

Judith B. Tankard
Landscape Historian
321 Dartmouth Street #1
Boston MA 20116
857-250-2606 judith@tankard.net
www.judithtankard.com

8 April 2020

Michael Bushby
Mass Housing Finance Agency
One Beacon Street
Boston MA 02186

Re: 582 Blue Hill Avenue Chapter 40B Application
Milton MA 02186
MH ID no. 1071

Dear Sir:

I am writing in reference to the above application for 120 multi-family rental units and 180 parking spaces to be built on the site of a former private residence at 582 Blue Hill Avenue, Milton, Mass. The proposal itself is well presented, but I have several concerns.

1. It entails the destruction of a significant country house designed over 75 years ago by famed Boston architects Winslow and Bigelow. The house would be better suited to adaptive reuse.
2. The surrounding landscape and gardens, which will be destroyed during construction, were designed by the renowned landscape architect Ellen Shipman in 1925 for Mrs. Holden McGinley. They are considered one of Shipman's finest commissions and should be protected, not destroyed. The gardens were restored by the previous owners (Ellen Shapiro and Michael Bloomberg) and opened to the public under the auspices of The Garden Conservancy www.gardenconservancy.org, drawing visitors from all over the world. See Judith B Tankard, *Ellen Shipman and the American Garden* (2018), for more details on the significance of this garden.
3. The proposed massive housing project is inappropriate and out of scale for a quiet, secluded residential area of the Town of Milton.

If you require any further information on the history and significance of this historic property under threat, please contact me.

Sincerely yours,

Judith B Tankard