

# The Cornerstone Project

**97-101 NEWBURY ST.  
BACK BAY ARCHITECTURAL COMMISSION**

07 / 13 / 2022

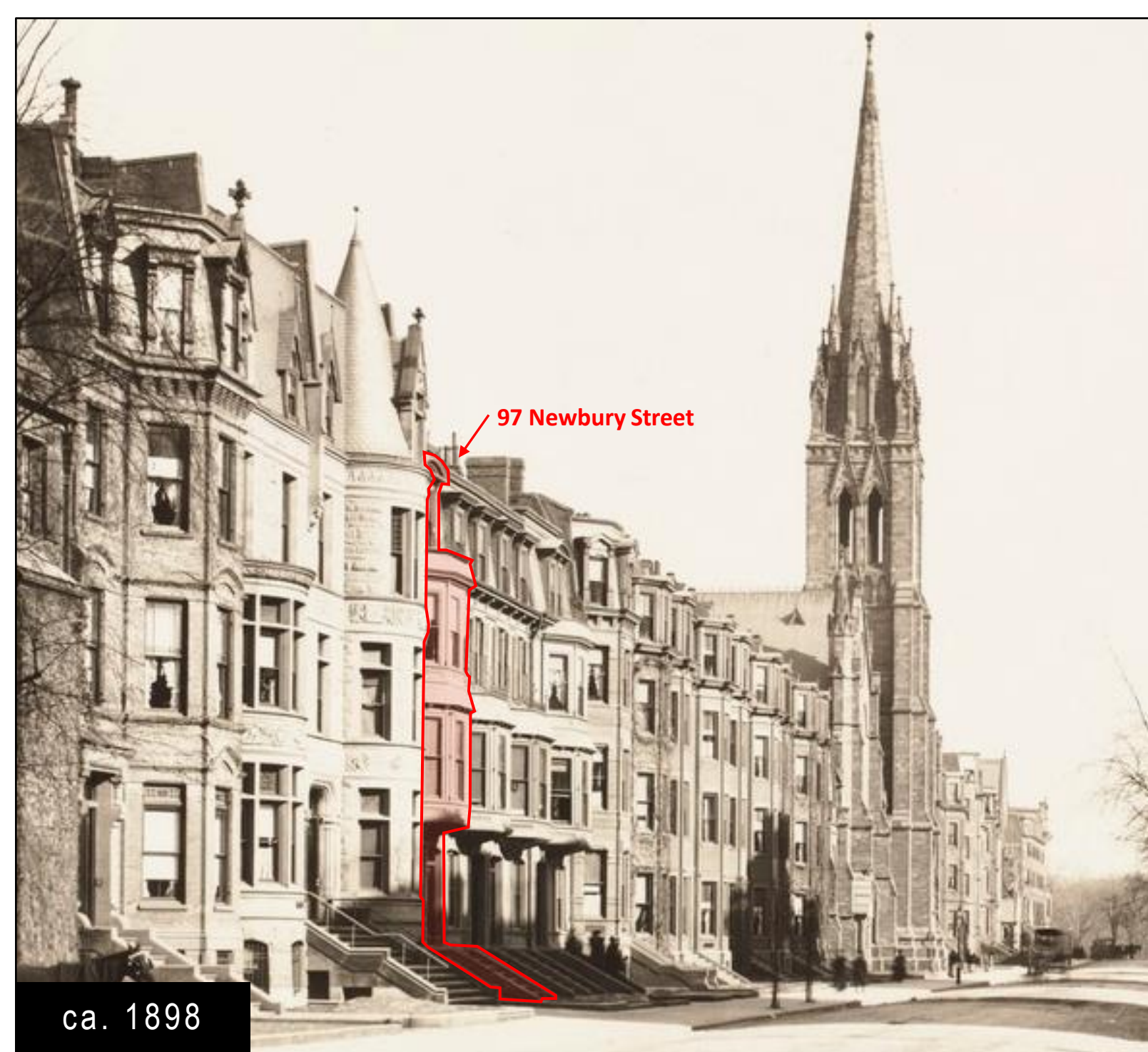


**American Ancestors**

*by* NEW ENGLAND HISTORIC GENEALOGICAL SOCIETY

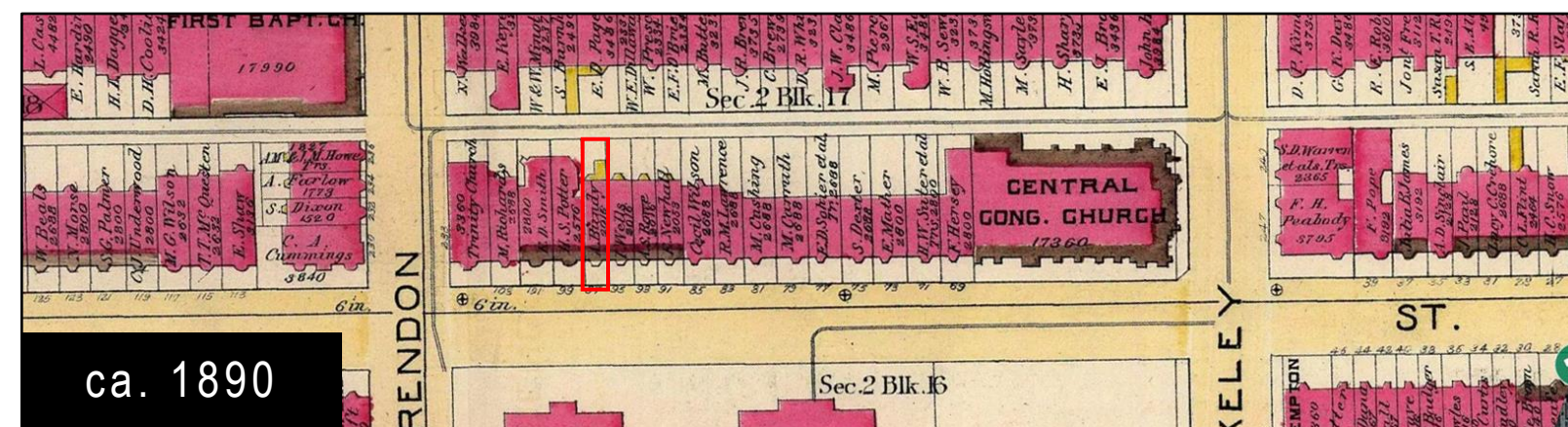


**BUILDING HISTORY**

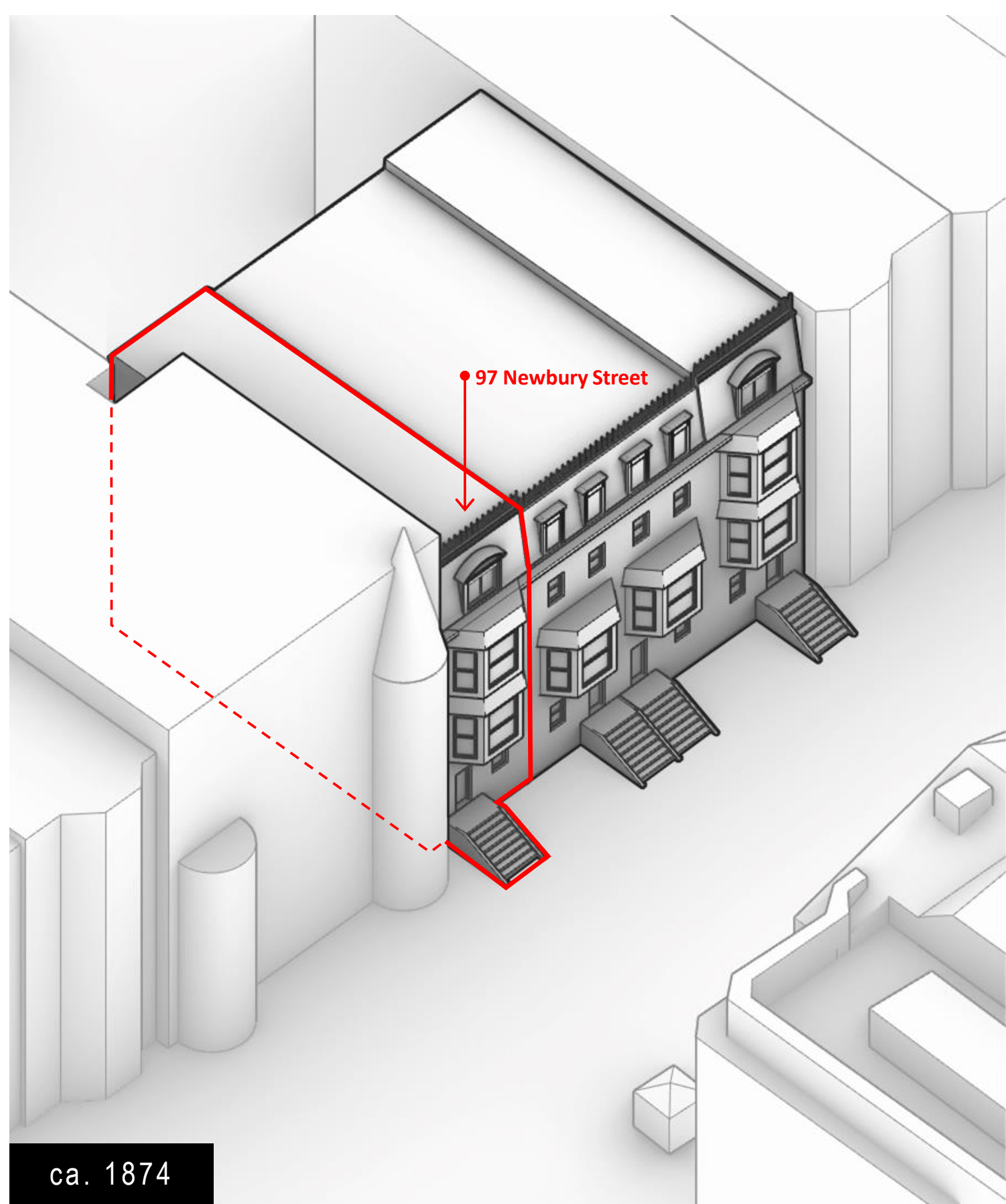


97 Newbury Street

ca. 1898



ca. 1890



97 Newbury Street

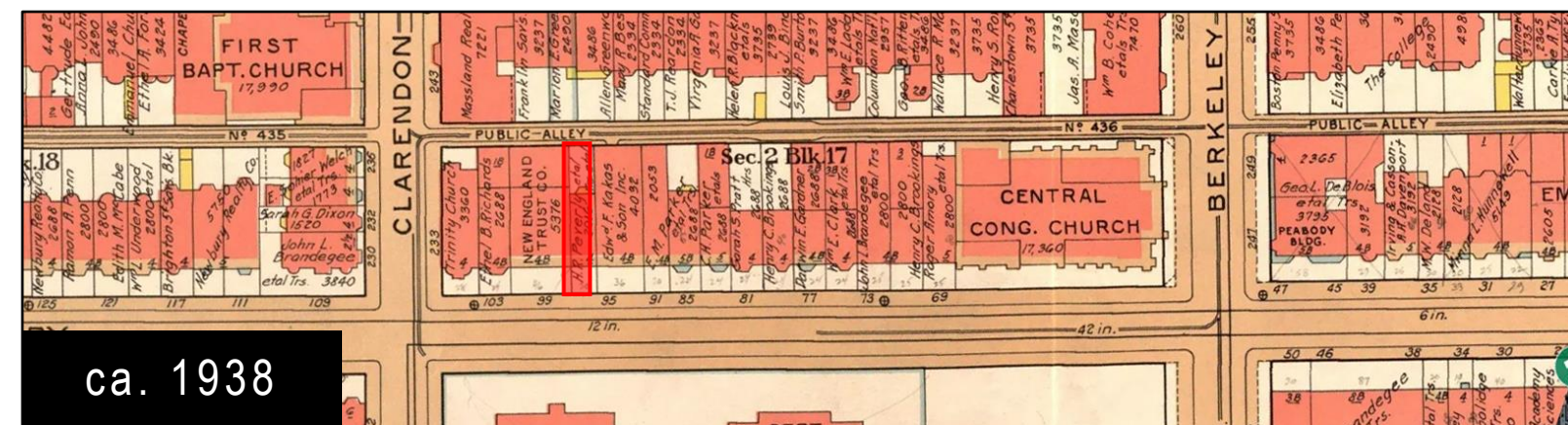
ca. 1874



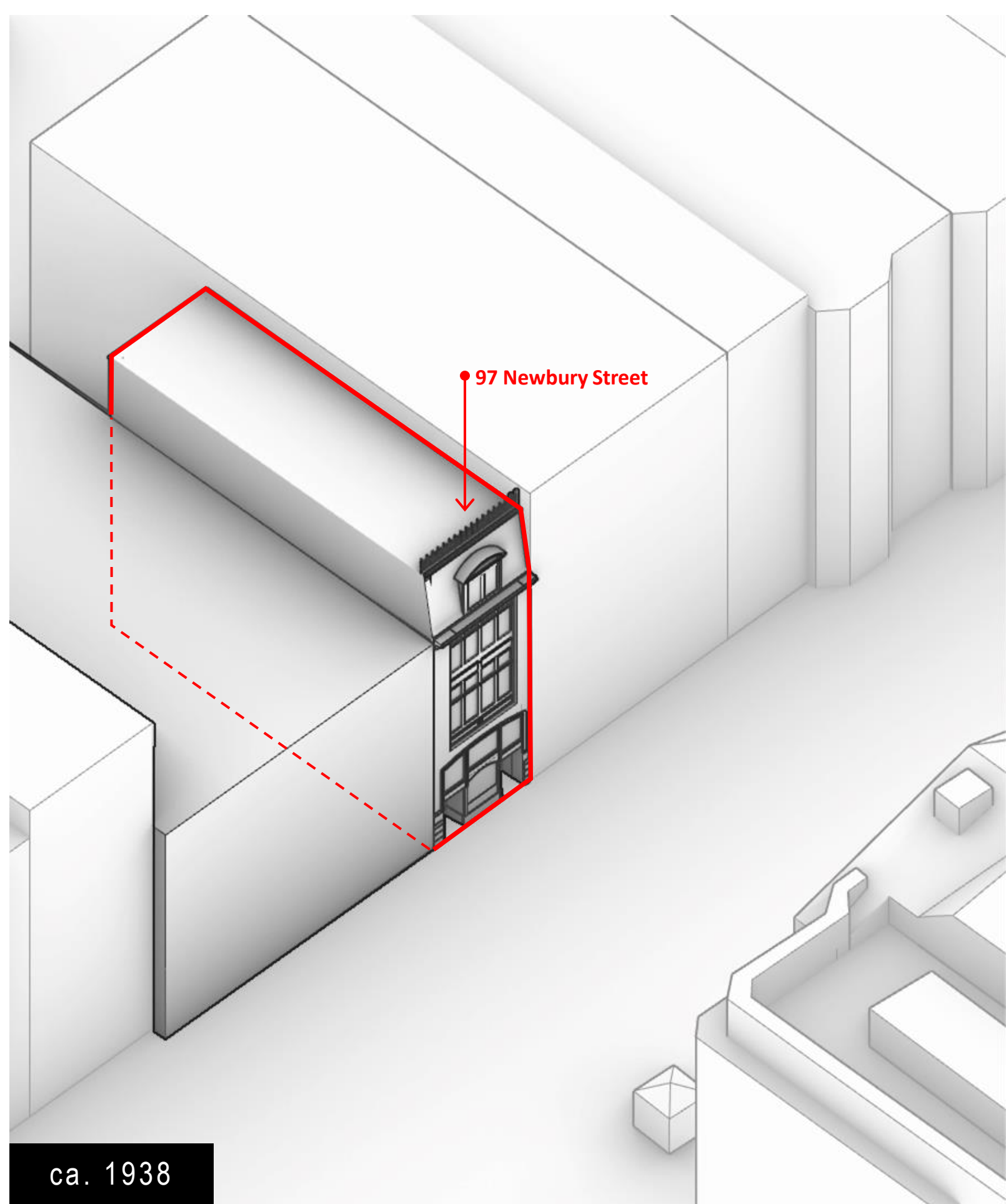
ca. 1928



ca. 1942



ca. 1938



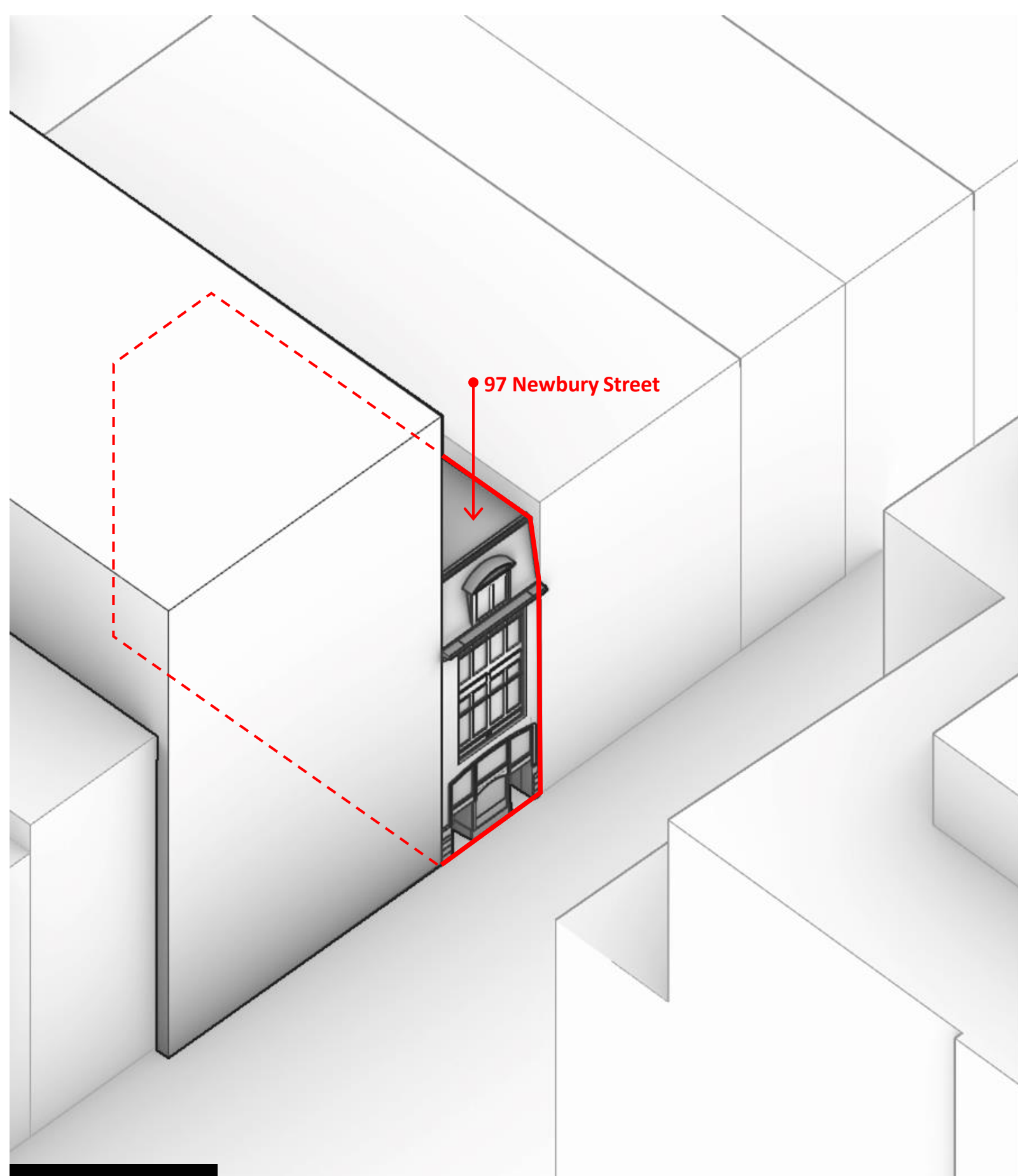
ca. 1938



ca. 1980



ca. 1983



ca. 1980

Brick addition constructed on top of 99-101 Newbury St.



Elements of the original façade that presently exist



**EXISTING CONDITIONS**









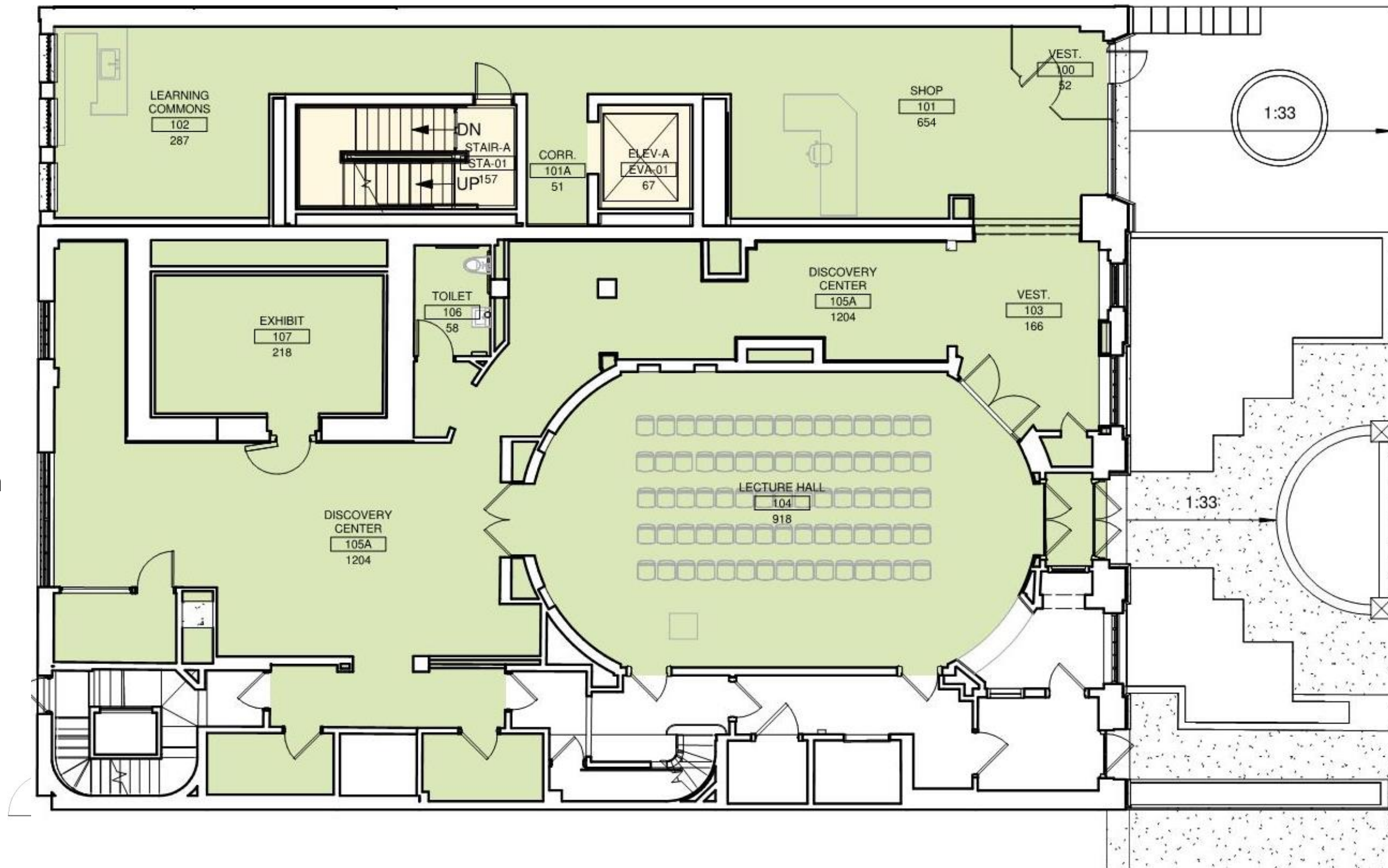





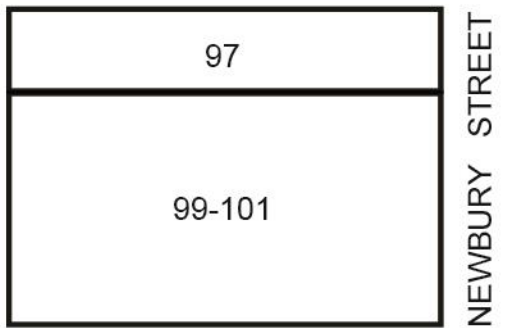


**PROPOSED BUILDING**

- Increase Public Space
- Increase Education Programs
- Provide Accessible Elevator
- Provide New Egress Stair
- Provide New Sprinkler System

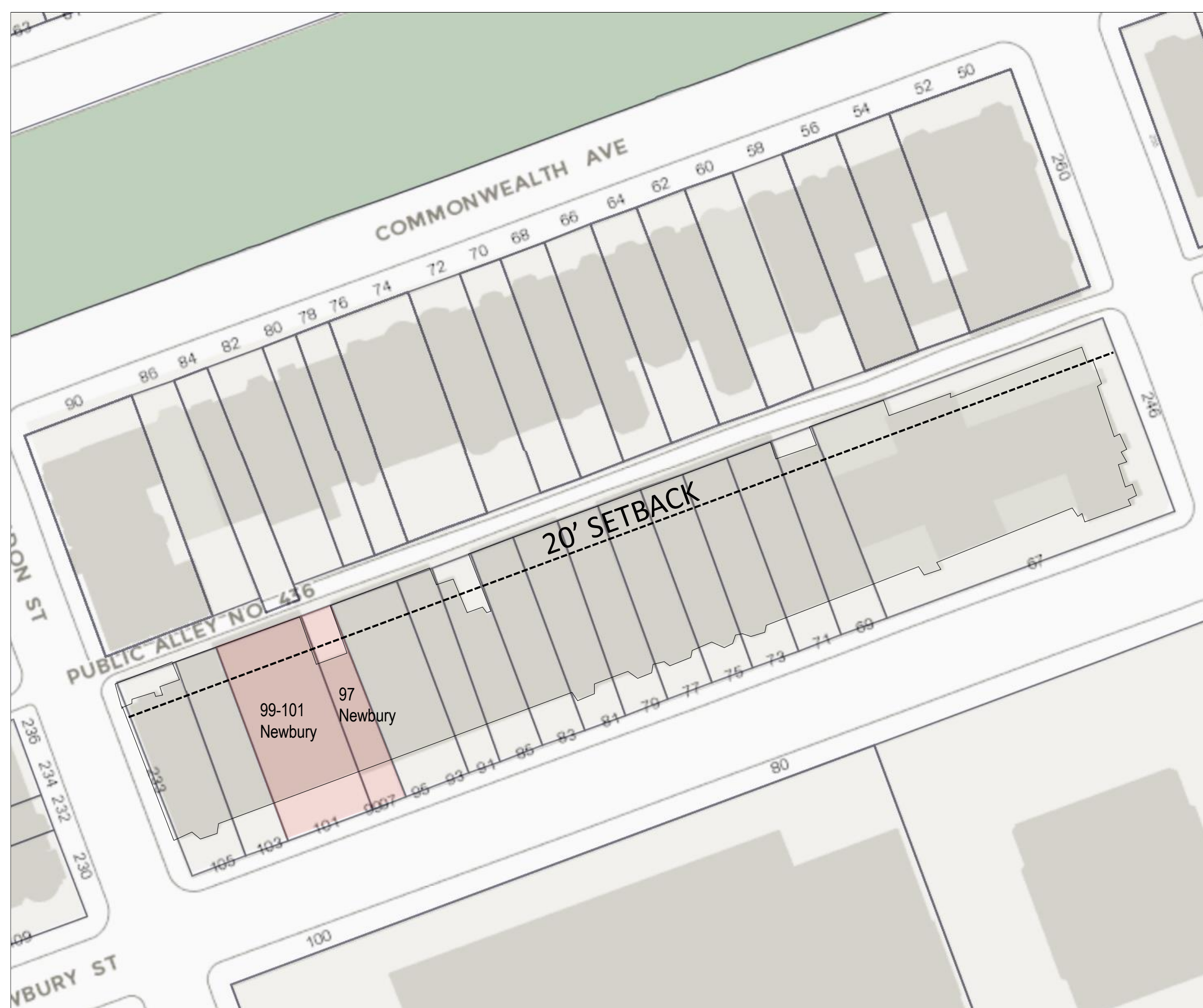


 PUBLIC/COMMUNITY PROGRAMMING

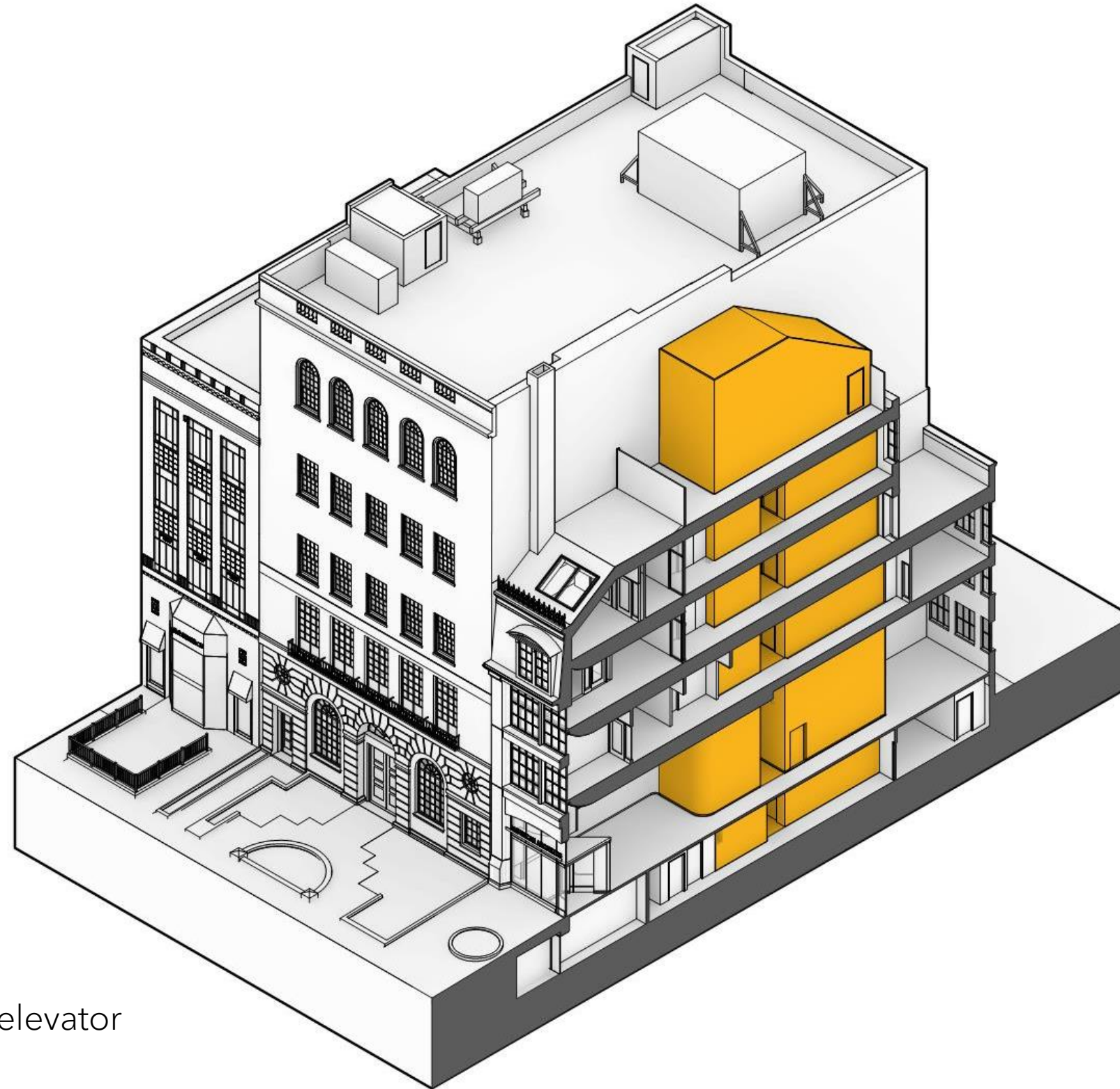


# Zoning Variances

- Increase to the FAR
- Rear Yard Setback



# Code Compliant Stair and Elevator



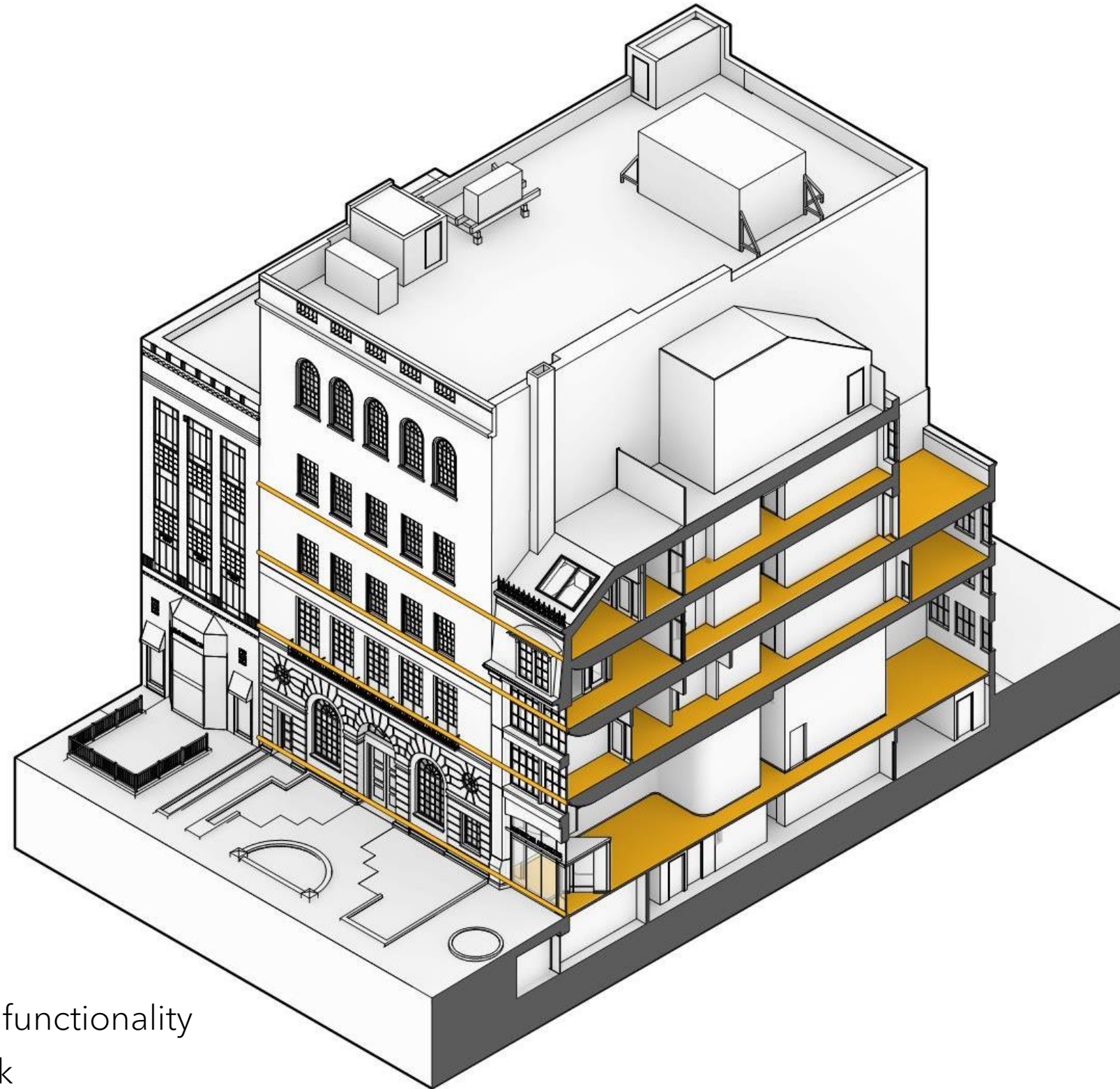
## Stair / Elevator

- Code compliant stair & elevator
  - Egress for 99-101 & 97
  - 360 SF / floor, or total approx. 1,800 SF





# Code Compliant Floors and Floor Alignment

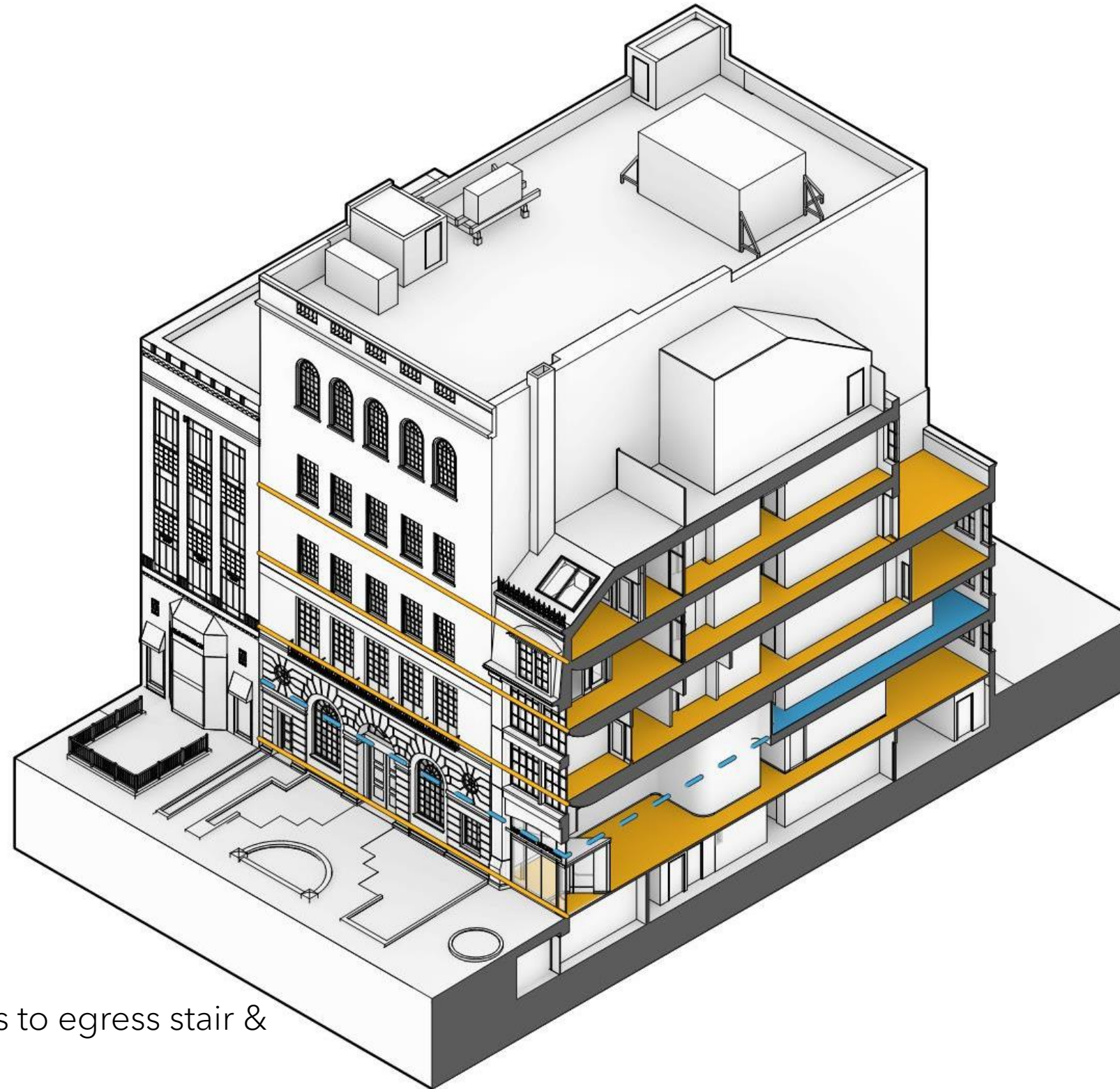


## Align Floors

- Maintain programmatic functionality
- Two-story at rear setback



# Code Compliant Floors and Floor Alignment

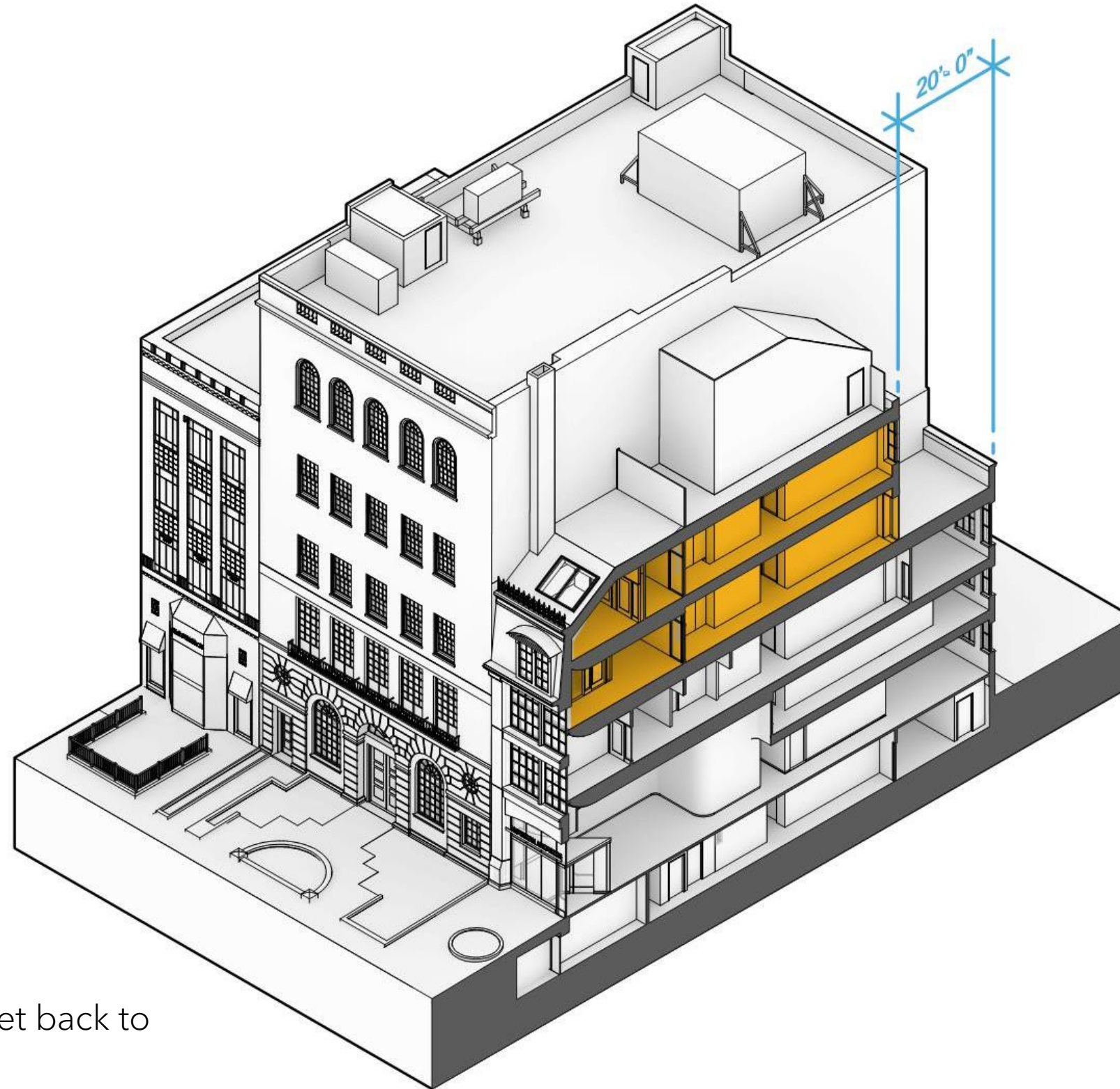


## Align Floors

- Provide 2nd floor access to egress stair & elevator for 99-101
- Split first floor double-height space w/ mezzanine at Alley
- Mezzanine = 540 SF



# Rear Yard Setback

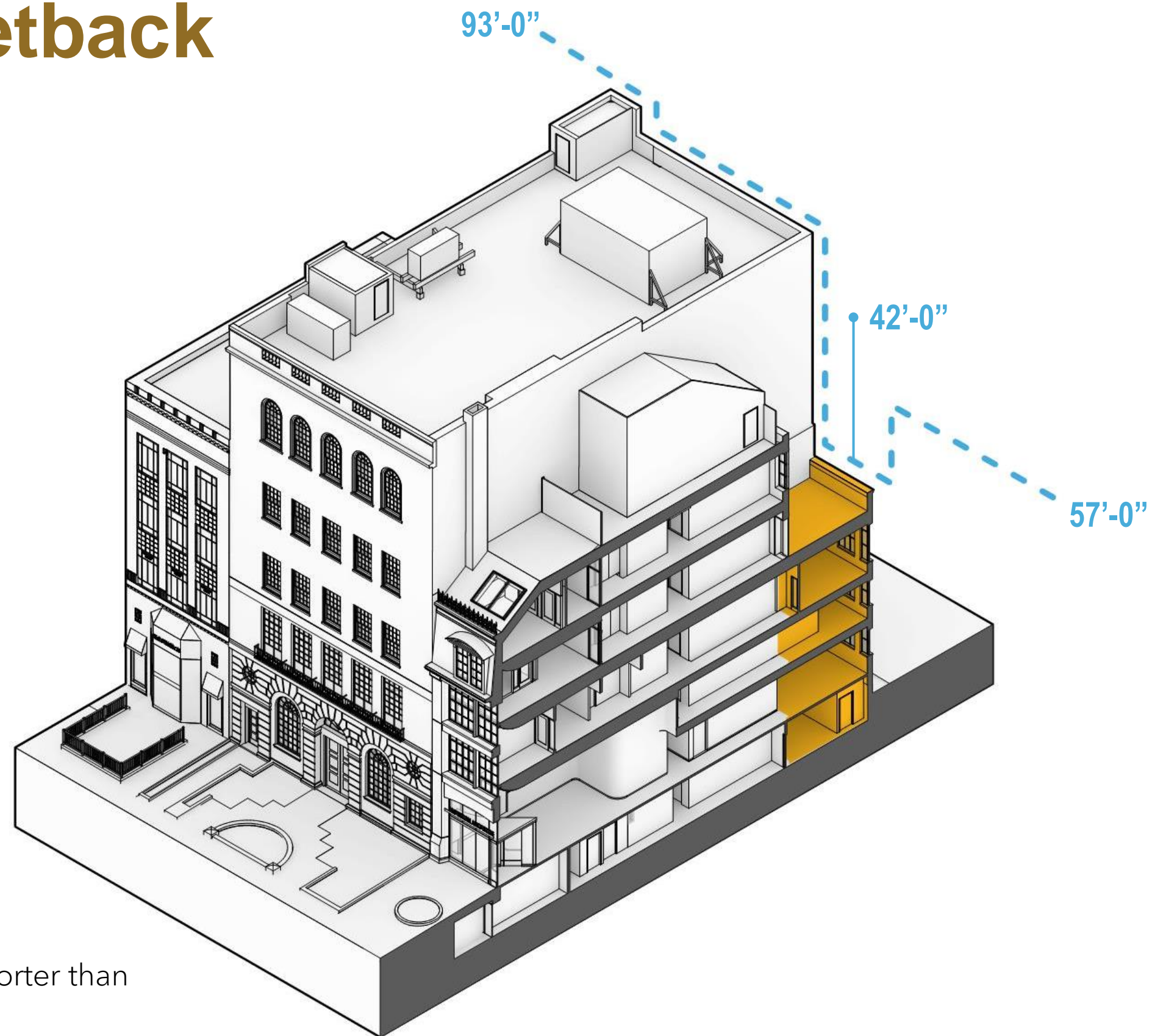


## Rear Yard Setback

- Upper floors & stair are set back to meet requirement



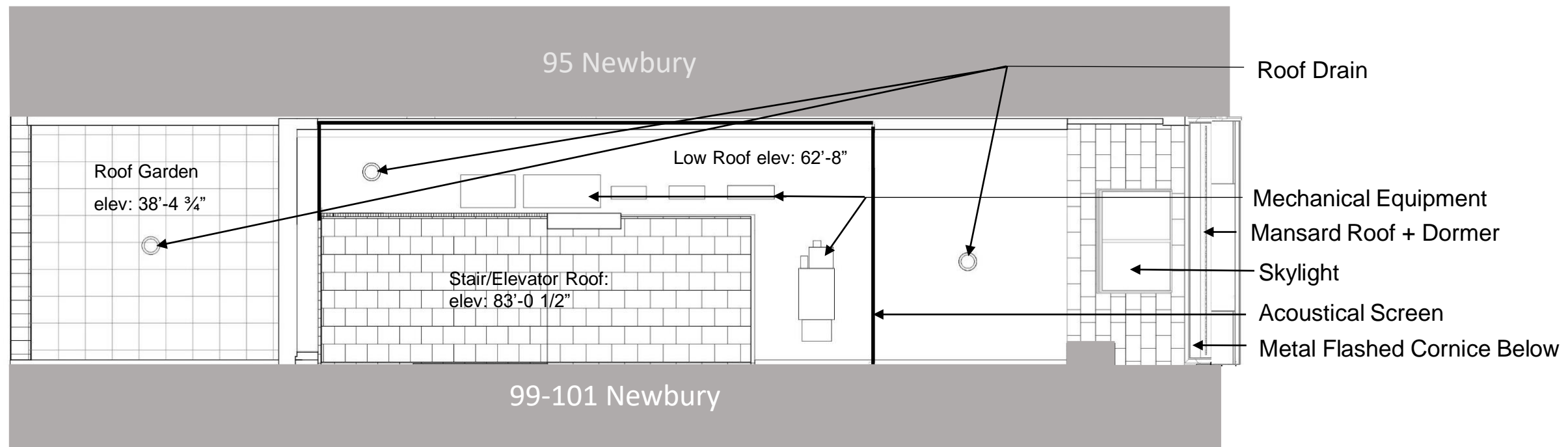
# Rear Yard Setback



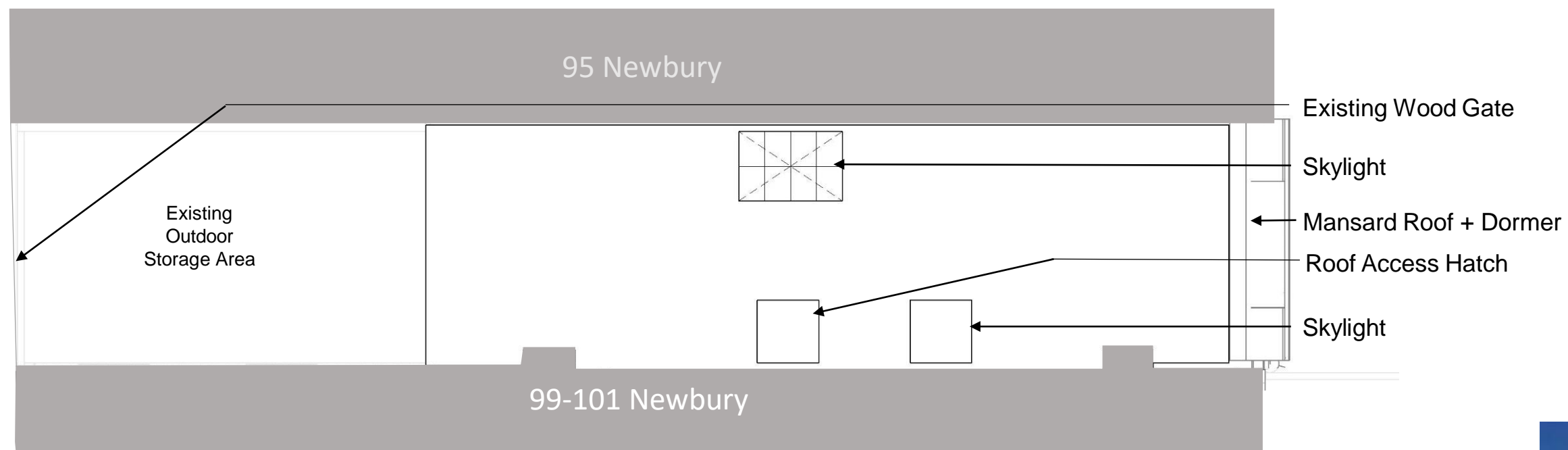
## Building Heights

- Lower floor extension shorter than adjacent buildings
- Propose lower levels extend to Public Alley to align with adjacent structures





97 Newbury St Roof Plan Proposed



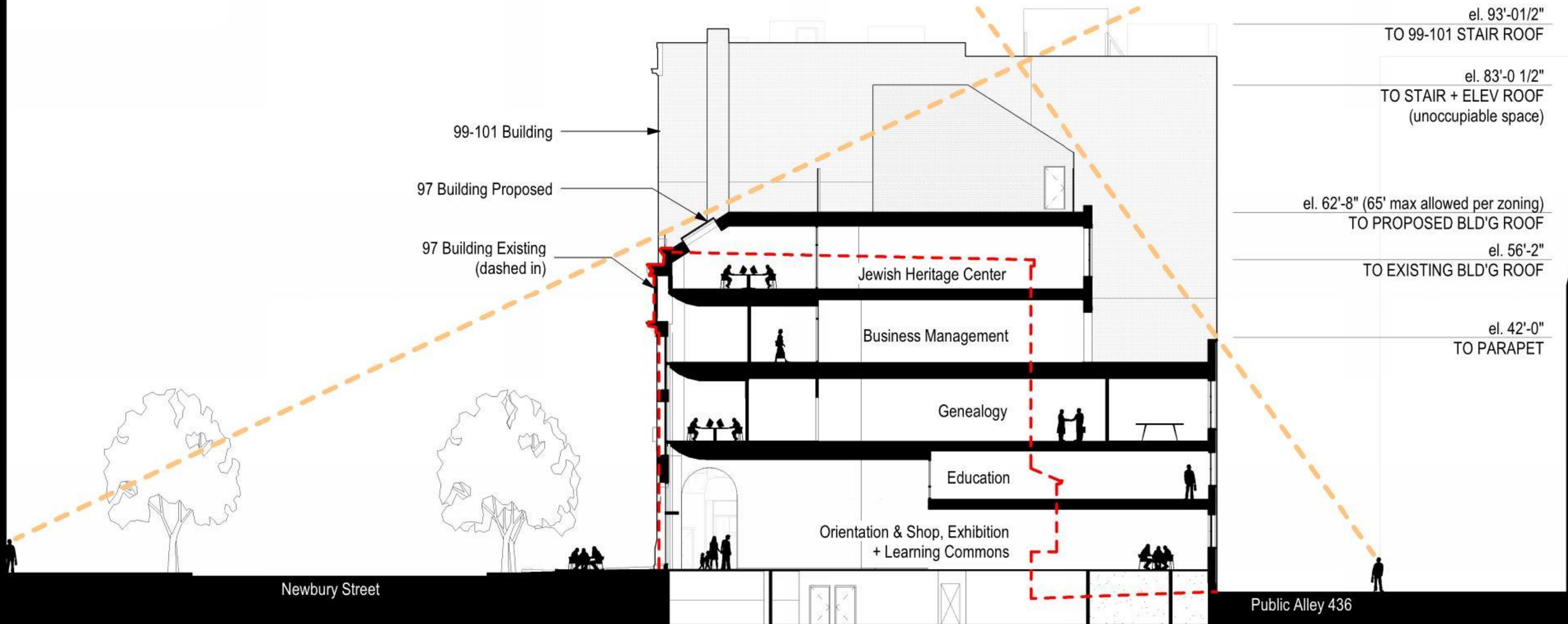
97 Newbury St Roof Plan Existing

## Mechanical Equipment

- Mechanical Equipment on 97 Roof ~ 6'-0" tall, located inside 7'-0" acoustical screen



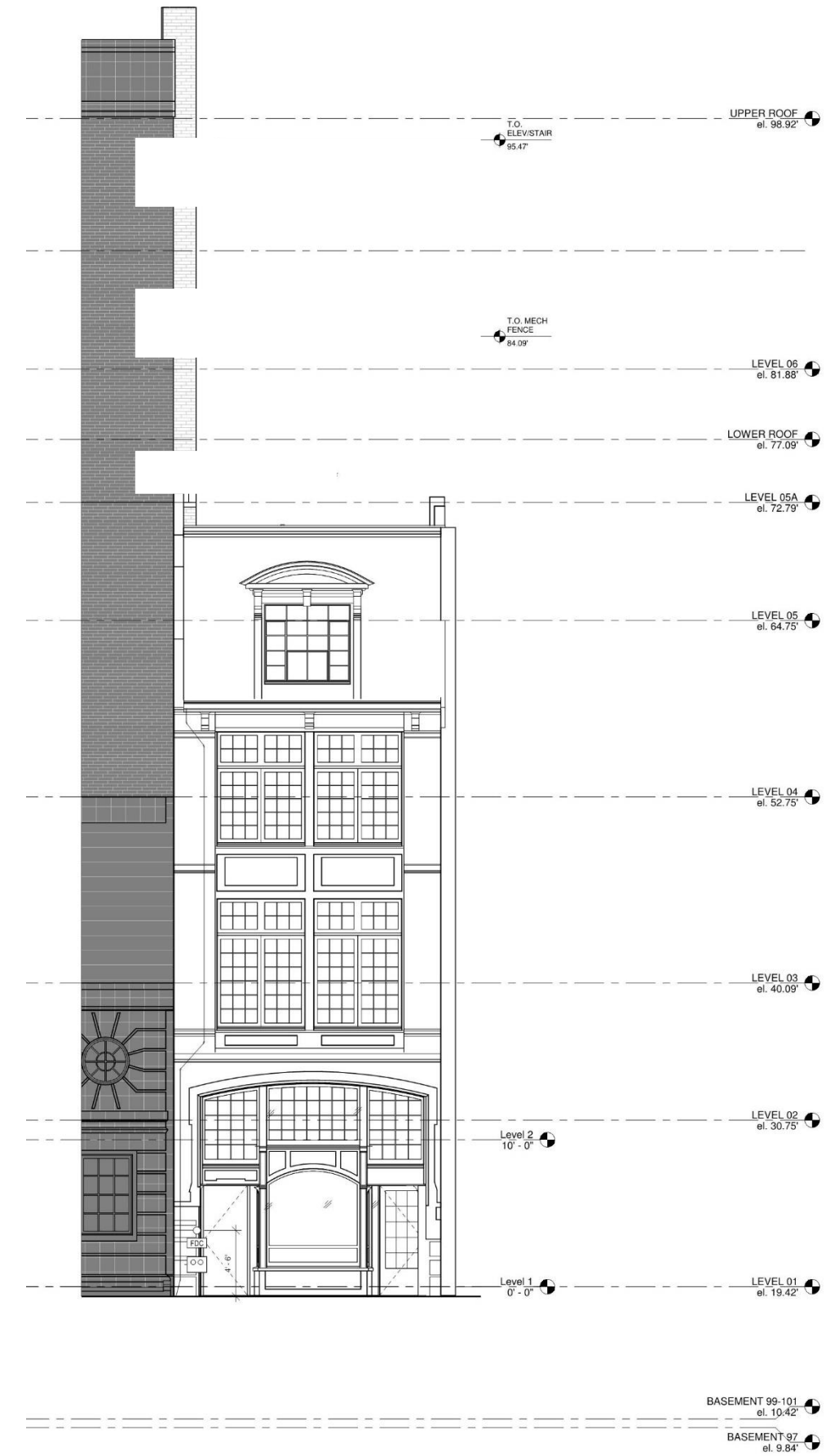
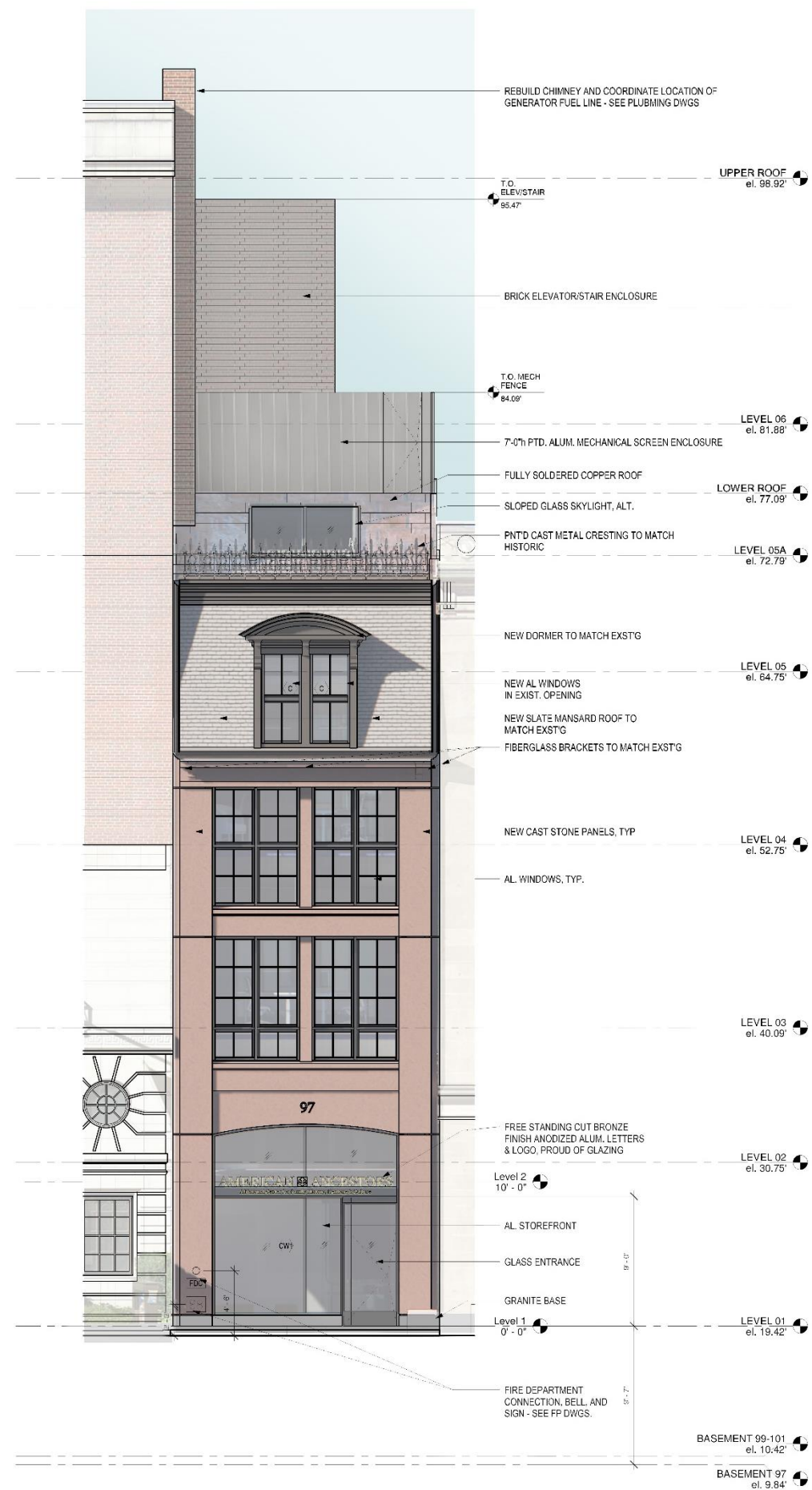
Acoustical Screen













Current Proposal



Previous Proposed - 08/21



Current Proposal



Existing





99-101 Newbury St

97 Newbury St







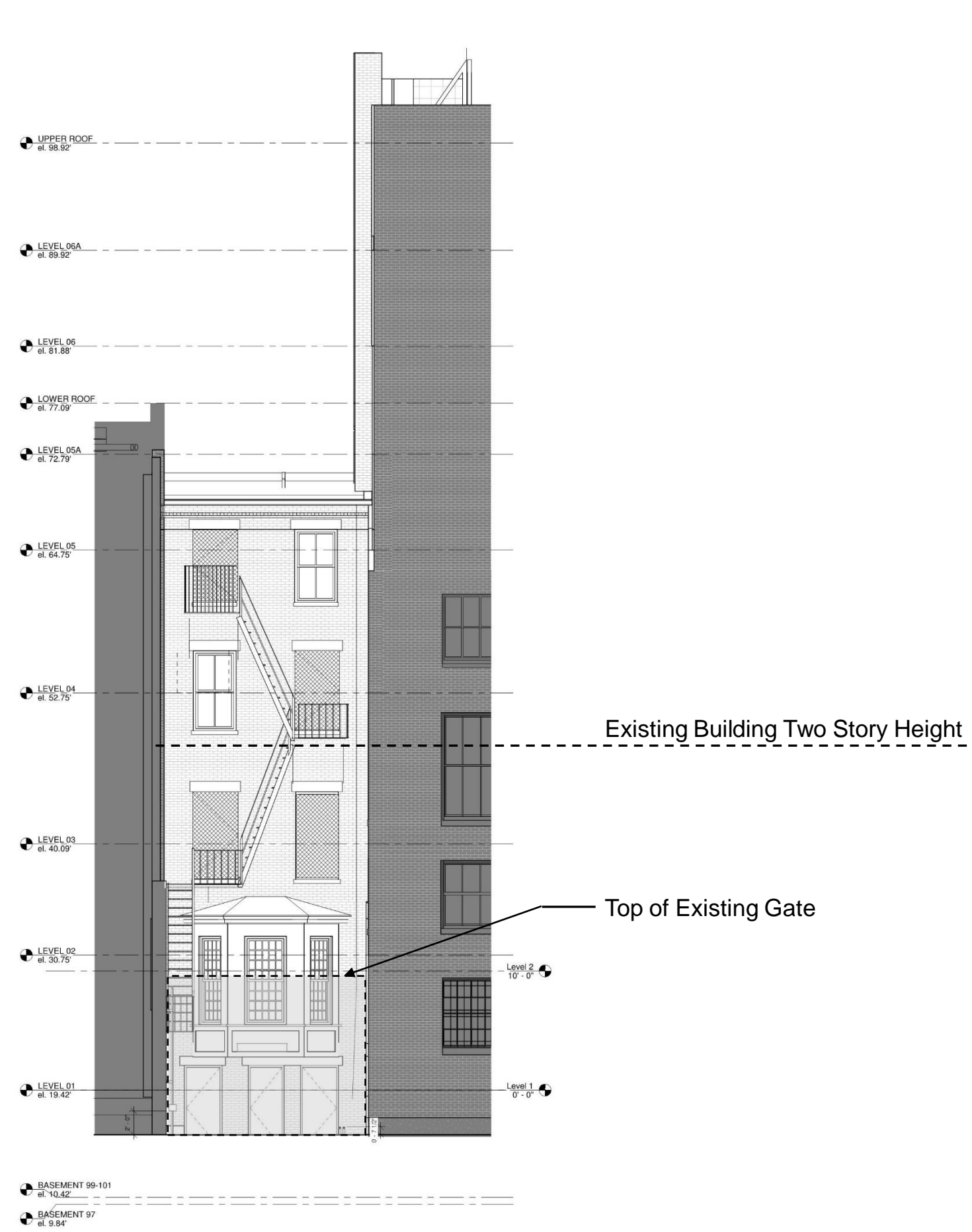
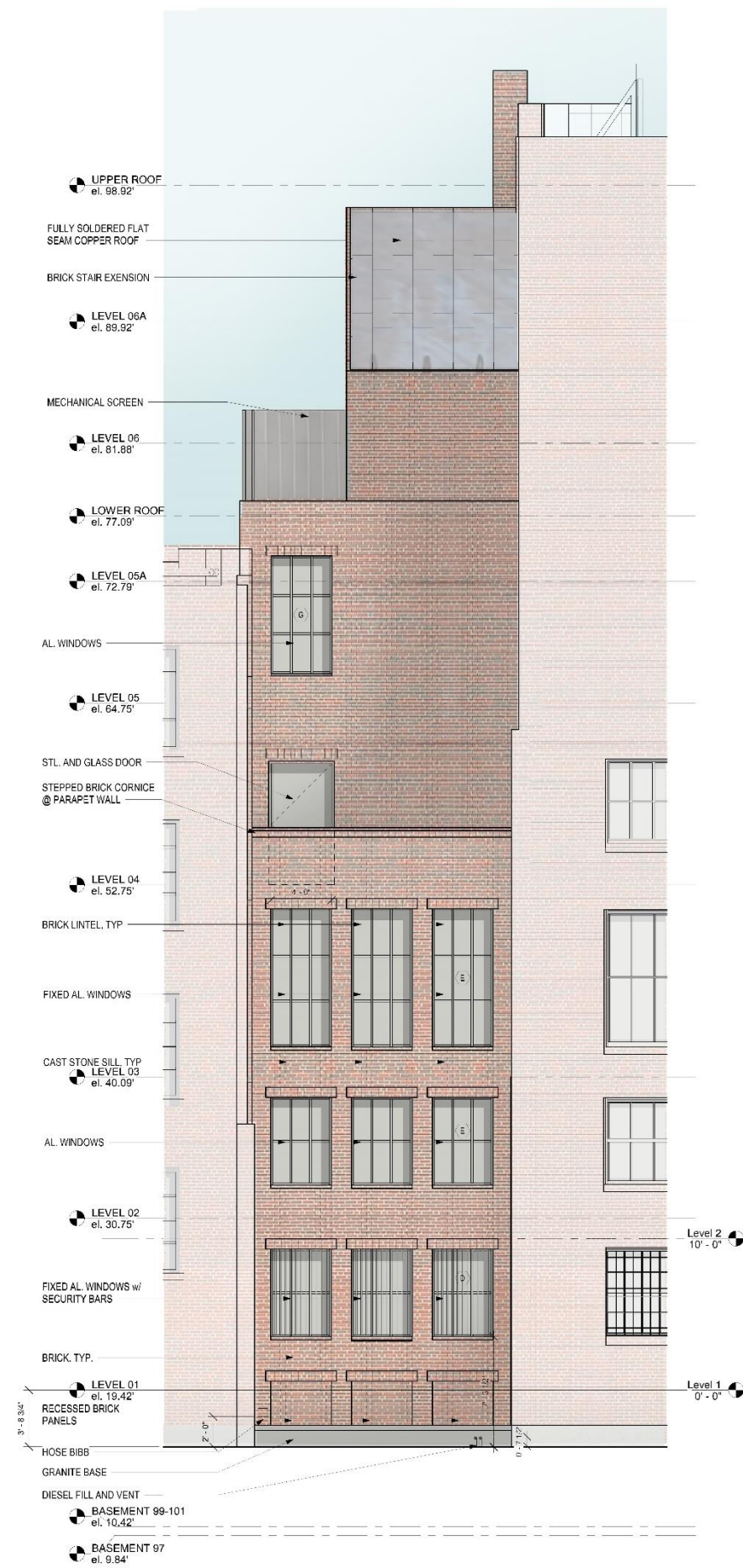
American Ancestors  
by NEW ENGLAND HISTORIC GENEALOGICAL SOCIETY

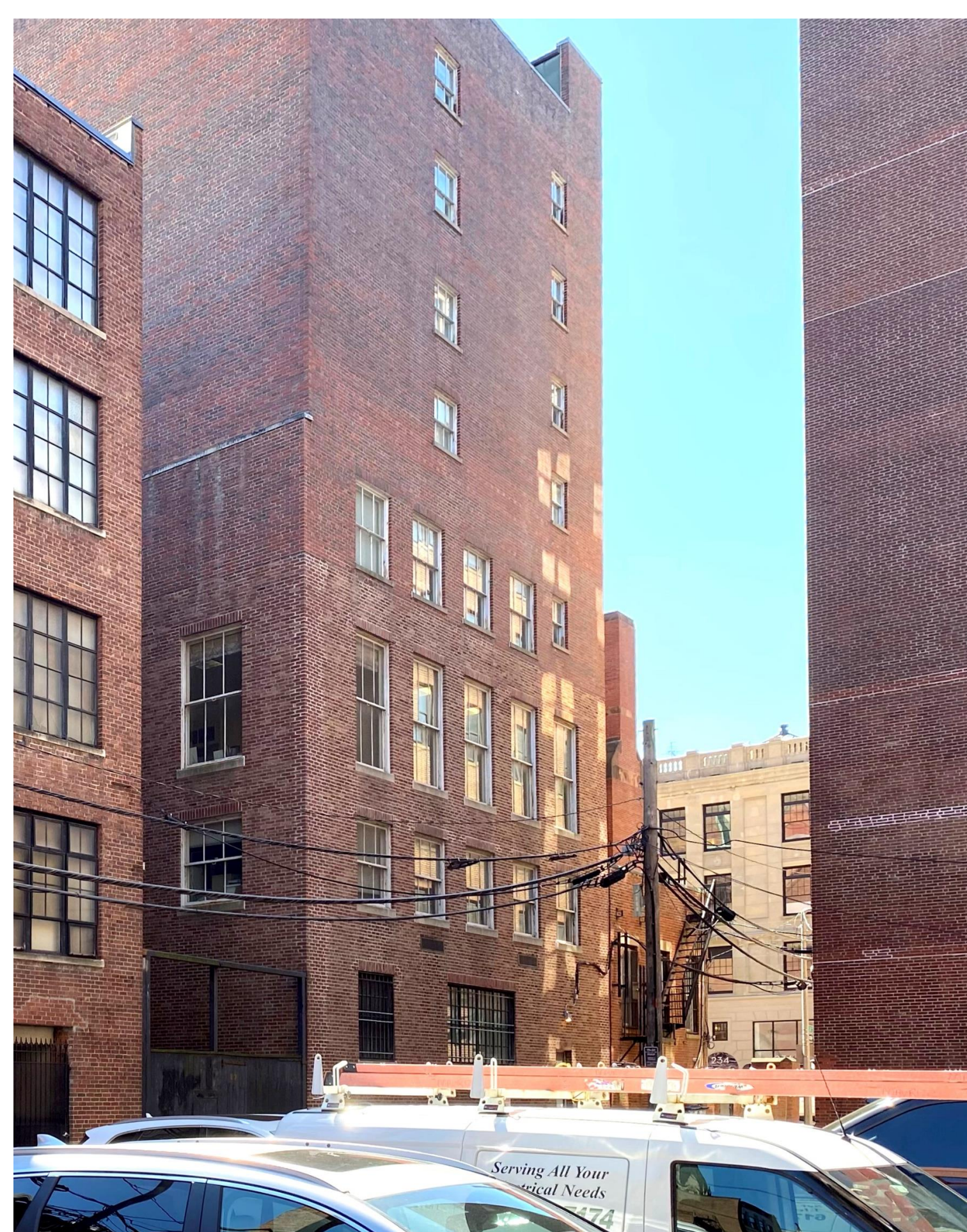
Newbury Street View

schwartzsilver











**Current Proposal**



**Previous Proposed – 08/21**



**MATERIALS & DETAILS**



Flat Plate Metal Cresting



Sound Guard – Acoustic Screen



Existing 99-101 Window – to match



Dark Bronze Anodized Finish



Kawneer Aluminum Windows

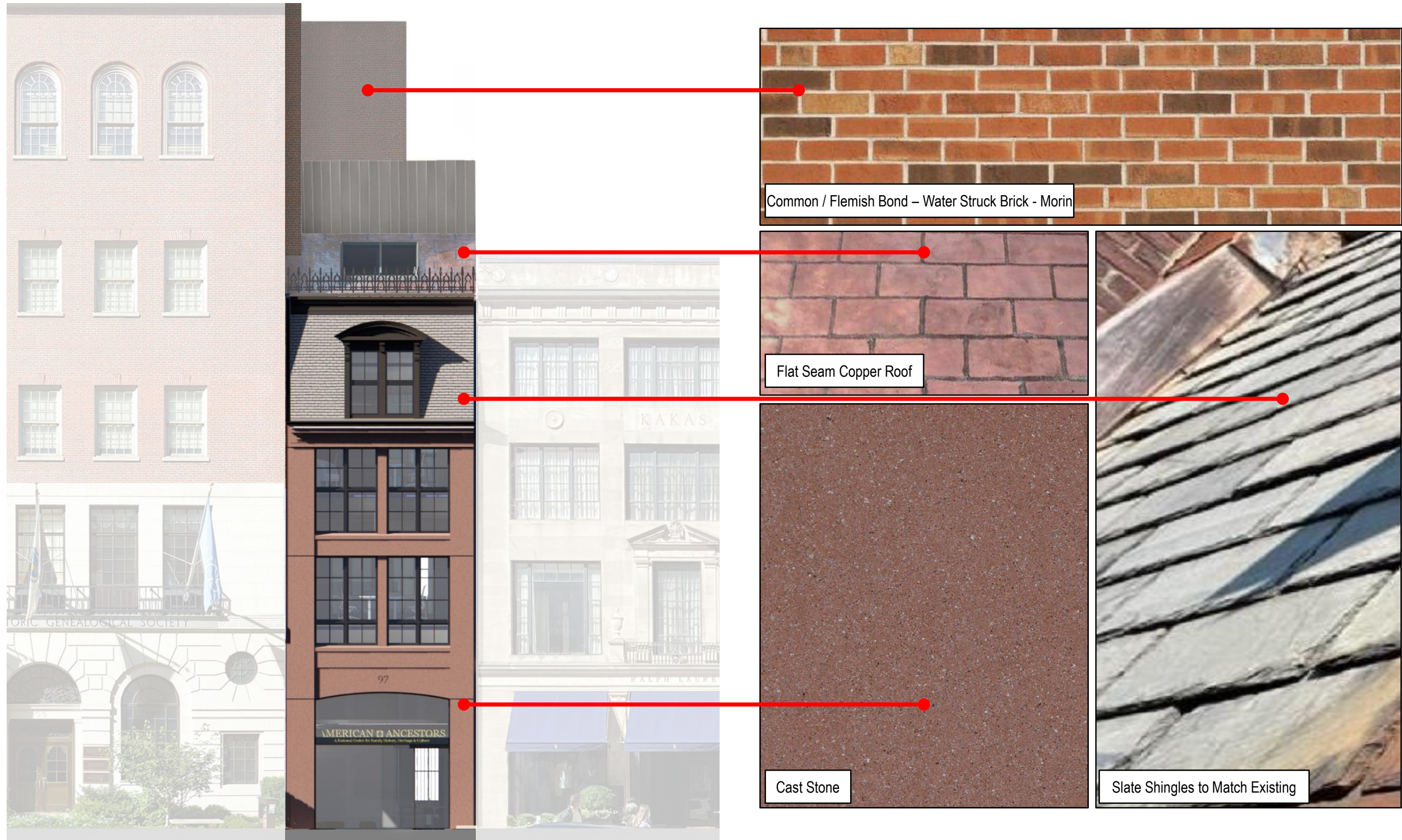


Dorma Hardware

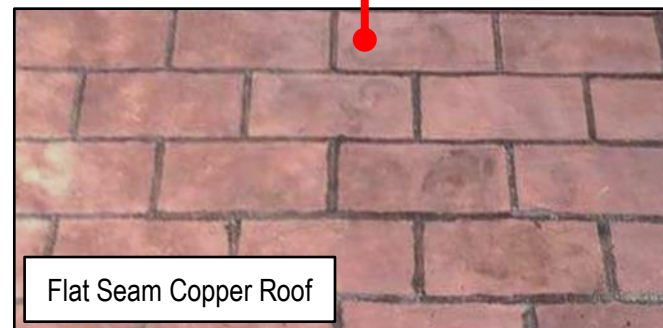
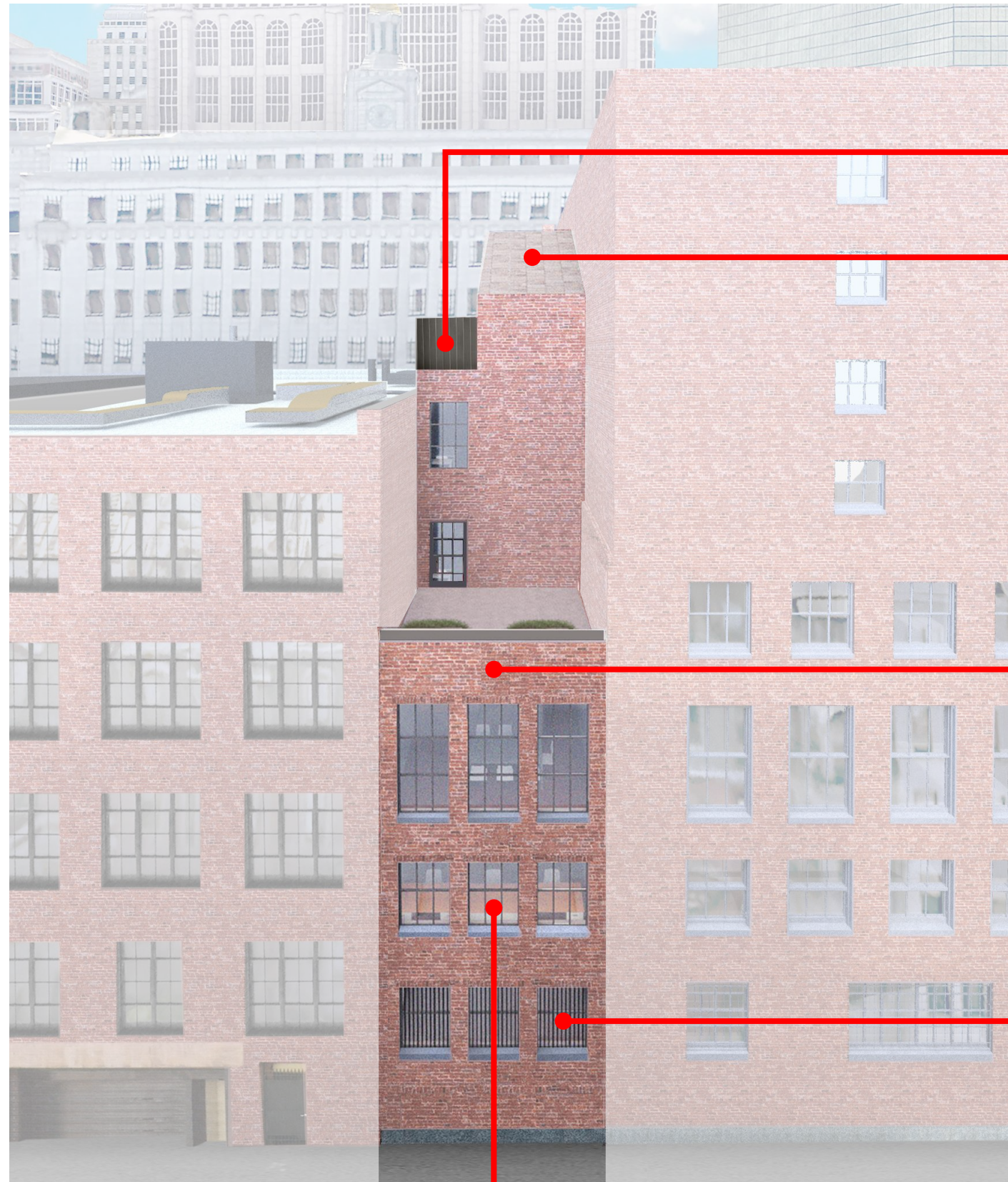


Kawneer Door

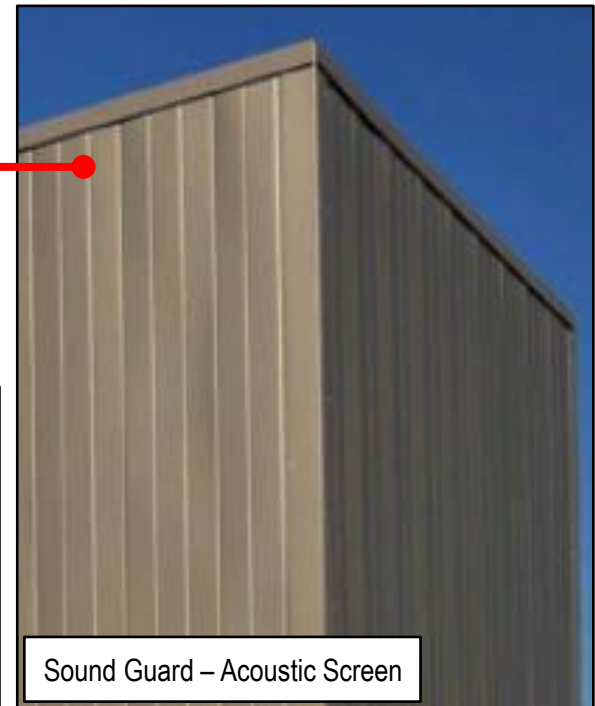
Newbury Street Materials



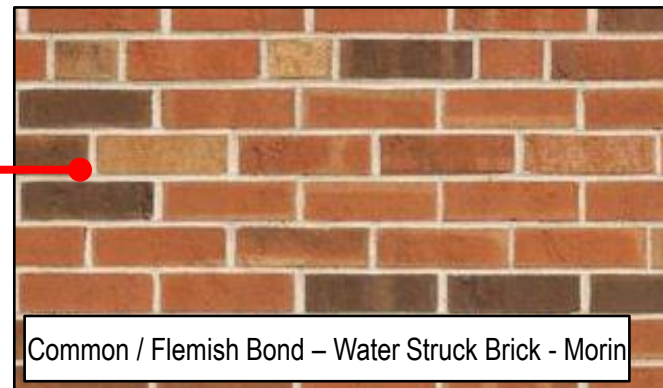
Newbury Street Materials



Flat Seam Copper Roof



Sound Guard – Acoustic Screen



Common / Flemish Bond – Water Struck Brick - Morin



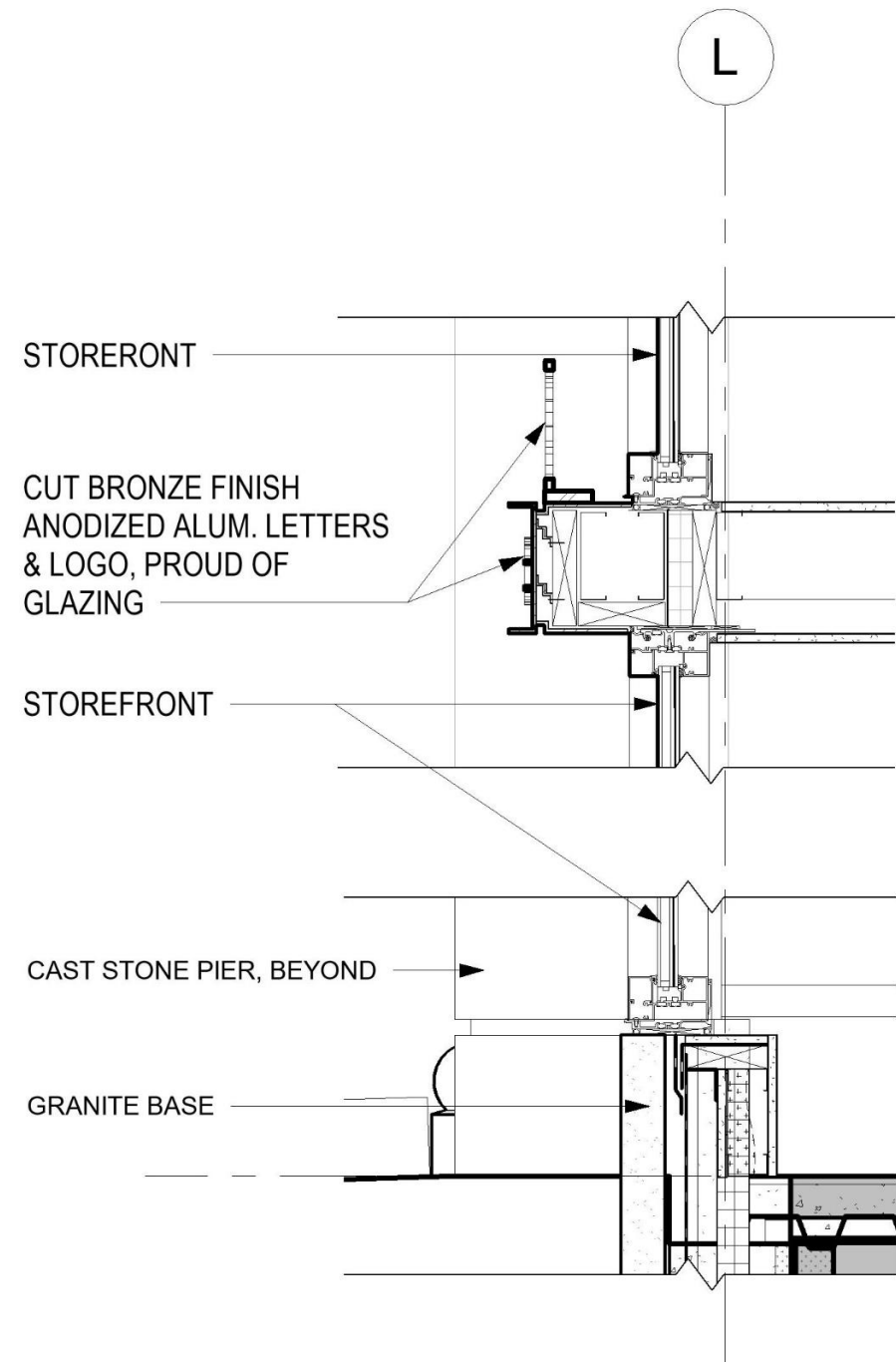
Window security bars



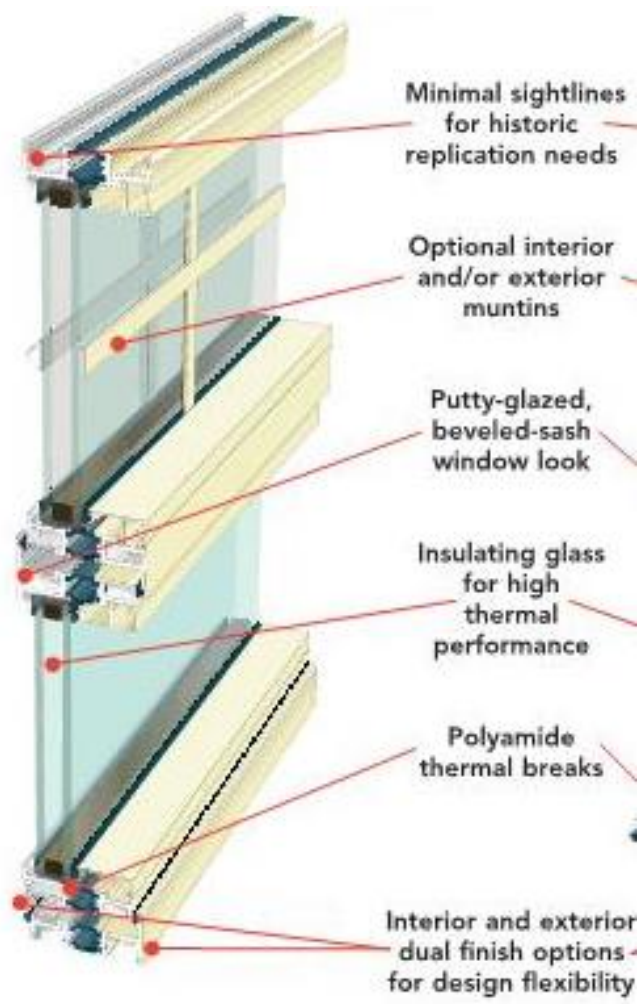
Kawneer Aluminum Windows

## Public Alley Materials

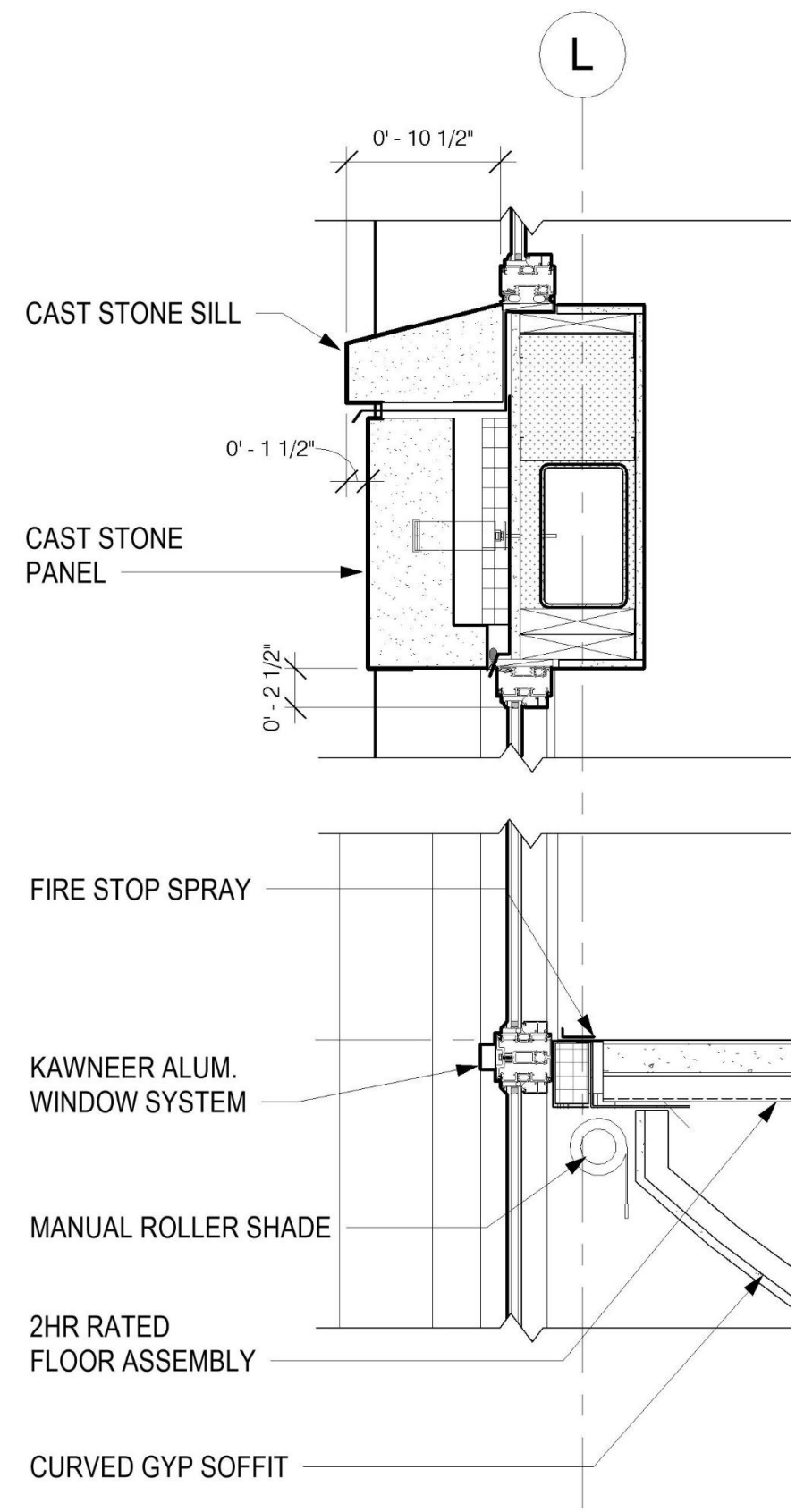




② WALL SECTION - SOUTH FACADE - STOREFRONT ENTRY DETAIL  
 1" = 1'-0"



Kawneer NX-300

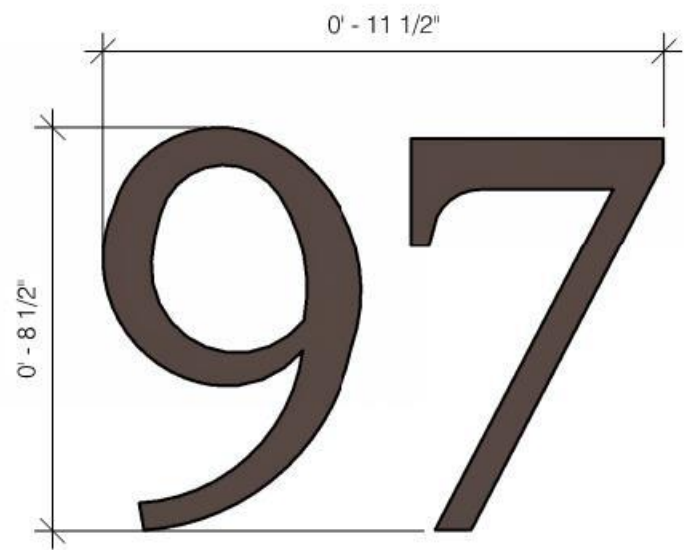
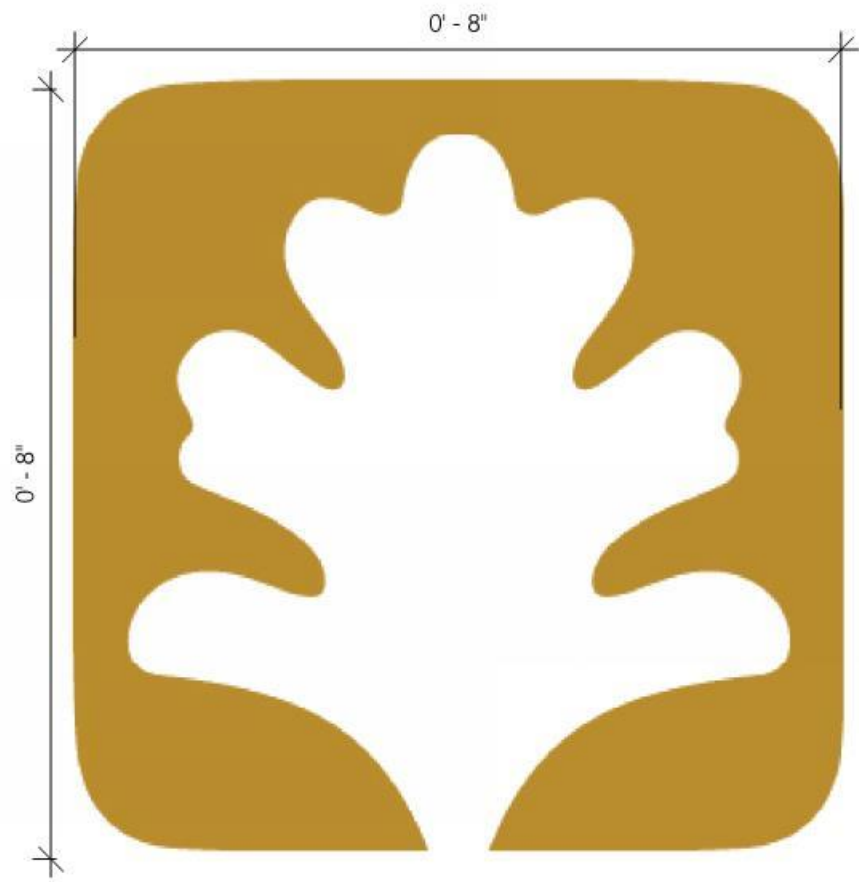


① WALL SECTION - SOUTH FACADE - UPPER WINDOW DETAIL  
1" = 1'-0"



12' - 0 1/2"

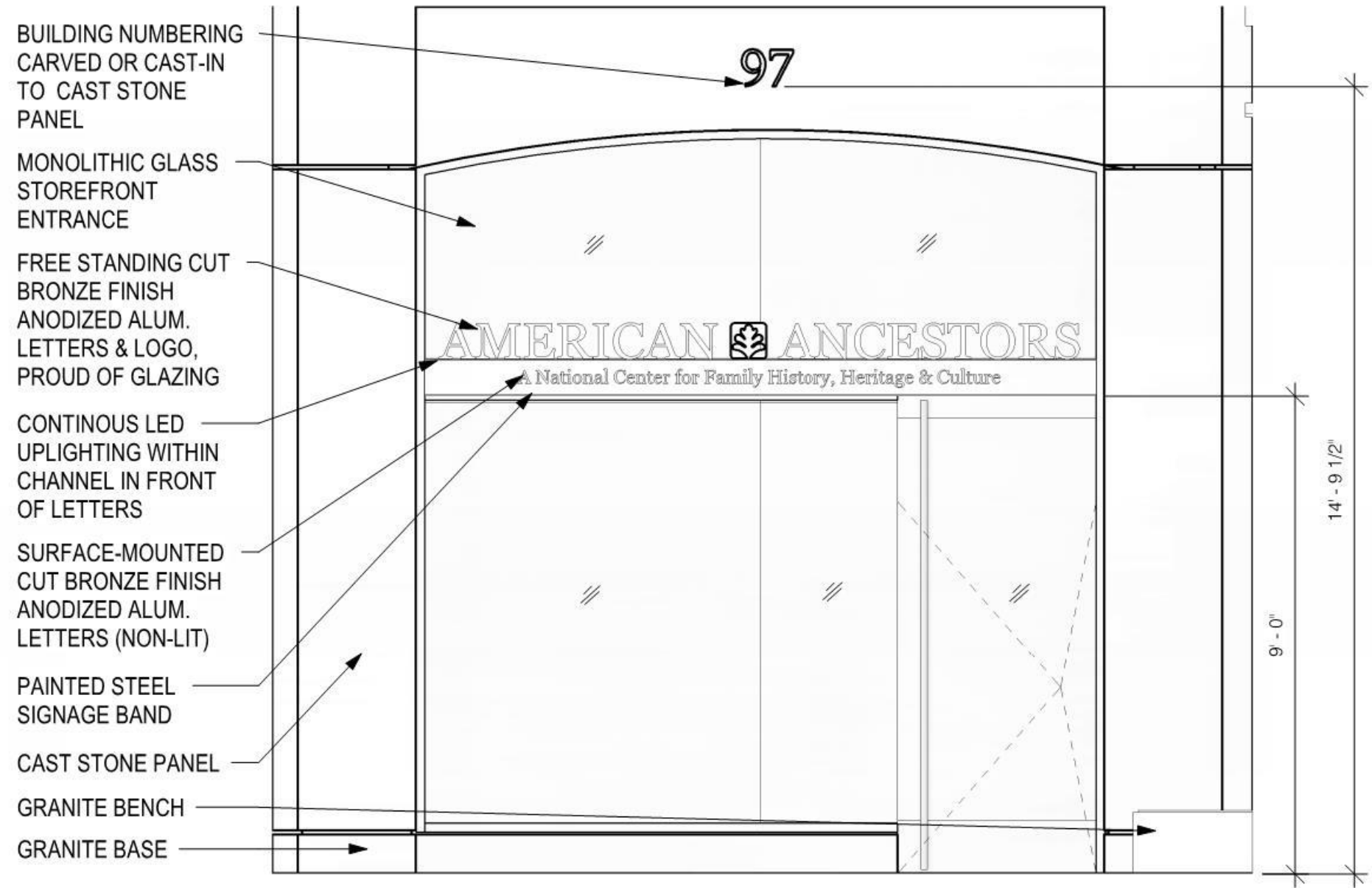
# AMERICAN ANCESTORS



9' - 1"

0' - 3"

## A National Center for Family History, Heritage & Culture



- BUILDING NUMBERING  
CARVED OR CAST-IN  
TO CAST STONE  
PANEL
- MONOLITHIC GLASS  
STOREFRONT  
ENTRANCE
- FREE STANDING CUT  
BRONZE FINISH  
ANODIZED ALUM.  
LETTERS & LOGO,  
PROUD OF GLAZING
- CONTINUOUS LED  
UPLIGHTING WITHIN  
CHANNEL IN FRONT  
OF LETTERS
- SURFACE-MOUNTED  
CUT BRONZE FINISH  
ANODIZED ALUM.  
LETTERS (NON-LIT)
- PAINTED STEEL  
SIGNAGE BAND
- CAST STONE PANEL
- GRANITE BENCH
- GRANITE BASE



**Q&A**

**APPENDIX**



American Ancestors  
by NEW ENGLAND HISTORIC GENEALOGICAL SOCIETY

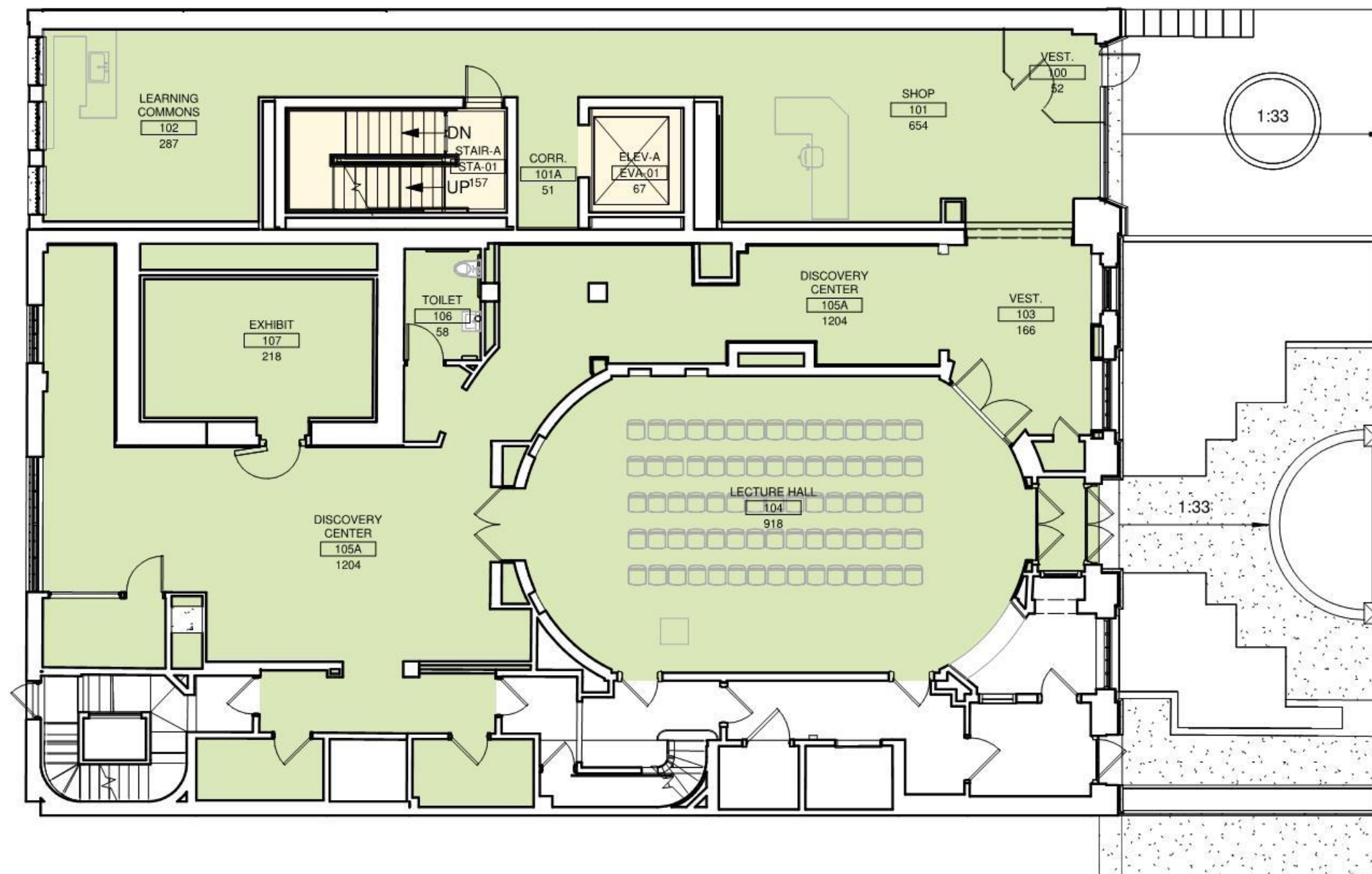
Newbury Elevation  
Proposed

schwartzsilver

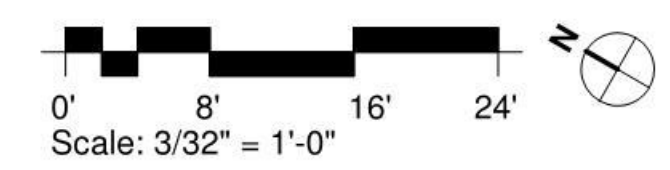
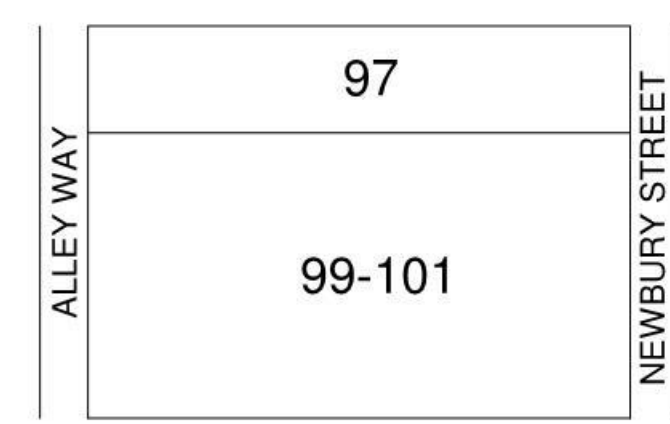


# FLOOR PLANS

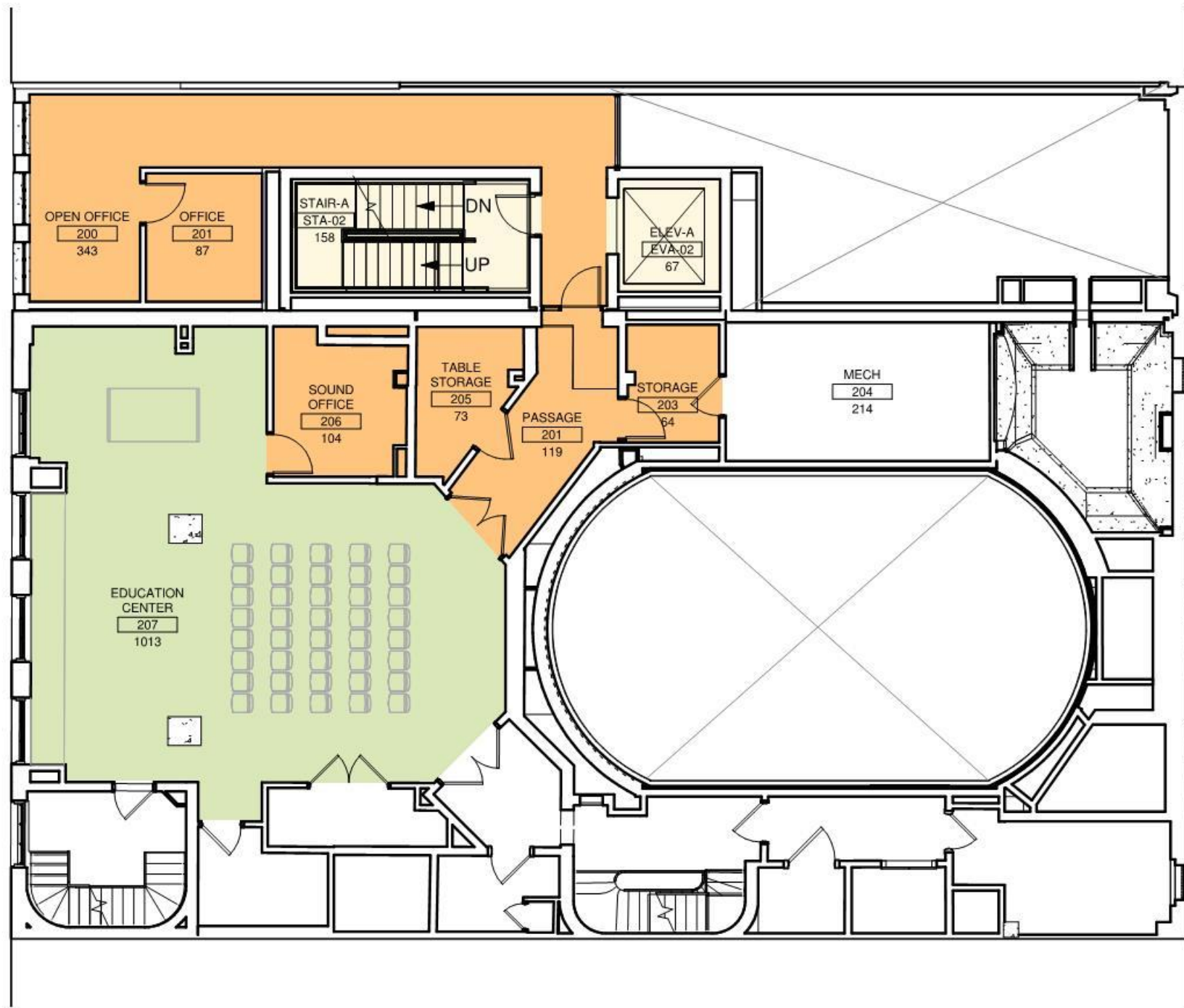




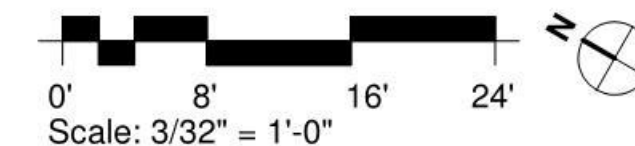
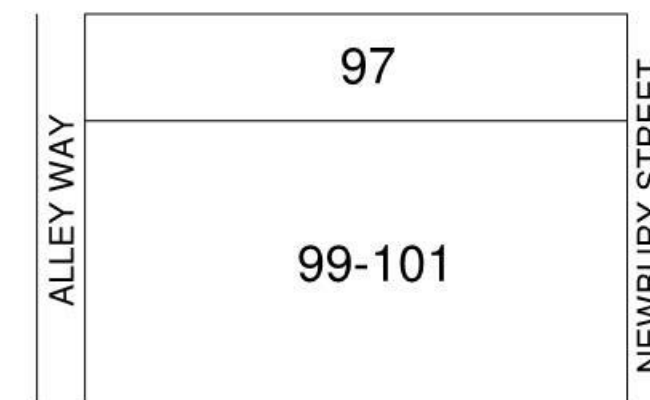
- STAFF
- PATRONS
- CIRCULATION

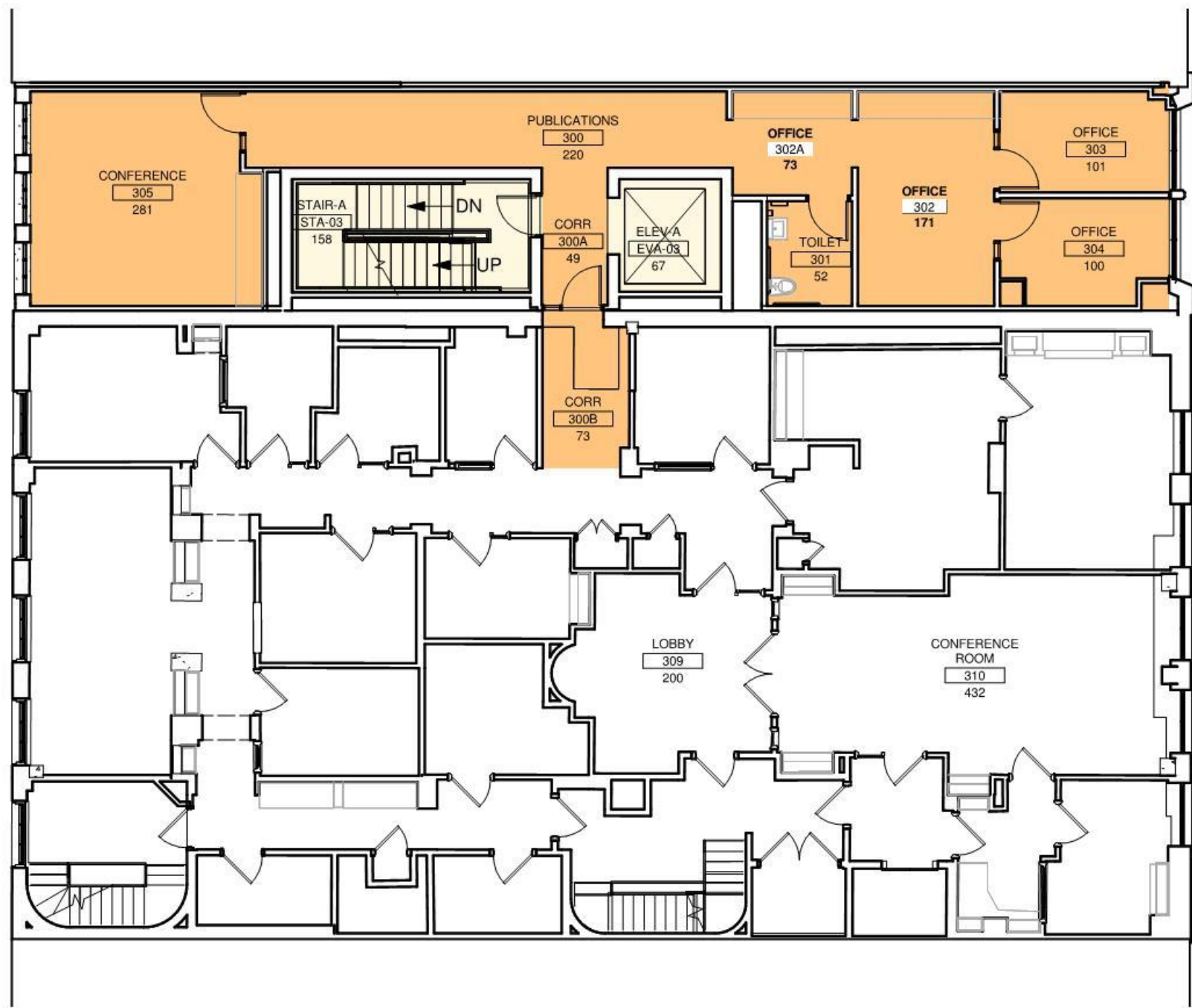


First Floor

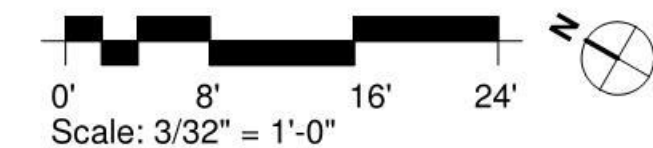
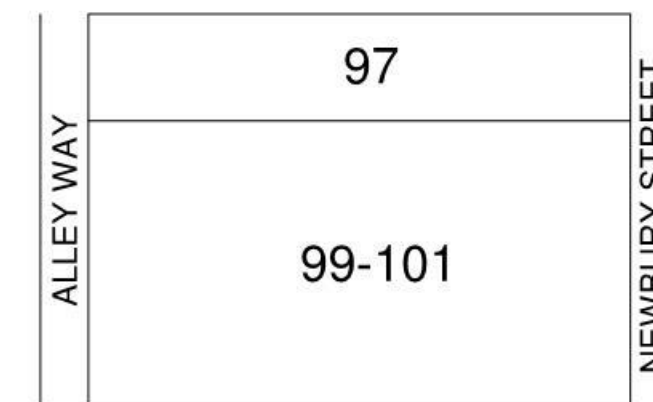


- STAFF
- PATRONS
- CIRCULATION

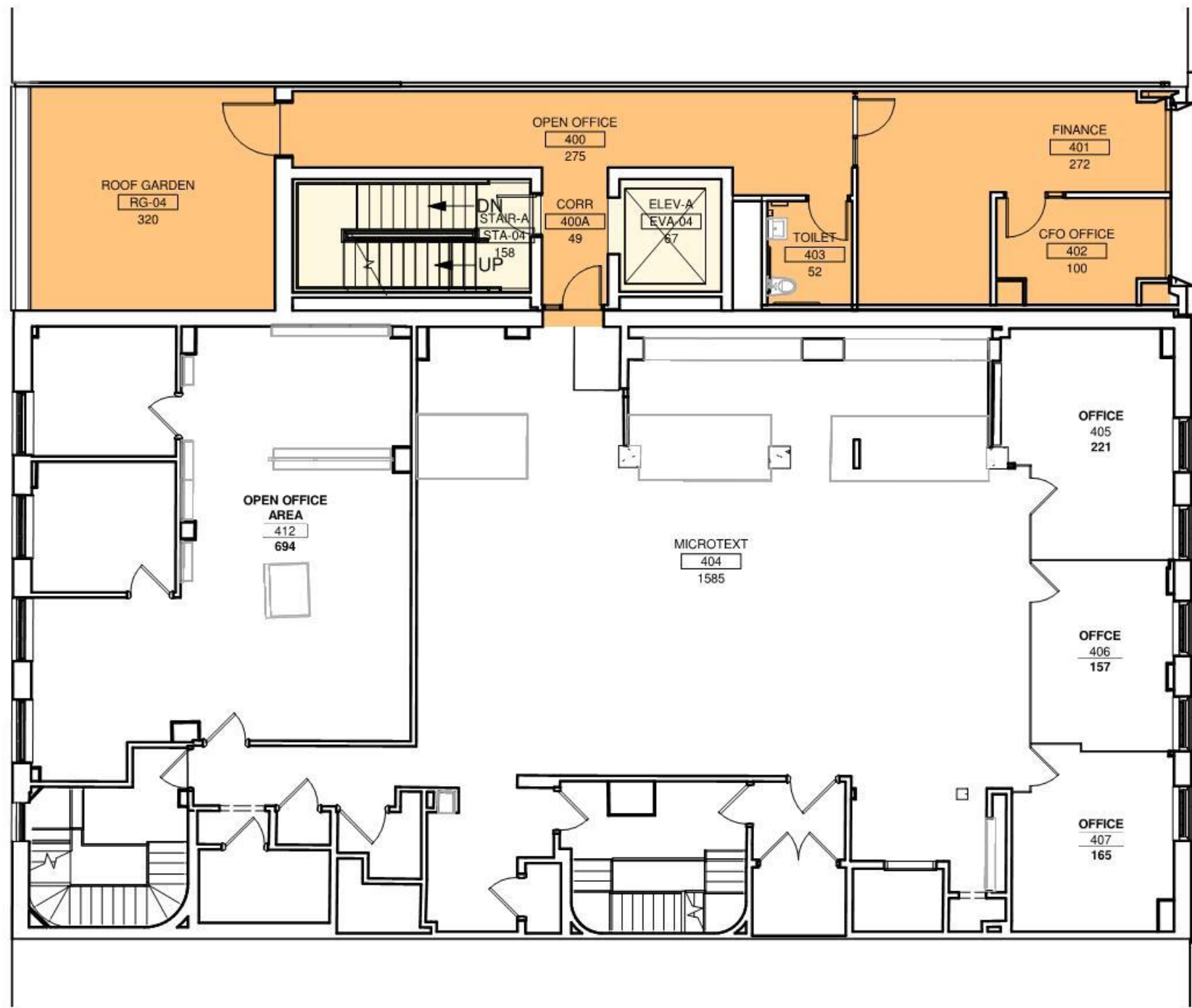




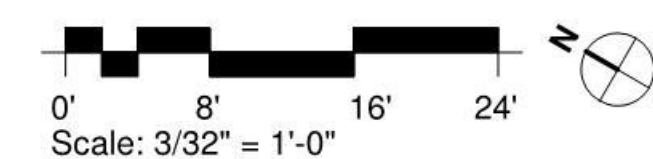
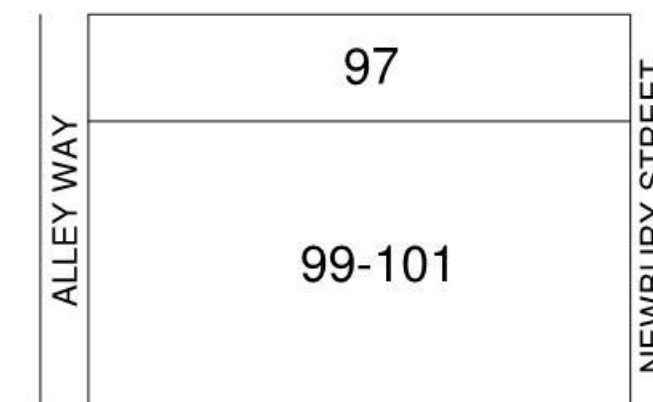
- STAFF
- PATRONS
- CIRCULATION



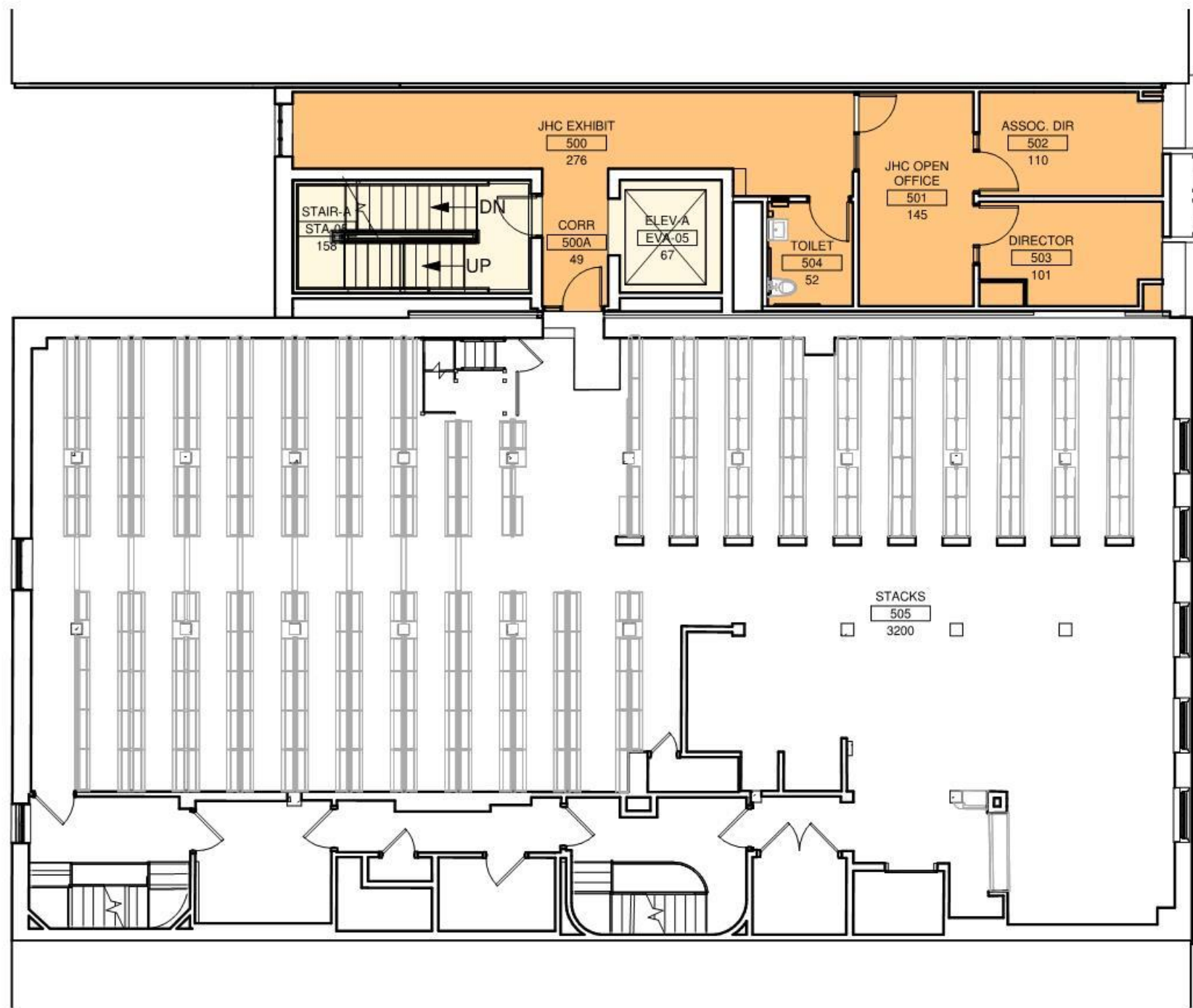
Third Floor



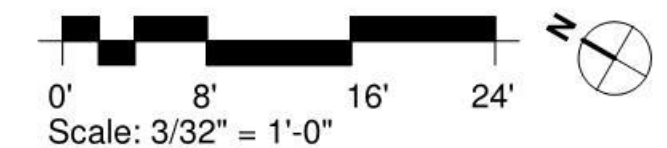
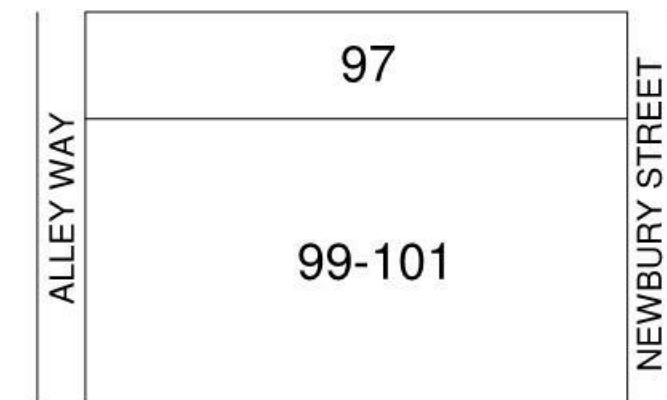
- STAFF
- PATRONS
- CIRCULATION



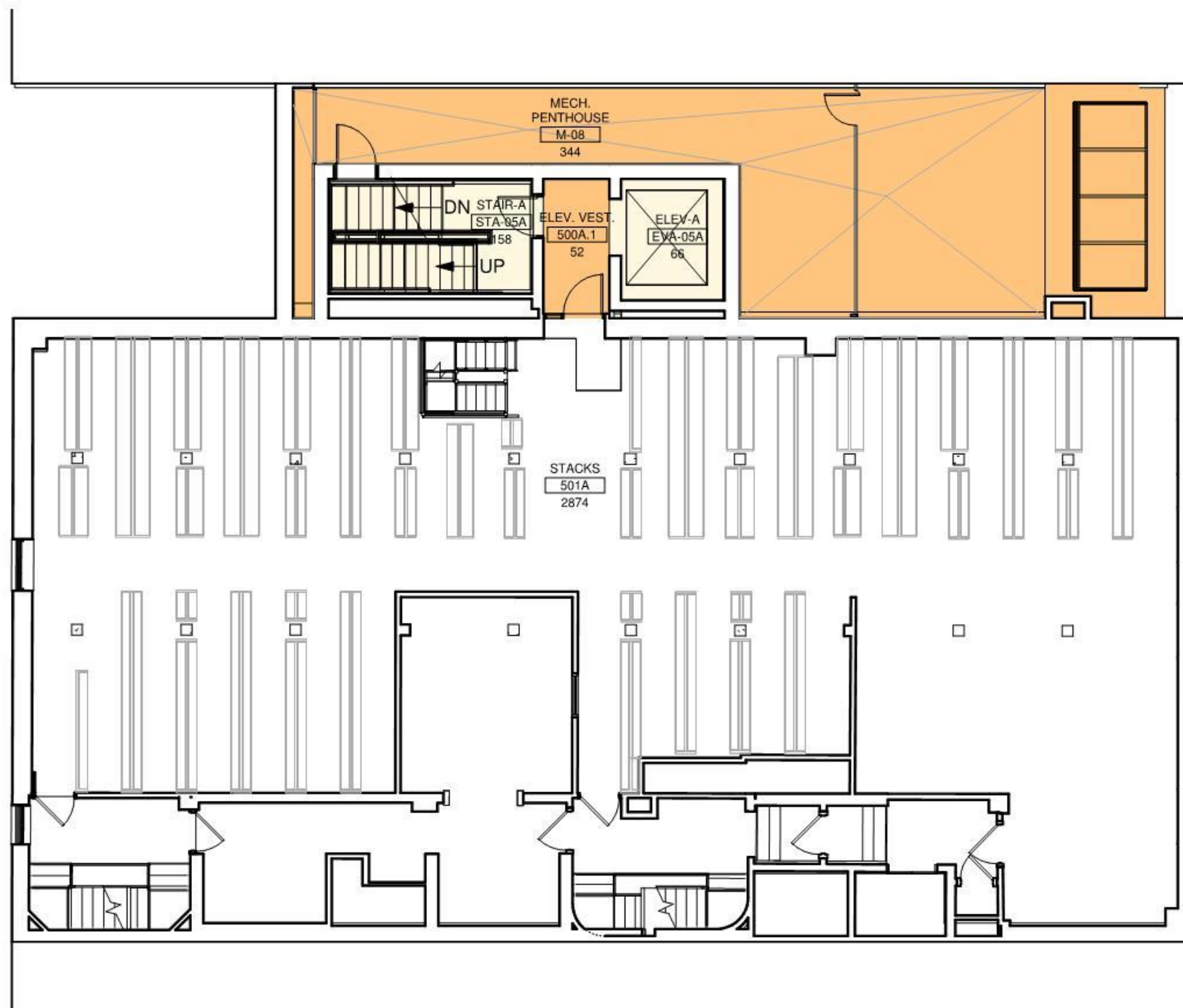
Fourth Floor



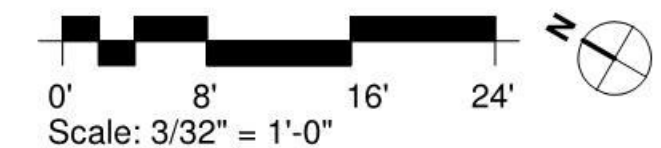
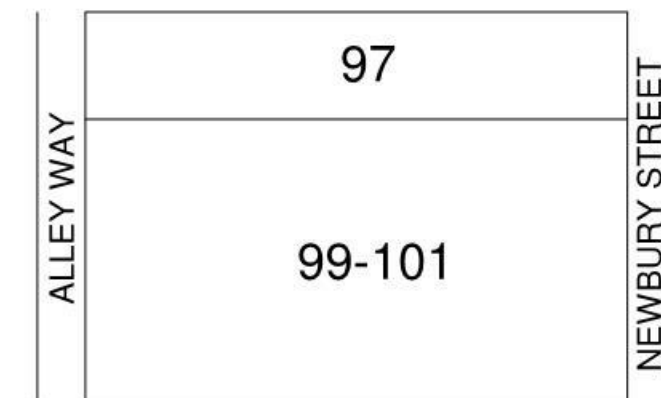
- STAFF
- PATRONS
- CIRCULATION



Fifth Floor



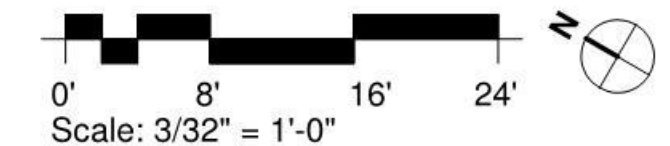
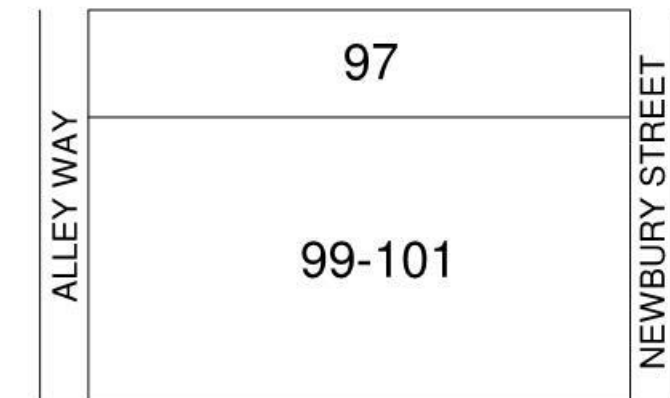
- STAFF
- PATRONS
- CIRCULATION

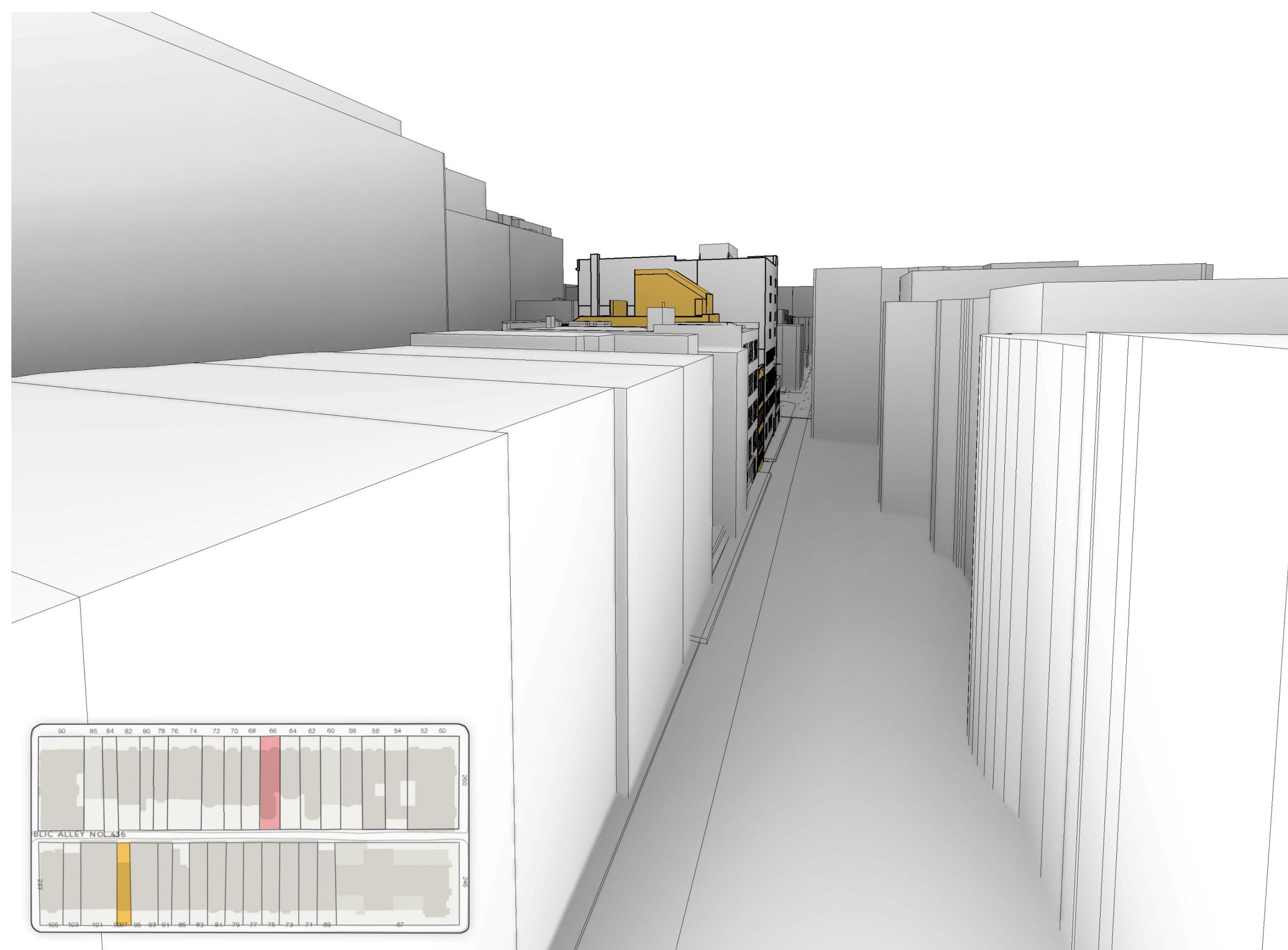


Sixth Floor

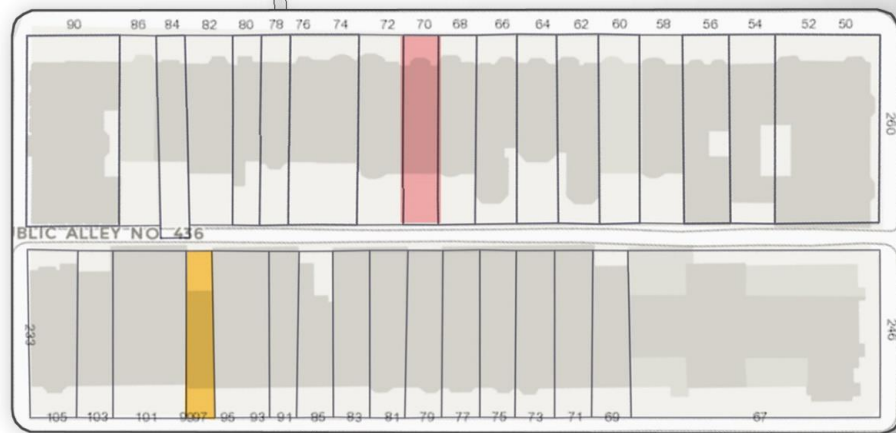
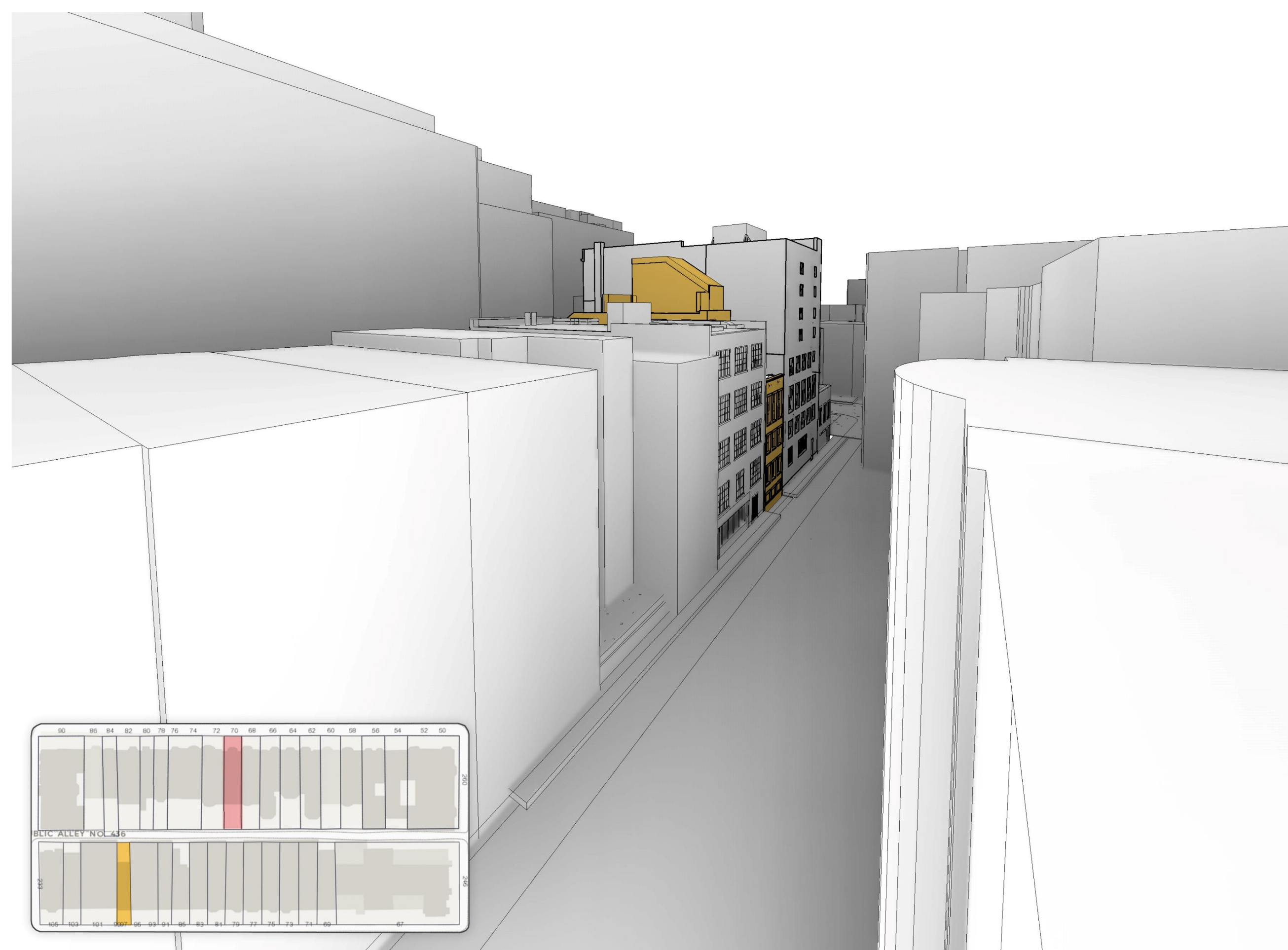


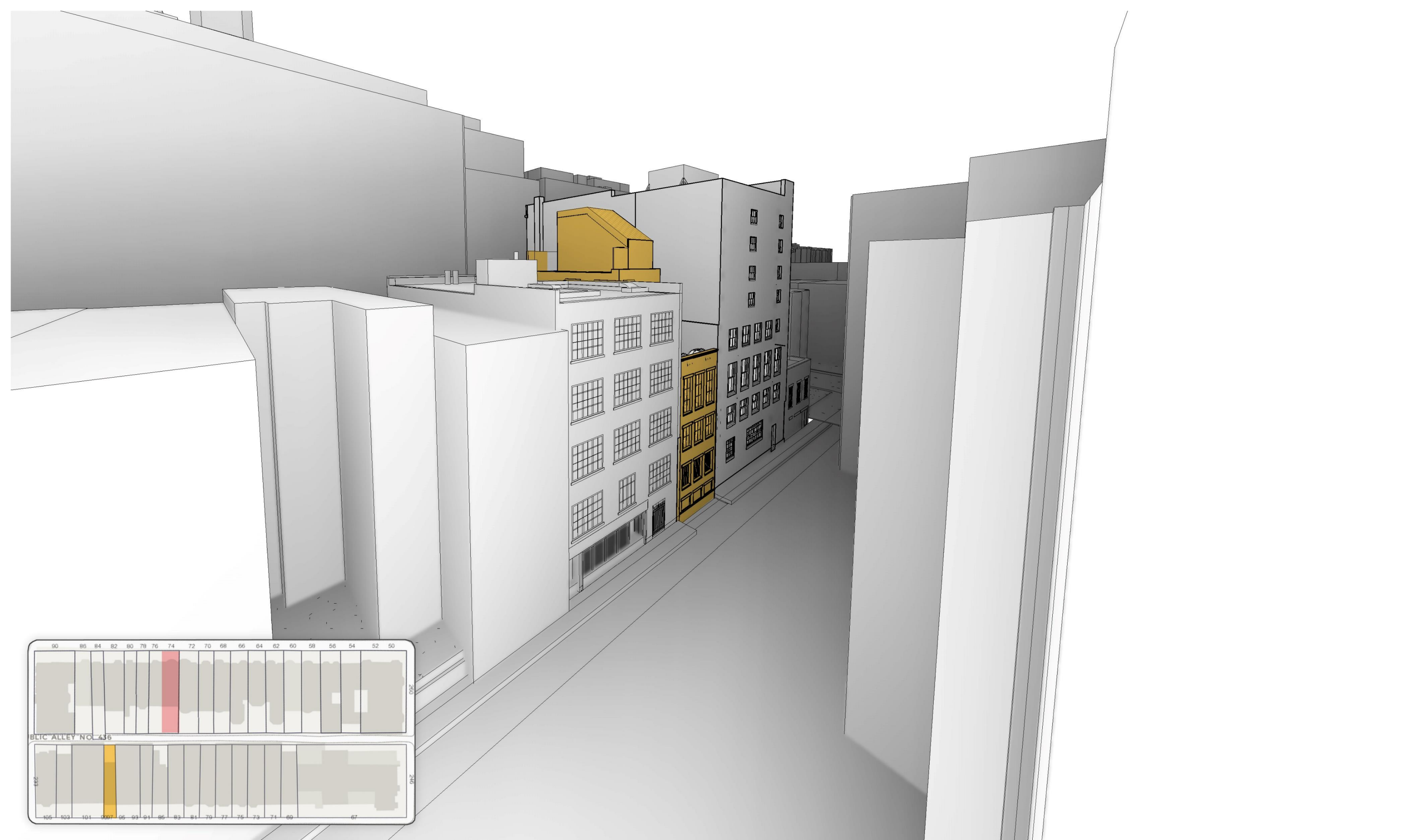
- STAFF
- PATRONS
- CIRCULATION

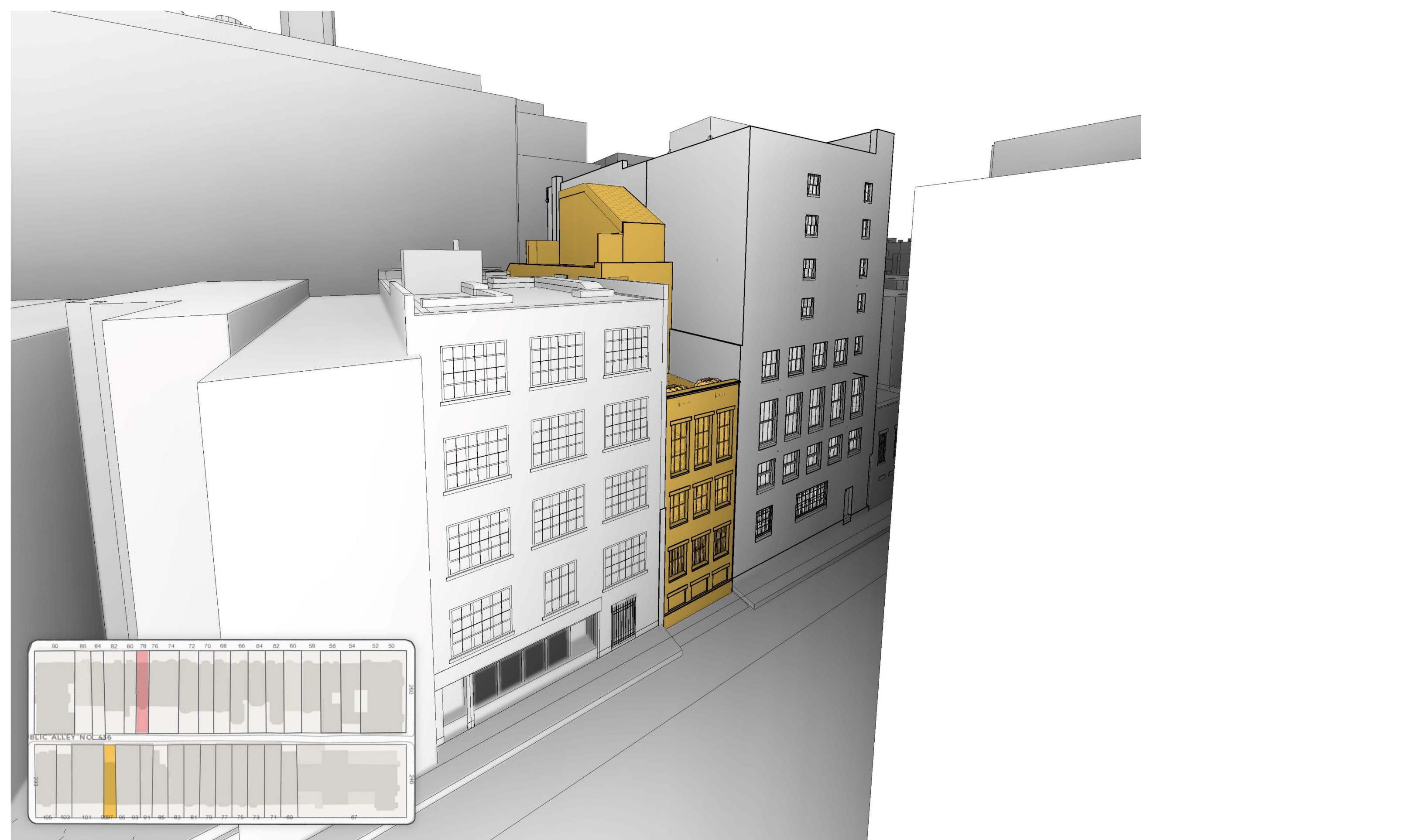


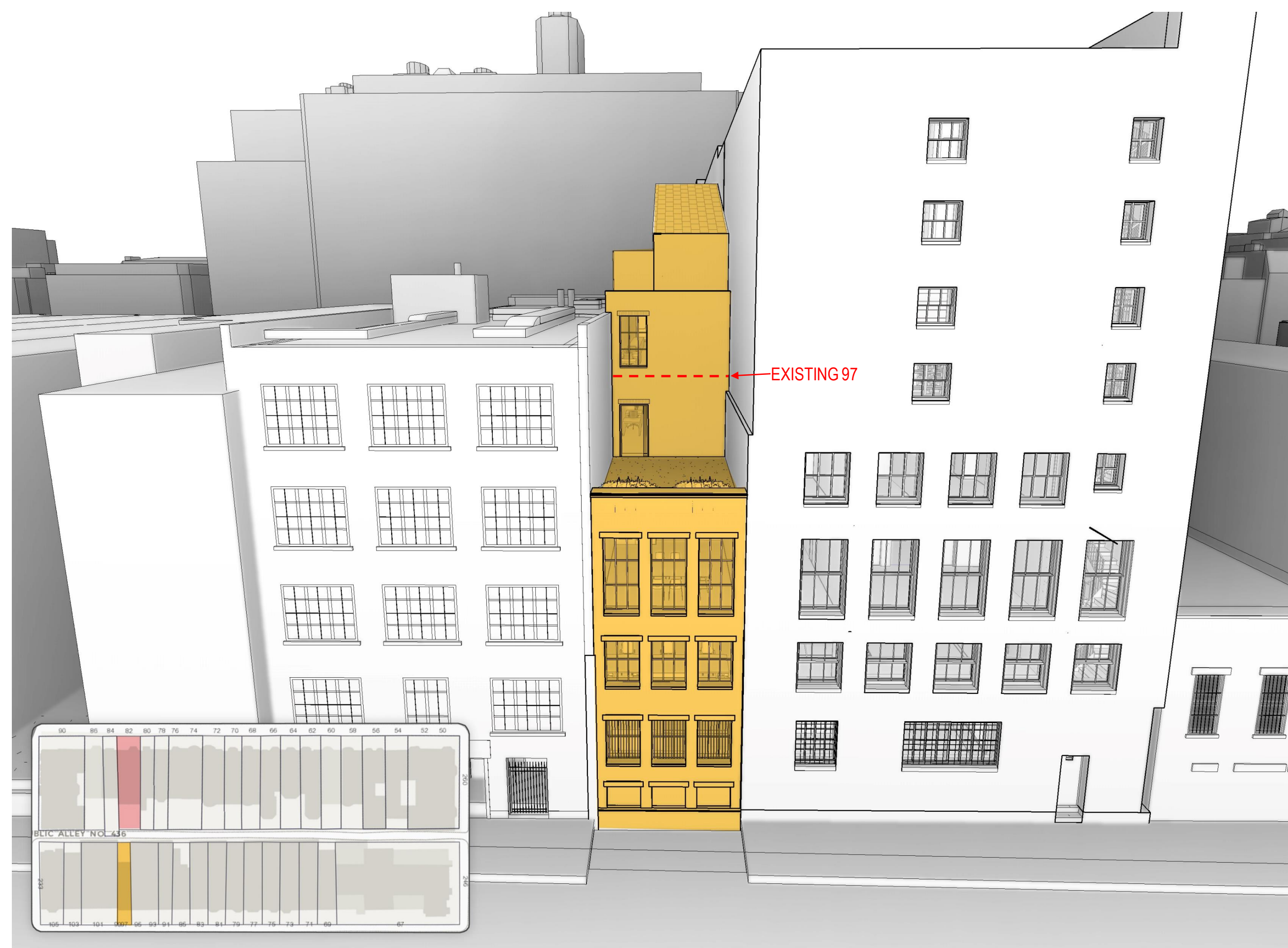


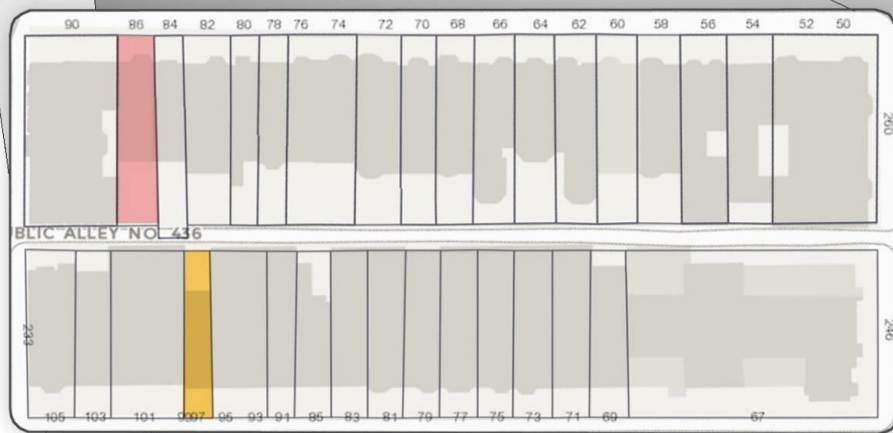
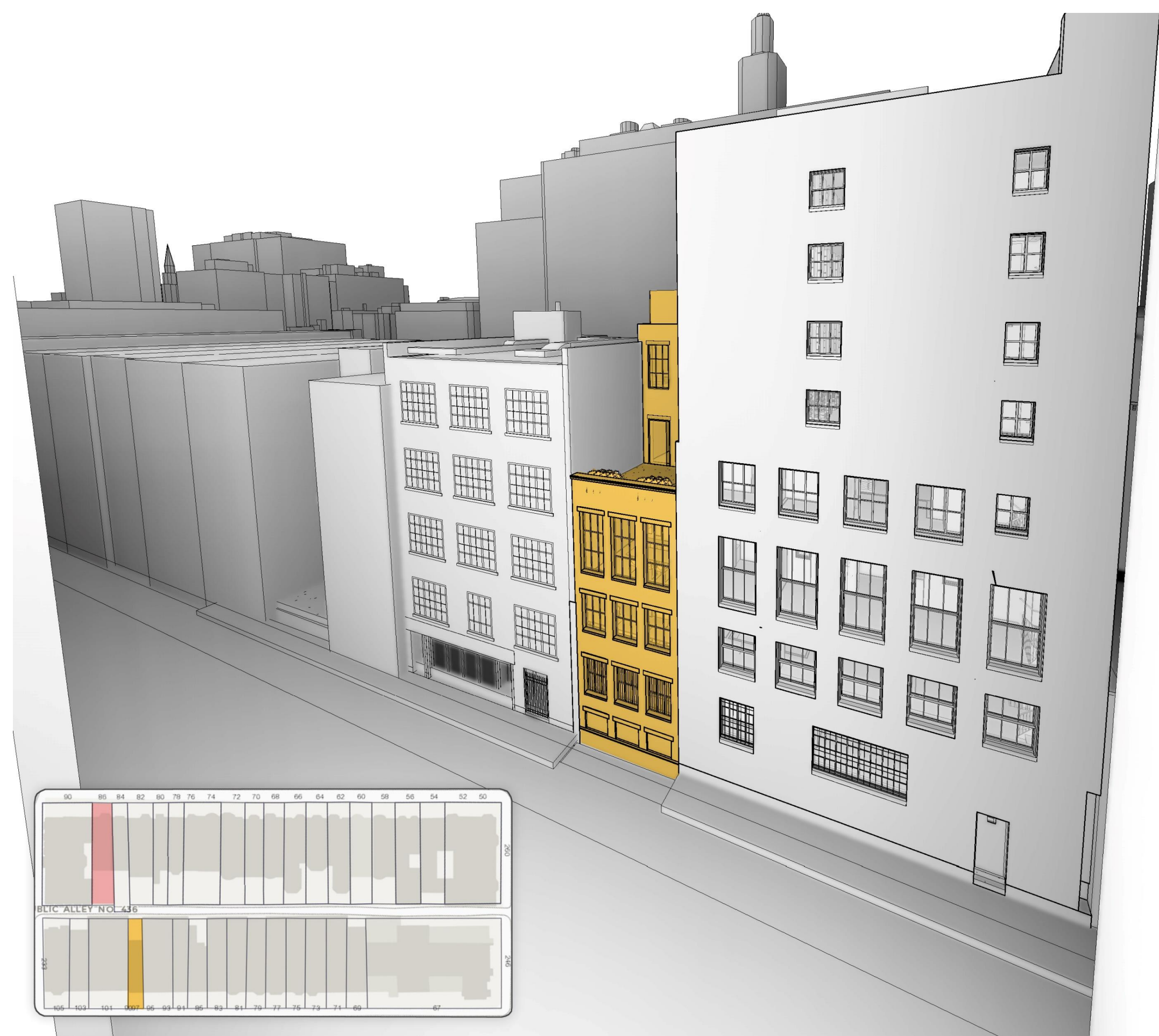






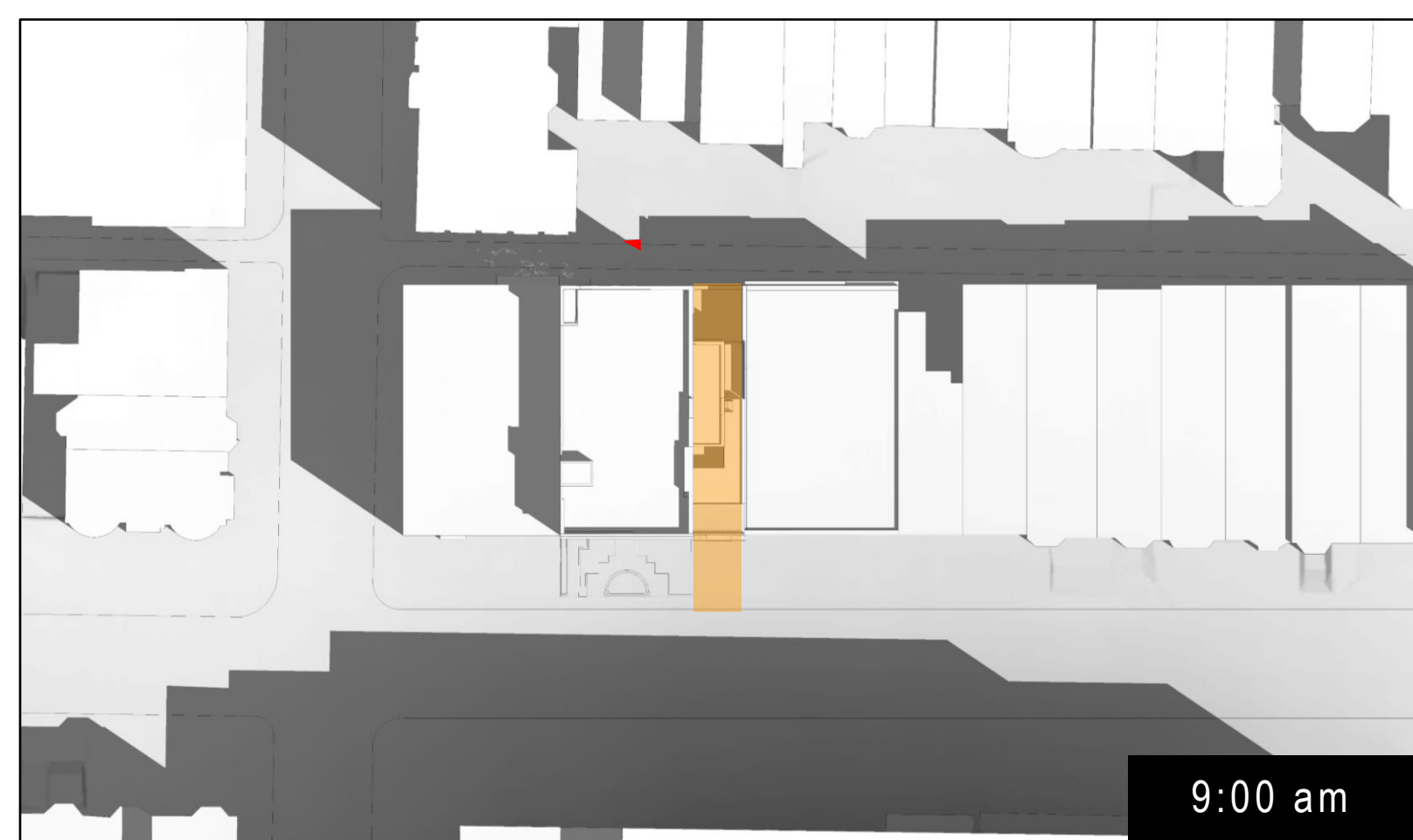




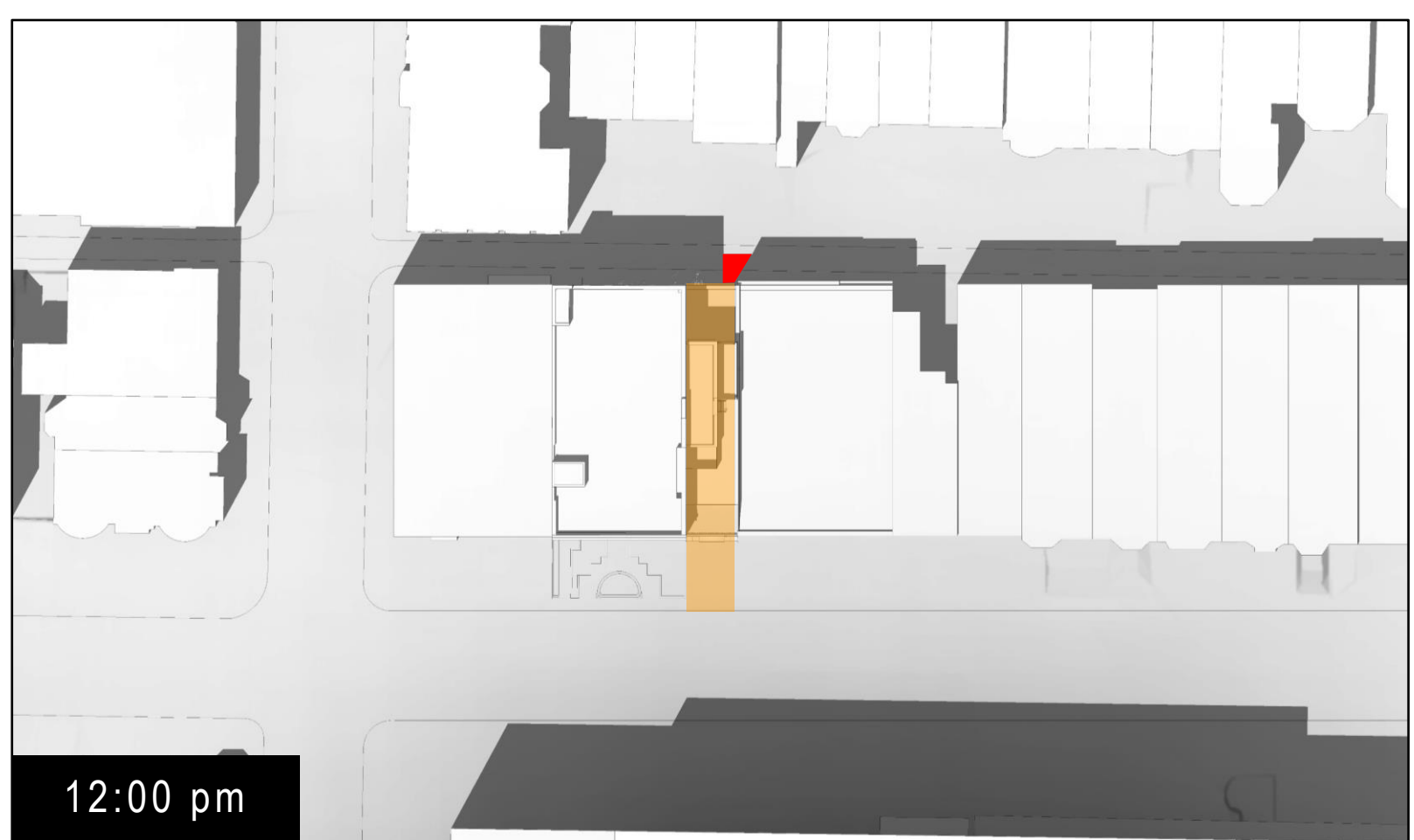




**SHADING STUDY**



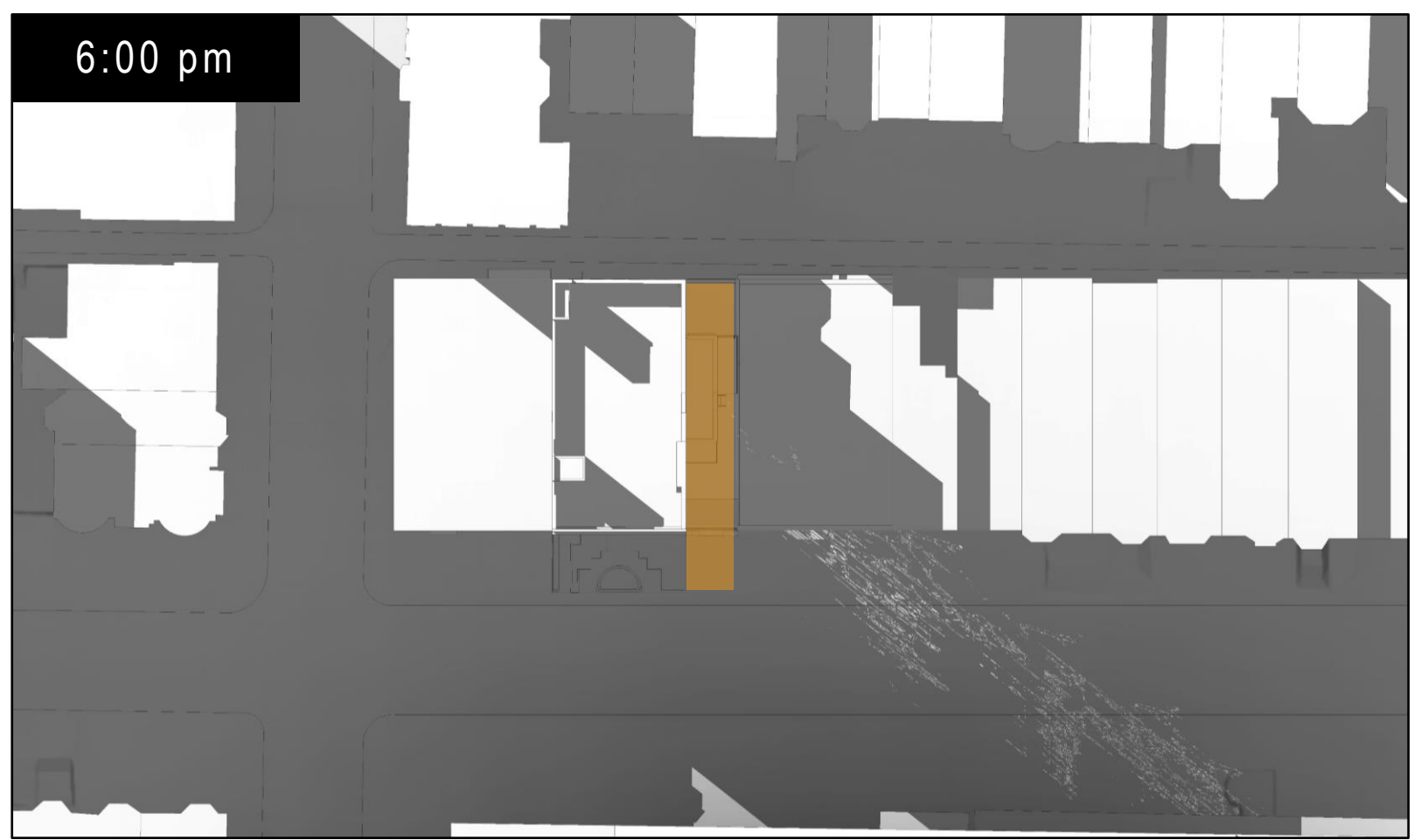
9:00 am



12:00 pm



3:00 pm



6:00 pm





9:00 am



12:00 pm



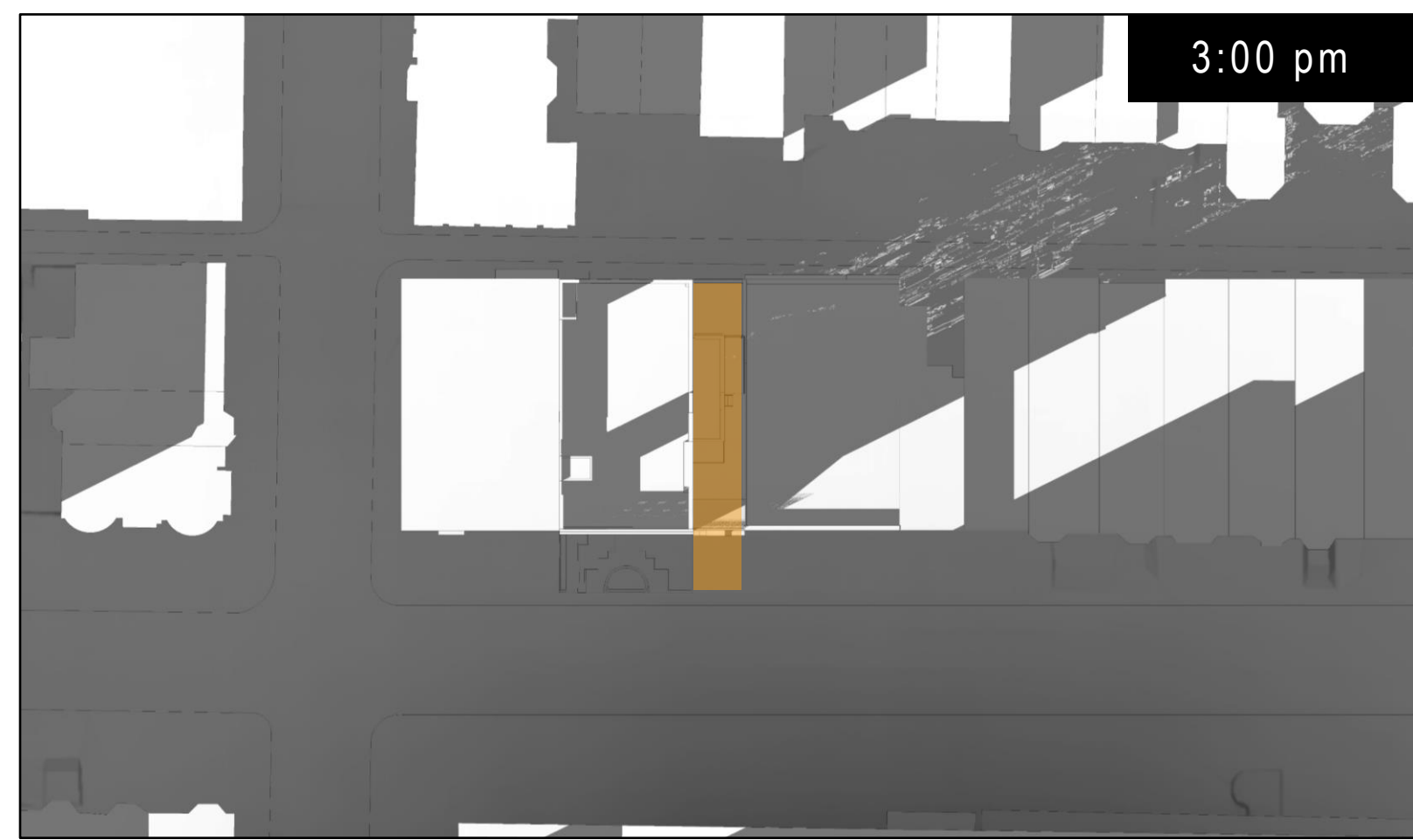
3:00 pm

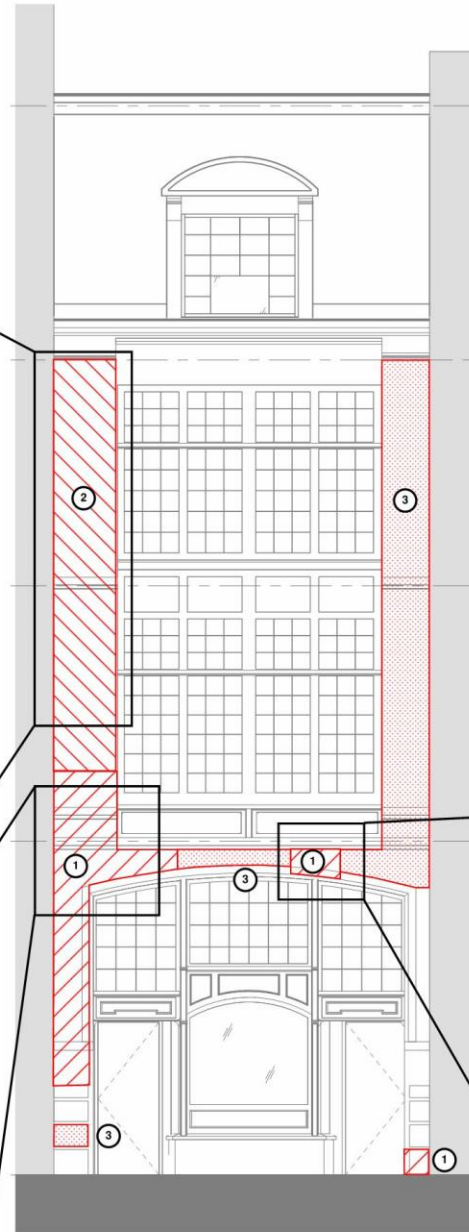
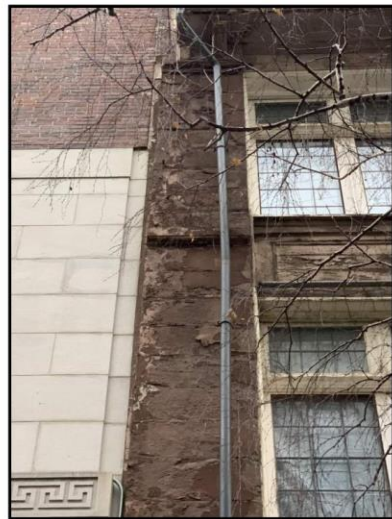


6:00 pm





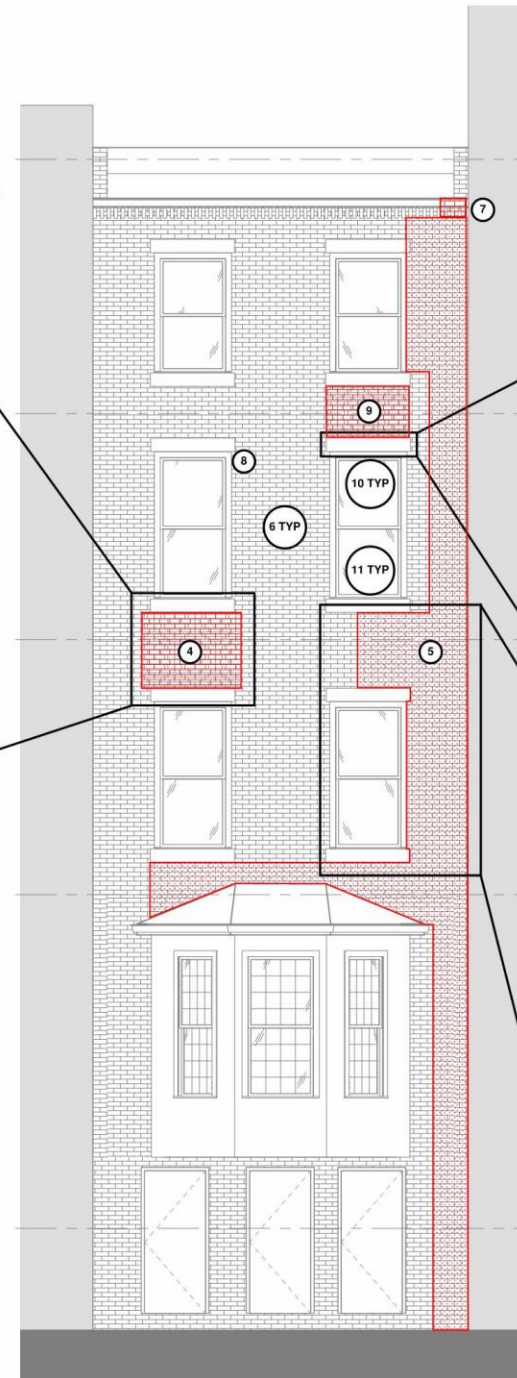




FRONT ELEVATION

**FACADE OBSERVATIONS LEGEND**

- ① BROWNSTONE HEAVILY EXFOLIATED. REPAIR DEPENDENT ON QUALITY AND THICKNESS OF REMAINING STONE AND LIKELY INVOLVING THICKER COMPOSITE REPAIR, FULL-FACE DUTCHMAN REPAIR, UNIT REPLACEMENT WITH BROWNSTONE OR CAST STONE, OR SOME COMBINATION THEREOF.
- ② LESSER BROWNSTONE EXFOLIATION BUT STILL REQUIRING APPLICATION OF A COMPOSITE REPAIR.
- ③ PRIOR PARGE COATING LIKELY CONCEALING DETERIORATION. FURTHER EXPLORATION REQUIRED BUT LIKELY REQUIRING REMOVAL OF PARGING PAST REPAIR AND APPLYING THINNER COMPOSITE REPAIR.
- ④ AREA SHOWS STEP CRACKING, WALL BULGGE, ERODED JOINTS AND RUST JACKING AT OLD STEEL BRACKETS. REBUILD BRICK THIS AREA.
- ⑤ HEAVILY ERODED JOINTS. DEEP REPOINT/TUCK POINT AREA.
- ⑥ GENERAL CLEAN AND REPOINTING OF COMPLETE FACADE.
- ⑦ RESET PORTION OF BRICK CORNICE.
- ⑧ RUST JACKING AT FIRE ESCAPE BRACKET. REBUILD MASONRY AND POTENTIAL REPAIR WORK AT BRACKET.
- ⑨ STITCH AREA OF STEP CRACK BY MEANS OF HELIFIX CRACK STITCHING.
- ⑩ INDICATIONS OF HEAVY EXFOLIATION AT PREVIOUSLY REPAIRED LINTELS. REPAIR DEPENDENT ON QUALITY AND THICKNESS OF REMAINING STONE AND LIKELY INVOLVING FULL-FACE DUTCHMAN REPAIR, UNIT REPLACEMENT WITH BROWNSTONE OR CAST STONE, OR SOME COMBINATION THEREOF. TYPICAL ALL LINTELS.
- ⑪ SILL DETERIORATED, LIKELY REQUIRING UNIT REPLACEMENT WITH CAST STONE, TYPICAL ALL SILLS.



REAR ELEVATION



FACADE OBSERVATIONS MADE FROM STREET LEVEL AS PART OF A DUE DILIGENCE REVIEW. STRUCTURAL OPINIONS OFFERED HEREIN FOR ORDER-OF-MAGNITUDE UNDERSTANDING OF LIKELY FACADE SCOPE. THIS DOCUMENT IS NOT FOR USE OF CONSTRUCTION OR IMPLEMENTATION OF REPAIRS.

STRUCTURAL FACADE OBSERVATIONS  
STRUCTURAL OBSERVATIONS REPORT - 1/6/20  
97 NEWBURY STREET, BOSTON, MASSACHUSETTS



