



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

December 20, 2016

Secretary Matthew A. Beaton
Executive Office of Energy & Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

ATTN: Page Czepiga – MEPA Unit

RE: 115 Winthrop Square, Boston (Downtown), MA; MHC# RC.61229; EEA# 15610

Dear Secretary Beaton:

Staff of the Massachusetts Historical Commission (MHC) have reviewed the Environmental Notification Form (ENF) that was submitted by Epsilon Associates for the project referenced above. The staff of the MHC has the following comments.

The proposed project consists of the demolition of the existing public parking garage and the construction of a mixed-use high-rise building. The building will have a traditional “tower on a podium” design. The proposed tower is lozenge-shaped and oriented along the north-south axis. The podium is proposed to contain a distinctive gathering place known as the Great Hall. The proposed building also contains a mid-rise wing.

The area of potential effect presented in the ENF was limited to ¼ mile study and the identified historic resources list was not comprehensive and therefore inadequate. The ENF is incomplete for MHC’s review pursuant to 950 CMR 71.07(2)). The MHC notes that the project meets a categorical threshold for filing an Environmental Impact Report (EIR) through MEPA. MHC recommends that the EIR be fully scoped to identify and disclose project effects to historic properties and to seek comments from the public. The EIR should extend the historic resources study to include all impacted historic resources.

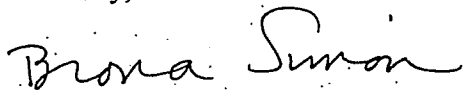
MHC requests that the following studies be scoped for the Environmental Impact Report:

- Shadow studies, overlaid on a historic resources map, which illustrates the current and new shadows from the proposed tower. The map should not be limited to a specific radius, but should show all new shadow on all of the historic resources in the shadow impact area. The shadow studies should be based on the currently designed form of the tower and not by standard massing. The shadow studies are needed in order to assist in determining the effects of the shadows on historic resources. The shadow studies should not be limited to Boston Common and Garden.

- Wind studies that provide anticipated measurements near historic resources in the impacted area.
- Visual impact studies to determine the potential effect of size, scale and massing of the proposed building on the character and setting of State Register properties. MHC requests pedestrian-level perspectives of the proposed building on the character and setting of State Register properties and districts in order to assist the MHC in determining what effect the size, scale, and massing will have on the nearby historic properties. The visual impact studies should illustrate the proposed tower from various historic resources throughout city. The MHC requests that the studies include, but not limited to, historic resources in the Back Bay, Beacon Hill, Downtown, North End, Bay Village, South End, South Boston, and Chinatown.

These comments are offered to assist in compliance with M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00), and MEPA (301 CMR 11). Please do not hesitate to contact Elizabeth Sherva of my staff if you have any questions.

Sincerely,



Brona Simon
 State Historic Preservation Officer
 Executive Director
 Massachusetts Historical Commission

xc: Joseph Larkin, MCAF Winthrop LLC c/o Millennium Partners
 Cindy Schlessinger, Epsilon Associates
 Marianne Connolly, MWRA
 DEP-NERO
 David Carlson, Boston Planning & Development Agency
 Rosanne Foley, Boston Landmarks Commission
 Michael Creasey, Boston National Historical Park
 Greg Galer, Boston Preservation Alliance
 Liz Vezza, Friends of the Public Garden
 Bob Sloane, Walk Boston
 Neighborhood Association of the Back Bay
 Beacon Hill Civic Association