

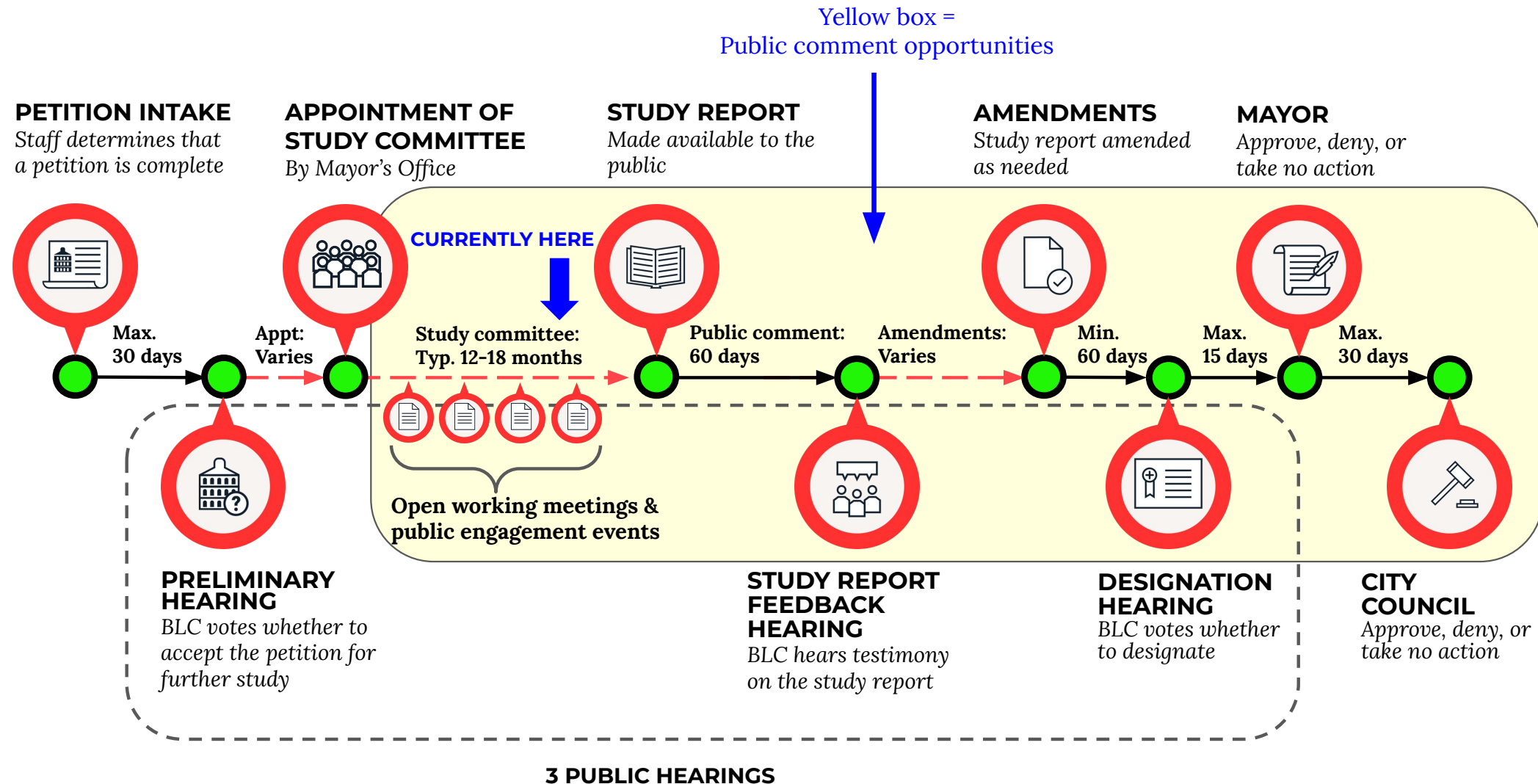


MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE



August 12, 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; they will be shared with the committee & reported at next meeting.

AGENDA

I. REVIEW AND VOTE ON MEETING MINUTES

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: 8:30 PM

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MEETING MINUTES

- **Review and vote on minutes from the 7/29/2026 and 8/5/2026 meetings**

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PUBLIC FEEDBACK

- **BLC Staff to share any feedback received by BLC since last meeting:**
 - No new feedback received.

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PUBLIC FEEDBACK

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

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PUBLIC ENGAGEMENT PLANS

<u>WORK PLAN AND PUBLIC ENGAGEMENT PLAN</u>		
JULY 29	Meeting #1 to review working report	
AUG 5	Meeting #2 to review working report	
AUG 12	Meeting #3 to review working report	
SEPT 16	Meeting to agree on release of working report and prep for community event	Outreach: • Flyering • Emails to our MSLD listserv • Social media posts • Contact local orgs. • Announcement in <i>Patriot-Bridge</i> • Mailing to property owners if budget allows?
SEPT 22	WORKING REPORT released to public	
SEPT 23	Meeting to prepare for community event	
OCT 21 or 22	Community event at Memorial Hall	
OCT 28, NOV 4	Meetings to debrief from community event and revise report	
By NOV 13	DRAFT REPORT posted for 60-day public comment period	Outreach: • [All of the above] • Mailing to all property owners (legally required)
JAN 12	Boston Landmarks Commission Hearing #1	
JAN 20, 27, and/or FEB 3, 10	Meeting(s) if needed to amend report (note: BPS vacation 2/15-19)	
FEB 26 (tentative)	AMENDED REPORT posted for 60-day public comment period	Outreach: • [All of the above] • Mailing to all property owners (legally required)
APR 27 (tentative)	Boston Landmarks Commission Hearing #2 (note: BPS vacation 4/19-23)	
	Mayoral and City Council review	

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PUBLIC ENGAGEMENT PLANS

- Staff have updated Memorial Hall (Abraham Lincoln Post No. 11) regarding the proposed dates for the community engagement event in October.
- Staff have checked with the Planning Department and confirmed that there are no conflicts between our proposed schedule and any Charlestown-related Planning meetings in September and October.
- There is a new Charlestown liaison at the Office of Neighborhood Services: Isabella Carr! Staff will meet with her in two weeks.
- NEXT STEPS:
 - Staff will check with the *Patriot-Bridge* about (free) announcements.
 - Staff will submit announcements to the ONS Charlestown newsletter.
 - Staff will invite City Councilor Coletta-Zapata and at-large councilors to October community event.
 - Staff will draft social media posts, flyers, and event activities (for October event) to share with the Study Committee at the next meeting.
 - Nancy has been and will continue to reach out to local neighborhood groups to spread the word about the upcoming working study report and community event.
 - Volunteer request: Who can speak at next CNC meeting(s)?

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STANDARDS AND CRITERIA

- Recap of 8/5 discussion:
 - The Study Committee reviewed the following:
 - Protection Area boundary
- To review tonight:
 - Protection Area boundary (west side)
 - Private ways (continued)
 - Working study report

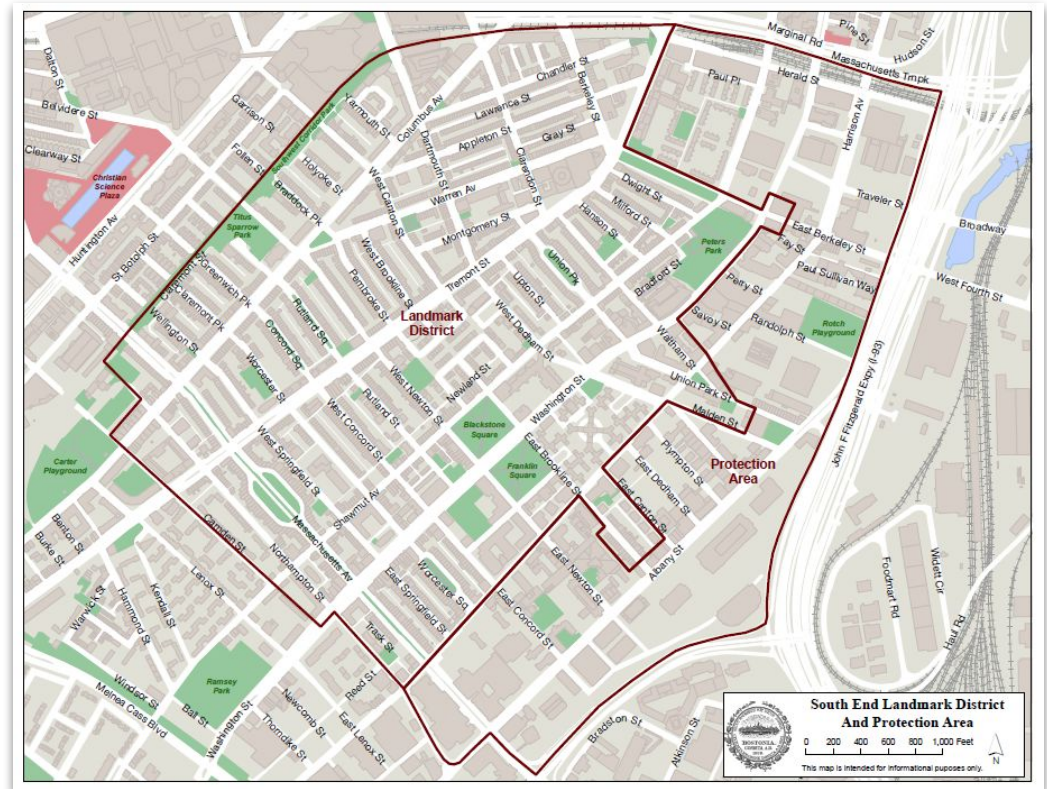
PROTECTION AREA

- Protection Area boundary:
maximum of 1200 feet from Landmark District boundary
according to the law

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

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.”

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>

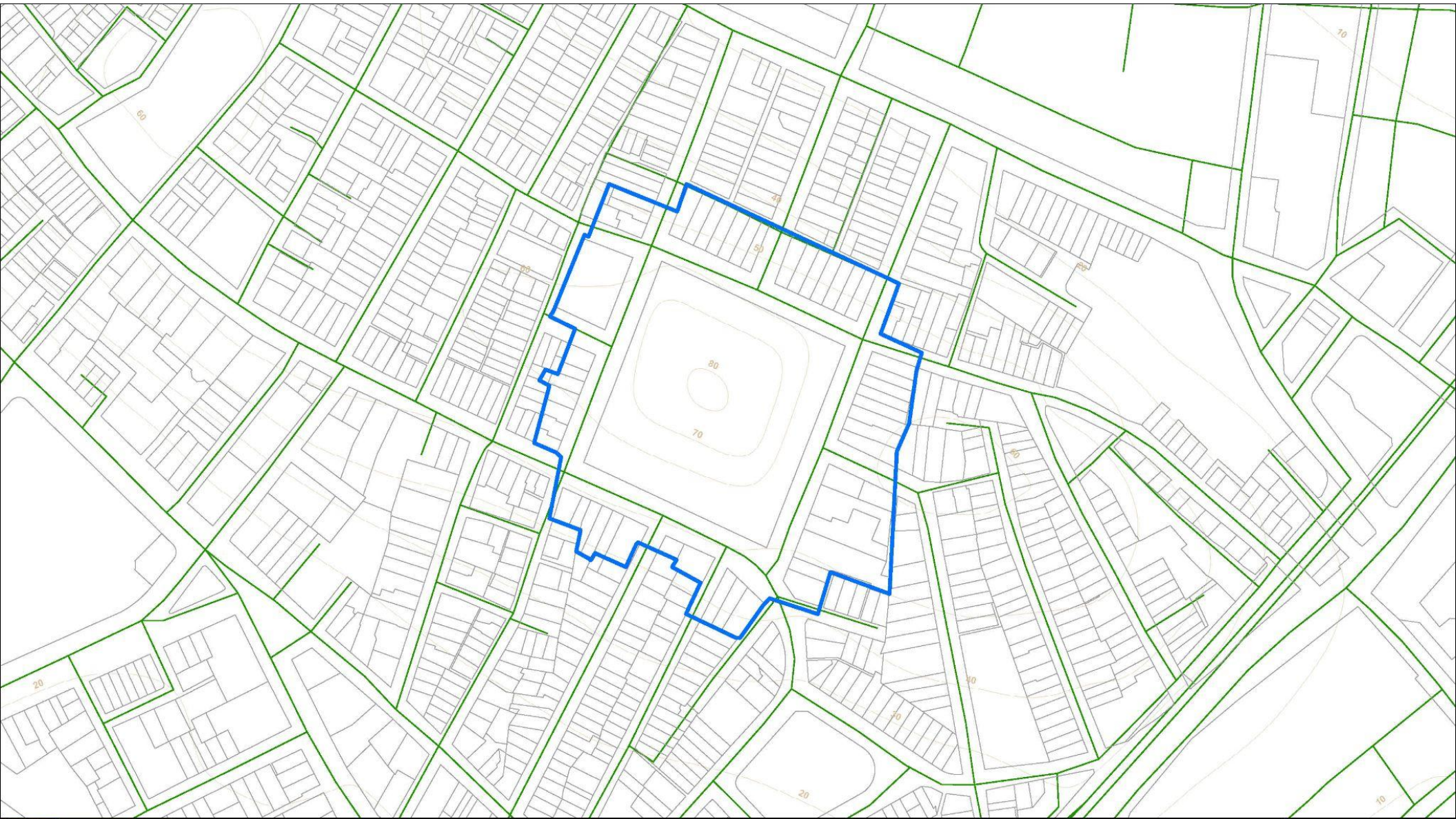
WHAT SHOULD BE REGULATED?

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%

ORIGINAL BOUNDARY OF THE PROPOSED DISTRICT (from the petition)



 Monument Square Historic District

0 25 50 100 Meters
0 75 150 300 Feet



June 2023

Sheet 1 of 1

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 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 at any time and they will be conveyed to the study committee.



STAFF UPDATES



STAFF UPDATES

Next steps

- Staff will work on the working study report through Tuesday.
- **STUDY COMMITTEE: Beginning Wednesday of next week (August 19), please review the working study report and do one or more of the following:**
 - Add comments/questions to the Google Doc.
 - Email comments/questions to me.
 - Bring comments/questions to the next meeting on September 16.

Upcoming meetings:

- September 16, 2026
- September 23, 2026
- October 21 or 22 - Community Engagement Event
- October 28, 2026

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ADJOURNMENT

A photograph of a city street corner, likely in Boston, featuring a mix of historic and modern architecture. The historic building in the center has a clock tower and a steeple. Modern skyscrapers are visible in the background. Pedestrians are walking on the sidewalks, and a white van is parked on the street. The image is overlaid with a semi-transparent blue filter.

THANK YOU!

