

**Boston Landmarks Commission – Hearing Presentation**  
**Loring-Greenough House**  
**12 South St., Jamaica Plain, MA 02130**

**March 2026**

**EXISTING IMAGES- FACING NORTH**



Existing Perennial Borders in winter.



Existing Perennial Borders with Lawn Path in late winter.  
Ex. bluestone terrace is shown at the south end of the borders.



Existing Perennial Borders in early spring.



Existing Perennial Borders in mid summer.



Existing Borders and Lawn Path in mid-summer, facing north

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**Proposal for Perennial Borders and Lawn Path Renovations**

1. Description of the Existing Site

Existing Perennial Borders: The perennial borders are located within the lawn area north of the Loring-Greenough House. They are approximately 70 feet in length and 5 feet in width and oriented slightly askew to a north south axis centered on the north doorway. The borders have been in existence for many years and were documented on the HABS survey done in 1937. The beds were renovated approximately 20 years ago by volunteers of the Loring-Greenough House. In the intervening years, the borders have become densely overgrown and infilled with unsuitable plants. The borders, however, still attract many visitors old and young to the Loring-Greenough House.

Existing Lawn Path: With the heavy pedestrian use that the grounds sustain every year from spring through fall, the lawn path has become compacted and lacking in sustainable turf. It is often muddy or dusty and not conducive to pedestrian use during events such as outdoor weddings and other events that frequently take place.



Existing Perennial Borders with Lawn Path, facing south.  
The Loring-Greenough House is in the background.

The lawn pathway has been replaced multiple times in the last 10 years in an attempt to find a lawn solution that will survive year-round. The pathway was initially replaced with new sod. This quickly failed. Subsequent restoration attempts involved aeration, addition of compost and seeding. All of these efforts eventually failed due to the regular pedestrian use which causes ongoing compaction and degradation of the grass. Settlement has also caused large muddy depressions that hold water after a rainfall.



Existing Lawn Path and Perennial Borders, facing north



Graduation Ceremony

Perennial Border and Lawn Path Layout: The perennial borders and lawn path are oriented at a slight angle and not perpendicular to the north face of the house. Our intention is to adjust the centerline of the proposed walk and borders to be perpendicular to the house and centered on the existing bluestone terrace and staircase just adjacent to the North door.



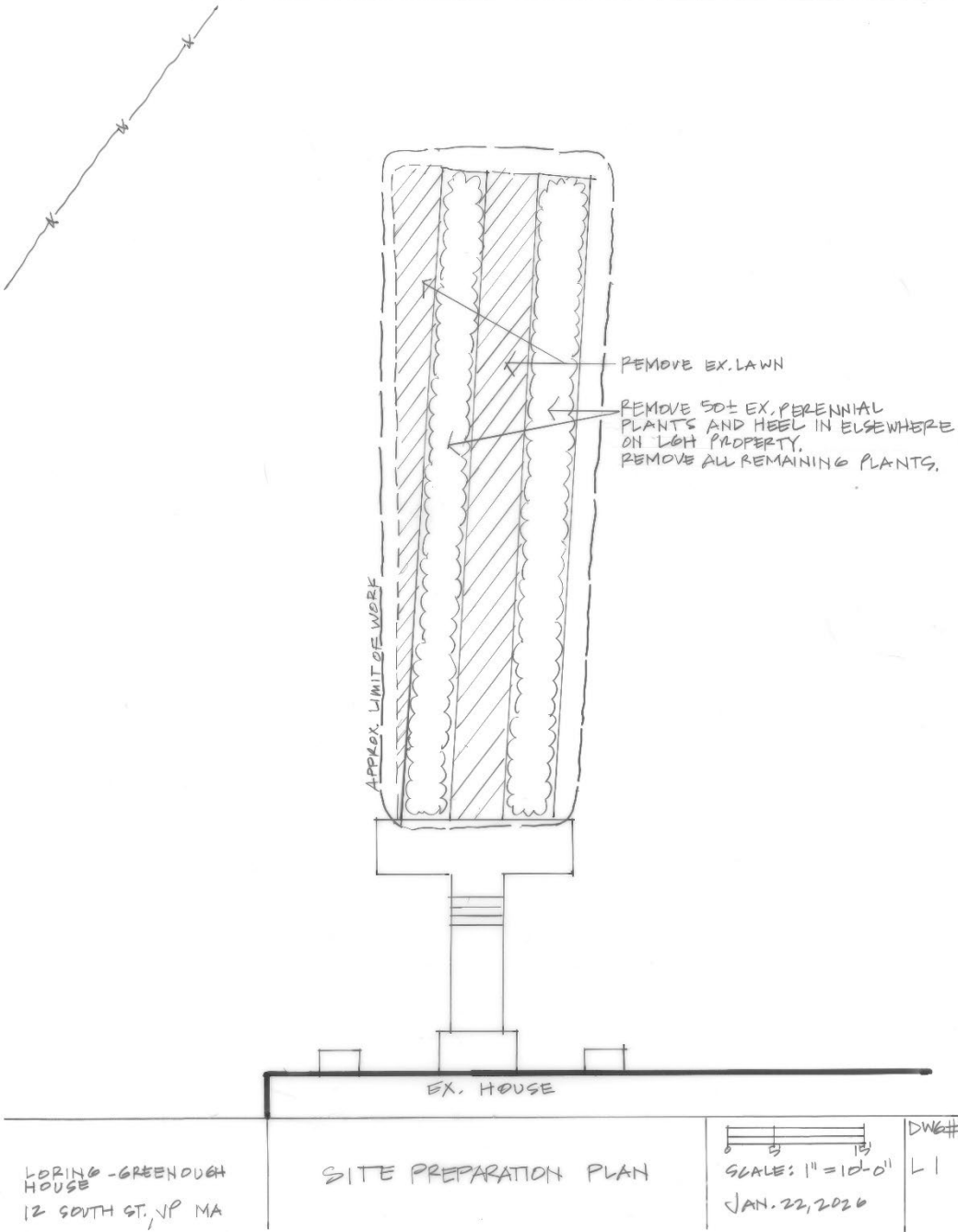
Ex. Lawn Path and Borders, facing north. Ex. Bluestone terrace and stairs, in foreground.

## 2. Perennial Borders and Pathway Proposal

The Loring-Greenough House proposes to renovate the realigned perennial borders with new plantings. The planting design includes low maintenance perennials and grasses, in addition to deciduous and evergreen shrubs which will give year round structure and color to the borders.

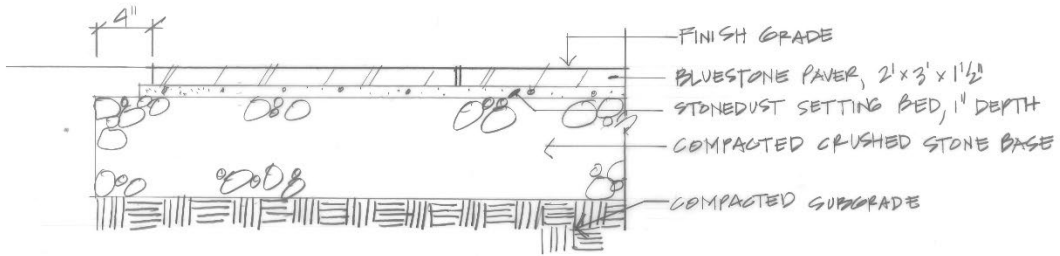
The Loring-Greenough House proposes to replace the existing lawn pathway with a bluestone paver walkway which will provide a durable and weatherproof surface. The proposed bluestone pavers will match the color and texture of the existing thermal bluestone staircase and adjacent terrace located at the North side of the House.

The new bluestone walkway will be 6 feet wide so that two people can walk side by side down the walkway. The proposed 69 foot long walkway will be centered on axis with the existing bluestone staircase, and perpendicular to the north wall of the house. The new plant beds are laid out at 6 foot widths and are the same length as the walkway. The outside edge of the beds will be edged with flush cobblestones to give the beds a distinct edge where they abut the lawn.

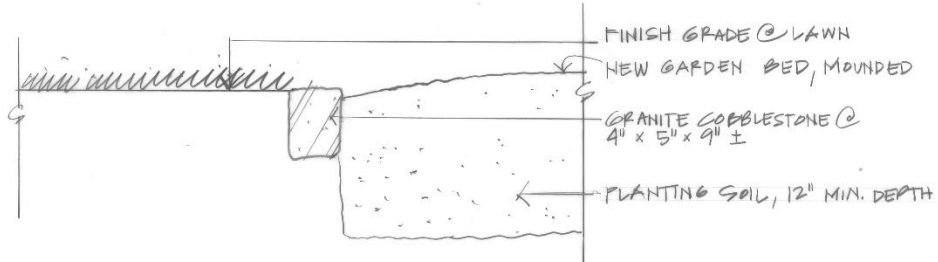


Drawing L-1, Site Preparation Plan





① BLUESTONE PAVERS - SECTION  
SCALE: 1/2" = 1'-0"



② COBBLESTONE EDGE - SECTION  
SCALE: 1/2" = 1'-0"

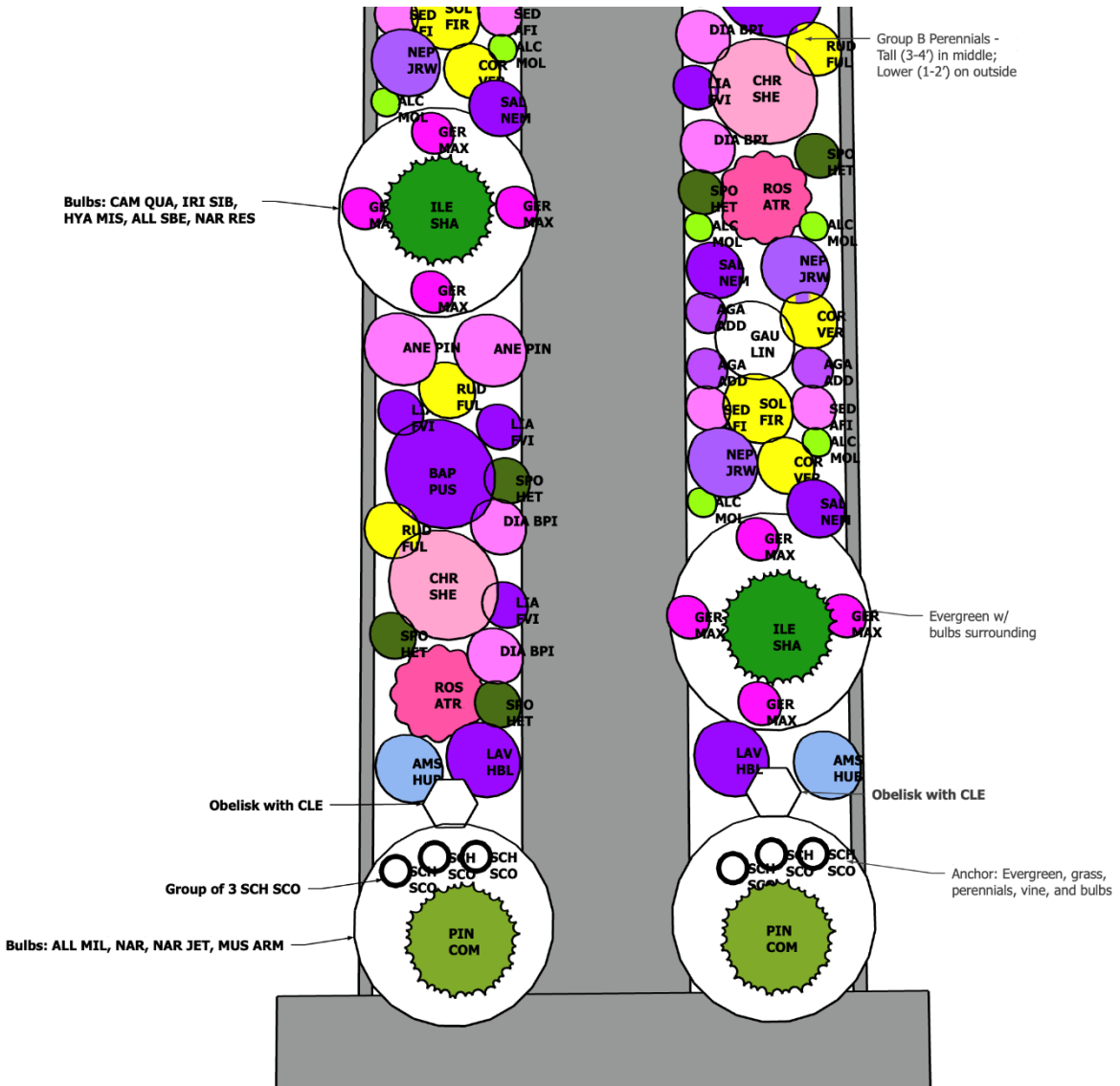
LORING-GREENOUGH  
HOUSE  
12 SOUTH ST., JP MA

SITE DETAILS

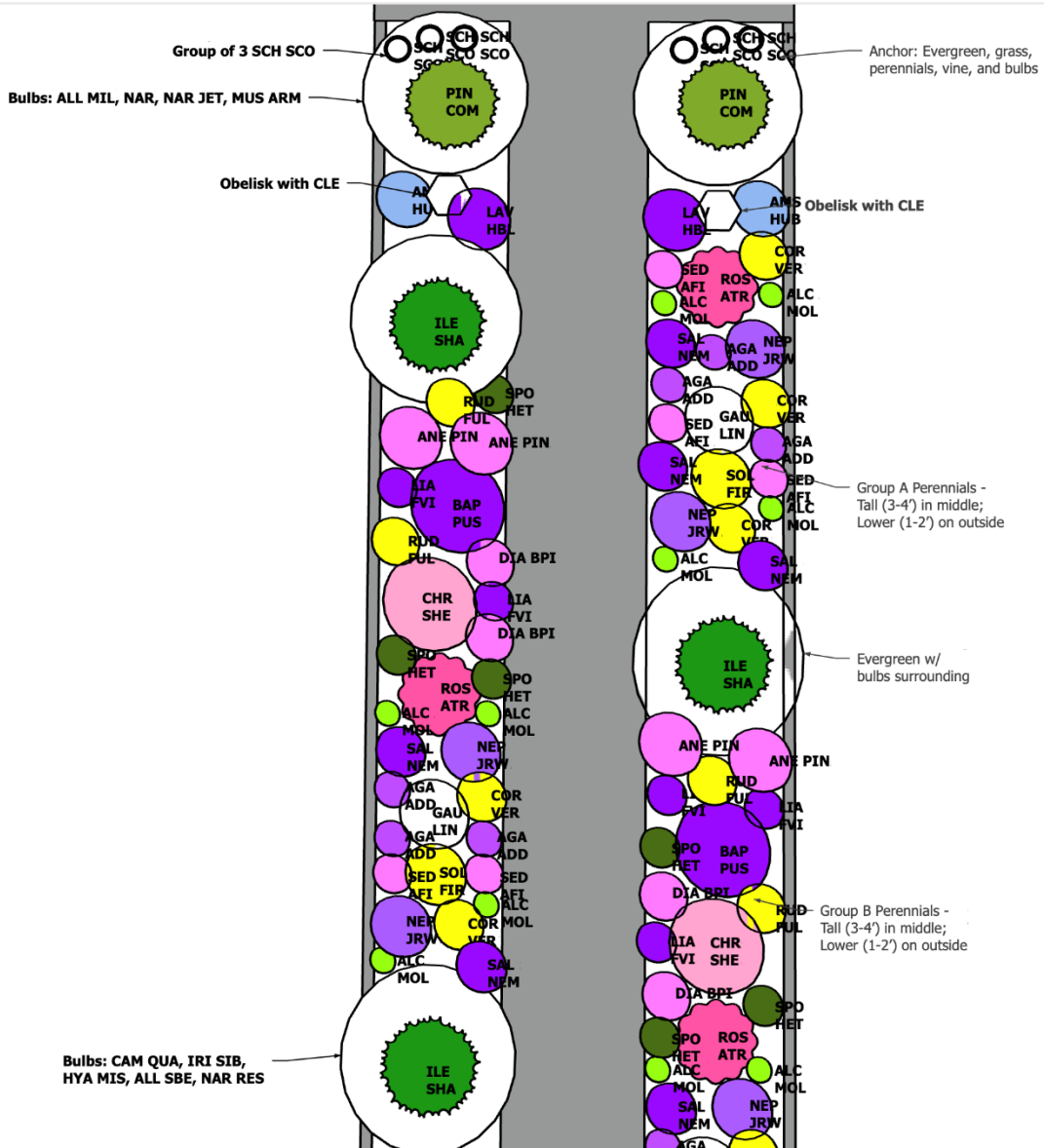
0 4" 12"  
SCALE: 1/2" = 1'-0"  
JAN. 22, 2026

DWG#  
L3

Drawing L-3, Site Details



Drawing L-4, South Planting Plan



Drawing L-5, North Planting Plan

PLANTING SCHEDULE						
QTY.	UNIT		BOTANICAL NAME	COMMON NAME	SIZE	ROOT
			<b>PERENNIALS</b>			
9	EA	AGA ADD	Agastache 'Black Adder'	Black Adder Giant Hyssop	#1 gal	CONT.
1	EA	ALC MOL	Alchemilla mollis 'Auslese'	Auslese Lady's Mantle	#1 gal	CONT.
4	EA	AMS HUB	Amsonia hubrichtii	Threadleaf Bluestar	#1 gal	CONT.
6	EA	ANE PIN	Anemone hup. 'Pink Saucer'	Pink Saucer Anemone	#1 gal	CONT.
3	EA	BAP PUS	Baptisia 'Purple Smoke'	Purple Smoke False Indigo	#1 gal	CONT.
3	EA	CHR SHE	Chrysanthemum grand. 'Sheffield'	Sheffield Chrysanthemum	#1 gal	CONT.
7	EA	COR VER	Coreopsis vert. 'Golden Shower'	Golden Shower Threadleaf Coreopsis	#1 gal	CONT.
6	EA	DIA BPI	Dianthus 'Baths Pink'	Bath Pinks	#1 gal	CONT.
3	EA	GAU LIN	Gaura lind. 'Whirling Butterflies'	White Gaura	#1 gal	CONT.
16	EA	GER MAX	Geranium 'Max Frei'	Max Frei Cranesbill	#1 gal	CONT.
4	EA	LAV HBL	Lavandula ang. 'Hidcote Blue'	Hidcote Lavender	#1 gal	CONT.
8	EA	LIA SPI	Liatris spicata 'Floristan Violet'	Floristan Violet Gayfeather	#1 gal	CONT.
6	EA	RUD FUL	Rudbeckia 'Goldsturm'	Goldsturm Black Eyed Susan	#1 gal	CONT.
7	EA	SAL NEM	Salvia nemerosa 'Caradonna'	Caradonna Blue Sage	#1 gal	CONT.
3	EA	SOL RUG	Solidago rugosa 'Fireworks'	Fireworks Goldenrod	#1 gal	CONT.
			<b>GRASSES</b>			
12	EA	SCH SCO	Schizachyrium scop. 'Standing Ovation'	Standing Ovation Little Bluestem	#2 gal	CONT.
9	EA	SPO HET	Sporobolus heterolepsis	Prairie Dropseed	#2 gal	CONT.
			<b>SHRUBS</b>			
4	EA	ILE SHA	Ilex glabra 'Shamrock'	Shamrock Inkberry	3 gal	CONT.
4	EA	ROS ATR	Rosa 'Easy Elegance All the Rage'	All the Rage Rose	3 gal	CONT.
7	EA	PIN COM	Pinus mugo 'Compacta'	Mugo Pine	3 gal	CONT.
			<b>VINES</b>			
4	EA	CLE	Clematis 'Jackmanii'	Jackman Clematis	1 gal	CONT.

Drawing L-6, Planting Schedule