



MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE



Meeting #3: July 16, 2025

TONIGHT'S GOALS:

- The Study Committee decided to consider expanding the district boundaries. Next steps:
 - Discuss some potential strategies for expansion.
 - Plan a neighborhood walk of the current boundaries.
- Discuss potential goals and areas of purview for the Standards & Criteria
- Nominations of Committee Chair and Vice-Chair
- Public comment will be taken at the end of the meeting

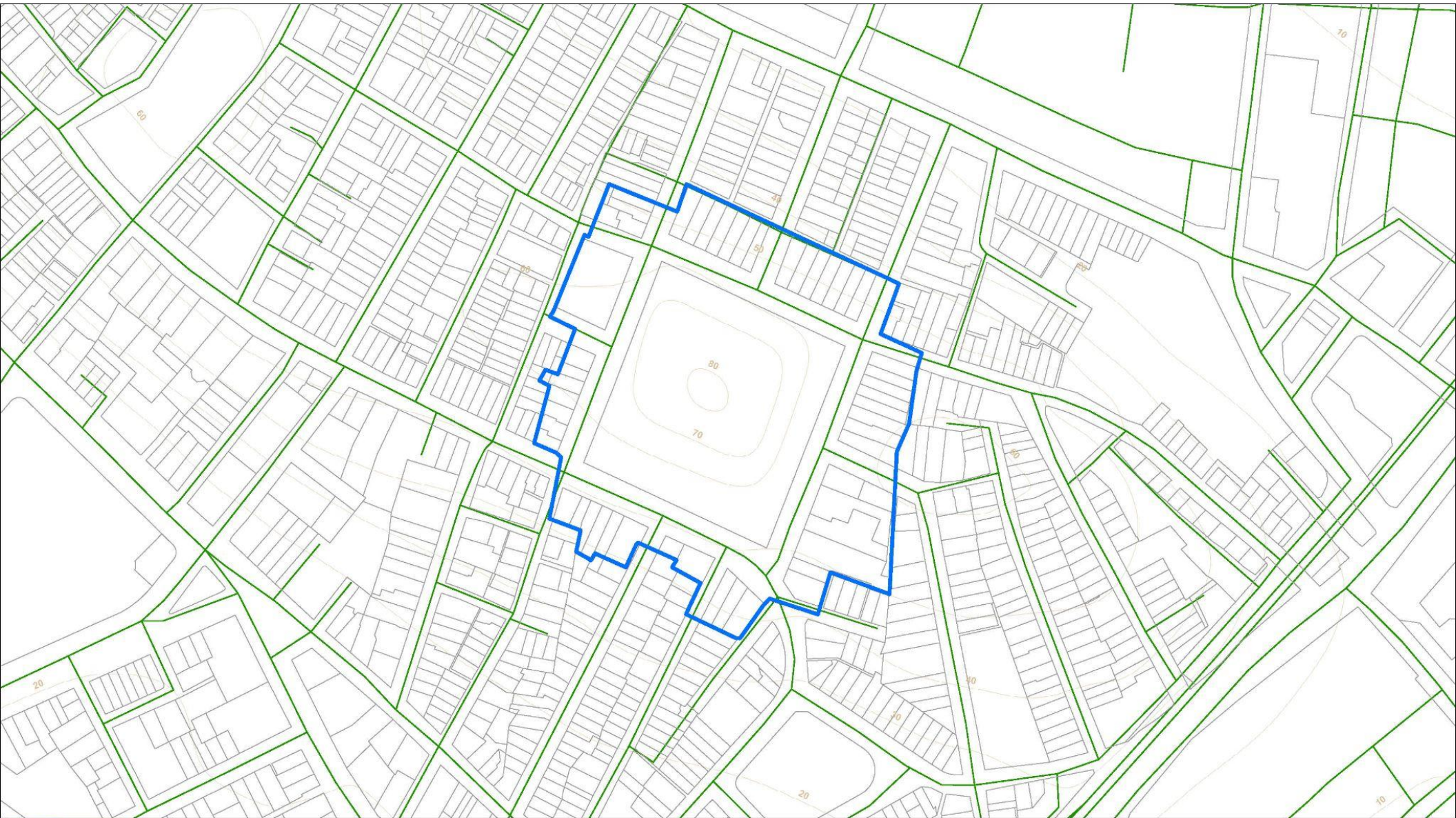
MEETING MINUTES

- 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)

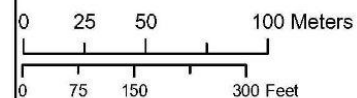
PUBLIC FEEDBACK

- BLC staff report:
 - We received a request for more publicity for study committee meetings.
 - Some actions taken since the last meeting:
 - An announcement went out in the Office of Neighborhood Service's Charlestown newsletter.
 - Flyers were put up in the neighborhood.
 - Announcement of next meeting was sent to our listserv.
- What have you been hearing?

BOUNDARY OF THE PROPOSED DISTRICT (from the petition)



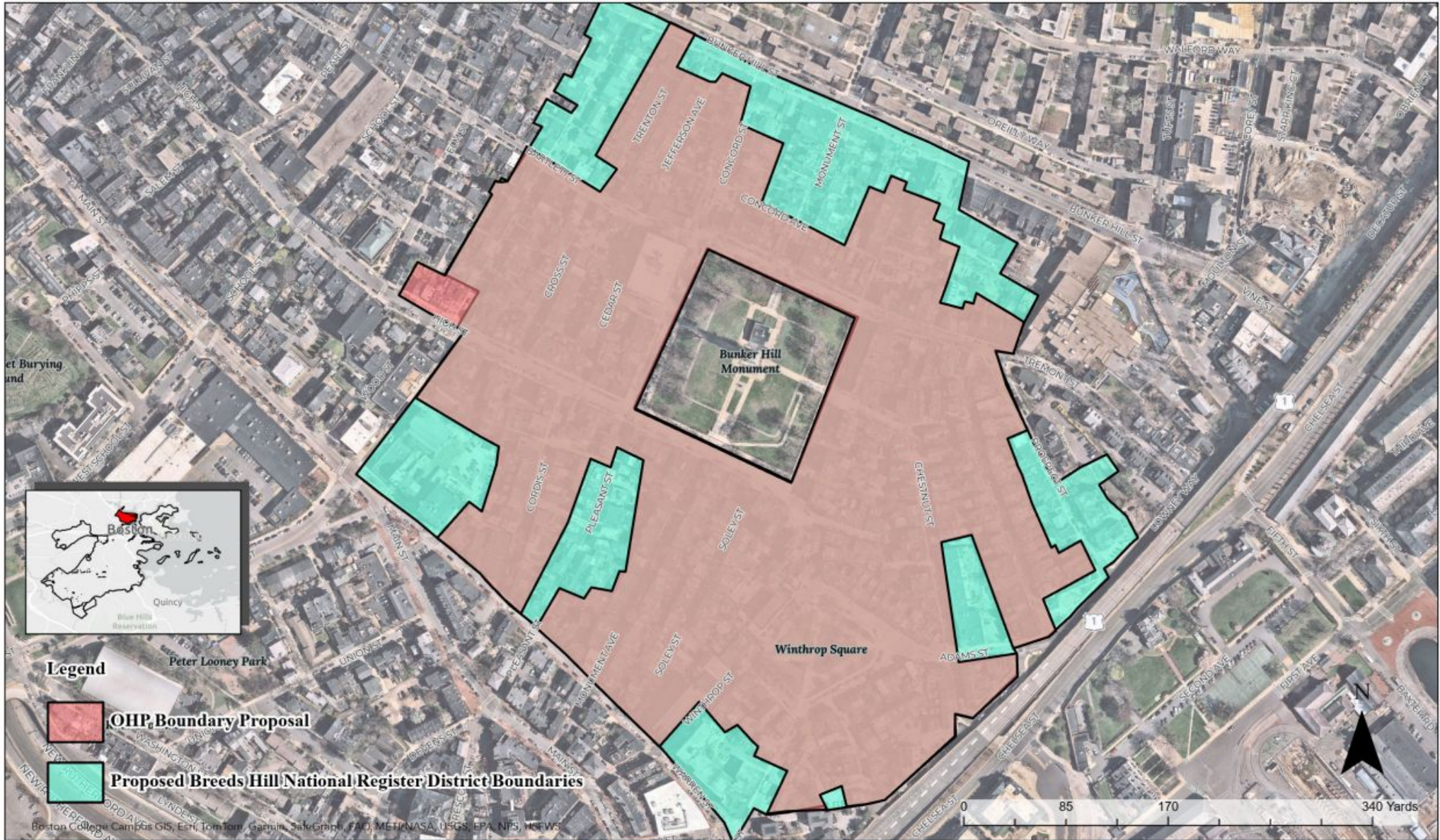
 Monument Square Historic District



June 2023

Sheet 1 of 1

POSSIBLE EXPANDED BOUNDARY



HISTORIC DISTRICT BOUNDARY PROPOSAL

Charlestown

Landmarks Commission
50th Anniversary

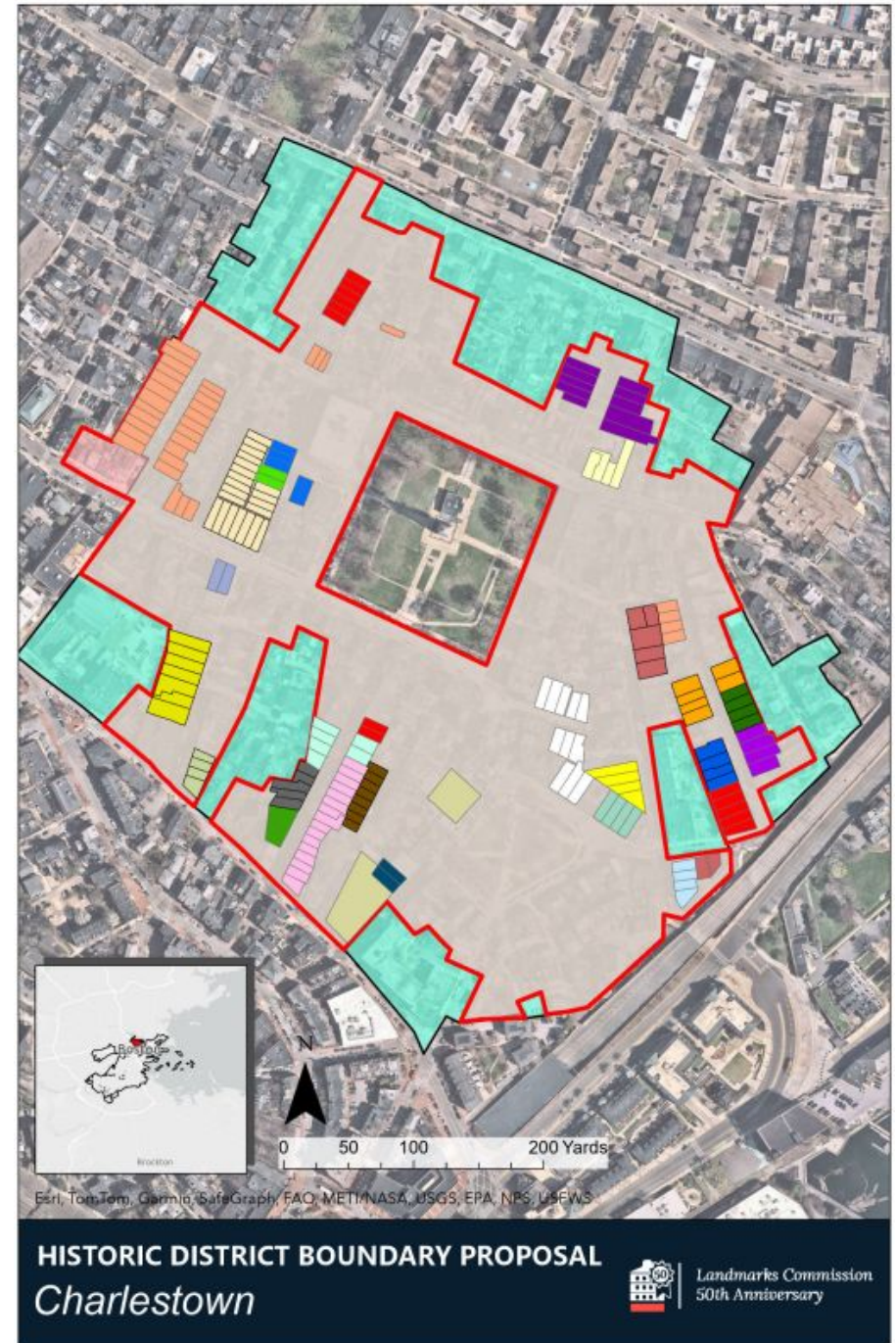
POSSIBLE EXPANDED BOUNDARY

Methodology

Using the Monument Square Landmark District Study Report as a framework:

1. Locate structures with a common historical narrative;
 - Architectural styles
 - Construction dates (1839-1912)
 - Development blocks during/after the construction of the monument
 - 18th and early 19th century properties scattered throughout
2. Visual survey of structures in the surrounding area with the greatest historical architectural integrity
3. Community feedback
4. Massachusetts Cultural Resource Information System (MACRIS)
 - Groups of properties built by the same builder

**Additional research is needed*



Total Proposed Districts in Charlestown



Boston College Campus GIS, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS

PENDING LOCAL LANDMARK DISTRICTS
Charlestown



Landmarks Commission
50th Anniversary

PLANNING A WALK



Purpose

To observe architectural style and integrity

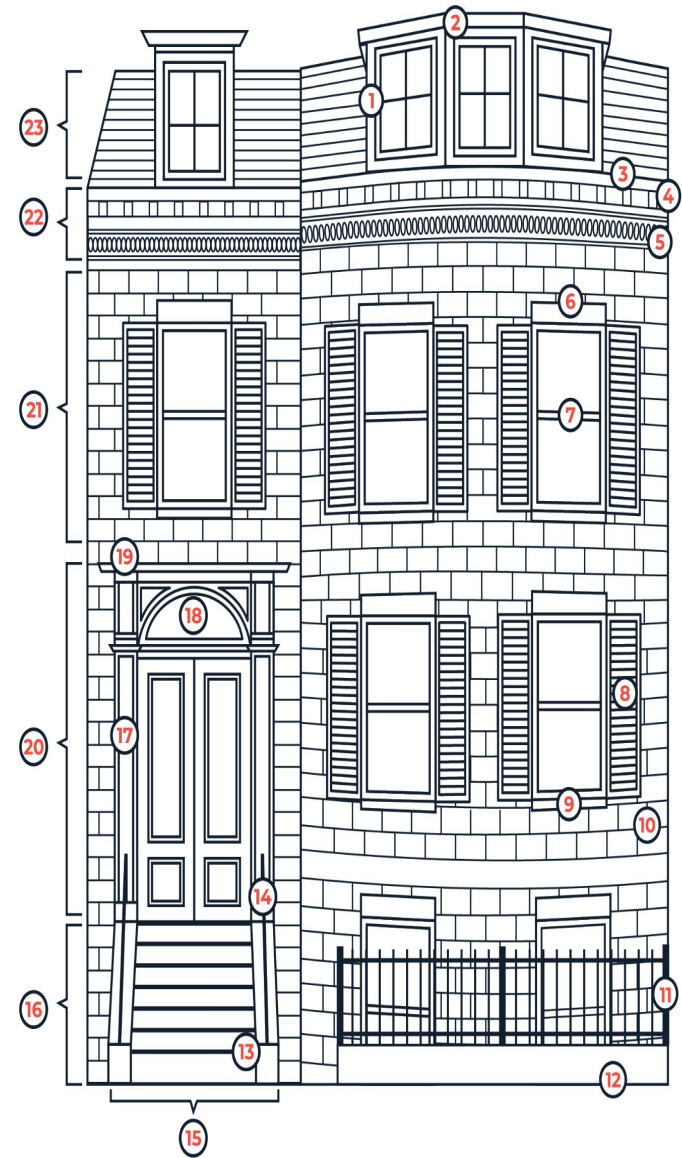
- Must be publicly noticed, with a minimum 48 hour notice, and open to the public to attend.
- Not during a heat emergency!

STANDARDS AND CRITERIA

- What can the proposed District regulate?

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 - 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

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*

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*

PUBLIC COMMENT PERIOD

- Any comments from members of the public in attendance?

NEXT STEPS

Fourth Committee Meeting

- Elect Chair and Vice-Chair
- Discuss public feedback
- Standards & Criteria
- Public Engagement Event: To Be Scheduled

Set next meeting date

- Proposed dates: 7/30, 8/6, or 8/20?

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 | | |