

Brookline Preservation Commission

Local Historic District Report

Local Historic District: Cottage Farm

Applicant: MAB

Address: 200 Ivy Street



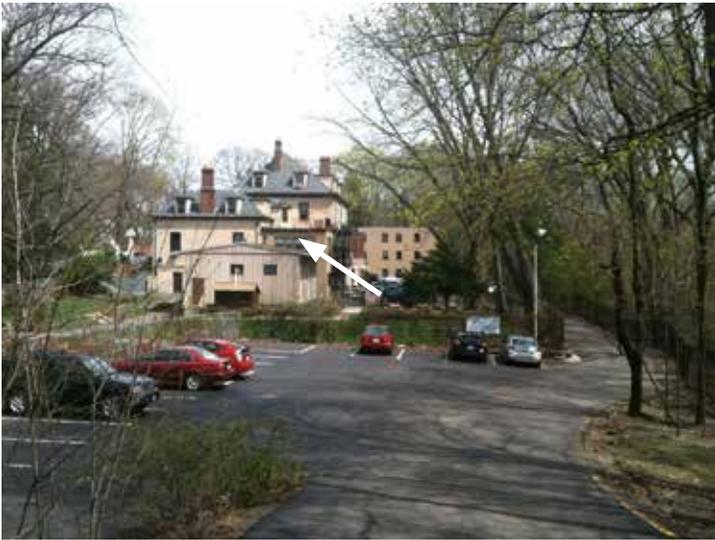
Statement of Significance: The house was built for Martha and John Endicott Peabody in 1910 after a Renaissance revival style design by architect John Ames. Peabody was a businessman-turned-artist with European connections and a summer house in Maine. The building was acquired for institutional use beginning in the 1950's and has been owned by the MAB since 1976. The building has been altered and additions have been added to accommodate the present use.

Proposed Alterations: Install 36 x 38 x 15-inch condensing units on flat roofs of north and south additions to main building; replace thirteen dormer 1-over-1 vinyl windows with single pane true-divided light wood windows on the main block of the building; and remove window grates.

Applicable Guidelines: “If a replacement window is proposed, the material and design of the existing window, including the casing, size, number of panes and type of window, should not be changed, unless the window is not a character-defining feature of a facade... New and replacement windows should not be clad in non-historic materials. Vinyl or vinyl-clad and metal-framed sash, and replacement windows incorporating external storm panels that are integrated into the sash, should not be used.... Roof top HVAC and other mechanical elements, including soundproofing elements, should be placed out of view.”

Preliminary Findings: The condensers are small and are not visible from the main facade. They will be minimally visible from Amory Playground, Amory Woods and the parking lot. The new one over one single paned wood windows are replacing one over one vinyl ones- there is an old photo that seems to have windows that are divided.

Preliminary Findings (cont.): Several window grates were installed on an emergency basis after an accident last year. An application to install a new type of window grille on some of the windows was denied by the commission in December 2013. They have put in a system that does not require grates and want to remove all of them.



Visibility of proposed work



South roof



North roof

Flex Zone Outdoor Unit 48,000 BTUs
AQU48RLXFZ1

Kinicon HFI

• Covered by 8 major codes
 • 80 to 100% increase in efficiency
 • Covered 38,000 to 82,000 BTUs

Compact Size
 The compact size of outdoor unit AQU48RLXFZ1 allows for better installation options.

Self-Diagnostic Features
 The printed circuit board provides three modes of diagnostic: online, monitoring and function mode, as well as error codes.

Power Flexibility
 Compressor can choose the best direction for piping from the outdoor unit.

DC Twin Rotary Compressor
 A high performance, less noise, high capacity DC twin rotary compressor's check-in valve. Quick Starts for night operation.

Model	SEER	HSPF	EER**
Standard	14.7	9.3	8.7
Mini-ductless	12.0	8.8	8.28
Mini-duct	11.0	8.5	8.07

**Cooling

Mock-ups and spec sheet of proposed condensing units



Old file photograph showing east side of 200 Ivy St -- note indication of divided lights in dormer windows