

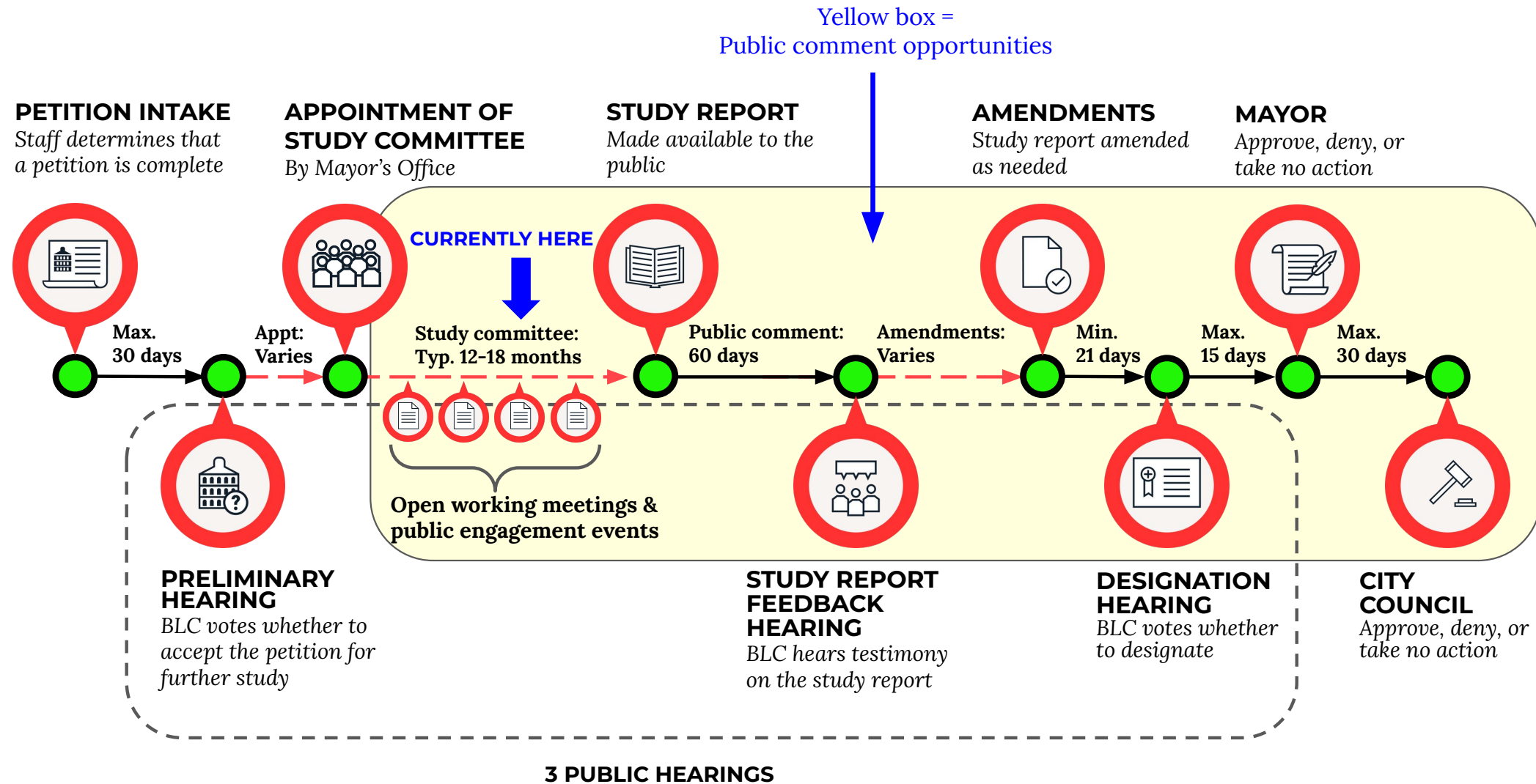


# MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE



*May 20, 2026*

# TIMELINE



Public comment on the topics discussed tonight will be taken at the end of the meeting at the discretion of the chair. Comments can always be emailed to [BLC@boston.gov](mailto:BLC@boston.gov); they will be shared with the committee & reported at next meeting.

# AGENDA

## **I. REVIEW AND VOTE ON MINUTES FROM LAST PUBLIC MEETING**

## **II. PUBLIC FEEDBACK SINCE LAST MEETING**

- BLC Staff to share any feedback received by BLC
- Study committee members to share any feedback received

## **III. REVIEW PUBLIC ENGAGEMENT PLANS**

## **IV. REVIEW STANDARDS & CRITERIA**

## **V. PUBLIC COMMENTS**

- At the discretion of the chair as time allows

## **VI. STAFF UPDATES**

## **VII. PROJECTED ADJOURNMENT: 8:00 PM**

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# MEETING MINUTES

- **Review and vote on minutes from the 5/13/2026 Public Meeting**

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# PUBLIC FEEDBACK

- **BLC Staff to share any feedback received by BLC since last meeting**
  - **Johanna Hynes:**
    - Request for the recording and minutes from the July 26, 2022 BLC hearing (at which the BLC voted to accept the petition for further study):
      - “I think it is very important that the public has access to this information and I am formally requesting that the BLC add these documents to the resources section of the committee's webpage so that the public can understand the basis on which this committee was formed.” **(DONE)**
    - Comment re: Battle of Bunker Hill:
      - “This is particularly important given the fact that the revised petition currently posted on the committee's website uses the significance of the battle of bunker hill as supplementary evidence for landmark district qualification and invoked numerous times throughout the city council hearing, and meeting(s) as a primary reason for establishing a committee/district.  
  
What is preventing the BLC study committee from including this extraordinary event that paved the way for the creation of monument square from the narrative/record? A study process/report that refuses to acknowledge this epic 'event' that took place within and across the pending district boundaries is wholly incomplete, and historically inaccurate.”

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# PUBLIC FEEDBACK

- **BLC Staff to share any feedback received by BLC since last meeting**

- **John Dannemiller:**

- I would like to have the committee to reconsider the properties on Wallace Court.

Two of the Wallace Court abutters should be included; the addresses are 1 Monument square and 67 Winthrop Street. The addresses of 1, 2, 3, 4, 5, 6, 7, 8 Wallace Court should be excluded. The houses on Wallace Court are on a dead-end private way.

In the information provided by the study committee, Item not visible from a public street are excluded.

Wallace is listed in the City of Boston Street list as a private way.

## DIFFERENT AREAS OF PURVIEW FOR EACH DISTRICT:

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**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*

# PUBLIC FEEDBACK

- **Study committee members to share feedback received since last meeting**

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# PUBLIC ENGAGEMENT PLANS

- Tentative plan:
  - Study Committee to continue meeting through **July**
  - **Release “working” study report for public comment in August**
  - Community engagement event in **September\***
  - Study Committee to meet after community event and revise study report as needed
  - **Release “draft” study report for public comment in October**
  - Following 60-day public comment period, Study Committee to meet and revise study report as needed
  - **Release “amended” study report for public comment in January**
- \*Memorial Hall has agreed to host the event!

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# PUBLIC ENGAGEMENT PLANS

## September 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Charlestown Neighborhood Council	2	3	4	5
6	7 Labor Day	8 BLC Hearing	9	10	11	12
13	14	15	16	17	18	19
20	21	22 BLC Hearing	23	24	25	26
27	28	29	30			

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# STANDARDS AND CRITERIA

- Recap of 5/13 discussion:
  - The Study Committee reviewed the following subsections of the proposed Standards and Criteria:
    - Windows
- To review tonight:
  - Porches/stoops
  - Additions

# WHAT SHOULD BE REGULATED?

Community Feedback from April 15, 2026 event



Should this be regulated?	Yes votes	No votes	% Yes
Height of structures (including rooftop additions)	17	5	77%
Additions (size, style, material)	14	5	74%
Full demolition	16	6	73%
Facade materials (brick, wood, clapboard, etc.)	14	6	70%
Partial demolition	14	7	67%
Windows (style, material)	13	7	65%
Gas lights	11	7	61%
Roof deck visibility/material	10	10	50%
Sidewalk materials	10	10	50%
Door style	9	10	47%
Light fixtures on buildings	7	12	37%
Paint colors	5	19	21%
Hardware (ex. doorknobs, boot scrapers)	4	17	19%



- |            |                  |              |                  |
|------------|------------------|--------------|------------------|
| 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. Rustication  | 16. Basement | 22. Entablature  |
| 5. Dentil  | 11. Fencing      | 17. Pilaster | 23. Mansard      |
| 6. Lintel  | 12. Curb wall    | 18. Transom  |                  |

Public comment on the  
Comments can always be

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ted at next meeting.

# PORCHES AND STOOPS

What do you observe?

- Nancy: Important to retain historic materiality - for example, granite stairs, cheek walls, and landings; iron guard rails. Also ornamentation.
- Gabby: Standards can provide flexibility to allow for handrails to be added where they don't exist without destroying historic architectural features. (i.e. in a minimally invasive manner).



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# PORCHES AND STOOPS

What do you observe?

- Gabby: Consider recommending the retaining of historic coal chute covers, etc., in the ground.



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# PORCHES AND STOOPS



What do you observe?

- 

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# PORCHES AND STOOPS

What do you observe?

- Jeff: If adding something that brings site up to code allows you to keep the historic original materials in place, then it should be allowed.



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# PORCHES AND STOOPS

What do you observe?

- Jeff: More important to regulate and/or recommend appropriate coating materials (not color) so as not to damage existing historic materials.
  - Always nice to assess what is original and what is not.
- Nancy: What could the standards say about basing changes on what was there historically?
  - Staff provides some example language of a recommendation: “When replacement of existing materials or elements is necessary, it should be based on physical or documentary evidence.”



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# **ADDITIONS**

## **Secretary of the Interior's Standards for Rehabilitation:**

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# ADDITIONS



What do you observe?

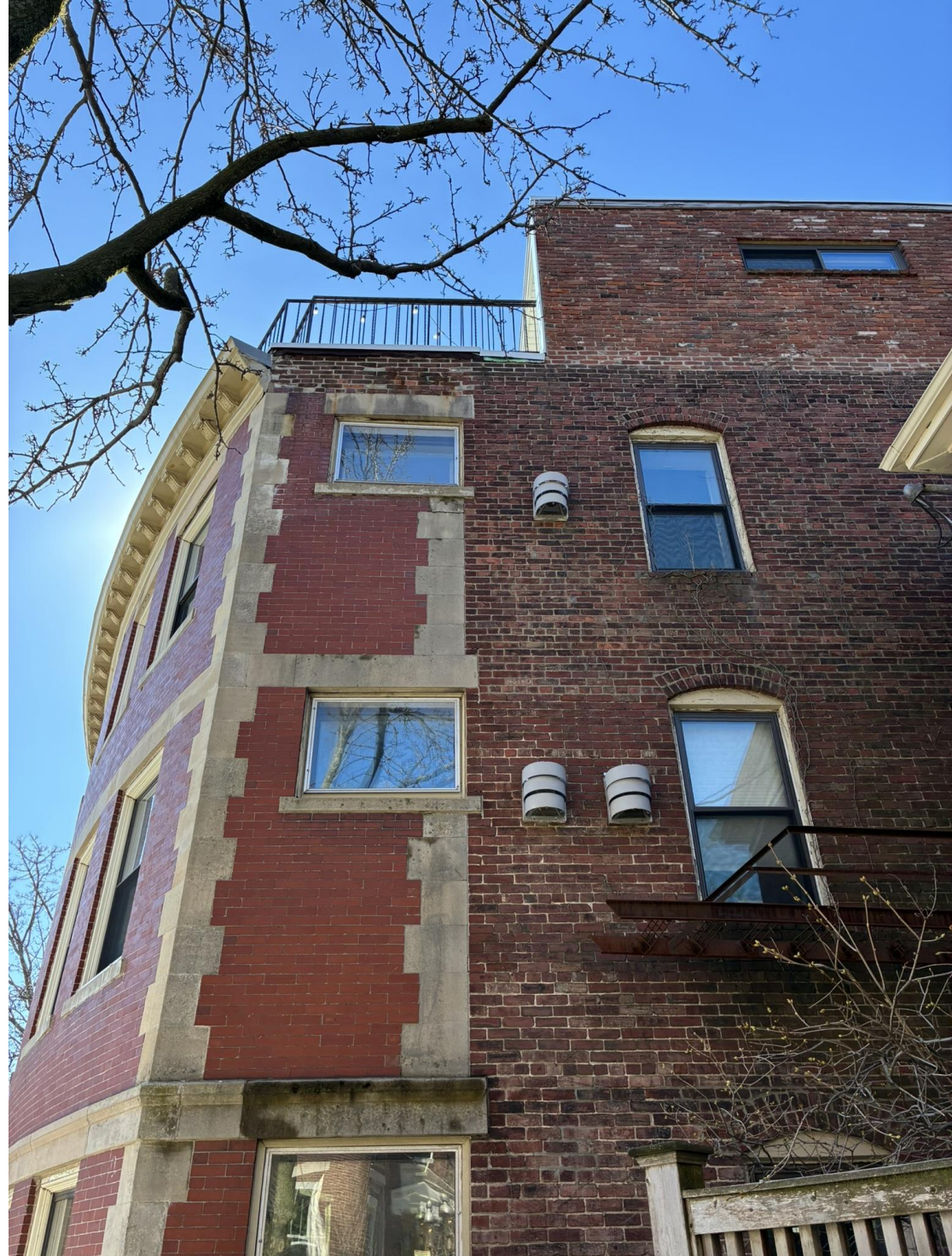
- Nancy: What is commonly regulated regarding additions adjacent to a historic structure?
  - Staff: The height of the addition is often required to be lower than the height of the historic roofline. Sometimes a setback from the front facade is required. (These guidelines don't necessarily need to be specifically stated in the standards and criteria because the language in standards 9 and 10 on the previous slide would allow for this to be addressed.)
- Jeff: Consider explaining the standards on the previous slide so that everyone can understand what is being recommended.

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# ADDITIONS

What do you observe?

- Staff comment: This addition is set back enough to preserve the visual curving form of the historic building in the streetscape.



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# ADDITIONS



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What do you observe?

- 



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# ADDITIONS

What do you observe?

- Committee agrees it is OK to fill in between dormers if retaining the form and shape of the original dormers.



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# PUBLIC COMMENT PERIOD

- Any comments or questions from members of the public in attendance on the standards and criteria discussed tonight?

(Comments beyond this scope can be emailed to [BLC@boston.gov](mailto:BLC@boston.gov) or shared in person at a future community engagement event.)

*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](mailto:BLC@boston.gov) at any time and they will be conveyed to the study committee.*



# STAFF UPDATES



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## Next Committee meeting topics

- Discuss public feedback
- Continue planning next community engagement event (begin discussing outreach plan)
- Standards & Criteria: New construction; accessibility; renewable energy sources

## Upcoming meetings:

- June 3, 2026
- June 24, 2026
- July 15, 2026
- July 29, 2026
- August 5, 2026

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# ADJOURNMENT

# THANK YOU!

