



PERENNIAL GARDENS LLC
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191 COMMONWEALTH AVENUE

GARDEN RESTORATION PROJECT





CORNERSTONE PROPERTIES IN BACK BAY



1 COMMONWEALTH AVENUE

71.5' on Comm x 124.5' on Arlington

25-27 COMMONWEALTH AVENUE

124.5' on Comm x 124.5' on Berkeley

48 COMMONWEALTH AVENUE

30' on Comm x 124.5' on Berkeley

50 COMMONWEALTH AVENUE

60' on Comm x 124.5' on Berkeley

191 COMMONWEALTH AVENUE

109' on Comm x 124' on Exeter

100 BEACON STREET

46' on Beacon, 46.14' on Back St., 150'
East-West

360-370-380-388 BEACON STREET

145' on Beacon

490-492 BEACON STREET

123.43' on Beacon x 150' on Mass Ave

9 ARLINGTON STREET

67' on Arlington x 110' on Marlborough

0 MARLBOROUGH

67' on Arlington x 100' on Marlborough

301 BERKELEY STREET

49.67' on Marlborough, 49.94' on Alley 421,
112' East-West

303 BERKELEY STREET

28' on Beacon x 112' Berkeley



CORNERSTONE PROPERTIES IN BACK BAY





191 COMMONWEALTH AVENUE

EXISTING CONDITIONS



On Commonwealth Avenue, looking straight at the building.



191 COMMONWEALTH AVENUE

EXISTING CONDITIONS



On Commonwealth Avenue, looking straight at the building.



191 COMMONWEALTH AVENUE

EXISTING CONDITIONS



On Commonwealth Avenue, at the corner of Exeter Street.



191 COMMONWEALTH AVENUE

EXISTING CONDITIONS



On Exeter Street, at the corner of Commonwealth Avenue.



191 COMMONWEALTH AVENUE

EXISTING CONDITIONS



On Exeter Street.



191 COMMONWEALTH AVENUE

EXISTING CONDITIONS



On Exeter Street.



191 COMMONWEALTH AVENUE

EXISTING CONDITIONS



On Exeter Street, at the corner of Public Alley 425.



EXISTING CALLERY PEAR TREE CONDITIONS





EXISTING CALLERY PEAR TREE CONDITIONS





EXISTING CALLERY PEAR TREE CONDITIONS





EXISTING CALLERY PEAR TREE CONDITIONS





EXISTING CALLERY PEAR TREE CONDITIONS

EXCERPT FROM BARTLETT TREE ASSESSMENT

During the site visit I conducted a Level 2 Risk assessment (attached), I also evaluated the future management concerns for this tree.

The tree was 14.5 inches in diameter. The tree was observed to be in good health showing rapid growth evidenced by 6-8 inches of twig elongation. The tree was growing up against the structure, and limbs were drooping down near the sidewalk on Commonwealth Ave. The removal of a large leader from the center of the canopy resulted in several other poorly attached leaders competing for dominance.

This type of branch structure is very common for callery pear trees, as is the failure of a codominant stem. Structural pruning is unlikely to achieve a reduced likelihood of failure as the central leader has been removed. Similarly, The installation of structural support cables is not likely to be sufficient to reduce the likelihood of failure. Aggressive pruning to reduce the branch weight and therefore reduce the likelihood of failure would result in an unsightly form of the canopy comprised by multiple topping cuts.

I recommend to remove the tree and replant with a species that can be maintained in this location.



Photo 1. Pear tree located at the front garden of the 191 Commonwealth Ave property.

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

Tim Armstrong
Board Certified Master Arborist NE-7132B

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CALLERY PEAR TREE ISSUES

PEAR CROTCH: Characteristic V-crotch branch structure > susceptible to splitting

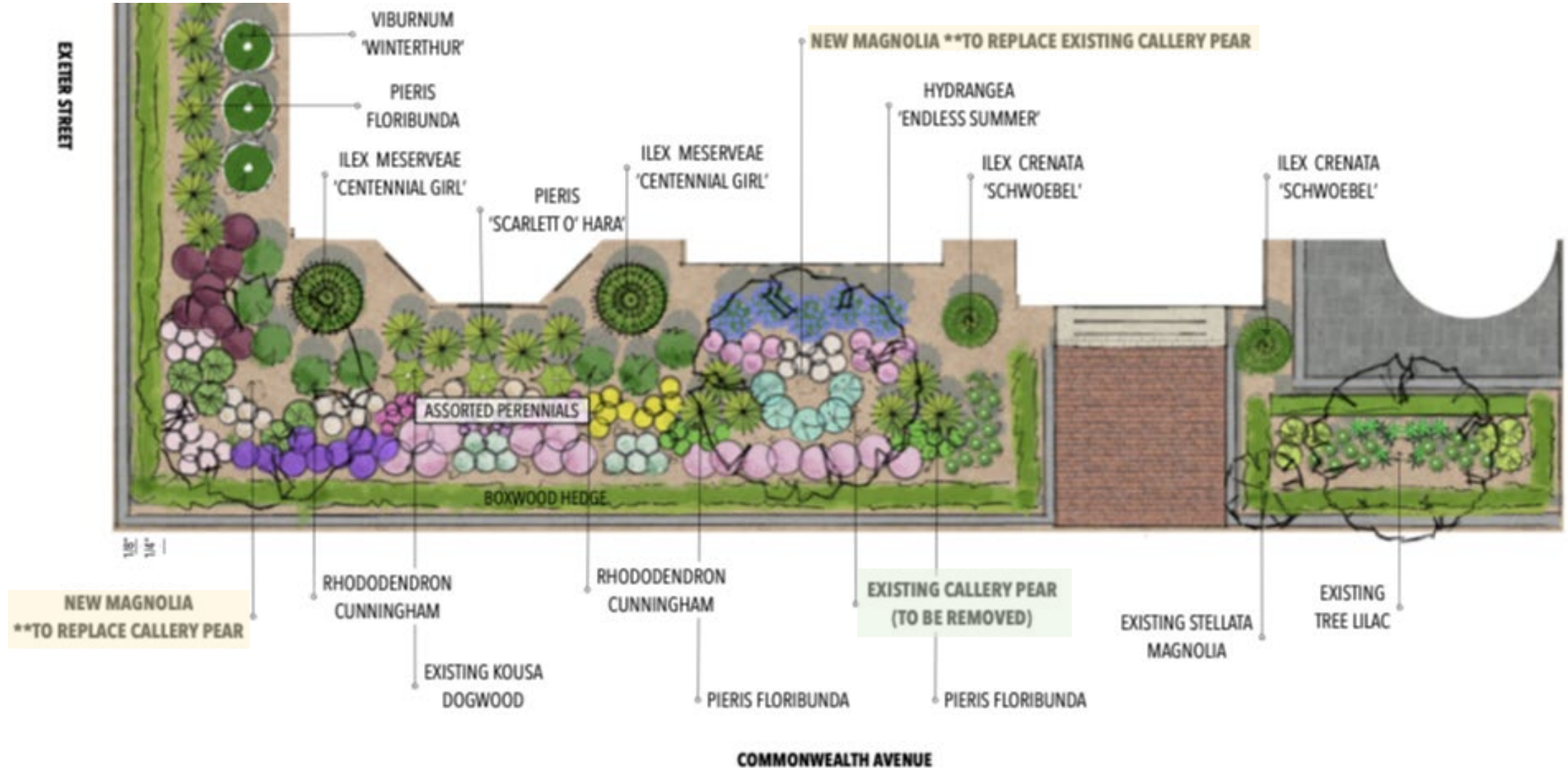
WITCHES' BROOMS: Abnormal proliferations of twigs and branches





191 COMMONWEALTH AVENUE

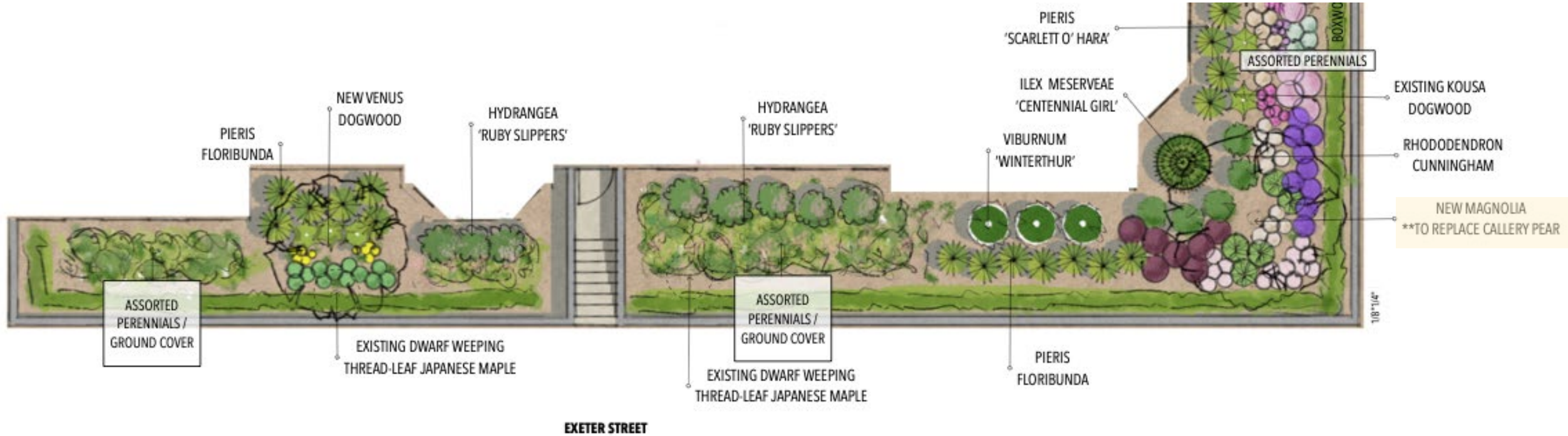
PROPOSED DESIGN ALONG COMMONWEALTH AVENUE





191 COMMONWEALTH AVENUE

PROPOSED DESIGN ALONG EXETER STREET





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