

The Cornerstone Project

**97-101 NEWBURY ST. – FRONT ENTRY LANDSCAPE
BACK BAY ARCHITECTURAL COMMISSION**

01 / 11 / 2023



American Ancestors

by NEW ENGLAND HISTORIC GENEALOGICAL SOCIETY



NEHGS

Summary of Revisions to Landscape Design

November 1, 2022

Our original landscape design for the entry to 99 Newbury Street included a sloped plaza with a seat wall retaining the grade along the east property line. We have determined since our submittal to BLC, that landscape design did not account for the proper finished floor elevation, and with further review, did not meet ADA and MAAB guidelines for an accessible route.

We are now submitting a revised design that accounts for the proper floor elevation (19.42') and provides an accessible route from the public way to the entry with an accessible ramp.

This revised design includes an accessible ramp with handrails along the west property line, stairs (with 2 risers and a handrail) leading from the sidewalk to building entry, a seat wall retaining the grade between the ramp and plaza, and a planter retaining the grade along the east property line.

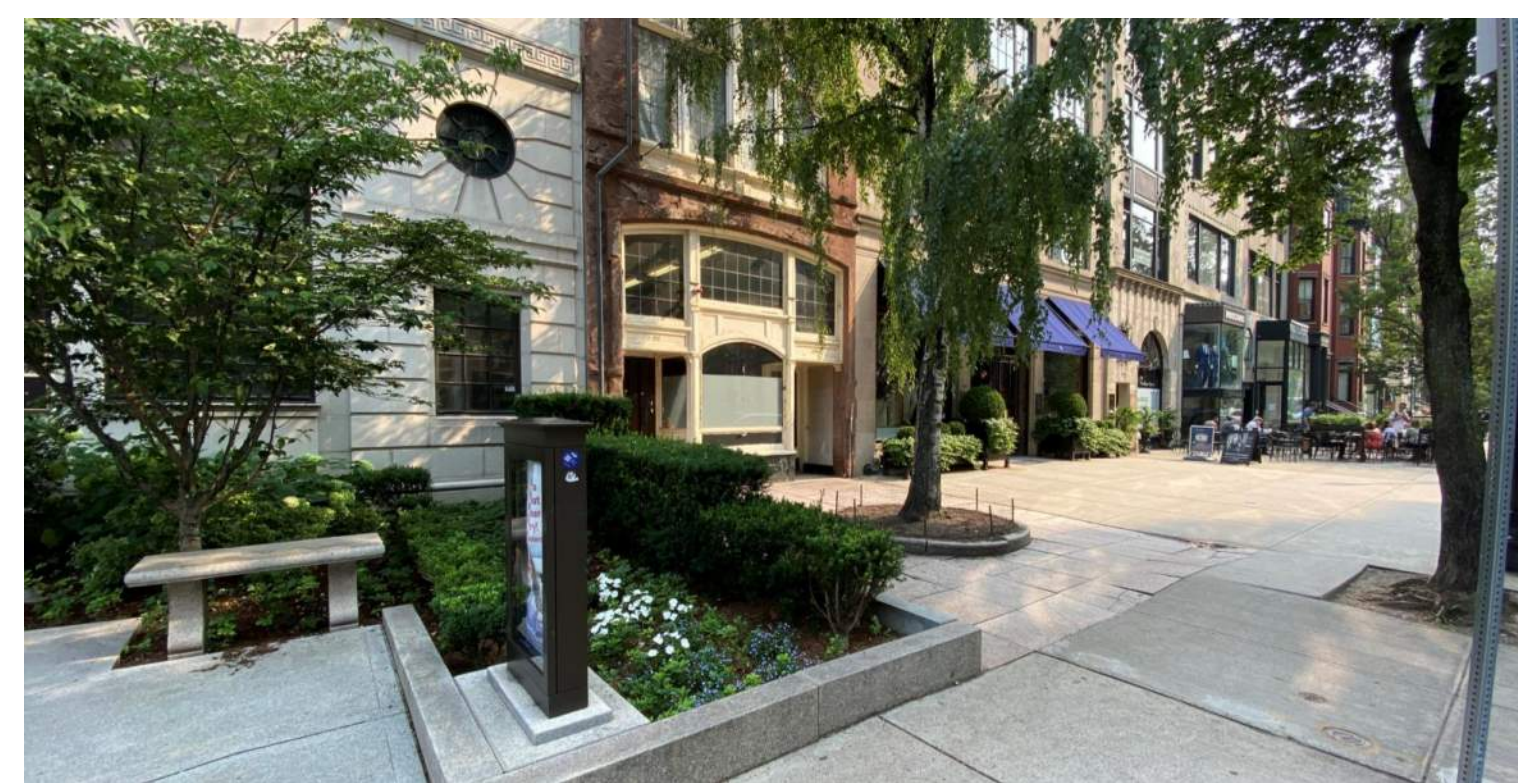
Also, since our submittal to BLC, we had a certified consulting arborist review the condition of the existing birch tree at 99 Newbury and evaluate the construction impacts to this tree. Please refer to the attached memorandum from the certified arborist stating the poor condition of the tree and likelihood of tree failure due to the required utility improvements proposed. The revised landscape plan replaces the birch tree in the planter along the east property line.

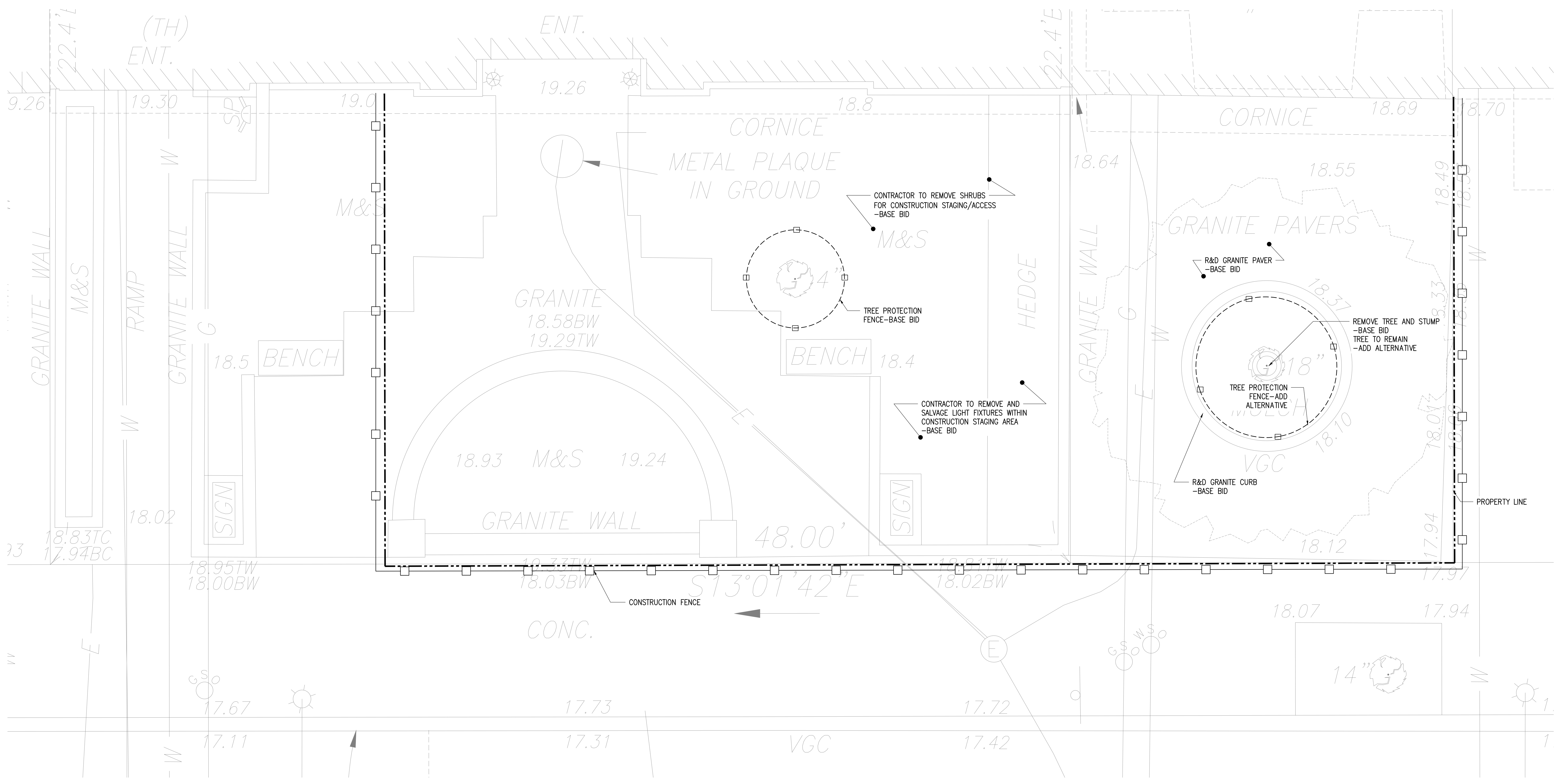
A handwritten signature in blue ink, appearing to read 'K. Zick', is positioned above the printed name.

Kyle S. Zick, ASLA
Principal

Kyle Zick Landscape Architecture, Inc.

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LEGEND

--- LIMIT OF WORK
 --- CONSTRUCTION FENCE

R&D REMOVE AND DISPOSE
 R&S REMOVE AND STOCKPILE
 R&R REMOVE AND RESET

SITE PREPARATION AND DEMOLITION NOTES:

- PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE "DIG SAFELY" NOTIFICATION PROCEDURES PROMOTED BY RESPECTIVE UTILITY COMPANIES. THE DIG SAFE TELEPHONE NUMBER FOR MASSACHUSETTS IS 811.
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND REUSED AS DIRECTED BY THE OWNER OR LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
- CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL TO FULL DEPTH WITHIN LIMIT OF GRADING BEFORE COMMENCING EXCAVATION AND GRADING OPERATIONS. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- AT ALL LOCATIONS WHERE CONCRETE PAVEMENT OR BITUMINOUS CONCRETE ROADWAY ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND PLANTS DESIGNATED TO REMAIN FOR THE LENGTH OF THE CONSTRUCTION PERIOD. THE PLACEMENT OF PROTECTION DEVICES ADDITIONAL TO THOSE NOTED SHALL, HOWEVER, BE AT THE CONTRACTOR'S DISCRETION.
- DAMAGE NO PLANTS TO REMAIN BY BURNING, BY PUMPING OF WATER, BY CUTTING OF LIVE ROOTS OR BRANCHES, OR BY ANY OTHER MEANS. NO PLANTS TO BE SAVED SHALL BE USED FOR CRANE STAYS, GUYS OR OTHER FASTENINGS. VEHICLES SHALL NOT BE PARKED WITHIN THE DRIP LINE OR WHERE DAMAGE MAY RESULT TO TREES TO BE SAVED. CONSTRUCTION MATERIALS SHALL NOT BE STORED BENEATH TREES TO BE SAVED.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS THAT ARE DUE TO CONTRACTOR OPERATIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK.
- THE GENERAL CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MAN HOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED ON THE UTILITY DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY THE CONTRACTOR.
- CONTRACTOR SHALL SECURE ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTION AFFECTED BY THIS WORK.
- CONTRACTOR SHALL COORDINATE ALL PLACEMENT OF TREE PROTECTION TO BE APPROVED BEFORE DEMOLITION.

CONSULTANTS

kzia

SCHWARTZ/SILVER ARCHITECTS INC.

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PROJECT

American Ancestors
 New England Historic Genealogical Society
 Cornerstone Expansion
 97-99-101 Newbury Street Boston, MA 02116

DATE	REVISIONS	DATE	DATE
11/18/22		YL	11/18/22
		Drawn By	Date
		KZ	
		Reviewed By	Date
		KZ	
		Approved By	Date

DRAWING NUMBER

DRAWING TITLE

SITE PREPARATION PLAN

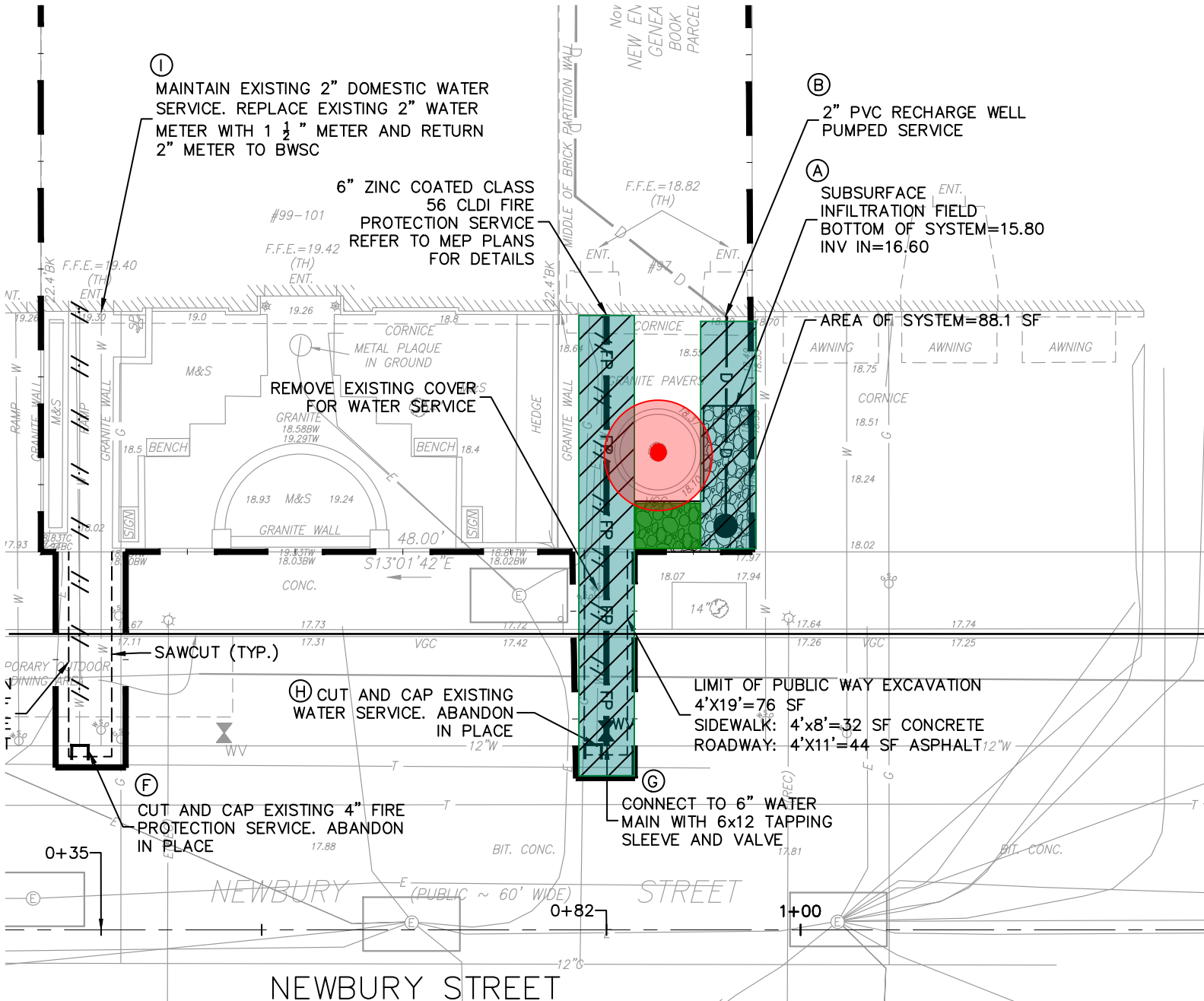
1/2" = 1'-0"
 Scale

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The drawing below illustrates the Code required excavation around the existing tree at 97 Newbury Street. The red zone is the expected root ball, the green shading shows the width of the trench for the utilities being installed.

New Fire Service line trench is 4' deep and will have the most impact to the root ball. This needs to be installed in this location because it is an increase in size from existing and it aligns with the new fire pump in the building.

New drain line and stone infiltration is mandated for ground water recharge per Boston Water and Sewer. This area is three feet deep, filled with stone and a new drainage pipe.



October 29, 2022

New England Historic Genealogical Society
99-101 Newbury Street
Boston, MA 02116



Tree Report at 97 Newbury St, Boston, MA

To Whom It May Concern:

You contacted me about potential to retain a tree during the extensive renovation of a property on Newbury St. We met on-site on October 24, 2022 to review the plans and discuss potential impacts to the tree. This letter outlines my observations, analysis and recommendations from that meeting.

A European birch (*Betula pendula*) tree was growing within a raised granite planter in front of the building. This tree was determined to be in poor condition (Photo 1). The birch had a trunk diameter of 13 inches and was located within a raised planter with limited soil volume.

The tree is in poor condition. There is significant dieback in the upper canopy. European birch is especially susceptible to bronze birch borer. The dieback may be attributed to these borers. Additionally the upper canopy was thin and leaf size was reduced when compared to the lower canopy. These are symptoms of a decline in tree health/vigor.

The construction documents detail existing plans to install fire protection and other lines on each side of the planting bed. Excavation of the trench will be within a foot of the stem on the West and within 2 feet on the East. Severe root damage will occur if excavation occurs as planned. The tree is likely to decline and expire quickly or may fall over as much of the supporting root mass will have been removed.

This birch tree will be recommended for removal in order to complete this construction

If you have any questions about my observations or recommendations, please contact me.

Tim Armstrong
Board Certified Master Arborist NE-7132B
ISA Tree Risk Assessment Qualified
Tim.armstrong@bartlett.com



Photo 1: Image of observed tree location on the property. Note the trees location in the small raised planter in an existing granite paver sidewalk.

Limits of the Assignment

The tree assessment was performed from the ground for visual conditions. This tree inventory was not a tree risk assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this report.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

Illustrations, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plans or property in question may not arise in the future.

There is no guarantee for the preservation of the trees contained in this report, however, the preservation plan is made with the best interest intended for the trees being preserved.



American Ancestors
by NEW ENGLAND HISTORIC GENEALOGICAL SOCIETY

Landscape: Previous Proposal

Approved at 07/13/2022 BBAC hearing

schwartzsilver







American Ancestors
by NEW ENGLAND HISTORIC GENEALOGICAL SOCIETY

Newbury Street Previously Approved

schwartzsilver



American Ancestors
by NEW ENGLAND HISTORIC GENEALOGICAL SOCIETY

Newbury Street Current Proposal

schwartzsilver