



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

MINOR AMENDMENT # 3

Case No. PB #31
Project: Riverview Office Building
Applicant: Riverview Building Combined Limited Partnership
District: A-3A/PUD-3
Planning Board Decision: July 1, 1983
Dates of Minor Amendments: #1 on January 7, 1986
#2 on March 20, 1990
Date of this Minor Amendment: March 20, 1990

After reviewing information provided by the Riverview Building Combined Limited Partnership and the Staff of the Community Development Department, the Planning Board grants a minor amendment to the above referenced Special Permit. This amendment allows the construction of an entrance area in the atrium at 245 First Street as outlined in the following documents:

1. letter to Planning Board from Riverview Building Combined Limited Partnership, dated March 28, 1990.
2. The plans entitled "SKA First Floor Entry Plan" dated March 14, 1990 and "First Floor Entry Elevations A.3" dated March 20, 1990, both prepared by Bennett/#DG, Inc.

The architect for the tenant, Thinking Machines Corporation shall continue to meet with Community Development staff to finalize design revisions as described in the March 20, 1990 memorandum from J. Roger Boothe to the Planning Board.

Voting to grant the Minor Amendment were P. Dietrich, A. Cheney, D. Kennedy, C. Cooper, and C. Mieth. Choosing to abstain as H. Russell.

For the Planning Board,

Paul Dietrich
Paul Dietrich, Chairman

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CITY OF CAMBRIDGE
COMMUNITY DEVELOPMENT DEPARTMENT
City Hall Annex Inman & Broadway

To The Planning Board

From J. Roger Boothe *JRB*
 Director of Urban Design

Subject PB #31--Carter's Ink Building

Date 20 March 90

It is clear that the structure being built in the atrium should have come before the Board as a requested minor amendment. This should have been done before the building permit was issued; but that was, of course, not the case. Community Development staff are now working with Inspectional Services to ensure that such an unfortunate situation does not again arise.

In researching the Board's decision, it has come to our attention that the building owner has not fulfilled certain requirements, ie the installation of a fence defining the corner of the site at First and Athenaeum, and associated sidewalk and landscaping work. We ask the Board to authorize us to send a letter informing the owner of this violation of the permit. In addition, we would reiterate the aspects of the project which would require formal requests for amendments in the future; and, we would instruct the owner to make such requirements clear to tenants.

In regard to the work which has been put on hold, the City Solicitor has asked if we and Thinking Machines could reach a mutually agreeable set of design revisions. Clearly, the Thinking Machines company did not intend to circumvent the law. We do not feel that they should be punished for an honest mistake.

Dennis Carlone and I met last week with Cheryl Handler, president of Thinking Machines; her architect, Carmen Garufo; and Michela Larsen of Michela's restaurant. We discussed ways of modifying the new structure to make it more consistent with the public qualities we had sought in the original design of the atrium. The following points address this goal:

- *the roof structure will not be enclosed
- *added windows will improve the architectural appearance of the wall on the cafe side
- *Michela's will incorporate a mural onto the wall facing the cafe space
- *Plants, lighting, and seating will all be designed to help make the structure a friendlier addition to the atrium
- *Identification signs will be kept to a minimum.

RIVERVIEW BUILDING COMBINED LIMITED PARTNERSHIP
433 North Camden Drive
Suite 960
Beverly Hills, California 90210

March 28, 1990

City of Cambridge
Planning Board
57 Inman Street
Cambridge, Massachusetts 02139

Thinking Machines Corporation
245 First Street
Cambridge, Massachusetts 02142-1214

Re: Minor Amendment to Special Permit #31

Ladies and Gentlemen:

Reference is made to the Decision of the Planning Board of the City of Cambridge dated July 5, 1983 regarding Special Permit #31, as amended by Minor Amendment dated January 7, 1986, in connection with the construction and rehabilitation of a two-building complex currently owned by Riverview Building Combined Limited Partnership (the "Partnership") at 245 First Street in Cambridge.

The Partnership hereby approves of a second Minor Amendment to Special Permit #31 to allow Thinking Machines Corporation, as tenant in said complex, to construct an entrance area in the atrium at 245 First Street in accordance with the plans entitled "SKA First Floor Entry Plan" dated March 14, 1990 and "First Floor Entry Elevations A.3" dated March 20, 1990, both prepared by Bennett/HDG, Inc., and hereby authorizes Thinking Machines Corporation to apply to the Planning Board for said second Minor Amendment.

Very truly yours,

RIVERVIEW BUILDING COMBINED
LIMITED PARTNERSHIP, a
Massachusetts limited
partnership

By: Niuna-Cambridge, Inc.,
general partner

By: 
Its: Vice President

HALE AND DORR

COUNSELLORS AT LAW

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS

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WASHINGTON OFFICE
THE WILLARD OFFICE BUILDING
1455 PENNSYLVANIA AVE., N.W.
WASHINGTON, D.C. 20004
(202) 393-0800

March 30, 1990

BY HAND

Mr. Carmen Garufo
Bennett/HDG, Inc.
711 Boylston Street
Boston, Massachusetts 02116

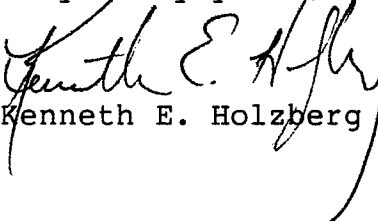
Re: Minor Amendment to Special Permit #31

Dear Carmen:

I am enclosing an original of the letter from Riverview Building Combined Limited Partnership (the "Partnership") to Thinking Machines Corporation and the Planning Board of the City of Cambridge. Pursuant to the terms of the letter, the Partnership approved a second Minor Amendment to Special Permit #31 to allow Thinking Machines Corporation to construct an entrance area in the atrium at 245 First Street in accordance with the plans prepared by Bennett/HDG, Inc. As we discussed, kindly deliver this letter to the Planning Board. A duplicate original has already been sent to Thinking Machines Corporation.

If you have any questions, please call me.

Very truly yours,



Kenneth E. Holzberg

KEH:mdf
Enclosure

cc: Philip D. Stevenson, Esq. (w/enc.)
Katharine E. Bachman, Esq. (w/enc.)
Mr. Mirza Mehdi (w/enc.)

BENNETT/HDG INC.

711 BOYLSTON STREET

BOSTON, MA 02116

(617) 536-3023

Roger Boothe
City of Cambridge
Community Development Department
City Hall Annex
Cambridge, Massachusetts 02139

RE: Thinking Machines Corporation
245 First Street
Cambridge, MA

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COMMUNITY DEVELOPMENT
CITY OF CAMBRIDGE
CAMBRIDGE, MA 02139

March 23, 1990

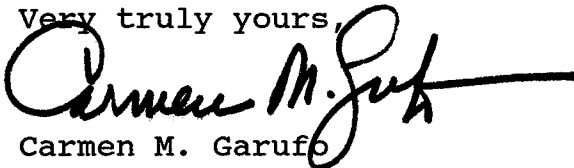
Dear Sir:

I am enclosing a copy of drawing SK-1 and A-3 as they were submitted before the Planning Board on March 20, 1990. It is our understanding that the design review has been approved on the basis of these drawings and that we will be allowed to proceed as soon as the cease and desist order is rescinded.

We will be revising the contract documents to include this latest approval and will submit these to you for your final review.

Please let us know what the formal procedure is for securing permission to proceed.

Very truly yours,



Carmen M. Garuffo

CMG/jmk
Enclosures