

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Samuel Brown School

other names/site number _____

2. Location

street & number 200 Lynn Street _____ not for publication

city or town Peabody _____ vicinity

state Massachusetts code MA county Essex code 009 zip code 01960

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brona Simon 6/25/09
Signature of certifying official/Title _____ Date
Massachusetts Historical Commission _____
State or Federal agency and bureau _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
- ☐ determined eligible for the
National Register
☐ See continuation sheet.
- ☐ determined not eligible for the
National Register
- ☐ removed from the
National Register
- ☐ other (explain): _____

Signature of the Keeper

Date of Action

Edson W. Beall 8.12.09

Samuel Brown School
Name of Property

Essex, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

☒ private

☐ public-local

☐ public-State

☐ public-Federal

☒ building(s)

☐ district

☐ site

☐ structure

☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

1 1 building

sites

structures

1 objects

1 2 Total

Number of contributing resources previously listed in the National Register

0

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

EDUCATION/school

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Classical Revival

Materials

(Enter categories from instructions)

foundation granite/concrete

walls brick/stone/concrete

roof asphalt

other copper

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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National Register of Historic Places Continuation Sheet

Samuel Brown School
Peabody (Essex), MA

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DESCRIPTION

Summary

The Samuel Brown School in Peabody, Essex County, MA, is composed of an original 1911 central section and an adjoining wing on each side dating from 1930 and 1952 (**Photograph 1**). The Classical Revival building was originally designed by Edward Earp and Son, while both side additions were designed by John M. Gray. All three sections are two stories with a raised basement, and all are of load-bearing brick construction. The original section has a tall hip roof, currently covered with asphalt shingles (which were originally slate), while the two flanking additions have flat roofs, covered with tar and gravel (**Photograph 2**). Wide copper gutters are located on the front (west) and rear (east) elevations of the original building. A narrow brick chimney in the center of the hip roof was added around 1952. The building rests on granite and concrete foundations. A recent rehabilitation for its conversion to active senior housing, completed in 2008, has retained the major character-defining features of this building.

The school is located on an approximately one-acre lot with a 150-foot setback from Lynn Street, a busy two-lane road that serves as the major north-south thoroughfare in the southern section of Peabody. The front yard is grass-covered, with a small number of recently planted deciduous and evergreen trees; a small paved parking area is adjacent to the front entrances of the 1911 and 1930 sections. A small sign with a wood plaque supported by brick piers, centrally located near the street, contains the name "BROWN SCHOOL RESIDENCES" (**Photograph 1**). The former rear yard, a blacktopped playground, now contains a new, unconnected, four-story apartment building that is part of the recent Brown School Residences development. The building was constructed in 2008. The primary entrance of the new hip-roofed building is located at the west end closest to the original school building. The building features wide eaves, two-story projecting bays with banks of three grouped windows, and paired windows in the rest of the building. A surface parking lot is located behind (and north) of the new building. Low-scale plantings and shrubs surround the school on the north, east, and west sides.

The original rectangular section in the center is oriented with its long axis parallel to Lynn Street. This section has a central entrance on the front (west) and rear (east) elevations within a small brick pavilion. The pavilion features a wide, round-arched opening that is framed by a smooth stone lintel, with keystone and rectangular stone panels in the corner piers (**Photograph 4**). A decorated stone panel above the round-arched opening on the front elevation contains the name of the school. A copper cornice with dentils and elongated brackets crowns the pavilion. The entrances contain new metal-frame doors infilled with a grid of multiple panes (**Photographs, 3, 4**). Fenestration on the original section is composed of sets of four windows on the first and second stories. Brick mullions separate the windows on both stories. The first-story windows feature radiating brick arches with stone keystones and elongated triangles, while the second-

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story windows are joined at the top by a single long lintel. The basement windows are smaller, but retain the same spacing pattern.

Fenestration on the building is mainly composed of banks of windows and asset of three narrow round-arched windows with a single connecting stone lugsill and stone lintels located above the entrance pavilions. Before the additions were constructed, the exposed side elevations had contained a series of windows with projecting bays at the end of the central corridor. A 1951 drawing of the south addition shows its window sash was 12/12, and that the round-arched window openings had sash with a radiating pattern at the top, similar to a Palladian window. The same sash configuration was also seen in plans from 1930 for the original addition to the 1911 building. The new dark green aluminum window sash replicates the 12/12 pane configuration.

Brick piers accent the corners and center area of the original section on both the front and rear. The piers are ornamented at the top with raised-stone geometric patterns typical of the Craftsman style. A stone stringcourse is located between the raised basement and first-story level on both the front an rear. On the rear elevation next to the brick entrance pavilion, a later brick chimney rises from the furnace room in the basement to a few feet above the roof eave.

On the north side, a 1930 L-shaped addition is oriented with its long side perpendicular to the long axis of the original building. A cast stone-framed entrance with a single door, which served as the general public's entrance to the school auditorium, is located in the recess between this addition and the original section on the front elevation. A single large round-arched window is located above the door (**Photograph 7**). The addition's north elevation is separated from the backyards of Longview Way homes to the north by a narrow concrete sidewalk bounded by a low chain-link fence. A new board fence separates the front (west) side of the property from Longview Way. Concrete stringcourses are located above the raised basement level and at the top of the second-story level. The front (west) elevation is further ornamented with a raised brick rectangular border with concrete squares at the corners, framing a concrete panel with a centered swag. The north and east elevations contain both single and sets of three joined windows on the first and second stories.

The 1952 addition, designed by the same architect as the 1930 addition, is remarkably similar, although it has a longer rectangular footprint (**Photograph 5**). Its long axis is also perpendicular to the original section. Blind walls identical in materials and ornamentation to the 1930 section are seen on both the front (west) and rear (east) (**Photograph 6**). The same fenestration pattern of single, and sets of three, joined windows is seen on the first and second stories of the south elevation. A central entrance on the south elevation has a simple concrete frame with double steel doors and a large transom above. A single round-arched window is located above the door, similar to the one seen in the recessed entrance of the 1930 addition (**Photograph 15**).

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Throughout the building, few changes were made in the original plan as a result of the recent rehabilitation. The interior of the building features a wide central corridor in the original section with two large classrooms on each side of the first and second floors (**Photograph 16**). The new apartments are contained within the confines of these original classroom spaces (**Photographs 8, 11, and 14**). The axis of the central corridor extends into both additions, terminating in the southern stairway of the 1952 addition, and originally, the auditorium in the 1930 north addition. A series of wood-paneled doors originally punctuated the corridor; they opened into classrooms, janitor's closets, or small coat closets. The locations of most of these door openings were preserved, but new two-panel, fire-rated doors serve the apartment entries. The stairways in the original section are centrally located in the front and rear. Both of these stairways display varnished wood newel posts with Craftsman detailing and wood balusters, railings, and steps (**Photographs 9 and 10**). A set of double wood doors dating to 1930, with multipaned transom and sidelights separates both stairways from the central corridor. These stairway doors were retained in the rehabilitation (**Photograph 12**).

The 1930 addition on the north originally contained an auditorium and a single office on the first floor, accessed by a separate entrance and stairway leading from the front elevation intended for the public. The stairway is metal and wood, with slender simple balusters and newel posts. The auditorium was divided into a single classroom and principal's office after 1952. Two classrooms were located in the second floor of this addition.

The 1952 addition on the north added two classrooms and a teachers' restroom on both the first and second floors. The central stairway at the southern end of the central corridor separates the classrooms. The stairway walls are constructed of beige-yellow glazed block. The stairway has simple metal and wood elements (**Photograph 13**).

The basement level of all three sections has seen the most changes prior to the recent rehabilitation. It is unknown what the original uses of the 1911 original section were, with the exception of the boiler and coal rooms, but the 1930 plans for the addition call for separate boys and girls toilets and playrooms, which required a reconfiguration of existing rooms in the west side of the original section. The 1952 addition added two rooms in the basement, but their original use was not specified. The basement floor plan has been reconfigured for several apartments, a community room, public restrooms, and a management office.

Finishes throughout the building originally included wood-paneled classroom and closet doors, built-in cabinets within the classrooms and on the rear central stairway landing between the first and second floors, and wood coat closets. Some built-in cabinets have been retained: the trophy cabinet in the stairway landing has been retained in place (**Photograph 10**), and two other cabinets were retained on both the first and second floors. Other wood trim seen throughout the building replicates the original chair rails and door and window casings. Blackboards in the

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classrooms have been removed. Ceilings are approximately fifteen feet high and are covered with drywall. Most of the plaster walls throughout the building were removed during the rehabilitation due to the presence of asbestos. The original floor plan was preserved, however, and new drywall partitions were installed in the place of the original walls.

Some single-family houses that appear to date from ca. 1900-1930 are located along nearby Lynn Street. The majority of houses in close proximity to the school building date from the 1940s-1960s as the area in closest proximity to the school property was not subdivided until the 1940s. Some of the streets in the area contain early 20th-century residential developments. A 1950 housing development built for returning World War II veterans is located to the east behind the school along Veterans' Memorial drive.

Archaeological Description

While no ancient Native American sites are known on the school property, it is possible that sites are present. Five ancient sites are recorded within one mile of Brown School. Two of these sites, 19-ES-484 and 19-ES-593, are located on the first terrace west of Tapley Brook/Spring Pond. The sites, respectively, are downslope and approximately 250 feet (76 meters) northeast and 425 feet (129 meters) southeast of the school. Site 19-ES-484 was reported in 1982 by Beth Grimes of the Peabody Museum of Salem based on avocational collections in the Museum (Grimes 1982a). William Eldridge originally identified the site in 1934. Nicolas Vaccaro also surface collected the site and that collection too is also in the Peabody Museum. The Eldridge collection contains "two small-stemmed points, one triangular pt, and a large stemmed point fragment...he also mentions an adze." The other site, 19-ES-593, also was reported by Grimes (1983) and is a spot find collected by Eldridge in 1935. Grimes (1983) described the find as "a felsite small stemmed point..."

The other three previously reported sites are between about one-third and one-half mile from the school parcel. These sites include 19-ES-516, 1,925 feet (587 meters) northeast; 19-ES-515, 2,000 feet (610 meters) east; and 19-ES-268, 2,200 feet (670 meters) northwest. Sites 19-ES-515 (the Sousa Site) and 19-ES-516 (the Strongwater Heights Site) lie in close proximity to one another in the uplands east of Tapley Brook and Strongwater Creek. Site 19-ES-515 was originally identified by an avocational collector, Ken Sousa, and the site information recorded by Grimes (1982b). The Sousa Site is defined on the basis of two artifacts, a small stemmed point and a biface preform. Sousa also found the triangular point that is a spot find 19-ES-516 (Grimes 1982c). The final site, 19-ES-268 (the Dodge Site), is located on a terrace immediately north of Goldthwait Brook. The site is a chipped stone scatter originally identified in 1977 during Phase I survey of the proposed Centennial Industrial Park in Peabody (Luedtke 1977). The site was subsequently subjected to Phase II investigations and recommended not eligible to the NRHP (Randall 1981).

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In all five cases, the sites and spot finds are located on terrace landforms elevated above adjacent creeks, swamps, or wetlands. While sites 19-ES-515 and 19-ES-516 are in the uplands, they occupy the same relative position above the nearest water source, Strongwater Creek. The Brown School parcel is on the second terrace west of Tapley Brook/Spring Pond. In this setting, the likelihood of an ancient Native American occupation may be slightly diminished; however, the school literally lies midpoint between Tapley Brook to the east, and the Browns Pond swamp to the west. As such, the parcel would have been proximate to both swamp and riverine resources in addition to those of the broad intervening terraces.

No historic archaeological sites are reported within one mile of the school site. The original school was erected in 1911 and its students likely were supported by indoor plumbing. This would have reduced the number of extramural features such as privies, wells, or cisterns that might be expected if the parcel were otherwise undeveloped. Land adjacent to the 1911 school building was disturbed by subsequent construction episodes in 1930, 1952, and 2008. The school parcel is now developed, except for the landscaped lawn and entrance path between the school and Lynn Street.

Available historic maps of the area now occupied by the school include: D.H. Beers (1872) *Atlas of Essex County*, Peabody sheet; Geo. H. Walker & Co. (1884), *Atlas of Essex County*, Peabody sheet; USGS (1893) Salem 15- minute quadrangle; USGS (1944) Salem 7.5-minute quadrangle; and the 1929 (updated to 1949) Sanborn *Map of Peabody*, sheet 40. Only the Sanborn map (earlier versions of Sanborn maps did not show this area) and the 1944 USGS show buildings on the school site. The earlier maps illustrate buildings to either side of the school location. On the 1944 USGS, buildings flank the school lot to the north and south, immediately adjacent to Lynn Street (USGS 1944). Longview Way, running east-west immediately north of the school parcel, is shown on the 1944 as lined with houses.

If construction had not occurred on the subject parcel, a high to medium potential would exist for locating evidence of ancient Native American sites on the grounds of the Brown School. However, the parcel has been significantly affected by the construction of the original school building, the new apartment annex on the school's east side, and the parking lots on the west, east, and north sides of the original building and the apartment annex. Given the above information, a low potential exists for the recovery of both ancient Native American and historic resources on the school property. Any ancient sites that might have been present were destroyed by historic land use and no evidence exists that significant historic archaeological resources were present.

(end)

Samuel Brown School

Name of Property

Essex, MA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): HPCA #15793

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

EDUCATION

Period of Significance

1911-1959

Significant Dates

1911- central section constructed

1930 – north wing addition

1952 – south wing addition

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Edward Earp and Son, architects (1911)

John M. Gray, architect (1930/1952)

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

United States Department of the Interior
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Samuel Brown School
Peabody (Essex), MA

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SIGNIFICANCE:

The Samuel Brown School in Peabody, MA, is eligible for the National Register of Historic Places under both Criterion A and C. The building, originally constructed in 1911 with additions from 1930 and 1952, is associated with the city's rapid population growth and related public educational needs and concerns in the southern part of the city in the first half of the 20th century. The building is one of only five known extant public school buildings from the 19th and early 20th centuries in Peabody.

The Samuel Brown School is also recommended eligible under Criterion C as the best example of relatively unaltered school building construction from the first half of the 20th century, a period of unequalled growth and change in Peabody. The building's architectural design, seen in features such as wide corridors, built-in storage, a former auditorium for both school and community use, and separate public entrance, represent tenets of progressive educational building design popular in the first half of the 20th century. The building is also recommended eligible under Criterion C as a noteworthy example of educational architecture by architect John M. Gray of Boston, who unofficially served as Peabody's school district architect in the mid 20th century. Gray designed both the 1930 and 1952 additions to the building, which are remarkably similar to each other, despite their thirty-year age difference. Despite two side additions, the building as a whole is remarkably cohesive due to Gray's respectful skill in blending the new and existing spaces and adapting similar architectural elements to his additions. Gray and his firm also were responsible for the design of several of the city's existing public school buildings, or additions to existing buildings, from the 1950s-1960s.

The Samuel Brown School opened on January 1, 1912. When the district built the Brown School in 1911, its intent was to relieve pressure on the south School, the only elementary school at that time in South Peabody. The town built the South School in 1870, along with three other schools, in response to the state legislature's elimination of the town's old school districts in 1869. Targeted primarily towards larger, more quickly expanding urban centers such as Lowell, the legislation was part of a state-sponsored movement to modernize and standardize schools. The intent was to eventually create a comprehensive system that could accommodate the quickly growing population centers of an increasingly industrialized state.

While Peabody was not yet a full-fledged city, it had a manufacturing tradition, mostly in leather production, dating to the early 19th century that had grown steadily through the first half of the century, and whose expansion had just recently accelerated due to the increased demand for leather goods during the Civil War. The accompanying development of housing to accommodate the increase in population was confined mostly to the areas north, west, and just south of Peabody Square, all of which were in much closer proximity to the tanneries, currier mills, morocco shops, wool manufacturers, and print works that comprised the expanding manufacturing center.

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Consequently, three of the four schools built in 1870 – the Wallis, Center, and West Schools – were all built in this area. The South School was built two miles south of Peabody Square, literally at the center of the neighborhood known as Needham's Corner, a triangle created by that area's three main roads – Lynn Street, Lynnfield Street, and County Street. This area had been lightly populated as far back as the 1820s and 1830s, and the 1870 South School actually replaced a small two-room schoolhouse known as the Rockville School. The 1872 Beers atlas illustrates the density of development in Needham's Corner, while to the south along Lynn Street there were only a small number of closely spaced houses; additionally, there were no side streets off of Lynn Street at this time. By 1884, development had slightly increased south of Needham's Corner, but only by the addition of a few homes along Lynn Street, a pattern which had not significantly changed by 1893. In the late 19th century, the people who lived in the area were mainly engaged in farming and the ice cutting industry, the latter based at Browns Pond at the southernmost edge of the town just west of Lynn Street.

Manufacturing in Peabody continued to grow during the 1870s and 1880s, the heavy leather industry hiccupping only briefly in 1886 during a Knights of Labor-sponsored strike, in which management prevailed by importing unskilled laborers from French Canada and Maine. This influx was significant only within one sector of Peabody's manufacturing, but foreshadowed the growth Peabody would sustain between 1890 and 1910. Between 1890 and 1900 the population increased by approximately 12% and 688 homes were built throughout the town. At the turn of the century, tanning manufacturers began consolidating, creating fewer, but larger, entities, and through this expansions created an abnormal demand for unskilled labor. Subsequently, by 1910 the population of Peabody was 15,721 – and increase of 27% in ten years – with 5,347 of those foreign born and comprised of 21 nationalities. It was this accelerated growth that had overwhelmed the South School and that the Brown School was built to accommodate.

By the first decade of the 20th century, the 1870 South School was overcrowded to the point that a basement classroom had been set up in the Congregation church just east of the school at the corner of Maple and Brown streets in Needham's Corner. In 1910, town officials purchased a plot of land just over one acre in size on which to build the school, about 1¼ miles south of County Street in an area still sparsely inhabited. Although there were some developed streets in the vicinity of the school, large parcels of undeveloped land lay around it on the east side of the street.

The parcel was purchased for \$1,950, while the contract price for the building's construction totaled \$29,135.80. The building was named for Captain Samuel Brown III (1836-1862), a Peabody native who died in the Civil War battle at Antietam. After his graduation from Bowdoin College in 1858, Capt. Brown was employed as a schoolteacher in Connecticut and had taken a position in Beverly, MA, just before the war started. Brown's father, also named Samuel Brown, was a well-known stonecutter who lived in the area on Lynn Street at County Street, a short

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distance north of the Brown School building. The building served as the elementary school, including a kindergarten, for this section of South Peabody throughout most of the 20th century.

The new building, designed by Lynn architects Edwin Earp and Son, featured wide corridors and built-in cabinets and wardrobes in the spacious classrooms, elements typically seen in progressive school building in the early 20th century. Its central stairwalls, however, did not reflect the more commonly seen practice of locating the stairways at the ends of the building for improved egress and fire safety.

Edwin A. Earp, born in 1852 in Pennsylvania, was best known for his 1870s and 1880s factory buildings on Central Avenue in Lynn. But he was also responsible for several commercial building designs in the early 1890s in Lynn's so-called Burned District, which was rebuilt after a devastating fire in 1889. The buildings include the Mower's Block building (1-11 Willow Street, 67-83 Blake Street, MHC #413), which is also individually listed on the National Register. The elder Earp also designed the 1892 Archer Block at 581-593 Washington Street (MHC #422), the 1891 Plumsted Block at 614-624 Washington Street (MHC #424), and the 1890 Frederick W.A. Bergengren Block on Union Street (MHC #418), all in Lynn. Earp employed the panel brick style, sometimes combined with Romanesque Revival elements, for the majority of his buildings in this period.

In the early 20th century, Earp's son, Edwin Jr., joined the firm. The elder Earp had also been named after his father, who was an insurance agent. Together they designed multiple-family dwellings and a hotel in Lynn, in addition to the Samuel Brown School in Peabody. Multiple-family dwellings known to be their work are the 1912 Louis Ashman-Ben Gomberg Apartment House at 127 Washington Street (MHC #549) and the 1912 Maurice Sellers Apartment House at 202 Washington Street (MHC #557), both three-deckers were designed in the Colonial Revival style. The 1909 Classical Revival Oxford House at 187-189 Oxford Street in Lynn (MHC #464) was also designed by the firm.

When the Brown School was first opened, only six classrooms were used as such, while two other rooms served as an assembly hall and office. This arrangement was feasible because the school was only serving 100 students. At the time the school building was erected, the surrounding area was still occupied by families who had settled in the area in the 19th century and continued their work in farming and harvesting and sale of ice from Brown's Pond to the south. Officials were clearly anticipating continued growth, but likely did not expect the need for an addition to this school only 19 years after the building was completed. By the late 1920s, the surrounding area was slowly becoming more developed through the addition of several nearby side streets lined with small houses. The neighborhood's population had also markedly changed, including newly arrived and first generation immigrants from Russia, Turkey, Canada, Greece, and the Irish Free State (renamed Ireland in 1937). People were employed as laborers, sign painters, machinists, and salesmen, among other modest occupations.

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The city hired the architect John M. Gray of Boston (1887-1978), whose previous work for the district included a 1920 addition to the 1914 Thomas Carroll School. Gray became the Peabody school district's *de facto* architect during this time, and served in this role for many decades afterwards. After graduating from the Carnegie Institute in 1908, MIT in 1910, and studying for a year at the Ecole des Beaux Arts, Gray first won acclaim in the Boston area for his 1911 design of the Salem Court House and Police Station (NRMRA). Gray continued to take on large municipal projects, designing for the City of Boston the 1925 East Boston High School (NRIND, 2006), the Thomas Kenney School (1926), and the William Ellery Channing School (1926), among other Boston school buildings. At this time he also branched out into ecclesiastical design that included not only churches, but also schools, rectories, and parish buildings. The firm also designed a number of buildings for the New England Telephone Company.

Gray's treatment of the addition to the earlier Brown School building was respectful and sympathetic, not only to proportion, materials, and details, but also in its layout, which blended the new addition into interior layout and exterior appearance. This addition included a designated auditorium on the first floor with a separate public entrance, as well as administrative space, and two classrooms on the second floor. The separate public entrance near the first-floor auditorium was a common feature in early 20th century school buildings, as it both provided a designated entrance for the community and limited access to other parts of the building in off-school hours.

Although not specifically documents, the school building and its auditorium likely provide such community functions as the area's voting place and major public meeting venue. The surge of immigrants into the town and the student population in the early 20th century had transformed Peabody from a small, largely homogeneous, New England town to an urban manufacturing center, with the town barely able to keep up its social infrastructure. In response to the assumed fear that industrial change and the accompanying city threatened social values, Massachusetts educators emphasized the school as a place to create cohesion amongst an increasingly varied populace. "In a ... search for symbols of unity, the [Massachusetts] school officials] made national holidays and the flag fundamental to the educational process. In Massachusetts these themes were most strikingly manifested in the development of the public evening schools, auditorium in the schools as a community center movement, and in the teaching of history and civics."¹

The late 1940s and 1950s kicked off another population boom and subsequent surge in school building in which Gray and his firm were prominently involved. In South Peabody, a number of new streets filled with small single family Cape Cod houses were developed by 1945 near the school. After the end of World War II, the town of Peabody purchased a large piece of land approximately a quarter mile behind the Brown School and planned 68 units of veterans' housing

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¹ Marvin Lazerson, *Origins of the Urban School*, p. 204.

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Peabody (Essex), MA**

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in 34 duplexes to alleviate the immediate postwar housing crunch. The town completed the construction of these units in 1950. The Brown School was now at the center of a greatly expanded South Peabody, and as a facility was again unable to accommodate its students, which no numbered close to 400.

By 1949, the school's PTA was agitating for an expansion of the building due to overcrowding again, evidenced by the division of the 1930 auditorium into two classrooms by this time. In 1950, the state School Building Assistance Commission recommended that the building not be expanded; the commission favored a new location in the neighborhood for a new school building as it deemed the existing structure to be "old and unsuited for an addition."² Peabody's new mayor, Leo McGrath, who preferred an addition to the existing building, finally prevailed, and a new addition was erected ca. 1952.

In 1951, Gray designed the second, almost identical, addition to the south side of the Brown School that contained four classrooms and an additional stairway. Again, his concern for matching materials and details and expertly joining the new addition to the existing building can be seen. That year he also designed the replacement for the South Memorial School that included fourteen classrooms, a gym, and an auditorium. In 1952, he designed the replacement for the West School, which was renamed the Kiley Brothers Memorial School. This building is now the Peabody School District's administrative center. Gray's last contribution was the design for a new elementary school in 1961, named the West Memorial School. The Samuel Brown School was the oldest exiting building in the district's system until it was closed in 2004 and replaced by the new Samuel Brown School, just ¼ mile away to the north on Lynn Street.

Research indicates that only one 19th-century public school building, the 1870 Wallis School, and four early 20th century public school buildings still remain in Peabody to represent the city's 19th and early 20th century history of public educational efforts. The early 20th century school buildings known to still exist are the Keefe School at 210 Washington Street (converted to condominiums in the 1980s); Third Peabody High School (ca. 1903) at 75 Central Street; Farnsworth School, also on Central Street; and the Brown School. The Brown School's contemporary, the 1914 Carroll School, was demolished in 2001 to make way for a new school on its site.

The building's rehabilitation, which employed both Massachusetts and Federal historic tax credits, retains one of Peabody's few remaining examples of early 20th century educational efforts. The rehabilitation of the school building for conversion to active senior housing kept

(continued)

² Smoller, S.M. The Peabody School History Project, accessed at <http://the-smollers.com/Sudi/PSHP/brwntext.htm>

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Samuel Brown School
Peabody (Essex), MA

Section number 8 Page 6

many of the building's original features, including the staircases with their wood railings and newel posts; some of the built-in cabinets, including the trophy cabinet in the main staircase's second-story landing; and wood doors between the corridors and stairways. Most of the characteristic floor plan, defined by its central corridor with central and side stairways and classrooms on both sides was retained. The classroom spaces, in most cases, serve as individual apartments. Exterior elements that were preserved include the cast stone trim, copper cornices, and brick sheathing; the 1950s doors and 1970s window sash were removed and replaced with new doors and sash that feature multiple panes.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Samuel Brown School
Peabody (Essex), MA

Section number 9 Page 1

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(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Samuel Brown School
Peabody (Essex), MA

Section number 9 Page 2

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(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Samuel Brown School
Peabody (Essex), MA

Section number 9 Page 3

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(end)

Samuel Brown School
Name of Property

Essex, MA
County, State

10. Geographical Data

Acreage of Property 1.25 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet)

1. 19 339680 4707340
Zone Easting Northing

2. Zone Easting Northing

3. Zone Easting Northing

4. Zone Easting Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

The nominated parcel is Parcel 128 on City of Peabody's Assessor's Map 120. Please see Continuation Sheet 10, page 2, for full legal description

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

The school property has historically been composed of this parcel.

11. Form Prepared By

name/title Rita Walsh, Caitlin Bowler, Jenna Higgins, Carol Weed, VHB Inc. with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date June 2009

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Richard A. Hayden/Brown School Residences LP

street & number 100 Corporate Place, Suite 404 telephone 978-535-5600 xt 14

city or town Peabody state MA zip code 01960

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**Samuel Brown School
Peabody (Essex), MA**

Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

The nominated parcel is Parcel 128 on City of Peabody's Assessor's Map 1120.

Land in said Peabody, MA, with the buildings thereon bounded and described as follows:

Beginning at a concrete bound on the easterly sideline of Lynn Street, said beginning point being the northwesterly corner of the parcel herein described;

Thence running S86 degrees – 140 – 39" E by land now or formerly of Joseph H. and Frances C. Kukas, by land now or formerly of Michael J. and Lisa A. O'Connell, by land now or formerly of Celestre M. Trifero and Vasiliki Moutsoulas, by land now or formerly of Kenneth S. Spence, and by land now for formerly of James J. and Lisa M. Morsett three hundred sixty-four and no hundredths (364.00) feet to a point;

Thence turning and running S 87 degrees 00'17"E by land now or formerly of Phillip J. Archung III sixty-one and one hundredth (61.01) feet to a point;

Thence turning and running S85 degrees 50'59"E land now or formerly of Shaune M Donohue ten and thirty-three hundredths (10.33) feet to a point;

Thence turning and running S06 degrees 47'11" W by land now or formerly of the Peabody Housing Authority one hundred forty-five and twenty-two hundredths (145.22) feet to a point on the northerly sideline of Veteran's Memorial Drive.

Thence turning and running N86 degrees 00'48"W by the northerly side of said Veteran's Memorial Drive four hundred eighteen and thirty-nine hundredths (418.39) to a point, said point being the intersection of the northerly sideline of said Veteran's Memorial Drive and the easterly sideline of Lynn Street;

Thence turning and running N00 degrees 02'18"E by the eastern sideline of said Lynn Street one hundred forty-two and eighty-nine hundredths (142.89) feet to the point of beginning.

Containing an area of one and fourth hundred six thousandths (1.406) acres, more or less.

Being shown on a plan entitled "Plan of Proposed Lease and Easement Areas, The Brown School Residences, Peabody, MA (Essex County)" prepared by Color and Colantonio, Inc., dated ____, to be recorded herewith.

For Grantors title see "Peabody Assessors Map, Map 120, Lot 128." See also Essex South District Registry of Deeds Book 2082.

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

**Samuel Brown School
Peabody (Essex), MA**

Section number 10 Page 2

BOUNDARY JUSTIFICATION

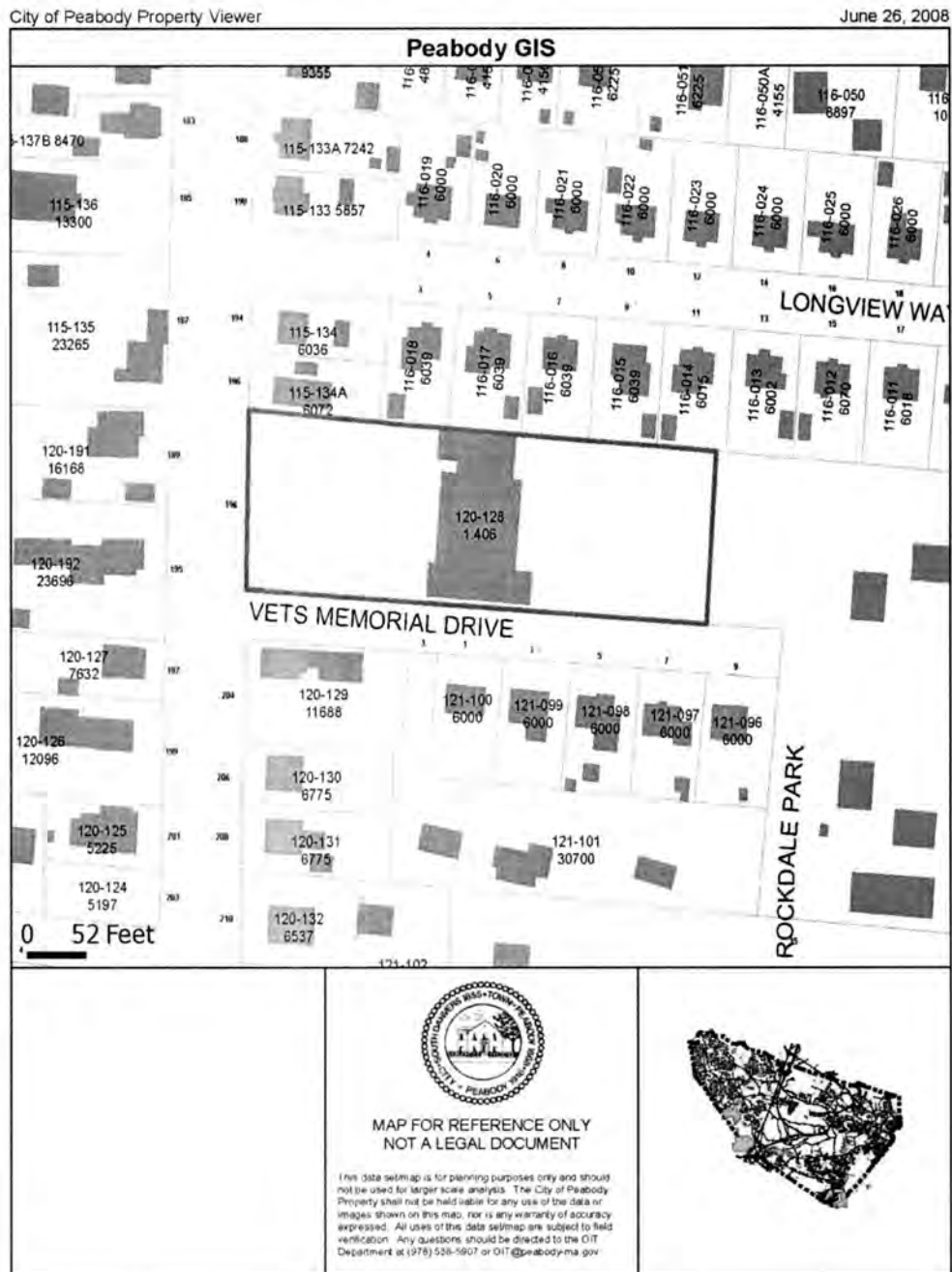
The school property has historically been composed of this parcel.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Samuel Brown School
Peabody (Essex), MA

Section number 10 Page 3



(end)

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Samuel Brown School
Peabody (Essex), MA

Section number photos Page 1

Photographic Information for the Samuel Brown School National Register Nomination, Peabody, MA

All photographs taken by Rita Walsh (May 5, 2008)
Vanasse Hangen Brustlin, Inc., Watertown, MA

(Note: These photographs were taken with a 6.2 megapixel digital camera at high resolution and printed on HP Premium Plus Photo Paper using HP gray photo pigmented inks per the National Park Service March 2008 Photo Policy Expansion list of Acceptable Ink and Paper Combinations for Digital Images.)

Photograph List

1. Exterior view of west façade and parking area, facing east.
2. Exterior view of west façade, facing southwest.
3. Close-up of new door and north entrance on west façade, facing east.
4. Close-up of new doors at main entrance on the west façade, facing east.
5. Exterior view of west façade, south elevation, and parking area, facing northeast.
6. Exterior view of south elevation and partial view of east elevation, facing northwest.
7. Exterior view of east elevation, facing southwest.
8. Interior view of living room and hall, unit 1201, first floor, facing east.
9. Interior view of south entrance stairway from first floor landing, facing south.
10. Interior view of center east elevation stairs, showing original cabinets, facing east.
11. Interior view of entrance to center staircase from first floor, facing southwest.
12. Interior view of kitchen, unit 1206, first floor, facing northeast.
13. Interior view of entrance to south stairwell from second floor, facing south.
14. Interior view of living room and bedroom entrance, unit 1305, second floor, facing northeast.
15. Interior view of Palladian window above north entry on west façade, from second floor landing in staircase, facing west.
16. Interior view of second floor corridor, facing south.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Samuel Brown School
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Essex

DATE RECEIVED: 7/02/09 DATE OF PENDING LIST: 7/13/09
DATE OF 16TH DAY: 7/28/09 DATE OF 45TH DAY: 8/15/09
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 09000611

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 8-12-09 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



SAMUEL BROWN SCHOOL

PEABODY, ESSEX COUNTY, MA

PHOTOGRAPH #001

RITA WALSH, VHB PHOTO, 5/2008

EXTERIOR VIEW, W FACADE, PARKING AREA, FACING E

MA-PEABODY(ESSEXCOUNTY)-BROWNSCH. 001



SAMUEL BROWN SCHOOL

PEABODY, ESSEX COUNTY, MA

PHOTOGRAPH # 002

RITA WALSH PHOTO, VHB 5/2008

EXTERIOR VIEW, W FACADE, FACING SE

MA-PEABODY(ESSEXCOUNTY)-BROWNSCH.002



SAMUEL BROWN SCHOOL

PEABODY, ESSEX COUNTY, MA

PHOTOGRAPH # 003

RITA WALSH, VHB, PHOTO 5/2008

NEW DOOR, W FACADE, N ENTRANCE, FACING E

MA-PEABODY(ESSEXCOUNTY)-BROWNSCH. 003



SAMUEL BROWN SCHOOL
PEABODY, ESSEX COUNTY, MA
PHOTOGRAPH # 004

RITA WALSH, VHB, PHOTO 5/2008

NEW DOOR, MAIN ENTRANCE, W FACADE, FACING E

MA - PEABODY (ESSEX COUNTY) - BROWNSCH. 004



SAMUEL BROWN SCHOOL

PEABODY, ESSEX COUNTY, MA

PHOTOGRAPH # 005

RITA WALSH, VHB, PHOTO 5/2008

W FACADE, S ELEVATION, PARKING AREA, FACING NW

MA - PEABODY (ESSEX COUNTY) - BROWNSCH.005



SAMUEL BROWN SCHOOL

PEABODY, ESSEX COUNTY, MA

PHOTOGRAPH # 006

RITA WALSH PHOTO, VHB 5/2008

EXTERIOR VIEW, S ELEVATION, PARTIAL VIEW
E ELEVATION, FACING NW

MA - PEABODY (ESSEX COUNTY) - BROWNSCH. 006



SAMUEL BROWN SCHOOL

PEABODY, ESSEX COUNTY, MA

PHOTOGRAPH # 007

RITA WALSH, VHB, PHOTO 5/2008

EXTERIOR VIEW, E ELEVATION, FACING SW

MA-PEABODY (ESSEX COUNTY) - BROWNSCH. 007



SAMUEL BROWN SCHOOL

PEABODY, ESSEX COUNTY, MA

PHOTOGRAPH #008

RITA WALSH PHOTO, VHB 5/2008

INTERIOR, UNIT 1201, LIVING ROOM & HALLWAY,
FACING E

MA - PEABODY (ESSEX COUNTY) - BROWNSCH. 008



SAMUEL BROWN School

PEABODY, ESSEX COUNTY, MA

PHOTOGRAPH # 009

RITA WALSH PHOTO, VHB 5/2008

INTERIOR, S ENTRANCE STAIRWAY, FACING S

MA - PEABODY (ESSEX COUNTY) - BROWNSCH.009



SAMUEL BROWN SCHOOL

PEABODY, ESSEX COUNTY, MA

PHOTOGRAPH # 010

RITA WALSH, VHB, PHOTO

5/2008

INTERIOR, CENTER E ELEVATION STEPS, SHOWING
ORIG. CABINETS, FACING E

MA - PEABODY (ESSEX COUNTY) - BROWNSCH. 010



SAMUEL BROWN SCHOOL
PEABODY, ESSEX COUNTY, MA
PHOTOGRAPH # ~~011~~ 011

RITA WALSH PHOTO, VHB 5/2008

INTERIOR, ENTRANCE TO CENTER STAIRCASE FROM 1ST FL.
FACING SW

~~PEABODY,~~
MA - PEABODY (ESSEX COUNTY) - BROWNSCH. 011



SAMUEL BROWN SCHOOL

PEABODY, ESSEX COUNTY, MA

PHOTOGRAPH # 012 5/2008

RITA WALSH PHOTO, VHB

INTERIOR, UNIT 1206, KITCHEN, FACING NE

MA - PEABODY (ESSEX COUNTY) - BROWNSCH. 012



SAMUEL BROWN SCHOOL

PEABODY, ESSEX COUNTY, MA

PHOTOGRAPH # 013 RITA WALSH PHOTO, VHB 5/2008

INTERIOR, ENTRANCE TO S STAIRWELL, 2nd FLOOR,
FACING S

MA - PEABODY (ESSEX COUNTY) - BROWNSCH. 013



SAMUEL BROWN SCHOOL

PEABODY, ESSEX COUNTY, MA

5/2008

PHOTOGRAPH #014

RITA WALSH PHOTO, VHB

INTERIOR, LIVING ROOM, BEDROOM, UNIT 1305, 2ND FL.
FACING NE

MA - PEABODY (ESSEX COUNTY) - BROWNSCH.014



SAMUEL BROWN SCHOOL
PEABODY, ESSEX COUNTY, MA
PHOTOGRAPH # 015

RITA WALSH PHOTO
VHB 5/2008

INTERIOR, PALLADIAN WINDOW, ABOVE N ENTRY
ON W FACADE, 2ND FL. LANDING, FACING W

MA - PEABODY (ESSEX COUNTY) - BROWNSCH. 015



SAMUEL BROWN SCHOOL

5/2008

PEABODY, ESSEX COUNTY, MA

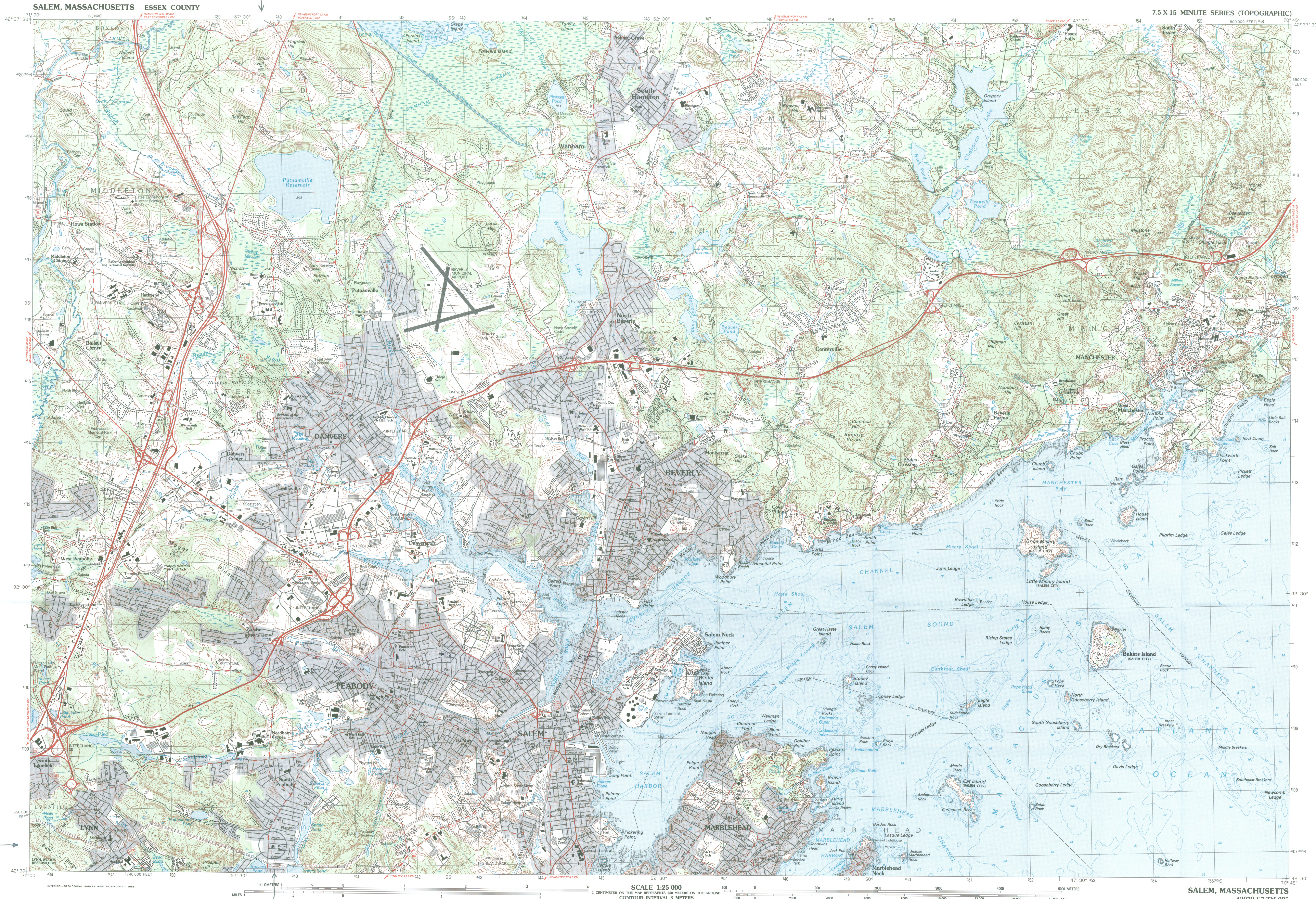
PHOTOGRAPH #016

RITA WALSH PHOTO, VHB

INTERIOR, 2ND FL. CORRIDOR, FACING S

MA - PEABODY (ESSEX COUNTY) - BROWNSCH. 016

SAMUEL BROWN SCHOOL
200 LYNN STREET
PEARODY, ESSEX COUNTY, MA
UTM REFERENCE
18/33 9682/4402 346



SAMUEL BROWN SCHOOL
PEARODY (ESSEX) MA 02070-E7-TM-025

Salem

MASSACHUSETTS

1:25 000-scale metric
topographic map

7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

GEOLOGICAL SURVEY

1985

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works

Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies

Compiled by photogrammetric methods from aerial photographs taken 1978. Field checked 1979. Map edited 1985

Supersedes Salem and Marblehead North 1:25,000-scale maps dated 1970

Selected hydrographic data compiled from NOS charts 13275 and 13276 (1981). This information is not intended for navigational purposes

Projection and 1000-meter grid: Universal Transverse Mercator, zone 19

10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone

1927 North American Datum

To place on the predicated North American Datum 1983 move the projection lines 6 meters south and 42 meters west as shown by dashed corner ticks

There may be private inholdings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS

NATIONAL GEODETIC VERTICAL DATUM of 1929

CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER

OTHER ELEVATIONS SHOWN TO THE NEAREST 0.1 METER

DEPTH CURVES AND SOUNDINGS IN METERS

DATUM IS MEAN LOW WATER

THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.7 METERS

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet	UTM		1	2	3
1	3.2808		UTM	1	2	3
2	6.5616			4	5	6
3	9.8424			7	8	9
4	13.1232					
5	16.4040					
6	19.6848					
7	22.9656					
8	26.2464					
9	29.5272					

To convert meters to feet multiply by 3.2808

To convert feet to meters multiply by 0.3048

UTM grid convergence (G) and 1983 magnetic declination (M) at center of map diagram is approximate

1 Lawrence 2 Ipswich 3 Rockport 4 Reading 5 Gloucester 6 Boston North 7 Lynn 8

ISBN 0-607-23445-8

9 780607 234459

Topographic Map Symbols

Primary highway, hard surface

Secondary highway, hard surface

Unimproved road, trail

Light-duty road, hard or improved surface

Road marker: intermediate, U. S. State

Railroad: standard gauge, narrow gauge

Bridge: drawbridge

Overpass, underpass

Build-up area: only selected landmark buildings shown

House: barn, church, school, large structure

Boundary:

- National, with monument
- State
- County, parish
- Civil township, precinct, district
- Incorporated city, village, town
- National or State reservation, small park
- Land grant with monument: front section corner
- U. S. public lands survey: range, township, section
- Range, township, section line: location approximate
- Power transmission line, located tower
- Dam: dam with lock
- Cemetery: grave
- Campground, picnic area, U. S. National monument
- Wellhead: water well, spring
- Mine shaft: prospect, adit or cave
- Control: horizontal station, vertical station, spot elevation
- Contours: index, intermediate, supplementary, depression
- Distorted surface: strip mine, lava, sand
- Bathymetric contours: index, intermediate
- Perennial lake and stream, intermittent lake and stream
- Reefs, kelp and small: kelp, large and small
- Submerged marsh, marsh, swamp
- Land subject to controlled inundation: woodland
- Scrub, mangrove
- Orchard, vineyard

A pamphlet describing topographic maps is available on request

FOR SALE BY U. S. GEOLOGICAL SURVEY

P.O. BOX 25286, DENVER, COLORADO 80225

SALEM, MASSACHUSETTS
42070-E7-TM-025
1985



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

June 29, 2009

Mr. J. Paul Loether, Chief
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005



Dear Mr. Loether:

Enclosed please find the following nomination form:

Samuel Brown School, 200 Lynn Street, Peabody (Essex), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure

cc: Richard A. Hayden, Brown School Residences LP
William Power, Peabody Historical Commission
Michael J. Bonfanti, Chair, Peabody Board of Selectmen
Rita Walsh, Jenna Higgins, VHB
Chair, Peabody Planning Board