



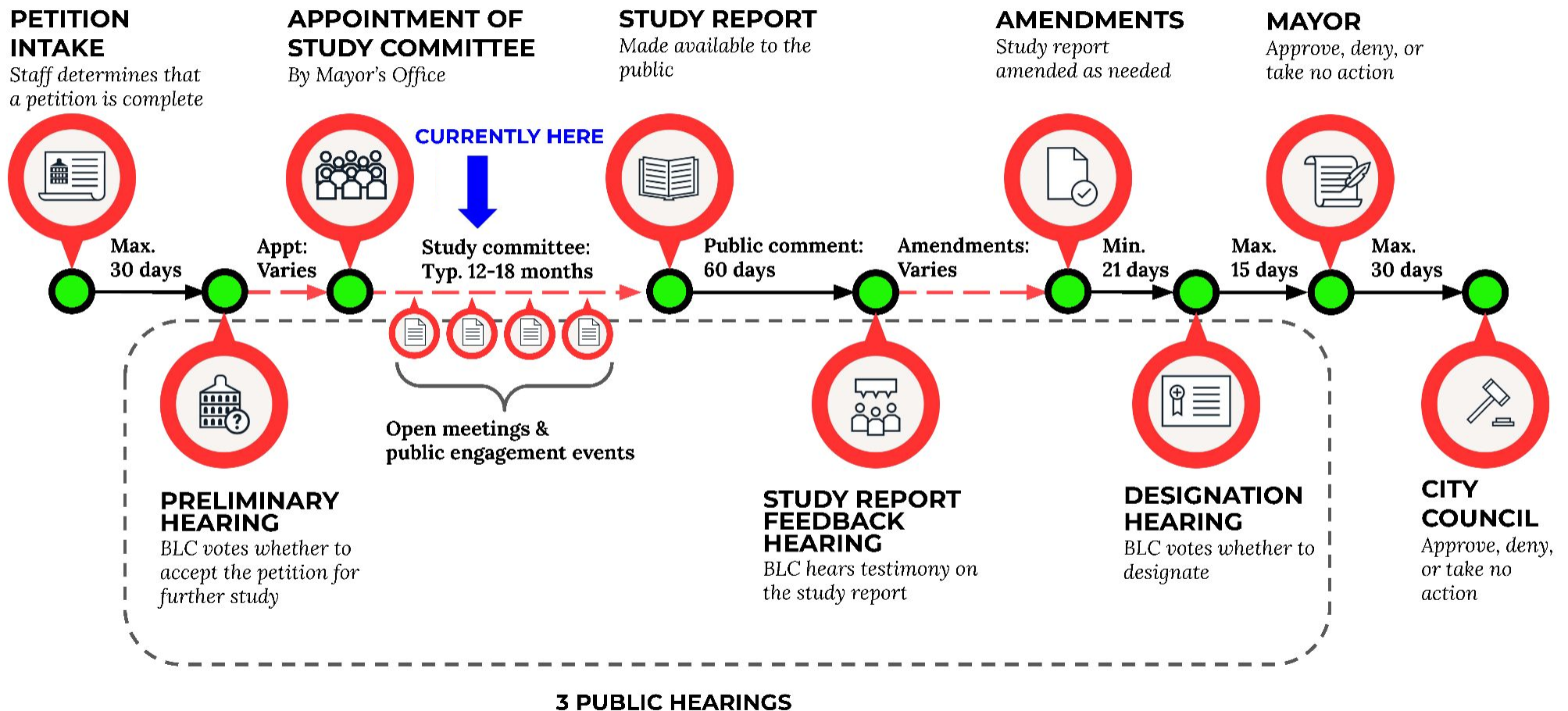
MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE



Meeting #8: December 17, 2025

TIMELINE

LANDMARKING PROCESS - Districts



AGENDA

- I. Review and vote on minutes from the 12/3/2025 Public Meeting.
- II. Public feedback since last meeting
 - BLC Staff to share any feedback received by BLC
 - Study committee members share feedback received
- III. Previously asked questions
 - BLC Staff to provide answers to questions asked at previous meetings
- IV. Standards & Criteria
 - Committee to discuss:
 - Recap of last meeting
 - Standards & Criteria next sections
 - **PUBLIC COMMENT**
- V. Recommendations
- VI. Projected adjournment: 8:00 P.M.

MEETING MINUTES

- Review and vote on minutes from the 12/3/2025 Public Meeting

PUBLIC FEEDBACK

- BLC Staff to share any feedback received by BLC:
 - Received an email stating that the district boundary should not be expanded beyond the original Monument Square-facing properties, particularly due to rising taxes and cost of living.
 - Received an email from a Monument Ave homeowner that they do not want to be regulated, particularly in light of upcoming real estate tax increase.
 - Staff was notified that misinformation has been posted on social media. To clarify some of the misinformation:
 - Seasonal decorations will not be regulated.
 - Window air-conditioning units will not be regulated.
 - Routine maintenance such as window caulking will not be regulated.
 - Property owners may file for a Certificate of Exemption based on financial hardship.
- Study committee members to share feedback received.

PREVIOUSLY ASKED QUESTIONS

- All questions were resolved in the last meeting.

STANDARDS & CRITERIA

- Recap of last meeting:
 - The Study Committee began reviewing section 7.2 “Levels of Review” and made the following recommendations:
 - Window air-conditioners are NOT subject to review.
 - Any addition - whether enclosed or open-air – should be subject to review.
 - Note: The above edits are only applicable to the potential Landmark District, not potential Protection Area.
 - The Study Committee also recommended that staff create a Glossary to define terms like “in-kind.”

STANDARDS & CRITERIA

- SWITCH TO GOOGLE DOC AND/OR MATRIX

PUBLIC COMMENT PERIOD

- Any comments or questions from members of the public in attendance?

Comments will be limited to 2 minutes per person.

*If you would like to speak, please “raise your hand” via the Zoom meeting platform. If you are calling in and cannot use the platform, you can press *9 to “raise your hand.”*

You can also send your questions or comments to staff via email at BLC@boston.gov and they will be conveyed to the study committee.

NEXT STEPS

Seventh Committee Meeting

- Discuss public feedback
- Standards & Criteria

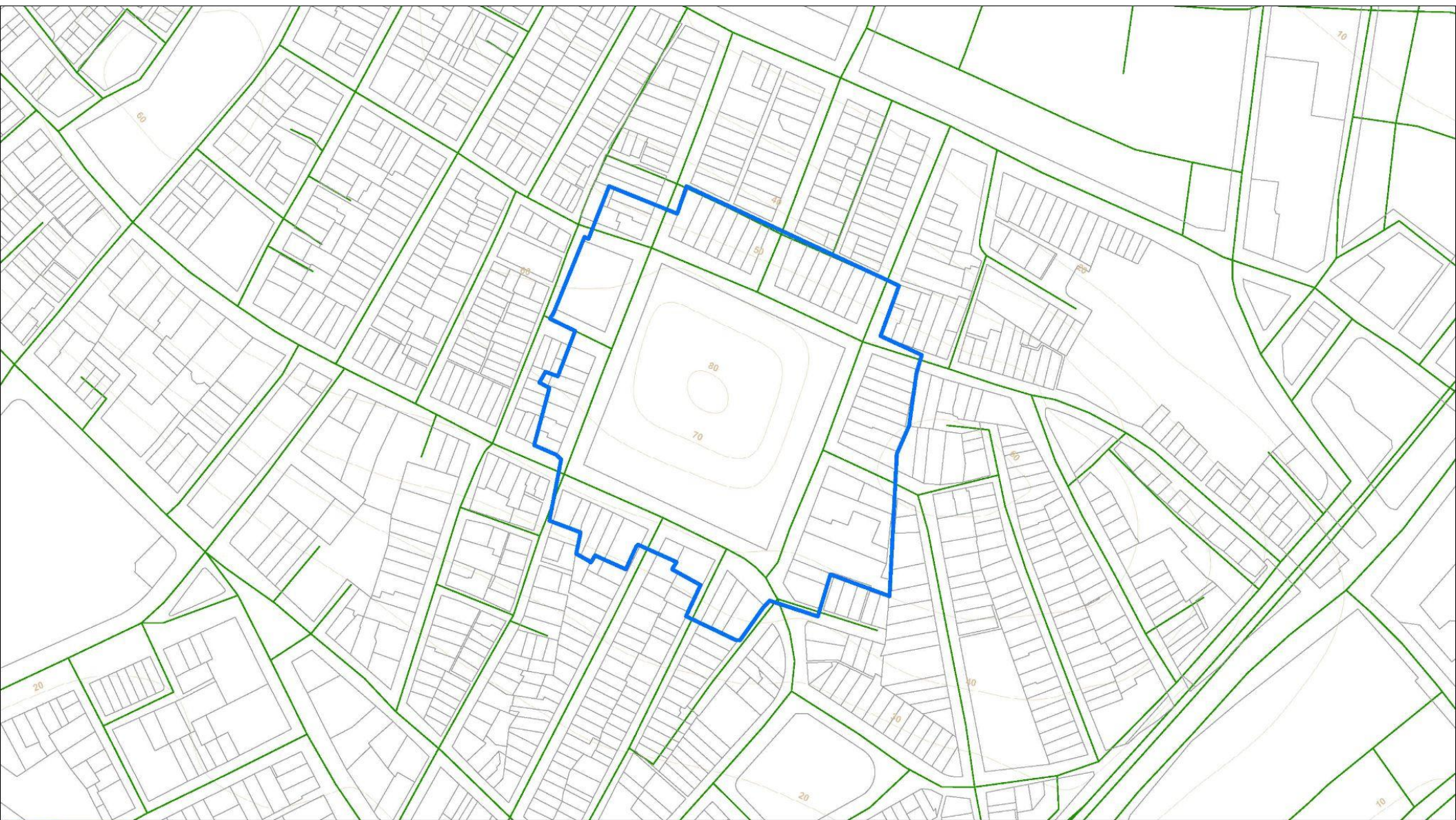
Next meeting date

- January 14, 2026

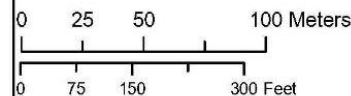
STANDARDS & CRITERIA

- General topics to discuss:
 - Landscaping
 - Building height/massing
 - Materials
 - Roof lines
 - Colors
 - Facades, side elevations, rear of building
 - Windows
 - Demolition

ORIGINAL BOUNDARY OF THE PROPOSED DISTRICT (from the petition)



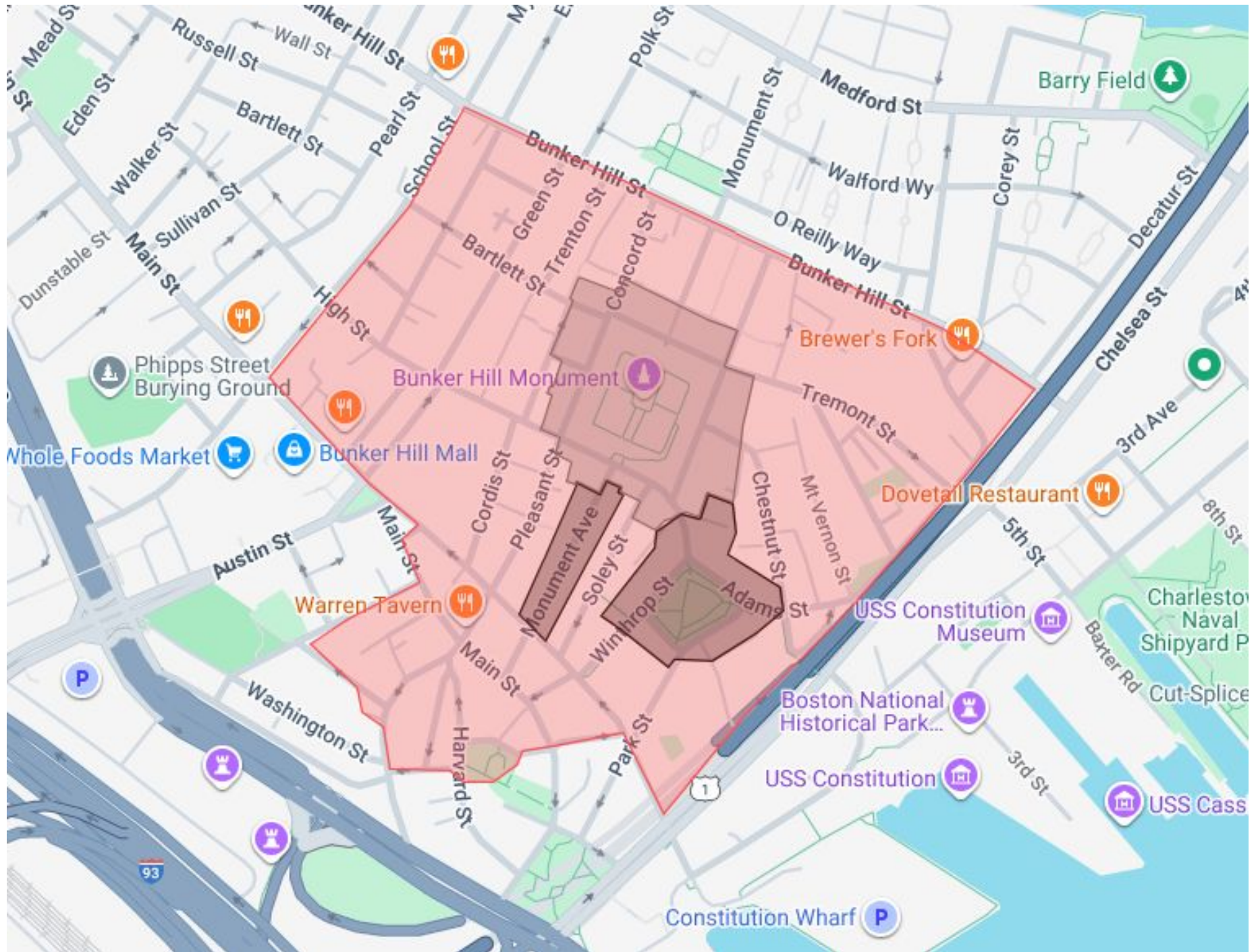
 Monument Square Historic District



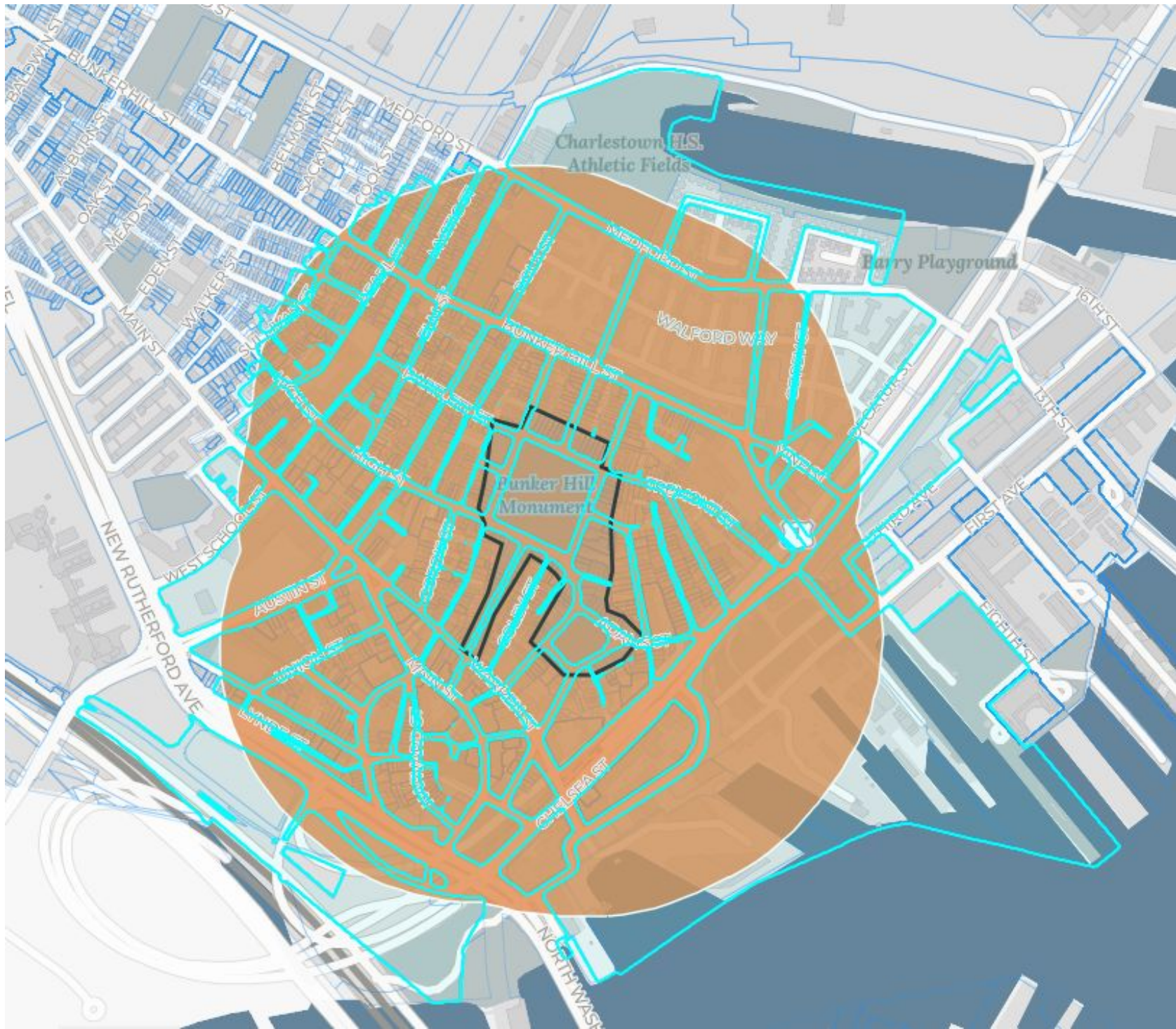
June 2023

Sheet 1 of 1

STUDY COMMITTEE WORKING DRAFT



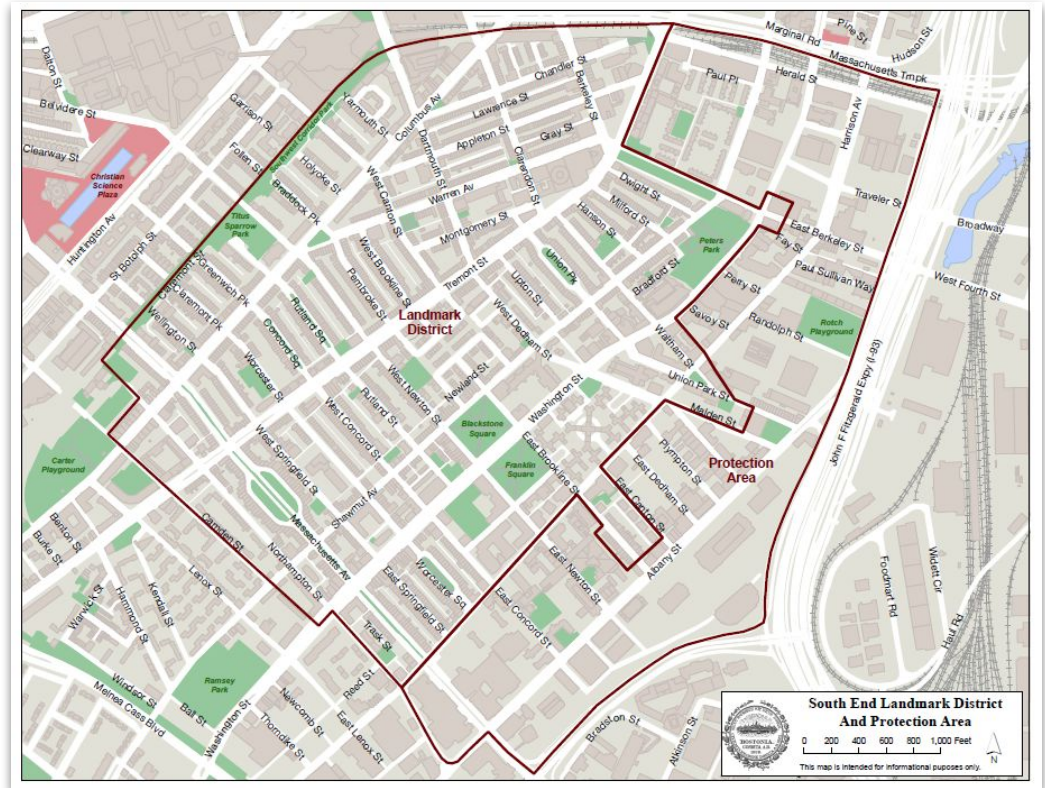
1200 FEET FROM WORKING BOUNDARY



TYPES OF DESIGNATIONS

Based on the resource's level of significance, the Commission may designate it:

- An **Individual Landmark**;
- An **Architectural Conservation District** (an area with significance at the local level);
- A **Landmark District** (an area with significance above the local level);
- A **Protection Area** (an area adjacent to and contributing to the physical environment of an Individual Landmark, Landmark District, or Architectural Conservation District).



South End Landmark District and Protection Area

LANDMARK DISTRICT vs PROTECTION AREA

LANDMARK DISTRICT	PROTECTION AREA
● Administer <u>design review</u> for repairs and alterations to the exterior of a property to ensure that they will not negatively impact its historic character ● Establish <u>design guidelines</u> for alterations, appropriate additions, or new construction. May include such things as: – Materials – Architectural details – Height – Protection of character-defining features – Roof decks ● <u>Prevent the demolition</u> of significant structures	The standards and criteria applicable within any protection area can only restrict: ● demolition,* ● land coverage, ● height of structure, ● landscape, ● topography. <i>“Demolition” can be defined by the standards and criteria and is not necessarily full demolition. For example, it could be defined as the removal of 25% or more of a building.</i> <i>Also, the standards and criteria can require that any new construction on demolition sites meets the Landmark District criteria.</i>

LANDMARK DISTRICT vs PROTECTION AREA

Enabling legislation:
Ch. 772 of the Acts of 1975

LANDMARK DISTRICT CRITERIA

“The commission may designate any improvement or physical feature as a landmark, and may designate any area in the city as a landmark district, or architectural conservation district and may amend any such designation as herein provided upon a finding by the commission that the designation or amendment meets any of the following criteria: —

(a) inclusion in National Register of Historic Places as provided in the National Historic Preservation Act of 1966;

(b) structures, sites, objects, man-made or natural, at which events occurred that have made an outstanding contribution to, and are identified prominently with, or which best represent some important aspect of the cultural, political, economic, military, or social history of the city, the commonwealth, the New England region or the nation;

(c) structures, sites, objects, man-made or natural, associated significantly with the lives of outstanding historical personages;

(d) structures, sites, objects, man-made or natural, representative of elements of architectural or landscape design or craftsmanship which embody distinctive characteristics of a type inherently valuable for study of a period, style or method of construction or development, or a notable work of an architect, landscape architect, designer, or builder whose work influenced the development of the city, the commonwealth, the New England region, or the nation.”

PROTECTION AREA CRITERIA

“The commission may designate any area in the city as a protection area as herein provided upon a finding by the commission that the area to be designated is visually related to the landmark, landmark district or architectural conservation district but is not necessarily of sufficient historical, social, cultural, architectural or aesthetic significance to warrant designation as such. In determining the boundaries of a protection area, the commission shall consider the following elements:—

(a) major views and vistas of and from the landmark, landmark district, or architectural conservation district as determined by the topographical characteristics and the siting of existing buildings in the area contiguous to the landmark, landmark district or architectural conservation district;

(b) pattern of roads, paths and alleys which determine the size and shape of land parcels and which control vehicular and non vehicular movement to and from the landmark, landmark district or architectural conservation district;

(c) contrasts between the scale and density of the landmark, landmark district or architectural conservation district and the improvements under consideration for designation as a protection area;

(d) contrasts between the arrangement of structures and landscape and open space features of the landmark, in the landmark district or architectural conservation district and the improvements under consideration for designation as a protection area.

In no case shall the protection area extend more than twelve hundred feet from a boundary of the landmark, landmark district or architectural conservation district.”

STANDARDS AND CRITERIA

DIFFERENT AREAS OF PURVIEW FOR EACH DISTRICT:

South End: *Facades facing a public street & roof*

St. Botolph (Fenway/Kenmore): *Anything visible from a public street or park*

Beacon Hill: *Anything visible from public street or park*

Aberdeen (Brighton): *Anything visible from public street or park, including landscaping and trees*

Fort Point (South Boston): *Anything visible from a way open to public travel*

Bay Village: *All proposed exterior work (including work at rooftops) that is visible from a public way*

Back Bay: *All facades, roof, gardens*

Back Bay West/ Bay State Rd.: *Exterior work (including roofs) visible from any public way*

Mission Hill Triangle: *Exterior work on front elevations, side elevations, or rooftops visible from a public way*

Highland Park (Roxbury): *Demolitions, new construction, landscaping, trees, gardens and rock formations*

STANDARDS AND CRITERIA - What is the jurisdiction?

The Boston Landmarks Commission and the District Commissions **DO:**

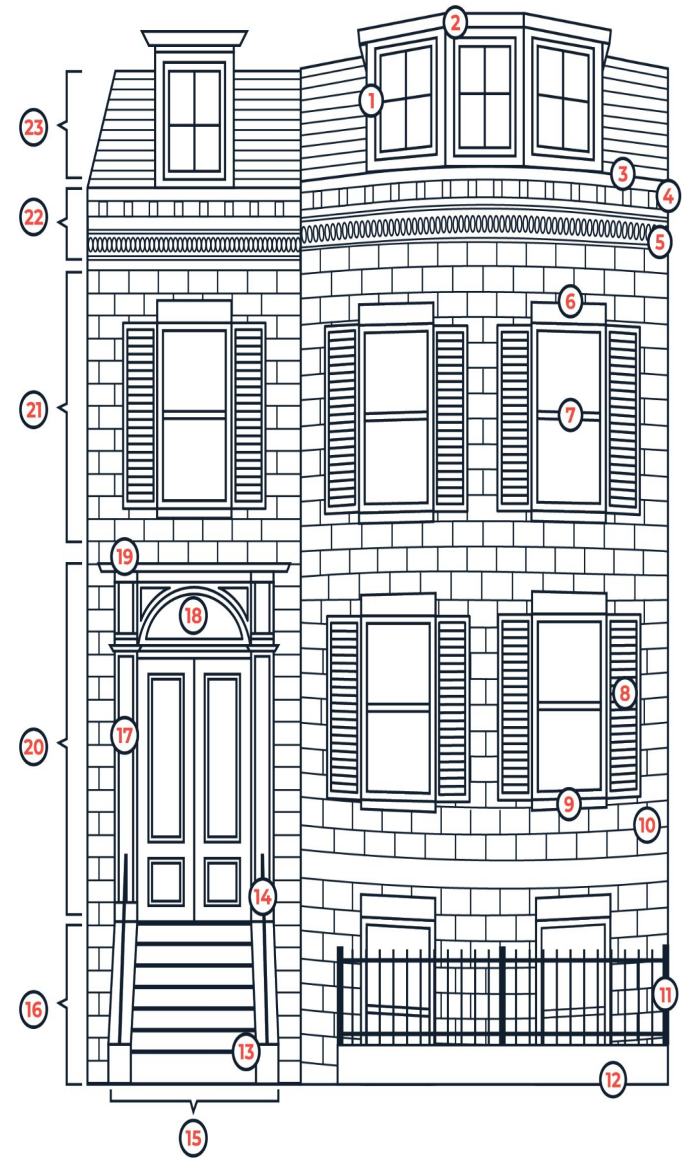
- Administer design review for repairs and alterations to the exterior of a property to ensure that they will not negatively impact its historic character
- Establish design guidelines for appropriate additions or new construction
- Prevent the loss of historically and/or architecturally significant structures that are designated landmarks or in districts
- Review proposed demolitions and potentially invoke demolition delay via Article 85 for non-designated structures

The Boston Landmarks Commission and the District Commissions **DO NOT:**

- Own any of the regulated properties
- Order properties to be repaired/changed
- Demolish structures or issue demolition permits
- Regulate use of structures
- Regulate interiors of structures (unless specified in the designation)
- Regulate or comment on public art
- Prevent new construction

STANDARDS AND CRITERIA

- **Change is expected**, but planned
- District guidelines are **unique to each neighborhood**. No two sets of guidelines are the same, but they are typically based on the U.S. Secretary of Interior's Standards
- Designed to **protect the character-defining features** of a neighborhood
- **May be updated**/adjusted over time as required to accommodate future need, such as climate resilience
- Standards **do not prohibit new construction** – they guide the design to compliment the surrounding historic spaces
- Required elements such as **life-safety equipment** are still reviewed for appropriateness



- | | | | |
|------------|------------------|--------------|------------------|
| 1. Dormer | 7. Muntin | 13. Stringer | 19. Hood |
| 2. Cornice | 8. Blind/Shutter | 14. Railing | 20. First floor |
| 3. Gutter | 9. Sill | 15. Stoop | 21. Second floor |
| 4. Bracket | 10. Rusticat | 16. Basement | 22. Entablature |
| 5. Dentil | 11. Fencing | 17. Pilaster | 23. Mansard |
| 6. Lintel | 12. Curb wall | 18. Transom | |

STANDARDS AND CRITERIA

ITEMS THAT ARE ROUTINELY EXEMPT IN MANY LANDMARK DISTRICTS*

- Window air conditioning units
- Landscaping
- Paint on wood
- Road surfaces
- Rear elevations
- Items not visible from a public street
- Temporary signs: for sale, coming soon, etc.
- Standard maintenance work
- Potted plants
- Holiday decorations

**Differs from district to district. Refer to district/landmark standards and criteria for specifics*



#1 Greek Revival (1830)

#2 Italianate (1853)

#3 Italianate (1858)

#5 Italianate (1856)

#6 Greek Revival (1848)

#7 Greek Revival (1848)

#8 Greek Revival (1848)

#9 Colonial Revival/Romanesque Revival (1890)

#10 Italianate (1857)

#11 Italianate (1857)

#12 Italianate (1857)

#13 Italianate (1857)

#14 Italianate/Second Empire (1868)

NOTES:

MONUMENT SQUARE EAST SIDE

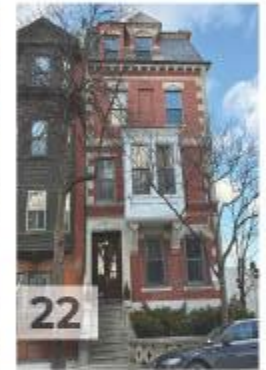
*Dates and styles according to Massachusetts Cultural Resource Information System.



City of Boston
Historic Preservation



- #15 Italianate/Second Empire (1869)
- #16 Greek Revival (1854)
- #17 Italianate (1862)
- #18 Italianate (1862)
- #19 Italianate/Second Empire (1862)
- #20 Italianate/Second Empire (1862)
- #21 Italianate/Second Empire (1862)
- #22 High Victorian Gothic (1874)
- #23 Colonial Revival (1886)
- #24 Colonial Revival (1886)
- #25-27 Italianate (1866)



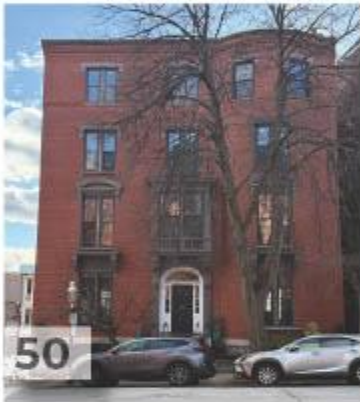
NOTES:

MONUMENT SQUARE NORTH SIDE

*Dates and styles according to Massachusetts Cultural Resource Information System.



City of Boston
Historic Preservation



- #37-38 Federal (1800)
- #39 High Victorian Gothic (1875)
- #40 Italianate/Second Empire (1860)
- #41 Italianate/Second Empire (1869)
- #43 Classical Revival (1912)
- #45-46 Queen Anne (1895)
- #47-47A Georgian (1750)
- #48 Italianate/Second Empire (1860)
- #49 Italianate/Second Empire (1861)
- #50 Italianate (1866)

NOTES:

MONUMENT SQUARE SOUTH SIDE

*Dates and styles according to Massachusetts Cultural Resource Information System.



City of Boston
Historic Preservation



- #29 Romanesque Revival (1895)
- #30 Classical Revival (1907)
- #31 High Victorian Gothic (1897)
- #32 High Victorian Gothic (1897)
- #33 Colonial Revival (1896)
- #34 Colonial Revival (1902)
- #34A Colonial Revival (1902)
- #35 Colonial Revival (1902)
- #36 Colonial Revival (1902)
- #2-4 Greek Revival (1840)

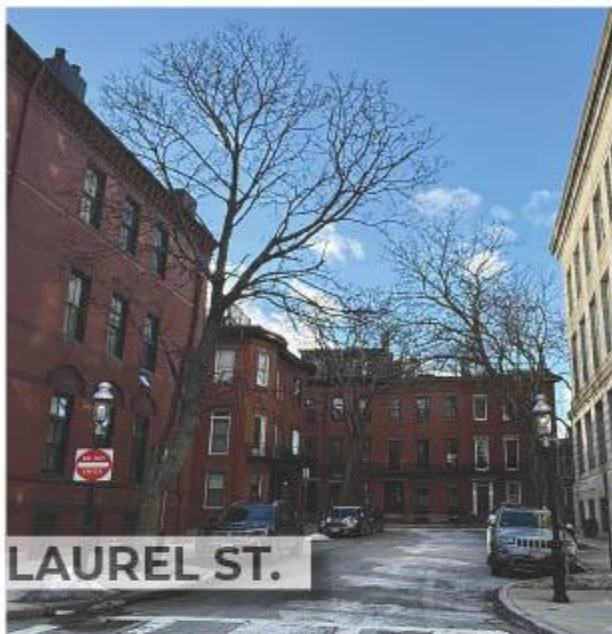
NOTES:

MONUMENT SQUARE WEST SIDE

*Dates and styles according to Massachusetts Cultural Resource Information System.

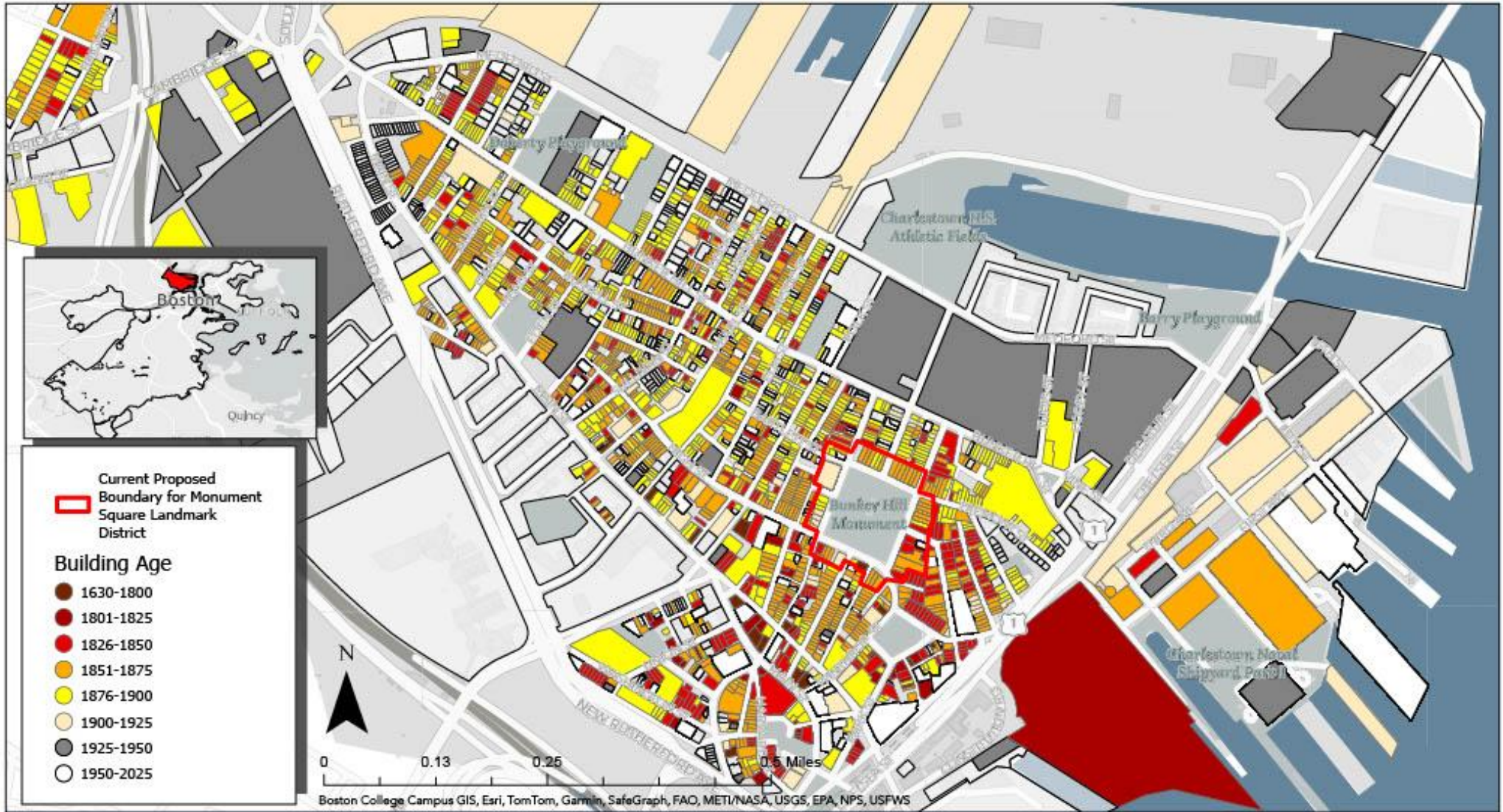


City of Boston
Historic Preservation



VIEWS FROM PROPOSED DISTRICT, NOT CURRENTLY INSIDE THE CURRENT BOUNDARIES





BUILDING AGE

Charlestown



Landmarks Commission
50th Anniversary



1. Dormer
2. Cornice
3. Gutter
4. Bracket
5. Dentil
6. Lintel

7. Muntin
8. Blind/Shutter
9. Sill
10. Rustication
11. Fencing
12. Curb wall

13. Stringer
14. Railing
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