



MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE



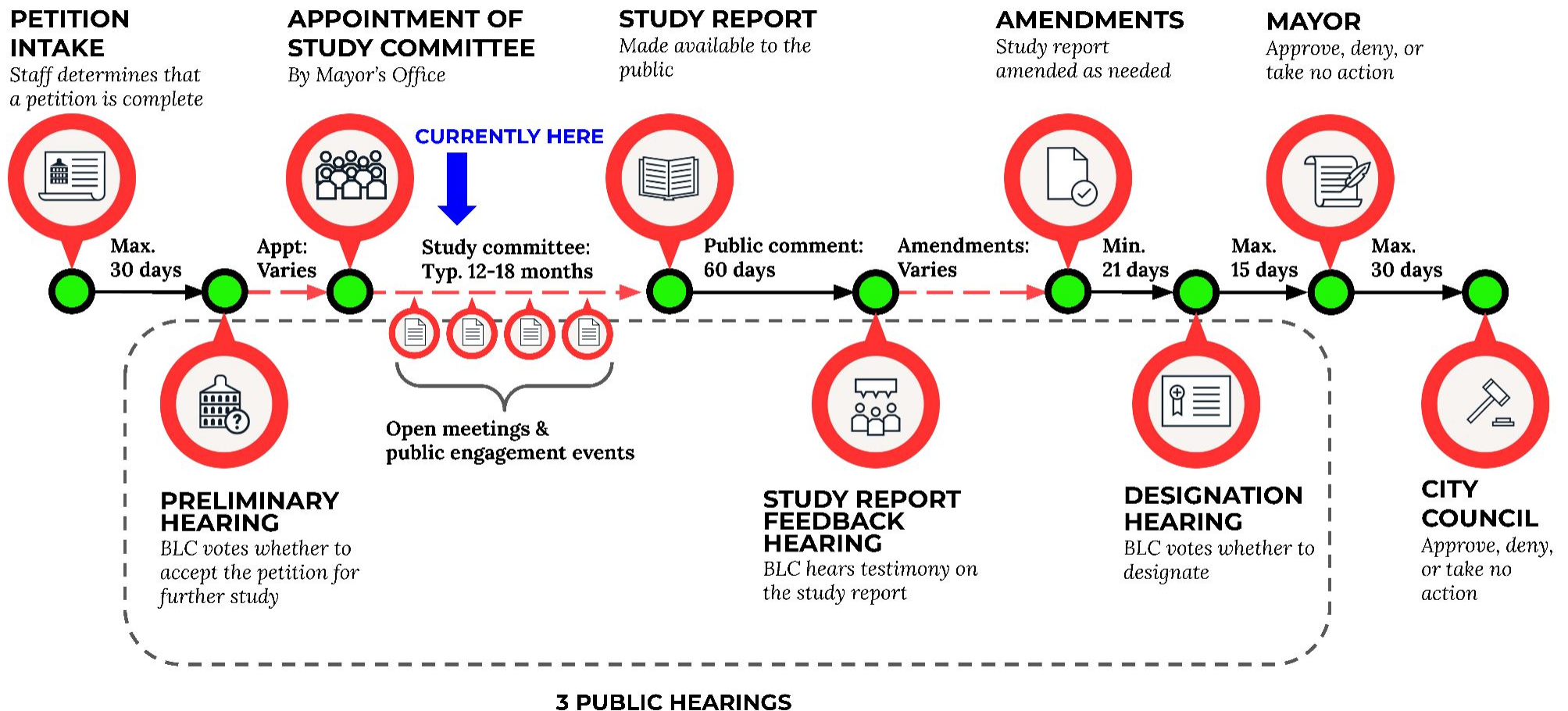
Meeting #5: October 29, 2025

AGENDA

- I. Review and vote on minutes from the 10/15/2025 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. Discuss boundaries
 - Review consideration of expanding the boundaries of the proposed MSLD
 - Difference between Landmark District and Protection Area
 - Presentation of options, including potential boundaries of Landmark District and Protection Area
 - Discussion by committee members
 - **PUBLIC COMMENT** - Members of the public may offer comments on the proposed boundaries of the Landmark District and/or Protection Area.
- V. Plan public engagement event
 - Committee to discuss:
 - When and where of public engagement event
 - Materials needed for event
 - Modes of communication of event
- VI. Projected adjournment: 8:00 P.M.

TIMELINE

LANDMARKING PROCESS - Districts



MEETING		TASKS	START DATE
1	First Committee Meeting Introductions, establish group norms & meeting schedule, distribute materials including map & district boundaries		4/1/2025
n/a	Committee to walk the boundaries on their own		
	BLC staff to present to neighborhood council		5/6/2025
2	Second Committee Meeting - Discuss public feedback - Discuss boundaries of the Proposed District - Planning public outreach and community engagement events		6/18/2025
3	Third Committee Meeting - Discuss public feedback - Standards & Criteria		7/16/2025
	Boundary Walk #1		8/6/2025
3.5	Public Meeting, Executive Session		9/3/2025
	Boundary Walk (Same route)		9/10/2025
4	Fourth Committee Meeting - Discuss public feedback - Boundary discussion		10/15/2025
5	Fifth Committee Meeting - Discuss public feedback - Boundary discussion - Plan public engagement event		10/29/2025
	Public engagement event: To Be Scheduled		
6	Sixth Committee Meeting - Discuss public feedback - Boundary discussion - Standards and criteria		11/19/2025
	Public engagement event: To Be Scheduled		
7	Seventh Committee Meeting - Discuss public feedback - Standards and criteria - Planning Context		12/3/2025
8	Eighth Committee Meeting - Discuss public feedback - Standards and criteria - Recommendations		12/17/2025
	Public engagement event: To Be Scheduled		
9	Ninth Committee Meeting - Discuss public feedback - Any comments on Bibliography or appendices? - Planning additional public outreach during study report public comment period		1/14/2026
Ongoing	Public outreach within district		
	Final proofreading and formatting of report by BLC staff		
	Post draft study report for public comment		
	Public engagement event: To Be Scheduled		
60 days after draft study report is issued	Landmarks Commission hearing to discuss study report and take public comment		
10	Tenth Committee Meeting - Review public comments and discuss amendments to study report		
	Post final study report		
	Landmarks Commission hearing to vote on study report		
(up to 15 days)	Mayor review		
(up to 30 days)	City Council review		

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MEETING MINUTES

- Review and vote on minutes from the 10/15/2025 Public Meeting

PUBLIC FEEDBACK

- BLC Staff to share any feedback received by BLC (email comments)
- Study committee members share feedback received

PREVIOUSLY ASKED QUESTIONS

- Does the Protection Area need to be defined at the same time as the Landmark area?
- Will a Protection Area eliminate the existing NDOD jurisdiction, which regulates more elements than a Protection Area does?

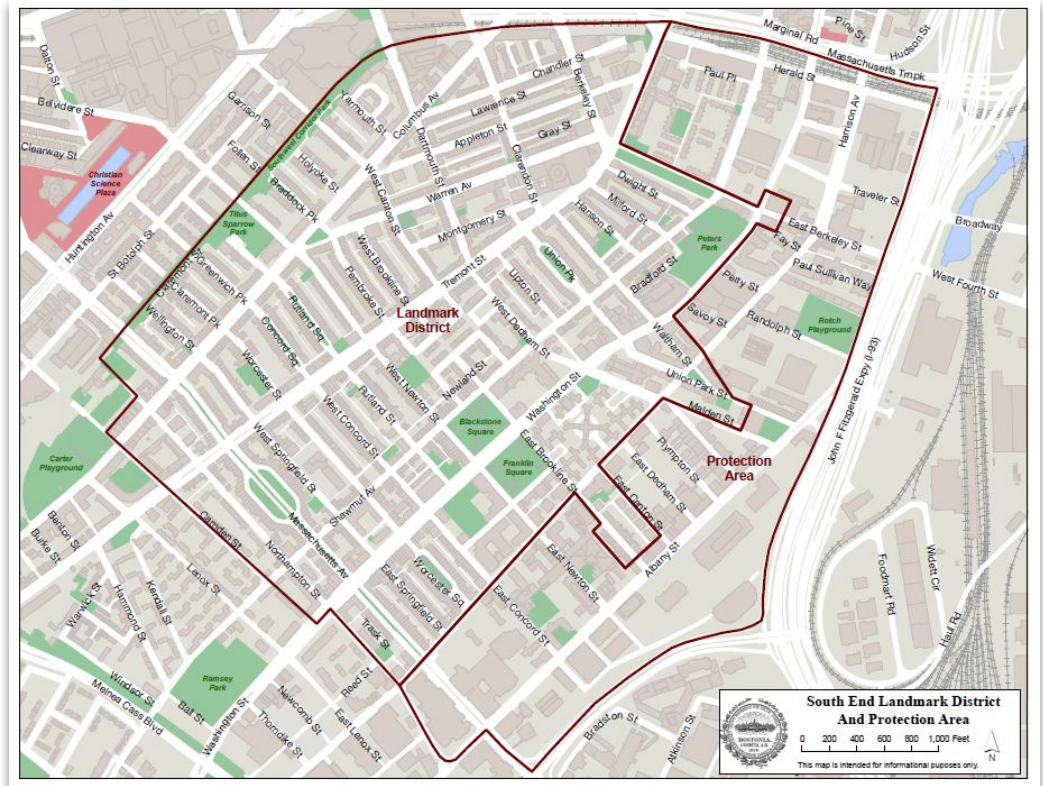
DISCUSS DISTRICT BOUNDARIES

- Review consideration of expanding the boundaries of the proposed MSLD
 - Difference between Landmark District and Protection Area
 - Presentation of options, including potential boundaries of Landmark District and Protection Area
 - Discussion by committee members
 - **PUBLIC COMMENT** - Members of the public may offer comments on the proposed boundaries of the Landmark District and/or Protection Area.

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
<ul style="list-style-type: none">● 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:<ul style="list-style-type: none">– Materials– Architectural details– Height– Protection of character-defining features– Roof decks● <u>Prevent the demolition</u> of significant structures	<p>The standards and criteria applicable within any protection area can only restrict:</p> <ul style="list-style-type: none">● demolition,*● land coverage,● height of structure,● landscape,● topography. <p><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></p> <p><i>Also, the standards and criteria can require that any new construction on demolition sites meets the Landmark District criteria.</i></p>

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;

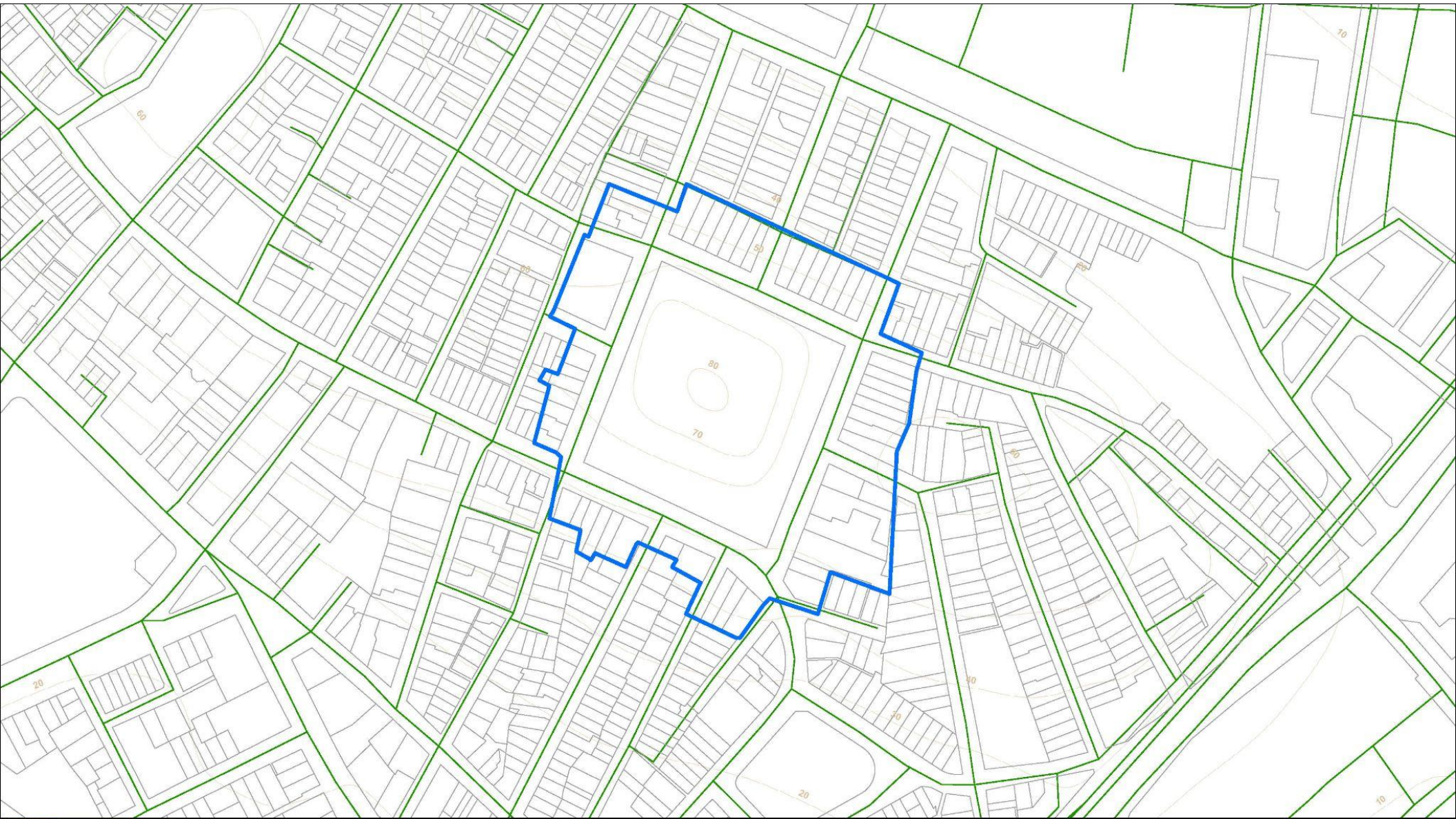
(b) pattern of roads, paths and alleys which determine the size and shape of land parcels and which control vehicular and non vehicular movement to and from the landmark, landmark district or architectural conservation district;

(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;

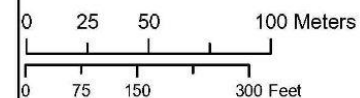
(d) contrasts between the arrangement of structures and landscape and open space features of the landmark, in the landmark district or architectural conservation district and the improvements under consideration for designation as a protection area.

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.”

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



☐ Monument Square Historic District



June 2023

Sheet 1 of 1

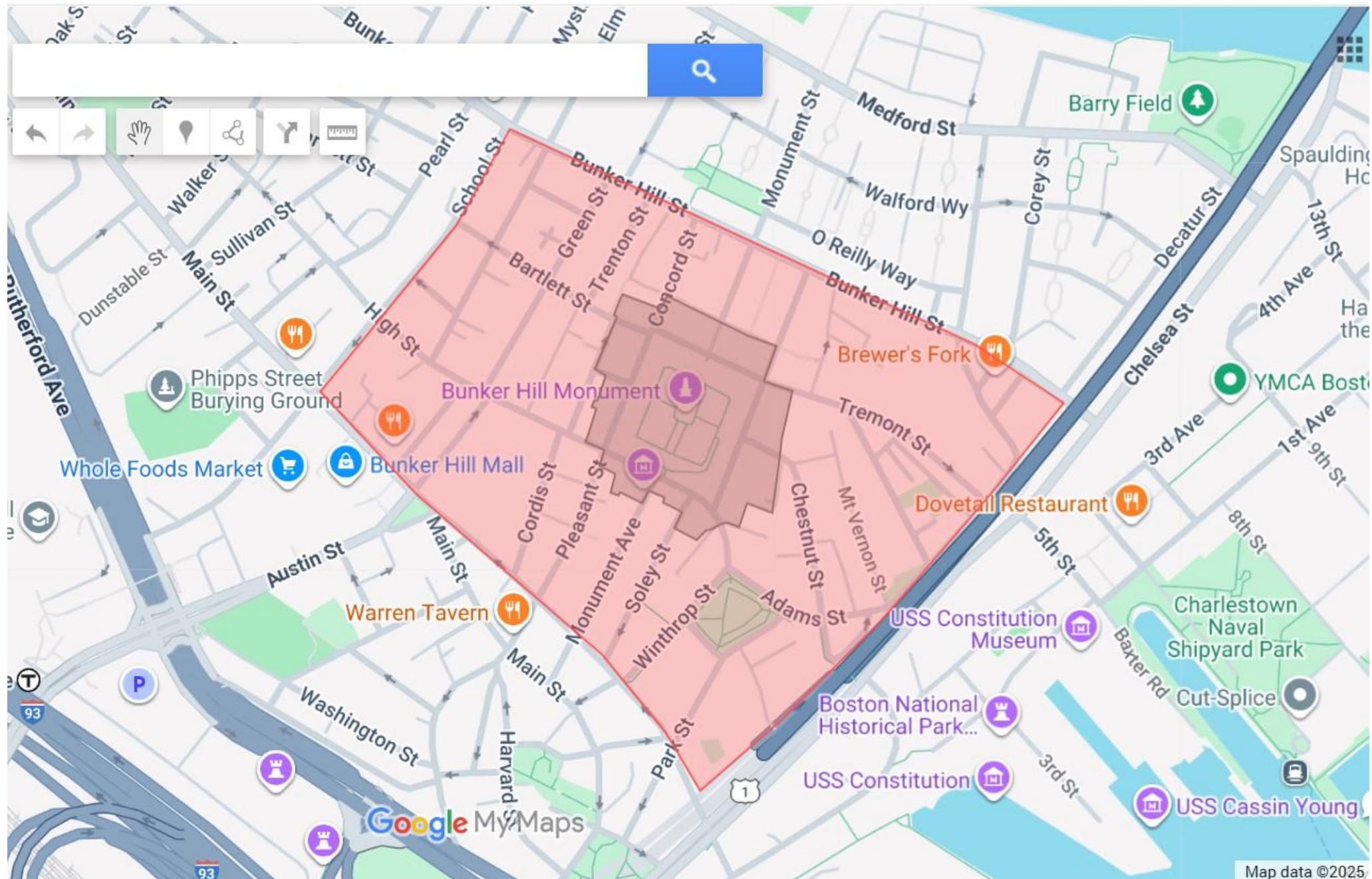
1200 FEET FROM ORIGINAL BOUNDARY



STAFF RECOMMENDATION

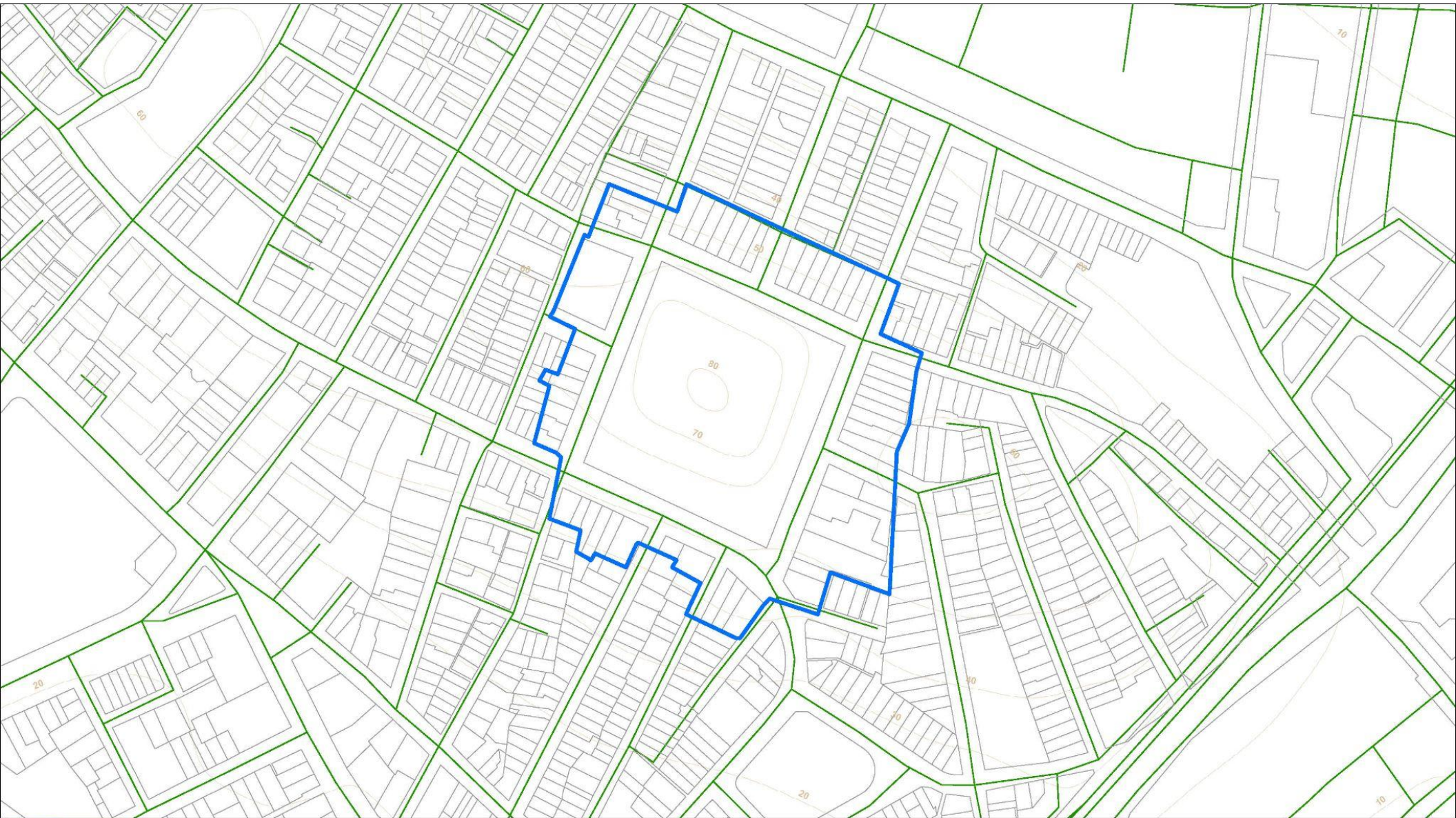
- **Landmark District:** Keep the original boundary from the petition (with slight modifications if determined necessary, such as at the corners);
- **Protection Area** surrounding the Landmark District.

STAFF RECOMMENDATION

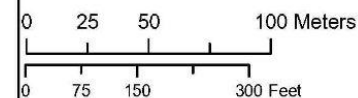


This is a Google Map of the Bunker Hill neighborhood in Boston, Massachusetts. The map shows a grid of streets including Main St, High St, and Washington St. Key landmarks like the Bunker Hill Monument, USS Constitution Museum, and Charlestown Naval Shipyard Park are labeled. The map also shows the harbor, Constitution Wharf, and various parks and schools. The Bunker Hill area is highlighted in a light red/pink color.

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



☐ Monument Square Historic District



June 2023

Sheet 1 of 1

POSSIBLE EXPANDED BOUNDARY

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

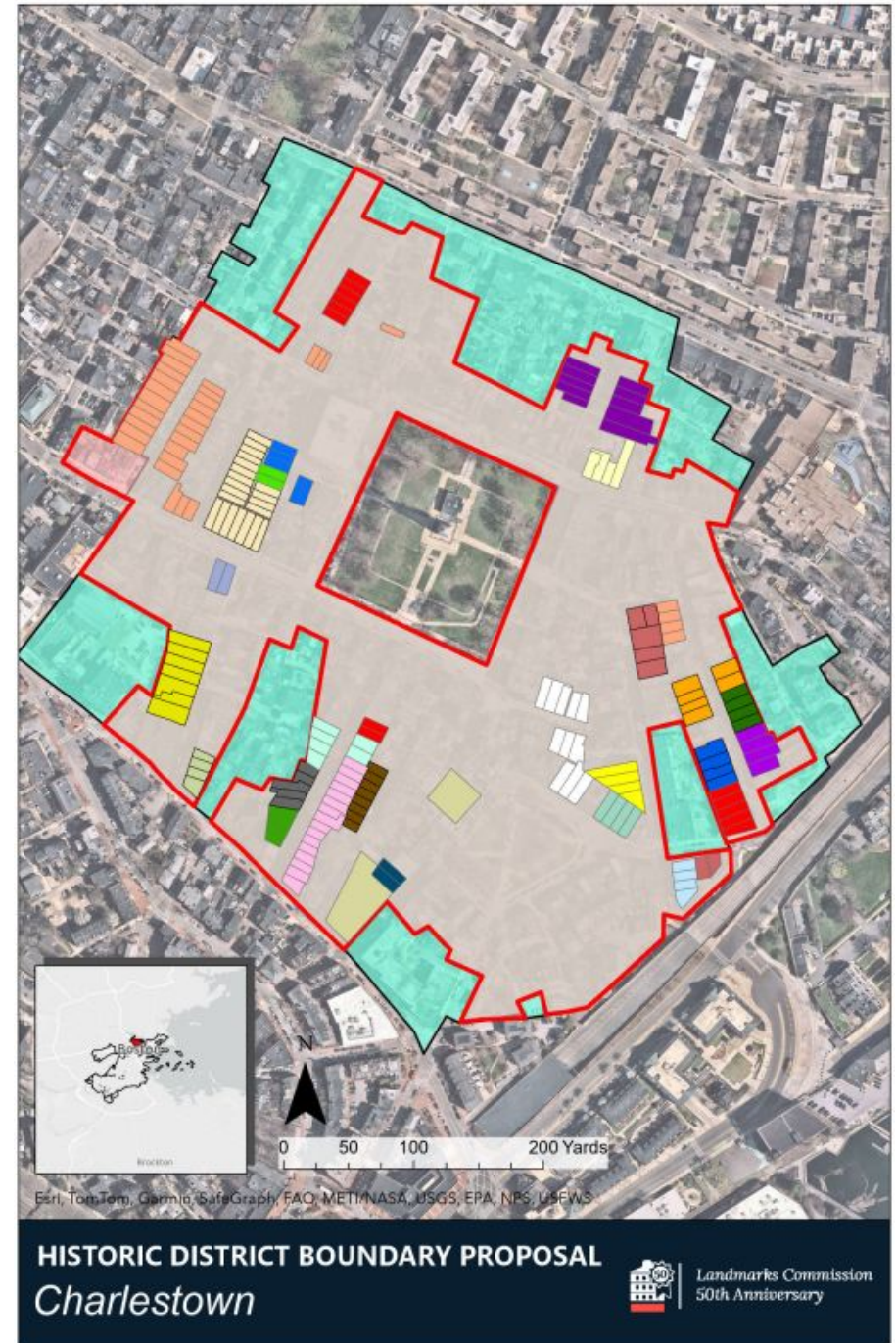
We looked at:

- *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



PUBLIC ENGAGEMENT EVENT

- Committee to discuss:
 - When and where of public engagement event
 - Materials needed for event
 - Modes of communication of event

PUBLIC COMMENT PERIOD

- Any comments from members of the public in attendance?

NEXT STEPS

Sixth Committee Meeting

- Discuss public feedback
- District Boundaries
- Standards & Criteria

Next meeting date

- November 19, 2025

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