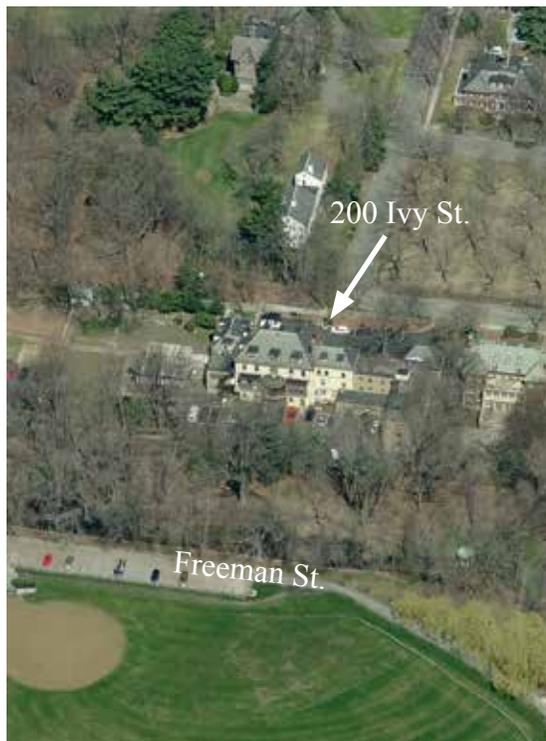


Brookline Preservation Commission Local Historic District Report

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.

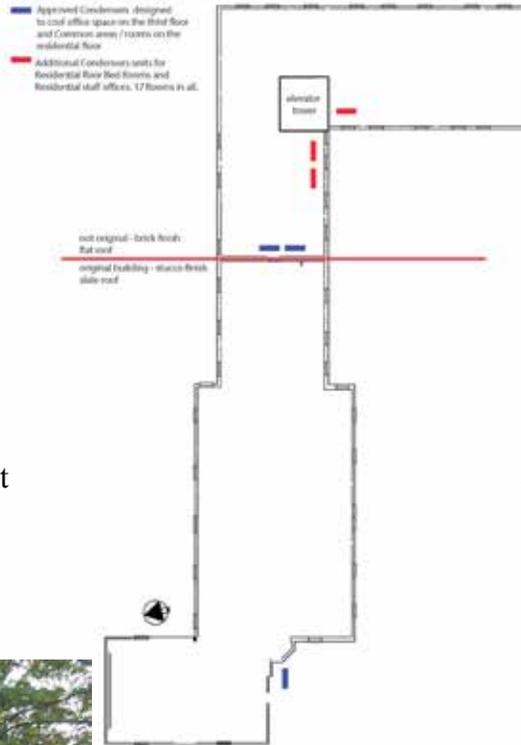
Proposed Alterations: Earlier this year, the Commission approved the installation three 36 x 38 x 15-inch condensing units on flat roofs of the additions to the main building. The state has requested that the rooms in the modern addition on the east side be cooled as well; the MAB is requesting to install three more units on this addition.

Applicable Guidelines: “ Roof top HVAC and other mechanical elements, including soundproofing elements, should be placed out of view. “

Preliminary Findings: The proposed condensers are small, would be located on the modern wing and would not be very visible from public ways. Two units would be minimally visible from Ivy Street. Although they would be visible from Amory Playground, Amory Woods and the parking lot, there would be minimal visual impact on the historic and cultural resources of the neighborhood. Residents have requested that the commission request that noise from the units be attenuated, particularly towards Hall's Pond and Amory Woods.



Approved units- there will be two



Ivy Street

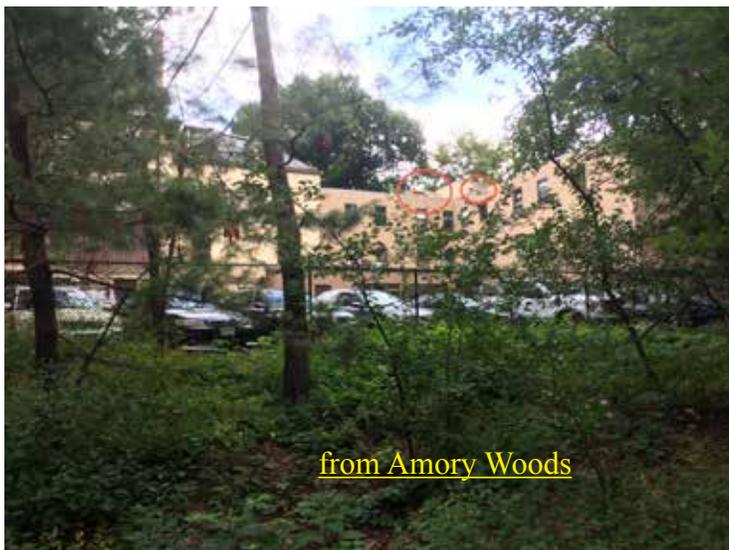
Amory Woods



from Ivy Street



from Amory Street through parking lot



from Amory Woods

