

# TransMITTAL

Date	7 November 2018
Attn	Mr. Joseph Comish
Company	Back Bay Architectural Commission
From	Ronald Margolis, AIA
Project	267/268 Newbury Street, Boston, MA
M+F Job No.	2014300
To be returned by	

## Margolis + Fishman

Architects and Planners  
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Cambridge, Massachusetts  
02139

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Fax 617 547 2501

### Purpose of transmittal:

For your approval     For your review & comment     For your own use     for your record files     For your information

### Enclosed is the following:

Drawings     Specifications     Change Orders     Samples     Shop Drawings     Other

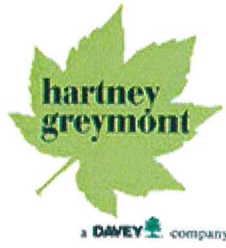
copies	date	revision	description
1 ea	11/07/18,		Site plan, 1/8", Rear and Front Elevation nts
1 ea	08/28/18		Hartely Greymount letter concerning condition of the existing tree.
6 ea	11/05/11		Photos of the existing tree.

### Notes:

Via email.

Signed:

\_\_\_\_\_  
Margolis+Fishman, Inc.



August 28, 2018

Jerry Jarnagin  
Performance Building Company  
c/o 276 Newbury St, Boston MA 02116

I reviewed the Ailanthus, approximately 24" in diameter, behind 276 Newbury St earlier this summer. Upon visual inspection only, I observed smaller leaves and a weak canopy. This is often an indication of stress and less than optimal health. There is decay at the base of the tree where another stem was removed at an unknown time in the past. This decay has likely spread to the trunk of the living portion of the tree and potentially the root zone.

It was stated that the construction to extend the building has been approved and will occur soon. At that time the tree will need to be pruned to clear it from the building. Unfortunately, the portion of the tree that will need to be pruned is quite significant and would result in the removal of almost half of the canopy. Not only would this be quite unappealing aesthetically it would be detrimental especially to an already stressed tree.

I would recommend that this tree be fully removed due to the proximity to the building. Not only does the tree appear to be in a state of decline but it has obvious defects including the decay at the base. There is also very limited root space due to the impermeable surfaces adjacent the trunk which have likely limited the root growth. This is a concern because there is increased likelihood of failure at the root zone that would involve the entire tree. The final reason for tree removal is since it is an invasive species that is particularly messy and not particularly strong. This is not reason alone to remove the tree, especially since trees are at a premium in the city; but considering the preexisting conditions and the likely further decline upon completion of construction I would recommend complete removal.

Daniel J. Cohen

Hartney Greymont, a Division of Davey Tree Expert Co.  
433 Chestnut Street  
Needham, MA 02492

Massachusetts Certified Arborist #2252  
ISA Board Certified Master Arborist #NE-7068A

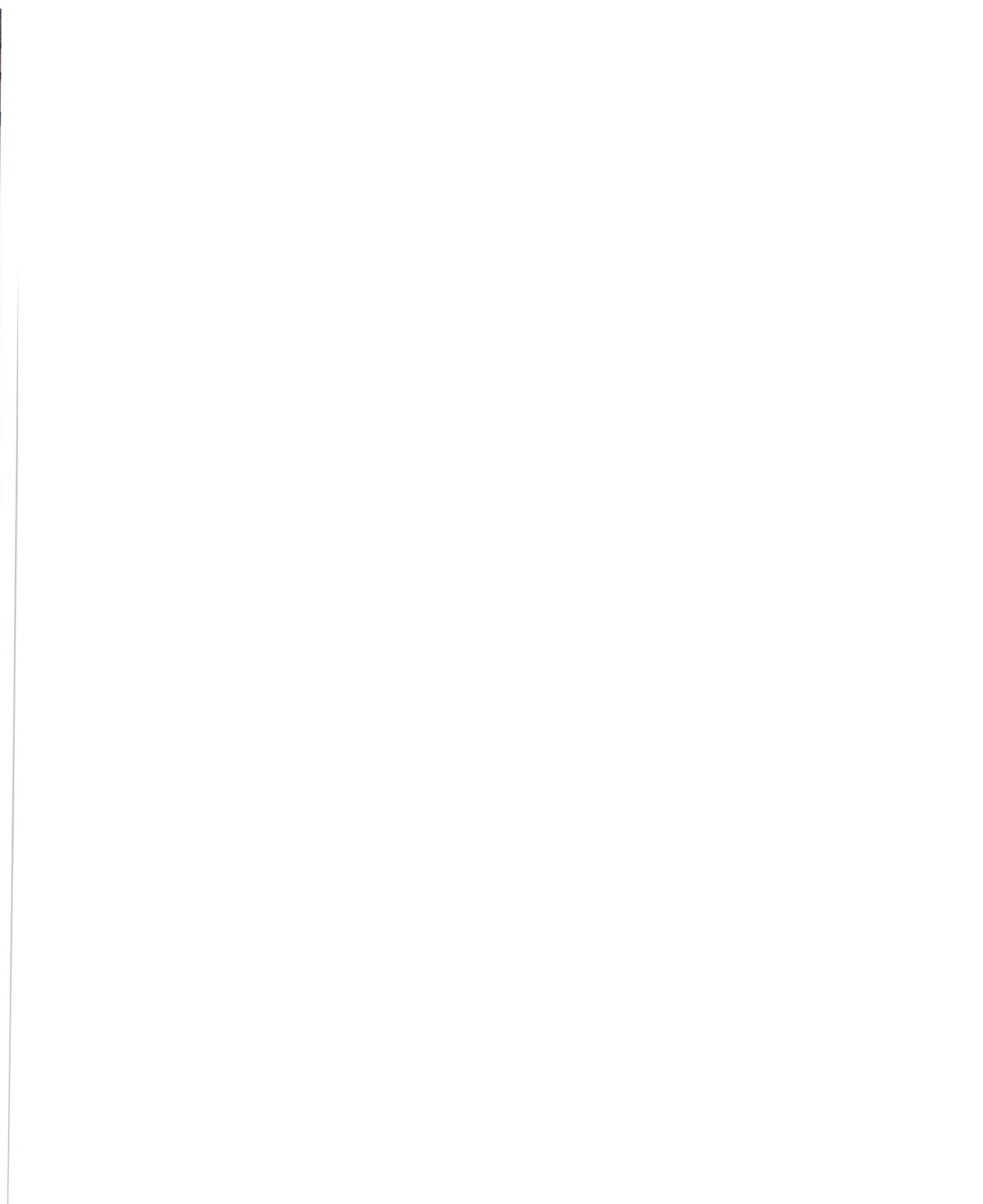




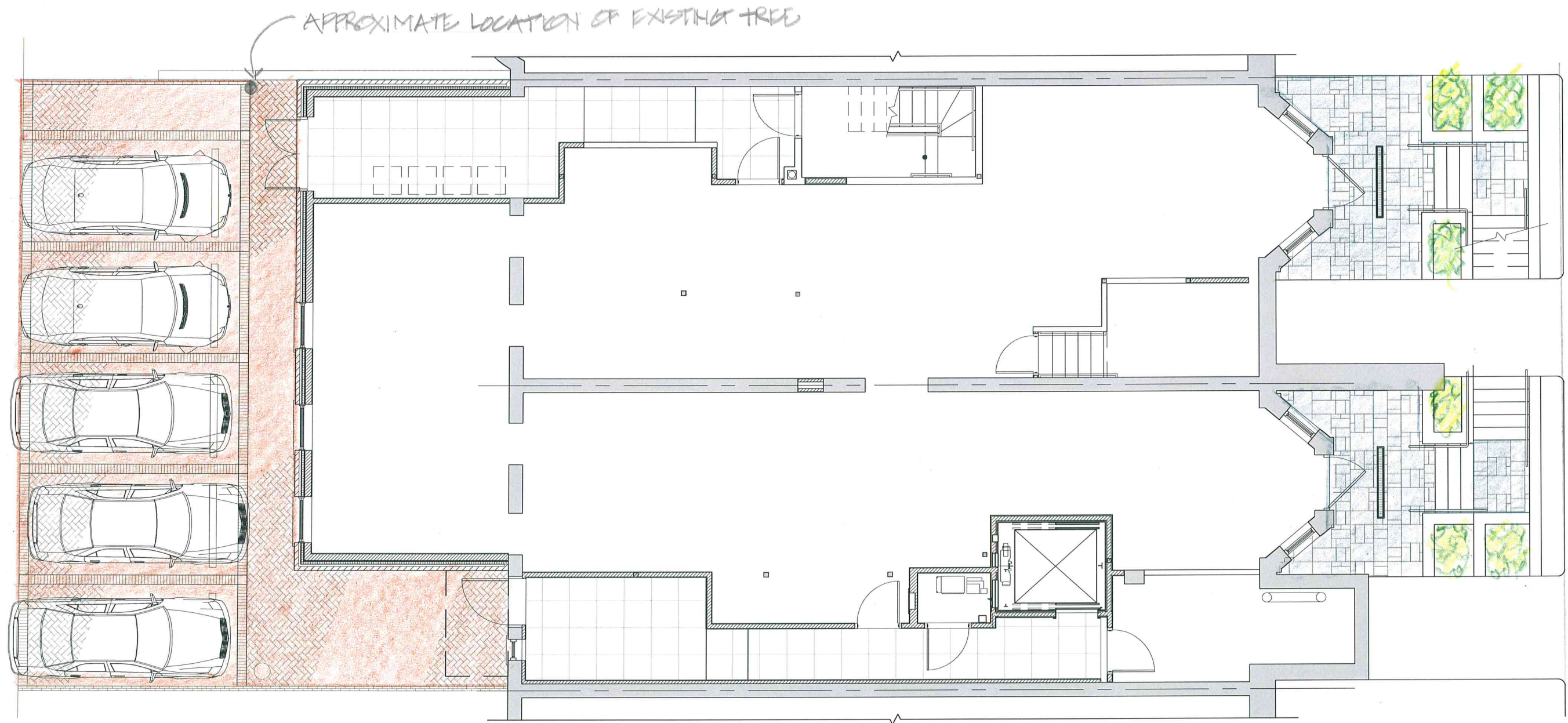












Margolis + Fishman

ARCHITECTS & PLANNERS

Project: 2014-300

Centremark, LLC

425 Boylston Street, Boston, MA 02116

Drawing Name

276-278 Newbury Street - Lower Level Floor Plan - Proposed Lower Level Entrances

SCALE: 1/8" = 1'-0"

07 NOVEMBER 2018

SK-3



**2 REAR ELEVATION**  
1/4" = 1'-0"



**1 FRONT ELEVATION**  
1/4" = 1'-0"