



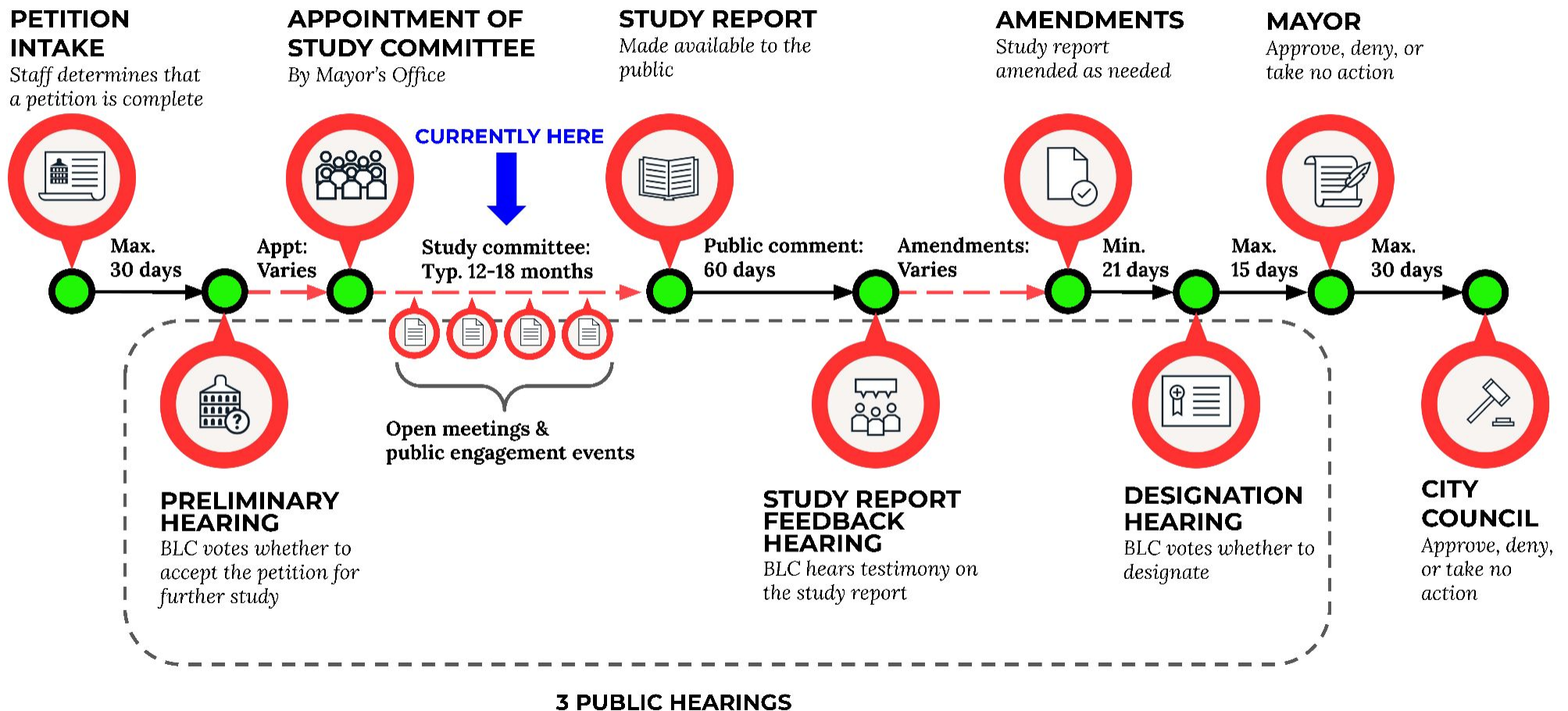
MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE



Meeting #11: March 25, 2026

TIMELINE

LANDMARKING PROCESS - Districts



Public comment will be taken at the end of the meeting, and can be emailed to BLC@boston.gov.

AGENDA

- I. Review and vote on minutes from the 1/14/2026 and 2/18/2026 Public Meeting.
- II. Public feedback since last meeting
 - BLC Staff to share any feedback received by BLC
 - Study committee members share feedback received
- III. Standards & Criteria
 - Study Committee to discuss findings from historic district regulation comparisons
- IV. **PUBLIC COMMENT**
- V. Staff Updates
- VI. Projected adjournment: 8:00 P.M.

Public comment will be taken at the end of the meeting, and can be emailed to BLC@boston.gov.

MEETING MINUTES

- Review and vote on minutes from the 1/14/2026 and 2/18/2026 Public Meeting

Public comment will be taken at the end of the meeting, and can be emailed to BLC@boston.gov.

PUBLIC FEEDBACK

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

Public comment will be taken at the end of the meeting, and can be emailed to BLC@boston.gov.

STANDARDS & CRITERIA

- Recap of last meeting:
 - The Study Committee began reviewing section 7.4 “Standards and Criteria (Landmark District)”:
 - Discussed and edited 7.2.7 “Entrances/Doors.”
 - Removed 7.4.11 “Curtain Walls”
- To review tonight:
 - Cladding, facade elements, roofs, roof decks
 - Gas lamps and street furniture

PUBLIC COMMENT PERIOD

- Any comments or questions from members of the public in attendance?

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 and they will be conveyed to the study committee.

Public comment will be taken at the end of the meeting, and can be emailed to BLC@boston.gov.

STAFF UPDATES

Community engagement event

- Looks like April 15, 2026 will work
- Staff is developing a letter and a flyer
- Study committee will help with flyering

NEXT STEPS

Next Committee meeting topics

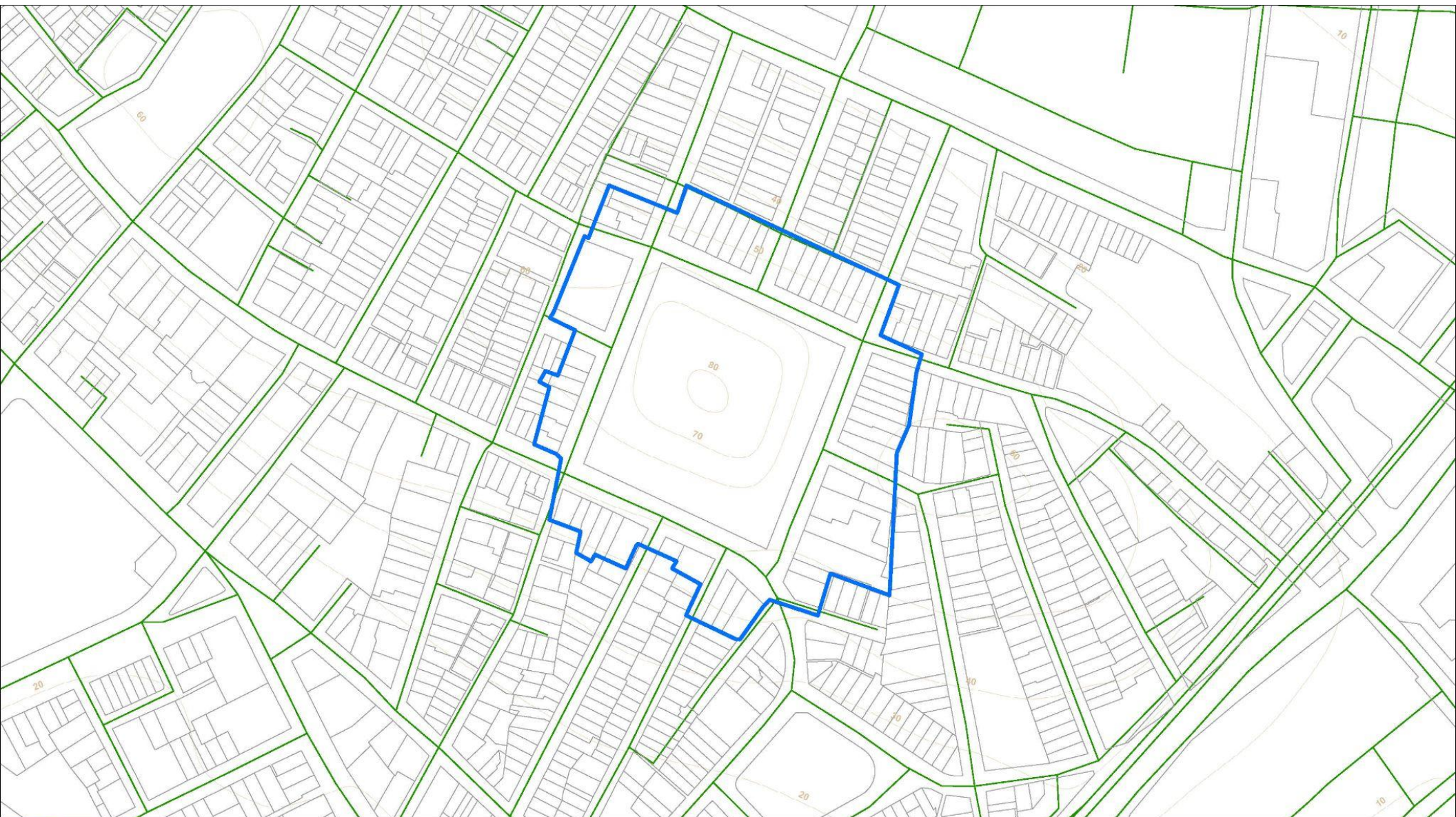
- Discuss public feedback
- Standards & Criteria


Next meeting date

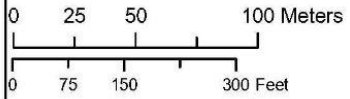
- April 8, 2026

Public comment will be taken at the end of the meeting, and can be emailed to BLC@boston.gov.

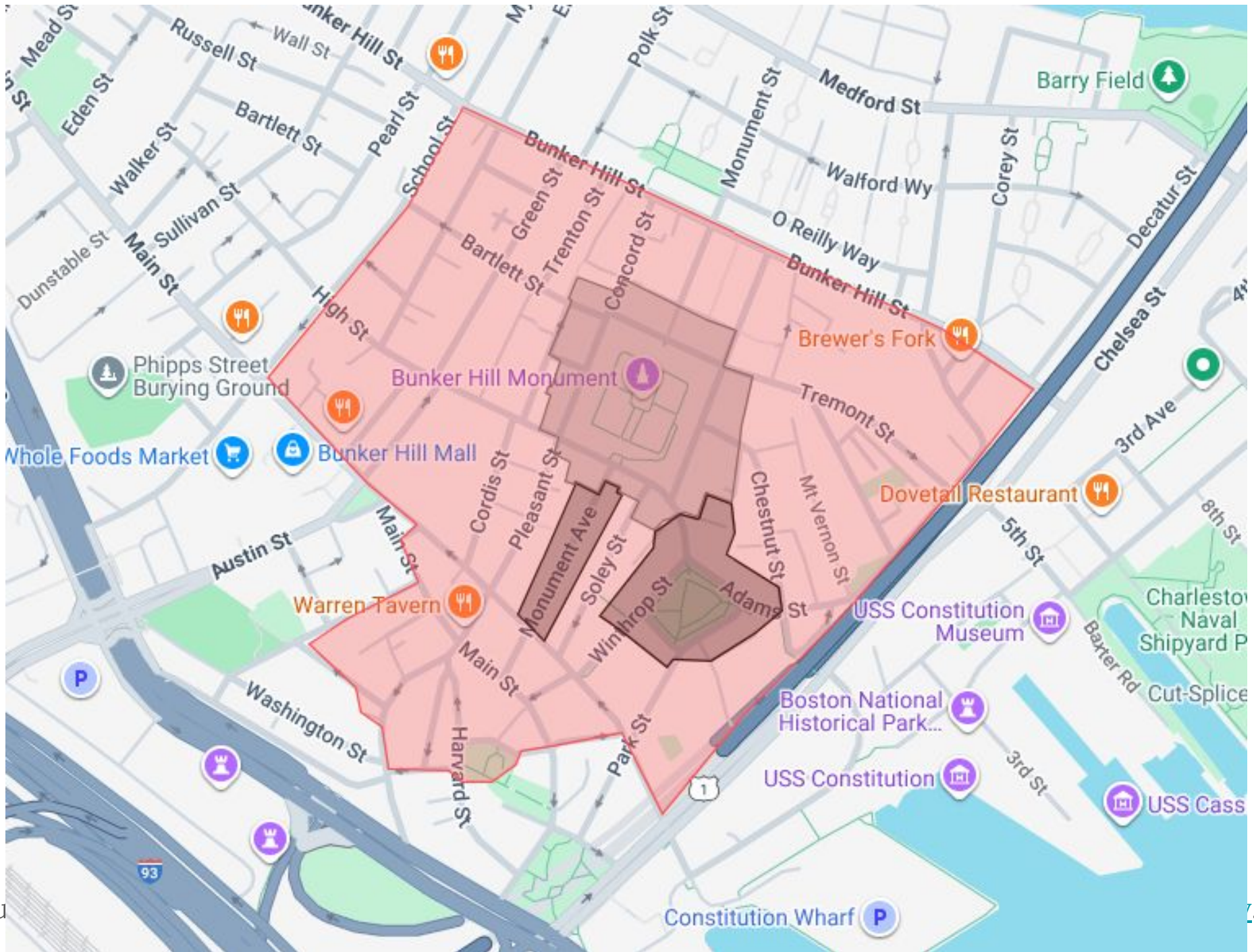
ORIGINAL BOUNDARY OF THE PROPOSED DISTRICT (from the petition)



 Monument Square Historic District



STUDY COMMITTEE WORKING DRAFT



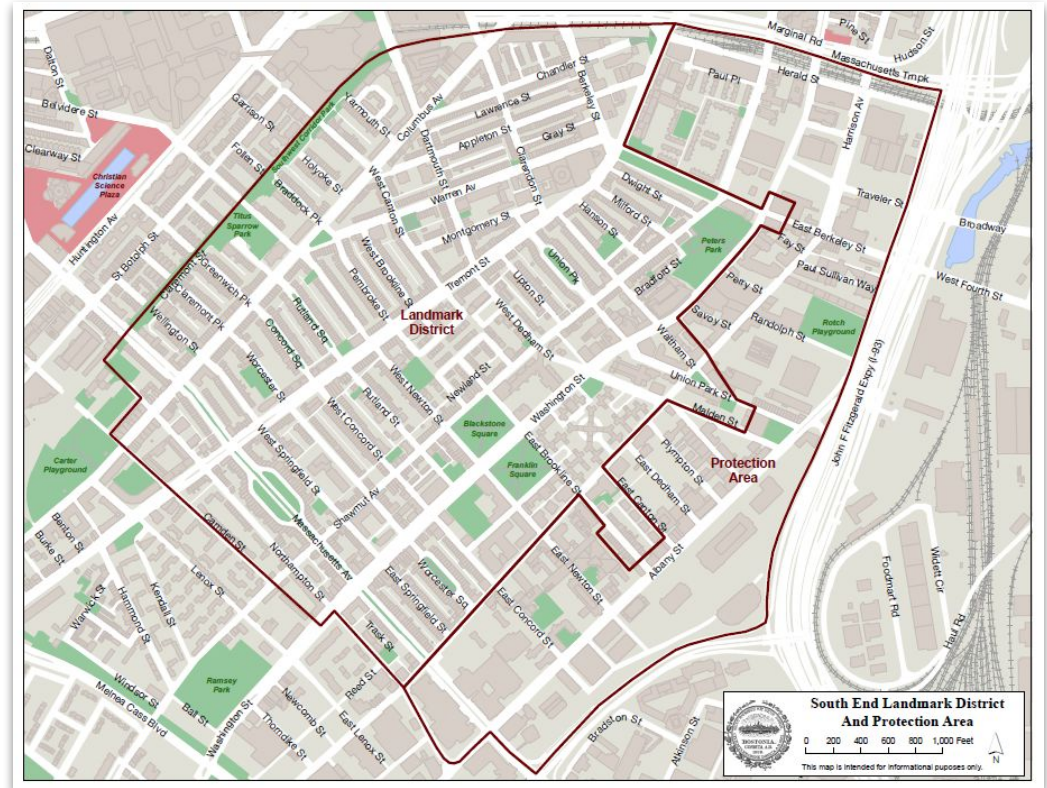
1200 FEET FROM WORKING BOUNDARY



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.”

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*

at the end of the meeting, and can be emailed to BLC@boston.gov.

STANDARDS AND CRITERIA - What is the jurisdiction?

The Boston Landmarks Commission and the District Commissions **DO:**

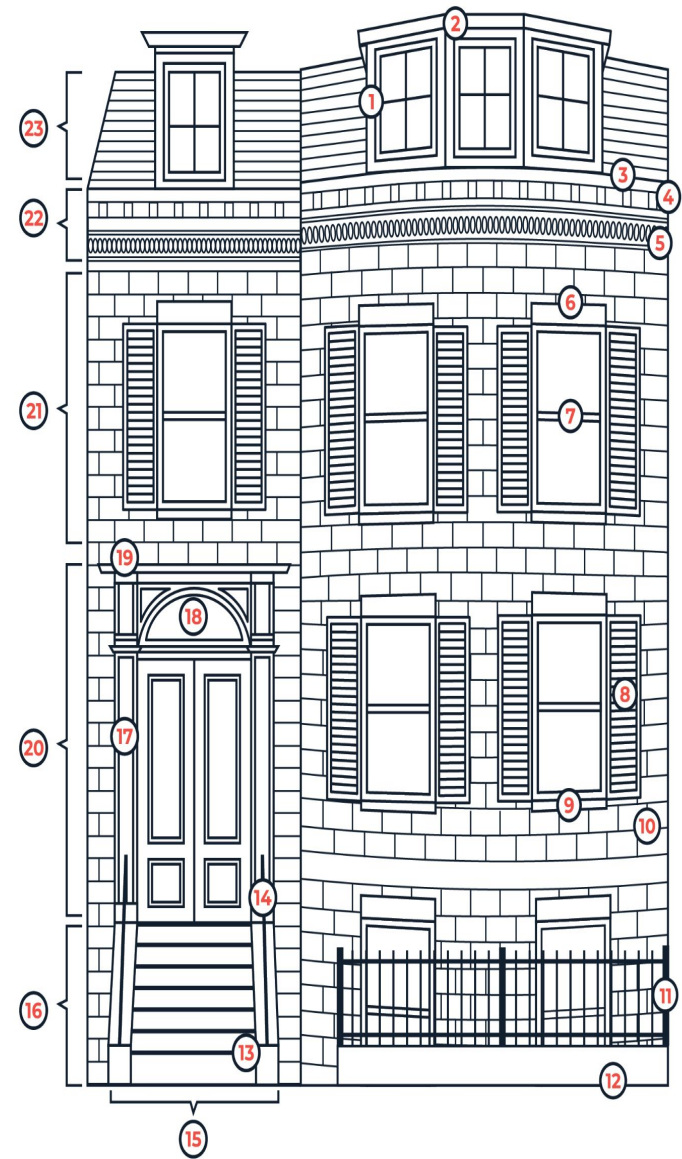
- Administer design review for repairs and alterations to the exterior of a property to ensure that they will not negatively impact its historic character
- Establish design guidelines for appropriate additions or new construction
- Prevent the loss of historically and/or architecturally significant 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

- **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. Railling | 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 | |

Public comment will be taken at the end of the meeting, 8

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. Public comment will be taken at the end of the meeting, and can be emailed to BLC@boston.gov





- | | | | |
|------------|------------------|--------------|------------------|
| 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 | |