front yard less than required, the Boston Redevelopment Authority recommends the use variance be granted, but that the front yard variance be denied. The proposed use will be less obnoxious to the abutting residential area than the previous use of a gasoline service station and oil depot, and because of objectionable factors, abutting a railroad and industrial zone in the rear, and a restaurant on one side it is doubtful that there will be a demand for the location as a site for housing.

Petition Z-213:

VOTED: that in connection with Petition No. Z-213 brought by D & J Investment Co., 181-183 Bowdoin Street, Dorchester, the Boston Redevelopment Authority recommends that the variance for a change of occupancy to allow a wholesale laundry in an existing garage building be granted. The building has been used for garage and repair facilities as well as manufacturing for over 25 years. The building because of its large size, approximately 146' x 50' does not lend itself to a local business type use.

Petition No. Z-214:

VOTED: that in connection with Petition No. Z-214 brought by Catherine L. Molloy for a conditional use permit to add one story addition onto side and rear of house used as a funeral home located at 1126 Washington Street, Dorchester, the Boston Redevelopment Authority recommends approval. There are no dimensional or off-street parking violations and funeral home is in a local business district.

Petition No. Z-209:

VOTED: that in connection with Petition No. Z-209 brought by John Proctor, 3992 Washington Street, Roslindale, for variances to allow sale of automobiles and trucks, both indoor and outdoor, in a local business district and to be allowed to have front yard less than required, corner cut off less than required and rear yard less than required, the Boston Redevelopment Authority recommends the variance not be granted since the use is incompatible with the adjacent residential area and the local business district within which it is located and does not comply with transition zoning requirements as set forth in 12-3 of the zoning code.

Petition No. Z-212:

VOTED: that in connection with Petition No. Z-212 brought by First Realty Syndicate of Mass., 34 Rushmore Street, Brighton, for variances to allow apartment building in single family district, the Boston Redevelopment Authority opposes granting of permit since in its opinion it would be a case of spot zoning if granted.

Petitions No. Z-164, Z-168 thru 207; Z-210 and Z-211:

VOTED: that no report be submitted.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 4:40 p.m.


Assistant Secretary