

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

35-2 Marblehead N BEV. AW see data sheet

Photograph



Photo 1. Loring House, west and south (façade) elevations.

Town/City: Beverly

Place (*neighborhood or village*):
Pride's Crossing

Name of Area: Off Lots (Augustus P. Loring Estate),
110 Common Lane

Present Use: residential

Construction Dates or Period: ca. 1884-1939

Overall Condition: fair

Major Intrusions and Alterations:

Ballroom addition to main house (1905-1908), Second floor on main house (1938-1939), additions/renovations of cottage (early 20th c), addition to horse barn (by 1954)

Acreage: 21

Recorded by: Wendy Frontiero and Martha Lyon

Organization: Beverly Historic District Commission

Date (*month/year*): February 2019

Locus Map (north is at top)



see continuation sheet

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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, structural and landscape features and evaluate in terms of other areas within the community.

Context and Setting

The 21-acre property developed in the 1880s by Augustus P. Loring and known within the Loring family as "Off Lots," lies in the Pride's Crossing area of the City of Beverly, west of the small Pride's Crossing commercial area and to the north of Hale Street (Route 127) and the Massachusetts Bay Transportation Authority (MBTA) tracks. Roughly shaped like a parallelogram, the estate originally encompassed additional parcels to the east and west, which have been subdivided into separate ownership and uses. The survey area is surrounded by heterogeneous residential development from the turn of the 20th century to the present.

Off Lots occupies a low hill that slopes up from the railroad tracks and surrounding streets to a high point in the center of the property. The Loring House is set at the top of this rise, surrounded by open lawn. Immature woodlands occupy the western and northern portion of the parcel, with a small pond and a channelized brook running parallel to Common Lane at the northeastern corner. The terrain of the Pride's Crossing area rolls across several knolls upward from sea level at the Atlantic Ocean to a highpoint at elevation 150. The Loring property lies atop one of the knolls at elevation 100, approximately one-half mile inland from the ocean.

Entrances and Circulation

A pair of mortared cut-granite block columns, measuring 24 inches square and approximately 36 inches high, flanks the property entryway off Thissell Street. The one-lane, asphalt-paved main drive passes through the columns and by the former chauffeur's house (42 Thissell Street, now a separate property) and ascends gently upward in a straight line northwestward through a canopy of mature shade trees. After approximately 350 feet, the drive begins a steeper ascent, passing the Stable and Garage and fragments of a Bull Barn and Cow Barn (to the northeast of the drive). The route then turns southwestward, winding along the natural contour of the land and passing the Cottage (on the northwest side) and remains of two Bee-Keeping Houses and the Greenhouse Complex (set below the southeast side of the drive), and towards the knoll summit. The drive terminates in a cul-du-sac at the summit near the south façade (front) of the Loring House. The drive, including the cul-du-sac, measures approximately one-quarter of a mile in length.

Remnants of other roads that once serviced the rear of the Loring House and farm buildings, as well as the pastures and woodlands in the outlying areas, are present throughout the property. A narrow gravel road, partially covered with turf, connects to the main drive and passes between the Cottage and Stable/Garage buildings, winding around the west side of the cottage, and looping around the North Summerhouse. Rough, unpaved roads, navigable by four-wheel drive vehicles, traverse the former pastures and woodlands to the northwest of the main house, providing access to the outer edges of the property.

Topography and Views

Landform across the property includes both steeper slopes nearer to the highpoint of the knoll, as well as gently rolling pastureland and woodland. The cluster of former farm buildings and Cottage step down the knoll's northeast and east sides. The southeast slopes holding the Cottage, Bee-Keeping Houses, and greenhouses (Boiler House and Grape House) have been shaped into three terraces retained with dry-laid stone walls of various heights. Views from the top of the knoll looking southeastward capture the remnants of an apple orchard and cultivated area (now on abutting property),

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with the MBTA tracks in the distance. Views from the knoll summit looking westward include a broad mowed area (former hayfield) with mature woodland beyond. Within the woodland near the northwest corner of the property stands a small rise known by the Loring family as "Sun Hill." To the northeast of the Stable and Garage, near Common Lane, is a low point containing a heavily vegetated small pond. Adjacent to the north side of the Loring House, the grades have been manipulated to form a level rectangular area that once held a grass tennis court.

Buildings and Landscape Features

The survey area consists of the following major landscape and built elements (see attached Sketch Map for locations):

- The Loring House, which stands near the eastern edge of the parcel
- Two freestanding Summerhouses, one to the northeast of the Loring House and one to the southwest, which were originally attached to the Loring House
- The Cottage (a.k.a. Caretaker's House), located to the northeast of the Loring House
- A Stable, with foundations of a Cow Barn and Bull Barn to its southeast and partial remains of Chicken Coop to its northeast
- A Garage, which originally housed both vehicles and dairy operations, to the northwest of the Stable
- A pair of nearly identical Bee-Keeping Houses on the southeast side of the driveway
- A Greenhouse Complex, including a Boiler House and Grape House, several garden-related structures, walls, and landscaped terraces, to the east of the driveway
- Two small accessory buildings to the northwest of the Garage
 - a Wood Shed
 - a Playhouse
- Two small gardens with sculptural elements, one in front of the kitchen wing and the other in the cul-du-sac in front of the Loring House's main entrance
- Stone-supported terraces supporting the slopes holding the Greenhouse Complex
- Fieldstone boundary walls
- Paved and unpaved roads and paths
- Mature plant materials

The Loring House and Summerhouses are oriented north/south, while the other outbuildings to the east and northeast are skewed on a northwest/southeast axis that generally follows the contours of the land.

The Loring House (ca. 1884, ca. 1905-1908, ca. 1935-1939) (Photos 1, 2) is an irregular, roughly U-shaped building comprised of four main section. The two-story, side-gabled *front block*, oriented east/west, which is embellished with two one-story, hip-roofed projections on the façade (south) elevation; a one-story, hip-roofed *kitchen wing* attached to the east. a one-story, hip-roofed *maids' wing* at the rear on the east side of the front block; and a two-story, gabled, L-shaped *ballroom wing* at the rear on the west side.

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The modestly-articulated house rises from low rubble foundations, with occasional sections of poured concrete. Walls are clad principally with stucco. Deep roof eaves feature widely spaced, exposed rafters and purlins. Roofs are clad with asphalt shingles, and small, hip-roofed ventilator cupolas punctuate the ridgelines of the rear wings. Four brick chimneys rise from the front block, three interior and one exterior. Windows are typically 6/6 double hung wood sash with flat casings, irregularly placed. The front block (ca. 1884) features board and batten siding on the added second floor (ca. 1938-1939), which is illuminated by horizontal strip windows with fixed and casement steel sash. The ground floor of the façade contains a semi-circular projection on the west that functions as an entry foyer, dominated by a continuous band of leaded glass windows. The square-shaped, eastern projection (pre-1884) contains a single French door centered on its south façade. The kitchen/laundry wing to the east of the front block, to which it is connected by a short corridor, is square in shape, with a high hip roof with ventilator cupola, irregular fenestration, and a small back service porch. The maids' wing at the back of the house, on the east, is one-story high, with irregular 6/6 fenestration and a utilitarian entrance porch on the east elevation. The L-shaped ballroom wing (sometimes called the music room) was added on the back of the main block ca. 1905-1908. Its north/south leg has irregularly placed, 6/6 sash on its east and west elevations; the east/west leg at the rear has regularly spaced, paired and tripled diamond-paned casement sash. A narrow wood balcony with a plain lattice railing rings three sides of the ballroom's second story. A monumental exterior stone chimney dominates the west gable end of the ballroom wing.

Family tradition maintains that two free-standing summerhouses, one to the northeast of the main house and one to its southwest, were constructed in the late 1880s, were originally attached to the maids' wing and west end of the front block, respectively, and were removed in the 1930s renovations. Family members report that the two summerhouses were originally identical in design and materials. Both summerhouses are square in plan with high hip roofs, square corner posts and shallow-angled braces supporting the roof, and plain lattice railings. The North Summerhouse (ca. 1885-1890) (Photo 3) presently has an earthen floor; poured concrete bases for the corner posts; plain lattice railings across the top and bottom of all four sides; asphalt shingle cladding on the roof; and a low, hip-roofed ventilator cupola. The corner posts rise from poured concrete bases; plain lattice railings span between the base and top of the corner posts on four sides. The South Summerhouse (ca. 1885-1890) (Photo 4) has a wood platform floor that is propped up on terra cotta tile blocks; lattice screens at the top of three sides; and a wood-shingle roof with no cupola.

A short distance to the northeast of the Loring House stands the Cottage (also known as the Caretaker's House) (ca. 1890s) (Photo 11), which has experienced multiple additions and renovations over the course of its history. Irregularly shaped, this simple, one-story, wood-frame structure has a low, random ashlar foundation; clapboard siding; and a front gable roof without returns. Fenestration consists mainly of irregularly spaced 6/6 windows with flat casings; openings on the southwest elevation have small bracketed shelf hoods. The façade contains a small enclosed porch with a hip roof; it presently serves as the building's main entrance, accessed by granite block steps. A modest 1 ½ story ell on the northeast corner of the Cottage is distinguished by an exaggerated, asymmetrical gable roof, exposed rafter ends, shed-roofed dormers, and a small gabled entry porch with a decorative truss in the peak on the northeast gable end.

Located to the northeast of the Cottage, across an earth path, is the Garage (ca. 1890s) (Photos 8, 9). Set into the hillside, with only the roof visible on its uphill (southwest) side, this 1 ½ story structure is a rectangular building with a steep hip roof clad in asphalt shingles, deep eaves with exposed rafter ends, and two small hip-roof ventilator cupolas on the ridge. Walls are clad in wood shingles, except for the northwest wall, which is constructed of random ashlar. The façade (southeast elevation) has two large sliding doors. The northeast elevation contains six unevenly spaced, 6/6 windows with flat casings and an off-center single-leaf door. The southwest side of the building, in which the eave is only slightly above grade, features three hip roof dormers of various sizes and shapes: one containing a single-leaf door at the east end, one in the center with a six-light window, and the smallest one, with a small hatch door that accesses a large interior cistern, at the west end.

The Stable (ca. 1890s) (Photos 5,6) stands to the southeast of the Garage, near the present entrance to the property and at the bend in the paved driveway. Clad with wood shingles, this rectangular building rises 2 stories from a random ashlar foundation to a front gable roof with asphalt shingles and a hip-roofed ventilator cupola on the ridgeline; a one-story shed addition extends across its northwest side. The façade (southwest elevation) of the original building is distinguished by a

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sliding barn door centered on the ground floor and double-leaf wood doors above; dovecotes separated by a bracketed shelf occupy the gable peak on both the facade and rear (northeast) elevations. Fenestration is irregular, consisting of a variety of 9-light and 12/12 double hung windows with flat trim. A wide, modern garage door occupies the façade of the shed addition. A rear projection at the basement level is enclosed by granite block walls and the remains of a shed roof.

Several other ancillary farm buildings survive as ruins in the vicinity of the Horse Barn. The most complete of these include the concrete foundations of two silos and a small Cow Barn (early 20th century) (Photo 6) (with fragments of several milking stations extant) to the southeast of the Stable, and the poured concrete foundation of a Bull Barn (early 20th century) (Photo 7) to the northeast of the Stable, whose southeast and southwest corners are marked by two large granite posts. Random stones indicating the location of a tool shed and hay mow also survive, flanking a dirt path to the east of the horse barn. A portion of a small, wood-frame Chicken Coop (date unknown; Photo 10) stands behind and between the Stable and Garage. The extant back half of the Chicken Coop features a random ashlar foundation, wood-shingled walls, and a pitched roof.

A pair of small, similar outbuildings lines the east side of the driveway between the Cottage and Main House; both are reported by family members to have been built for bee-keeping operations. Built into the hillside adjacent to the driveway, the two structures are one-story high, with random ashlar walls, clapboard-clad gable ends in which is typically centered a three-light window, and gabled roofs clad with wood shingles. The front-gabled South Bee-Keeping House (ca. 1890s) (Photo 14) faces southeast, with a single-leaf, modern door surmounted by a three-light transom on the façade. The North Bee-Keeping House (ca. 1890s) (Photo 14) faces northeast, with a side-gable roof and a single-leaf, wood and glass paneled door centered on the façade.

A Greenhouse Complex (ca. 1890s) (Photos 14-19) to the east of and downhill from the bee-keeping houses incorporates the ruins of two greenhouses (the Boiler House and the Grape House), the foundation of a Cold Storage/Potting Shed, granite block landscape and retaining walls framing a small enclosed lawn, and granite block staircases. The southwest side of this complex is bordered by the rectangular Grape House (Photos 15, 16), which features random ashlar walls that built into the hill and integrated with adjacent landscape walls; a front-gable roof with wood struts and occasional steel framing; slender steel pipe columns and remnants of heating pipes and boilers on the interior; a few panes of glass remain. The stone wall forming the southeast façade contains an arched offset opening with granite block voussoirs and granite block steps inside the structure. Attached to the southwest wall of the Grape House is the foundation of a Cold Storage/Potting Shed (Photo 16), constructed of random ashlar walls with beveled mortar joints, built into the hillside; a door opening is located on its southeast façade.

The L-shaped Boiler House encloses the northwest and northeast sides of the grass courtyard (Photos 15, 17). This structure has brick walls on a rubble foundation, asymmetrical gable roofs with wood struts and steel frame elements, and occasional remnants of glazing. The north/south leg of this structure terminates in a cross-gabled entrance with a gabled roof supported on decoratively sawn wood brackets and a single-leaf door opening with a triangular transom. The east/west leg of the structure terminates in the stone Courtyard Wall that frames the southeast side of the lawn; its façade features a single-leaf, wood and glass paneled door under a glazed gable peak.

Two small outbuildings survive to the west of the Garage, in woodland northeast of the Loring House, both in deteriorated condition. The ruin of a Wood Shed (early 20th c) (Photo 12) is a small shed-roofed structure with vertical wood planking and sections of wood shingle siding; major portions of wall and roof are missing. An offset entrance is set on the southwest façade. West of the Wood Shed is a miniature Playhouse (early 20th c) (Photo 13) an L-shaped structure with a shed roof, wood shingle siding, three square window openings, a utilitarian entrance on the south leg of the structure, and an exterior brick chimney rising from a fieldstone foundation on the north leg.

Off Lots contains an unusual, unpretentious array of residential, agricultural, and landscape resources that evolved *ad hoc* from the late 19th through mid 20th centuries. The survey area is notable for the rambling, heterogeneous Loring House; the surviving Barn and Garage; a distinctive Greenhouse Complex; and ruins of numerous agricultural and recreational outbuildings. Most of the structures are unused and exhibit a range of building maintenance and conditions: the Loring

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House and Cottage are in good to fair condition, while the outbuildings tend to be in fair to deteriorated condition. Historic landscape features, including terraces, retaining walls, and landscape walls, retain historic integrity. Occasional original or early plantings are also notable.

Reminders of the property's function as a working farm are present in some of the extant mature plant materials still growing on the site. Remaining cultivated plants include apple and pear trees scattered about the southeast slopes and grape vines growing along the eaves of the Loring House's northeast sides. Ornamental plants remain around the perimeter of the Loring House, including a bulky climbing hydrangea extending up the chimney on the west side, a flowering dogwood near the southwest corner, and grape vines along the eaves of the front (south) façade. Thick seven-foot high masses of forsythias stand on the slopes to the southeast of the Loring House and clusters of mature rhododendrons¹ grow in the center of the cul-du-sac, near the rear entrance to the Loring House, and along a portion of the driveway. Mature trees on the property include yews growing near the Cottage and on the terrace below the Greenhouse Complex, a catalpa at the southeast corner of the Cottage, and several white pines along the south side of the driveway, across from the Loring House.

In addition to the remaining plant materials, the property contains several constructed features that add detail to the landscape. Bluestone stepping stones (installed in the early 1960s) lead from the driveway to the front door of the Loring House. The remnants of a small fountain stand near the front of the Loring House in the center of the cul-de-sac; all that remains is a concrete octagonal base surrounded by a mature stand of rhododendron. A concrete, lantern-style sculpture was the centerpiece of a small ornamental flower garden in front of the kitchen/laundry wing of the house; the garden landscape was removed in the 1980s. In addition to the mortared stone retaining walls supporting the knoll's southern slope are sets of granite steps leading down the terraces (two risers/treads), and from the driveway down into the Greenhouse Complex (eleven risers/ treads). Additional mortared granite walls stand near the stable and dairy, separating the buildings from the driveway. Connected to the southeast wall of the Grape House is a free-standing mortared Courtyard Wall, approximately five feet in height and eighteen inches thick (Photos 16, 18). It extends northward for approximately 75 feet, tapering and forming a retaining wall as it meets the grade near the driveway edge. The stone ranges in color from gray to brown, and has been cut in an assortment of sizes. A doorway and three arched-topped window openings punctuate the wall – one window on the left side of the door, and two on the right. Small fragments of glass scattered around the window openings suggest that they contained panes at one time. A single granite step, six inches in height, forms a threshold at the foot of the opening. No evidence of a door, such as hinges or hinge holes, are present around the opening. (*Note: Loring family tradition holds that the doorway was topped by a heavy timber beam matching those that appeared in the garden pergola below the greenhouses.*) Inside this wall is a rectangular courtyard area, surfaced with grass. The pond edges may be supported and/or accessed by stone walls/steps,² and a dry-laid fieldstone wall threads through woodlands, rimming the south, west and portions of the north side of the property.

HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this relates to the historical development of the community.

Significant as the summer home of members of the locally prominent Loring family since the 1880s, Off Lots (Augustus P. Loring Estate), 110 Common Lane, is a unique estate property in Pride's Crossing. A working farm as well as a well-

¹ Loring family tradition holds that Augustus Loring was instrumental in the importation of some species of rhododendrons to America. Jane Lathrop Loring, daughter of Charles Greeley Loring (APL's uncle), married Asa Gray, and Gray did explore the southern US in the 1840s and gather the *Rhododendron carolinianum*.

² Loring family members believe these features may have been designed by Frederick Law Olmsted while he was working in 1888 at the Charles Greeley Loring Estate (Pompey's Garden) on the south side of Route 127. The work was allegedly connected with efforts to improve the stream leading from the pond to W. C. Loring's Estate, Burnside, and the C. G. Loring Estate. This information has not been confirmed by the holdings of the Olmsted Archives.

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used, informal summer retreat, the survey area retains a sprawling house and a rare collection of early outbuildings. Country estates accompanied by farming operations such as Off Lots were not uncommon in the late 19th and early 20th centuries in America among the wealthy elite. In his 1904 book, *American Estates and Gardens*, Barr Ferree described these properties as “large enough to admit of independent farming operations, and in most cases with a garden which is an integral part of the architectural scheme.” On the North Shore of Massachusetts, estates containing farm and livestock operations included Appleton Farm in Ipswich, Maudesleigh (Maudslay) in Newburyport, the Thomas Emerson Proctor estate in Topsfield, and the Frederic Winthrop estate (Turner Hill Farm) in Hamilton. Further research into the extent and details of such properties in Beverly and the Northeast region is merited.

Members of the Loring family were among the earliest summer residents of Beverly Farms, beginning with the acquisition of a large parcel of land in 1844 by Charles Greeley Loring (1794-1867), a prominent Boston lawyer. Loring descendants believe the original property extended northward from Plum Cove to Common Lane, including what is now Off Lots. C. G. Loring built a seaside house (431 R Hale Street; BEV.728) and established a scientifically-run farm where he raised cattle, swine, and poultry. An as-yet uncorroborated family tradition holds that the one-story, square projection at the front of Off Lot’s Main House was built on-site as a free-standing library or office for C. G. Loring. Charles Greeley Loring’s grandson Augustus Peabody Loring (1857-1938) came into possession of the property now known as Off Lots at an undetermined time; he likely built the present house around the time of his marriage in 1884 to Ellen Gardner. A. P. Loring Sr. was the son of Caleb William Loring (1819-1897), the builder of the Burnside estate at 3 Burnside Drive, BEV.725) and Elizabeth Smith Peabody.

A graduate of Harvard University, Augustus P. Loring Sr. practiced law; succeeded his father to serve for more than 30 years as president of the Plymouth Cordage Company (the world’s largest manufacturer of rope and twine in the late 19th century); was a trustee for the management of commercial property; and was a director of many financial, real estate, and manufacturing companies. The Loring family’s genealogy noted that A. P. Loring Sr. “lives in Boston in winter, but has been a citizen of Beverly since he first voted; has a large estate at Pride’s Crossing and another at Bartlett’s Island, Me., at both of which he carries on farming and gardening and the raising of pedigreed cattle.” (Loring genealogy: 337-338). A niece of Isabella Stewart Gardner’s husband, Ellen Gardner Loring (1860-1937) has been described as “a beautiful, warm-hearted and affectionate woman” who took an interest in the agricultural activities at Off Lots. (Morrison: 5)

Augustus and Ellen Loring had three children together: Augustus Peabody Jr. (1885–1951); Caleb William (b. 1888); and Ellen Gardner (1889-1922). Augustus Jr. inherited his grandfather’s estate, Burnside. Ellen Gardner Loring was married to Samuel Vaughan, a lawyer and trustee. Together they had three children: Louisa Loring Vaughan (1913-2003); Samuel Vaughan, Jr. (1915-2012); William Vaughan (b. 1917), and Ellen Gardner Vaughan (b. 1922). Louisa Vaughan Conrad (married to businessman Elbert A. Conrad) graduated from the Graduate School of Architecture and Landscape Architecture at Smith College, and established a showroom for modern furniture in Boston from 1940 to 1942 with Sarah Pillsbury Harkness, a co-founder of The Architects Collaborative firm in Cambridge, Mass. The showroom, known as Pillsbury and Vaughan, was a distributor for furniture by the Finnish designers and architects, Aino and Alvar Aalto. Louisa designed major interior and exterior renovations to the Main House ca. 1938-1939. Off Lots descended to Ellen and Samuel Vaughan’s son Samuel, Jr. (1915-2012), who occupied the house with his wife Joan and their four children (Joan, Allan, Henry, and Benjamin). Allan Vaughan owns 110 Common Lane today, which he occupies part-time. Joan Vaughan Ingraham occupies the eastern end of the original Off Lots property, which has been subdivided as 42 Thissell Street.

Morrison’s biography of his friend Augustus P. Loring Jr. speculates that Augustus Sr. acquired the property here ca. 1882 and operated it as a dairy farm while still commuting to Boston to work. It seems more likely that construction on the Main House began after Augustus Sr. and Ellen Gardner were married in 1884; the couple lived at Off Lots in the warm months and had a winter residence in a hotel apartment in the Back Bay neighborhood of Boston. A frequent visitor to Off Lots, Morrison wrote that he “shared in the Loring ‘perfection of hospitality with an entire absence of display.’ Mr. and Mrs. Loring led a life apart from the North Shore social set; not from scorn or superiority, but simply from indifference...” (Morrison: 9).

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Augustus P. Loring Sr. appears to be identified at the Off Lots property in the 1886 city directory. Directories through the early 20th century indicate that employees at the estate regularly included a chauffeur and gardener, who lived on the property; directories and census records show between one and four servants living with the family in the house. Ellen Gardner Loring Vaughan died in 1922, but her husband, Samuel, and their four children continued to occupy the property through 1940. Samuel Vaughan Jr., a passenger sales manager for the New Haven Railroad, and his wife Joan are listed at this property by themselves at least from 1960 through 1970. Samuel Vaughan Jr. died in 2012; Joan Vaughan resided here until her death in 2018. Samuel Jr. and Joan's son Allan Vaughan occupies the Cottage part-time.

The evolution of Off Lots has been little documented, and only one possible connection to a known professional designer (Louisa Vaughan Conrad) has been revealed. The development of the Loring House, outbuildings, gardens, and landscape structures is therefore not well understood at the present time. The 1880 atlas shows no buildings at this location, and no property owner is identified here. By the 1897 atlas, the driveway was laid out in its present configuration; four small outbuildings were lined up along the north side of the driveway, near the bend; and the Cottage appears to be in place, with a small wood-frame building on the opposite side of the driveway. (An uncorroborated Loring family chronology states that "The two large NW rooms on the farmer's cottage were added in 1905 for 2 'hired men'. Original part of cottage was a pig sty moved from the P. T. Jackson place"—originally Charles Greeley Loring's estate—on the coast.) In 1897, a large barn occupies the site of the present greenhouse complex. The Loring House appears similar to its existing footprint, with the exception of the absence of the ballroom wing. A small pond is located to the north of the Loring House, near the intersection of Common Lane and Greenwood Avenue. The 1907 atlas shows the same layout of buildings on the property. The 1919 atlas shows the chauffeur's house standing at the base of the driveway, at what is now 42 Thissell Street, and a strikingly different (and perhaps erroneously depicted) array of buildings at the top of the driveway. The larger of these structures is likely the present Garage.

Informal and *ad hoc* in character, Morison observed that "The old farmhouse at "Off Lots' had been added to, year by year, until it looked something like a stalled train of cars hauling a large music room." (Morison: 9). The front block of the Loring House was originally one-story high and is thought always to have been clad in stucco. A photograph taken in 1902 shows the front block with what appears to be a hip roof, along with the extant circular and square projections on the façade, the kitchen wing to the east, and one of the summerhouses attached to the west end. The ballroom (sometimes called the music room) was reportedly constructed ca. 1905-1908, and appears in an early, undated photograph with the second story balcony extending across the attached north/south wing; the original one-story front block; and a summerhouse attached to the west end of the front block. The second story of the front block is thought to have been added in the late 1930s. Designed by A. P. and Ellen's granddaughter, Louisa Loring Vaughan Conrad, the interior was significantly updated at the same time, all in a modest version of the International Style. Family tradition holds that Louisa was also involved with unknown renovations to the Cottage.

The Off Lots farm was known for its hay and dairy products; it also produced herbs, grapes, vegetables, and tree fruit. Photographs of the property taken in 1902 show the extent of the cultivated area, located below the Greenhouse Complex on the southeast side of the property (on what is now a separate parcel). A set of heavy timbers, constructed in the form of an open pergola, stepped from the Greenhouse Complex into and through the large garden, leading to a hayfield. The garden contained a set of cold frames, vegetables, and fruit trees and shrubs. Ca. 1898, a hand-drawn inventory of cultivated fruit trees and ornamental shrubs was prepared for the property. It identified plants growing around the Loring House, including several varieties of pears, plums and apples on the upper terrace, along both sides of the railroad tracks, adjacent to the Greenhouse Complex, and around the chicken yards. The Grape House (part of the Greenhouse Complex) held several varieties of grapes planted along the outer edges of the structure, as well as four fig trees growing inside the house. On the upper terrace, adjacent to the Bee-Keeping Houses, the family mounted a thatch-roofed martin house atop a rough-hewn pole. It stood among plantings of apple trees. A formal garden (location not indicated) held several species of lilac, althea, honeysuckle, deutzia, and peony.

The outbuildings have an even less clear history of construction and use. None are thought to be original to the estate. The Stable contained one large stall and three smaller single stalls on the main floor. The small herd of less than a

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half-dozen dairy cows was housed in a Cow Barn immediately downhill from the Stable; it survives, with milking stalls and silos, only as foundations. Similarly, a Bull Barn was located behind the Stable. Remnants of a fenced Chicken Coop are located behind and between the Stable and Garage. The rear (western) part of the Garage was reportedly used for dairy operations; it includes a large cistern on the southwest corner. Many early outbuildings no longer survive, including a tool shed and hay mow to the southeast of the Stable and of the Cow Barn ruins, and a variety of sheds for equipment to the east of these structures. A large chicken coop was located on the south side of the path that extends westward from the Garage and Cottage, opposite the remains of the Wood Shed. Its chicken yard was surrounded by a fence that opened with a gate alongside the adjacent road.

According to family members, the two Bee-Keeping Houses served hives that were located to the south of the Greenhouse Complex, below the driveway; the northern structure may also have been used for dairy processing at one time. The two greenhouses (Boiler House and Grape House) were used for cultivating vegetables eaten year-round at the estate.

The ca. 1898 plant inventory sketches indicate that a road lead from the driveway to the pond. Family lore maintains that Frederick Law Olmsted, who was engaged for landscape design with other Loring properties, was involved with the channelization of the brook that originates at the pond and runs along Common Lane on the northern edge of the property. This brook terminates in Plum Cove at the Loring family's Burnside estate.

Recreational features of the survey area include the existing Playhouse, which is said to have been built by Augustus P. Loring Sr. for his grandchildren. A lawn tennis court was located immediately behind the ballroom of the Main House; the dates of its existence have not been determined.

Much of the original farm landscape, including the large vegetable garden, hay meadow, fruit orchards, and utilitarian outbuildings, are no longer extant; many of the remaining landscape structures are deteriorated; and the property has been reduced in size.

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**OFF LOTS (AUGUSTUS P. LORING ESTATE), 110 COMMON LANE
DATA SHEET**

<i>Map-Block</i>	<i>MHC #</i>	<i>Historic Name</i>	<i>St. #</i>	<i>Street Name</i>	<i>Date</i>	<i>Style</i>
35-2	BEV.1251	Augustus P. and Ellen G. Loring House (Loring House)	110	Common Lane	ca. 1884; ca. 1905-1908; ca. 1938-1939	Arts and Crafts
35-2	BEV.1252	North Summerhouse	110	Common Lane	ca. 1885-1890	Arts and Crafts
35-2	BEV.1253	South Summerhouse	110	Common Lane	ca. 1895-1890	Arts and Crafts
35-2	BEV.1254	Cottage	110	Common Lane	ca. 1890s	No style
35-2	BEV.1255	Garage	110	Common Lane	ca. 1890s	Arts and Crafts
35-2	BEV.1256	Stable	110	Common Lane	ca. 1890s	Arts and Crafts
35-2	BEV.1257	North Bee-Keeping House	110	Common Lane	ca. 1890s	No style
35-2	BEV.1258	South Bee-Keeping House	110	Common Lane	ca. 1890s	No style
35-2	BEV.1259	Boiler House (greenhouse)	110	Common Lane	ca. 1890s	Arts and Crafts
35-2	BEV.1260	Grape House (greenhouse)	110	Common Lane	ca. 1890s	Arts and Crafts
35-2	BEV.1261	Cold Storage/Potting Shed	110	Common Lane	ca. 1890s	No style
35-2	BEV.9012	Greenhouse Complex landscape (walls, courtyard, and steps)	110	Common Lane	ca. 1890s	No style
35-2	BEV.1262	Wood Shed	110	Common Lane	early 20 th c	No style
35-2	BEV.1263	Playhouse	110	Common Lane	early 20 th c	No style

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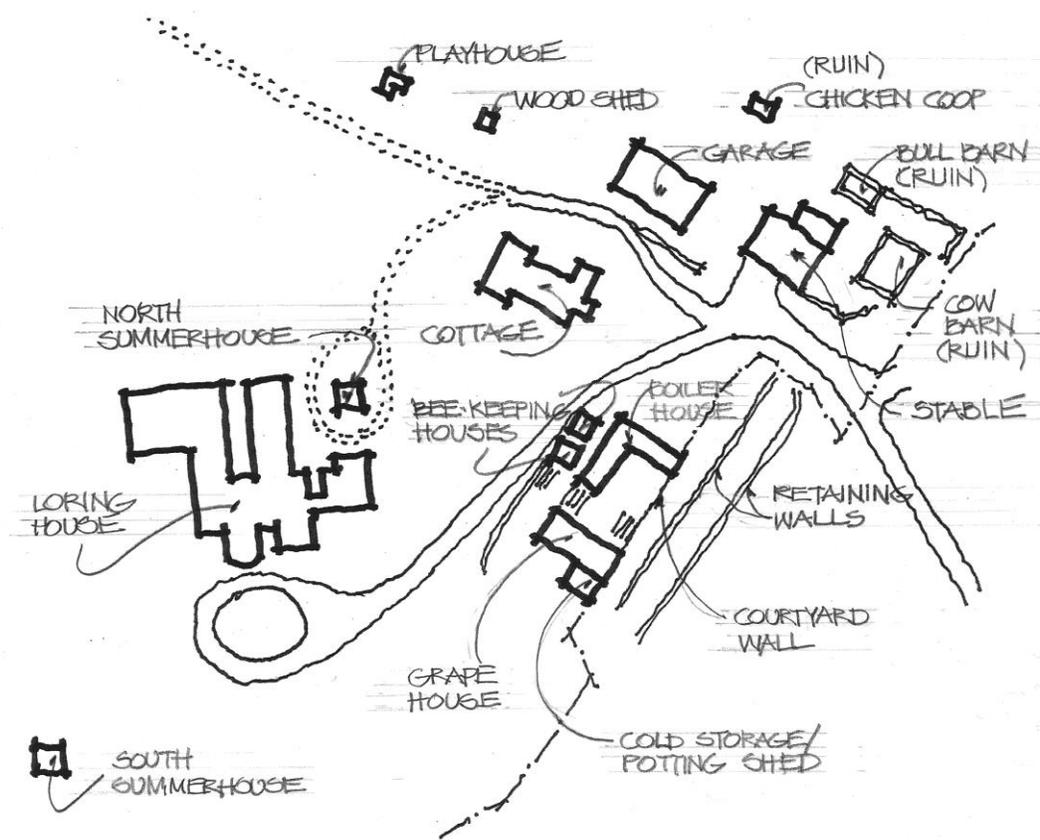
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SKETCH MAP (north is at top; not to scale)



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SUPPLEMENTAL IMAGES



Photo 2. Loring House: Ballroom and front block, north and west elevations.



Photo 3. North Summerhouse.



Photo 4. South Summerhouse.



Photo 5. Stable.

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SUPPLEMENTAL IMAGES



Photo 6. Cow Barn foundations and Stable, looking west.



Photo 7. Bull Barn foundation.



Photo 8. Garage, southwest and southeast elevations.



Photo 9. Garage, southeast and northeast elevations.

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SUPPLEMENTAL IMAGES



Photo 10. Chicken Coop.



Photo 11. Cottage, southwest and southeast elevations.



Photo 12. Wood Shed.



Photo 13. Playhouse.

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SUPPLEMENTAL IMAGES



Photo 14. Bee-Keeping House (L) and Boiler House (R).



Photo 15. Greenhouse Complex: Boiler House (L), courtyard and free-standing stone wall (C), Grape House (R).



Photo 16. Greenhouse Complex: Cold Storage/Potting Shed (far L), Grape House (C), and free-standing Courtyard Wall (R).



Photo 17. Greenhouse Complex: Boiler House and courtyard.

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SUPPLEMENTAL IMAGES



Photo 18. Greenhouse Complex: Free-standing Courtyard Wall.



Photo 19. Terrace retaining walls south of Greenhouse Complex, looking southwest from driveway.



Photo 20. Loring House, 1902: Façade (south) elevation. (Courtesy of Joan Vaughan Ingraham.)



Photo 21. View of Off Lots gardens taken from the lower (south) pasture looking west, 1902. (Grape House on L.) (Courtesy of Joan Vaughan Ingraham.)

SUPPLEMENTAL IMAGES



Photo 22. View of martin house and young fruit trees north of the Bee-Keeping Houses, 1902. (Courtesy of Joan Vaughan Ingraham.)

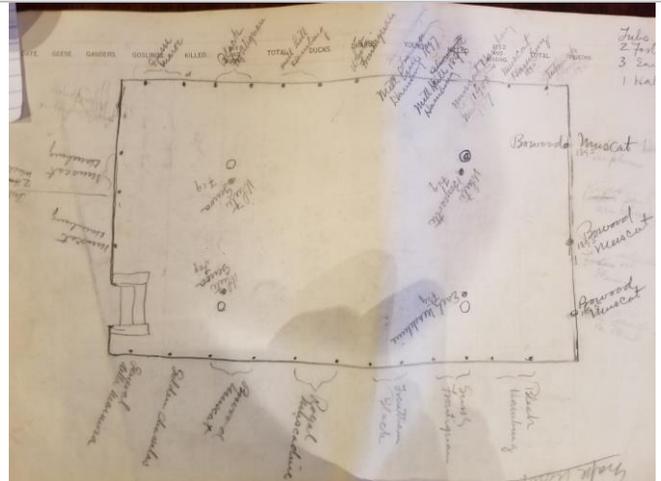


Photo 23. Sketch plan of grape and fig varieties planted at the grape house, ca. 1898. (Courtesy of Joan Vaughan Ingraham.)

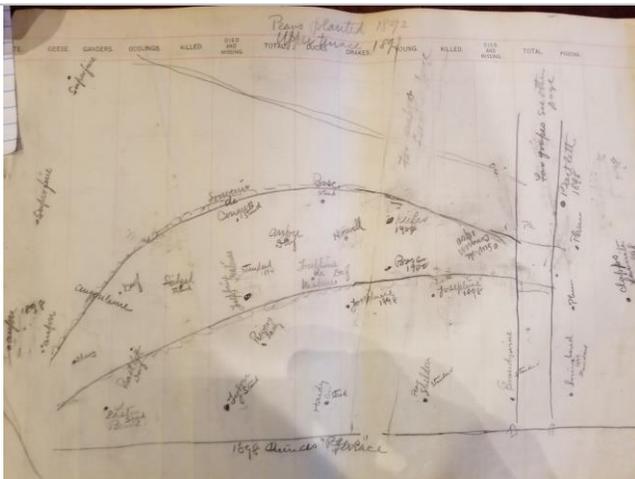


Photo 24. Sketch plan of fruit tree plantings on terraces south of Greenhouse Complex, ca. 1898. (Courtesy of Joan Vaughan Ingraham.)