

The Loring-Greenough House

Boston Landmarks Commission Study Report



THE LORING-GREENOUGH HOUSE

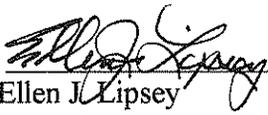
12 South Street, Jamaica Plain, Massachusetts

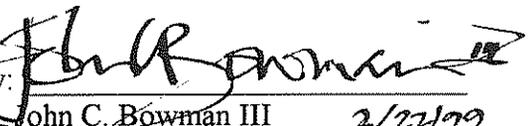


Boston Landmarks Commission
Environment Department
City of Boston

Report on the Potential Designation of
The Loring-Greenough House
12 South Street, Jamaica Plain, Massachusetts

as a Landmark under Chapter 772 of the Acts of 1975, as amended

Approved by:  2/22/99
Ellen J. Lipsey
Executive Director Date

Approved by:  2/24/99
John C. Bowman III
Chairman Date

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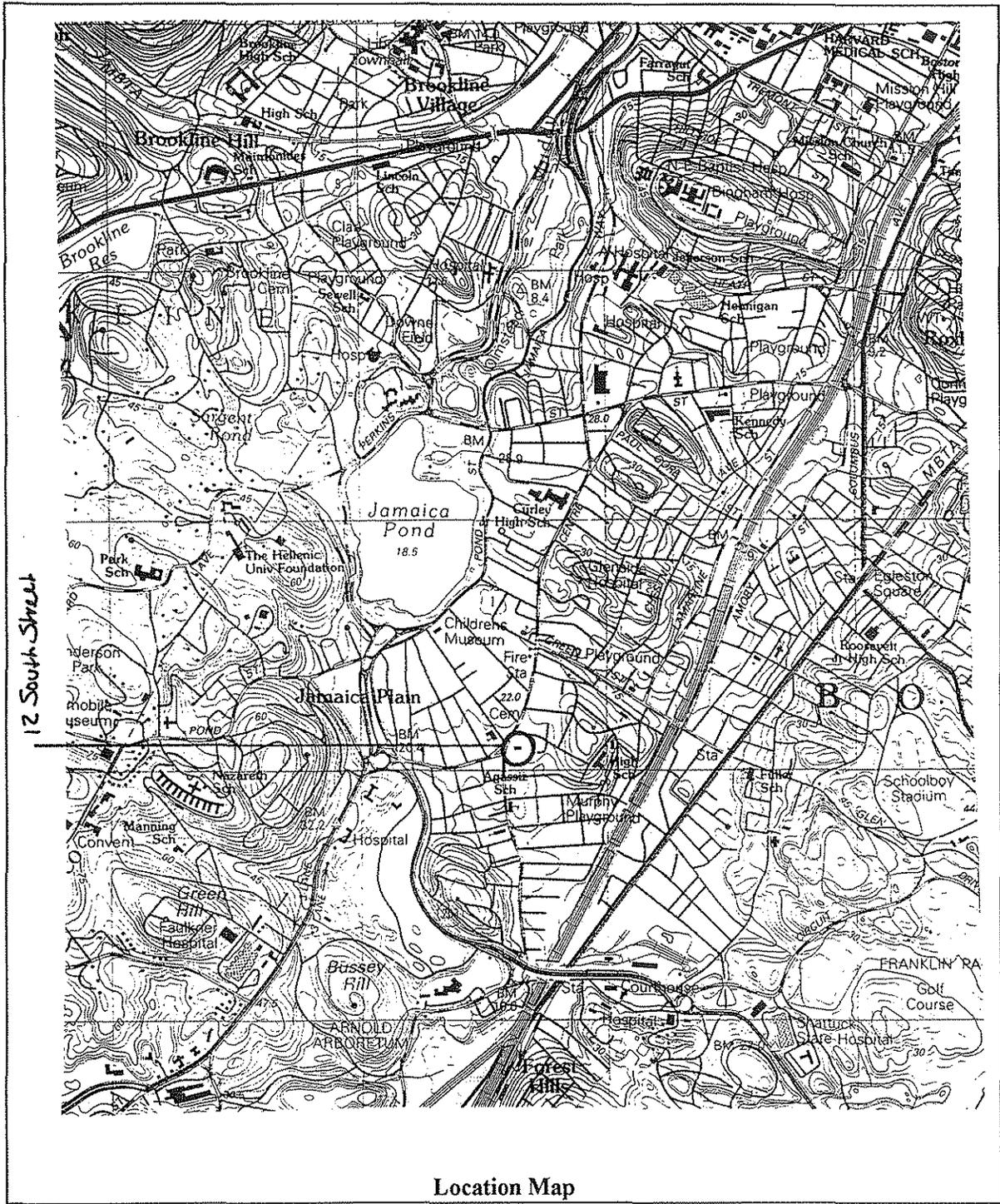
1.0 LOCATION OF PROPERTY

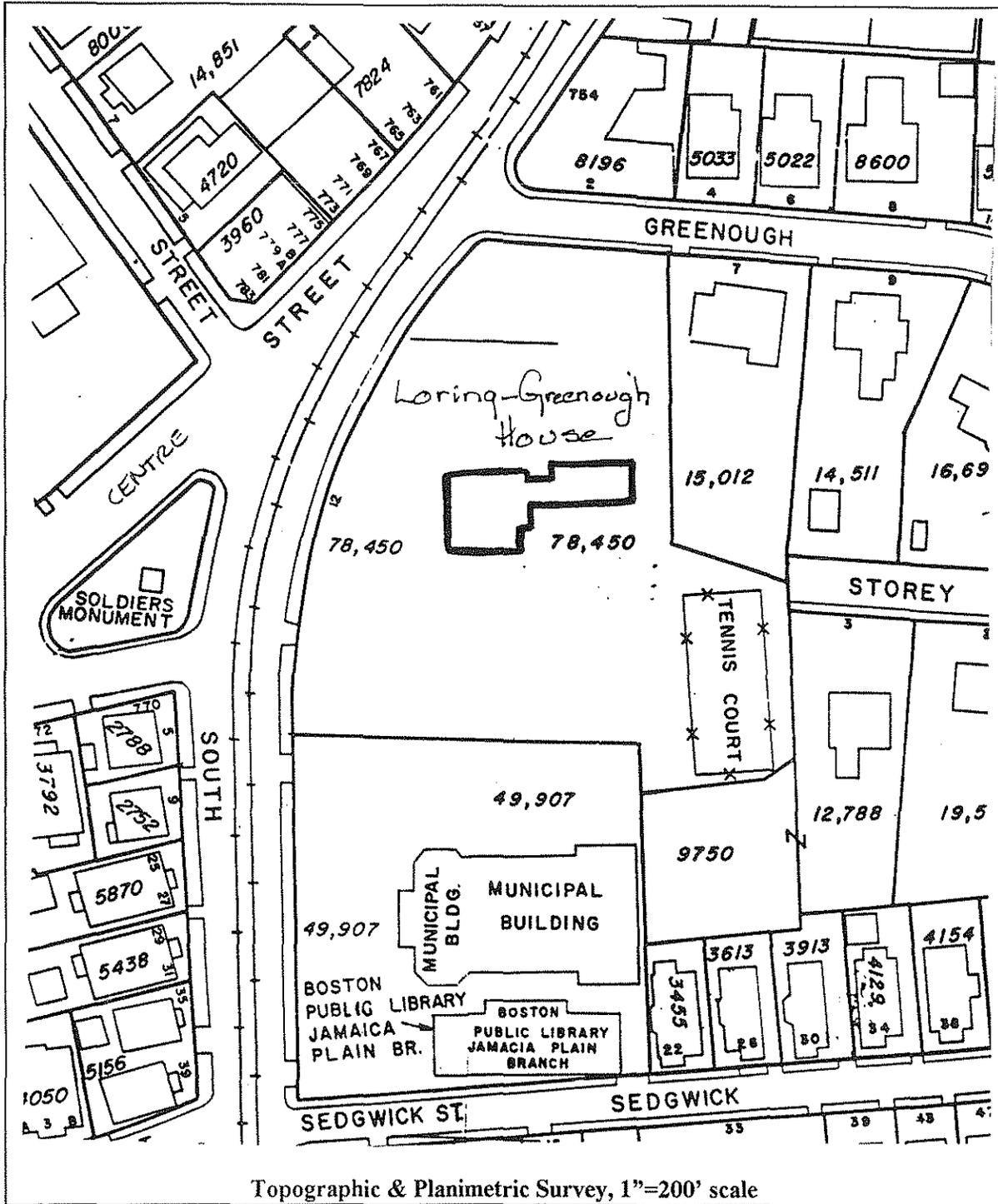
1.1 Address: 12 South Street, Jamaica Plain, Massachusetts.
Assessor's parcel number: Ward 19, Parcel 1290

1.2 Area in Which Property is Located:

The Loring-Greenough House is located on a level 78,450 square foot parcel at the intersection of South and Greenough streets. It stands just south of Jamaica Plain's commercial center, occupying a prominent position at the fork between two major thoroughfares, Centre and South streets. Its irregularly-shaped parcel is bounded by Greenough Street to the north, Storey Place to the west, the Jamaica Plain Municipal Building to the south, and South Street to the west.

1.3 Map Showing Location:
Attached.





2.0 DESCRIPTION

2.1 Type and Use

Constructed in 1760 as a single-family dwelling for a prominent loyalist, this property was confiscated by the Continental Congress in 1775 to serve as an army commissary and military hospital. It reverted back to domestic use in 1776, whereupon it was leased by Roxbury's selectmen to several parties until its sale in 1779. The Greenough family acquired the house and its extensive acreage in 1784; it remained in their possession for five generations. In the 1840s, Greenough heirs began to subdivide their eighty-acre estate for suburban residential development. Threatened by demolition, the house and grounds were rescued by the Jamaica Plain Tuesday Club in 1926. It has since served as the club's headquarters and as a house museum.

2.2 Physical Description

This outstanding Georgian manse stands on the two-acre remnant of a once expansive agrarian estate. The Loring-Greenough House is one of several historic sites clustered near the fork in the road at Centre and South streets, Jamaica Plain's village center since the 17th century. Although the house presents a formal, center-entry facade along three elevations (north, south, and west), its main entrance is located on the south elevation, perpendicular to South Street. In addition to the house and its attached outbuildings, the property contains a carriage drive and vestiges of its historic landscape. Within a broader geographic context, the property is sandwiched between two 19th-century residential enclaves: Sumner Hill to the east and Monument Square to the west.

The Loring-Greenough House exhibits all the hallmarks of a high-style Georgian manse. Its 1760 core consists of a hip-roofed cube, rising two-and-a-half stories in height and measuring five bays on each side. Set on a field stone and granite foundation, the heavy timber frame is clad in clapboard siding and ornamented with classical detailing concentrated at the entries, windows, and cornice. The north, south, and west elevations each display a formal center-entry facade that is symmetrically fenestrated with 6/6 double-hung sash windows (a sash configuration known to date from 1826). An elongated 6/9 sash window, centered in the north facade, lights the stair hall. The house's heavy, fixed-slat shutters are believed to date from the early 19th century. While originally clad in cedar shingles, the now slate-tiled roof is pierced on the north, south, and east slopes with hip-roofed dormers (two per slope, lit with 8/8 sash) and crowned with a rooftop railing of Chinese fret design.¹

The cornice and north and south pedimented entries exhibit the heavy sculptural quality typically associated with Georgian architectural ornament. This robust treatment is derived from the use of a Composite order entablature, embellished with both dentils and modillion blocks. The grand southern pedimented portico is supported by two fluted columns resting on pedestals. The original twelve-paneled door with historic hardware is framed by fluted pilasters. In contrast, the northern pedimented portico is more shallow in its projection supported by slender columns without pedestals. With exception to the fluted pilasters, this northern entry was updated during the Federal era with a six-paneled door complete with sidelights and transom, noteworthy for their delicate leaded tracery.

¹We know the house was originally clad in cedar shingles from a 1795 entry in David Stoddard Greenough, Sr.'s diary. See David Stoddard Greenough Papers, Box 37, Volume 32: Farm Diary, 1790-98. Massachusetts Historical Society.

The street-facing, western entry has been substantially altered over time. Sometime between 1850 and 1870, its original pedimented portico was removed and replaced with an Ionic-columned entry porch that spanned the central 3/5s of the western facade (removed in the 1950s). The west entry, consisting of a paneled door with transom, is now framed by Corinthian pilasters which support a dentiled entablature.

Secondary massing includes the projecting two-story bay at the northeast corner of the house and the adjacent single-story porch.² Physical evidence suggests the store room and pantry projection originated as an 18th-century, single-story lean-to. This northernmost lean-to was expanded to its current two-story height in the late-19th century. The adjacent single-story porch and small enclosed room (a potting shed converted in 1910 to a bathroom) are also believed to date from the late-19th century. It is possible this eastern porch replaced an earlier "piazza." In 1805, David Stoddard Greenough, Sr. commissioned Jabez Coney to build a "new piazza" from the following materials: nails, boards, joists, gutters, shingles, clapboard, deck nails, single nails, and five turned posts.

In August 1811, David Stoddard Greenough, Sr. oversaw completion of his new summer kitchen and wood house wing. This two-story, rectangular structure stands to the east of the main house. Originally clad in cedar shingles, its hip roof was re-shingled in asphalt in 1927. Consistent with Federal-era carriage house design, this clapboard structure has a ground level arcade with shuttered 6/6 sash windows above. The western two arches were enclosed with plank siding and are lit with 6/6 sash windows. In contrast, the eastern three arches are screened with wood lattice into which doorways were cut.

The interior configuration of this outbuilding consists of two sections. Its western half contains the summer kitchen, distinguished by its rear-wall chimney, Rumford boilers, 19th-century stove, and soapstone sink. Beneath the kitchen is an excavated root cellar, cistern, and smoke chamber; above it is a plastered room which provided additional servant quarters. The eastern section of this structure, containing the wood house and space for guest carriages, does not have an excavated foundation. The household privy is situated in the far northeast corner. A narrow central stair leads to the second-story. To the east of the servant's quarter is an unfinished loft; one of its exposed truss members bears the inscription "B 1811." The small south-facing room at the center of the second-story contained a dove cote. This freestanding summer kitchen structure was originally connected to the main house by a single-story, gable-roofed woodshed. Sometime in the 19th century, this open connector was enclosed, providing space for a store room and drying room. The drying room retains its 19th-century revolving drying rack.

Interior

The Loring-Greenough House adopts the archetypal Georgian floor plan, namely a center hall flanked by two tiers of rooms. The rooms are not equal in size; instead their dimensions were specifically tailored to suit the living and entertaining requirements of the original owner. Domestic comfort, specifically ample light and heat, was assured through the abundance of windows and the two large chimney stacks, located between each tier of rooms. The interior walls consist of thin plank partitions finished with either lathe and plaster or carved paneling.

²A permit on file with Boston's Inspectional Services Department indicates the metal, exterior fire escape along the eastern elevation was installed in 1946.

A glazed door segregates the central hall into two distinct areas: the main entry hall and the rear stair hall. The main entry hall is quite grand in terms of scale, measuring two full bays in width. This space is finished with a paneled dado, molded cornice, and scenic wall paper (a hand-blocked design from Alsace, entitled "The Chateau Country") installed by the Tuesday Club prior to 1941. The rear stair hall features the same finish work, yet its space is narrower, measuring a single bay in width. Its elegant staircase, lit from above by an elongated window, is distinguished by turned spiral balusters, three to each riser.

The Best Parlor ("Souther Drawing Room" in the southwest corner) exhibits a raised paneled dado, interior shutters, a fully paneled firewall, and a china closet concealed behind a paneled door (to the right of the fireplace). The chimney breast dates from 1938, and is a re-creation based on the 1760 over-mantel in the bed chamber overhead. Allen, Collens and Willis, a Boston architectural firm, supervised this work which included restoration of the polished black Belgian marble chimney facing. This room is connected to the Northwest Parlor by a short passage at the west entry. A mid-19th-century Greenough safe is situated in the niche between these two formal rooms.³

The Northwest Parlor has a fully paneled firewall with a concealed china closet to the left. The rest of the room is finished with a raised paneled dado, molded cornice, interior shutters and window seats. The original mantel was replaced with a Greek Revival marble mantel and a cast iron coal grate. This room was painted in 1985 with a "Williamsburg" palette.

The Southeast Parlor ("Rees Reception Room) is the smallest first-floor room. Only a single bay in width, this parlor retains its paneled dado and Federal mantel, however its chimney breast and decorative chimney tile were removed in 1937. More recent alterations include the dropped ceiling and the faux marbled walls (painted in 1987 by Susan Strauss and Jeanette Hagan).

Situated in the northeast corner, the Kitchen retains antique cabinetry and historic artifacts, such as an original brick bake oven, 18th and 19th-century cupboards, a 1901 Cyrus Carpenter stove, a 1910 soapstone sink, and servant bells. A glazed paneled door to the right of the chimney leads to the servants' stairway. Two ancillary rooms, a store room and a pantry, are situated to the east of the kitchen. The pantry is paneled with wide beaded board.

Four large rooms are situated off the second-story landing. This corridor terminates in a small dressing room, located directly above the main entry. The Southwest Chamber is the most formal of the bedroom spaces, retaining its original paneled chimney breast, dado, and window seats. The Southeast Chamber ("Members Room") is more simply treated with plastered walls and a mid-19th-century marble mantle. Of special note, one window pane in this room was etched with the date of installation and its owners' initials: "*DSG MFG 1826*."⁴ The Northwest Chamber ("Goodnow Room"), significant for its Federal mantel, was redecorated in 1943 in the "Sheridan" style.

³While installing a new vault in 1860, D. S. Greenough III discovered Joshua Loring's liquor stores. Before fleeing this Jamaica Plain manse, Loring concealed his copious reserve behind cellar planking, long believed to be a retaining wall for un-excavated soil. In order to support the weight of the metal vault, Greenough III decided to construct a foundation under this spot, thereby discovering the hidden throve. The Madeira, port, Antiguan rums, and brandy kept the Greenoughs in festive spirits for several generations. (see D. S. Greenough IV letter to D. S. Greenough V dated January 1919.)

⁴These initials memorialize David Stoddard Greenough II and his wife Maria Foster Greenough.

The Northeast Chamber was substantially altered in the late-19th century to accommodate the installation of a bathroom.⁵ As the house lacked indoor plumbing until that late date, a small closet off the servant stair landing had been equipped with a seated chamber pot. The bathroom is luxurious in its Edwardian fixtures and paneling. In order to gain space lost to the bathroom, the Northeast Chamber was expanded to the east by building over an existing lean-to. The servant staircase continues up to the third-story chambers and a small bathroom. Although all four garret chambers are finished with plaster walls, only the southwest room was originally heated (this room retains its Federal-era mantel).

The basement is segregated into four storage quadrants. The two chimney arches survive intact: the western one was outfitted with shelves for storage, while the eastern one contains an ash pit and smoke chamber. The northeast quadrant of the cellar floor is finished with brick paving. From farm diaries we know that David Stoddard Greenough, Sr. completed major work on the “west cellar” in 1798. This work may have included installation of board-and-batten partitions and storage spaces in the northwest quadrant.

The Loring-Greenough site appears to possess high archaeological integrity. The domestic interiors and cellars may contain archaeological remains that would inform our understanding of 1.) an 18th-century country estate, 2.) Revolutionary War hospitals, commissaries, bakeries, and arsenals; and 3.) 19th-century domestic life and farming practices. In addition to its extant structures, the parcel may retain evidence of the 1807 coach house (on the site of the present tennis court), 1807 mill house, 1796 barn, and other early out buildings. Given the long cultivation of this site, an archaeological investigation may also yield botanical and/or palynological remains, providing information about the property’s land use history, specifically plant materials used in formal gardens, orchards, and fields.

2.4 Photographs

Attached.

⁵There are conflicting dates offered for the installation of the second-story bathroom and the expansion of the Northeast Chamber. One source dates the bathroom installation to 1880 (see: *The History of the Loring Greenough House* [Boston: Jamaica Plain Tuesday Club, 1956], p. 13). While the memoirs of Anna Greenough Force (daughter of David Stoddard Greenough IV) date these changes to 1907. A search of Boston’s Building Department records failed to reveal any alteration permits related to this work.

JP 249

PART of the MANSION HOUSE ESTATE

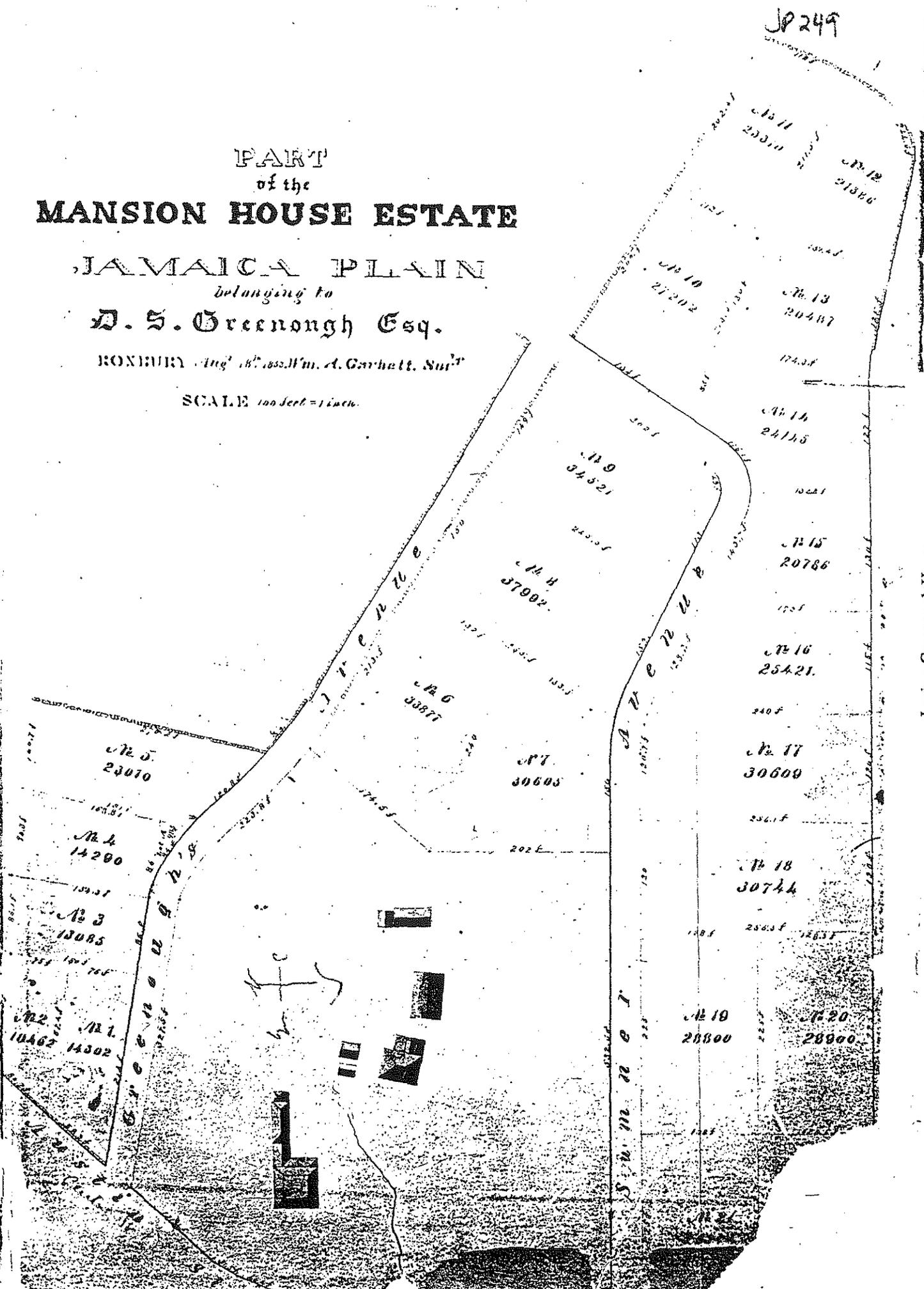
JAMAICA PLAIN

belonging to

D. S. Greenough Esq.

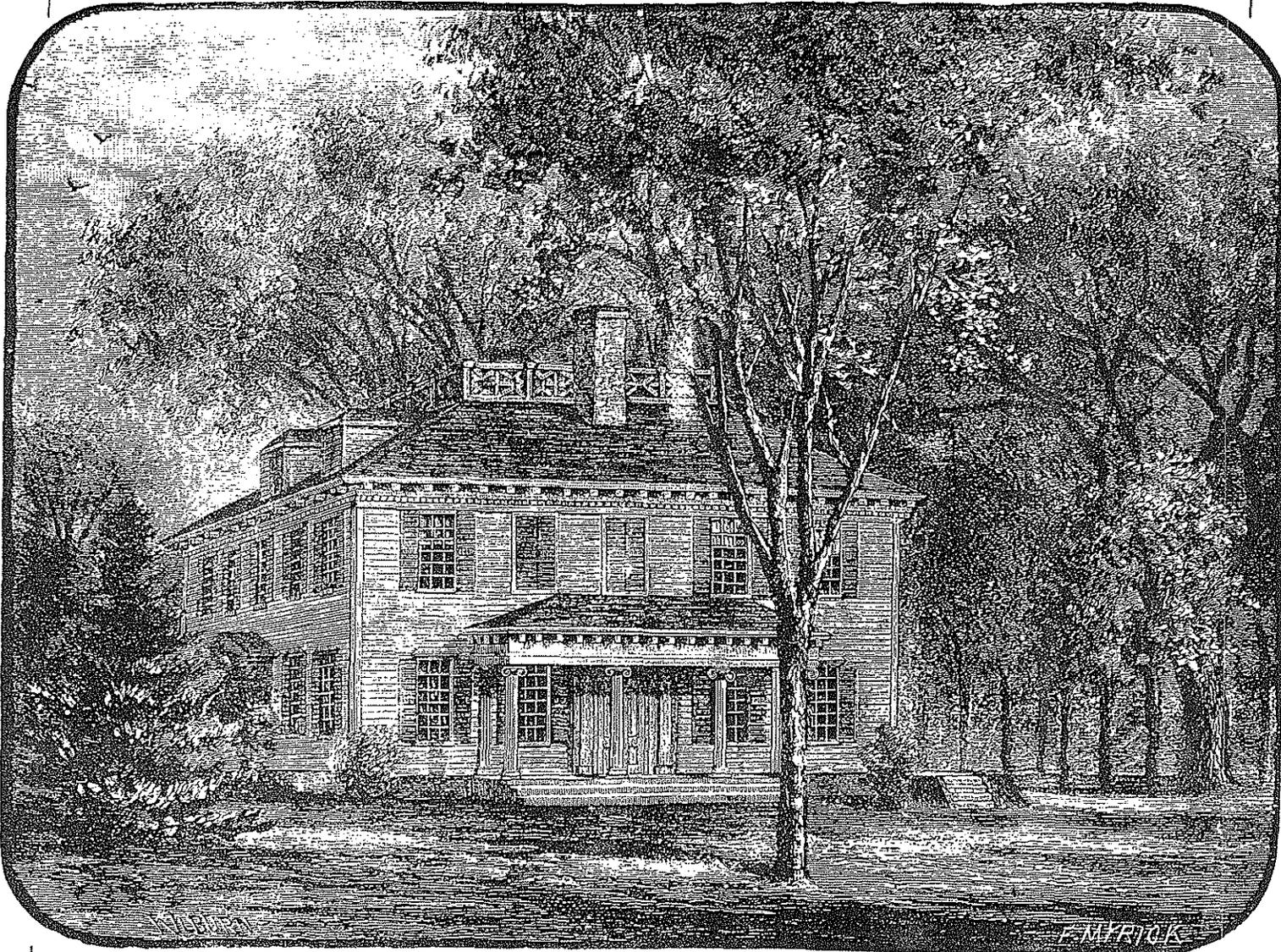
ROXBURY Aug^r 18th 1853. Wm. A. Garbett, Sur^r

SCALE 100 feet = 1 inch.

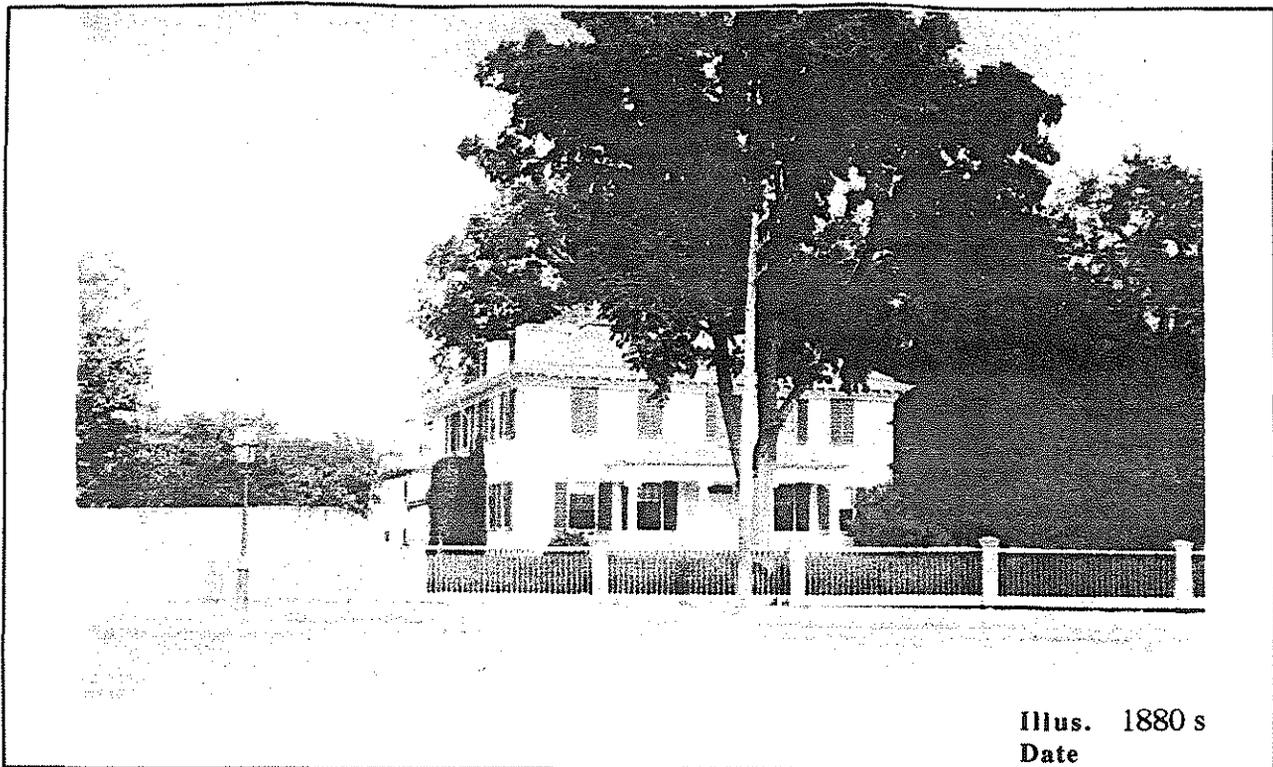


Loring-Greenough House

1853 Site Plan (depicts house, farm outbuildings, and vacant house lots)



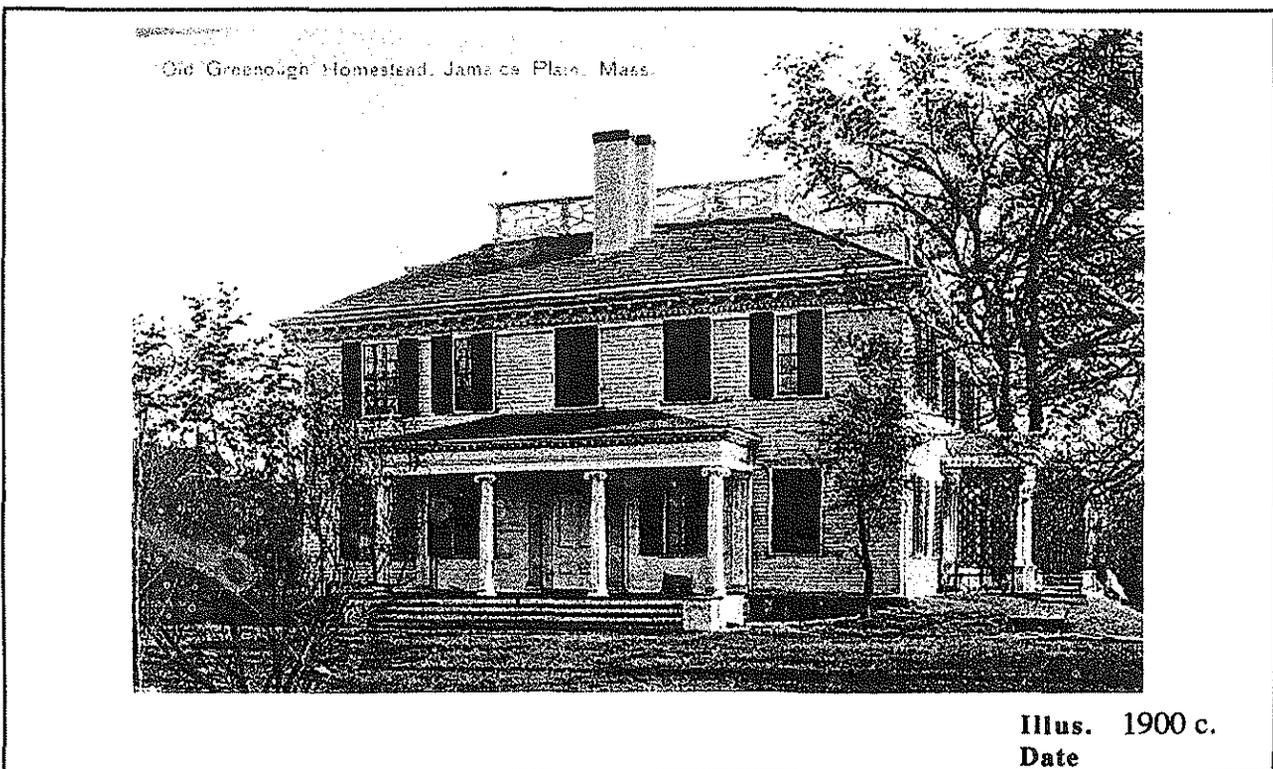
1881 image of Loring-Greenough House
[note Ionic porch on west elevation]
Source: Justin Winsor's *The Memorial History of Boston*.



Illus. 1880 s
Date

Loring-Greenough House from intersection of Centre and South Street showing solid garden fence, railed fence and the added mid-nineteenth century west porch.

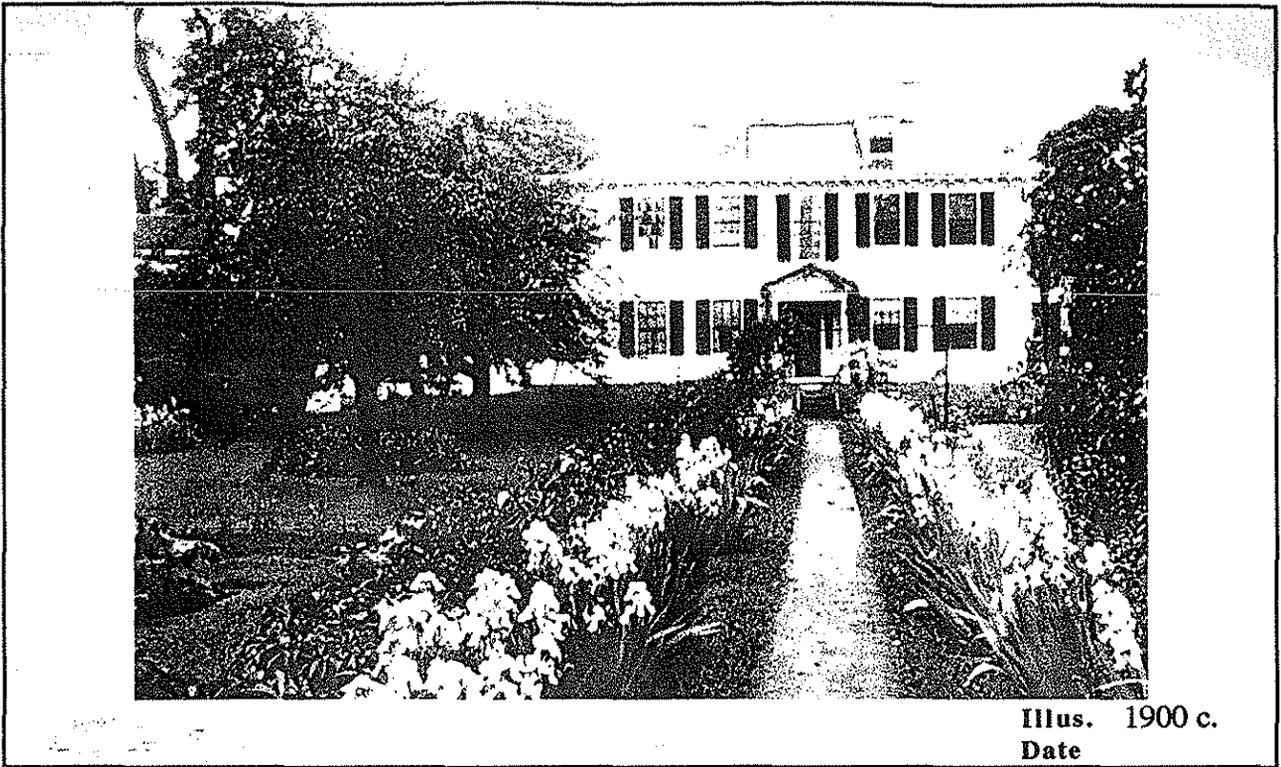
J.P. Tuesday
Club Coll.



Illus. 1900 c.
Date

Loring-Greenough House, turn-of-the-century post card view of house shows earlier buff color with green blinds versus the present white with black blinds.

JP Tuesday
Club Coll.



Illus. 1900 c.
Date

Loring-Greenough House, north elevation of main house garden front shows old fruit trees and beds at left, iris bed borders main path on axis with entry.

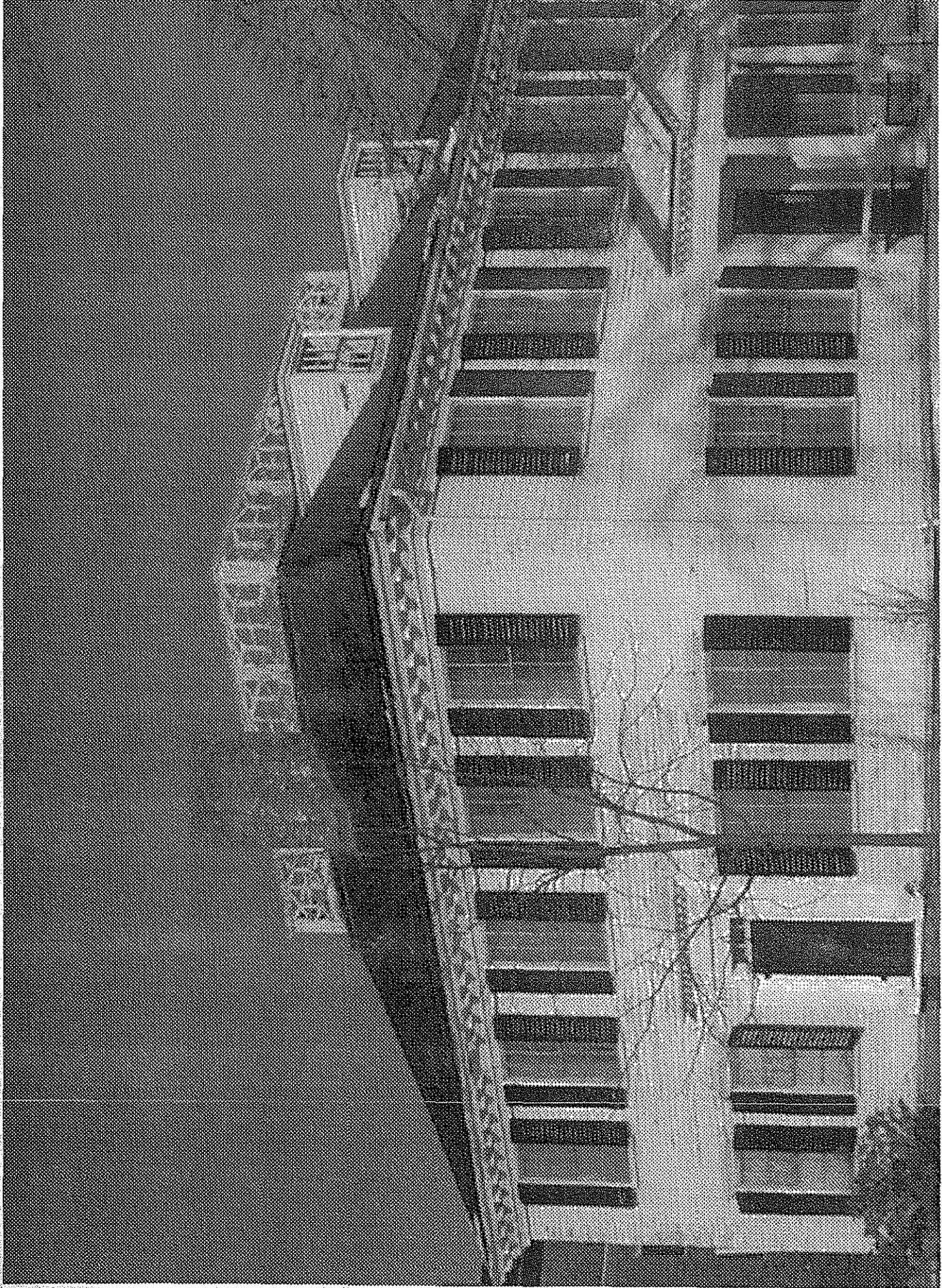
J.P. Tuesday
Club Coll.



Illus. 1930 s
Date

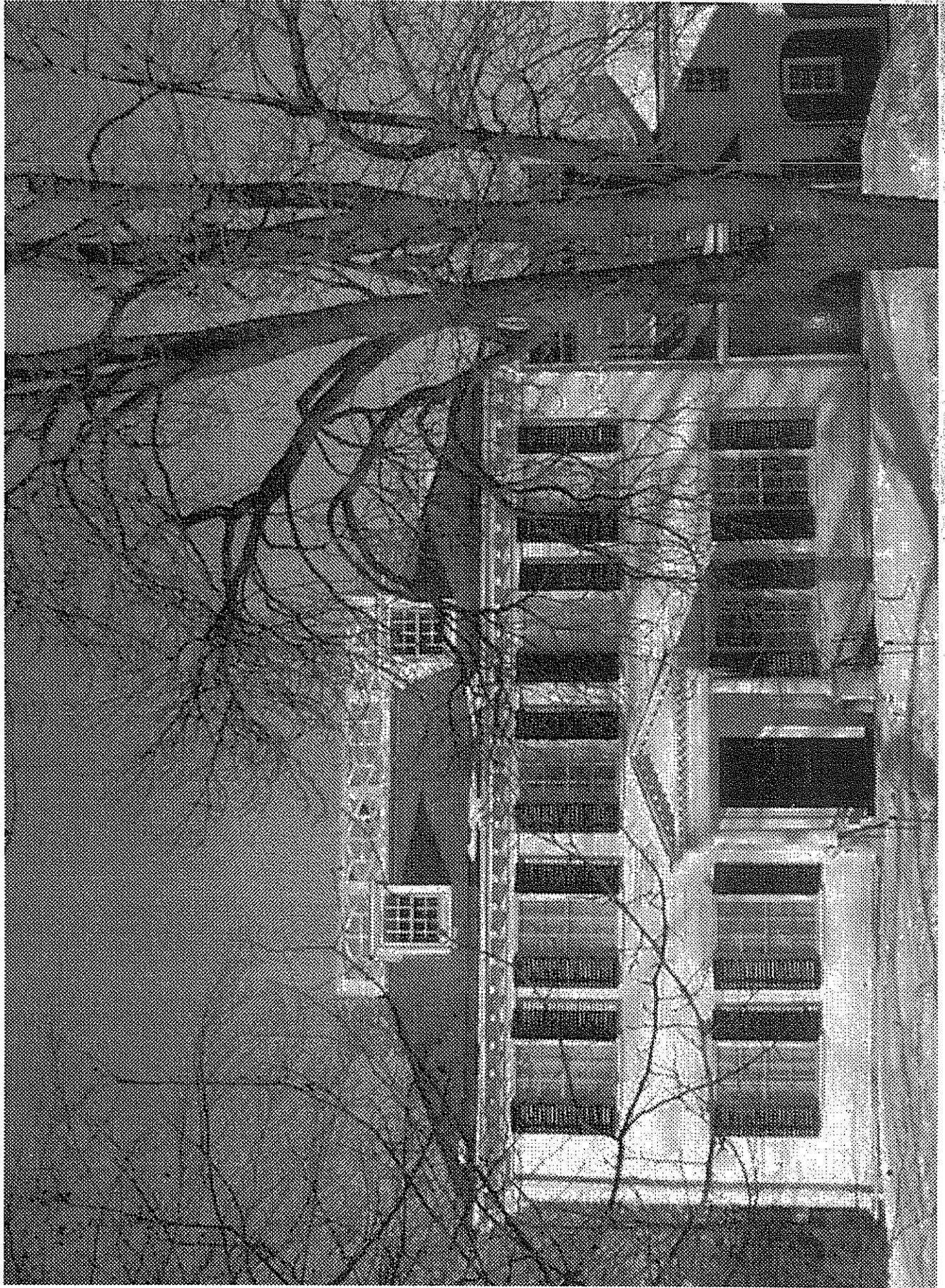
Depression-era tinted photo of west front shows the mid-nineteenth century Ionic porch, since removed. Note plant overgrowth.

J.P. Tuesday
Club Coll.



BLC - January 1999

Loring-Greenough House - west and south elevations



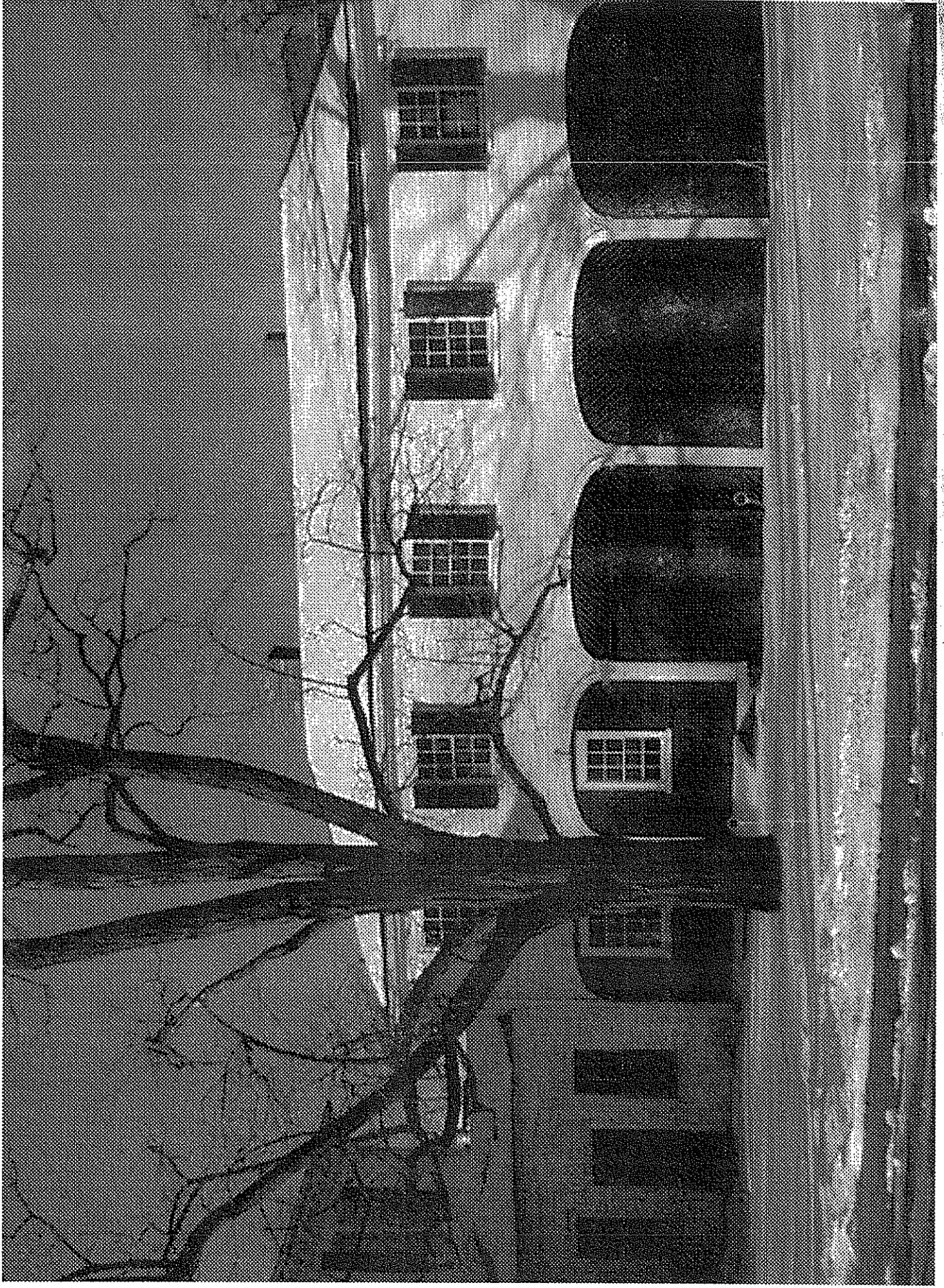
Loring-Grenough House - south facade

BLC - January 1999



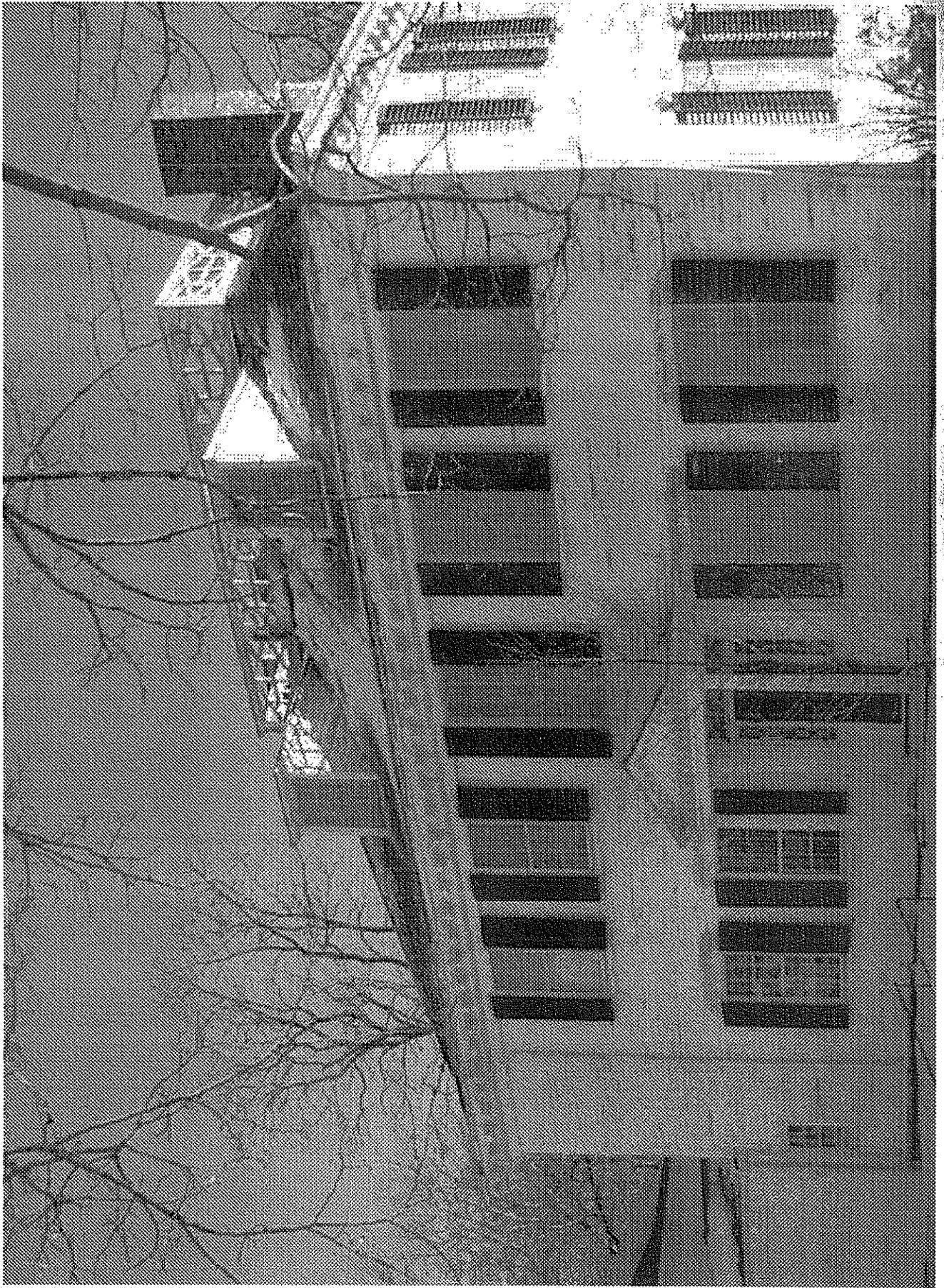
BLC - January 1999

Loring-Greenough House - east elevation



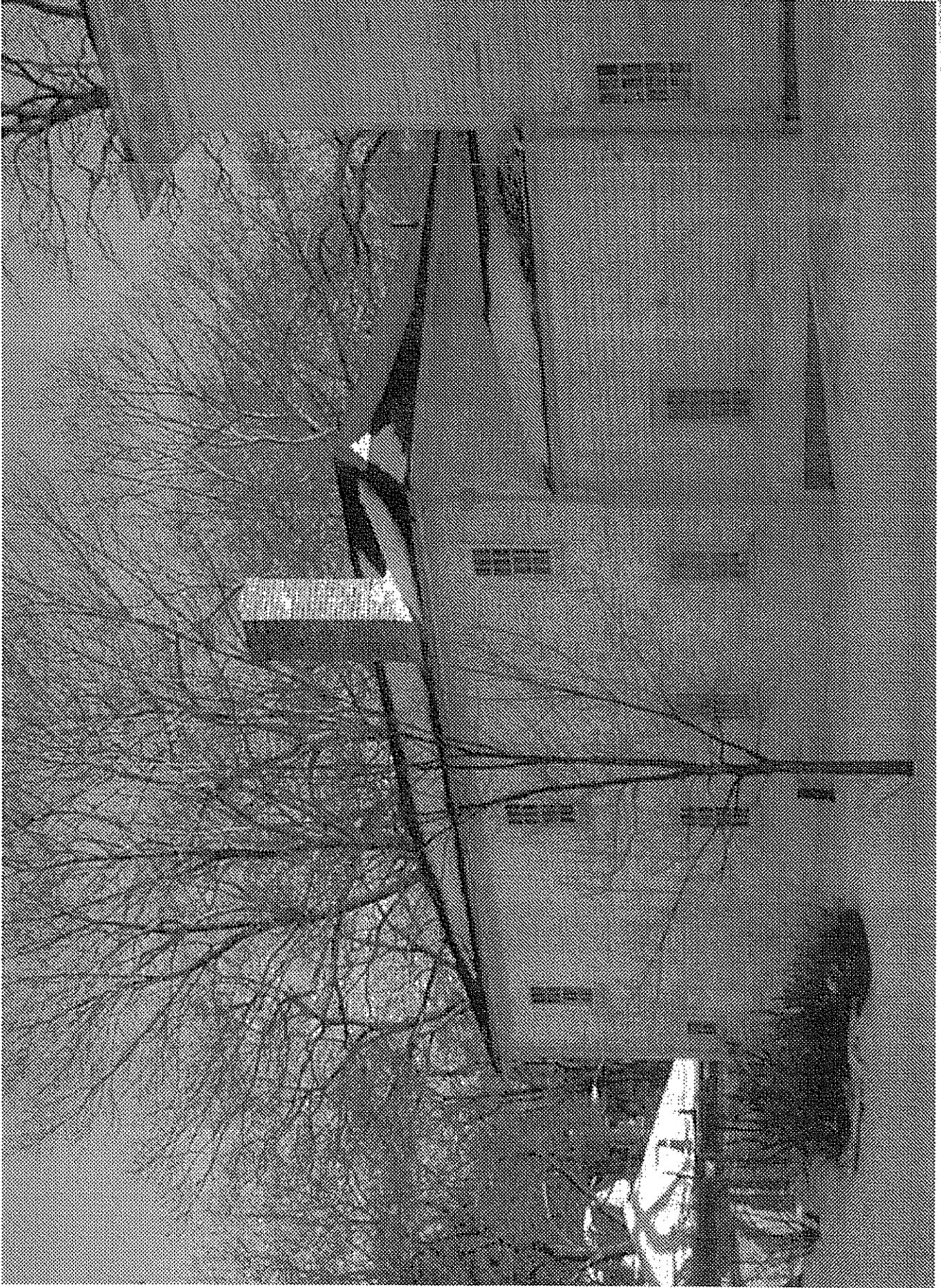
BLC - January 1999

Loring-Greenough House - Summer Kitchen (south facade)



BLC - January 1999

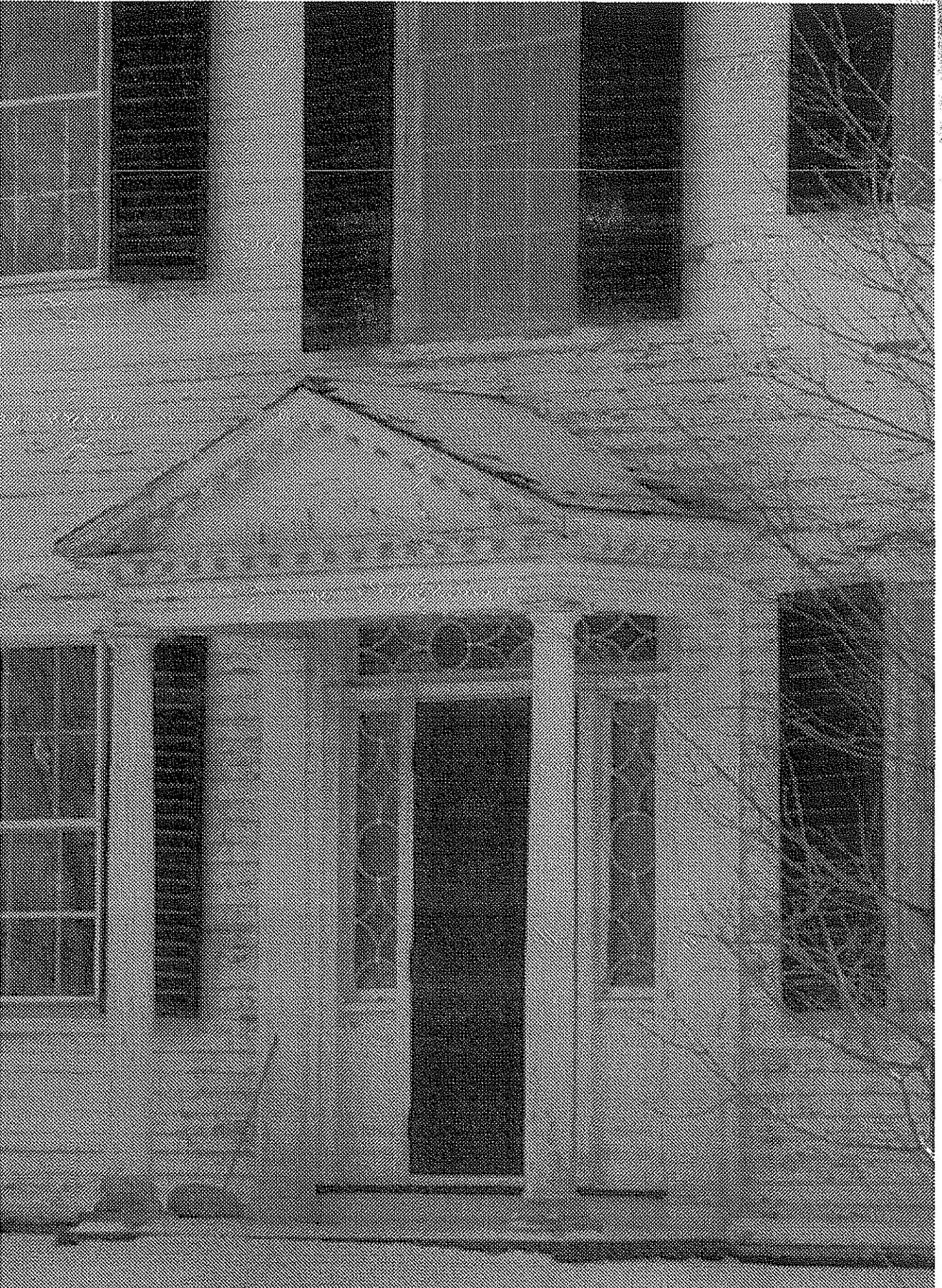
Loring-Greenough House - north elevation



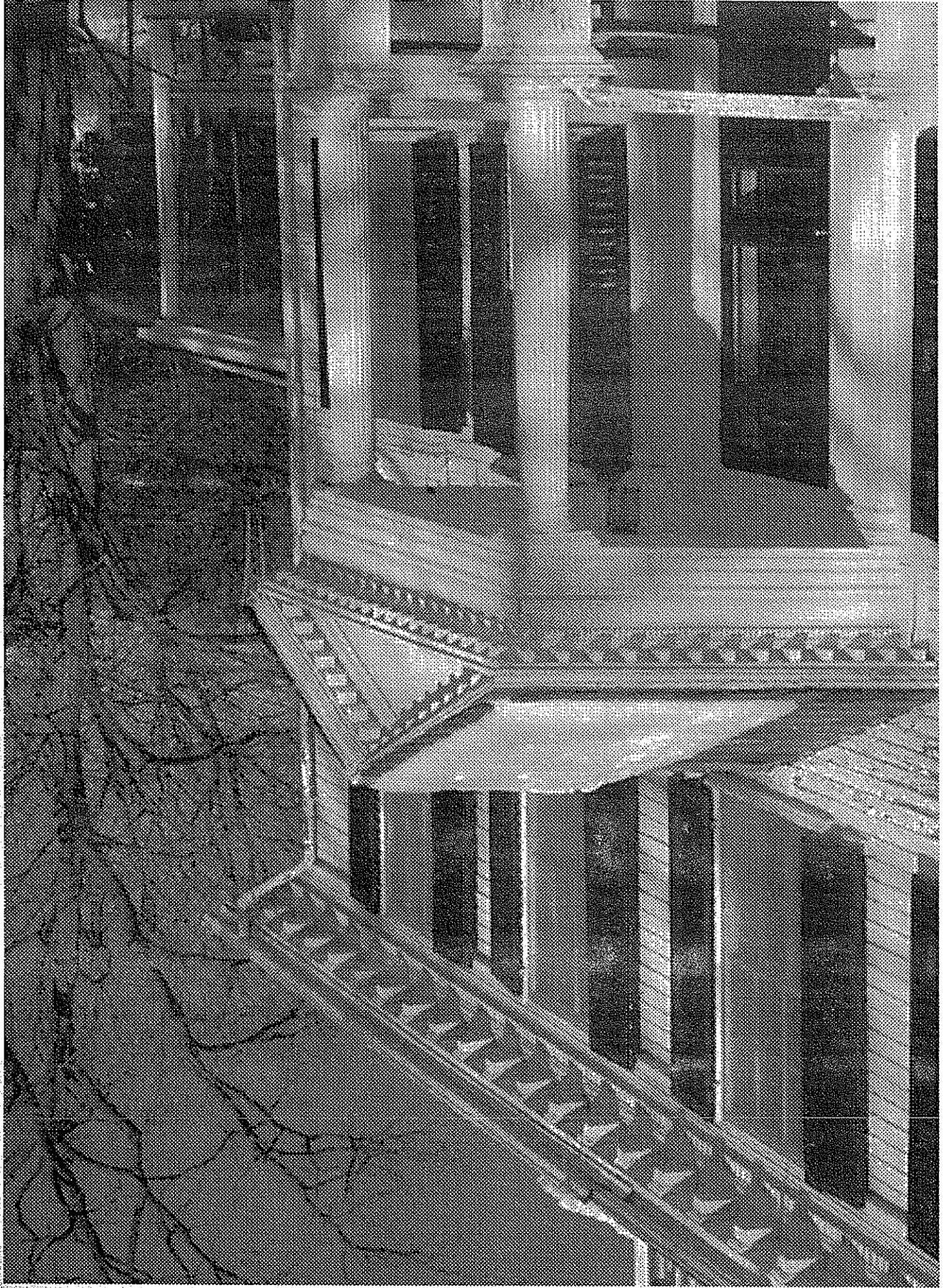
BLC - January 1999

Loring-Greenough House - Summer Kitchen (north facade)

BLC - January 1999

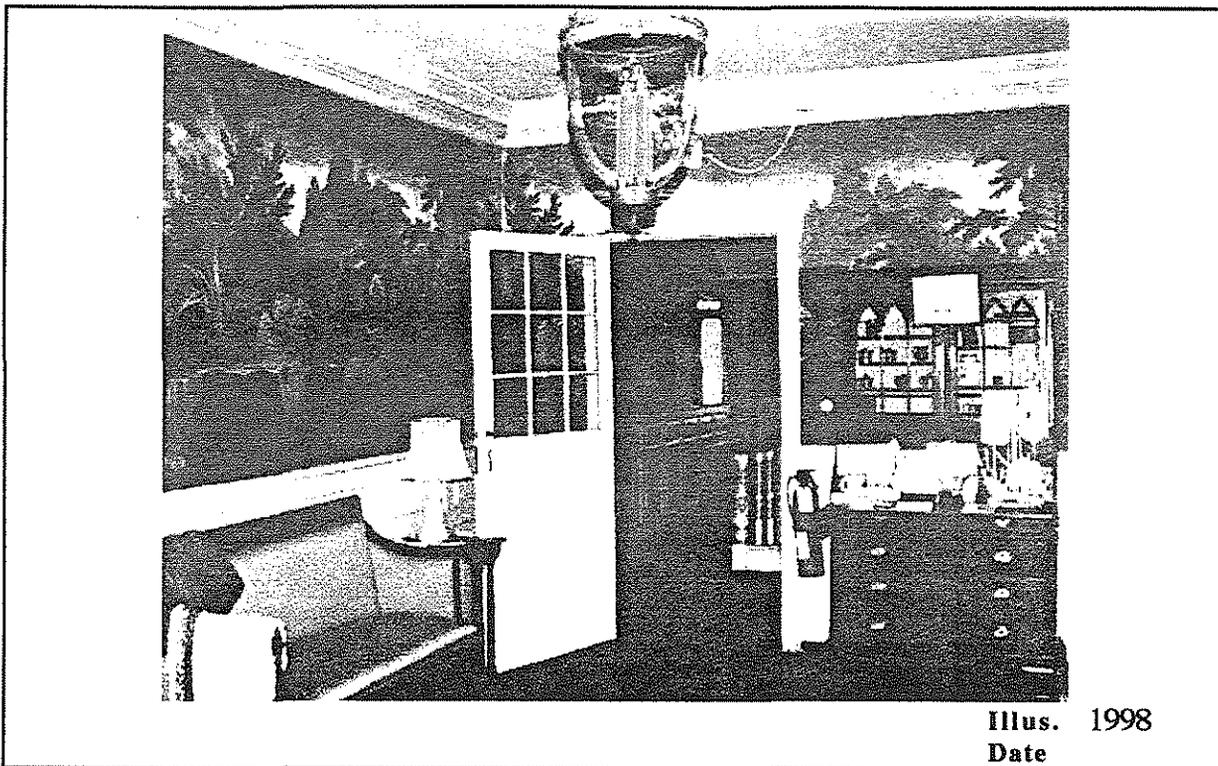


Loring-Greenough House - north portico



Loring-Greenough House - south portico

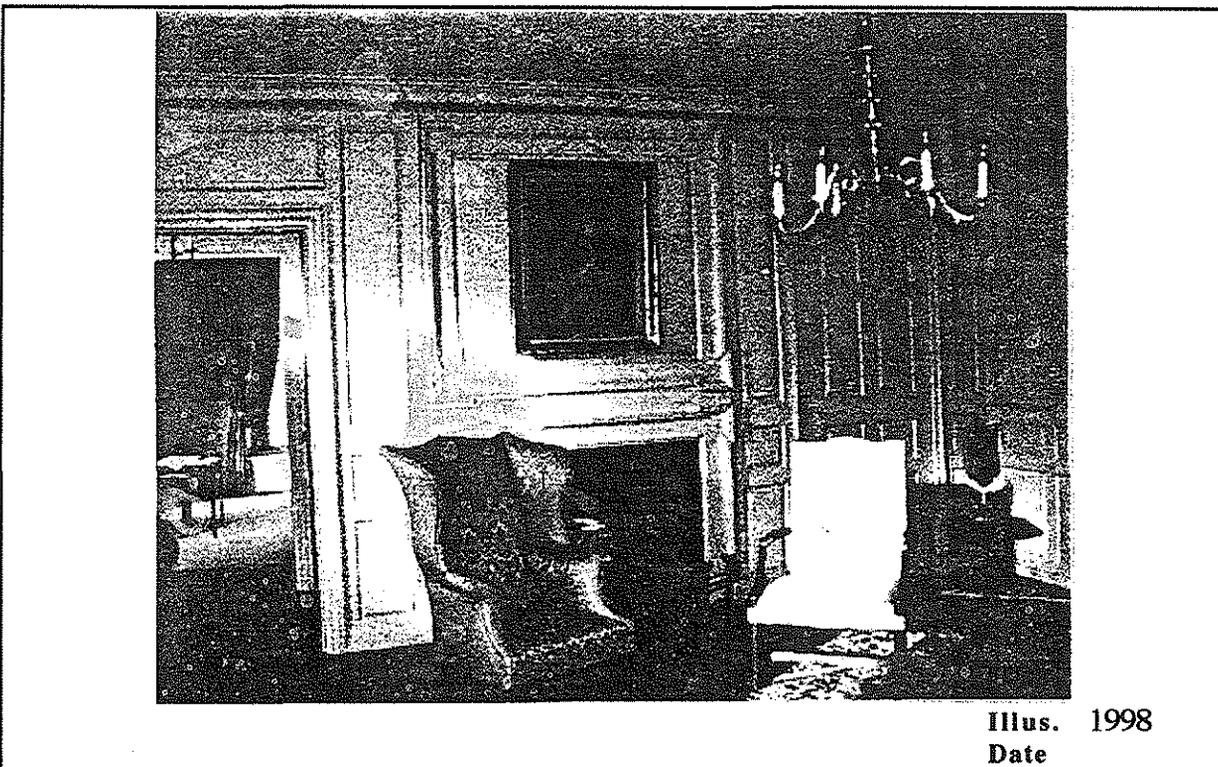
BLC - January 1999



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Date

Loring-Greenough House, Main Entry Hall looking north. Note eighteenth century glazed door in added partition with tinted scenic wallpaper.

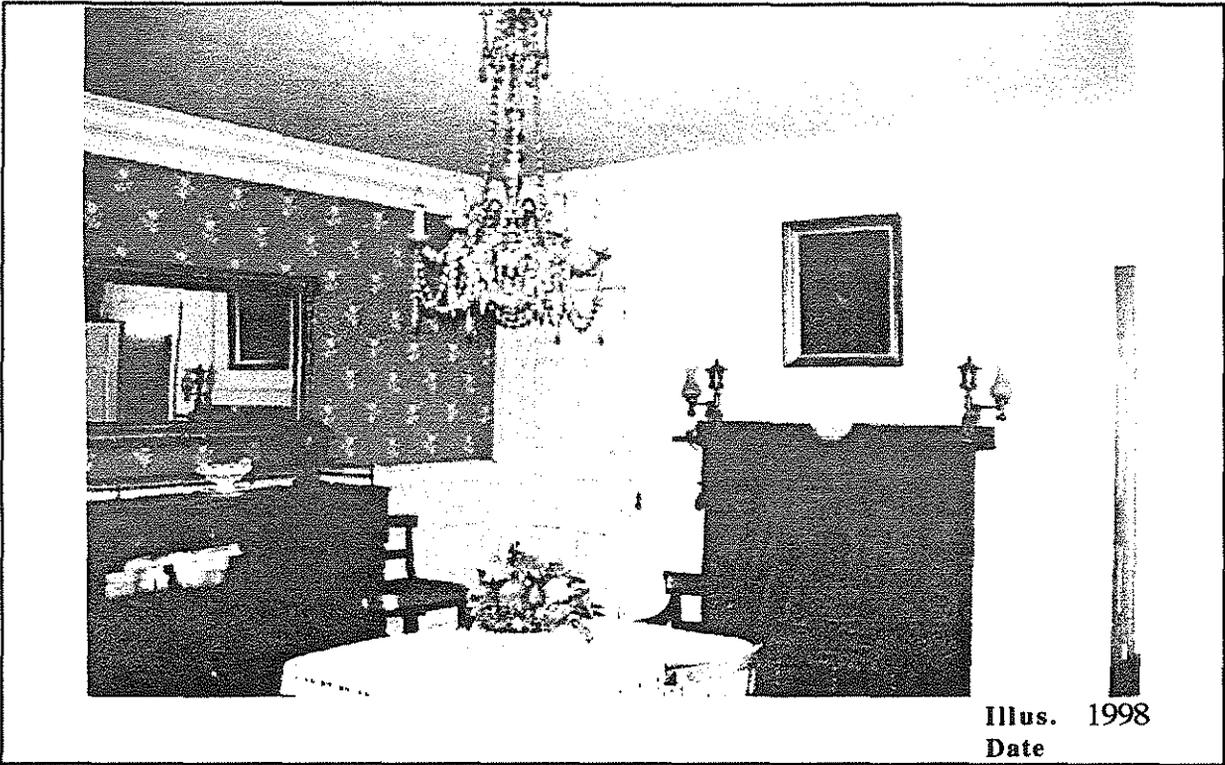
McGinley Hart
& Assoc.



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Date

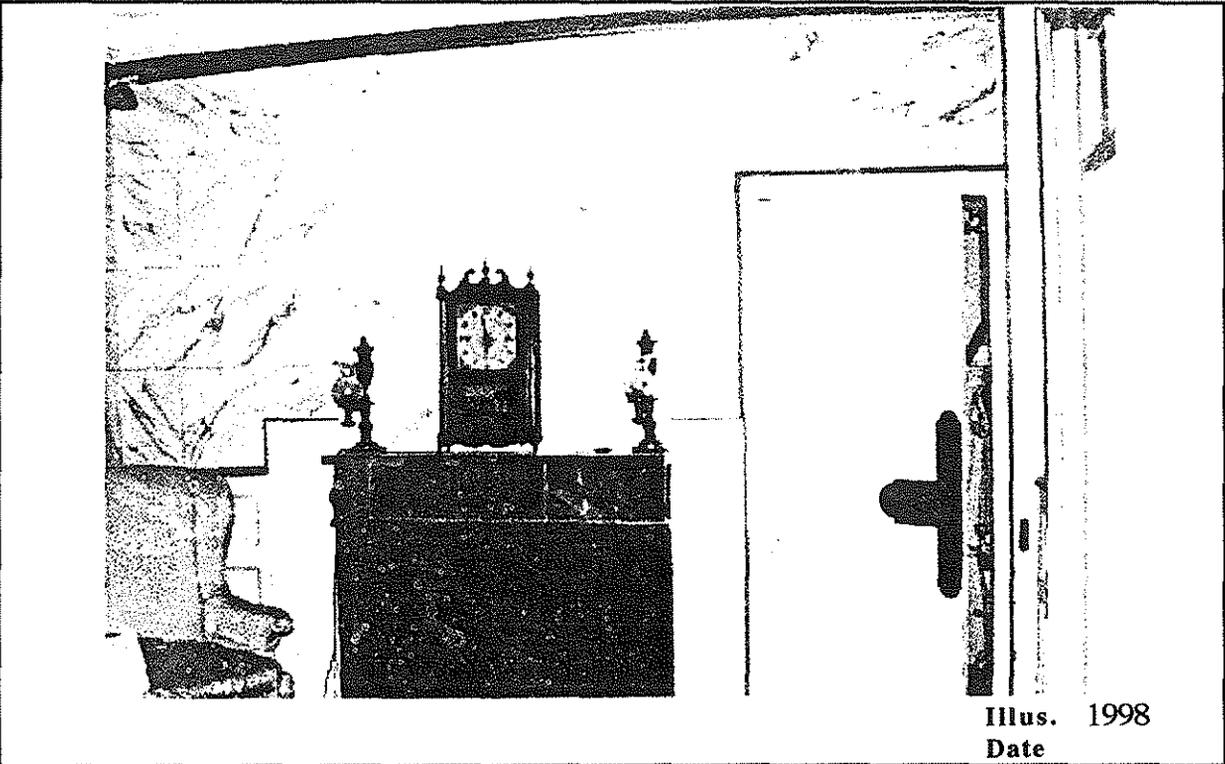
Loring-Greenough House, Drawing Room looking north with original Georgian overmantel panelling and fireplace surround restored in 1937.

McGinley Hart
& Assoc.



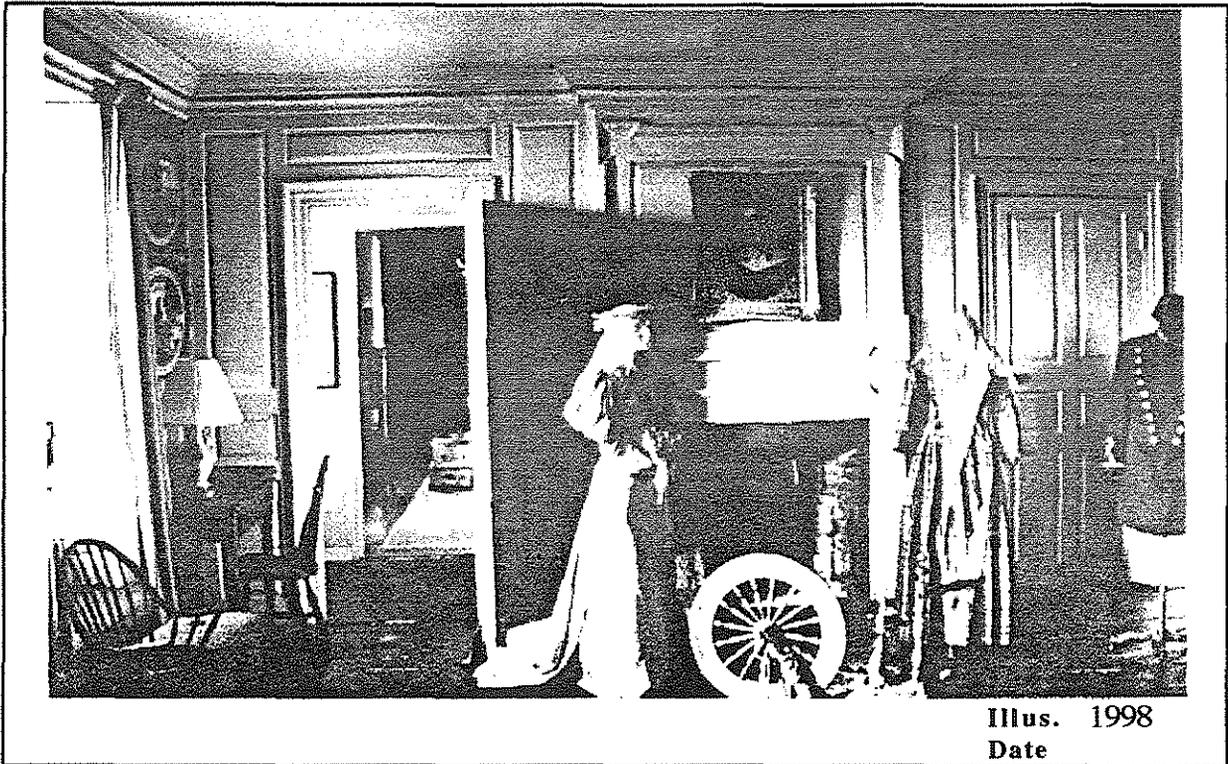
Illus. 1998
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Loring-Greenough House, Dining Room looking south with original Georgian panelling, doors and Greek Revival marble mantel with cast iron coal grate. McGinley Hart & Assoc.



Illus. 1998
Date

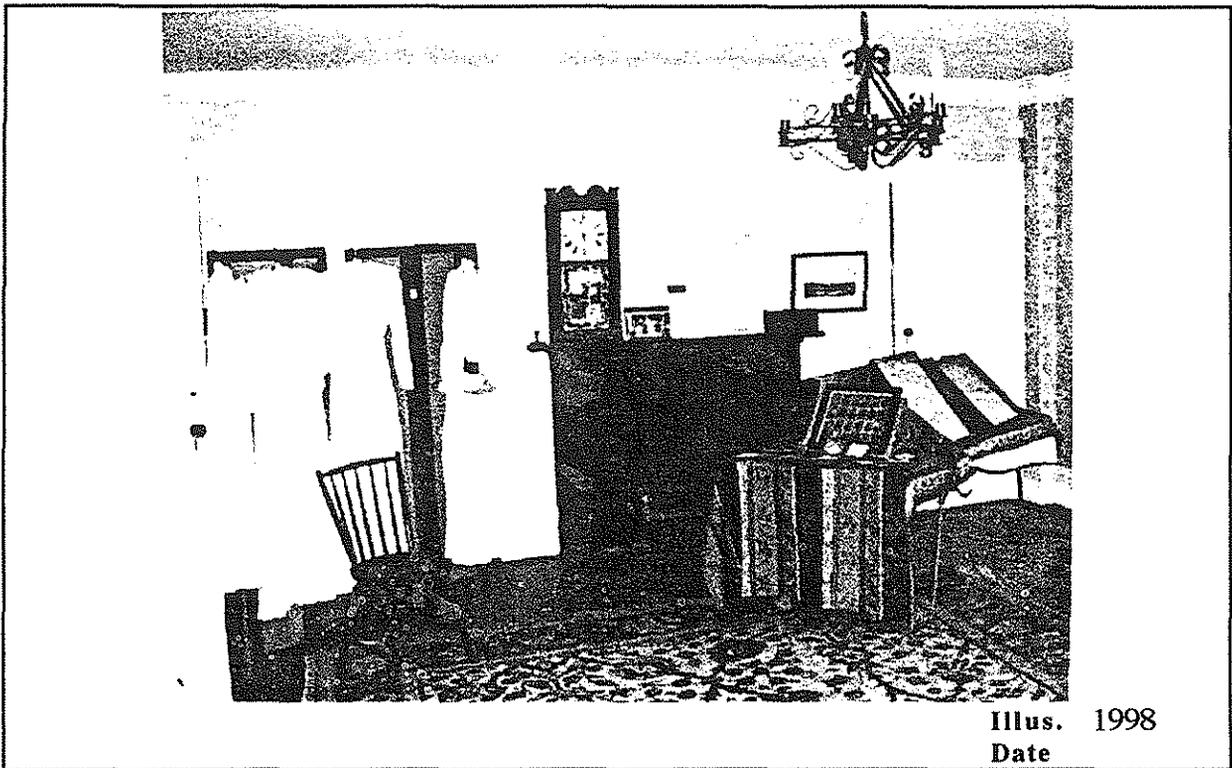
Loring-Greenough House, Southeast Reception or Breakfast Room looking north with original Georgian panelling, doors and Greek Revival marbleizing. McGinley Hart & Assoc.



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Date

Loring-Greenough House, Southwest Bed Chamber looking north with original Georgian panelling, doors, window seat, shutters and fireplace.

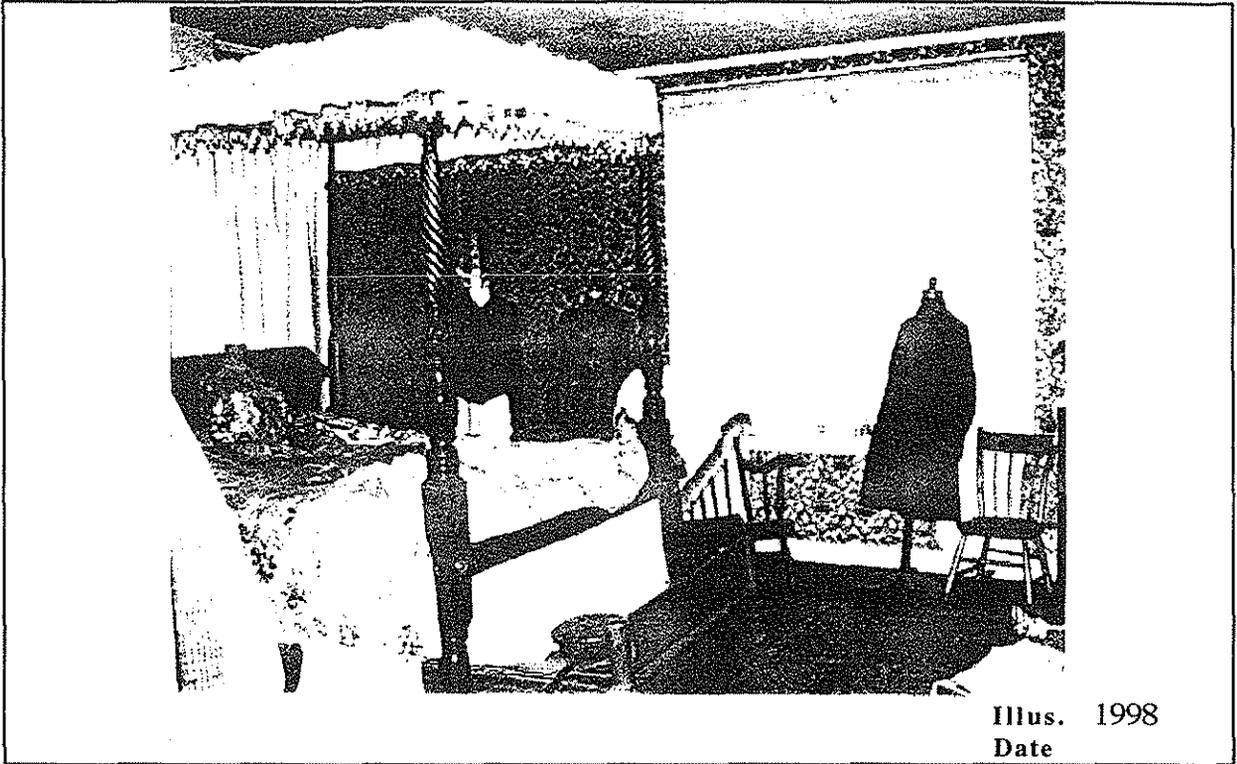
McGinley Hart & Assoc.



Illus. 1998
Date

Loring-Greenough House, Southeast Bed Chamber looking north with original Georgian doors and marble Greek Revival fireplace mantel.

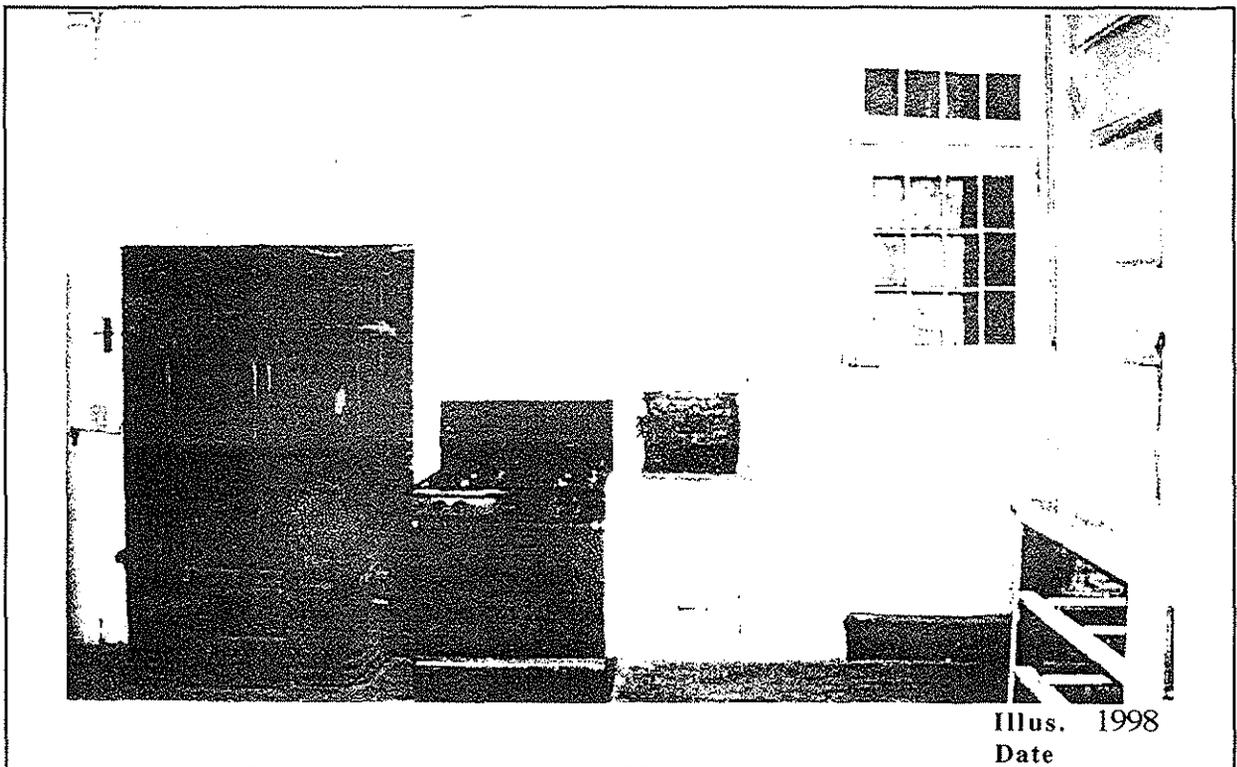
McGinley Hart & Assoc.



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Loring-Greenough House, Northeast Bed Chamber late nineteenth century addition looking northeast with Victorian twin double hung windows.

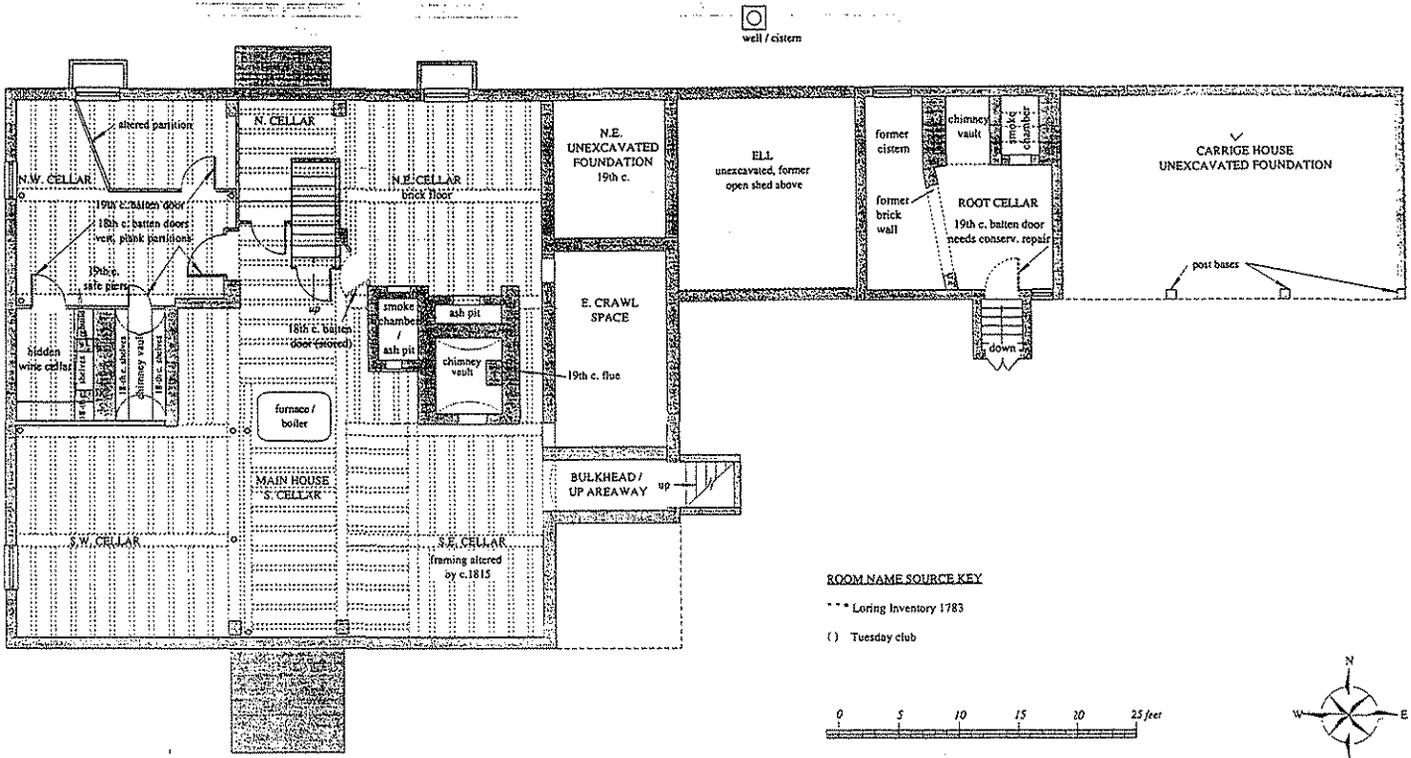
McGinley Hart & Assoc.



Illus. 1998
Date

Loring-Greenough House, Kitchen with original bake oven, dresser shelves and Georgian glass door to servants stairway. Stove range added in 1901.

McGinley Hart & Assoc.



ROOM NAME SOURCE KEY

*** Loring Inventory 1783

() Tuesday club

Jamaica Plain Tuesday Club

12 South Street
Jamaica Plain, MA 02130

Loring - Greenough House

Existing Conditions

Basement

Date: 6/22/1998

Drawn By: OAB

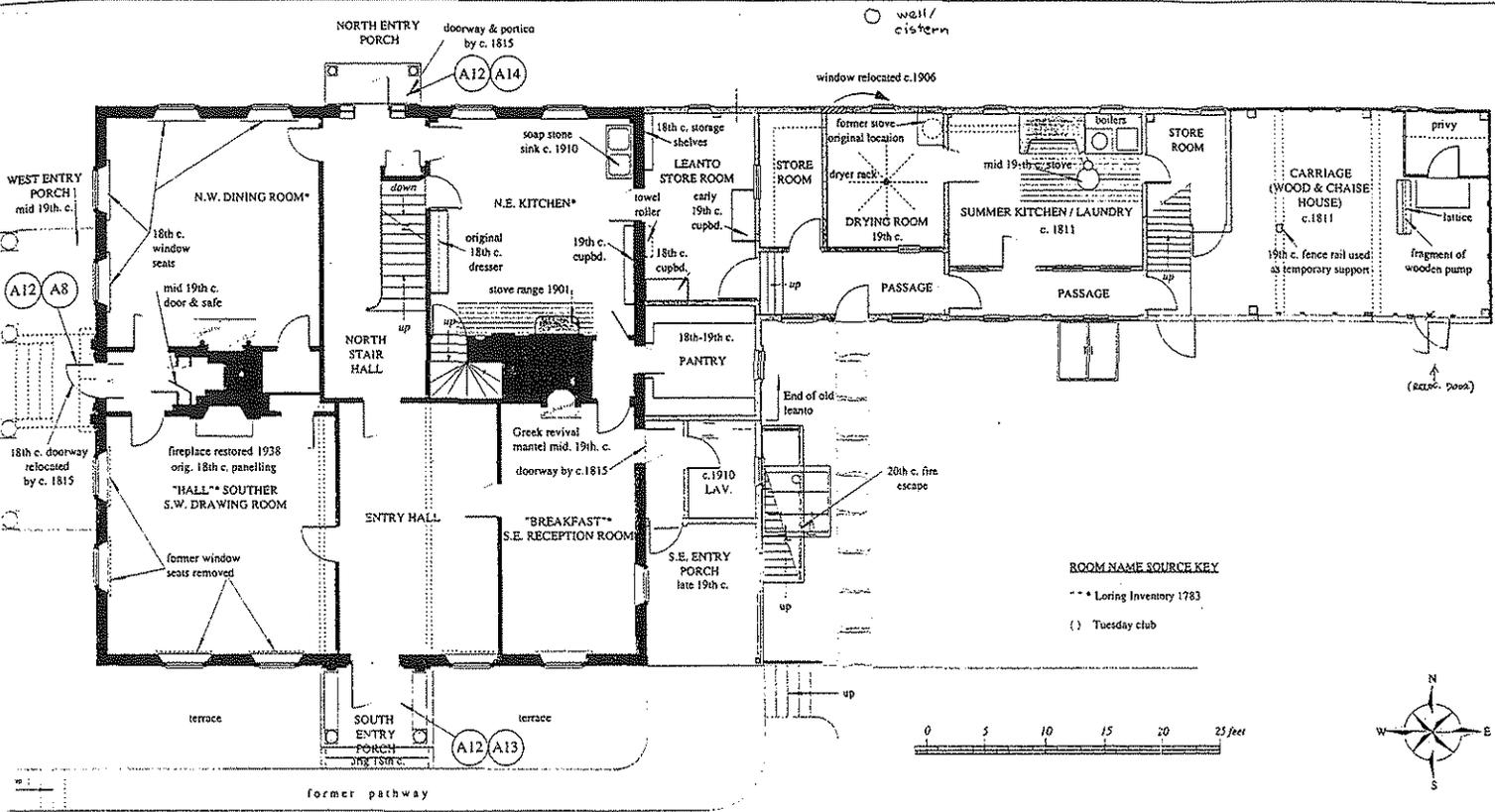
Chkd. By: FCD

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McGinley Hart & Associates LLP

77 N. Washington Street
Boston, MA 02114

Telephone: 617/227-2972
Fax: 617/227-6316



ROOM NAME SOURCE KEY

*** Loring Inventory 1783

() Tuesday club

Jamaica Plain Tuesday Club

12 South Street
Jamaica Plain, MA 02130

Loring - Greenough House

Existing Conditions

First Floor Plan

Date: 6/22/1998

Drawn By: OAB

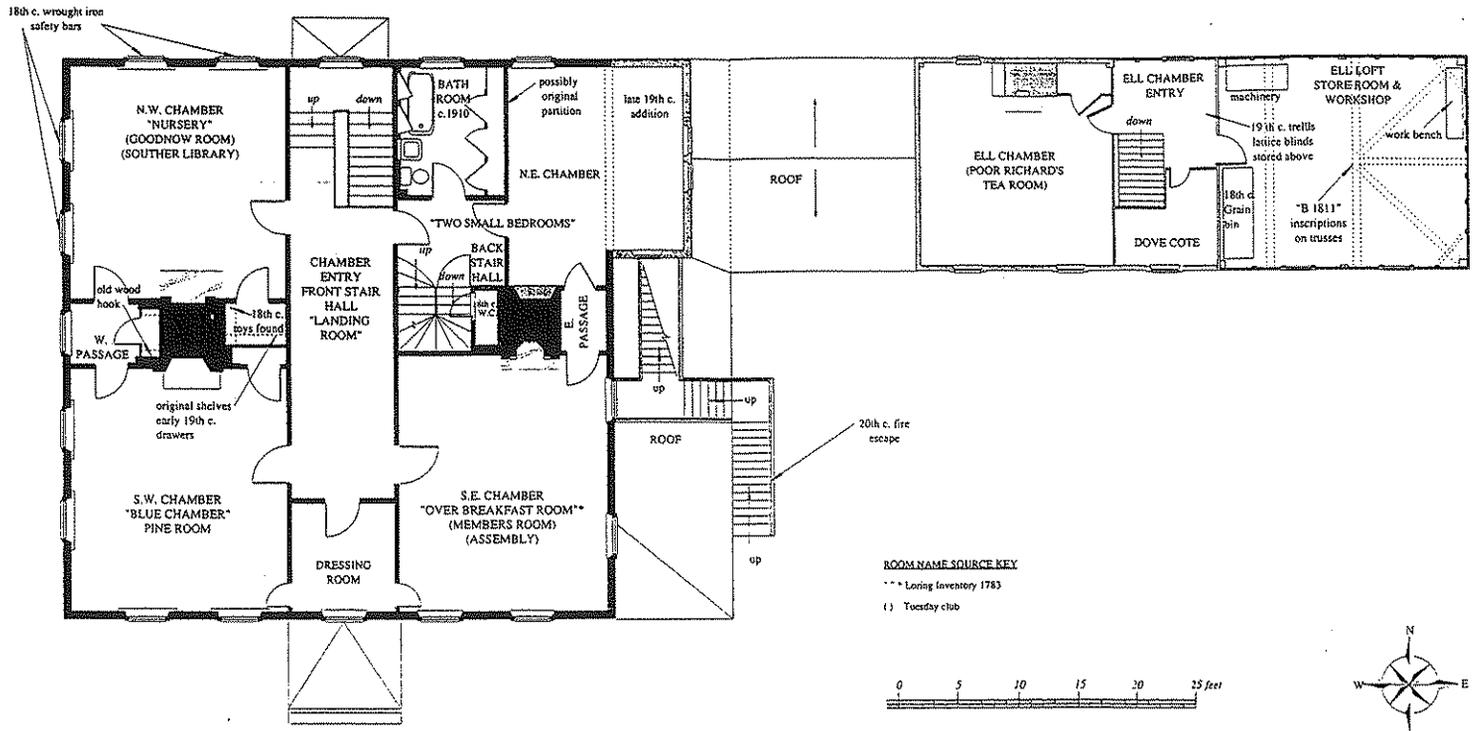
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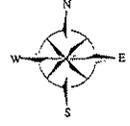
McGinley Hart & Associates LLP

77 N. Washington Street
Boston, MA 02114

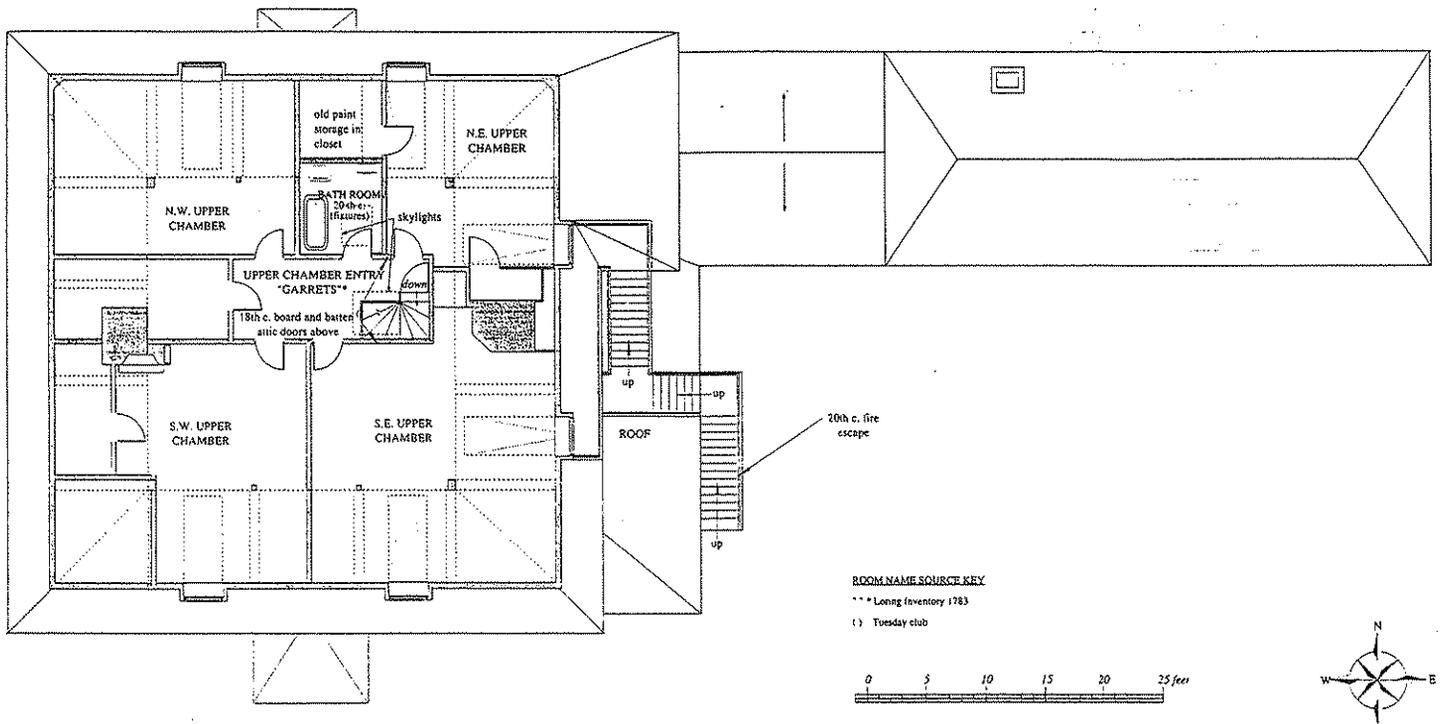
Telephone: 617/227-2972
Fax: 617/227-6316



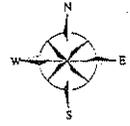
ROOM NAME SOURCE KEY
 *** Loring Inventory 1783
 () Tuesday club



<p>Jamaica Plain Tuesday Club 12 South Street Jamaica Plain, MA 02130</p>	<p>Loring - Greenough House Existing Conditions</p>	<p>Second Floor Plan</p> <p>Date: 6/22/1998</p> <p>Drawn By: OAB</p> <p>Chkd. By: FCD</p>	<p>A4</p>	<p>McGinley Hart & Associates LLP 77 N. Washington Street Boston, MA 02114 Telephone: 617/227-2932 Fax: 617/227-8316</p>
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ROOM NAME SOURCE KEY
 *** Loring Inventory 1783
 () Tuesday club



<p>Jamaica Plain Tuesday Club 12 South Street Jamaica Plain, MA 02130</p>	<p>Loring - Greenough House Existing Conditions</p>	<p>Attic</p> <p>Date: 6/22/1998</p> <p>Drawn By: OAB</p> <p>Chkd. By: FCD</p>	<p>A5</p>	<p>McGinley Hart & Associates LLP 77 N. Washington Street Boston, MA 02114 Telephone: 617/227-2932 Fax: 617/227-8316</p>
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3.0 SIGNIFICANCE

The Loring-Greenough House has four distinct periods of historic significance. From its construction in 1760 to 1774 it was home to Joshua Loring, a Boston native. As Commodore of the Royal Navy his career culminated in the victorious capture of Quebec and later Montreal during the French and Indian War. One of a group of prominent Jamaica Plain loyalists, Loring and his family fled their Georgian manse in 1774, seeking protection in occupied Boston and ultimately sailing out of the harbor with the British fleet during the evacuation of March 1776. The property's second period of significance stems from its military associations which began in the Spring of 1775, when the abandoned house and grounds briefly served as General Nathaniel Greene's headquarters. Formally seized by the Provincial Congress on June 23, 1775, the house was converted into an infirmary for Roxbury-based troops, known as Ward Hospital.

The third period of significance spanned from 1784 to 1924, when this estate resided in the hands of a single family, passing through five generations of first-born sons, each named after the family patriarch David Stoddard Greenough. Over the nineteenth century, the property evolved from an active farm, with over eighty acres under cultivation, to an elite suburban subdivision for Boston's rising middle class. The final period of significance which continues up to the present, began in 1926 when a local women's association, known as the Jamaica Plain Tuesday Club, saved the manse from demolition and assumed stewardship of one of Boston's rare surviving Colonial estates.

3.1 Historic Significance

Commodore Joshua Loring

Born in Boston on August 3, 1716, Joshua Loring rose from a tanner's apprentice to a distinguished naval hero. As a young man, he abandoned his trade for adventure as a privateer on the high seas. His military career commenced in 1744 with the resumption of conflict between Great Britain and France during a four-year skirmish known as "King George's War." Between 1689 and 1763, Europe's two powers waged war on four separate occasions in an attempt to settle territory and trade disputes in North America. As the captain of an armed private vessel, Loring participated in numerous campaigns against French forces in the Canadian maritime. In August of 1744, his ship was captured off the coast of Louisbourg, a strategic French fortification in southeast Nova Scotia. Held briefly as a prisoner of war, Loring enlisted in the Royal Navy as a lieutenant upon his return to Boston in early 1745. Following a brief hiatus ushered in by the 1748 Treaty of Aix-la-Chapelle, war between France and England resumed in 1756, this time under the title of the "French and Indian War."

During this struggle for control of Canada, the Great Lakes, the Ohio River valley, and the Mississippi headwaters, then Commodore Loring commanded British naval operations on lakes Champlain and Ontario. In the summer of 1759, he assisted General Wolfe in capturing the French city of Quebec. The following summer, his vessel, *ONONDAGA*, patrolled the Saint Lawrence River in anticipation of Major General Jeffery Amherst's attack on Montreal. On August 23, 1760, his ship was grounded by French artillery fire from Fort Levis. Loring sustained a massive wound to the calf of his right leg, terminating his career just two weeks shy of Amherst's ultimate victory.

In the Fall of 1760, Loring returned to his wife (the former Mary Curtis of Roxbury) and their four children in time to supervise completion of his new house in Jamaica Plain.⁶ Loring had purchased a sixty-acre farm from the heirs of Joshua Cheever in 1752. Referred to as the "old Polley Farm," it was initially settled in 1654, and had been the childhood home of Mary Curtis Loring's paternal grandmother (Hannah Polley).⁷ Situated on the road connecting Boston to Dedham, later named Centre Street, the farm passed from John Polley's heirs to John Walley, who in turn sold to Cheever in 1745. Loring's family resided in the Polley House - possibly a First Period timber-framed structure - until the Spring of 1760 when it was relocated to the opposite side of Centre Street in order to clear a site for construction of their new house.⁸ Comfortably retired on his military pension with supplemental income from considerable real estate holdings, Loring set about creating a grand country seat.⁹

As built, Loring's new house was a paragon of refined taste and Georgian sensibility. It was representative of a mid-eighteenth-century trend among affluent colonists to remodel or build anew in the style of late-seventeenth-century English gentry estates. On the exterior, Georgian houses were distinguished by their grand scale, symmetrical fenestration, and Renaissance-inspired ornament. According to historian Kevin Sweeney, these impressive manses were designed to differentiate a gentleman from his less wealthy neighbors and to impress royal officials with one's "Englishness."¹⁰ Georgian interiors catered to a leisured lifestyle of parlor games, tea parties, formal dinners, and balls. Rooms for receiving and entertaining guests, such as the entry hall, front parlor, and dining room, were lavishly finished with paneled walls, wainscoting, cornices, and elaborate cupboards for displaying fine imported china and silver. A multitude of doors allowed the host to segregate public areas from private domestic spaces.

The Loring-Greenough House reflects the traditional central hall, double pile Georgian house plan. According to an 1784 inventory filed by Loring's heirs, the ground floor rooms included a "dining room," "hall," "kitchen," and "drawing room." The decor of the hall, or "best parlor," included "six views of the River St. Lawrence over the fireplace," no doubt in celebration of the Commodore's final naval campaign. These public spaces contained mahogany furniture (desks, bookcases, tables, and chairs), tea tables and service, china dinnerware, and card tables. The second-story bed chambers were reached by an ornate central stair case with turned balustrade. In contrast, servants were relegated to the garret which was connect to the kitchen by a separate, cramped and poorly-lit back stairway. Mary Loring's 1783 correspondence indicates their Jamaica Plain household included a slave named "London." According to 19th-century local historian Francis Drake, "Negro slaves employed in domestic service were found in Roxbury towards the end of the seventeenth century, gradually increasing in number with the progress of wealth and luxury in the town."¹¹

⁶Jamaica Plain minister, Reverend Thomas Gray, recorded the date of construction as August 1760. See: Eva Phillips Boyd, "Jamaica Plain by Way of London," *Old-Time New England* XLIX (April-June 1959): 89.

⁷*Ibid.*, p. 87.

⁸The Polley House was moved to land leased by Loring from the Eliot School trustees. It later served as the parsonage for the Third Church of Roxbury, a frame meeting house erected in 1769 on the site where Nathaniel Bradlee's 1854 granite church now stands.

⁹The Loring family expanded one last time with the birth of twin boys in 1761.

¹⁰Kevin Sweeney, "High-Style Vernacular: Lifestyles of the Colonial Elite," in *Of Consuming Interests*, ed. Cary Carson, Ronald Hoffman, and Peter Albert (Charlottesville: University Press of Virginia, 1994), p. 5.

¹¹Francis Drake, "Roxbury in the Provincial Period," in *The Memorial History of Boston*, ed. Justin Winsor (Boston: James R. Osgood, 1881), p. 355.

The 1760s marked the emergence of a landed gentry class in Jamaica Plain, then a section of the town of Roxbury. This local oligarchy, led by the Lorings, Auchmutys, Hutchinsons, Hallowells, Pepperells, and Winslows, was united by kinship ties, political conservatism, and a heightened attentiveness to new fashions in architecture and landscape design. Together, they strove toward a new genteel lifestyle, one which required wealth and the “mastery of prescribed social skills.”¹² Of this effort, material culture scholar Cary Carson wrote:

“Many of the new social activities by which ladies and gentlemen earned their reputations were forms of entertainment and play devised to keep them busy without actually working. These obligatory diversions required still more specialized utensils. Cupboards full of paraphernalia were needed, for instance, just to prepare, serve, and consume the exotic beverages that were now taken at set times throughout the day, tea notably, but coffee, chocolate, punch, and probably posset as well.”¹³

By the half-century mark, those seeking to furnish their house in the latest style were able to purchase luxury items from local artisans; Boston for example boasted more than one hundred and twenty furniture makers. The 1771 *Massachusetts Tax Valuation List* indicates Roxbury alone had sixty stores. Of this new gentility, Carson wrote:

“The world had come to Roxbury by 1770. It came in books, newspapers, store-bought goods, and cabinetmakers’ work. More important, it came in person. Travelers of all sorts crisscrossed the land. Everywhere they went they sought out and consorted with local gentlefolk whose qualifications were certified by their fashionable possessions and refined manners.”¹⁴

The social aspirations of Jamaica Plain’s elite grew with the 1761 arrival of Sir Francis Bernard, Massachusetts’ new Royal Governor and a gentleman architect, who designed himself an impressive Georgian residence on the southwest banks of Jamaica Pond. Ironically, the group’s alliance with royal officials would ultimately cost them their genteel lifestyle, their property, and their homeland.

In the aftermath of the French and Indian War, England gained control of Canada as well as territory east of the Mississippi. Financially drained and unwilling to squander additional resources on North American claims, King George passed the Proclamation of 1763, confining colonial settlement to the area east of the Allegheny range. This restriction created the first schism in the relationship between colony and crown, a situation exacerbated in 1774 with passage of the Quebec Act which established Roman Catholicism as the primary religion of Canada (especially galling to Boston’s Calvinist sensibilities), followed, in turn, by a series of taxation measures crafted to pay off England’s war debts, known locally as the Intolerable Acts. The deteriorating relationship with England led many to realize that Parliament was indifferent to provincial concerns and desires. Samuel Adams inflamed local passions with harangues against political tyranny and taxation without representation.

In a final insult, Bostonians were incensed when their traditional right to elect members to the Governor’s Council was usurped by General Thomas Gage. This representative body was replaced by an appointed board of loyalists in 1774, known as the Council of the Province.

¹²Cary Carson, “The Consumer Revolution in Colonial British America: Why Demand?” in *Of Consuming Interests*, ed. Cary Carson, Ronald Hoffman, and Peter Albert (Charlottesville: University Press of Virginia, 1994), p. 521.

¹³*Ibid.*, p. 638.

¹⁴*Ibid.*, p. 653.

Jamaica Plain Tories serving on the appointed council included Joshua Loring, Isaac Winslow, Sir William Pepperell, and Benjamin Hallowell. Roundly despised by fellow countrymen, the Tory councilors were verbally assaulted and physically intimidated. A highly regarded captain in the Royal Navy, Hallowell, like Loring, saw his heroic stature plummet after accepting appointment to both the council and to the position of commissioner of customs. Recognized on a ride through Cambridge, Hallowell was chased by a mob on horseback all the way to Jamaica Plain.

Writing in 1783, Mary Curtis Loring recounted the public antipathy her husband and family endured. She noted how Loring's appointment to the Council of the Province "rendered him obnoxious to the people" and that "he was repeatedly mobbed and otherwise ill treated in such a manner as to oblige him to leave his home as early as 31st August 1774, and to fly for refuge to Boston, and put himself under the protection of the King's troops."¹⁵ According to Loring, the Commodore "never saw his House nor any part of his Estate afterwards...."¹⁶

Evacuated from Boston on March 17, 1776, the Loring family traveled first to Halifax and then on to political exile in London. The Commodore passed away on October 5, 1781, leaving his widow to petition Parliament for financial compensation for their confiscated property. Mary Curtis Loring's claim described their Jamaica Plain estate as "a large well built house, with out houses, coach house, stables, and sixty acres of land under the best improvement."¹⁷ The house, grounds, furnishings, utensils, and horses were valued at £2,500.00. In addition to these holdings, Loring possessed "twenty-three acres of woodland in Roxbury, five acres of salt meadow in Lower Roxbury, and a house, outhouses, stable and garden in Boston (situated near the Common)."¹⁸ Mrs. Loring's total claim was valued at £4,815.00, of which she was granted £2,256.00. Outliving five of her six children, Mary Curtis Loring died at Highgate on January 20, 1795.

Revolutionary War

In the aftermath of the Battle of Lexington, colonial militia arrived from parts west and south of Boston and encamped on abandoned loyalist properties in Cambridge and Jamaica Plain.¹⁹ In early June 1775, Nathaniel Greene, later a Major General of the Continental Army, traveled from Rhode Island and briefly established his headquarters at the Loring House. He was soon joined by three Rhode Island regiments which mustered at this site prior to the Battle of Bunker Hill (June 17, 1775).

During the Siege of Boston, the Loring House served as an arsenal, commissary, bakery, and hospital for the Continental Army. The best parlor (southwest parlor) was given over to quartermaster Aaron Blaney's office. The outbuildings were used to store arms and the kitchen produced bread for all Massachusetts regiments stationed in Roxbury. On June 23, 1775, a committee of the Continental Congress selected the Loring House for use as a military hospital.²⁰ Renamed "Ward Hospital" after Major General Artemas Ward, it was

¹⁵Eva Phillips Boyd, "Jamaica Plain by Way of London," *Old-Time New England* XLIX (April-June 1959): 91.

¹⁶*The History of the Loring Greenough House* (Boston: Jamaica Plain Tuesday Club, 1956), p.3.

¹⁷Eva Phillips Boyd, "Jamaica Plain by Way of London," *Old-Time New England* XLIX (April-June 1959): 92.

¹⁸*Ibid.*

¹⁹Francis Drake, "Roxbury in the Provincial Period," in *The Memorial History of Boston*, ed. Justin Winsor (Boston: James R. Osgood, 1881), p. 341.

²⁰The Bernard and Hallowell houses (no longer extant) also served as hospitals for the Roxbury camp. See Drake p. 344. Of the four Tory estates in Cambridge used for military hospitals only the Oliver-Lowell and Fayerweather houses survive. See Dr. Philip Cash's undated letter to MHC.

staffed by Drs. Lemuel Hayward and William Aspinwall. Within four months of opening, the hospital treated approximately six hundred patients, with less than forty deaths.²¹ Some of the deceased were buried on the estate “at a spot between the present Everett and Elm streets,” on today’s Sumner Hill.²² In 1867, when that section of the Loring estate was targeted for residential development, the remains were removed and re-interred in the Walter Street Burial Ground at the Arnold Arboretum.²³

The house’s use as a military hospital ended with the evacuation of Boston in March of 1776. Reverting back to the custody of Roxbury’s Selectmen, it was initially leased to William Phillips, believed to have been the future Governor of Massachusetts.²⁴ Isaac Sears, a New York member of the Continental Congress, was the last to lease the property. The Confiscation Act of April 1779 made all loyalist estates the property of the State, for whose benefit they were eventually sold.²⁵ Loring’s property was divided in two; the smaller portion consisting of a farmhouse and some land was sold to John Keyes. The larger estate, comprising fifty-four acres and the manse, was purchased by Sears. Both transactions took place at auction on 1 June 1779.²⁶ Sears’ occupancy of the Loring House was short lived. Bankrupted by the war, he instructed his son-in-law to offer the property for sale in 1783.

The Greenough Legacy

Anne (Doane) Doane, a wealthy forty-year-old widow hailing from Wellfleet and Boston, bought the Loring estate on April 5, 1784 in anticipation of her marriage to lawyer David Stoddard Greenough (1752 - 1826). In addition to a sizable inheritance from her father, she amassed considerable property in Boston through her marriage to distant cousin Elisha Doane, an elderly widower.²⁷ Greenough also brought substantial real estate holdings to this union, including a house and property on School Street in Boston, and a half interest in Noddles Island (which provided the family rental income until its development as East Boston in the 1830s). Wedded on 11 May 1784, this affluent couple represented the aspirations of the new gentry. Instead of leading a leisured lifestyle, this post-Revolution elite treated their country estates as scientific laboratories. Although maintaining his legal practice, Greenough devoted much of his energy to improving and expanding his Jamaica Plain farm.²⁸

By 1795, Greenough was a member of the Massachusetts Society for Promoting Agriculture. Established in 1792 by a fraternity of political and mercantile luminaries, including the Quincys, Adams, Lymans, Gores, Codmans, and Barrells, the goal of this society was to promulgate agricultural reforms, such as reforestation, improved animal breeding, crop rotation, and fruit hybridization. The membership was profoundly influenced by the writings of Englishman Arthur Young (1741-1820), who they selected as their first honorary member. Young was convinced that successful agricultural experimentation could occur only when every experiment was carefully recorded and the expenses accurately reported.²⁹

²¹Eva Phillips Boyd, “Jamaica Plain by Way of London,” *Old-Time New England* XLIX (April-June 1959): 97.

²²*The History of the Loring Greenough House* (Boston: Jamaica Plain Tuesday Club, 1956), p. 5.

²³*Ibid.*

²⁴McGinley Hart & Associates, *Loring-Greenough House: Historic Structure Report* (25 September 1998) p.10.

²⁵Francis Drake, “Roxbury in the Provincial Period,” in *The Memorial History of Boston*, ed. Justin Winsor (Boston: James R. Osgood, 1881), p. 342.

²⁶Eva Phillips Boyd, “Jamaica Plain by Way of London,” *Old-Time New England* XLIX (April-June 1959): 97.

²⁷Katherine Cippola, “Notes on the Loring-Greenough House,” 5 May 1997.

²⁸David Stoddard Greenough, Sr. reacquired the land and property sold to John Keyes in 1779.

²⁹Charles Aruther Hammond, “When the Arts and the Virtues Unite: Country Life Near Boston, 1637-1864” (Ph.D. dissertation, Boston University, 1982), p. 141.

Greenough embraced the role of enlightened gentleman farmer. His copious diaries, ledgers, and waste books (archived at the Massachusetts Historical Society) record in minute detail the planting, harvesting, and breeding cycles of his Massachusetts farm. In accordance with the Society's advice, Greenough rotated his crops, constructed gates and fences to enclose fields, and planted new orchards and stands of elm trees. Assisted by field hands, most notably Stephen Bernard and Jabez Hunting, he cleared, mowed, weeded, and plowed fields, created new pasture, sowed acres of clover (to regenerate tired soil), harvested salt hay, grafted fruit trees, and pressed cider. A list of crops harvested in 1789 included: hay, barley, corn, potatoes, onions, beans, carrots, beats, turnips, cabbage, parsnips, pumpkins, apples, and cherries.³⁰ By 1792, Greenough became more adventurous in his orchard, adding peach and pear trees. In addition to produce, Greenough raised hogs for bacon, which after 1811 he cured in a smoke cellar beneath the summer kitchen. His dairy operation, never more than a dozen cows, produced milk, cheese, and butter.

Greenough's personal papers record the names and wages of carpenters, painters, laborers, farm hands and domestic servants employed on the estate. After the death of his wife in 1802, Greenough employed a succession of live-in domestic help. The ledgers identify these women as: Betsey Cox (began 1803); Nabby Moncries (Nov. 1807-Oct. 1808); Sally Derby (April 1808 - Dec. 1810); Hannah Derby (May 1809-May 1810); Sally Brewer (Dec. 1810 - May 1816); Martha Cutting (Nov. 1808 - May 1809); Betsey Bowditch (June 1810 - March 1813); and Peggy Caldwell (June 1813 - May 1817).³¹

It is interesting to note that the Lorings were not the only owners to employ slave labor on this property. On 30 July 1785, Greenough purchased a mulatto slave boy named John May (or Morey).³² This acquisition was rather short-lived, as Massachusetts abolished slavery in 1789. The only other reference to black farm help dates from July 1825, when Greenough employed Mott Johnson, identified as a Negro, to mow a field of clover.³³

Every improvement to the property, regardless of size, was recorded in these copious journals, providing an excellent source for dating additions and alterations. The journals dispel the oft-repeated myth of an 1811 Bulfinch-designed out kitchen and wood house, identifying the builder instead as Jabez Coney. The "B 1811" mark on the structure's center rafter should be interpreted as "built in 1811" not "Bulfinch 1811." Throughout the first quarter of the 19th century, Coney was retained by the Greenough family for numerous improvements to the house, as well as the construction of new outbuildings.

Greenough's diaries record the triumphs and frustrations of an early republican farmer. On 15 June 1790, he wrote, "the caterpillars have done great mischief among the apple trees owing to neglect in not sufficiently destroying them (in future I declare vengeance against the cursed vermin)." They also convey Greenough's active involvement in the farm's day-to-day operations, initially assisted by two hired hands, but after 1800 by more men.

David Stoddard Greenough died at the age of seventy-four on August 24, 1826. His son recorded the following memorial:

³⁰David Stoddard Greenough Papers, Box 37, vol. 32: Farm Diary, 1790-98. Massachusetts Historical Society

³¹David Stoddard Greenough Papers, Box 38, vol. 49: Small Accounts Book, 1808-17. Massachusetts Historical Society.

³²David Stoddard Greenough Papers, Folder July 1785. Massachusetts Historical Society.

³³David Stoddard Greenough Papers, Box 37, Vol. 38: Farm Diary 1825-27. Massachusetts Historical Society.

“My father went to Cohasset on June 14 to reside during the summer for the benefit of his health which had been feeble for some months, and continued there, returning home at intervals, until Monday 21 August when he was suddenly attacked (by strangulated hernia) and continued on until his dissolution, which took place on the Thursday following. His body was brought home to his late mansion.”³⁴

The Second Generation

David Stoddard Greenough's sole heir, David Junior, was born in 1787 and educated at Harvard (Class of 1805). On 14 June 1813, he married Maria Foster Doane of Cohasset, a distant relative of his mother. Of their eight children, five survived childhood: David Stoddard III (b. 1814), John (1815-1842), Anna (b. 1817), James (b. 1821), and Jane (1830-1847).

In May 1819, David Jr.'s investment in an Antiguan plantation failed, resulting in personal bankruptcy and casting a pall over the rest of his life. Insolvent, he moved his family from their Boston residence into his father's Jamaica Plain home. In order to safeguard family assets from creditors, David, Jr. quit claim to his father's estate. He also sold all of his personal property, valued at £2616.63, to his father on 17 May 1819. David, Sr. negotiated a lump sum settlement with his son's creditors, which paid off 5/7s of the total debt owed.

“Immediately after my failure in 1819 (May) my father made his will, by which he placed all his property in the hands of Trustees, in the event of his death, giving me only the income of it under certain restrictions and limitations, and appropriating it after my decease to my family and children putting it thereby out of my power to make any further payment to my creditors. I, with my family was then under his roof, lodged and fed by him, where I have ever since remained. My debts being compromised by him, 5/7^{ths} of the whole I owed being paid, everything remained tranquil, no suggestions from my former creditors were heard, and on 20 July 1824, in the full belief and conviction on his part, that no more of his property should ever be applied to the payment of any additional portion of my old debts, he made his last will, by which after giving certain legacies, and among others \$40,000 to my children, he left the residue of his property to me.”³⁵

Although he maintained a small law practice, David Jr. was primarily ensconced on the farm, writing in August 1820, “My pursuits for the present, being principally agricultural, I seldom visit the city.” Upon David Sr.'s death in 1826, his son assumed responsibility for the farm, which included some manual labor as evidenced by a June 1827 diary entry, “all hands and self working on hay, got three loads in.”³⁶

After his father's death, David Jr. was contacted by a creditor who was unsatisfied with the previously negotiated 5/7s compromise. Keenly aware of how his losses hurt others, David Jr. expresses his frustration in a letter to a creditor, dated 3 March 1828.

It was “unnecessary to remind me of obligations, which, though legally canceled, have painfully occupied a large portion of my thoughts. It has ever been my ardent wish to discharge all my debts, rather to satisfy my own feelings, and comply with my own sense of justice, than from any stimulus, that could arise from the suggestion of my creditors,

³⁴David Stoddard Greenough Papers, Box 37, Vol. 38: Farm Diary 1825-27. Massachusetts Historical Society.

³⁵David Stoddard Greenough Papers, Box 4, DSGII correspondence with John L. Capt. Esq, Geneva, dated 3 March 1828. Massachusetts Historical Society.

³⁶David Stoddard Greenough Papers, Box 37, Vol. 38: Farm Diary 1825-27. Massachusetts Historical Society.

who have generally, and I speak it feelingly, conducted toward me with great delicacy. This wish, though strong, has I believe, in no single instance prompted me, to hold out any promise to a creditor, that more would ever be realized for his debt, than was obtained in his compromise with my late lamented father.”³⁷

This letter, which included a payment of \$11,500, concludes:

“There is one expression in your last letter to which I allude with pain; it is this, ‘if the act (meaning payment) should curtail a little of that style, which fortune makes us adopt, you will receive an inward, satisfactory, and ample reward.’ I live as my father left me, with comforts around me, but free from style. I hope I have assumed none, while I remained in debt, in honor or equity to yourself and others; and whoever gave you the impression, that I had assumed a style of living different from that, to which I have been accustomed, in consequence of the death of my father, and the accession of means, must grossly have misinterpreted facts, and my feelings and conduct.”³⁸

David Stoddard Greenough, Jr. died at the age of forty-three on 6 August 1830. Under the widow’s dower, Maria Foster Greenough, inherited property valued at \$67,962, which included the Jamaica Plain manse, as well as a Boston residence at the corner of Washington and School streets.³⁹ Six years after David Jr.’s death, Maria married General William Hyslop Sumner, a Greenough cousin.

A prominent Boston developer, Sumner had long envisioned developing Noddles Island as a summer resort for affluent Bostonians. By 1832, Sumner had approached the Greenough heirs with a proposal to purchase their holdings on Noddles Island. The family sold their interest to Sumner for \$32,000.00, clearing the way for large-scale residential development of East Boston.

The Third Generation

The substantial Greenough estate, exceeding eighty acres of contiguous farmland, was legally subdivided in September 1836. David Jr.’s five children (David III, John, Anne, James, and Jane) inherited parcels carved from the Jamaica Plain farm, as well as outlying wood lots, lower Roxbury salt marsh, and a summer residence in Cohasset. Each inheritance was equitably valued at \$5,308. The trustees were unable to subdivide the School Street residence and land, valued at \$40,000, so that parcel was held in common by all five children.

Under the 1836 distribution plan, David Stoddard Greenough III inherited five acres of Jamaica Plain farm land, four acres of orchard, five acres of salt march in lower Roxbury, and a Brookline wood lot containing six acres. Married in October of 1843, David III and his wife Anna Parkman Greenough had five children: David IV (1844 - 1924), John (b. 1846), George (1849-1875), Susan (1854-1857), and Arthur (1857-1889). Like his father and grandfather, David III was a Harvard graduate (Class of 1833, LL.D., 1836) and a practicing lawyer. Together with his classmate and friend Daniel Webster, David III established the first fox-hound club in America.⁴⁰ Upon his mother’s death in November 1843, David III inherited

³⁷David Stoddard Greenough Papers, Box 4, DSGII correspondence with John L. Capt. Esq, Geneva, dated 3 March 1828, Massachusetts Historical Society.

³⁸*Ibid.*

³⁹Norfolk County Probate, Docket No. 8361, 1830.

⁴⁰Elizabeth Ann McGeough, “Some Descendants of Captain William Greenough of Boston, Massachusetts,” (Santa Barbara, California: by author, 1969).

the family manse and pew number 52 in the Third Church of Roxbury (later the First Church of Jamaica Plain).

Despite the substantial decrease in the farm's size, encompassing approximately fourteen contiguous acres at mid-century, David III employed servants and hired hands. The 1850 census identifies the farm's laborers as Franklin Chick, age 22, from Maine and John Prye, age 45, of Massachusetts. Domestic help was provided by Mrs. Gordon, age 50, and Ann McGlinicy, age 24, of Ireland. A family of Irish immigrants headed by gardener John Follen also lived on the property.

David Stoddard Greenough III died of pneumonia on March 30, 1877, at the age of 62. His widow, Anna, resided at the Loring-Greenough House until her death in 1906.

From the third generation, Anna Greenough merits mention for her contribution to the residential development of Jamaica Plain. Anna married Henry K. Burgwyn, a Carolina landowner, in 1838. Her real estate inheritance, situated in the northeast corner of today's Sumner Hill, was subdivided in the late 1840s, with streets commemorating her husband's southern roots, such as Roanoke, Virginia (later Revere), Carolina, and New Bern. Her step-father, General Sumner, constructed his estate at 10 Roanoke Avenue in 1850.

The Final Greenough Years

David Stoddard Greenough IV graduated from Harvard in 1865. He was a partner in the Boston firm Abram French & Company, importers of china and glassware. He is best remembered as one of the principal developers of Gloucester's Eastern Point, an affluent summer community. In 1879, David IV married Minnie Fenton Lewis, of Detroit. The couple had two children, David V (1881-1950), known as "Vid," and Anna (b. 1884). Two years after Minnie's death in 1890, David IV married his second wife Caroline Wendell Goodwin of Jamaica Plain, who gave birth to daughter Mary (b. 1896).

Although his primary address was on Sumner Hill, David IV did not take up residence in the Loring-Greenough House until 1907, the year after his mother's death. At the age of sixty-three, he undertook a series of substantial renovations, such as: installing central heating, an indoor bathroom, and a modern kitchen range (it bears the inscription "Cyrus Carpenter & Co. 44 Hanover Street, Boston, Mass., 1901").

After David IV passed away in 1924, his son and heir David V decided to sell the house. Lacking prospective buyers, the family was "finally constrained to sell it to a group of local men who purchased it on speculation."⁴¹ Slated for demolition, the house was saved at the eleventh hour by the Jamaica Plain Tuesday Club.

Jamaica Plain Tuesday Club

The Jamaica Plain Tuesday Club, a women's social club founded in 1896, first entertained purchasing the Loring-Greenough House at a special meeting held on 26 June 1924. After soliciting advice from the reigning antiquarians of the era, specifically William Sumner Appleton, of the Society for the Preservation of New England Antiquities, and architect Ralph Adams Cram, the club voted to acquire this exceptional Georgian manse. By 1926, they were able to purchase the property back from developers for \$52,000, having raised this money through donations and a mortgage of \$30,000 (discharged the following year).

⁴¹McGinley Hart & Associates, *Loring-Greenough House: Historic Structure Report* (25 September 1998), p.15.

The Tuesday Club pledged “to preserve the house as the last remaining example of the many fine estates which once were so numerous in Jamaica Plain and to make any restorations under expert guidance.”⁴² Committed to maintaining both the house and its grounds, they embarked on a series of fund raising activities. The summer kitchen’s servant chamber was converted into a tea room, with a “Poor Richard” decor created by Mrs. Walter Kilham. Tennis tournaments were held on the court at the rear of the property, and antiques and crafts were collected and sold at bazaars held in the wood house and driveway. Proceeds from these initiatives allowed the club to paint, wallpaper, and furnish their new headquarters.

Over the course of its tenure, the club weathered three fires and a major structural stabilization effort. In early 1938, a contained electrical fire damaged the chimney and paneled fire wall in the Best Parlor (southwest room). The club retained the Boston architectural firm of Allen, Collens and Willis to direct repair efforts and to design a replacement overmantel. A second fire struck in 1946 which, according to Building Department records, damaged the “front roof” and necessitated the installation of an exterior fire escape and balconies along the eastern elevation. A third fire damaged the roof of the storehouse (situated between the main house and summer kitchen).

In 1975, the club retained the Society for the Preservation of New England Antiquities and an engineering consultant, Weidemann, Brown Inc., to investigate the source of wall bulges, sagging floors, and cracked plaster in specific interior spaces. The consulting engineers’ structural conditions report (dated 26 June 1975) recorded the following framing defects:

Roof: “The framing is such that the majority of the roof load is intended to be carried by each of the four exposed corner posts. These posts are supported on third floor beams which are not large enough to carry the heavy concentrated loads of the posts. As a result, the supporting beams have deflected in excess of three inches in each of the four locations. Much of the load has then transferred from the posts to the sloping low roof rafters. These rafters now act as columns supporting the attic perimeter beams, but they are not adequately connected to the perimeter attic beams to properly carry the load. Therefore, much of the roof is supported by the friction between the sloping roof rafters and the perimeter attic beams.”

Second Floor Framing: “Since there is no timber under the west end of the north corridor wall at the second floor level, the wall must arch between the floor beams crossing under the wall.” Additionally, “At the west end of the south corridor wall there is no partition below. The 8 ¼ inch x 10 ½ inch beam spans in 22 feet over the west entrance hall. This beam, which carries the load of half the corridor and half the assembly room in which the Tuesday Club meets, has deflected at least 3 inches.”

In order to strengthen the building, the club commissioned the following repairs:

1. New three inch pipe columns were extended from the attic level down to the second floor level. Although exposed in the garret apartments, these columns were concealed in the second-story corridor walls (adjacent to door jambs). Three six-by-six wood posts and one pipe column were added to the garret level to strengthen the perimeter roof beam system.

⁴²*The History of the Loring Greenough House* (Boston: Jamaica Plain Tuesday Club, 1956), p. 11.

2. The ends of the King Post roof truss were connected to the existing chimneys.
3. Additional framing was added to support the west end of the north corridor wall at the second floor level.
4. In order to strengthen the beam spanning over the main entry hall at the second floor, additional steel framing in the form of a Queen Post truss was added. This solution “preserved the column-free space of the entry hall,” however it “required lowering the entry hall ceiling an additional 15 inches.”
5. Decaying basement timbers were trimmed and new posts were installed under sound portions of timber.

Upon completion of this structural stabilization effort, the following exterior roof repairs were addressed: removal of deteriorated sheathing; new copper roofing on the upper roof surface and dormers; new copper flashing at the roof eaves and chimneys; and new slate tiles on the northern slope.

As a final phase of this rehabilitation project, in 1976 the Society for the Preservation of New England Antiquities supervised interior renovations. Largely cosmetic, this work was confined to the installation of new wallpaper in the rear stair hall and second-story landing (“East India” by Waterhouse), the second-story Meeting room (“Wheat Damask” by Waterhouse), and the second-story’s Northwest Chamber (“Bookend” by Waterhouse).

3.2 Architectural Significance

Constructed in 1760, the Loring-Greenough House is an outstanding and well-preserved example of a grand Georgian estate. It exemplifies a style of 18th-century domestic architecture which reached its apex on the eve of the Revolution. Popularized by English pattern books and adapted to these shores by colonial housewrights, the New England variant consisted of a two-and-a-half-story, clapboard-sheathed house, typically with a five-bay, center-entry facade. The use of exterior paint distinguished these elite homes from the unpainted dwellings in which most colonial Americans lived.⁴³ Roof forms varied between gable, gambrel, and hip. The style was grounded in Renaissance ideals of balance, symmetry, and classical ornament.

The Loring-Greenough House exhibits restrained exterior ornament as seen by its molded lintels, dentiled and modillioned cornice, paneled doors, and pedimented entries. Instead of a turned balustrade parapet, the Loring-Greenough House was constructed with an intricate fret-work railing, a nod to the then fashionable Chinese taste or *chinoiserie*.⁴⁴ A more flamboyant use of classical ornament is found on the contemporaneous Vassall-Craigie-Longfellow House, constructed in 1759 for Tory John Vassall. This Cambridge manse is distinguished by applied Ionic pilasters and a pedimented facade.

Despite its restraint, the Loring-Greenough House effectively advertised its owner's wealth and taste, not only due to its imposing scale, but also due to its lavish use of glass. Reflecting newfound expectations about domestic comfort, heat, and light, the house was fenestrated by over forty multi-paned, double-hung sash windows.

Georgian house plans demonstrate increased specialization of room functions. Whereas the great majority of the population still resided in single-room houses, those with sufficient wealth commissioned homes which demonstrated a deliberate segregation of public and private spaces. The Loring-Greenough House interior reflects the common center-passage, double-pile configuration. Architectural historian Dell Upton reminds us that:

Eighteenth-century planning was a painstaking operation that involved the careful correlation of space and social function. No surviving eighteenth-century house has four equal sized rooms. In most, every single room has different dimensions.⁴⁵

This is certainly the case for the Loring-Greenough House. In specific areas, the room layout bears no relation to the underlying framing system. This suggests the Lorings made several eleventh-hour decisions after the framing was erected. Several of these discrepancies were documented in a 1975 structural report by Wiedemann, Brown Inc. Consulting Engineers. For example, in the second-story central corridor:

the builder originally intended to build the second floor bearing partitions over the first floor bearing partitions with the same offset. However, the plan was changed before the second floor partitions were built to provide the Lorings with a straight second floor

⁴³Kevin Sweeney, "High-Style Vernacular: Lifestyles of the Colonial Elite," in *Of Consuming Interests*, ed. Cary Carson, Ronald Hoffman, and Peter Albert (Charlottesville: University Press of Virginia, 1994), p.16.

⁴⁴The building is currently crowned with a replacement railing which dates from 1977.

⁴⁵Dell Upton, "Vernacular Domestic Architecture in Eighteenth-Century Virginia," *Winterthur Portfolio* 17 (1982): 98.

corridor. Since there is no timber under the west end of the north corridor wall at the second floor level, the wall must arch between the floor beams crossing under the vault.⁴⁶

For many years, people have speculated that the ground-level entry hall was “enlarged” during the early nineteenth century. As evidence of this alteration, they point to the hall’s layout, substantially wider in the front half than in the rear, its paneled dado which doesn’t align along the eastern wall, and a 1784 inventory which indicates the “drawing room” had four windows. This theory presumes the Lorings used the southeast room as their drawing room, thus if it originally had four windows and now only has three, the eastern hall wall must have been moved. However, given what we know about Georgian interiors, it is equally plausible that the southeast room was the Lorings’ dining room. Moreover, the original cellar framing actually supports the eastern corridor wall in its current position.⁴⁷ As a final disputation of the “enlargement” theory, a review of David Greenough Stoddard’s diaries, which meticulously record every alteration to the building from 1786 to his death in 1826, reveals no reference to any alterations to the main entry hall. Both physical and documentary evidence suggest that the entry hall configuration dates from 1760.

⁴⁶Weidemann, Brown Inc Consulting Engineers letter to David Hart, Society for the Preservation of New England Antiquities, dated 26 June 1975.

⁴⁷“In addition to physically probing the structure, a series of x-rays were taken to determine internal conditions. In general, it was desired to know if any parts of the house were added to or otherwise altered. For example, it was suspected that the walls in the first floor south corridor had both been moved after construction, thus causing the problems with unsupported loads and associated deflections. However, the x-rays indicated that the walls were in their original location through analysis of the nails and construction details. Later physical analysis in the second floor corridor proved this correct, that the walls were originally both off-set.” The report concludes: “Original framing construction indicates the hall off-set above was deliberately planned at outset.” Ibid.

3.4 Relationship to Criteria for Landmark Designation

The Loring-Greenough House meets the criteria for Landmark designation found in section four of Chapter 772 of the Acts of 1975 as amended, under the following criteria:

- A. *as a property individually listed on the National Register of Historic Places.*
- B. *as a property identified prominently with an important aspect of the military and social history of the city, commonwealth, and nation, -- specifically*
 - ☞ for its service during the Revolutionary War as General Nathaniel Greene's headquarters prior to the Battle of Bunker Hill, and as an arsenal, commissary, bakery, and military hospital during the Siege of Boston,
 - ☞ for its almost century-and-a-half association with the Greenough family, passing through five generations of first-born sons, each named after family patriarch David Stoddard Greenough (1752-1826), a lawyer and gentleman farmer who was active in the Massachusetts Society for Promoting Agriculture, and
 - ☞ for its use as a house museum and headquarters of the Jamaica Plain Tuesday Club.
- C. *as a structure associated significantly with the lives of outstanding historic personages, -- specifically as the home of Commodore Joshua Loring*
 - ☞ whose military career culminated in the victorious capture of Quebec and Montreal during the French and Indian War,
 - ☞ who was a prominent member of Jamaica Plain's loyalists,
 - ☞ who served on General Gage's Council of the Province, and
 - ☞ who fled with his family to England during the March 1776 evacuation of Boston.
- D. *as a property representative of elements of architectural design and craftsmanship which embodies distinctive characteristics of a type inherently valuable for study, -- specifically as an outstanding and exceptionally well-preserved Georgian country estate, that is additionally noteworthy for its*
 - ☞ intact Federal-era summer kitchen and wood house,
 - ☞ potential to yield information on 18th- and 19th-century domestic life, agriculture, and landscapes,
 - ☞ potential to yield information on 18th-century medical practices, and
 - ☞ potential to yield information on 18th-century military history associated with the Siege of Boston.

4.0 ECONOMIC STATUS

4.1 Current Assessed Value

According to the City of Boston Assessor's records, the property at 12 South Street, Jamaica Plain has a total assessed value of \$741,200, with land valued at \$280,200 and the house at \$461,000.

4.2 Current Ownership

The property is owned by the Jamaica Plain Tuesday Club, a non-profit organization with headquarters at 12 South Street, Jamaica Plain, Massachusetts 02130.

5.0 PLANNING CONTEXT

5.1 Background

Until 1851, Jamaica Plain was a sparsely populated, agrarian section of Roxbury. The Loring-Greenough House was situated in the heart of its small village center, known as Eliot Square, named after John Eliot who founded a school at this location in 1689. In 1851, the southwestern section of Roxbury, including the territory of Jamaica Plain, was incorporated as an independent town, named West Roxbury. Eliot Square was considered the social and political center of this new town. The area's civic prominence grew with the establishment of Eliot Hall (by 1845), the First Church Jamaica Plain (1854), the Town Hall (1868, now the Curtis Hall Municipal Building), and the Civil War Memorial (1871). Less than a quarter century after gaining its independence, West Roxbury voted for annexation, with Jamaica Plain, Roslindale, and West Roxbury emerging as distinct Boston neighborhoods.

Beginning in the 1840s, the Greenough heirs subdivided their family farm. Residential development proceeded slowly, hampered by the lack of frequent rail service to Boston and by the Civil War. In the early 1870s, streetcar tracks were extended from Roxbury into West Roxbury along Washington and Centre streets. With the advent of cheap and predictable rail service, the suburban development of Sumner Hill flourished.

In 1924, David Stoddard Greenough V decided to sell the family manse. With no prospective home buyers, Greenough sold the property to a group of developers who proposed demolishing the 1760 house and subdividing the approximately two-acre parcel for commercial real estate. The house was saved from this fate by the Jamaica Plain Tuesday Club in 1926. Since that date, they have operated the property as a house museum and as their club headquarters.

5.2 Current Planning Issues

In 1997, the Jamaica Plain Tuesday Club applied for and received a grant from the Massachusetts Historical Commission to complete a Historic Structures Report (HSR) for the Loring-Greenough House. Prepared by McGinley Hart & Associates, this HSR includes text, measured drawings, historic and current photographs, and short-term and long-range preservation goals for the property.

On 13 January 1999, the Massachusetts Historical Commission awarded the Tuesday Club \$100,000 from the Massachusetts Preservation Project Fund. This matching grant will help underwrite over \$200,000 in urgent work items, including: roof, gutters and flashing work; structural stabilization; foundation drainage; masonry repairs to the chimneys and foundations; carpentry repairs to cladding, architectural woodwork, windows and blinds; exterior painting; and sensitive modifications to the site to incorporate a walkway for universal accessibility.

Once these emergency work items are completed, the Tuesday Club hopes to address long-range goals, such as: the installation of new storm windows (with ultra-violet light protection); an upgraded HVAC system; and adaptive use projects associated with recapturing space in the summer kitchen building.

5.3 Current Zoning

The parcel at 12 South Street, Jamaica Plain is located within a Two-Family Residential Subdistrict. The minimum lot area for this subdistrict is 9,000 square feet. Development is

restricted to a height of thirty-five (35) feet and a maximum floor area ratio (FAR) of 0.5 is allowed. Under current Jamaica Plain zoning, the Loring-Greenough House is located in the Sumner Hill Neighborhood Design Overlay District. Design Overlay Districts are established to protect the historic character, existing scale, quality of the pedestrian environment, character of the residential neighborhoods, and concentrations of historic buildings within a specific area.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives

A. Individual Landmark Designation

Landmark designation represents the City's highest honor and is therefore restricted to cultural resources of outstanding architectural and/or historical significance. Landmark designation under Chapter 772 would require review of physical changes to the following elements hereinafter referred to as the "Specified Exterior and Interior Features:"

- (1.) all exterior elevations, roofs, and roof lines of the house and its outbuildings;
- (2.) all interior rooms, finishes, and cellar spaces of the house and its outbuildings (excluding the house's garret chambers); and
- (3.) all landscape features, including the garden, grounds, trees, paths, drives, and fences.

B. Denial of Individual Landmark Designation

The Commission retains the option of not designating any or all of the Specified Exterior or Interior Features as a Landmark.

C. Preservation Restriction

The Commission could recommend the owner consider a preservation restriction for any or all of the Specified Exterior or Interior Features.

D. Preservation Plan

The Jamaica Plain Tuesday Club recently commissioned a preservation plan for the Loring-Greenough House and grounds. This Historic Structures Report was prepared by McGinley Hart & Associates in September 1998.

E. National Register Listing

The Loring-Greenough House was individually listed on the National Register of Historic Places in 1972.

6.2 Impact of Alternatives

A. Individual Landmark Designation

Landmark designation under Chapter 772 would require review of physical changes to the Specified Exterior and Interior Features of the property, in accordance with the standards and criteria adopted as part of the designation.

B. Denial of Individual Landmark Designation

Without Landmark designation, the City would be unable to offer protection of the Specified Exterior and Interior Features, or extend guidance to present and future owners.

C. Preservation Restriction

Chapter 666 of the M.G.L. Acts of 1969, allows organizations to protect the architectural integrity of their property via a preservation restriction. A restriction may be donated to or purchased by any governmental body or non-profit organization capable of acquiring interests in land and strongly associated with historic preservation. These agreements are recorded instruments (normally deeds) that run with the land for a specific term or in perpetuity, thereby binding not only the owner who conveyed the restriction, but also subsequent owners. Restrictions typically govern alterations to exterior features and maintenance of the appearance and condition of the property. Tax incentives may be available for qualified donors.

D. Preservation Plan

The McGinley Hart Historic Structure Report evaluates the property's existing condition and provides recommendations for short-term and long-range preservation planning.

E. National Register

Due to its National Register status, the Loring-Greenough House is protected from adverse impacts caused by federal, federally-licensed or federally-assisted activities. Similar protection from state-sponsored projects is achieved by the concurrent listing of all National Register properties on the State Register of Historic Places under Chapter 254 of the Massachusetts General Laws.

National Register listing also provides an investment tax credit for certified rehabilitation of income-producing properties. Properties owned by non-profit organizations may qualify for rehabilitation assistance under the competitive Massachusetts Preservation Projects Fund.

7.0 RECOMMENDATIONS

The staff of the Boston Landmarks Commission recommends that the Specified Exterior and Interior Features of the Loring-Greenough House as described in Section 6.1 be designated a Landmark under Chapter 772 of the Acts of 1975, as amended. The boundaries of the designation should correspond to ward 19, parcel 1290 as depicted on the City of Boston Assessor's map.

The standards for administering the regulatory functions provided for in Chapter 772 are attached.

8.0 GENERAL STANDARDS AND CRITERIA

8.1 Introduction

Per sections, 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended) Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. Before a Certificate of Design Approval or Certificate of Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purpose of the statute.

The intent of these guidelines is to help local officials, designers and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reason for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistent with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been structured as to encourage the removal of additions that have lessened the integrity of the property.

It is recognized that changes will be required in designated properties for a wide variety of reasons, not all of which are under the complete control of the Commission or the owners. Primary examples are: building code conformance and safety requirements; changes necessitated by the introduction of modern mechanical and electrical systems; and changes due to proposed new uses of a property.

The response to these requirements may, in some cases, present conflicts with the Standards and Criteria for a particular property. The Commission's evaluation of an application will be based upon the degree to which such changes are in harmony with the character of the property. In some cases, priorities have been assigned within the Standards and Criteria as an aid to property owners in identifying the most critical design features. The treatments outlined below are listed in hierarchical order from least amount of intervention to the greatest amount of intervention. The owner, manager or developer should follow them in order to ensure a successful project that is sensitive to the historic landmark.

- ◆ **Identify, Retain, and Preserve** the form and detailing of the materials and features that define the historic character of the structure or site. These are basic treatments that should prevent actions that may cause the diminution or loss of the structure's or site's historic character. It is important to remember that loss of character can be caused by the cumulative effect of insensitive actions whether large or small.
- ◆ **Protect and Maintain** the materials and features that have been identified as important and must be retained during the rehabilitation work. Protection usually involves the least amount of intervention and is done before other work.
- ◆ **Repair** the character defining features and materials when it is necessary. Repairing begins with the least amount of intervention as possible. Patching, piecing-in, splicing, consolidating or otherwise reinforcing according to recognized preservation methods are the techniques that should be followed. Repairing may also include limited replacement in kind of extremely deteriorated or missing parts of features. Replacements should be based on surviving prototypes.
- ◆ **Replacement** of entire character defining features or materials follows repair when the deterioration prevents repair. The essential form and detailing should still be evident so that the physical evidence can be used to re-establish the feature. The preferred option is replacement of the entire feature in kind using the same material. Because this approach may not always be technically or economically feasible the commission will consider the use of compatible substitute material. The commission does not recommend removal and replacement with new material a feature that could be repaired.
- ◆ **Missing Historic Features** should be replaced with new features that are based on adequate historical, pictorial and physical documentation. The commission may consider a replacement feature that is compatible with the remaining character defining features. The new design should match the scale, size, and material of the historic feature.
- ◆ **Alterations or Additions** that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character defining spaces, materials, features or finishes. The commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.

Finally, the Standards and Criteria have been divided into two levels:

- ◆ **Section 8.3** - Those general ones that are common to all landmark designations (building exteriors, building interiors, landscape features and archeological sites).
- ◆ **Section 9.0** - Those specific ones that apply to each particular property that is designated. In every case the Specific Standards and Criteria for a particular property shall take precedence over the General ones if there is a conflict.

8.2 Levels of Review

The Commission has no desire to interfere with the normal maintenance procedures for the landmark. In order to provide some guidance for the landmark owner, manager or developer and the Commission, the activities which might be construed as causing an alteration to the physical character of the exterior have been categorized into:

A. Routine activities which are not subject to review by the Commission:

1. Activities associated with routine maintenance, including such items as: Housekeeping, pruning, fertilizing, mulching, etc.
2. Routine activities associated with seasonal installations which do not result in any permanent alterations or attached fixtures.

B. Activities which may be determined by the Executive Director to be eligible for a Certificate of Exemption:

1. Ordinary maintenance and repair involving no change in design, material, color and outward appearance, including such items as: Major cleaning programs (including chemical surface cleaning), repainting, planting or removal of limited number of trees or shrubs, major vegetation management.
2. In-kind replacement or repair.

C. Activities requiring Landmarks Commission review:

Any reconstruction, restoration, replacement, alteration or demolition (This includes but is not limited to surface treatments, fixtures and ornaments) such as: New construction of any type; removal of existing features or element; any alteration involving change in design, material color, location or outward appearance; major planting or removal of trees or shrubs, changes in land forms.

D. Activities not explicitly listed above:

In the case of any activity not explicitly covered in these Standards and Criteria, the Executive Director shall determine whether an application is required and if so, whether it shall be an application for a Certificate of Design Approval or Certificate of Exemption.

E. Concurrent Jurisdiction

In some cases, issues which fall under the jurisdiction of the Landmarks Commission may also fall under the jurisdiction of other city, state and federal boards and commissions such as the Boston Art Commission, the Massachusetts Historical Commission, the National Park Service and others. All efforts will be made to expedite the review process. Whenever possible and appropriate, a joint hearing will be arranged.

8.3 General Standards and Criteria

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general, this will minimize alterations that will be allowed.
2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. (The term "**later contributing features**" shall be used to convey this concept.)

3. Deteriorated materials and/or features, whenever possible, should be repaired rather than replaced or removed.
4. When replacement of features that define the historic character of the property is necessary, it should be based on physical or documentary evidence of original or later contributing features.
5. New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment.
6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.
7. New additions or related new construction should be differentiated from the existing thus, they should not necessarily be imitative of an earlier style or period.
8. New additions or alterations should be done in such a way that if they were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
9. Priority shall be given to those portions of the property which are visible from public ways or which it can be reasonably inferred may be in the future.
10. Surface cleaning shall use **the mildest method possible. Sandblasting, wire brushing, or other similar abrasive cleaning methods shall not be permitted.**
11. Should any major restoration or construction activity be considered for the property, the Boston Landmarks Commission recommends that the proponents prepare an historic building conservation study and/or consult a materials conservator early in the planning process.
12. Significant archeological resources affected by a project shall be protected and preserved.

The General Standards and Criteria has been financed in part with funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary of State Michael Joseph Connolly, Chairman.

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9.0 EXTERIORS - SPECIFIC STANDARDS AND CRITERIA

Loring-Greenough House

12 South Street, Jamaica Plain, Massachusetts

9.1 Introduction

1. In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.
2. The intent of these standards and criteria is to preserve the overall character and appearance of the Loring-Greenough House including its exterior form, its mass, and its richness of detail.
3. The standards and criteria shall respect the building's evolution overtime, including alterations associated with its history as a house museum under the stewardship of the Jamaica Plain Tuesday Club.
4. The standards and criteria acknowledge that there will be changes to the exterior of the building and are intended to make the changes sensitive to the architectural character of the building.
5. All exterior materials, features, and elements shall be retained except insofar as their replacement or reinterpretation may be proposed, based on the existence of reliable physical or documentary evidence.
6. Each property will be separately studied to determine if a later addition(s) and/or alteration(s) can, or should, be removed.
7. Since it is not possible to provide one general guideline, the following factors will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed:
 - a. Compatibility with the original property's integrity in scale, materials and character.
 - b. Historic association with the property.
 - c. Quality in the design and execution of the addition/alteration.
 - d. Functional usefulness.
8. **All Exterior Elevations, Roof, and Roof Lines of the House and its Outbuildings, and All Landscape Features** (including the garden, grounds, trees, paths, drives, and fences) are subject to the terms of the exterior guidelines herein stated.
9. Items under Commission review include but are not limited to the following:

9.2 Exterior Walls

A. General

1. No new openings shall be allowed.
2. No original existing openings shall be filled or changed in size.

3. No exposed conduit shall be allowed on any elevation.
4. No original or later contributing projections, such as bays and porches, shall be removed.
5. The Boston Landmarks Commission recommends that work proposed to the materials outlined in sections B, C, and D be executed with the guidance of a professional building materials conservator.

B. Masonry (Brick, Stone, Terra Cotta, Concrete, Stucco and Mortar)

1. All masonry materials, features, details, and ornamentation of the Specified Exterior Features, such as: the granite fence posts, granite steps, stone foundation, slate tiles, brick chimneys, mortar joint sizes, color and tooling shall be preserved.
2. Original or later contributing masonry materials, features, details, surfaces and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, or consolidating the masonry using recognized preservation methods.
3. Deteriorated or missing masonry materials, features, details, surfaces and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original mortar shall be retained.
7. Deteriorated mortar shall be carefully removed by hand-raking the joints.
8. Use of mechanical saws and hammers shall not be allowed.
9. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile and method of application.
10. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
11. Cleaning of masonry is discouraged and should be performed only when necessary to halt deterioration.
12. If the building is to be cleaned, **the mildest method possible** shall be used.
13. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).

14. **Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted.** Doing so changes the visual quality of the material and accelerates deterioration.
15. Waterproofing or water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.
16. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

C. Wood

1. All wood surfaces, features, details, and ornamentation of the Specified Exterior Features, such as: the clapboards, cornices, entablatures, lintels, shutters, columns, pilasters, porticos, roof-top railings, lattice work, window frames, door frames, plank siding, paint colors and finishes shall be preserved.
2. Original or later contributing wood surfaces, features, details and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating or reinforcing the wood using recognized preservation methods.
3. Deteriorated or missing wood surfaces, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Cleaning of wooden elements shall use **the mildest method possible.**
7. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Coatings such as paint help protect the wood from moisture and ultraviolet light and stripping the wood bare will expose the surface to the effects of weathering.
8. Damaged or deteriorated paint should be removed to the next sound layer using **the mildest method possible.**
9. **Propane or butane torches, sandblasting, water blasting or other abrasive cleaning and/or paint removal methods shall not be permitted.** Doing so changes the visual quality of the wood and accelerates deterioration.

10. Repainting should be based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.

D. Architectural Metals (Cast Iron, Steel, Pressed Tin, Copper, Aluminum and Zinc)

1. All metal materials, features, details and ornamentation of the Specified Exterior Features, such as: the copper-clad upper roof slope, copper roof flashing, historic hardware, paint colors and finishes shall be preserved.
2. Original or later contributing metal materials, features, details and ornamentation shall be retained and, if necessary, repaired by patching, splicing or reinforcing the metal using recognized preservation methods.
3. Deteriorated or missing metal materials, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Cleaning of metal elements either to remove corrosion or deteriorated paint shall use **the mildest method possible**.
7. Abrasive cleaning methods, such as low pressure dry grit blasting, may be allowed as long as it does not abrade or damage the surface.
8. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission. Test patches should always be carried out well in advance of cleaning (including exposure to all seasons if possible).
9. Cleaning to remove corrosion and paint removal should be considered only where there is deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Paint or other coatings help retard the corrosion rate of the metal. Leaving the metal bare will expose the surface to accelerated corrosion.
10. Repainting should be based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.

9.3 Windows

Refer to Sections 9.2 B, C and D regarding treatment of materials and features.

1. All window elements, details, and features [functional and decorative], such as: the 6/6 double hung sash configuration, casements, frames, muntins, glazing, transoms, side lights, leaded tracery, moldings, paint colors and finishes shall be preserved.
2. The original window design and arrangement of window openings shall be retained.
3. Enlarging or reducing window openings for the purpose of fitting stock (larger or smaller) window sash or air conditioners shall not be allowed.
4. Removal of window sash and the installation of permanent fixed panels to accommodate air conditioners shall not be allowed.
5. Original or later contributing window elements, features (functional and decorative), details and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
6. Deteriorated or missing window elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
7. When replacement is necessary, it should be based on physical or documentary evidence.
8. Aluminum, vinyl, metal clad or vinyl clad replacement sash shall not be allowed.
9. Simulated muntins, including snap-in, surface-applied, or between-glass grids shall not be allowed.
10. Tinted or reflective-coated glass (i.e.: low "e") shall not be allowed.
11. Metal or vinyl panning of the wood frame and molding shall not be allowed.
12. Only clear single-paned glass shall be allowed in multi-light windows since insulating glass in multi-light windows will exaggerate the width of the muntins.
13. Exterior combination storm windows may be allowed provided the installation has a minimal visual impact. However, use of interior storm windows is encouraged.
14. Exterior combination storm windows shall have a narrow perimeter framing that does not obscure the glazing of the primary window. In addition, the meeting rail of the combination storm window shall align with that of the primary window.
15. Storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.
16. Clear or mill finished aluminum frames shall not be allowed.

17. Retention and repair of existing window blinds(shutters) is encouraged. Existing blinds(shutters) may be replaced where required, provided that the replacements match the originals in material, size, shape, configuration and method of installation.
18. New replacement blinds(shutters) shall be wood-constructed; match the height and one half the width of the window opening; and be secured with proper hardware, including pintles and dogs.
19. Window frames, sashes and blinds(shutters) should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building.

9.4 Storefronts

Not Applicable.

9.5 Entrances/Doors

Refer to Sections 9.2 B, C and D regarding treatment of materials and features; and Sections 9.4, 9.6, 9.12 and 9.14 for additional Standards and Criteria that may apply.

1. All entrance elements, materials, details and features [functional and decorative], such as: the paneled doors, transoms, sidelights, surrounds, frames, pilasters, historic hardware, paint colors and finishes shall be preserved.
2. The original entrance design and arrangement of door openings shall be retained.
3. Enlarging or reducing entrance/door openings for the purpose of fitting stock (larger or smaller) doors shall not be allowed.
4. Original or later contributing entrance materials, elements, details and features (functional and decorative) shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
5. Deteriorated or missing entrance elements, materials, features (functional and decorative) and details shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
6. When replacement is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Original or later contributing entrance materials, elements, features (functional and decorative) and details shall not be sheathed or otherwise obscured by other materials.
9. Only paneled doors of appropriate design, material and assembly shall be allowed.
10. Flush doors (metal, wood, vinyl or plastic), sliding doors and metal paneled doors shall not be allowed.

11. In general, storm doors (aluminum or wood-framed) shall not be allowed on the primary entrance unless evidence shows that they had been used. They may be allowed on secondary entrances. Where allowed storm doors shall be painted to match the color of the primary door.
12. Unfinished aluminum storm doors shall not be allowed.
13. Replacement door hardware should replicate the original or be appropriate to the style and period of the building.
14. Entry lighting shall be located in traditional locations (e.g., suspended from the vestibule ceiling).
15. Light fixtures shall not be affixed to the face of the building.
16. Light fixtures shall be of a design and scale that is appropriate to the style and period of the building and should not imitate styles earlier than the building. Contemporary light fixtures will be considered, however.
17. Buzzers, alarms and intercom panels shall be flush mounted inside the recess of the entrance and not on the face of the building.
18. Entrance elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/entrance.

9.6 Porticos, Porches and Stoops

Refer to Sections 9.2 B, C and D regarding treatment of materials and features; and Sections 9.5, 9.8, 9.10, 9.12, 9.13 and 9.14 for additional Standards and Criteria that may apply.

1. All portico, porch and stoop materials, elements, details and features [functional and decorative], such as: the benches, pilasters, entablatures, cornices, railings, columns, pedimented roofs, steps and stoop, paint colors and finishes shall be preserved.
2. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
3. Deteriorated or missing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.

5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing porch and stoop materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Porch and stoop elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/porch and stoop.

**9.7 Ironwork
(includes Fire Escapes, Balconies and Window Grilles.)**

Refer to Section 9.2 D regarding treatment of materials and features.

1. All ironwork materials, elements, details and features [functional and decorative], such as: the iron fence spindles, historic window grilles, paint colors and finishes shall be preserved.
2. Original or later contributing ironwork materials, elements, features (functional and decorative), details and ornamentation shall be retained and, if necessary, repaired by patching, splicing or reinforcing using recognized preservation methods.
3. Deteriorated or missing ironwork materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing ironwork materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. New balconies shall not be permitted on primary elevations.
8. New balconies may be considered on secondary elevations if they are required for safety and an alternative egress route is clearly not possible.
9. The installation of security grilles may be allowed.
10. Window grilles shall be mounted within the window reveal rather than onto the face of the building.
11. Window grilles shall have pierced horizontal rails or butt-welded joints.

12. Overlapping welded joints shall not be allowed.
13. Window grilles shall not project beyond the face of the building.
14. Ironwork elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the building/entrance.
15. Repainting the existing exterior fire escape to match the base color of the house (i.e., white rather than black) is strongly encouraged.

9.8 Roofs

Refer to Section 9.2 B, C and D regarding treatment of materials and features; and Sections 9.9 and 9.10 for additional Standards and Criteria that may apply.

1. All roof elements and features, such as: the hipped roof, dormers, fret railing, copper upper roof, and chimneys of the 1760 house; the gable roof of the connector; the hipped roof of the summer kitchen; the porch roofs; slate tiles; cedar shingles, colors and patterning shall be preserved.
2. Although the summer kitchen roof is currently sheathed in asphalt shingle, the Commission encourages the restoration of a cedar shingled roof.
3. Although the roof of the 1760 house is currently sheathed in slate, the Commission would consider either slate or the restoration of a cedar shingled roof to be appropriate.
4. Original or later contributing roofing materials, elements, features (decorative and functional), details and ornamentation shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
5. Deteriorated or missing roofing materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
6. When replacement is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Original or later contributing roofing materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
9. Unpainted mill-finished aluminum shall not be allowed for flashing, gutters and downspouts. All replacement flashing and gutters should be copper or match the original material.

10. External gutters and downspouts should not be allowed unless it is based on physical or documentary evidence.
11. New skylights may be allowed if they have a flat profile or have a traditional mullion shape. In addition, skylights shall be located so that they are not visible from a public way.

**9.9 Roof Projections
(includes Penthouses, Roof Decks, Mechanical or Electrical Equipment, Satellite Dishes, Antennas and other Communication Devices)**

Due to the historical and architectural significance of the Loring-Greenough House, no roof projections shall be allowed.

9.10 Additions

Refer to Sections 9.6, 9.7, 9.8, 9.9 and 9.13 for additional Standards and Criteria that may apply.

Due to the historical and architectural significance of the Loring-Greenough House, no additions shall be allowed.

9.11 Signs and Awnings

Refer to Sections 9.3, 9.4, 9.5 and 9.12 for additional Standards and Criteria that may apply.

1. In deference to the building's architectural significance, awnings shall not be allowed.
2. Commercial signage shall not be allowed.
3. Only commemorative or interpretive signs shall be allowed.
4. New signs shall not detract from the essential form of the building nor obscure its architectural features.
5. New signs shall be of a size and material compatible with the building. Small wood plaques are preferred.
6. Signs shall be applied in such a way that they could be removed without damaging the building.
7. All signs added to the building shall be part of one system of design, or reflect a design concept appropriate to the communication intent.
8. Lettering forms or typeface will be evaluated for the specific use intended, but generally shall be either contemporary or relate to the period of the building or its later contributing features.

9. Lighting of signs shall be evaluated for the specific use intended, but generally illumination of a sign shall not dominate illumination of the building.
10. No back-lit or plastic signs shall be allowed on the exterior of the building.

9.12 Exterior Lighting

Refer to Section 9.2 D regarding treatment of materials and features. Refer to Sections 9.5, 9.11 and 9.13 for additional Standards and Criteria that may apply.

1. There are three aspects of lighting related to the exterior of the building:
 - a. Lighting fixtures as appurtenances to the building or elements of architectural ornamentation.
 - b. Quality of illumination on building exterior
 - c. Interior lighting as seen from the exterior.
2. Wherever integral to the building, original or later contributing lighting fixtures shall be retained and, if necessary, repaired by patching, piecing-in or reinforcing the lighting fixture using recognized preservation methods.
3. Deteriorated or missing lighting fixture materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing lighting fixture materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Supplementary illumination may be added where appropriate to the current use of the building.
8. New lighting shall conform to any of the following approaches as appropriate to the building and to the current or projected use:
 - a. Accurate representation of the original period, based on physical or documentary evidence.
 - b. Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the building and use.
 - c. New lighting fixtures which are differentiated from the original or later contributing fixture in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.
 - d. The new exterior lighting location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.

9. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.
10. No exposed conduit shall be allowed.
11. As a Landmark, architectural night lighting is recommended.

9.13 Landscape/Building Site

Refer to Sections 9.2 B, C, and D regarding treatment of materials and features. Refer to Sections 9.10, 9.12, 9.14 and 9.15 for additional Standards and Criteria that may apply.

1. The general intent is to preserve the overall character and appearance of the Loring-Greenough landscape including its spatial organization, topography, vegetation, circulation and features.
2. Subdivision of the designated property (ward 19, parcel 1290) shall not be allowed.
3. It is recognized that often the environment surrounding the property has a character of scale and street pattern quite different from what existed when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its newer surroundings.
4. All landscape features, elements, and materials [functional and decorative], such as: the driveway, pathways, fences, signs, gardens, orchards, fields, plants and trees, berms and terraces shall be preserved except insofar as their replacement or reinterpretation may be proposed, based on the existence of reliable archaeological or documentary evidence.
5. Deteriorated or missing site features, materials, elements, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
6. When replacement is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. New additions/alterations to the site (such as: parking lots, loading docks, ramps, etc.) shall be as unobtrusive as possible and preserve any original or later contributing site features.
9. Removal of non-historic site features from the existing site is encouraged.

10. The exiting landforms of the site shall not be altered unless shown to be necessary for maintenance of the landmark or site. Additional landforms will only be considered if they will not obscure the exterior of the landmark.
11. Original layout and materials of the walks, steps, and paved areas should be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.
12. Existing healthy plant materials should be maintained as long as possible. New plant materials should be added on a schedule that will assure a continuity in the original landscape design and its later adaptations.
13. The maintenance of, removal of, and additions to plant materials should consider maintaining existing vistas of the landmark.
14. The Boston Landmarks Commission recommends that proposed landscape work be executed under the guidance of a landscape professional with expertise in historic landscapes.
15. Recreational facilities which exist should be allowed to remain as long as they serve substantial community functions. In some cases these features can be redesigned to be more compatible with the overall landscape.
16. Additions to existing recreational facilities shall not be allowed unless such additions make the facilities more compatible with the overall landscape.
17. The development of additional facilities for active recreation or single purpose uses for limited user groups shall not be allowed.
18. Proposals for special activities and events that cause significant impacts or require permanent or even semi-permanent (seasonal) structures or facilities shall be reviewed.
19. Construction of new structures that would alter historic spatial and visual relationships in the landscape shall not be allowed.

9.14 Accessibility

Refer to Sections 9.2 A, B, C, and D regarding treatment of materials. Refer to Sections 9.3, 9.4, 9.5, 9.6, 9.10, 9.12 and 9.13 for additional Standards and Criteria that may apply.

1. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
 - a. Review the historical significance of the property and identify character-defining features;
 - b. Assess the property's existing and required level of accessibility;
 - c. Evaluate accessibility options within a preservation context.

2. Because of the complex nature of accessibility the commission will review proposals on a case by case bases. The commission recommends consulting with the following document which is available from the commission office:

U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; **Preservation Brief 32 "Making Historic Properties Accessible"** by Thomas C. Jester and Sharon C. Park, AIA.

9.15 Archeology

Refer to Sections 9.2 B, C, and D regarding treatment of materials. Refer to Section 9.13 for additional Standards and Criteria that may apply.

1. Until an archaeological assessment is complete, no disturbance of the terrain around or within the buildings or site shall be allowed.
2. The building site shall be surveyed for potential archeological sites prior to the beginning of any construction project.
3. Known archeological sites shall be protected and/or avoided during any construction project.
4. All planning, any necessary site investigation, or data recovery shall be conducted by a professional archaeologist.
5. The State Historic Preservation Office/Deputy SHPO shall be notified and consulted with prior to any project involving impacts to archaeological resources (including both interior household and exterior site features related to the property's use as: 1.) an 18th-century country estate; 2.) a Revolutionary War military commissary, bakery, arsenal, and hospital; and 3.) a 19th-century farm and residence).

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10.0 INTERIORS - SPECIFIC STANDARDS AND CRITERIA

Loring-Greenough House

12 South Street, Jamaica Plain, Massachusetts

10.1 Introduction

1. In these guidelines the verb **Should** indicates a recommended course of action; the verb **Shall** indicates those actions which are specifically required to preserve and protect significant architectural elements.
2. The intent of these standards and criteria is to preserve the overall character and appearance of the Loring-Greenough House's Specified Interior Features, including their size, configuration, proportions; relationship of rooms and corridors; relationship of features to spaces; and the spaces themselves.
3. The standards and criteria shall respect the building's evolution overtime, including alterations associated with its history as a house museum under the stewardship of the Jamaica Plain Tuesday Club.
4. The standards and criteria acknowledge that there will be changes to the interior of the building and are intended to make the changes sensitive to the architectural character of the building.
5. All interior materials, features, and elements shall be retained except insofar as their replacement or reinterpretation may be proposed, based on the existence of reliable physical or documentary evidence.
6. Each property will be separately studied to determine if later addition(s) and alteration(s) can, or should, be removed.
7. Since it is not possible to provide one general guideline, the following factors will be considered in determining whether a later addition(s) and/or alteration(s) can, or should, be removed:
 - a. Compatibility with the original property's integrity in scale, materials and character.
 - b. Historic association with the property.
 - c. Quality in the design and execution of the addition(s)/alteration(s).
 - d. Functional usefulness.
8. **All Interior Rooms, Finishes, and Cellar Spaces of the House and its Outbuildings** (excluding the house's garret chambers) are subject to the terms of the interior guidelines herein stated.
9. Items under Commission review include but are not limited to the following:

10.2 Interior Volume

1. The full unobstructed volume and spatial relationships of the designated interior spaces shall be maintained.

2. Existing designated interior spaces shall not be subdivided.
3. No new openings in walls, ceilings, or floors shall be allowed.
4. No original existing openings in walls, ceilings and floors shall be filled or changed in size.
5. No exposed conduit shall be allowed on any interior surface.

10.3 Interior Finishes

A. General

1. All materials and finishes within the designated interior spaces shall be retained except insofar as their replacement or reinterpretation may be proposed, based on the existence of reliable physical or documentary evidence.
2. Except as provided for within these Standards and Criteria, no existing surface material shall be removed, altered, or covered.
3. Cleaning of the interior surfaces shall be completed using **the mildest methods possible**.
4. The Boston Landmarks Commission recommends that the work outlined in sections B, C, D, and F be executed with the guidance of a professional building materials conservator.
5. As a condition for review of proposed alterations/improvements/repairs to the house's fireplace elements and features [functional and decorative], the Boston Landmarks Commission shall request historic documentation and dating of all fireplaces, mantels, firewall paneling, chimney arches, and ash pits by a professional building materials conservator.

B. Wood

1. All wood surfaces, features, details and ornamentation, such as: the baseboard trim, floors, mantels, dado, paneling, cornices, door moldings, overmantels, window seats, interior shutters, cabinetwork, cupboards, paneled doors, louvered doors, batten doors, plank partitions, beaded board siding, stair treads and railings, balusters, exposed truss members, paint colors and finishes shall be preserved.
2. Original or later contributing wood surfaces, features, details and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating or reinforcing the wood using recognized preservation methods.
3. Deteriorated or missing wood surfaces, features, details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.

5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Cleaning of wooden elements shall use **the mildest method possible**.
7. Natural wood surfaces and elements shall not be painted.
8. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings. Coatings such as paint help protect the wood from moisture and ultraviolet light and stripping the wood bare will expose the surface to the effects of weathering.
9. Damaged or deteriorated paint should be removed to the next sound layer using **the mildest method possible**.
10. **Propane or butane torches, sandblasting, water blasting or other abrasive cleaning and/or paint removal methods shall not be permitted.** Doing so changes the visual quality of the wood and accelerates deterioration.
11. Repainting should be based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the interior.

C. Architectural Metals

(Cast Iron, Steel, Pressed Tin, Copper, Aluminum and Zinc)

Not applicable.

D. Plaster

1. All plaster materials, features, details, ornamentation, surface modeling, tooling and colors shall be preserved.
2. Original or later contributing plaster materials, features, details, surfaces and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating or reinforcing the plaster using recognized preservation methods.
3. Deteriorated or missing plaster materials, features, details, surfaces and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. If the plaster is to be cleaned, **the mildest method possible** shall be used.

7. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission. Test patches should always be carried out well in advance of cleaning.
8. **Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted.** Doing so changes the visual quality of the material and accelerates deterioration.
9. Repainting should be based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the interior.

**E. Masonry
(Brick, Stone, Terra Cotta, Concrete, Terrazzo and Mortar)**

1. All masonry materials, features, details and ornamentation, such as: the brick cellar floors, chimney arches, chimneys, marble mantels, marble fireplace facing, soap stone sinks, bonding patterns, and joint sizes shall be preserved.
2. Original or later contributing masonry materials, features, details, surfaces and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, or consolidating the masonry using recognized preservation methods.
3. Deteriorated or missing masonry materials, features, details, surfaces and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original mortar shall be retained.
7. Deteriorated mortar shall be carefully removed by hand-raking the joints.
8. Use of mechanical saws and hammers shall not be allowed.
9. Repointing mortar shall duplicate the original mortar in strength, composition, color, texture, joint size, joint profile and method of application.
10. Sample panels of raking the joints and repointing shall be reviewed and approved by the staff of the Boston Landmarks Commission.
11. Cleaning of masonry is discouraged and should be performed only when necessary to halt deterioration.
12. If the masonry is to be cleaned, **the mildest method possible** shall be used.

13. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission. Test patches should always be carried out well in advance of cleaning.
14. **Sandblasting (wet or dry), wire brushing, or other similar abrasive cleaning methods shall not be permitted.** Doing so changes the visual quality of the material and accelerates deterioration.
15. Waterproofing or water repellents are strongly discouraged. These treatments are generally not effective in preserving masonry and can cause permanent damage. The Commission does recognize that in extraordinary circumstances their use may be required to solve a specific problem. Samples of any proposed treatment shall be reviewed by the Commission before application.
16. In general, painting masonry surfaces shall not be allowed. Painting masonry surfaces will be considered only when there is documentary evidence that this treatment was used at some point in the history of the property.

**F. Fabrics
(Wallpaper, Carpets, etc.)**

1. All fabric materials, features, details and ornamentation, such as: carpets, floor cloths, linoleum, and wallpapers shall be preserved except insofar as their replacement or reinterpretation may be proposed, based on the existence of reliable physical or documentary evidence.
2. Original or later contributing fabric materials, features, details, surfaces and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating or reinforcing the fabric using recognized preservation methods.
3. Deteriorated or missing fabric materials, features, details, surfaces and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile and detail of installation.
4. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. If the fabric is to be cleaned, **the mildest method possible shall be used.**
7. A test patch of the cleaning method(s) shall be reviewed and approved on site by staff of the Boston Landmarks Commission. Test patches should always be carried out well in advance of cleaning.
8. **Abrasive cleaning methods shall not be permitted.** Doing so changes the visual quality of the material and accelerates deterioration.

10.4 Interior Walls

Refer to Section 10.3 B, C, D, E, F regarding treatment of materials and features; and Sections 10.2, 10.3.5, 10.13, 10.14 and 10.16 for additional Standards and Criteria that may apply.

1. All wall materials, elements and features [functional and decorative], such as: wood paneling and moldings, plaster surfaces, painted decorations, paint colors and finishes shall be preserved except insofar as their replacement or reinterpretation may be proposed, based on the existence of reliable physical or documentary evidence.
2. Original or later contributing wall materials, elements, features (decorative and functional), details and ornamentation shall be retained and, if necessary, repaired by patching, piecing-in, consolidating, splicing or reinforcing using recognized preservation methods.
3. Deteriorated or missing wall materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing wall materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Wall should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the interior.

10.5 Ceilings

Refer to Section 10.3 B, C, D, E, F regarding treatment of materials and features; and Sections 10.2, 10.13 and 10.14 for additional Standards and Criteria that may apply.

1. All ceiling materials, elements, and features [functional and decorative] shall be preserved.
2. Original or later contributing ceiling materials, elements, features (decorative and functional), details and ornamentation shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
3. Deteriorated or missing ceiling materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.

4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing ceiling materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Ceilings should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the interior.

10.6 Floors

Refer to Section 10.3 B, C, D, E, F regarding treatment of materials and features; and Sections 10.2, 10.14 and 10.16 for additional Standards and Criteria that may apply.

1. All floor materials, such as: wood, brick, fabric, painted decorations, colors and finishes shall be preserved.
2. Original or later contributing floor materials, elements, features (decorative and functional), details and ornamentation shall be retained and, if necessary, repaired by patching or reinforcing using recognized preservation methods.
3. Deteriorated or missing floor materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing floor materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.

10.7 Windows

Refer to Sections 10.3 B, C, D, E, F regarding treatment of materials and features and Section 10.16 for additional Standards and Criteria that may apply.

1. All interior window elements, details, and features [functional and decorative], such as: frames, muntins, moldings, shutters, hardware, glass, window seats, paint colors and finishes shall be preserved.
2. The original window design and arrangement of window openings shall be retained.

3. Original or later contributing interior window elements, features (functional and decorative), details and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
4. Deteriorated or missing interior window elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
5. When replacement is necessary, it should be based on physical or documentary evidence.
6. Interior storm windows may be allowed provided the installation has a minimal visual impact.
7. Interior storm windows shall have a narrow perimeter framing that does not obscure the glazing of the primary window. In addition, the meeting rail of an interior storm window must align with that of the primary window.
8. Interior storm window sashes and frames shall have a painted finish that matches the primary window sash and frame color.
9. Clear or mill finished aluminum frames shall not be allowed.
10. Retention and repair of existing window shutters is encouraged. Existing shutters may be replaced where required, provided that the replacements match the originals in material, size, shape, configuration and method of installation.
12. New replacement shutters shall be wood-constructed and be secured with proper hardware.
13. Window frames, sashes and shutters should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the interior.

10.8 Storefronts

Not applicable.

10.9 Entrances/Doors

Refer to Sections 10.3 B, C, D, E, F regarding treatment of materials and features; and Sections 10.8, 10.10, 10.13 and 10.16 for additional Standards and Criteria that may apply.

1. All entrance elements, materials, details and features [functional and decorative] of the interior, such as: doors, transoms, sidelights, surrounds, paint colors and finishes shall be preserved.

2. The original entrance design and arrangement of door openings shall be retained.
3. Enlarging or reducing entrance/door openings for the purpose of fitting stock (larger or smaller) doors shall not be allowed.
4. Original or later contributing entrance/door materials, elements, details and features (functional and decorative) shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
5. Deteriorated or missing entrance/door elements, materials, features (functional and decorative) and details shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
6. When replacement is necessary, it should be based on physical or documentary evidence.
7. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
8. Original or later contributing entrance/door materials, elements, features (functional and decorative) and details shall not be sheathed or otherwise obscured by other materials.
9. Only paneled doors of appropriate design, material and assembly shall be allowed.
10. Flush doors (metal, wood, vinyl or plastic), sliding doors and metal paneled doors shall not be allowed.
11. Replacement door hardware should replicate the original or be appropriate to the style and period of the interior.
12. Buzzers, alarms and intercom panels should be flush mounted inside the recess of the entrance.
13. Entrance elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the interior.

10.10 Stairs

Refer to Sections 10.3 B, C, D, E, F regarding treatment of materials and features; and Sections 10.6, 10.9, 10.11, 10.13 and 10.16 for additional Standards and Criteria that may apply.

1. All stair materials, elements, details and features [functional and decorative] of the building, such as: the steps, treads, balustrades, railings, newel posts, base boards, trim, paint colors and finishes shall be preserved.

2. Original or later contributing stair materials, elements features (functional and decorative), details and ornamentation shall be retained and, if necessary, repaired by patching, splicing, consolidating or otherwise reinforcing using recognized preservation methods.
3. Deteriorated or missing stair materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing stair materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Stair elements should be of a color based on paint seriation studies. If an adequate record does not exist repainting shall be done with colors that are appropriate to the style and period of the interior.

10.11 Ironwork

Not applicable.

10.12 Additions

Refer to Sections 10.2 and 10.16 for additional Standards and Criteria that may apply.

1. An interior addition should only be considered after it has been determined that the existing interior cannot meet the new space requirements. Additions can significantly alter the historic appearance of the interior.
2. New additions shall be designed so that the character defining features of the interior are not radically changed, obscured, damaged or destroyed.
3. New additions should be designed so that they are differentiated from existing interior finishes and should not necessarily be imitative of an earlier style or period.
4. New additions shall be of a size, scale, and material that is in harmony with the historic interior.

10.13 Interior Lighting

Refer to Sections 10.4, 10.5 and 10.14 for additional Standards and Criteria that may apply.

1. There are three aspects of lighting related to the interior of the building:
 - a. Lighting fixtures as appurtenances to the interior or elements of architectural ornamentation.
 - b. Quality of illumination.
 - c. Interior lighting as seen from the exterior.
2. Wherever integral to the interior, original or later contributing lighting fixtures shall be retained and, if necessary, repaired by patching, piecing-in or reinforcing the lighting fixture using recognized preservation methods.
3. Deteriorated or missing lighting fixture materials, elements, features (functional and decorative), details and ornamentation shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
4. When replacement is necessary, it should be based on physical or documentary evidence.
5. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
6. Original or later contributing lighting fixture materials, elements, features (functional and decorative), details and ornamentation shall not be sheathed or otherwise obscured by other materials.
7. Supplementary illumination may be added where appropriate to the current use of the interior.
8. New lighting shall conform to any of the following approaches as appropriate to the interior and to the current or projected use:
 - a. Accurate representation of the original period, based on physical or documentary evidence.
 - b. Retention or restoration of fixtures which date from an interim installation and which are considered to be appropriate to the interior and use.
 - c. New lighting fixtures which are differentiated from the original or later contributing features.
 - d. The new interior lighting location shall fulfill the functional intent of the current use without obscuring the interior volume or architectural detailing.
9. No exposed conduit shall be allowed.

10.14 Systems
(Heating, Air Conditioning, Electrical, Security, Fire Suppression, Plumbing, etc.)

Refer to Section 10.3 C regarding treatment of materials. Refer to Sections 9.13, 10.2, 10.4, 10.5, 10.6, 10.11 and 10.13 for additional Standards and Criteria that may apply.

1. The commission acknowledges that systems (i.e. the compressors, boilers, generators and their ductwork, wiring, pipes, etc.) will generally need to be upgraded, augmented, or entirely replaced in order to accommodate new uses or to meet code requirements. Therefore, the following Standards and Criteria are written to guide these changes so that they shall not destroy the historic character of the interior.
2. All radiators, vent fans, grills, plumbing fixtures, and switch plates shall be preserved.
3. Original or later contributing systems, materials, elements, features (functional and decorative) and details shall be retained and, if necessary, repaired by patching, piecing-in, splicing or reinforcing using recognized preservation methods.
4. Deteriorated or missing system materials, elements, features (functional and decorative) and details shall be replaced with material and elements which match the original in material, color, texture, size, shape, profile, configuration and detail of installation.
5. When replacement is necessary, it should be based on physical or documentary evidence.
6. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.
7. Original or later contributing system materials, elements, features (functional and decorative) and details and shall not be sheathed or otherwise obscured by other materials.
8. Installation of new systems shall cause the least alteration possible to the building's floor plan, interior volume and to the historic building material.
9. Vertical runs of ducts, pipes and cables should be in closets, service rooms, wall cavities or other inconspicuous locations.
10. Placement of any and all mechanical equipment on the exterior of the building and/or site shall be subject to review.

9.15 Accessibility

Refer to Sections 10.3 B, C, D, E and F regarding treatment of materials. Refer to Sections 10.4, 10.6, 10.7, 10.8, 10.9, 10.10 and 10.12 for additional Standards and Criteria that may apply.

1. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
 - a. Review the historical significance of the property and identify character-defining features;
 - b. Assess the property's existing and required level of accessibility;
 - c. Evaluate accessibility options within a preservation context.

2. Because of the complex nature of accessibility the commission will review proposals on a case by case bases. The commission recommends consulting with the following document which is available from the commission office:

U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; **Preservation Brief 32 "Making Historic Properties Accessible"** by Thomas C. Jester and Sharon C. Park, AIA.

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