





City of Cambridge

(Agenda Item No. 41)

IN CITY COUNCIL

August 7, 1989

- WHEREAS: An offer has been received by the City Council and the City Manager by Sergei Alievsky, Proprietor, Troyka Restaurant, requesting the lease of a small triangular parcel of City property of about 872 square feet at Arrow Street and Massachusetts Avenue; and
- WHEREAS: On June 26, 1989, the City Manager transmitted his recommendation on said lease and on this date the City Council referred the communication to the Planning Board and scheduled a public hearing for August 7, 1989; and
- WHEREAS: In accordance with Ordinance No. 733, the City Clerk gave notice to the citizenry through newspaper notice, abutter correspondence and public posting within 200 feet of the affected area; and
- WHEREAS: On August 7, 1989 a public hearing was held and the proposal was presented and testimony was received from both proponents and opponents; and
- WHEREAS: At the conclusion of said hearing, the question was moved regarding the lease of City-owned property under the terms of the petitioner; now therefore be it
- ORDERED: That this City Council authorize the City Manager to execute a lease for a ten year period at an annual fee of \$200., with an option to renew and in consideration of \$15,000.00 - \$18,000.00 in Capital Improvements.

In City Council August 7, 1989.
 Failed of adoption by a yea and nay vote:-
 Yeas 2; Nays 7; Absent 0; Present 0.
 Attest:- Joseph E. Connarton, City Clerk.

A true copy;

ATTEST:-

Joseph E. Connarton
 Joseph E. Connarton, City Clerk



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City of Cambridge

NOTICE OF A PUBLIC HEARING

Pursuant to Ordinance Number 733, the Cambridge City Council will conduct a public hearing on Monday, August 7, 1989 at 6:00 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts relative to the request from Sergei Alievsky, Proprietor, Troyka Restaurant to lease for ten years, a city owned plot of land adjacent to the premises numbered 1154 Massachusetts Avenue to be converted into a terrace for the Troyka Restaurant.

Said lease to be subject to the terms of the request and in consideration of \$15,000.00 - \$18,000.00 in Capital Improvements.

All persons interested in this matter may appear at this time and be heard.

By order of the City Council,

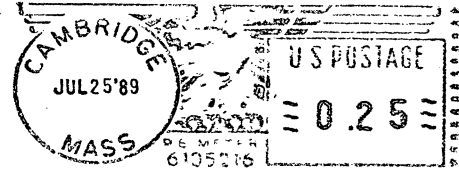
ATTEST:-

Joseph E. Connarton
City Clerk

OFFICE OF THE CITY CLERK
City Hall • Cambridge, Mass. 02139



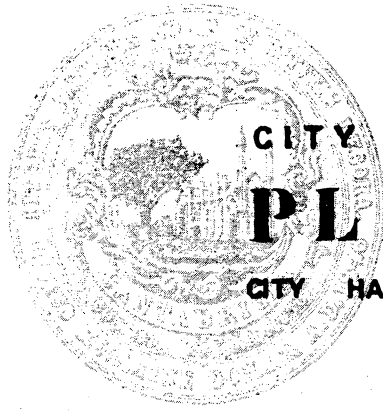
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PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 27, 1989

To the Honorable, the City Council:

Subject: Lease of City Property at Arrow Street and
Massachusetts Avenue

At its July 18, 1989 regular meeting the Planning Board reviewed the above referenced request as outlined in communications to the Council from the City Manager, dated June 26, 1989, and from Sergei Alievsky, dated March 15, 1989. The Planning Board finds no planning considerations which would make such lease arrangements inadvisable. Should the City Council choose to approve the lease, the following conditions might be considered.

(1) Public access should be maintained through the site at all times (the site is regularly used as a public pass-through to Mt. Auburn Street, a use which will be enhanced by the construction of Cambridge Arcade across Arrow Street). The proposed gates should be eliminated or it should be made clear by signage that public passage is permitted at all times.

(2) The design should be modified to include more green area (perhaps with the inclusion of a shade tree in the plaza) and to soften the impact of the concrete wall through the use of high quality facing materials and/or the use of vines to cover the wall.

(3) The public sidewalk should be appropriately reconstructed after all work has been completed.

Respectfully submitted for the Planning Board,

Paul Dietrich (fm)

Paul Dietrich, Chairman

City of Cambridge

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City Clerk

Area firms lead the way in AIDS research

By DAVID TRUEBLOOD

Working on the basic research that seeks to solve the awful riddle of AIDS is as frustrating as it is exciting, according to Dennis Panicali, vice president for product development at Applied bioTechnology, located on Rogers Street in Kendall Square.

"It is a very interesting virus, a very interesting disease," he muses. "There would be a lot of interest in it even if it were not such an ongoing threat — and it's the threat that makes it frustrating. When you have the added pressure because it is such a deadly disease, it's terribly, terribly frustrating."

While few products have been developed that offer hope of real recovery for people with AIDS, the infant industry of biotechnology has made important strides in the search for effective pharmaceutical treatments for AIDS. This week, FAX talked with scientists at two of the companies that have made Kendall Square a center for biotechnological research.

Panicali of Applied bioTechnology and David Konys, director of the AIDS program at Biogen, which is located on Binney Street, talked about how their industry came to be and some of the products they have developed.

One root of modern biotechnology lies in the rise of an interest in the environment among scientists in the last decade, according to Konys.

"It was pushed by large chemical companies like Monsanto and DuPont," he explains. "When they (examined) bacteria in the mud near chemical plants, they found some aquatic plants had acquired a natural ability to consume toxic substances."

The potential of such an ability was readily apparent. If the organisms that could "eat" oil or dangerous chemicals could be bred and used in a controlled way, they would provide an effective way to clean up tainted water.

The way to do that was to isolate the DNA, the substance in a cell that determines that cell's characteristics and "behavior" and



DENNIS PANICALI of Applied bioTechnology, where research is underway to find an effective AIDS vaccine.

use it to mass produce more cells that did whatever it was scientists wanted the cell to do, such as break down toxic chemicals into safer elements.

For many of the companies that formed when scientific discoveries suggested such practical industrial applications, medicine seemed a compelling direction to take.

For Biogen, an area that seemed likely to merge science and commerce productively was diagnostics, products to help medical specialists identify certain diseases.

As Konys explains it, the strategy was to create a cloned cell that contained genetic material from antibodies to the suspected illness. A marker — the early markers were radioactive isotopes — was added to it, and the cell was injected into the bloodstream.

Then, if the patient had the suspected illness, the antibody would move to the location of the disease and be detectable, indicating the presence of that disease.

The process is particularly useful in a disease such as breast cancer, when the earliest possible detection may mean the greatest chance to be effectively cured.

The problem, then, was how to create a business structure that would support the scientific research needed to explore this new field.

"There's a lot you can do with some discoveries of basic principles in, say, physics," says Konys. "It's the choices that are made (of where to focus) that become important."

Biogen employs scientists who are responsible to the company for 80 percent of their time. The other 20 percent is theirs to devote to whatever research draws their attention.

"So out of this (20 percent), if a scientist says 'I have an idea, but I need more than 20 percent of my time to pursue it,' a feasibility study is done," Konys explains. "If that is successful, then (the request) goes to a larger board where funding is available."

Biogen currently has nine programs of that sort underway.

As an example of work on a specific program, the search for an AIDS vaccine at Applied bioTechnology suggests some of the elements involved in basic biotechnological research.

The work begins with vaccinia, a relative of the cowpox virus that has been used worldwide to end the scourge of smallpox.

In that classic example, vaccinia cannot infect human beings, but it is similar enough to the smallpox virus to stimulate the body to create antibodies that prevent infection by smallpox viruses.

Panicali is the co-inventor of a technology that takes genetic material from disease-causing viruses, including the HIV virus that causes AIDS, and places it into vaccinia. The resulting organism stimulates the creation of natural antibodies that protect against infection.

Because vaccinia is a well-understood organism that can be manipulated relatively easily, AbT researchers are able to try many different samples of genetic material from the virus under study, in the search for the most effective vaccine.

There are, however, particular challenges in the search for a vaccine that will protect people from AIDS infection, according to Panicali.

The variability of the AIDS virus tops the list of problems.

The virus can change rapidly, offering a swiftly moving target to any pharmaceutical therapy.

Panicali likens it to the flu, which also changes rapidly, with successive strains that make effective immunization difficult to achieve.

The answer to that problem, he suggests, is to track down the parts of the AIDS virus that don't change or that change least, and use them in the vaccine.

The other problem is that animals do not get AIDS. That means there is no source of laboratory test animals who can be observed or experimented upon to track the course of AIDS and the effect experimental treatments have on them.

The best approximation in use is a disease called SIV, for simian immunodeficiency virus, which parallels AIDS in primates. Applied bioTechnology is conducting experiments with SIV on macaque monkeys at the New England Regional Primate Research Center in the western part of the state.

"It's really very good," Panicali says of the match between SIV and AIDS. "It's closely related to the human virus, so it's a good model system."

Over at Biogen, a product that treats people with AIDS is also generating much "cautious optimism."

It is called Receptin, and it helps the body fight the attack of the HIV virus by fooling it into wasting its venom.

"On the surface of a subclass of white blood cells is a protein that sits on a membrane," Konys explains. It is to this protein that the HIV virus connects to invade the cell. Once the connection is made,

the virus multiplies inside the cell, which eventually dies.

Biogen's product mimics the protein receptor. An HIV virus attaches to it, and is thereby unable to bind to — and attack — a body cell.

"So it's a statistical game," Konys says. The body is flooded with enough artificial receptors by means of the drug Receptin to lower the rate at which cells are infected and destroyed.

What is particularly encouraging about Receptin is that when it is administered with another AIDS treatment, such as AZT, the same reduction in the rate of infection can be achieved with a fraction of the standard dose, according to Konys.

Biogen, Applied bioTechnology and other biotech firms also apply their research to other areas, and some more prosaic products have proven profitable. Biogen, for example, markets a pig growth hormone that is one of the reasons the firm recently began to turn a profit.

But even when viewed from a business standpoint, the stakes in AIDS research are high. A recent study by Shearson Lehman Hutton estimates the AIDS vaccine market

alone will total close to \$1 billion a year with an annual growth rate of approximately 15 percent as early as 1993.

That forecast is reflected, as well, in a recent special report by the Venture Capital Journal that found that biotechnology continued to attract increased capital investment in 1988 even as the total pool of venture capital invested in medical and health care shrank from the year before.

The industry, despite its brief existence, is booming. And that, as Panicali notes, is exciting. And important.

Meanwhile, according to estimates drawn by Luc Montagnier and Robert Gallo, the French and American doctors who simultaneously isolated the AIDS virus in 1983, as many as 1.5 million Americans are believed to be infected, and 365,000 cases of AIDS are predicted by the year 1992.

That remains the frustration. (This is the first of an occasional series of articles on the biotechnology industry in Kendall Square.)

BUSINESS NEWS

The Board of Directors of Cambridge Trust Company has elected Lewis H. Clark as Chairman and Chief Executive Officer of the bank. A Brookline resident, Clark had been President and Chief Executive Officer. He has been associated with the bank since 1947 and has been a director since 1962.

The board also announced the election of James F. Dwinell, III as President and Chief Operating Officer of the bank. Mr. Dwinell, a resident of Wayland had been executive Vice President. A graduate of Harvard University, he has been with the bank for 27 years.

Robert L. DeGregorio of Dover was named Executive Vice President and Chief Lending Officer of the institution, which has headquarters in Cambridge, and branches throughout Cambridge and in Weston.

Fred L. Glimp was recently elected a director of Newworld Bancorp. Inc., the parent company of Newworld Bank. Glimp is vice president for alumni affairs and development at Harvard University.

Glimp is a graduate of Harvard College and received his Ph.D. from Harvard University. He and his wife Eleanor, a graduate of Radcliffe College, live in Cambridge.

Lynne A. Pellegrini, of Chelsea, has been elected private banking officer by the board of directors of BayBank Harvard Trust.

Pellegrini is responsible for providing administrative and marketing services for personal trust and private banking accounts. Pellegrini received her bachelor of arts degree in economics from Mount Holyoke College in 1983.

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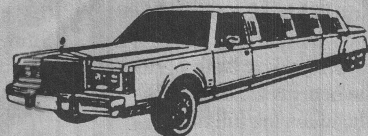
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Insurance Highlights

by John H. Dyer

DELIVERING THE GOODS

Those who carry large inventories of goods, such as manufacturers and distributors, most likely carry insurance against fire and other perils. However, it is necessary to look beyond the mere wholesale replacement cost of such goods. For aside from the value these goods carry while in inventory, they carry the additional potential value that is represented by their retail price. While business interruption insurance may offer coverage for lost profits and expenses resulting from the discontinuation of future operation, it does not protect the loss of goods that have already been finished. For this, it is wise to carry profits and commissions insurance that pays the difference between the replacement cost and the true market value of destroyed goods.

If you are in business, you need the expert guidance of the professionals at STORER, DAMON & LUND INSURANCE, 30 Brattle St., Cambridge. For all your business protection needs, we invite you to call and let us work with you in assessing and acquiring the coverages your business, your security and your future demands. Tel. 864-4850. Open 8:30-4:30 Mon.-Thurs.; 8:30-4 Fri. and by appointment.

HINT: If a manufacturer produces goods that cannot be replaced in a reasonable period, profits and commissions insurance is particularly appropriate.

REAL ESTATE WEEKLY

By Dan and Joetta Silva
Silva Realty Associates

HOW TO USE A REALTOR'S EXPERTISE

If you are using the services of a professional Realtor to find a new home, great communication is crucial. If the agent knows your deep criteria, he or she can work much more effectively with you, showing you only those homes that meet your needs.

If you are looking in a specific area, explain why. Is it proximity to your job, good schools, or just overall appeal? If there are no houses available in your price range the agent may suggest alternate neighborhoods with the same amenities. Do you need a home office or do you have hobbies that you want to accommodate? Are there particular styles you prefer over others? Is a fireplace or large kitchen especially important to you? When we work with buyers, sometimes we have to be a little bit psychic. The more you can tell us about what you have to have and what you're willing to compromise on, the easier it will be to find something that's as perfect as possible.

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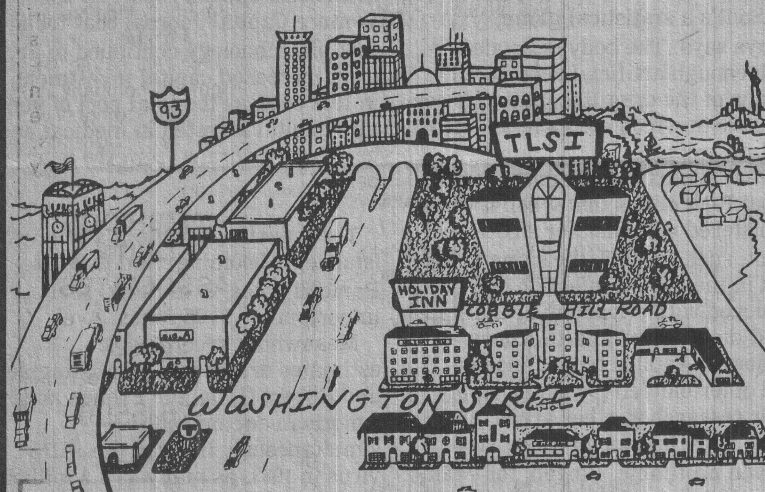
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Secretary — Support operations department. Word processing is essential; other computer skills, such as 1-2-3, are helpful.

Computer Operations Coordinator — Operate subconsole networked to remote IBM AS400 system, generate and distribute reports, maintain systems, and help with data entry. Accounting and manufacturing knowledge is very helpful.

Electro-Mechanical Assembler — Requires experience in electronic and precision mechanical assembly and the ability to work with blueprints.

Material Handler — Perform shipping, receiving, stocking, and data entry. Experience required.

TLSI offers competitive pay and benefits, as well as exceptional growth opportunities. Apply in person or send a resume to Teradyne Laser Systems, Inc., Human Resources, 32 Cobble Hill Road, Somerville, MA 02143. An Equal Opportunity Employer.

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Area firms lead the way in AIDS research

By DAVID TRUEBLOOD

Working on the basic research that seeks to solve the awful riddle of AIDS is as frustrating as it is exciting, according to Dennis Panicali, vice president for product development at Applied bioTechnology, located on Rogers Street in Kendall Square.

"It is a very interesting virus, a very interesting disease," he muses. "There would be a lot of interest in it even if it were not such an ongoing threat — and it's the threat that makes it frustrating. When you have the added pressure because it is such a deadly disease, it's terribly, terribly frustrating."

While few products have been developed that offer hope of real recovery for people with AIDS, the infant industry of biotechnology has made important strides in the search for effective pharmaceutical treatments for AIDS. This week, FAX talked with scientists at two of the companies that have made Kendall Square a center for biotechnological research.

Panicali of Applied bioTechnology and David Konys, director of the AIDS program at Biogen, which is located on Binney Street, talked about how their industry came to be and some of the products they have developed.

One root of modern biotechnology lies in the rise of an interest in the environment among scientists in the last decade, according to Konys.

"It was pushed by large chemical companies like Monsanto and DuPont," he explains. "When they (examined) bacteria in the mud near chemical plants, they found some aquatic plants had acquired a natural ability to consume toxic substances."

The potential of such an ability was readily apparent. If the organisms that could "eat" oil or dangerous chemicals could be bred and used in a controlled way, they would provide an effective way to clean up tainted water.

The way to do that was to isolate the DNA, the substance in a cell that determines that cell's characteristics and "behavior" and



DENNIS PANICALI of Applied bioTechnology, where research is underway to find an effective AIDS vaccine.

use it to mass produce more cells that did whatever it was scientists wanted the cell to do, such as break down toxic chemicals into safer elements.

For many of the companies that formed when scientific discoveries suggested such practical industrial applications, medicine seemed a compelling direction to take.

For Biogen, an area that seemed likely to merge science and commerce productively was diagnostics, products to help medical specialists identify certain diseases.

As Konys explains it, the strategy was to create a cloned cell that contained genetic material from antibodies to the suspected illness. A marker — the early markers were radioactive isotopes — was added to it, and the cell was injected into the bloodstream.

Then, if the patient had the suspected illness, the antibody would move to the location of the disease and be detectable, indicating the presence of that disease.

The process is particularly useful in a disease such as breast cancer, when the earliest possible detection may mean the greatest chance to be effectively cured.

The problem, then, was how to create a business structure that would support the scientific research needed to explore this new field.

"There's a lot you can do with some discoveries of basic principles in, say, physics," says Konys. "It's the choices that are made (of where to focus) that become important."

Biogen employs scientists who are responsible to the company for 80 percent of their time. The other 20 percent is theirs to devote to whatever research draws their attention.

"So out of this (20 percent), if a scientist says 'I have an idea, but I need more than 20 percent of my time to pursue it,' a feasibility study is done," Konys explains. "If that is successful, then (the request) goes to a larger board where funding is available."

Biogen currently has nine programs of that sort underway.

As an example of work on a specific program, the search for an AIDS vaccine at Applied bioTechnology suggests some of the elements involved in basic biotechnological research.

The work begins with vaccinia, a relative of the cowpox virus that has been used worldwide to end the scourge of smallpox.

In that classic example, vaccinia cannot infect human beings, but it is similar enough to the smallpox virus to stimulate the body to create antibodies that prevent infection by smallpox viruses.

Panicali is the co-inventor of a technology that takes genetic material from disease-causing viruses, including the HIV virus that causes AIDS, and places it into vaccinia. The resulting organism stimulates the creation of natural antibodies that protect against infection.

Because vaccinia is a well-understood organism that can be manipulated relatively easily, AbT researchers are able to try many different samples of genetic material from the virus under study, in the search for the most effective vaccine.

There are, however, particular challenges in the search for a vaccine that will protect people from AIDS infection, according to Panicali.

The variability of the AIDS virus tops the list of problems.

The virus can change rapidly, offering a swiftly moving target to any pharmaceutical therapy.

Panicali likens it to the flu, which also changes rapidly, with successive strains that make effective immunization difficult to achieve.

The answer to that problem, he suggests, is to track down the parts of the AIDS virus that don't change or that change least, and use them in the vaccine.

The other problem is that animals do not get AIDS. That means there is no source of laboratory test animals who can be observed or experimented upon to track the course of AIDS and the effect experimental treatments have on them.

The best approximation in use is a disease called SIV, for simian immunodeficiency virus, which parallels AIDS in primates. Applied bioTechnology is conducting experiments with SIV on macaque monkeys at the New England Regional Primate Research Center in the western part of the state.

"It's really very good," Panicali says of the match between SIV and AIDS. "It's closely related to the human virus, so it's a good model system."

Over at Biogen, a product that treats people with AIDS is also generating much "cautious optimism."

It is called Receptin, and it helps the body fight the attack of the HIV virus by fooling it into wasting its venom.

"On the surface of a subclass of white blood cells is a protein that sits on a membrane," Konys explains. It is to this protein that the HIV virus connects to invade the cell. Once the connection is made,

the virus multiplies inside the cell, which eventually dies.

Biogen's product mimics the protein receptor. An HIV virus attaches to it, and is thereby unable to bind to — and attack — a body cell.

"So it's a statistical game," Konys says. The body is flooded with enough artificial receptors by means of the drug Receptin to lower the rate at which cells are infected and destroyed.

What is particularly encouraging about Receptin is that when it is administered with another AIDS treatment, such as AZT, the same reduction in the rate of infection can be achieved with a fraction of the standard dose, according to Konys.

Biogen, Applied bioTechnology and other biotech firms also apply their research to other areas, and some more prosaic products have proven profitable. Biogen, for example, markets a pig growth hormone that is one of the reasons the firm recently began to turn a profit.

But even when viewed from a business standpoint, the stakes in AIDS research are high. A recent study by Shearson Lehman Hutton estimates the AIDS vaccine market

alone will total close to \$1 billion a year with an annual growth rate of approximately 15 percent as early as 1993.

That forecast is reflected, as well, in a recent special report by the Venture Capital Journal that found that biotechnology continued to attract increased capital investment in 1988 even as the total pool of venture capital invested in medical and health care shrank from the year before.

The industry, despite its brief existence, is booming. And that, as Panicali notes, is exciting. And important.

Meanwhile, according to estimates drawn by Luc Montagnier and Robert Gallo, the French and American doctors who simultaneously isolated the AIDS virus in 1983, as many as 1.5 million Americans are believed to be infected, and 365,000 cases of AIDS are predicted by the year 1992.

That remains the frustration. (This is the first of an occasional series of articles on the biotechnology industry in Kendall Square.)

BUSINESS NEWS

The Board of Directors of Cambridge Trust Company has elected Lewis H. Clark as Chairman and Chief Executive Officer of the bank. A Brookline resident, Clark had been President and Chief Executive Officer. He has been associated with the bank since 1947 and has been a director since 1962.

The board also announced the election of James F. Dwinell, III as President and Chief Operating Officer of the bank. Mr. Dwinell, a resident of Wayland had been executive Vice President. A graduate of Harvard University, he has been with the bank for 27 years.

Robert L. DeGregorio of Dover was named Executive Vice President and Chief Lending Officer of the institution, which has headquarters in Cambridge, and branches throughout Cambridge and in Weston.

Fred L. Glimp was recently elected a director of Newworld Bank Corp., Inc., the parent company of Newworld Bank. Glimp is vice president for alumni affairs and development at Harvard University.

Glimp is a graduate of Harvard College and received his Ph.D. from Harvard University. He and his wife Eleanor, a graduate of Radcliffe College, live in Cambridge.

Lynne A. Pellegrini, of Chelsea, has been elected private banking officer by the board of directors of BayBank Harvard Trust.

Pellegrini is responsible for providing administrative and marketing services for personal trust and private banking accounts. Pellegrini received her bachelor of arts degree in economics from Mount Holyoke College in 1983.

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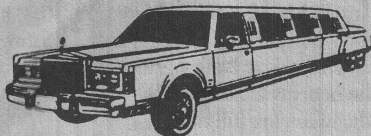
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Insurance Highlights

STORER, DAMON & LUND



by John H. Dyer

DELIVERING THE GOODS

Those who carry large inventories of goods, such as manufacturers and distributors, most likely carry insurance against fire and other perils. However, it is necessary to look beyond the mere wholesale replacement cost of such goods. For aside from the value these goods carry while in inventory, they carry the additional potential value that is represented by their retail price. While business interruption insurance may offer coverage for lost profits and expenses resulting from the discontinuation of future operation, it does not protect the loss of goods that have already been finished. For this, it is wise to carry profits and commissions insurance that pays the difference between the replacement cost and the true market value of destroyed goods.

If you are in business, you need the expert guidance of the professionals at STORER, DAMON & LUND INSURANCE, 30 Brattle St., Cambridge. For all your business protection needs, we invite you to call and let us work with you in assessing and acquiring the coverages your business, your security and your future demands. Tel. 864-4850. Open 8:30-4:30 Mon.-Thurs.; 8:30-4 Fri. and by appointment.

HINT: If a manufacturer produces goods that cannot be replaced in a reasonable period, profits and commissions insurance is particularly appropriate.

REAL ESTATE WEEKLY

By Dan and Joetta Silva
Silva Realty Associates

HOW TO USE A REALTOR'S EXPERTISE



JOETTA SILVA



DAN SILVA

If you are using the services of a professional Realtor to find a new home, great communication is crucial. If the agent knows your deep criteria, he or she can work much more effectively with you, showing you only those homes that meet your needs.

If you are looking in a specific area, explain why. Is it proximity to your job, good schools, or just overall appeal? If there are no houses available in your price range the agent may suggest alternate neighborhoods with the same amenities. Do you need a home office or do you have hobbies that you want to accommodate? Are there particular styles you prefer over others? Is a fireplace or large kitchen especially important to you? When we work with buyers, sometimes we have to be a little bit psychic. The more you can tell us about what you have to have and what you're willing to compromise on, the easier it will be to find something that's as perfect as possible.

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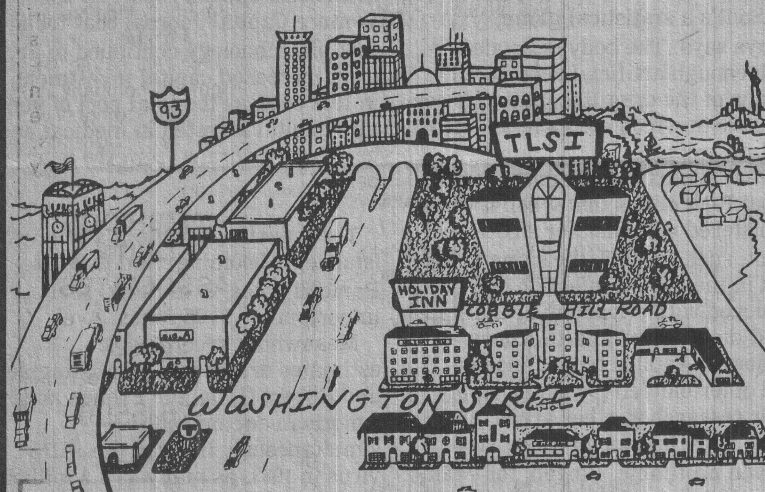
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Said lease to be subject to the terms of the request and in consideration of \$15,000.00 - \$18,000.00 in Capital Improvements.

All persons interested in this matter may appear at this time and be heard.

By order of the City Council,

ATTEST:-

Joseph E. Connarton
City Clerk

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Said lease to be subject to the terms of the request and in consideration of \$15,000.00 - \$18,000.00 in Capital Improvements.

All persons interested in this matter may appear at this time and be heard.

By order of the City Council,

ATTEST:-

Joseph E. Connarton
City Clerk

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OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

JOSEPH E. CONNARTON
CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

July 25, 1989

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All persons interested are requested to attend at this time.

Sincerely yours,

A handwritten signature in cursive script that reads "Joseph E. Connarton".

Joseph E. Connarton
City Clerk

JEC/dl

Enc. (1)



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 498-9017

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CITY CLERK

JOHN E. FLYNN
DEPUTY CITY CLERK

mailed 7/25/89

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Brech, Evelyn M.
Landing Hill Rd.
P. O. Box 321
East Haddam, Ct. 06423-0321

O'Connor John J. &
Barbara A. Koval
10-14 Remington St.
Cambridge, MA 02138-5244

Dillard, R. Susan
14 Remington St.
Cambridge, MA 02138-5244

Mackey, Monica
14 Remington Street
Cambridge, MA 02138

Marron, Pamela
10-14 Remington St. #14
Cambridge, MA 02138-5244

Alonso, Juan M.
14 Remington St.
Cambridge, MA 02138-5244

McCool, Margaret L.
10-14 Remington St.
Cambridge, MA 02138-5244

White, Diane
12 Remington St.
Cambridge, MA 02138

Simon, Eugene P. & Iris
12 Remington St. #206
Cambridge, MA 02138

Kamp, Lucas W.
12 Remington Street
Cambridge, MA 02138-5245

Bishop, David H.
10 Remington St.
Cambridge, MA 02138-5206

Weissman, Nickemica
10-14 Remington Street
Cambridge, MA 02138-5244

Ruvkun, Gary B.
14 Remington Street #2
Cambridge, MA 02138

Early, Margaret H.
10-14 Remington St.
Cambridge, MA 02138-5244

West, Christopher D.
West, Kathleen G.
10-14 Remington St.
Cambridge, MA 02138-5244

Edwards, Pamela G. &
City of Cambridge Tax Title
14 Remington Street
Cambridge, MA 02138-5244

Golden, Eve. MD &
City of Cambridge Tax Title
10 Remington St.
Cambridge, MA 02138-5206

Raynes, Evelyne N.
11 Remington Street
Cambridge, MA 02138-5202

Van Kirk, Karyn & Patricia C.
3 Carver Rd.
P. O. Box 492
East Dennis, MA 02641-0492

~~O'Connor John J. &
Barbara A. Koval
10-14 Remington St.
Cambridge~~

Hazard, James G.
1137 Mass. Ave. #5
Cambridge, MA 02138

Melbin, Murray
1137 Mass. Ave.
Cambridge, MA 02138-5201

Lord, Susan & Paula Gillis
1137 Mass. Ave.
Cambridge, MA 02138

Hise, Gretchyn E.
1137 Mass. Ave. #33
Cambridge, MA 02138

Shipman, David W.
1137 Mass. Ave., #47
Cambridge, MA 02138-5201

Winthrop, Morton M.
44 Lockeland Ave.
Arlington, MA 02174

Harris, Jonathan D.
1137 Mass. Ave. #32
Cambridge, MA 02138

Shipman David W. &
City of Cambridge tax title
1137 Mass. Ave. #46
Cambridge, MA 02138-5201

Bukruian, Sahag K., Tr. &
City of Cambridge Tax Title
1137 Mass. Ave. #B
Cambridge, MA 02138

Frankina, Jan Frances &
City of Cambridge Tax Title
604 Julia St., #301
New Orleans, LA 70130

Winthrop, Morton M.
44 Lockeland Ave.
Arlington, MA 02174-6314

Zaisser, Teresa Louise
1137 Mass. Ave. #24
Cambridge, MA 02138-5201

Blackwell, David C.
c/o Park, Ronald Eric
1137 Mass. Ave. Unit 4
Cambridge, MA 02138-5201

Latham, Ramona M.
1137 Mass. Ave. #1
Cambridge, MA 02138

Graves, Michael
1137 Mass. Ave. #23
Cambridge, MA 02138

Menhall, Abdel Nasser
1137 Mass. Ave. #51
Cambridge, MA 02138-5201

Marder, Eve E.
c/o Thomas C. Smith
1137 Mass. Ave. #21
Cambridge, MA 02138-5201

Nathans, Phyllis E. & Judith I.
233 Brattle Street
Cambridge, MA 02138-5201

Menhall, Abdel Nasser
P. O. Box 392
Hoopeston, IL 60942-0392

Marder, Eve
c/o Linda J. Miller
1137 Mass. Ave. #22
Cambridge, MA 02138-5201

Green, Beth & Leonard C.
10 Remington Street
Cambridge, MA 02138-5206

Sergei Alievsky
c/o Troyka Restaurant
1154 Mass. Ave.
Cambridge, MA 02138

Boettner, Carolyn J. &
City of Cambridge Tax Title
1137 Mass. Ave. #55
Cambridge, MA 02138

McCord Raymond Scott
326B Yerba Bueba Rd.
San Francisco, CA 94134

Davis, Jeffrey W.
1137 Mass. Ave. #25
Cambridge, MA 02138-5201

Davis, Jeffrey W.
1137 Mass. Ave. #25
Cambridge, MA 02138

Bikales, William
10-12 Remington St. #12
Cambridge, MA 02138-5244

Valdes, Humberto, Jr.
1137 Mass. Ave. Unit #53
Cambridge, MA 02138-5201

Scotti, Richard L.
1137 Mass. Ave. #56
Cambridge, MA 02138-5201

Hiam, Peter & Helen M.
46 Fayerweather St.
Cambridge, MA 02138-3355

Fuller, Lynne Anne
1137 Mass. Ave. #54
Cambridge, MA 02138

Kis, Daniela, Henry J. & Molly
1137 Mass. Ave. #57
Cambridge, MA 02138-5201

Moskow, Jeremy I.
2 Park Sq. Room 407
Boston, MA 02116-3912

Guffey, Joseph W. &
Mildred J. Guffey
1124 Mass. Ave.
Cambridge, MA 02138-5204

R.S.T. Realty Inc.
c/o Typotech
1120 Mass. Ave.
Cambridge, MA 02139

Wolf, Daniel H., Suzanne C.
Levine & Julia B. Wasserman
Tr. of 1105B Realty Tr.
77 No. Washington St.
Boston, MA 02114 2117

Graves, Michael
1137 Mass. Ave. #23
Cambridge, MA 02138

Nathans, Phyllis E. &
Judith C.
233 Brattle St.
Cambridge, MA 02138-5204

MacKinnon Elmer M.
Norma M. Chandler &
Stanley E. MacKinnon
5 Remington St.
Cambridge, MA 02138-5202

Marks, Margaret A. &
Janet A. Costello
34 Long Ave.
Belmont, MA 02178

Andrade America
1130 Mass Ave.,
Cambridge, MA 02138

Wasserman, Nelson M. &
Elliot S. Weinstock, Trs of
E & N Realty Trust
100 Jeffrey Ave.
Holliston, MA 01746

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Elliot S. Weinstock, Trs of
E & N Realty Trust
100 Jeffrey Ave.
holliston, MA 01746

Norton, Charles F. Jr. Tr
of Charles Norton Trust
39 Amberst Road
Wellesley, MA 02181

President & Fellows of
Harvard College
c/o Harvard Real Estate Inc
Holyoke Centre-Room # 1000
1350 Mass. Ave., Cambridge
MA 02138-3895

Franckum, Bradley
Trustee of Frankum Tr.
63 Richmond Road
Belmont, MA 02178-3318

Levine, Suzanne W.
32 Sylvan Ave.
Newton, MA 02165-3016

Lee, Sen & Buoy, Tr. Tr.
Lee, As Trustees of Lee Yon
Realty Tr.
438 Broadway
Cambridge, MA 02138-4226

President & Fellows of
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c/o Harvard Real Estate Inc
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1350 Mass. Ave.
Cambridge, MA 02138-3895

Dowse, Granton H. Jr.
Irene A. M. Dowse &
Leonard H. Dowse, Trustees
of BBC Trust
25 Mt. Auburn St.
Cambridge, MA 02138

O'More Haven
Lorea Honeycutt O'More &
Michael Davis Trustees of
Dolphin Realty Trust
P. O. Box 284
Cambridge, MA 02138

Cerny, Sharon & Peter Wasserman
Trs. of RECOA Realty Tr. II
c/o Peter Wasserman & Assoc.
1776 Mass. Ave.
Cambridge, MA 02138

Baker Mary Claire
1137 Mass. Ave. Unit 42
Cambridge, MA 02138

Boudreau, Catherin A. &
City of Cambridge Tax Title
1137 Mas. Ave.
Cambridge, MA 02138-5201

Crosby, George De F.
1137 Mass. Ave., Unit 44
Cambridge, MA 02138-5201

Thompson, Amy J.
55 Jay St.
Cambridge, MA 02139

Zachas, Kimon
1137 Mass. Ave., Unit 45
Cambridge, MA 02138

March, Diedre C & Peyton C.
1137 Mass. Ave.. #27
Cambridge, MA 02138-5201

Bergman, Samuel & Shirley
1137 Mass Ave. #36
Cambridge, MA 02138

Allyn Cynthia
1137 Mass. Ave. #3
Cambridge, MA 02138-5201

Schneider, Richard G., Jr. &
City of Cambridge Tax Title
1137 Mass. Ave. #35
Cambridge, MA 02138-5201

Gould, Peter L &
City of Cambridge Tax Title
1137 Mass. Ave. #36
Cambridge, MA 02138

$$\begin{array}{r} 25 \\ 27 \\ \hline 108 \\ 3 \\ \hline 107 \\ 20 \\ \hline 253 \end{array}$$

1122 Mass Ave

Guffey, Joseph W &
Mildred J Guffey

1124 Mass Ave

Camb, Ma 02138-5204

1114- " "

R.S.T. Realty Inc

c/o Gypotech #

1120 Mass Ave

Camb, 02139

~~1105~~ " "

~~Hajian John M. Jr.~~

~~George Setian & Michael Hajian~~

~~& Peter Hajian~~

~~62 Benchiff Circle~~

~~Quincy, Ma 02166-1102~~

1090-1100 Mass Ave

Wolf, Daniel H., Suzanne C.

Levine & Julia B Wasserman,

Tr. of 1105B Realty Tr.

77 No Washington St.

Boston, Ma 02114 2117

1134 - Mass Ave.

Graves, Michael

1137 Mass Ave. #23

Camb

02138

1132

"

"

Nathans, Phyllis E & Judith C.

233 Brattle St.

Camb

02138-5204

1130

"

"

Mackinnon Elmer M.

Norma M. Chandler &

Stanley E. Mackinnon

5 Remington St.

Camb,

Ma 02138-5202

1131 Mass Ave.

Marks, Margaret A &

Janet A. Costello

34 Long Ave.

Belmont, Ma 02178

1124

"

"

Andrade, America

1130 Mass Ave.

Camb, Ma 02138

1156 Mass. Ave.

- Wasserman, Nelson M &
Elliot S Weinstock, Trs. of
E+N. Realty Trust
100 Jeffrey Ave.
Holliston, Ma 01746

1168 Mass. Ave.

same as above.

1174 Mass. Ave.

Norton Charles H. Jr. Tr. of
Charles Norton Trust.
39 Amherst Rd.
Wellesley, Ma. 02181

1200 Mass. Ave.

Pres & Fell of Harv. College.
40 Harv. Real Estate Que.
Halysle Center - Room #1000
1350 Mass Ave
Camb 02138-3895

1201 Mass. Ave.

Frankum, Bradley
Trustee of Frankum Tr.
63 Richmond Rd.
Belmont, Ma 02178 3318

1210 Mass Ave.

Levine, Suzanne W.
32 Sylvan Ave.
Newton, Ma. 02165 3016

1218 Mass Ave.

Lee, Sen & Buoy, F. F. Lee,
As Trustees of Lee Yon Realty Tr.
438 Broadway
Camb, Ma. 02138-4226

1228 Mass Ave.

H. U.
1228 Mass Ave

4 Arrow St.

- Dowse, Granton H. Jr.
Gene A. M. Dowse &
Leonard H. Dowse, Trustees of
BBC Trust.
25 Mt. Auburn St.
Camb, Ma. 02138

10 Arrow

→ O'More, Haven
Lorea H. Merpitt O'More &
Michael Davis Tr. of
Dolphin Realty Tr.
P.O. Box 284
Camb, Ma. 02138

1137

~~1207~~ Mass.

① Cindy, Sharon & Peter Wasserman
Yrs. of RECOR Realty Tr. II
C/O Peter Wasserman & Assoc.
1776 Mass Ave Suite 7
Camb 02138

② Baker Mary Claire
1137 Mass Unit #2
02138

③ Boudreau, Catherine A.
& C. of Camb Tax Title
1137 M Ave.
02138-5201

④ Crosby George H. G.
1137 ~~1137~~ #44
02138-5201

⑤ Thompson Amy J.
55 Jay St.
Camb 02139

⑥ Zachas, Kevin
1137 #45
02138

Mass Ave
1137 E 2

(7) March Deddie C. & Peyton C. March
#27

02138-5201

(8) Bergman Samuel & Shirley

#36

02138

(9) Allyn Cynthia

#3

02138-5201

(10) Schneider Richard G. Jr. &
C of Camb Yal Title

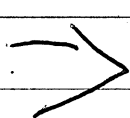
#35

02138-5201

(11) Gould Peter L &

C of Camb & #34 top title

02138



(12)

Hazard James H.

#5

02138

1137 Mass Ave.

(13) Huse Gretchen E.

33

02138

(14) Harris Jonathan D.

32

02138

(15) Frankina Jan Frances

a C of Camb I ~~P~~ tax title
604 Julia St. # 301
New Orleans, La. 70130

(16) Blackwell David C.

C/o Park, Ronald Ciu
Unit 4

02138 5201

(17) Menhall, Abdel Nasser

51

02138 - 5201

(18) Menhall, Abdel Nasser

P.O. Box 392

Hoopeston, Ill 60942-0392

1137 e 2

(19) Davis Jeffrey W
#25

02138-5201

(20) Valdes Humberto Jr
Unit #53

02138-5201

(21) Fuller Lynne Anne
#54

02138

(22) Melvin, Murray
02138-5201

(23) Shipman David W.
#47

02138-5201

(24) Shipman David W.
Cr of Camb I Jr Tax title
#46

02138-5201

(25) Winthrop Morton M.
44 Lockeland Ave.
Arlington, MA

02074-6314

1137 e 2

(26) Katham Ramona M.
1

02138

(27) murder Eve E.
C/o Thomas C. Smith
21

02138-5201

(28) murder Eve.
C/o Linda J. Miller
22

02138-5201

(29) Baettner, Carolyn J. &
Cof Camb J. ~~Smith~~ tax title
55

02138

(30) Davis Jeffrey W.
25

02138

(31) Scott Richard L.
56

02138-5201

1137-2

(32) Kis, Daniela
Henry J. Kis
Molly Kis

57

02138-5201

(33) Lord Susan
Paula Gillis

02138

(34) Weathers Monton M
44 Rockland Ave
Arlington 02194

(35) Bukarian, Salag K. Jr.
d Co of 2
City of Cambridge title
B

02138

(36) Zauser Yvonne Louise
Unit # 24

02138-5201

(37) Graves Michael

23

02138

1137 c 2

(38)

Nathans Phyllis E & Judith S
233 Brule St

02138-5204

(38)

Remington St.

9 Remington

Green, Beth & Leonard C.

10 Remington

02138-5206

11

11

McCord Raymond Scott

32613 Yerba Buena Rd

San Francisco CA 94130

14

Bekales Wm.

1012 Remington #12

02138-5244

14

Huang ~~Pat~~ Peter & Helen M.

46 Fayerweather

02138-3355

10 Remington

① Moskow Jeremy L.
2 Park Sq. Rm. 407
Boston 02116-3918

② Breck Evelyn M.
Landing Hill Rd
P.O. Box 321
E. Haddam, CT 06423-0321

③ Allard R Susan
14 Rem
02138-5244

④ Mason Pamela
10-14 Rem. #14
02138-5244

⑤ McCool Margaret L.
10-14 Rem.
02138-5244

⑥ Simon Eugene P & Iris
12 Rem. #306
02138

10 Remington

(7)

Bishop David H.

10 Rem.

02138-5206

(8)

Runkun Gary B.

14 Rem. #2

02138

(9)

West Christopher D.

Kathleen J. 1

10-14 Rem.

02138-5244

(10)

Golden Eve M.D. &
City of Concord, Mass. title.

10 Rem

02138-5206

(11)

Van Kerk, Karen & Patricia C.

3 Carver Rd.

PO Box 492

C. Dennis, Ma. 02 64-0492

(12)

O'Connor John J.

Barbara A. Koval

10-14 Rem

02138-5244

10 Rem.

(13) Mackey Monica

14 Rem

02138

(14) Alonso Juan M.

14 Remington

02138-5244

(15) White Deanie

12 Rem

02138

(16) Kamp Lucas W.

12 Rem

02138-5245

(17) Weissman Nukemia

10-14 Rem

02138-5244

(18) Carly Margaret H.

10-14

02138-5244

(19) Edwards Pamela G. C. O. G. R. G.

14 Rem

02138-5244

(20) Raynes Eulynne N.

11 Rem

02138-5202

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All persons interested in this matter may appear at this time and be heard.

By order of the City Council,

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NOTICE OF A PUBLIC HEARING

Pursuant to Ordinance Number 733, the Cambridge City Council will conduct a public hearing on Monday, August 7, 1989 at 6:00 P. M. in the Sullivan Chamber, City Hall, Cambridge, Massachusetts relative to the request from Sergei Alievsky, Proprietor, Troyka Restaurant to lease for ten years, a city owned plot of land adjacent to the premises numbered 1154 Massachusetts Avenue to be converted into a terrace for the Troyka Restaurant.

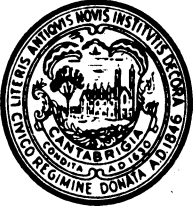
Said lease to be subject to the terms of the request and in consideration of \$15,000.00 - \$18,000.00 in Capital Improvements.

All persons interested in this matter may appear at this time and be heard.

By order of the City Council,

ATTEST:-

Joseph E. Connarton
City Clerk



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139

TEL. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

June 26, 1989

To the Honorable, the City Council:

Several months ago the City Council referred to me a request by Sergei Alievsky for public improvements to a small triangular parcel of about 872 square feet on Massachusetts Avenue next to the Troika Restaurant, in return for a nominal lease and use of the space on a seasonal basis for tables and chairs for outdoor seating.

The site existed as a heavily-littered area with a number of evergreens worn through in the center by a use-made path/cut through to Arrow Street. Competing maintenance demands in larger parcels with more use priority resulted in this small parcel not being maintained on any regular basis.

I recommend that the City Council lease this parcel to the petitioner under the terms of his request and in consideration of \$15,000.00 - \$18,000.00 in Capital Improvements.

The lessee also will be subject to any per table fee which I will be recommending to the City Council for these types of uses of public property for the next outdoor season.

I recommend that the City Council refer this to the Planning Board and schedule a public hearing on August 7th in accordance with Ordinance No. 733.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert W. Healy", is written over a horizontal line.

Robert W. Healy
City Manager

RWH/mbf

Agenda Item No. 22

Re: leasing of a small triangular parcel of
about 872 square feet on Mass. Ave. next
to the Troika Restaurant.

In City Council,

June 26, 1989

ORDINANCE NO. 733
Final Publication No. 1539. First
Publication in Cambridge Chronicle-
Sun, January 7, 1965.

CITY OF CAMBRIDGE

In the Year One Thousand, Nine
Hundred and Sixty-five.

AN ORDINANCE

In amendment to an Ordinance en-
titled: "The General Ordinances of
the City of Cambridge."

Be it ordained by the City Council
of the City of Cambridge as fol-
lows:—

The General Ordinances of the
City of Cambridge are hereby
amended by inserting the following
section entitled:—

City Owned Land and Buildings.
Section 1. Sale, Lease or Rental of
City Owned Land.

For the purposes of protecting
the citizens of Cambridge, real es-
tate values and obtaining the best
possible land use; no sale, lease
or rental by the City of Cambridge
of City owned land or ways shall
be accomplished until such offer,
when received by the City Council,
shall be referred to the Planning
Board of the City of Cambridge
for study and a report made to the
City Council, which shall hold a
public hearing to which the Plan-
ning Board shall be invited. Said
hearing shall be held within one
month after receipt of the Plan-
ning Board's report to the City
Council.

At least ten days prior to said
hearing the City Clerk shall post
notices of the hearing upon the
City owned land or ways with res-
pect to the proposed sale, lease or
rental and shall send a written
notice to the owners of the prop-
erty adjoining and opposite said
land or ways within two hundred
feet thereof as shown on the most
recent tax list of the Board of
Assessors, and to such owners and
civic groups as may be deemed by
the City Clerk to be affected and
shall publish notice of said hear-
ing in newspapers of general cir-
culation within the City of Cam-
bridge.

In City Council January 18, 1965.
Passed to be ordained as amended.
Edward A. Crane, Mayor.

A true copy. Attest:—
THOMAS M. McNAMARA,
City Clerk.

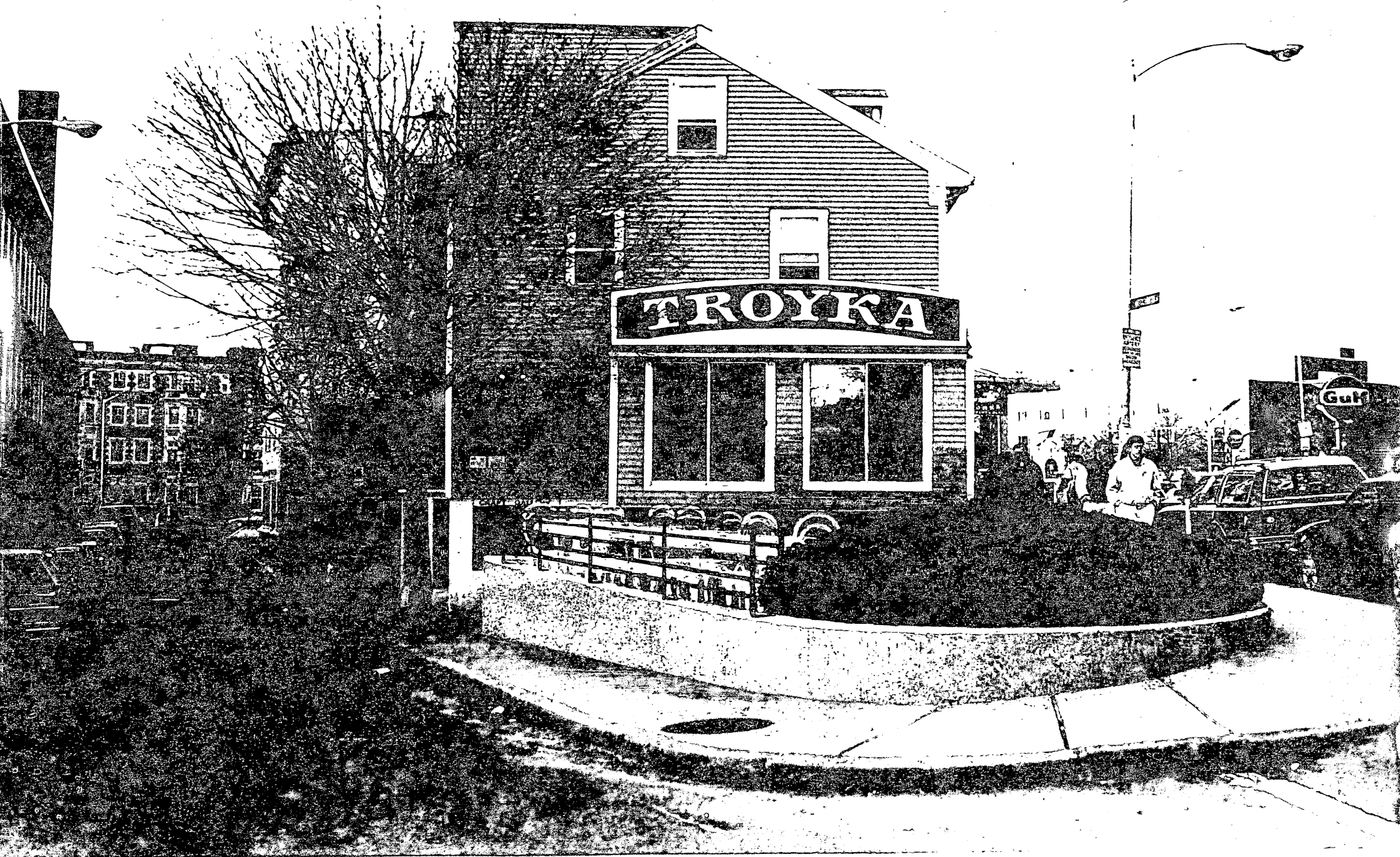
(C)F11.



16012-1 N1 2



16012-11NN2



Troyka Restaurant
1154 Massachusetts Avenue
Cambridge, MA 02138
(617) 864-7476 or 617-566-2197

March 15, 1989

Hon. Members of the City Council
City of Cambridge
City Hall
Cambridge, MA 021

Dear Honorable City Councilors,

The subject of this letter is a vacant city-owned plot of land adjacent to my restaurant at 1154 Massachusetts Avenue in Cambridge. Currently, this piece of city-owned property is used as a walking path, is continually full of rubbish and is most difficult for the Department of Public Works to maintain. I would like to propose that the City of Cambridge lease this land to me in order that I might make a non-intrusive, but significant, improvement on the property.

In particular, I would like to propose that I be allowed to convert the property, at my expense, into a terrace for the Troyka Restaurant, by cleaning and clearing the land and laying a flat-stone or equivalent type of surface. During the warmer months, tables and chairs would be set-up on this terrace as an outdoor extension of the restaurant. Both the land and the improvements made upon it would remain as city-owned property.

I suggest that the city grant me a 10-year lease for the property as an extension to the restaurant, with an option to renew for another 10 years, for an annual lease fee of \$200. In consideration for these lease rights, I would construct the terrace in accordance with city-approved plans, which would include whatever improvements to the perimeter sidewalk are needed, and I would be solely responsible for the cleaning and maintenance of the property for the life of the lease. I would, of course, assume liability for the piece of property leased to me by the City.

I consider that under such an arrangement the city will benefit in several ways:

- The cost of maintenance of the property will be borne by me instead of by the city as is the case today.

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OFFICE OF CITY CLERK
1989 MAR 16 AM 11:05
CAMBRIDGE MA.

-The neighborhood around the restaurant will be improved by the presence of a well-maintained property instead of a dirty, vacant lot.

-On Saturdays and Sundays the terrace could be used for such things as free classical music concerts to be performed by local school-children .

To date, my plan has been reviewed and received the endorsement of Mr. William Sommers, the Commissioner of Public Works. It is my hope that the City Council will be able to respond affirmatively to my proposal for utilizing this small piece of public land for the public convenience and benefit.

Respectfully submitted,

A handwritten signature in cursive script, reading "Sergei Alievsky". The signature is written in dark ink and is positioned above the printed name.

Sergei Alievsky, Proprietor
Troyka Restaurant

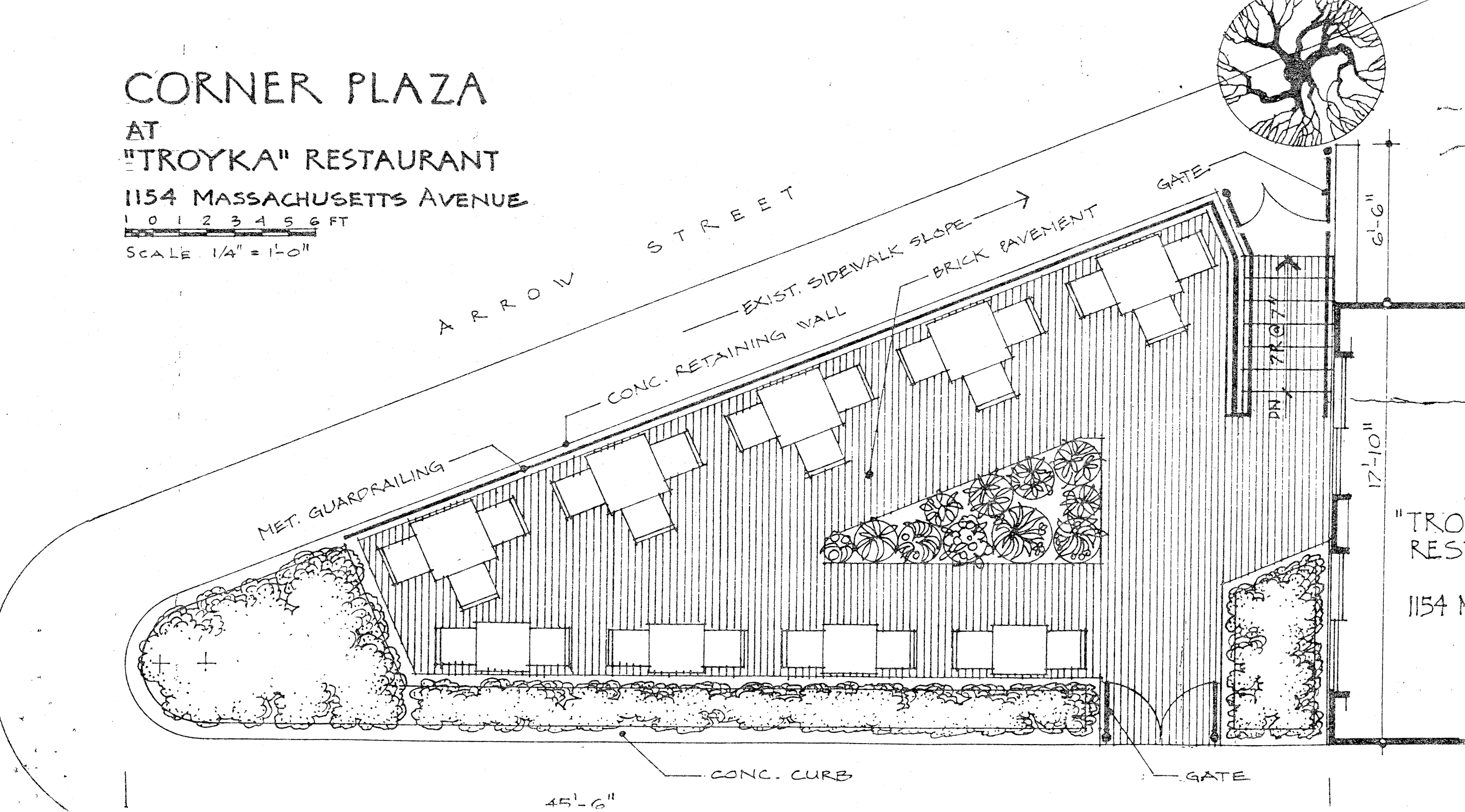
CORNER PLAZA

AT
"TROYKA" RESTAURANT

1154 MASSACHUSETTS AVENUE

1 0 1 2 3 4 5 6 FT

SCALE 1/4" = 1'-0"



City of Cambridge

H-43

Comm. from Sergei Alievsky, Prop., Troyka Restaurant, requesting permission to convert the vacant City-owned plot of land adjacent to his 1154 Mass. Ave. restaurant into a terrace by cleaning & clearing the land at his own expense & suggesting that the City grant him a 10 year lease of the site at an annual fee of \$200., with an option to renew.

8-7-89 In Accordance
with Ordinance #733
Public Hearing was
Held.
Lease Authorization
Denied
2-7-0-0.

In City Council,

March 20, 1989

3-20-89

Referred to the
City Manager.

Copy sent to the City Manager
3/22/89