

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

37-110	Marble-head N	BEV.C , U	BEV.221 (updated)
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Town/City: Beverly

Place: (*neighborhood or village*):
Beverly Farms

Address: 24 Vine Street

Historic Name: Beverly Farms Library

Uses: Present: library

Original: library

Date of Construction: 1915-16

Source: Dept. of Public Safety records,
Beverly Evening Times

Style/Form: Georgian Revival

Architect/Builder: Loring & Leland

Exterior Material:

Foundation: concrete

Wall/Trim: brick with terra cotta trim

Roof: membrane

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):
Rear addition (2002-04)

Condition: excellent

Moved: no yes **Date:**

Acreage: 0.77 acre

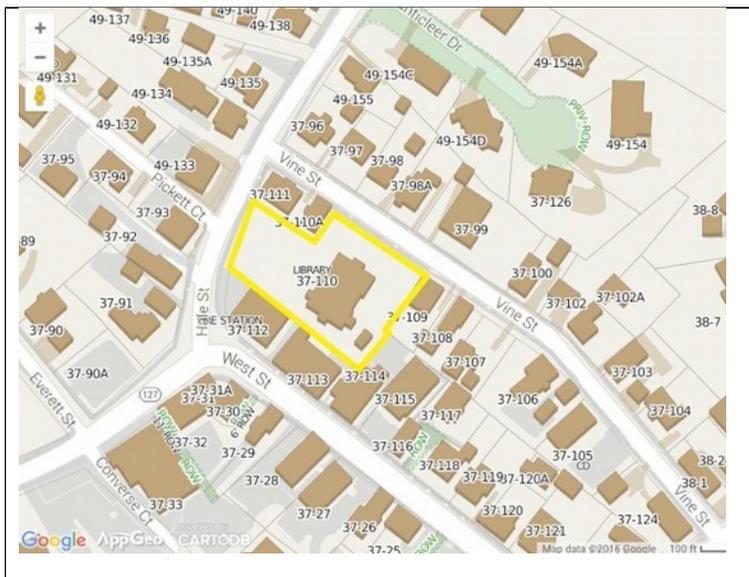
Setting: Village center of Beverly Farms, facing a residential side street in a mixed use neighborhood of residential, commercial, and civic properties.

Photograph



Northeast (façade) and northwest elevations

Locus Map (north at top)



Recorded by: Wendy Frontiero and Pamela Hartford

Organization: Beverly Historic District Commission

Date (*month / year*): September 2016

INVENTORY FORM B CONTINUATION SHEET

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

BEVERLY

24 VINE STREET

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Recommended for listing in the National Register of Historic Places.
If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Beverly Farms Public Library occupies a flat, L-shaped lot that extends between residential streetscapes on Vine and Hale Streets. The building is roughly centered on the Vine Street leg of the property, with modest setbacks from Vine Street and the southeast and rear (southwest) property lines. A large, landscaped side yard spans between the northwest side of the building and Hale Street. The building consists of a main block and a large rear addition.

Measuring 58 feet wide by 29 feet deep, the main block rises one tall story from a raised basement with molded water table to a flat roof. The symmetrical facades include a rectangular entrance vestibule on the Vine Street façade and a large rear addition that has been subsumed by the modern rear addition. Walls are clad with brick in an English common bond pattern (alternating courses of headers and stretchers) and trimmed with terra cotta. Brick quoins frame the building corners, while the roof edge is embellished with a full, modillioned entablature and a solid brick parapet with balustraded openings aligned with the window bays below. Windows typically contain multi-paned, double hung wood sash.

The five-bay Vine Street façade contains a center entrance flanked by two bays of windows on each side. Windows on the main floor are rectangular with tall, 12/16 sash and gauged brick lintels; the raised basement has 8-light horizontal sash. Granite steps with ornamental metal railings and lamp fixtures (designed by the architect) access the shallow, rectangular entrance pavilion, where paired terracotta pilasters with fanciful composite capitals (embellished with book and shell motifs) frame large double-leaf doors with a semi-circular fanlight. A name plaque on the frieze band reads "BEVERLY FARMS LIBRARY".

The southeast and northwest side elevations each contain a large Palladian window unit at the main floor, consisting of a large arched window flanked by narrow rectangular sash, framed by a bracketed sill, brick pilasters, and a full entablature with a scrolled keystone. On the southeast elevation, the only other fenestration is a simple rectangular window at the basement level. The northwest elevation features a concrete paved areaway with a basement level entrance, consisting of a single leaf door with a classical wood architrave flanked by relatively small 6/6 windows with gauged brick lintels. A broad concrete stairway with concrete retaining walls accesses this lower entrance. Historic photographs show the lower level entrance as well as a single window in the outer bays of the rear elevation, similar to those on the Vine Street façade.

The historic photos depict the rear extension (which likely housed book stacks) with three tall narrow windows on the main floor of the short ends, surmounting small basement level windows; one narrow window centered on the long southwest elevation; brick quoins on the outer corners; and an entablature and parapet similar to the main block.

A large rear addition now extends the full width of the main block and approximately 54 feet deep. Its irregular footprint contains projects of various shapes and sizes at its four corners, and a small projection centered on the rear elevation. Exterior walls of the addition are clad with metal and concrete panels in a recessed bay adjacent to the main block. The outer portion of the rear addition is clad with stretcher bond brick with a dark-glazed header course every seventh row. It is embellished with a raised brick base, ornamental metal entablature, and brick parapet, all generally aligned with corresponding features on the historic building. Fenestration includes ample rectangular and semi-circular bay windows on concrete bases with wood sash and decorative cornices on the end elevations, and a row of square wood windows at the basement level and at the top of the main floor on the rear elevation.

The parcel is maintained chiefly in lawn, with perimeter shrubs and perennials, scattered trees, and a modern network of walkways paved with brick, concrete, and stone. The Hale Street entrance to the property is distinguished by a decorative wrought iron arch with metal memorial plaques. The pilasters and plaques on this memorial gate were designed by the original building architect; the arched top has been replaced.

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Well preserved and well maintained, the Beverly Farms Public Library is a fine example of early 20th century classical revival design in Beverly. The small-scale design is notable for its economical but handsomely executed concept, elaborate main entrance pavilion, well-detailed Palladian windows, basement level entrance, and sympathetically designed modern addition.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Beverly Farms Library was built in 1915-16, replacing its previous quarters in the GAR Hall at the corner of West and Hale streets, on the present site of the Beverly Farms Fire Station. With circulation increasing in the Beverly Farms branch, the Mayor's Address for 1914 called for a new public library for the village. His address included the following exhortation:

"The time is rapidly approaching when Beverly Farms should have a new public library. The present library is situated within three feet of the fire station. It is absolutely impossible to operate the windows on account of the odor from the fire station stables. It is an old building, overcrowded, poorly ventilated, and not adapted for the purposes of a library" (*Municipal Documents*, 1914).

In 1915 the city appropriated \$30,000 for acquiring a site and constructing and furnishing a new building, which was completed in 1916. A lengthy, favorable review of the building, with photographs, plans, and sections (exterior and interior), was published in *Architectural Record* in December 1917.

The land on which the library stands was donated by Katharine Peabody Loring (1849-1943) and her sister Louisa Putnam Loring (1854-1924), daughters of Caleb William Loring (1819-1897) and his wife Elizabeth Smith Peabody Loring (1822-1869). The wealthy, socially prominent, and philanthropic Loring family built some of the earliest summer estates in Pride's Crossing, beginning in 1846; by 1872, Caleb, Katharine, and Louisa were living in Beverly year-round.

In addition to their interests in music, literature, and art (and their associations with many leading figures in those fields), the Loring sisters were energetically involved in Beverly's civic affairs and a variety of social causes. Most notably, Katharine served as president of the Beverly Historical Society from 1918-41 and as a trustee of the Beverly Public Library for forty years. Louisa served for many years as a director of the Beverly Hospital.

The large open space between the library and Hale Street is accessed by an ornamental gate dedicated by the Loring sisters to their parents. It bears the inscription "This little park is given to the people of Beverly in memory of Caleb William and Elizabeth Smith Loring." This side yard was originally intended to be a "public playground" (*Architectural Record*: 539).

The architect for the Beverly Farms Library was the Loring sisters' first cousin, Charles Greely Loring (1881-1966), partner in the firm of Loring and Leland. Born in Pride's Crossing, Charles was the son of Charles Greely Loring II (1828-1907) and Mary Hopkins Loring. He was graduated from Harvard in 1903 and MIT in 1906, worked in the Boston office of prominent Boston architect Guy Lowell, studied at the Ecole des Beaux Arts in Paris, and was afterwards employed in the New York City office of architect Cass Gilbert.

Loring and Leland were in partnership from 1913 to 1919. Among their best-known works was the Waltham Public Library (1915; NR 1989), larger but remarkably similar in design to the Beverly Farms Library. MACRIS lists 14 properties associated with Loring and Leland, including the Studio Building and River Street Apartments in Boston and ten buildings for the American Optical Co. Foremen Housing in Southbridge. Loring is identified with 17 properties on his own, including schools, a fire station, police station, apartment buildings, and houses; most display academic versions of the Classical Revival style. He also designed a library in Camden, Maine, with Fletcher Steele as the landscape architect.

As noted in the original inventory form for this property, Joseph Daniels Leland III also studied at Harvard and in Paris; he worked for Peabody and Stearns in Boston before partnering with Loring. Leland is separately identified with 42 properties in MACRIS, ranging from houses to apartment buildings to schools and commercial buildings. His most prominent works, in a more varied repertory, are the Central Square Post Office in Cambridge (1933; NR 1986) and the Higgins Armory Museum in

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Worcester (1930; NR 1980; HABS No. MA-1236, 1989). Joseph Leland was also architect for the Memorial Junior High School in North Beverly (1952-54; see form for 502 Cabot Street).

The Beverly Farms Library was renovated and expanded in 2002-04. Façade trim that had been removed—including the terra cotta pilasters and roof balusters— was restored to the original building.

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SUPPLEMENTARY IMAGES



Northeast (façade) elevation: Detail



Southeast and northeast (façade) elevations



Northwest elevation



Northwest elevation: Detail

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SUPPLEMENTARY IMAGES



Northwest and southwest elevations



Northwest elevation and landscape at West Street



Memorial gate at West Street

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Wendy Frontiero

The criteria that are checked in the above sections must be justified here.

The Beverly Farms Library is a major civic building in the village of Beverly Farms, representing the high style development of this wealthy summer community at the turn of the 20th century, as well as the involvement of a local family that was prominently associated with municipal improvements throughout the community. Well preserved and well maintained, the Beverly Farms Public Library is a fine example of early 20th century classical revival design in the city. The small-scale design is notable for its economical but handsomely executed concept, elaborate main entrance pavilion, well-detailed Palladian windows, separate basement level entrance, and sympathetically designed modern addition. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the Beverly Farms Library is recommended for listing in the National Register with significance at the local level under Criteria A and C.

The Beverly Farms Library is also eligible for the National Register as a contributing building within a potential historic district for the village center of Beverly Farms. As stated in the National Register criteria statement form for that area in 1993,

“Commercial and institutional buildings clustered in the Beverly Farms Village center reflect the development of this eastern, distinct part of Beverly from the Federal period to the present; it is particularly rich in early 20th century buildings, reflecting the national prominence of the North Shore as a fashionable summer place in the years before World War I. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the village center district meets Criteria A and C of the National Register at the local level.” (Hepler, BEV.U)