



## Salem Historical Commission

120 WASHINGTON STREET, SALEM, MASSACHUSETTS 01970  
(978) 619-5685 FAX (978) 740-0404

Date Stamp

RECEIVED

NOV 15 2017

DEPT. OF PLANNING &  
COMMUNITY DEVELOPMENT  
For Office Use Only

### APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Pursuant to the Historic District's Act (M.G.L. Chapter 40C) and the Salem Historical Commission Ordinance, application is hereby made for issuance of a Certificate of Appropriateness for:

☒ New Construction    ☐ Moving    ☒ Reconstruction    ☒ Alteration  
☒ Demolition    ☐ Painting    ☐ Sign    ☐ Other

District:    ☐ Derby Street    ☐ Lafayette Street    ☐ McIntire    ☒ Washington Square

Address of Property: 132 Essex St

Name of Record Owner (s): Peabody Essex Museum

Owner Mailing Address: 161 Essex St Salem, MA 01970

### Description of Work Proposed

*Please type or print clearly. Attach additional sheets, as necessary.*

Renovations and alterations to the Phillips Library building at 132 Essex St. Please see attached narrative and details.

Name of Applicant: Robert Monk for PEM    ☒ Owner ☐ Contractor ☐ Tenant ☐ Other: \_\_\_\_\_  
Signature:     Date: 15 November, 2017  
Tel. #: 978-745-9500    E-mail Address: robert\_monk@pem.org

*Certificate will be mailed to the owner unless otherwise indicated here:*

Certificate should be mailed to: Name Robert Monk

Mailing address: 161 Essex St    City: Salem    State: MA Zip: 01864

### ATTACHED DOCUMENTATION

*An application will not be considered complete unless all work items are thoroughly described and the application includes all information needed for the Commission to make a determination.*

*Failure to submit a complete application may result in a continuation to a future meeting.*

Recommended information includes:

✓ <input checked="" type="checkbox"/>	Photos of existing conditions, taken from all public ways
<input checked="" type="checkbox"/>	Site plan showing location of improvements
<input checked="" type="checkbox"/>	Elevation drawings of the existing conditions and proposed improvements
<input checked="" type="checkbox"/>	Drawings of details and other special conditions, including profiles
<input type="checkbox"/>	Description, photographs, and/or catalog cuts of proposed materials (please bring to the meeting product samples, if appropriate)
<input type="checkbox"/>	Dimensions (i.e. height of fence, size of pickets and posts, etc.)
<input type="checkbox"/>	Paint color samples, if applicable (no less than 2"x2")
<input checked="" type="checkbox"/>	Location and size of all mechanical equipment, such as transformers, HVAC equipment, electrical service and meters, and proposed screening

## **HISTORY OF DALAND HOUSE AND PLUMMER HALL AND PROPOSED CHANGES 1851, 1856**

### **Narrative of the Proposed Modifications**

The proposed changes to the combined structures are intended to accomplish a number of goals, but principally to allow their safe and code-compliant use, while enhancing the architectural and historic character of the exterior. In general terms, the changes include:

1. Renovation of the interiors of Daland House, Plummer Hall and the Connector, and addition of sprinklers and other essential egress and life-safety upgrades to allow the historic structures to be utilized by the Peabody Essex Museum.
2. Removal of the 1966 Stack Wing, Boiler Room, chimney and existing rear porch to restore views of the rear of Daland House and the addition of a landscape area. Restoration of the copper cornice at the demolished section of the roof edge.
3. Removal of brick infill of 20 windows in the restored Vault Wing façade and replacement with windows matching drawings of the historic originals.
4. Removal of the historically confusing Grimshawe House portico, saving it to museum storage, and construction of a suitable replacement rear porch.
5. Creation of a new ramp sloping down from the North, allowing accessible service access to the basement of Daland.
6. Retrofitting of the existing elevator with new doors and stops to make the interior fully accessible.
7. Placing a new fire stair within the shell of the 1913 Vault structure, allowing the removal of the 1966 exterior fire stair and a fire escape on the West façade of Plummer Hall.
8. Removal of the infill at the Daland House corridor windows on the 2nd and 3rd floor and restoration of the former windows.
9. Restoration of the closed Daland House first floor windows at the North façade.
10. Grouping of rooftop mechanical equipment on the Connector flat roof so it is set back from the roof edge.
11. Removal and storage of the spalled brownstone steps in the front of the Connector, and extension of the Connector pilasters supporting the arch to grade, creating the basis for a new accessible Essex Street entrance.
12. Removal and restoration of the windows from the 1966 renovation on the front façade of the Connector.
13. Construction of a highly transparent glass curtainwall in front of the 1907 / 1966 Connector on the Essex Street façade. The curtainwall will allow the installation of an accessible lift for the main entrance, and a foyer for energy conservation. It will, as well, re-establish a visual separation between the two Nineteenth Century historic structures, and acknowledge their individual identities.

## **HISTORY OF DALAND HOUSE AND PLUMMER HALL**

### **1851, 1856**

The John Tucker Daland House (132 Essex Street), was built in the Italianate style for a wealthy Salem merchant by Boston architect Gridley F. Bryant in 1851. Five years later, Plummer Hall was built next door in a compatible style by architect Enoch Fuller to house the Salem Athenaeum, a private library. The two different uses were reflected in the facades of the two structures. Daland has residential-scale windows (three levels, five windows across on Essex Street), and Plummer has larger windows reflecting its grand interior spaces (two main levels and three windows across). Both structures are of similar overall height though interior levels do not align. They share materials - red brick with brownstone trim – although the brick color ranges vary.

### **1907**

Plummer Hall was purchased by the Essex Institute in 1906 and joined by a two-story Connector to Daland in 1907. It repeated the general form and material of Plummer Hall's central arch, and, by relocating the exterior stairs of Plummer Hall, made the Connector the main entry to the combined structures. The Connector's interior stair allowed a common access to the Second levels of Plummer and Daland. Despite becoming the main entry location, the Connector was originally designed to be subordinate to the massing of the two original buildings. It was about a story lower than their height, and recessed from both the Essex Street and rear (North) facades.

### **1913**

In 1913, a Vault structure was added to the rear of Daland House to house book stacks. The Vault extended the general footprint of an original rear wing, though it was built to the full height of Daland. Because the book stacks had a very low floor-to-floor height, the Vault wing had five levels of windows over a windowless lower level. The narrow overall massing of the Vault allowed a view of most of Daland's rear façade.

### **1966**

In 1966 the Connector was extended North towards the interior of the Essex Block, a third floor was added, and modifications were undertaken to the original Connector stair. At the rear of Daland House, a new fire stair, Stack Wing and mechanical room were built. On Essex Street, the ornamental trim around the second floor window was removed, and the portion of the façade at the original second and new third floor was rebuilt. At the rear, the Stack Wing is a windowless mass blocking the view of the rear of Daland, and the addition to the Connector moved its rear façade close to the plane of the rear of Plummer Hall.

### **1997**

In 1997 a series of additions were made to the North side of the Connector in order to provide accessibility to the combined structures. These included a simple wooden porch and ramp, and a small architectural entry fragment from the Grimshawe House (53 Charter Street). The fragment is not related to the history of Daland or Plummer, and its Federal Style does not match the Italianate Style of Daland and Plummer's primary facades. (The original Grimshawe House is highly modified and privately owned.)

### **2013**

In 2013 an extensive restoration program was undertaken of the building envelopes at Daland House and Plummer Hall. The work included restoration of existing historic doors and windows – or, when restoration was not feasible, replacement with identical units; repointing of masonry and replacement of individual spalled or damaged brick; restoration of spalled brownstone, or when restoration was not feasible, (and since original brownstone quarries had closed) replacement with exceptionally well-matched cast stone; replacement in-kind of copper work and slate roofs; and removal of the temporary wood ramp at the North facade of Plummer Hall.

Peabody Essex Museum  
Phillips Library Renovation

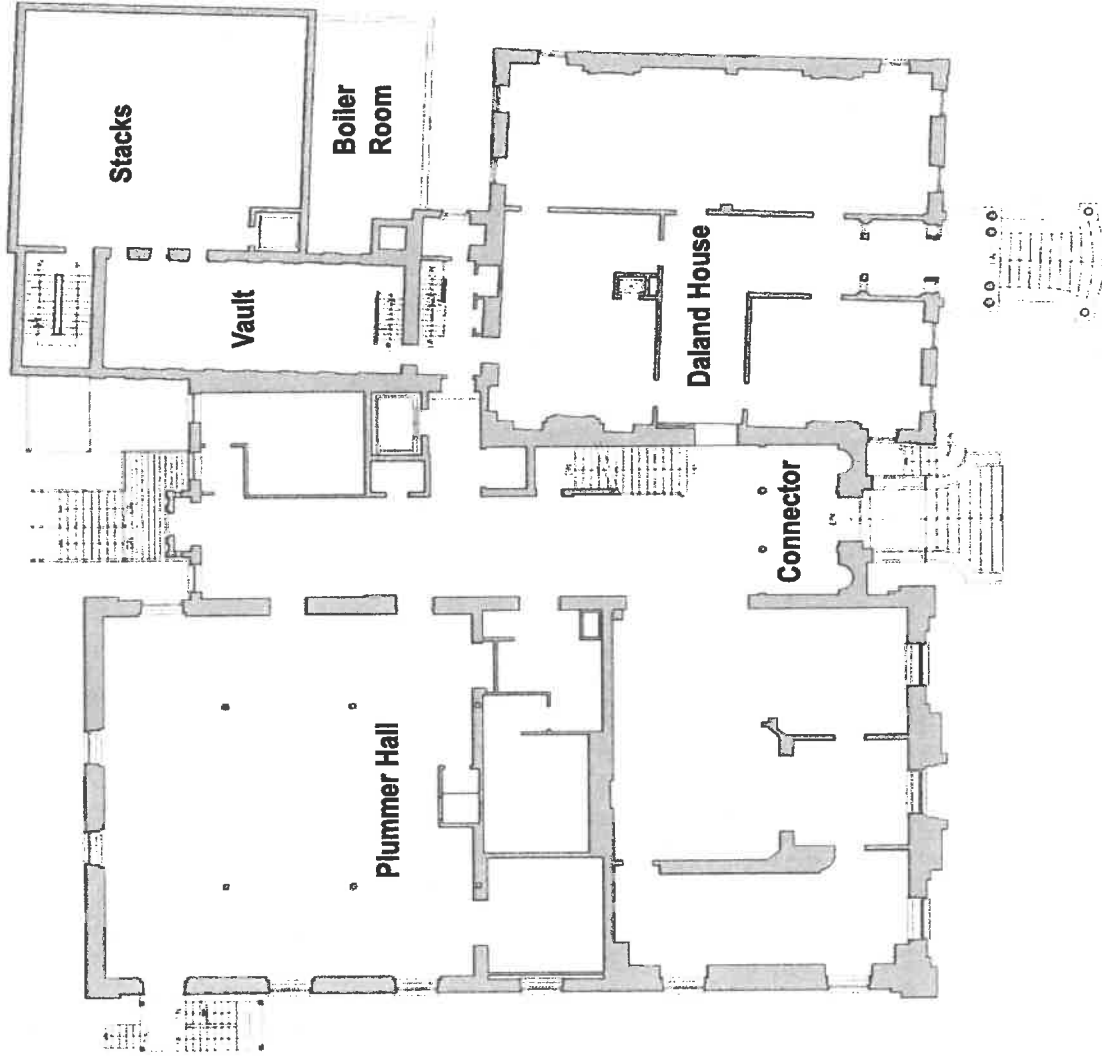
Existing Phillips Library



Schwartz/Silver Architects

Peabody Essex Museum  
Phillips Library Renovation

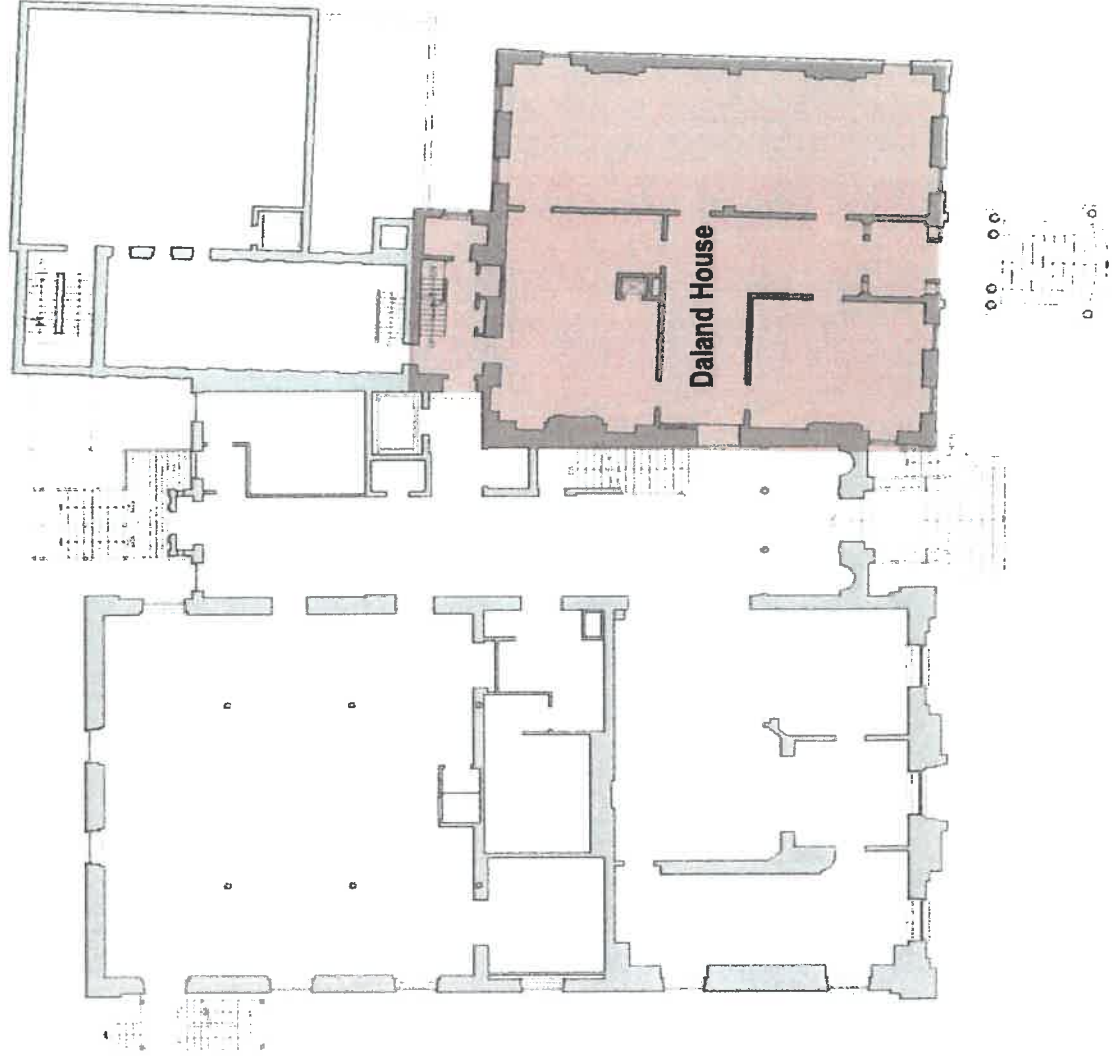
Existing  
First Floor Plan



Schwartz/Silver Architects

Peabody Essex Museum  
Phillips Library Renovation

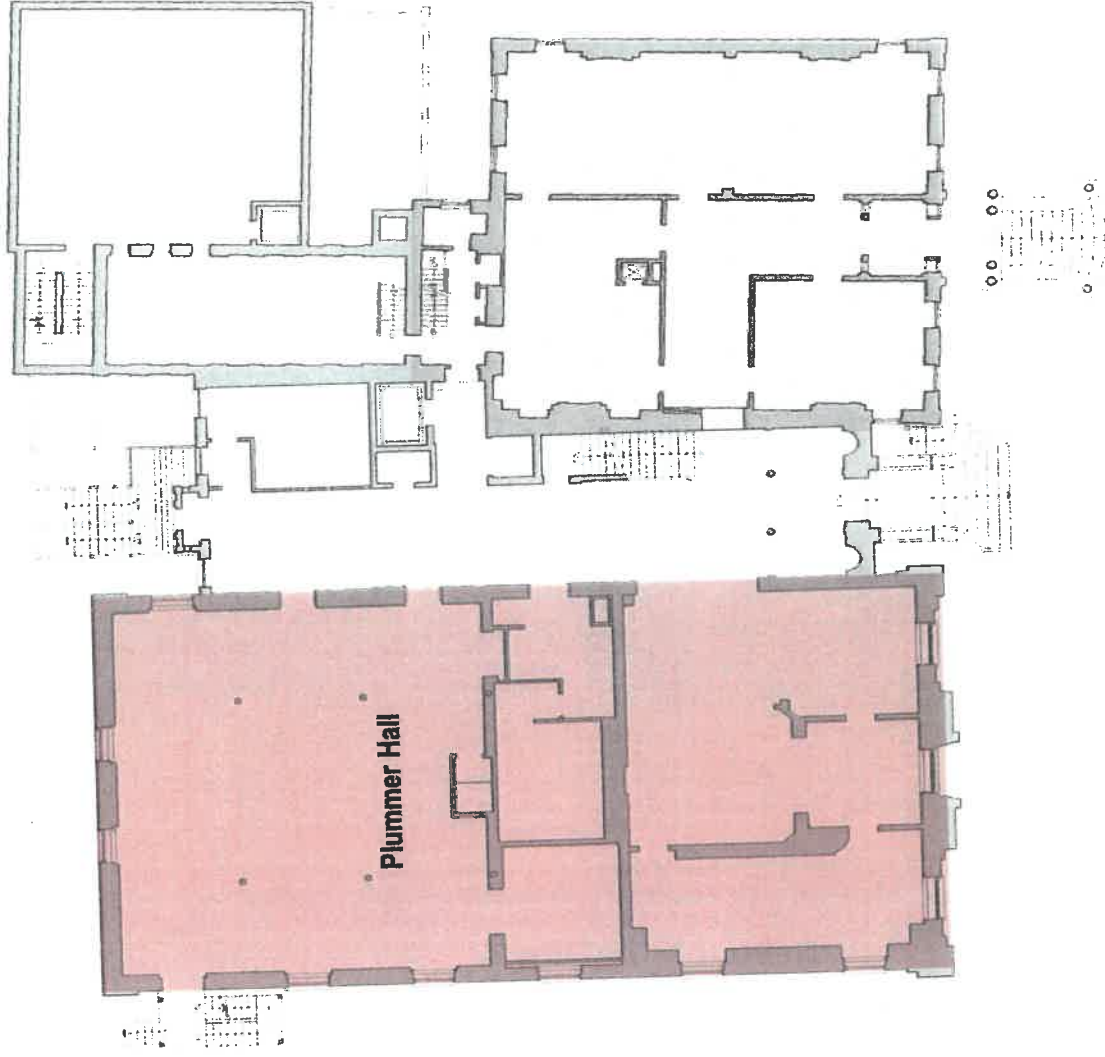
1851  
John Tucker Daland House



Schwartz/Silver Architects

Peabody Essex Museum  
Phillips Library Renovation

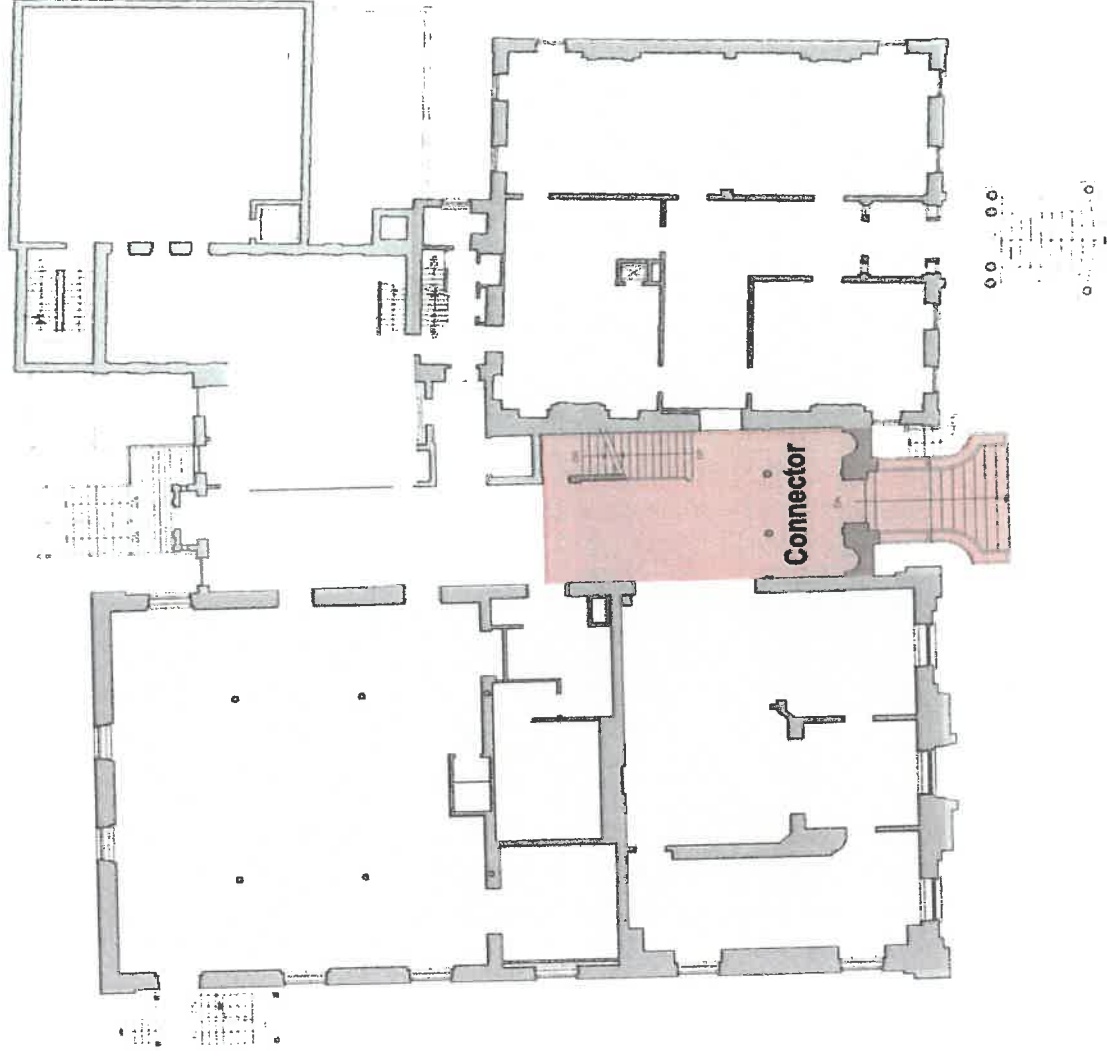
1856  
Plummer Hall



Schwartz/Silver Architects

Peabody Essex Museum  
Phillips Library Renovation

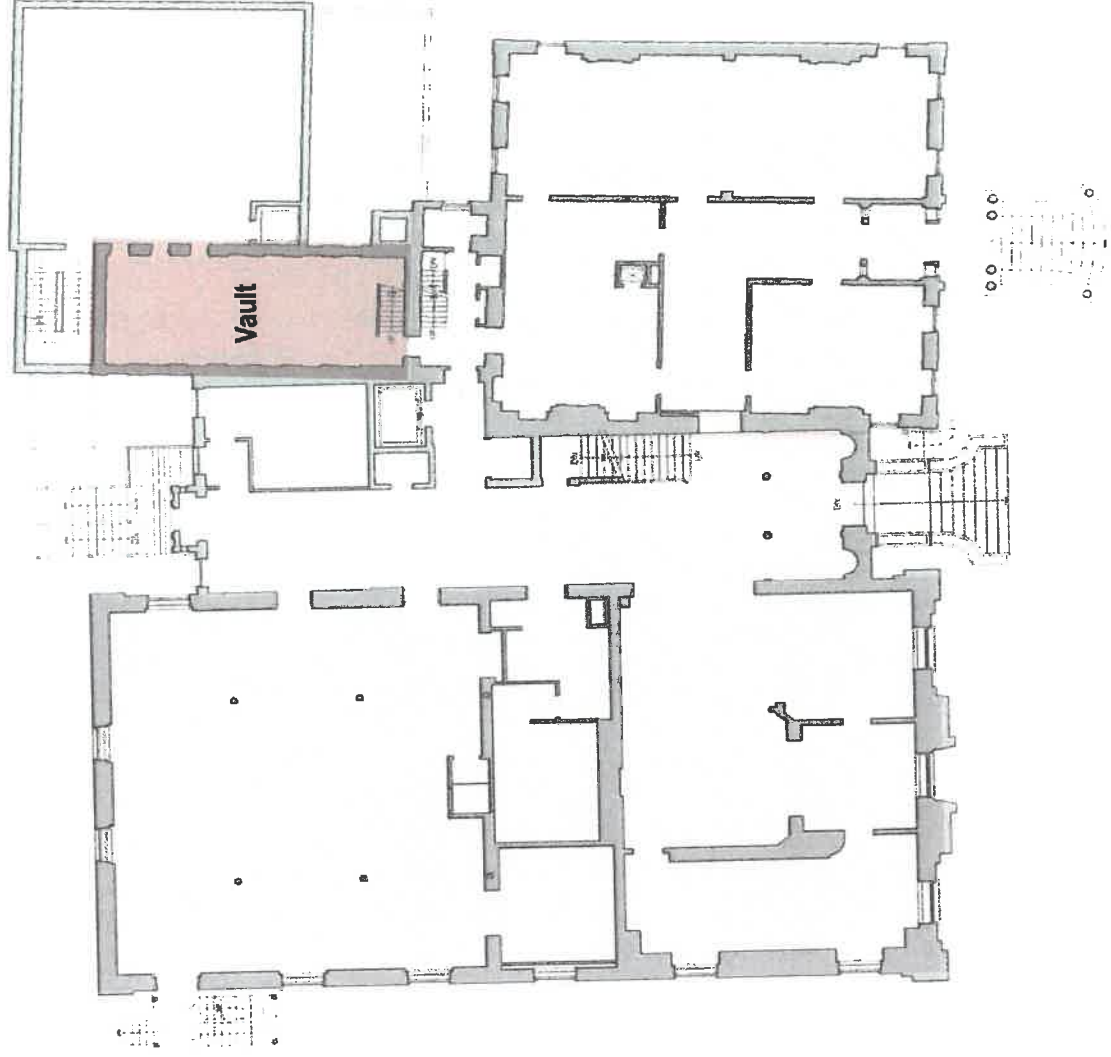
1907  
Essex Institute Connector



Schwartz/Silver Architects

Peabody Essex Museum  
Phillips Library Renovation

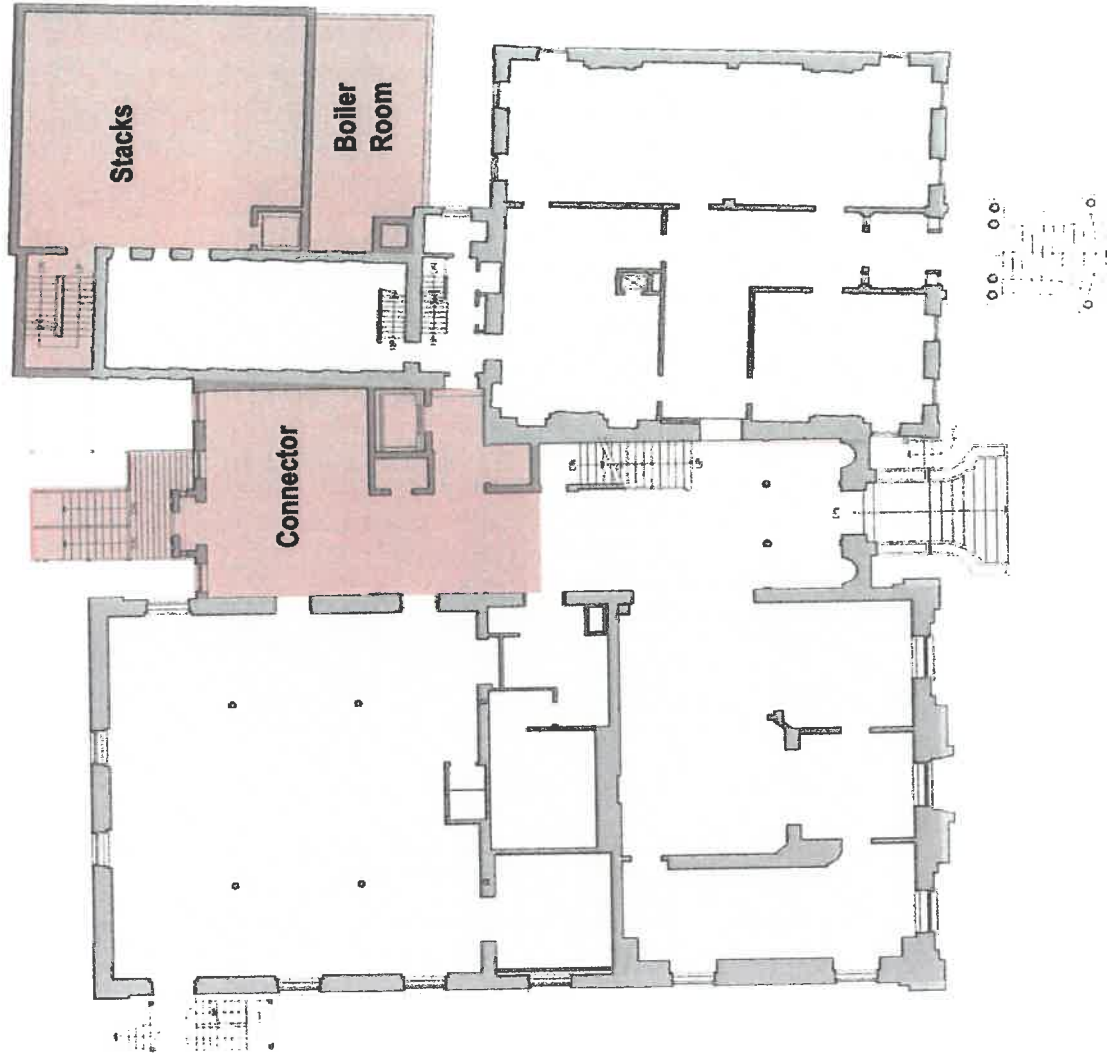
1913  
Book Vault



Schwartz/Silver Architects

Peabody Essex Museum  
Phillips Library Renovation

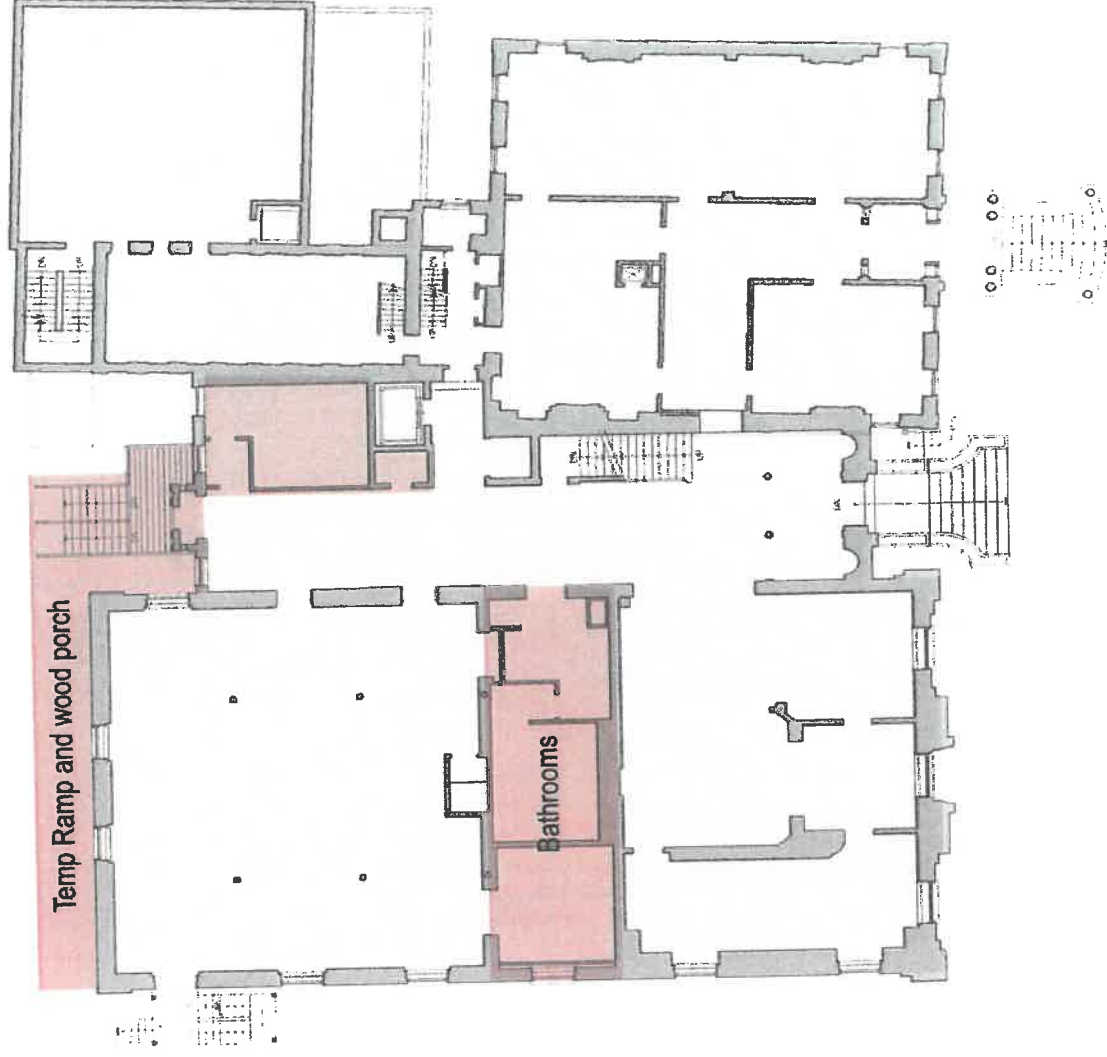
1966  
Connector Expansion  
Boiler Room  
Library Stacks



Schwartz/Silver Architects

Peabody Essex Museum  
Phillips Library Renovation

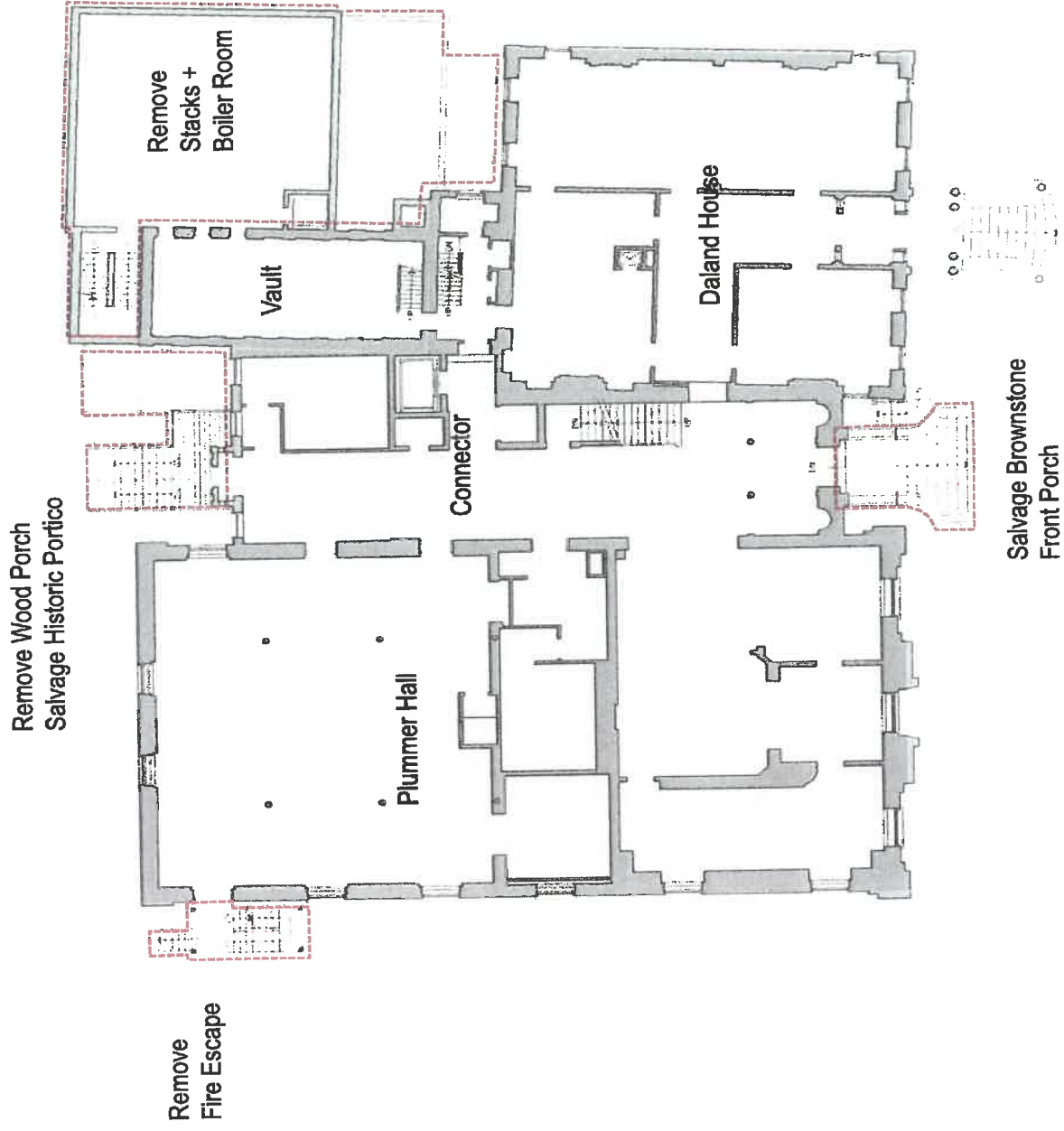
1997  
Renovations and MEP  
upgrades



Schwartz/Silver Architects

Peabody Essex Museum  
Phillips Library Renovation

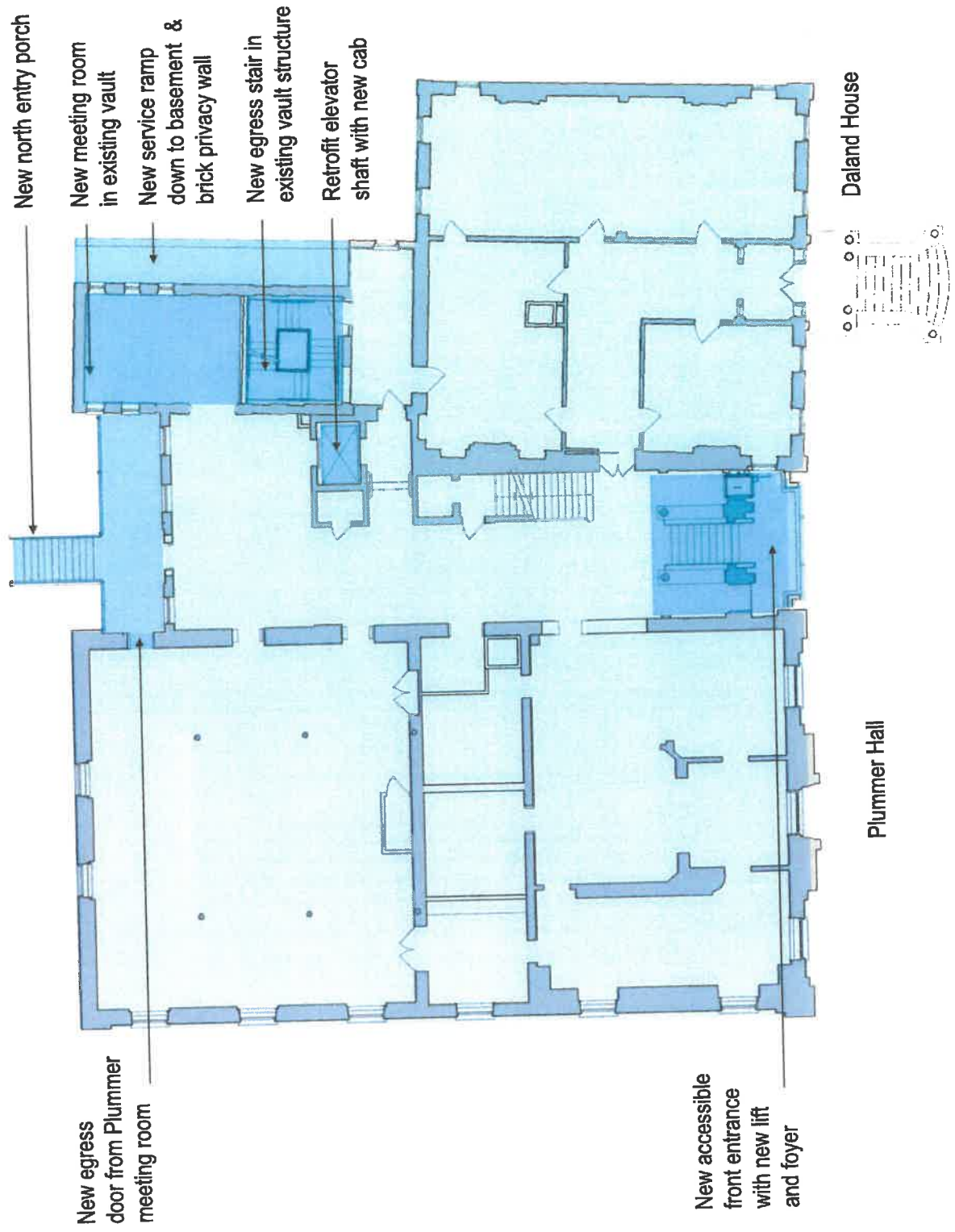
Proposed Exterior Alterations



Schwartz/Silver Architects

Peabody Essex Museum  
Phillips Library Renovation

Proposed Alterations  
First Floor Plan



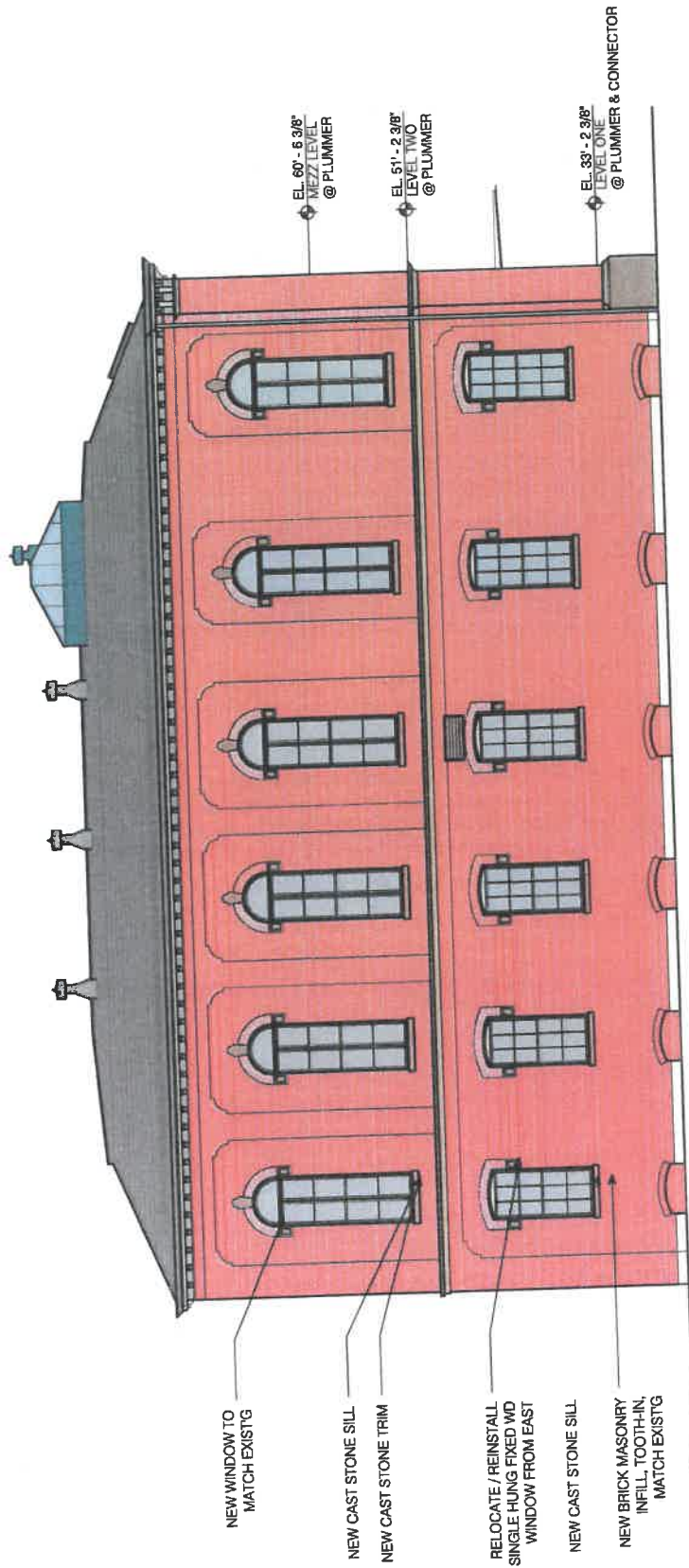
Schwartz/Silver Architects

Peabody Essex Museum  
Phillips Library Renovation

**Existing West Façade**  
Remove existing fire escape

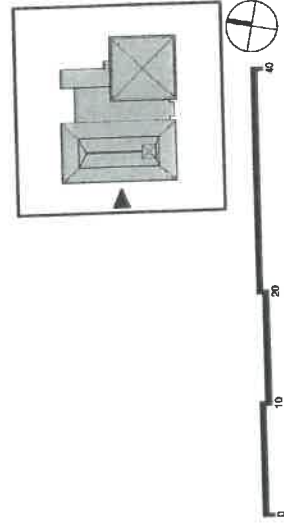


Schwartz/Silver Architects



## WEST ELEVATION - PROPOSED REVISIONS

PEABODY ESSEX MUSEUM - PHILLIPS LIBRARY  
SCHWARTZ/SILVER ARCHITECTS INC.



**Peabody Essex Museum  
Phillips Library Renovation**

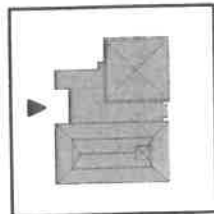
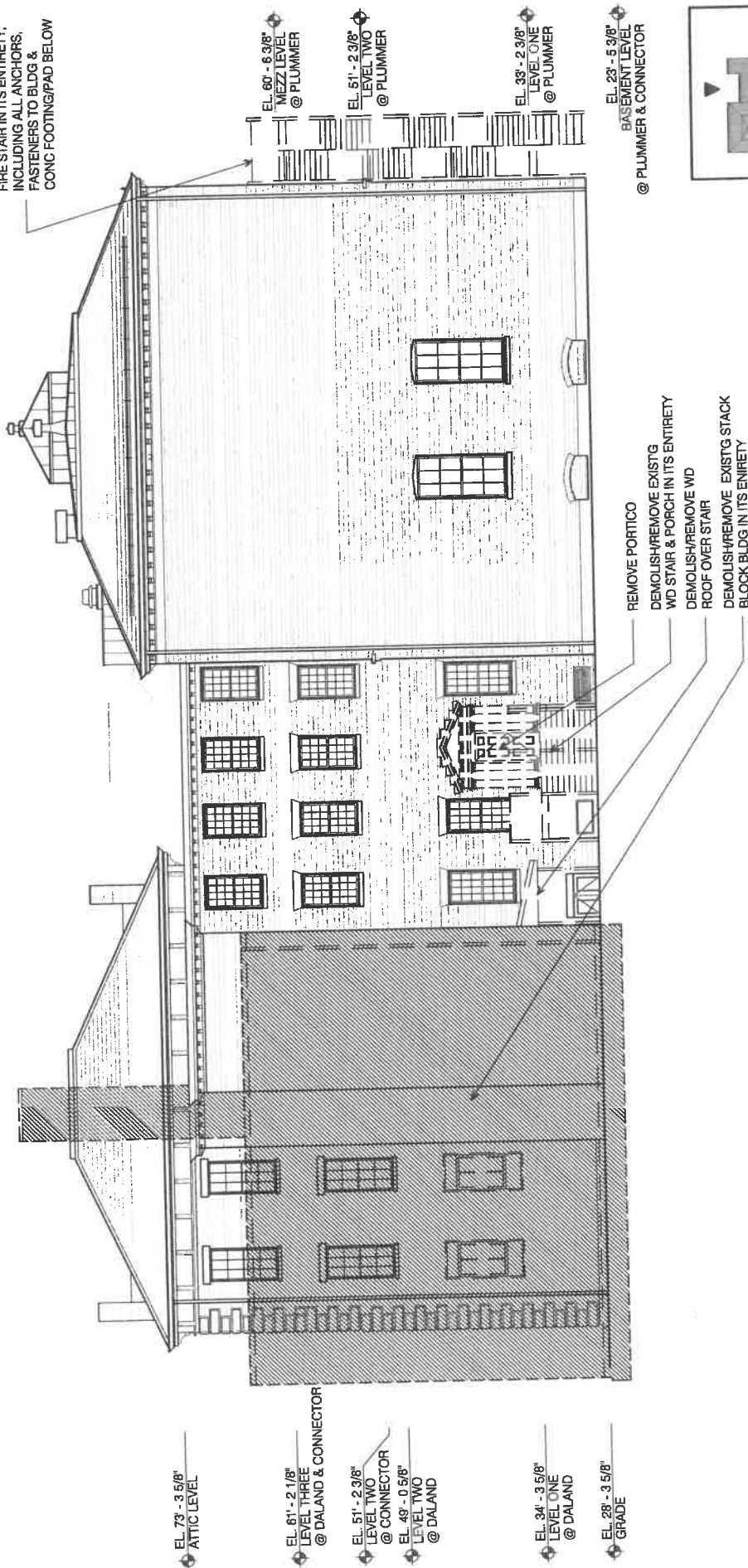
**Existing North Façade**  
Remove existing wood porch  
and shed structure

Salvage and relocate  
Grimshawe portico

Schwartz/Silver Architects

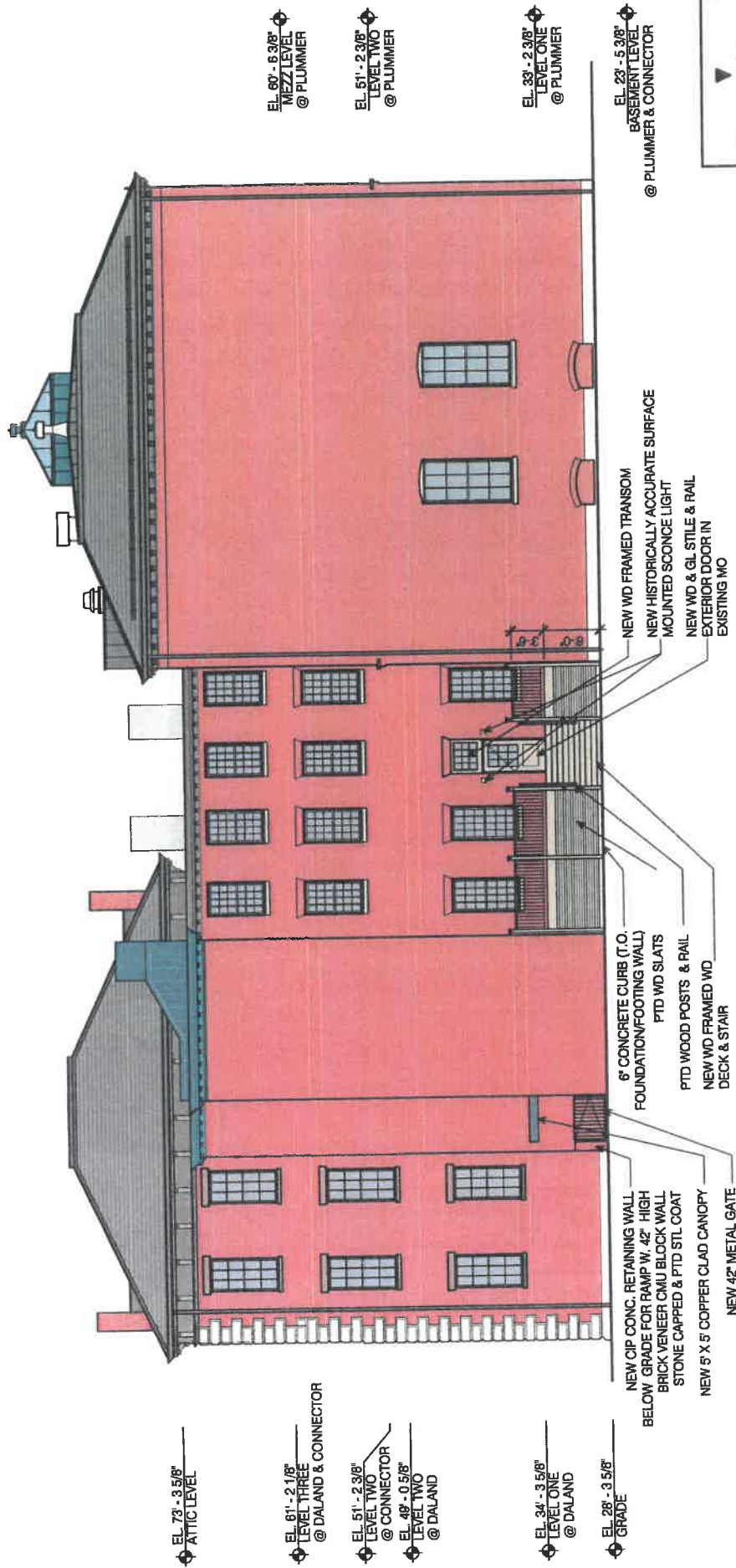


DEMOLISH/REMOVE STL  
FIRE STAIR IN ITS ENTIRETY,  
INCLUDING ALL ANCHORS,  
FASTENERS TO BLDG &  
CONC FOOTING/PAD BELOW



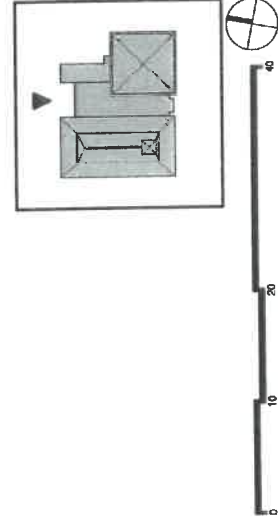
## NORTH ELEVATION - PROPOSED DEMOLITION

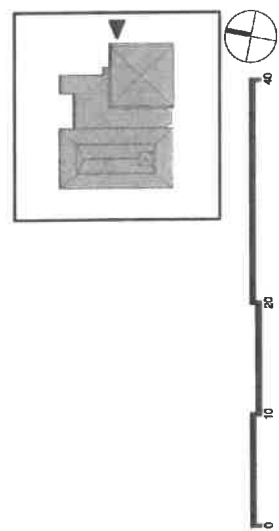
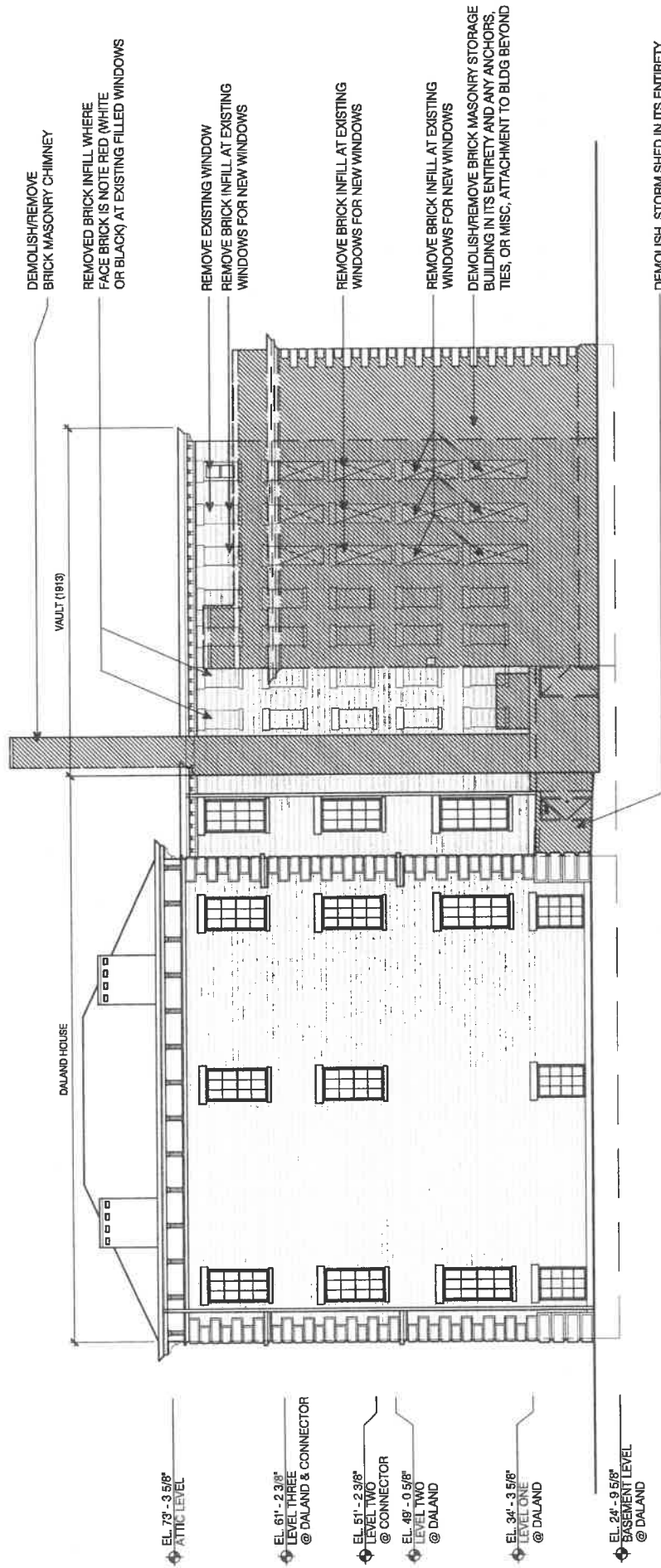
PEABODY ESSEX MUSEUM - PHILLIPS LIBRARY  
SCHWARTZ/SILVER ARCHITECTS INC.



## NORTH ELEVATION - PROPOSED REVISIONS

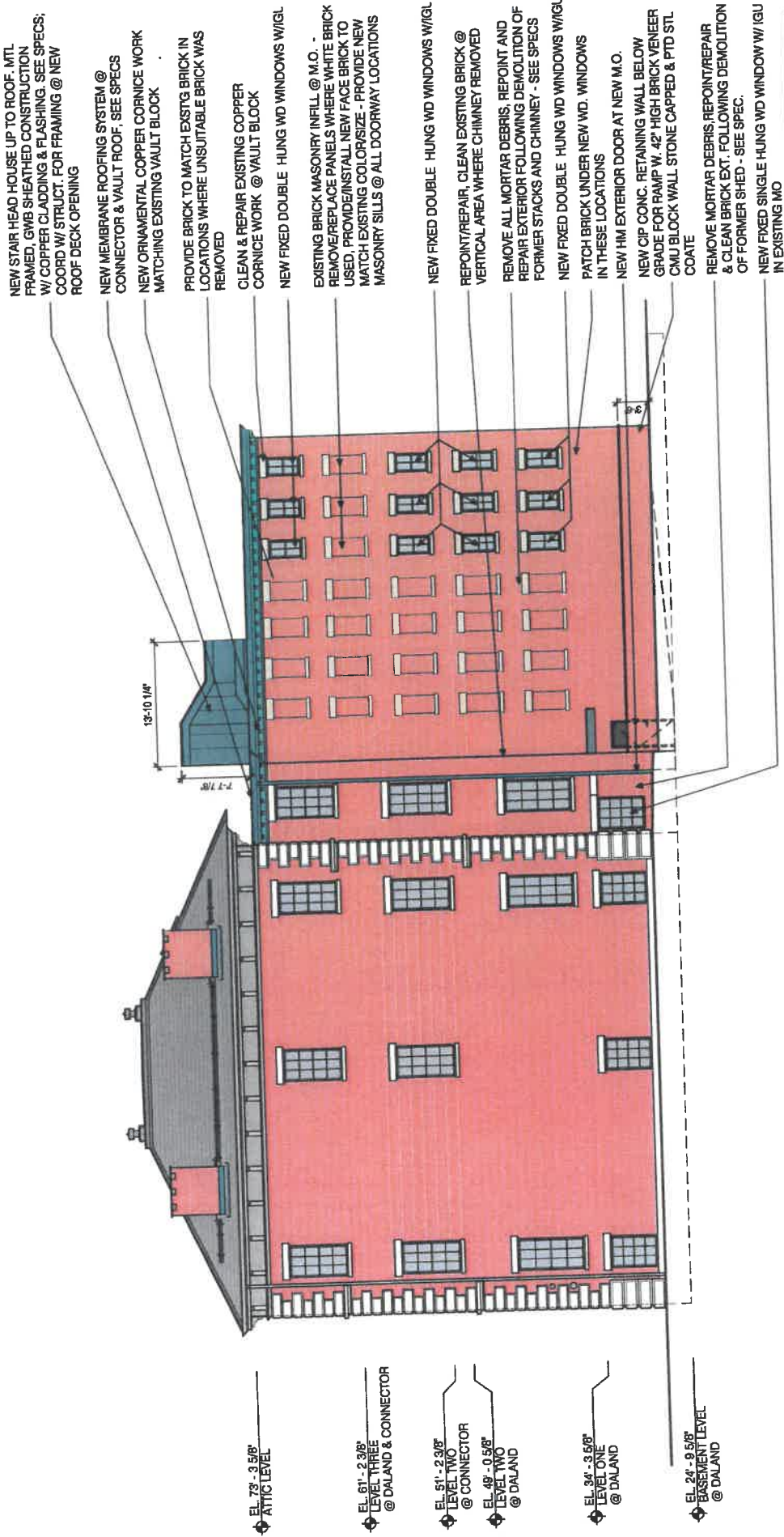
PEABODY ESSEX MUSEUM - PHILLIPS LIBRARY  
SCHWARTZ/SILVER ARCHITECTS INC.





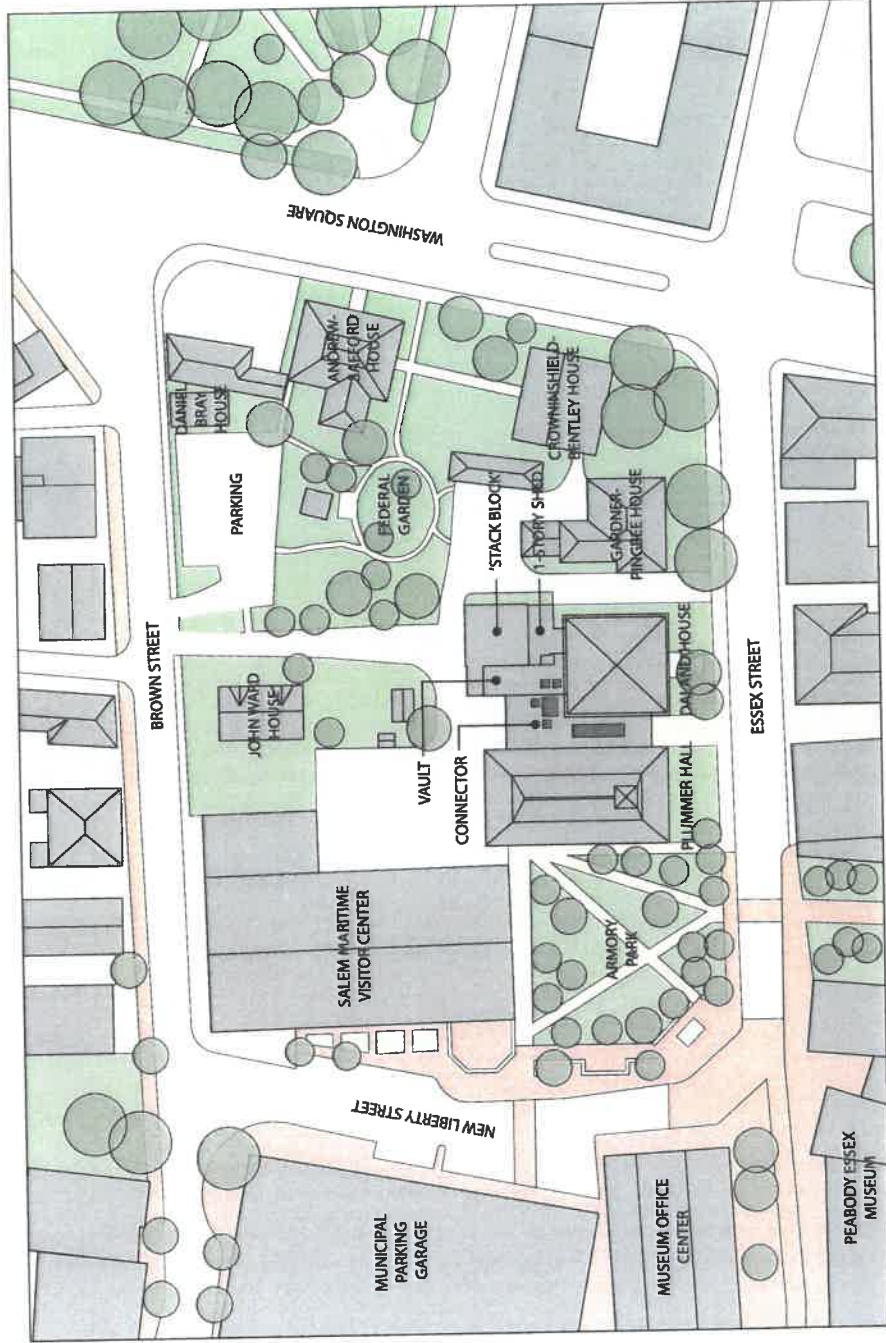
## EAST ELEVATION - PROPOSED DEMOLITION

PEABODY ESSEX MUSEUM - PHILLIPS LIBRARY  
SCHWARTZ/SILVER ARCHITECTS INC.



## EAST ELEVATION - PROPOSED REVISIONS

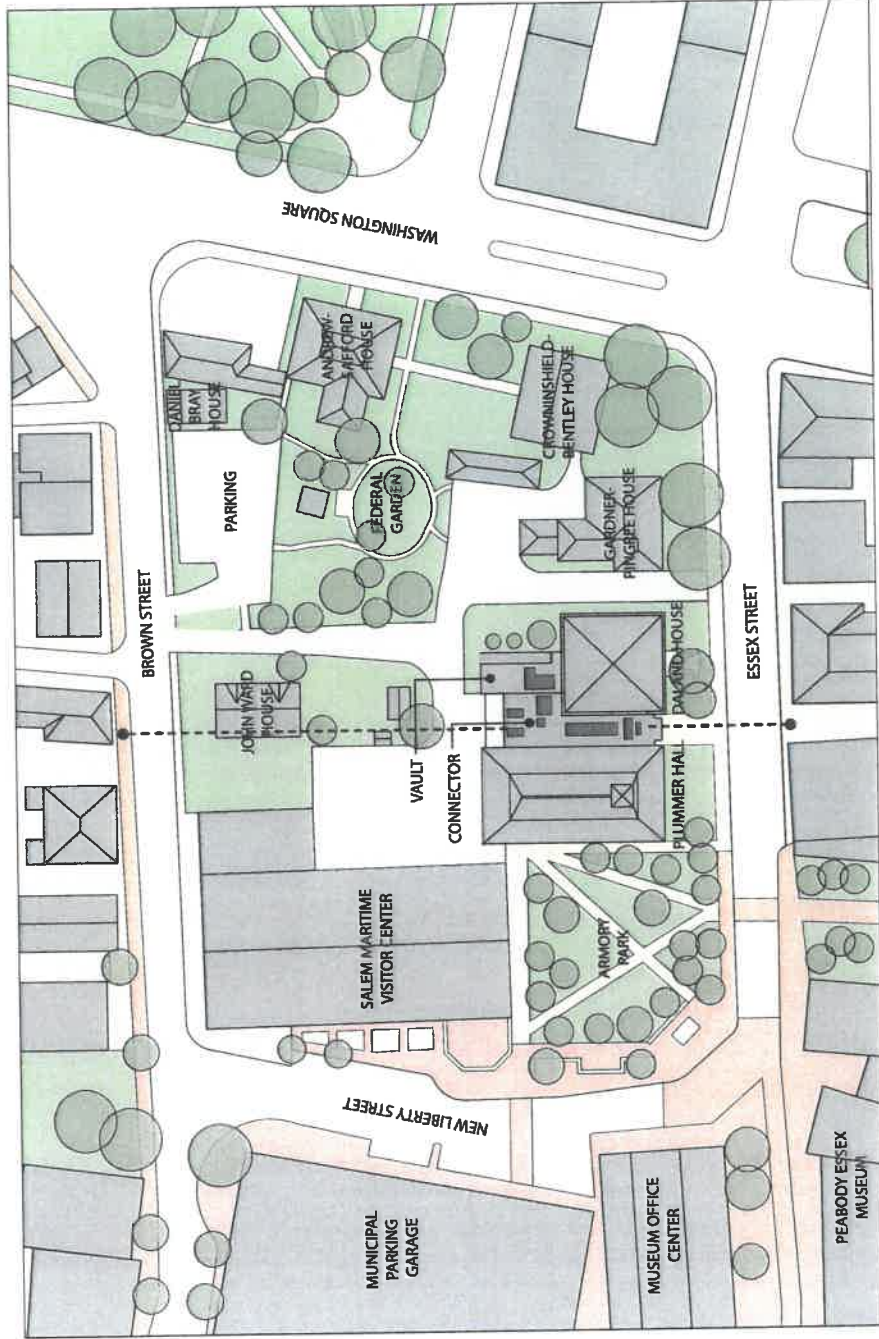
PEABODY ESSEX MUSEUM - PHILLIPS LIBRARY  
SCHWARTZ/SILVER ARCHITECTS INC.



## SITE PLAN - EXISTING

PEABODY ESSEX MUSEUM - PHILLIPS LIBRARY  
SCHWARTZ/SILVER ARCHITECTS INC.

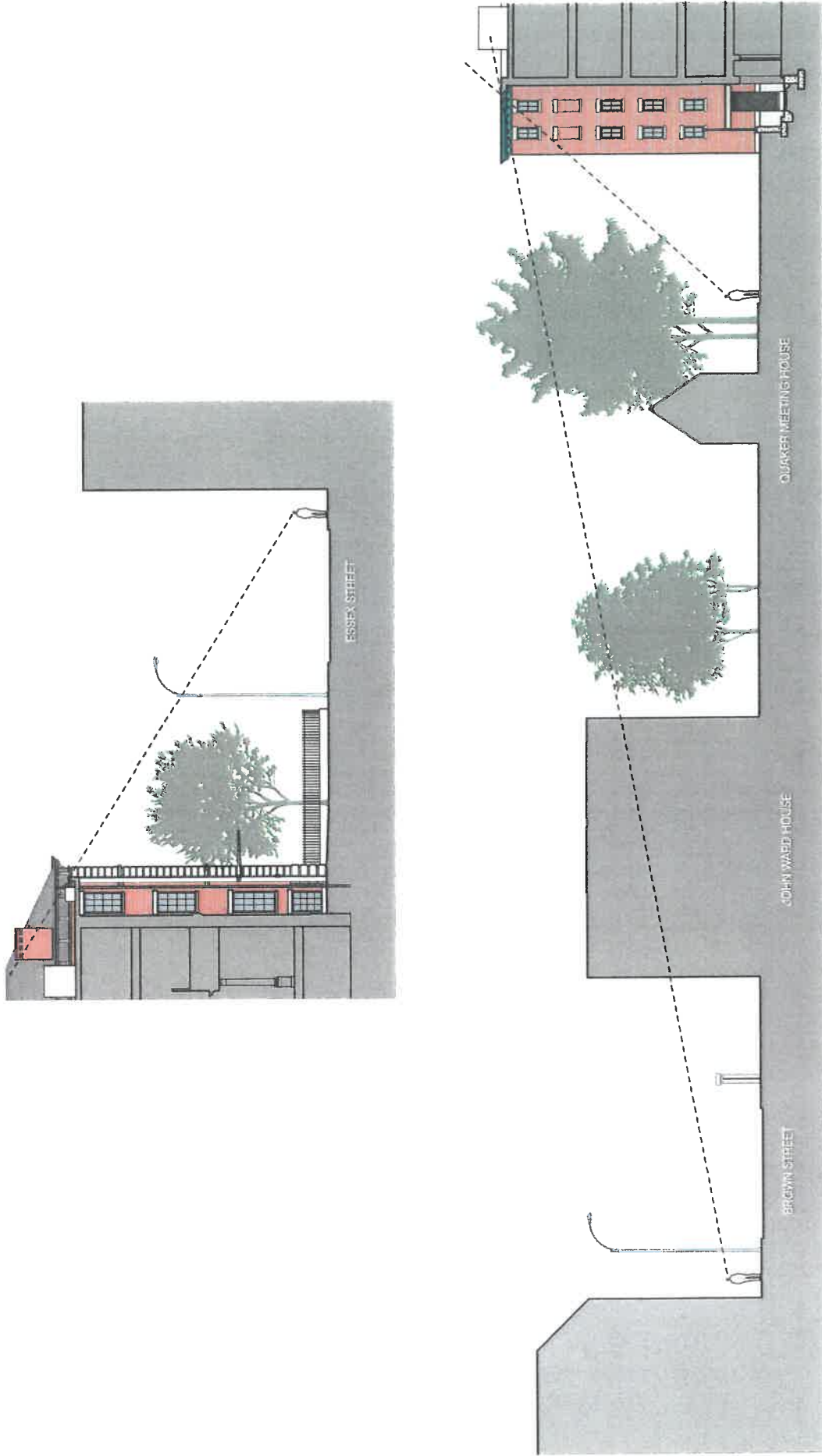




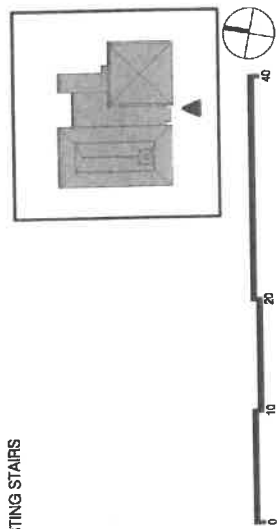
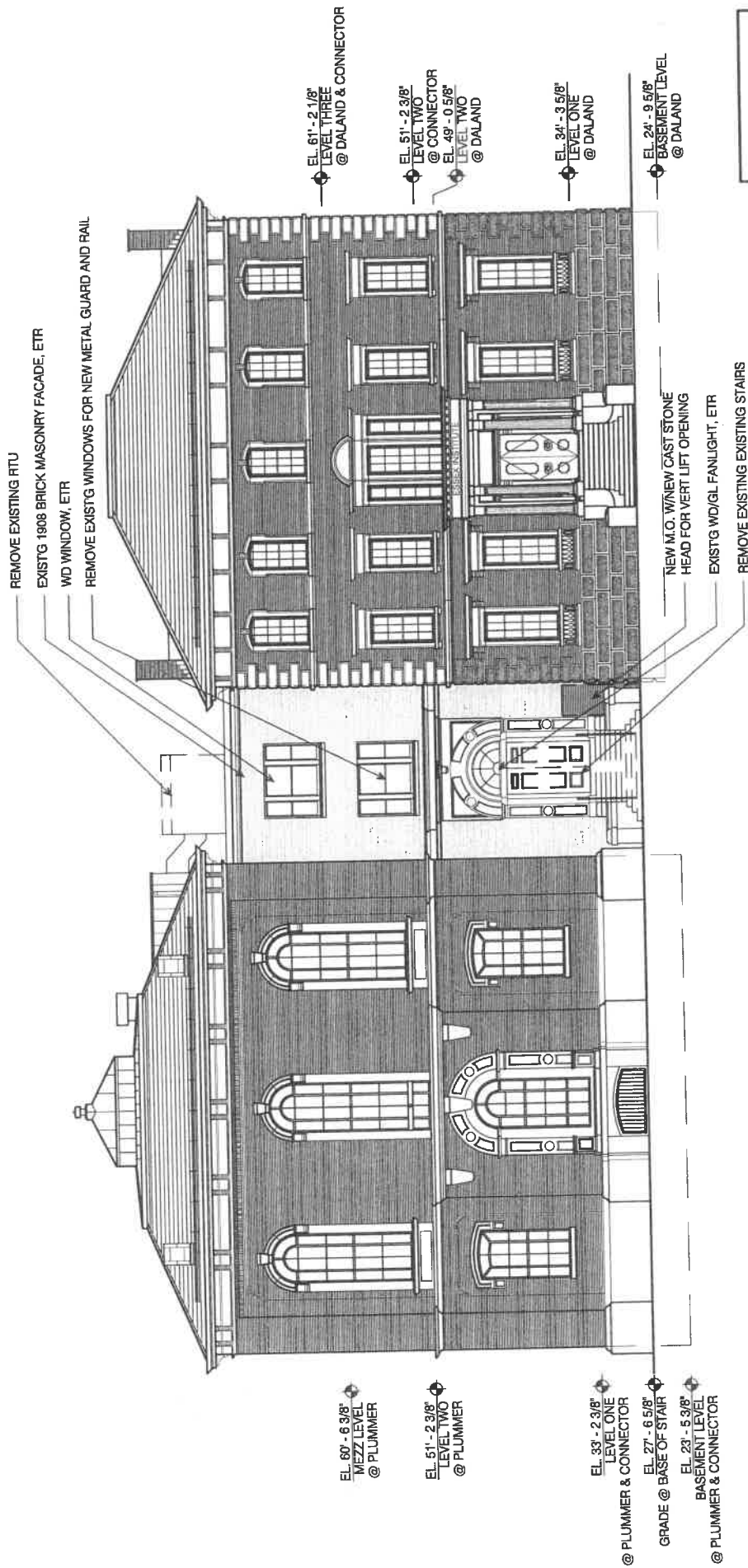
## SITE PLAN - PROPOSED

PEABODY ESSEX MUSEUM - PHILLIPS LIBRARY  
SCHWARTZ/SILVER ARCHITECTS INC.





SECTIONS  
PEABODY ESSEX MUSEUM - PHILLIPS LIBRARY  
SCHWARTZ/SILVER ARCHITECTS INC.



## SOUTH ELEVATION - PROPOSED DEMOLITION

PEABODY ESSEX MUSEUM - PHILLIPS LIBRARY  
SCHWARTZ/SILVER ARCHITECTS INC.

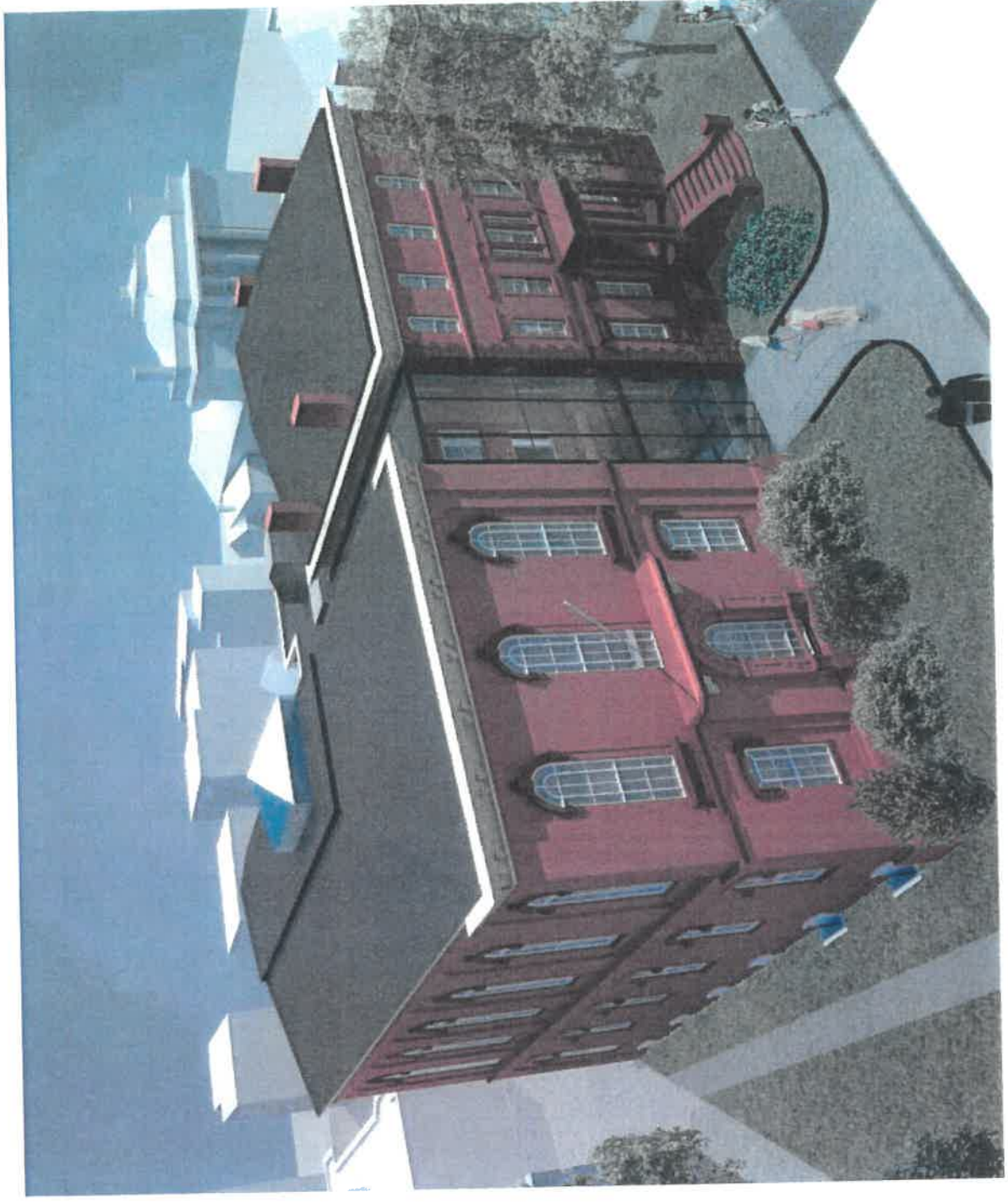


## SOUTH ELEVATION - PROPOSED REVISIONS

PEABODY ESSEX MUSEUM - PHILLIPS LIBRARY  
SCHWARTZ/SILVER ARCHITECTS INC.

Peabody Essex Museum  
Phillips Library Renovation

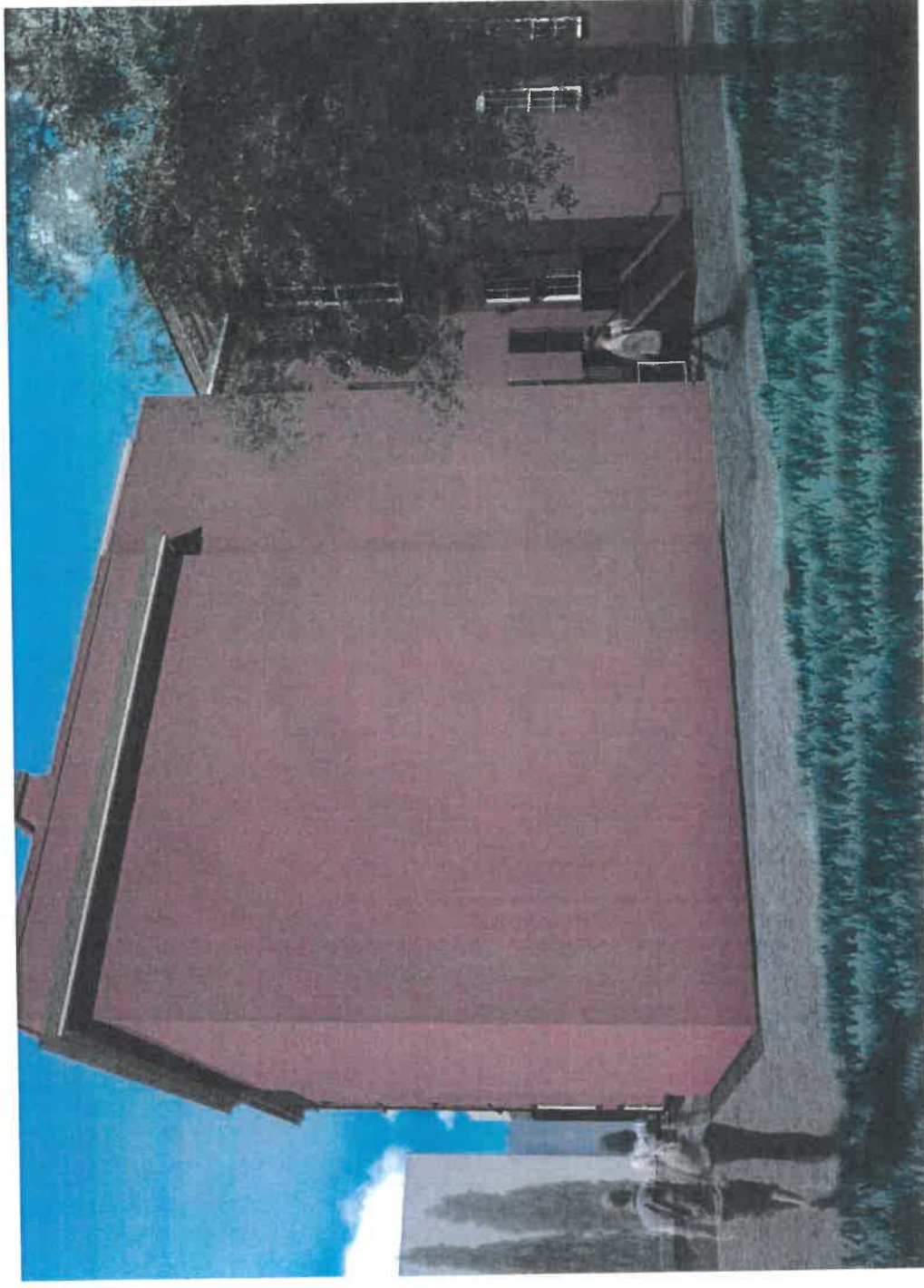
**Aerial View of Front Entrance**



Schwartz/Silver Architects

**Peabody Essex Museum  
Phillips Library Renovation**

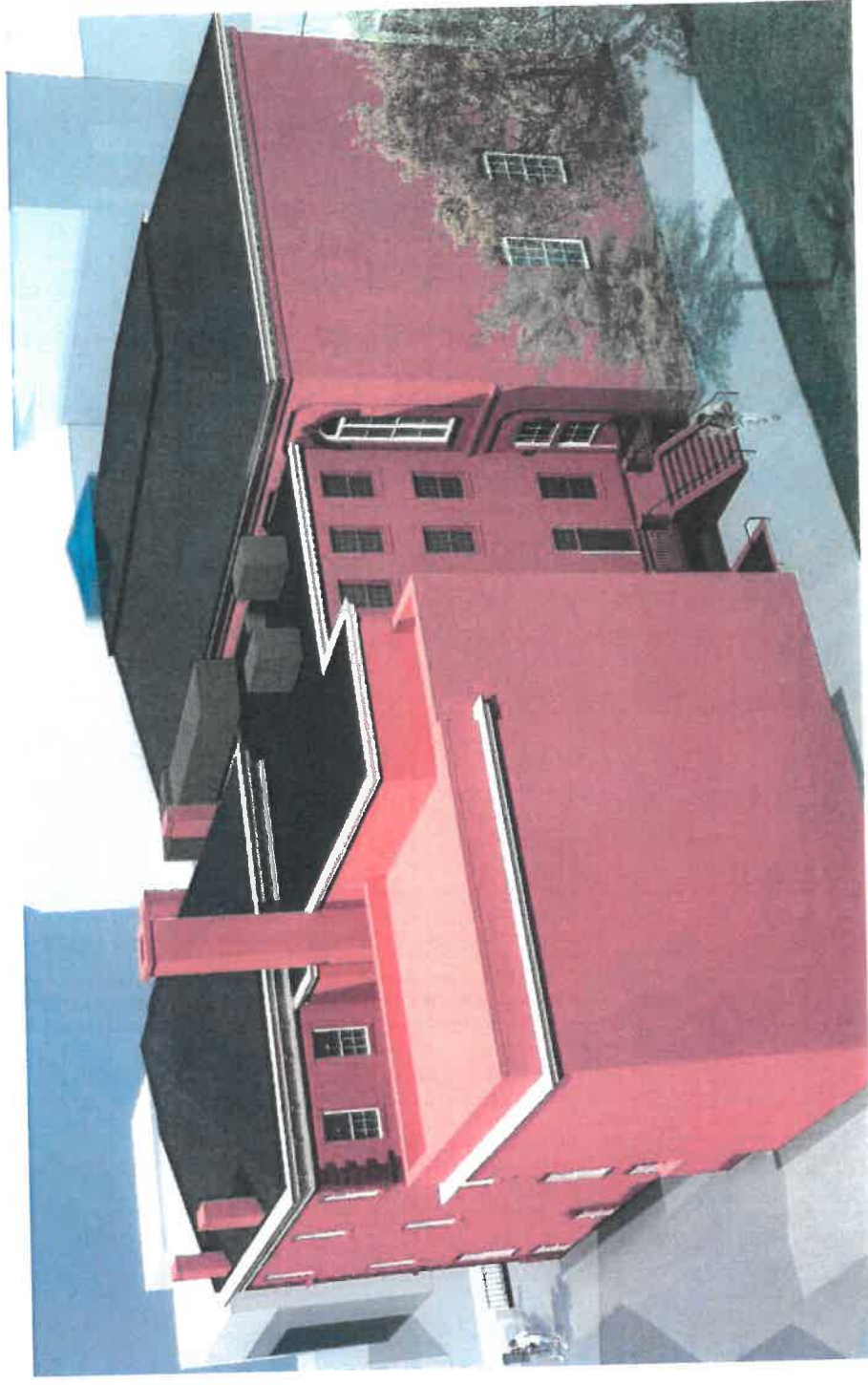
**Perspective View of North  
Entrance  
with Stack Wing**



**Schwartz/Silver Architects**

**Peabody Essex Museum  
Phillips Library Renovation**

**Aerial View of North Entrance  
with Stacks Wing**



**Schwartz/Silver Architects**

Peabody Essex Museum  
Phillips Library Renovation

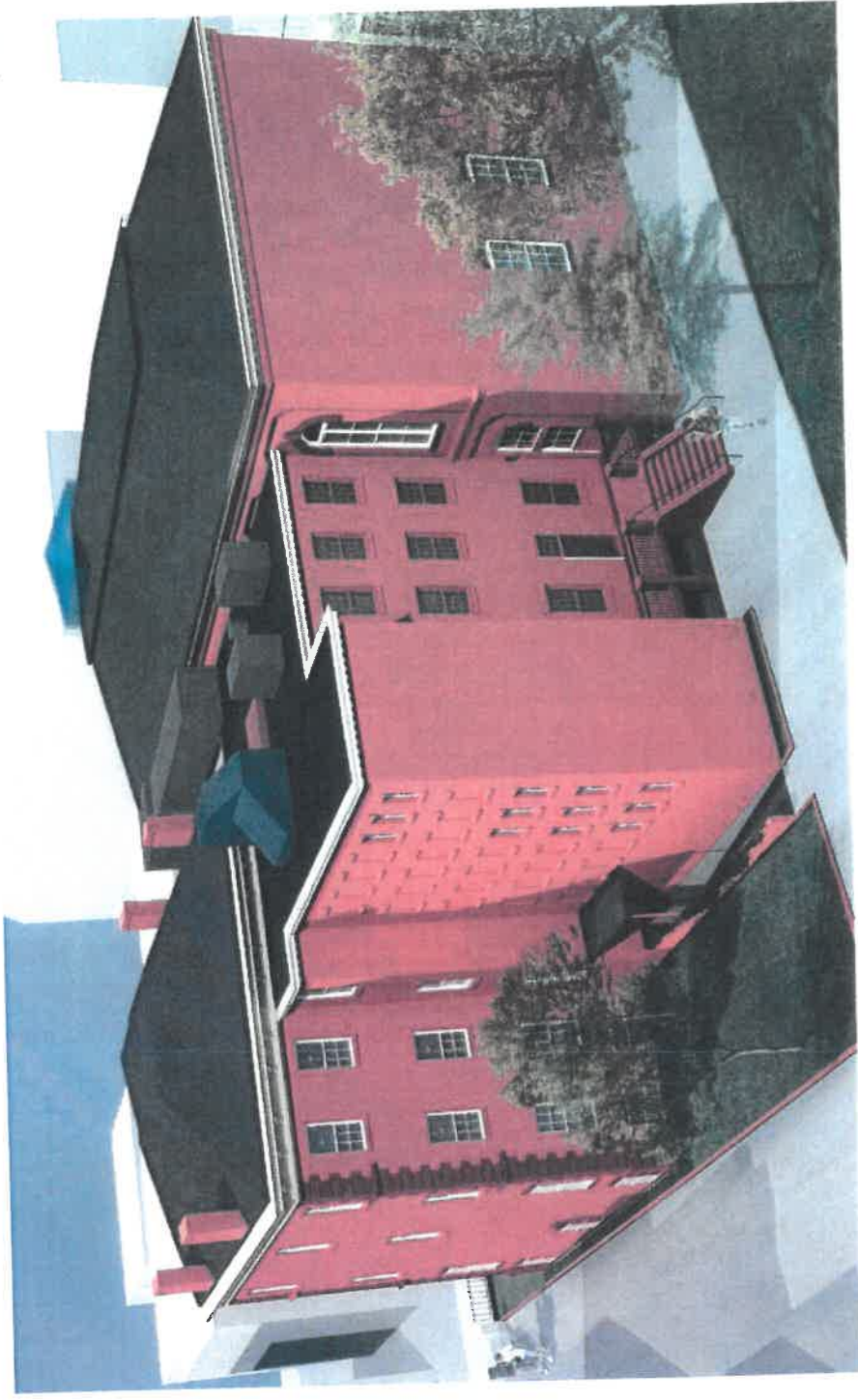
**Perspective View of North  
Entrance  
without Stack Wing**



Schwartz/Silver Architects

Peabody Essex Museum  
Phillips Library Renovation

**Aerial View of North Entrance  
without Stacks Wing**



Schwartz/Silver Architects