



# MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE



*Meeting #4: October 15, 2025*

# AGENDA

- Review and vote on minutes from the 7/16/2025 Public Meeting.
- Discuss meeting format
- Discuss public feedback
- Discuss boundaries
  - Review and vote on consideration of expanding the boundaries of the proposed MSLD
- Next steps: Plan public engagement event
- Projected adjournment: 8:00 P.M.

# MEETING MINUTES

- Any corrections to the meeting minutes from the last meeting?
- Vote to ratify meeting minutes (or postpone to next meeting if Study Committee would like more time to review)

# MEETING FORMAT

- In-person ONLY, at 43 Monument Square/Bunker Hill Museum
- Virtual meetings can also be held as needed



City of Boston  
Historic Preservation



Mayor Michelle Wu

# MONUMENT SQUARE LANDMARK DISTRICT UNDER STUDY

The Monument Square Landmark District Study Committee will meet in-person at 6:30 p.m. on October 15, 2025, at the Bunker Hill Museum located at 43 Monument Square, Boston, MA 02129.

Contact: **Gabriela Amore**  
Office of Historic Preservation  
20 City Hall Avenue, 3rd Floor  
Boston, MA 02201  
Phone: 617-635-1935  
Email: [BLC@boston.gov](mailto:BLC@boston.gov)

Meeting notices can be found on our website here:

[https://www.boston.gov/historic-  
district/monument-square-landmark-district-  
study](https://www.boston.gov/historic-district/monument-square-landmark-district-study)

**CITY of BOSTON**

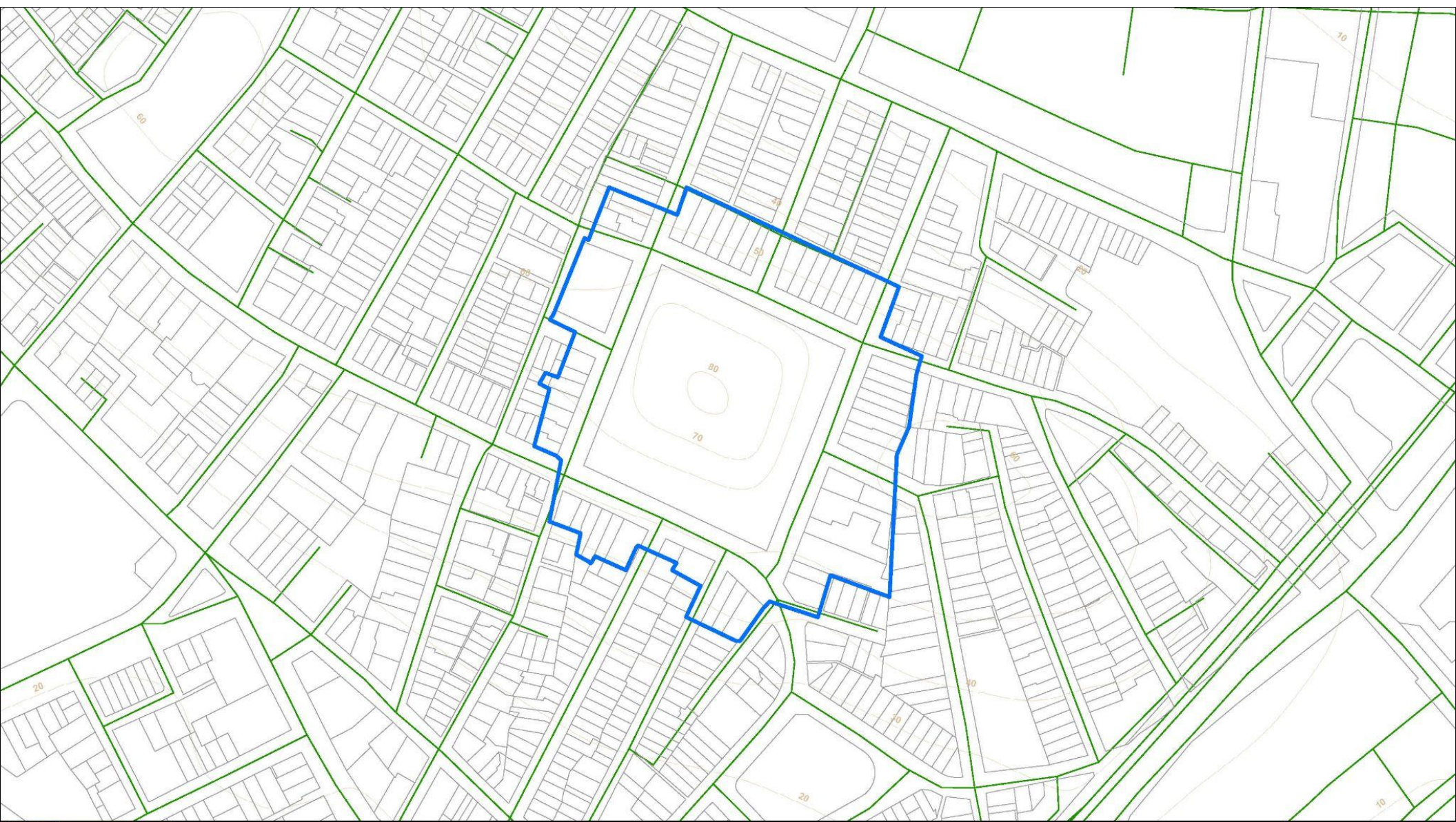
# PUBLIC FEEDBACK

- BLC staff report:
  - Concern regarding what the potential regulations of the district may be.
- What have you been hearing?

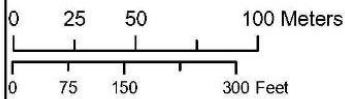
# **DISCUSS BOUNDARIES**

- Review and vote on consideration of expanding the boundaries of the proposed MSLD
- What were your observations from the boundary walks?

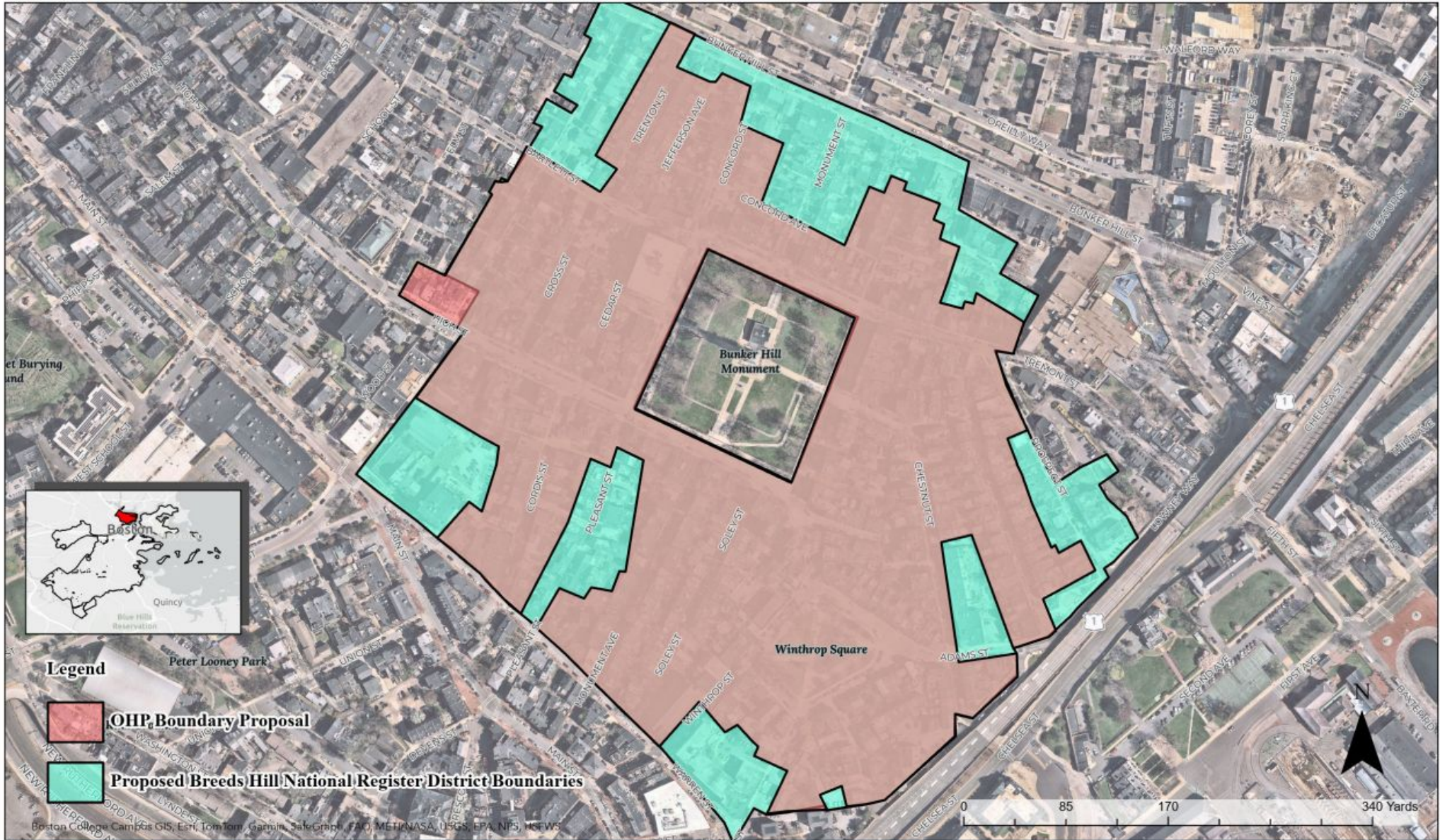
# ORIGINAL BOUNDARY OF THE PROPOSED DISTRICT (from the petition)



 Monument Square Historic District



# POSSIBLE EXPANDED BOUNDARY



# HISTORIC DISTRICT BOUNDARY PROPOSAL

## *Charlestown*

Landmarks Commission  
50th Anniversary

# POSSIBLE EXPANDED BOUNDARY

We reviewed a past proposal for a National Register boundary expansion.

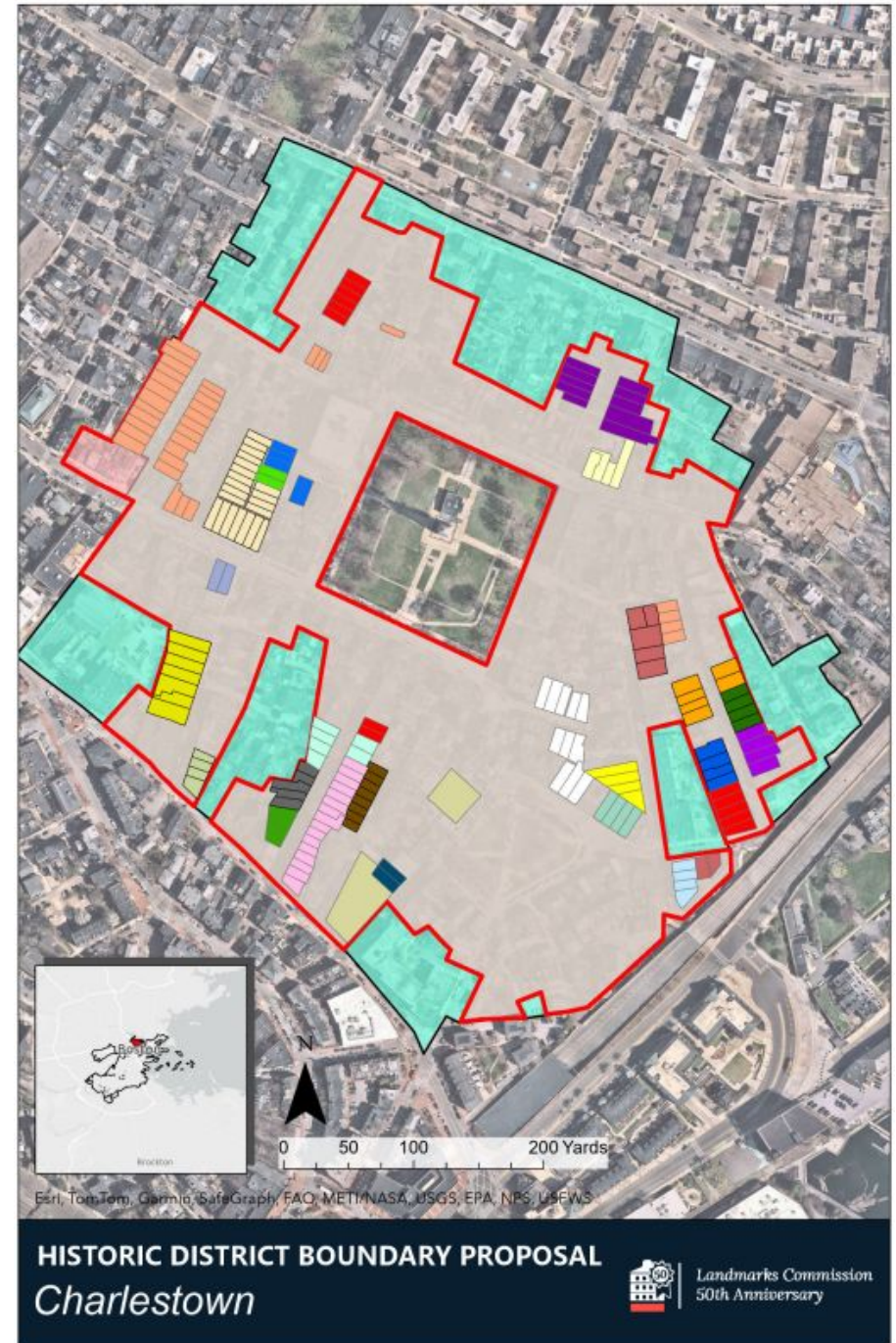
We looked at:

- *Architectural styles*
- *Construction dates (1839-1912)*
- *Development blocks during/after the construction of the monument (groups of properties built by the same builder)*

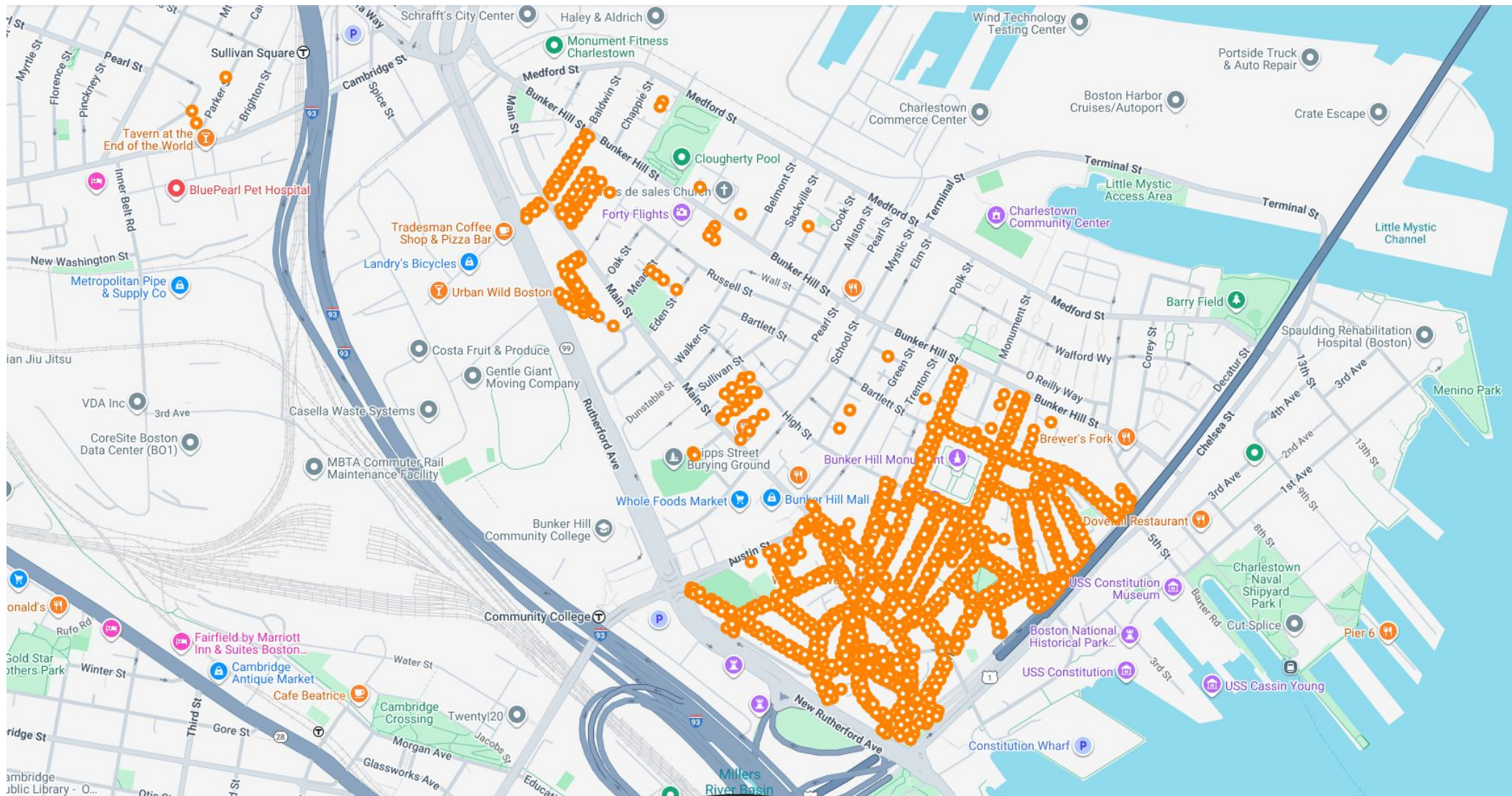
The study committee walked the possible boundary on two dates.

Staff conclusions:

- It is difficult to justify this boundary for a Landmark District because similar patterns can be seen outside of it



# GAS LAMPS IN CHARLESTOWN



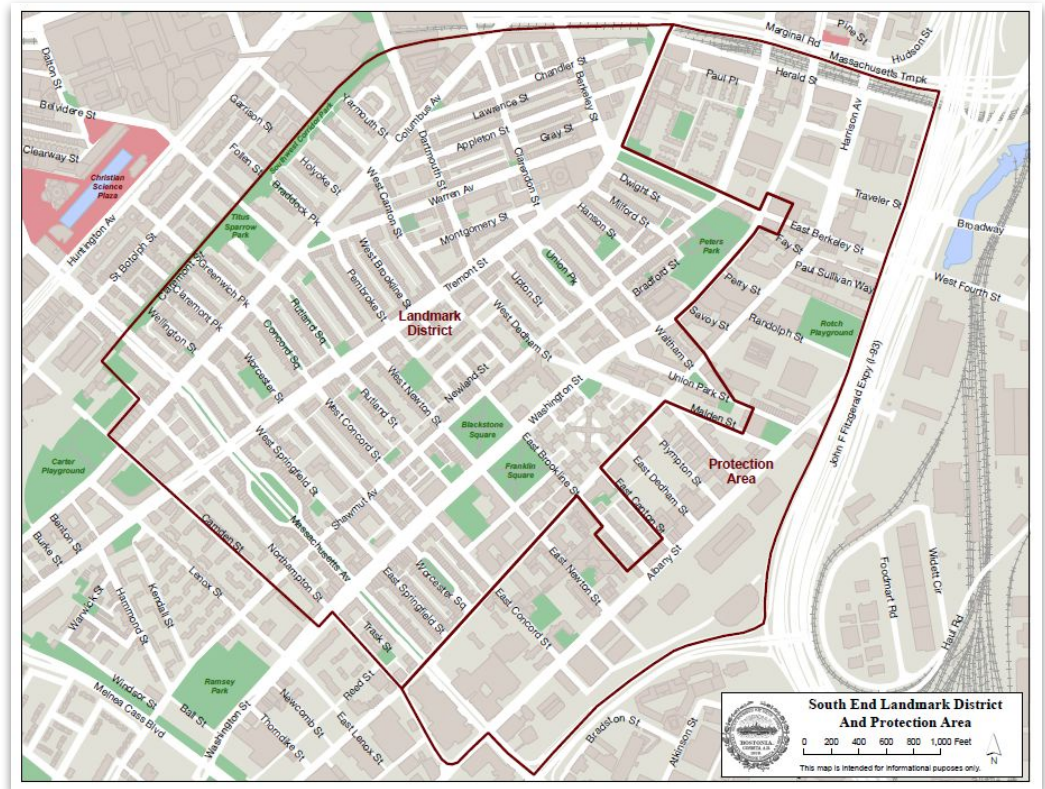
# STAFF RECOMMENDATION

- **Landmark District:** Keep the original boundary from the petition (with slight modifications if determined necessary, such as at the corners);
- **Protection Area** surrounding the Landmark District.

# 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).

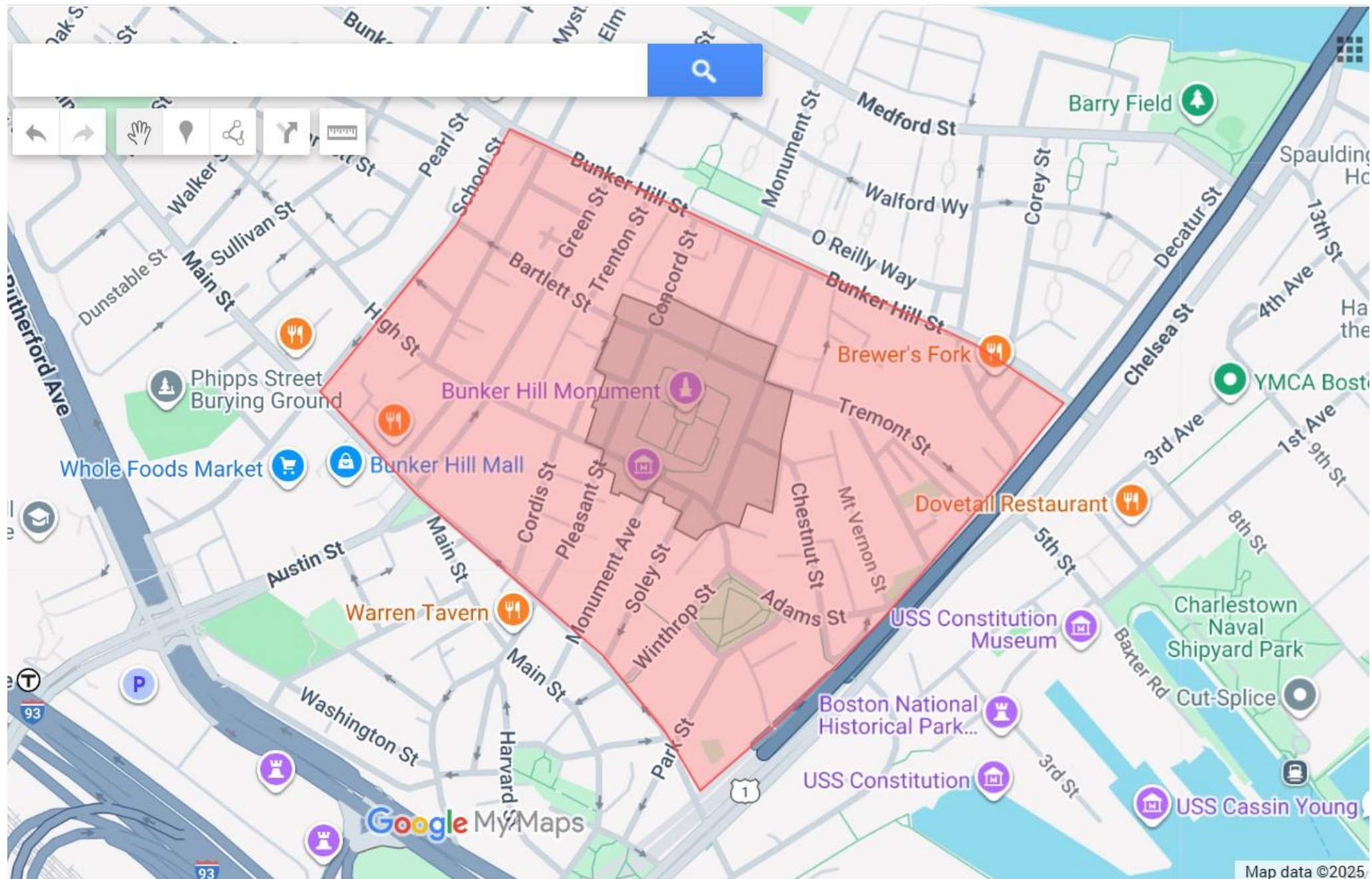


South End Landmark District and Protection Area

# 1200 FEET FROM ORIGINAL BOUNDARY



# STAFF RECOMMENDATION



# Total Proposed Districts in Charlestown



**PENDING LOCAL LANDMARK DISTRICTS**  
*Charlestown*



Landmarks Commission  
50th Anniversary

# LANDMARK DISTRICT VS PROTECTION AREA

## 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

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LANDMARK DISTRICT	PROTECTION AREA
<ul style="list-style-type: none"><li>• 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</li><li>• Establish <u>design guidelines</u> for alterations, appropriate additions, or new construction. May include such things as:<ul style="list-style-type: none"><li>– Materials</li><li>– Architectural details</li><li>– Height</li><li>– Protection of character-defining features</li><li>– Roof decks</li></ul></li><li>• <u>Prevent the demolition</u> of significant structures</li></ul>	<p>The standards and criteria applicable within any protection area shall relate only to:</p> <ul style="list-style-type: none"><li>• demolition,</li><li>• land coverage,</li><li>• height of structure,</li><li>• landscape,</li><li>• topography.</li></ul>

# **PUBLIC COMMENT PERIOD**

- Any comments from members of the public in attendance?

# NEXT STEPS

## Fifth Committee Meeting

- Discuss public feedback
- Standards & Criteria
- Public Engagement Event: To Be Scheduled

## Next meeting date

- Proposed date: 10/29

# SECTIONS OF THE STUDY REPORT

- |   |   |   |
|---|---|---|
| 1) Designation (i.e. recommendations)   | } | Developed by study committee with assistance of BLC staff |
| 2) Location and Boundaries  |   |   |
| 3) Description and Images of the Proposed Monument Square Landmark District   | } | Prepared by consultant, reviewed by the study committee   |
| 4) History and Significance of the Proposed Monument Square Landmark District |   |   |
| 5) Planning Context   |   |   |
| 6) Economic Status  | } | Developed by study committee with assistance of BLC staff |
| 7) Standards and Criteria   |   |   |
| 8) Bibliography   | } | Prepared by consultant, reviewed by the study committee   |
| 9) Appendices   |   |   |