



# OFFICE OF HISTORIC PRESERVATION BOSTON LANDMARKS COMMISSION

*Monument Square Landmark District Study Committee  
Public Engagement Event - April 2026*



# TONIGHT

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## April 15, 2026 Community Engagement Event

- Staff presentation
- Q&A
- Engagement activities:
  - Map station
  - Jurisdiction
  - What should be regulated

*All of tonight's materials are posted at*  
[www.boston.gov/monumentsquare](http://www.boston.gov/monumentsquare)

## Study Committee Members

- Nancy Johnsen (Chair)
- Ameeth Deenanath
- Crystal Galvin
- Jeffrey Gonyeau
- Julie Hall
- Kirsten Hoffman
- Intiya Ambrogi-Isaza
- Senam Kumahia
- Lindsey Mac-Jones
- Linda Neshamkin
- Fadi Samaha
- Ian Urquhart

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# COMMUNITY-LED PROCESS



# DESIGNATION - Petition



City of Boston  
The Environment  
Department

Boston City Hall, Room 709  
Boston, Massachusetts 02201  
617-635-8350

## LANDMARK PETITION FORM

draft  
rec'd  
5/11/2022

|  |
|--|
| <b>FOR BLC USE ONLY</b><br>DO NOT WRITE OR STAMP IN THIS BOX |
| Petition number: <u>287.22</u>                               |
| Received on: <u>7/6/22</u>                                   |
| Attest:<br><u>Rosanne Foley</u><br>Executive Director        |
| Schedule for preliminary hearing:<br><u>7/26/2022</u>        |

**Note:** This petition must be completed in full in order to be accepted and scheduled for a preliminary hearing. *The petition may be returned if all questions have not been answered completely.* Type or print legibly. Please contact BLC staff if you have any questions regarding the petition process.

### PETITION

We, ten undersigned voters of the City of Boston, petition the Boston Landmarks Commission as authorized by Chapter 772 of the acts of 1975 of the Commonwealth of Massachusetts, as amended.

TO DESIGNATE

TO AMEND THE  
DESIGNATION OF

TO RESCIND THE  
DESIGNATION OF

Monument Square Landmark District.

### THE FOLLOWING:

(street address, neighborhood, and zip code, and street boundaries if District or Protection Area)

1-50 Monument Sq, Charlestown, MA 02129

(name, historic and/or common)

### PROPERTY OWNER'S NAME AND MAILING ADDRESS FROM ASSESSOR'S RECORDS:

NAME: Various, See Appendix A

ADDRESS: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

### WARD AND PARCEL NUMBER FROM ASSESSOR'S RECORDS:

(The assessor's office is located on the 3<sup>rd</sup> floor of Boston City Hall. Assessing information is also available at <http://www.cityofboston.gov/assessing>, under the "Assessing On-line" option. A copy of the tax bill or list of owners may be attached to the petition as necessary.)

We recommend the designation category to be: (check one; see instructions for details)

LANDMARK (check one of the following)  Exterior only  Interior only  Exterior and Interior

LANDMARK DISTRICT  ARCHITECTURAL CONSERVATION DISTRICT  PROTECTION AREA

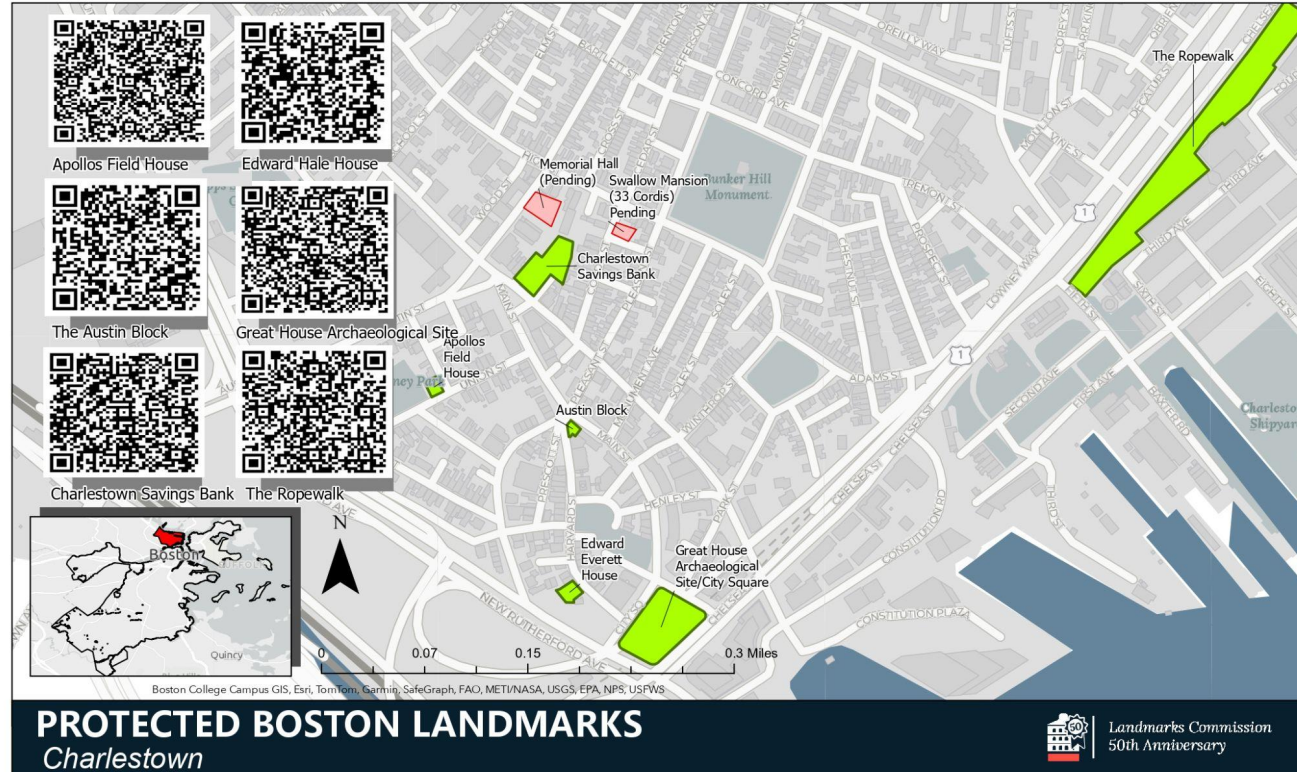
- This is a community-led (not City-driven) initiative.
- Petition was submitted to the Boston Landmarks Commission in 2022 for the study of a Monument Square Landmark District.
- All 29 signers are residents of Charlestown:
  - 17 live on Monument Square.
  - 7 live within two blocks of Monument Sq.
  - 5 live within a half mile of the square.

# DESIGNATION - Why?

Currently there are very limited protections for the historic fabric of Charlestown.

## Individual Landmarks:

- Apollos Field House (30 Union St)
- Charlestown Savings Bank
- Austin Block
- Edward Everett House
- Great House Archaeological Site/City Square
- Ropewalk
- Memorial Hall, pending
- Swallow Mansion (33 Cordis St), pending



Note: It only takes 10 registered voters to submit a petition.

# LANDMARKING - What is the role of the community?

- **PETITION FOR A NEW LANDMARK OR DISTRICT** →
  - **Landmarking is a constituent-driven process!**
  - 10 registered voters of Boston, one Boston Landmarks Commissioner, or the Mayor can submit a petition to create a new Landmark or District
- **SERVE ON A STUDY COMMITTEE (only for Districts)**
  - Made up of a diverse group of local (volunteer) representatives and BLC Commissioners
- **COMMENT ON A STUDY REPORT**
- **SERVE ON A COMMISSION**
  - Nominated by civic groups and Mayor's Office
  - ALL must be Boston residents
- **COMMENT ON DESIGN REVIEW**



 City of Boston  
Landmarks Commission

**FOR BLC USE ONLY**  
DO NOT WRITE OR STAMP IN THIS BOX

Petition number: \_\_\_\_\_  
Received on: \_\_\_\_\_  
Attest: \_\_\_\_\_  
*Executive Director*  
Schedule for preliminary hearing:  
\_\_\_\_\_

**LANDMARK PETITION FORM**

Note: This petition must be completed in full in order to be accepted and scheduled for a preliminary hearing. Type or print legibly. Please email BLC@boston.gov with questions regarding the petition process.  
Date Draft Recd.

**PETITION**  
We, ten undersigned voters of the City of Boston, petition the Boston Landmarks Commission (BLC) as authorized by Chapter 772 of the acts of 1975 of the Commonwealth of Massachusetts, as amended.

**TO DESIGNATE**                      **TO AMEND THE DESIGNATION OF**                      **TO RESCIND THE DESIGNATION OF**

**THE FOLLOWING:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Please include historic name of property if known)

**PROPERTY OWNER'S NAME AND MAILING ADDRESS FROM ASSESSOR'S RECORDS:**  
**NAME:** \_\_\_\_\_  
**ADDRESS:** \_\_\_\_\_ **ZIP CODE:** \_\_\_\_\_

**WARD AND PARCEL NUMBER FROM ASSESSOR'S RECORDS:** \_\_\_\_\_  
Assessing information available at boston.gov. A copy of a current tax bill may be attached to the petition as necessary.

**WE RECOMMEND THE DESIGNATION CATEGORY TO BE:** (check one; see instructions for details)

**LANDMARK** (check one of the following)     Exterior only     Interior only     Exterior and Interior

**LANDMARK DISTRICT**     **ARCHITECTURAL CONSERVATION DISTRICT**     **PROTECTION AREA**

Page 1 of 6

## 8 LAWRENCE STREET (demolished)

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# 8 LAWRENCE STREET

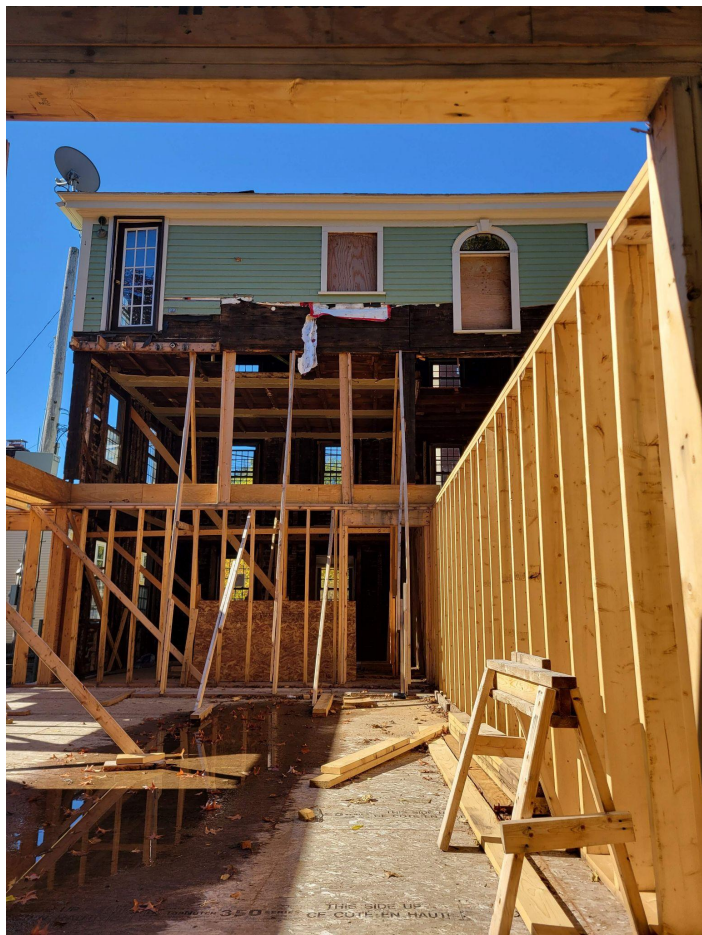


## 5 PUTNAM STREET (partial demolition and addition)

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## 5 PUTNAM STREET (partial demolition and addition)



# DESIGNATION - What is the process? (Districts)

## PETITION INTAKE

Staff determines that a petition is complete

## APPOINTMENT OF STUDY COMMITTEE

By Mayor's Office

## STUDY REPORT

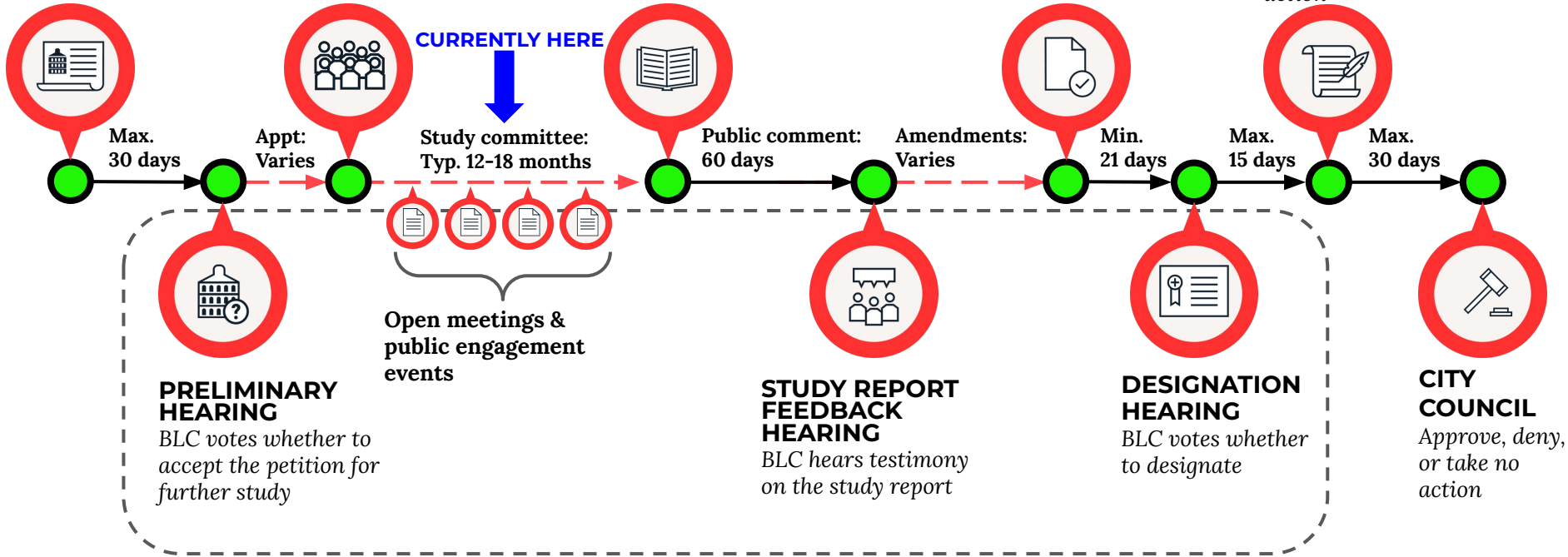
Made available to the public

## AMENDMENTS

Study report amended as needed

## MAYOR

Approve, deny, or take no action



CURRENTLY HERE

Max. 30 days

Appt: Varies

Study committee: Typ. 12-18 months

Public comment: 60 days

Amendments: Varies

Min. 21 days

Max. 15 days

Max. 30 days

### PRELIMINARY HEARING

BLC votes whether to accept the petition for further study

Open meetings & public engagement events

### STUDY REPORT FEEDBACK HEARING

BLC hears testimony on the study report

### DESIGNATION HEARING

BLC votes whether to designate

### CITY COUNCIL

Approve, deny, or take no action

3 PUBLIC HEARINGS

# DESIGNATION - Study Committee (for Districts)

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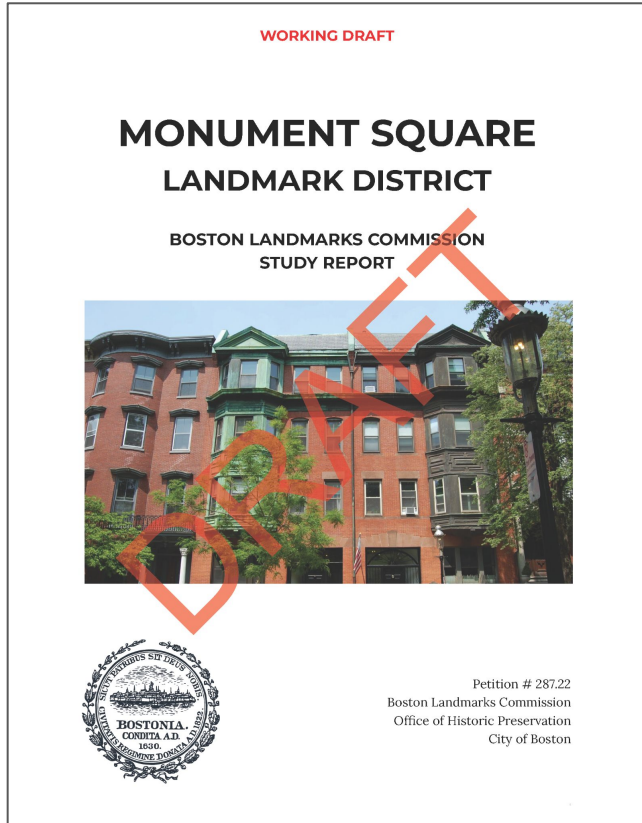
## STUDY COMMITTEE

Made up of:

- **6 neighborhood (volunteer) representatives** including:
  - *Architectural and Planning Professionals*
  - *Local Historians*
  - *Advocacy Group Members*
  - *Dedicated Neighbors*
- **5 Boston Landmarks Commissioners**



# DESIGNATION - Study Report



Cover from Monument Square draft study report

## STUDY REPORT

- Written by consultants and BLC staff
  - District study reports are also **reviewed and edited by a Study Committee**
- Defines the historic significance of a neighborhood or structure/place
- Discusses the important character-designing features
- Recommends **Standards and Criteria** (regulatory guidelines)
- Discusses *planning context*

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# WHEN CAN THE PUBLIC PROVIDE COMMENTS?



# DESIGNATION - Opportunities for Public Comment

## PETITION INTAKE

Staff determines that a petition is complete



Max. 30 days

## APPOINTMENT OF STUDY COMMITTEE

By Mayor's Office



Appt: Varies

**CURRENTLY HERE**



Study committee: Typ. 12-18 months



Open meetings & public engagement events

## STUDY REPORT

Made available to the public



Public comment: 60 days

Amendments: Varies

## AMENDMENTS

Study report amended as needed



Min. 21 days

Max. 15 days

## MAYOR

Approve, deny, or take no action



Max. 30 days



## PRELIMINARY HEARING

BLC votes whether to accept the petition for further study



## STUDY REPORT FEEDBACK HEARING

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## DESIGNATION HEARING

BLC votes whether to designate



## CITY COUNCIL

Approve, deny, or take no action

**3 PUBLIC HEARINGS**

# DESIGNATION - Public Feedback

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## The Study Committee wants to hear from the community!

### How to participate NOW:

- **NOW:** You can sign up for the MSLD newsletter at [boston.gov/monumentsquare](https://boston.gov/monumentsquare) for updates.
- **NOW:** You can attend the virtual working meetings posted on [boston.gov/monumentsquare](https://boston.gov/monumentsquare) to hear the Study Committee's work in progress. At the end of each meeting the committee takes brief public comment on the topics under discussion.
- **NOW:** You can attend community engagement events like this one which are focused specifically on public feedback.
- **NOW:** You can write to [blc@boston.gov](mailto:blc@boston.gov) to give comments to the MSLD Study Committee.

### How to participate LATER:

- You can write to [blc@boston.gov](mailto:blc@boston.gov) to provide feedback on the study report (when it is posted) that will be made available to the public, the Boston Landmarks Commission, the Mayor, and City Council.
- You can testify before the Landmarks Commission at the **Study Report Feedback Public Hearing** (date TBD).
- You can write directly to the Mayor and/or City Council with your feedback on the study report.

# DESIGNATION - Public Feedback on **Study Report (not yet available)**



## Old Corner Bookstore and Cunningham House Study Report Feedback

This form is collecting feedback on the Study Report posted by the Boston Landmarks Commission.

jennifer.gaugler@boston.gov [Switch account](#)

\* Indicates required question

Email \*

Your email

If you have any feedback on the study report, please provide comments here: \*

Your answer

(1) COMMENT  
ONLINE  
(60-day  
comment  
period):

- General feedback form for the public
- Special poll for property owners within the boundary

(2) TESTIFY AT A  
PUBLIC  
HEARING →

(3) EMAIL  
[BLC@  
BOSTON.GOV](mailto:BLC@BOSTON.GOV)



City of Boston  
Landmarks Commission

**REVISED**  
2:36 pm, May 02, 2025



City of Boston  
Mayor Michelle Wu

### NOTICE OF PUBLIC HEARING

The **BOSTON LANDMARKS COMMISSION** will hold a public hearing:

**DATE:** Tuesday, May 13, 2025

**TIME:** Business Meeting 6:00 PM

**ZOOM:** [HTTPS://ZOOM.US/J/92068125680](https://zoom.us/j/92068125680)

Subject of the Public Hearing will be action on the agenda below and such other business as may come before the Commission in accordance with Chapter 772 of the Acts of 1975, as amended.

**ATTENTION:** This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to our [HTTPS://ZOOM.US/J/92068125680](https://zoom.us/j/92068125680) or calling 301-715-8592 and entering meeting id #**92068125680**. You can also submit written comments or questions to [bic@boston.gov](mailto:bic@boston.gov).

- I. **RATIFICATION OF MEETING MINUTES**  
Commission to vote on meeting minutes from April 22, 2025 meeting.
- II. **ANNUAL MEETING**  
Election of Boston Landmarks Commission Chair and Vice-Chair.
- III. **PETITIONS, STUDY REPORTS, DESIGNATIONS**  
  
**181.94 OLD CORNER BOOKSTORE AND CUNNINGHAM HOUSE**  
- Public feedback on Study Report  
- Vote to Accept Study Report, [STUDY REPORT LINK](#)  
- Vote to Designate

EXAMPLE

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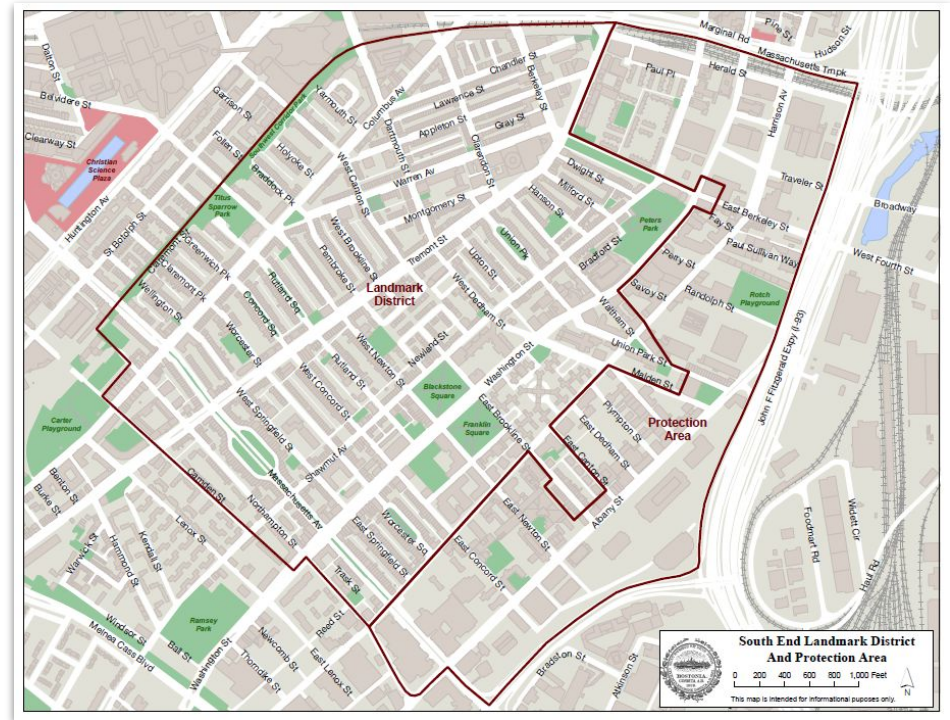
# BOUNDARY AND MAPS



# TYPES OF DESIGNATIONS

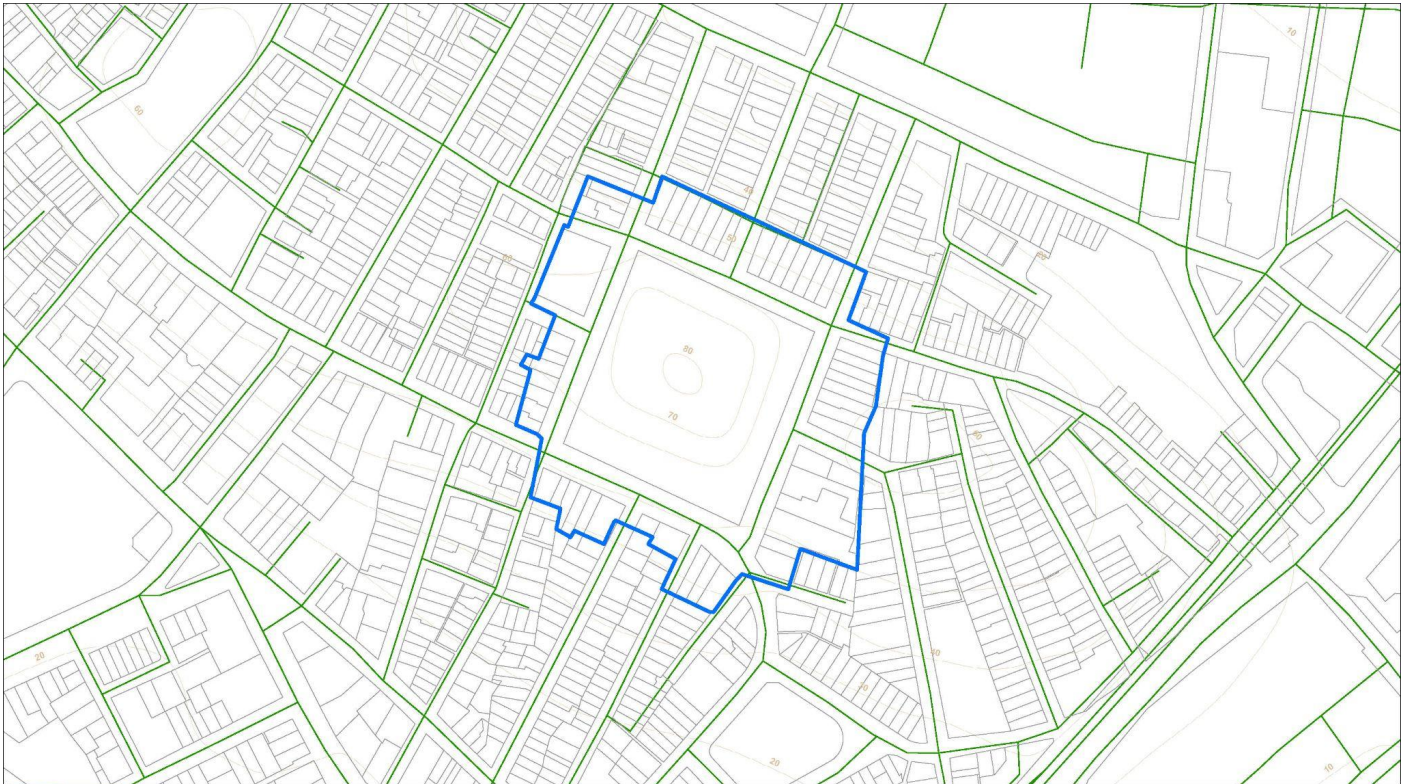
Based on a resource's or area's level of significance, the Commission may designate it:

- 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).

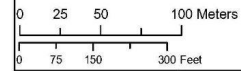


South End Landmark District and Protection Area

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



 Monument Square Historic District



June 2023

Sheet 1 of 1

# STUDY COMMITTEE WORKING DRAFT



## WHAT IS A LANDMARK DISTRICT?

A Landmark District is an area with historic significance in which certain proposed changes on the exterior of a building must be reviewed for approval by the Boston Landmarks Commission before a permit is issued by the Inspectional Services Department.

## WHAT IS A PROTECTION AREA?

A Protection Area is an area adjacent to and contributing to the physical environment of a Landmark District. It has fewer regulations, but allows for review of demolition, land coverage, height, landscape, and topography.

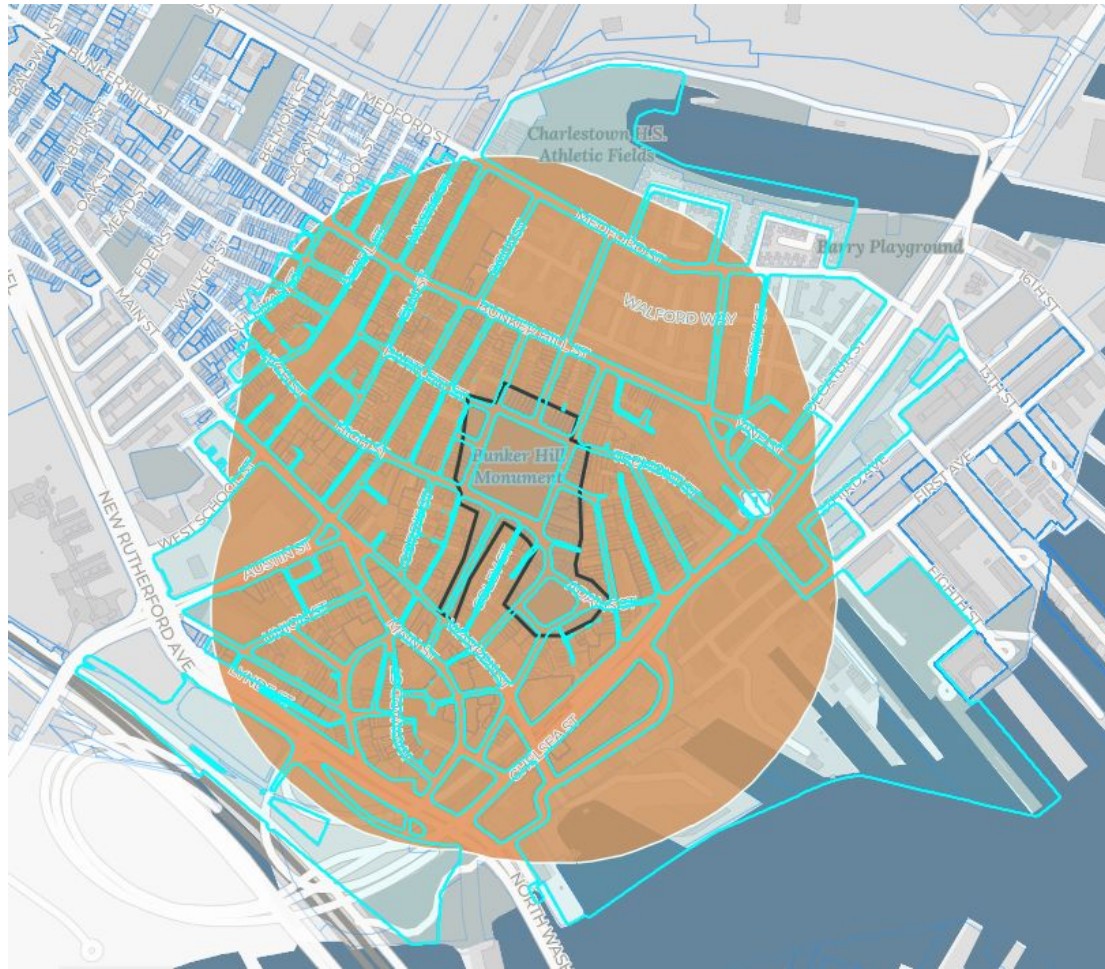
## MAP KEY

**GREEN** Original Landmark District boundary proposed in the petition

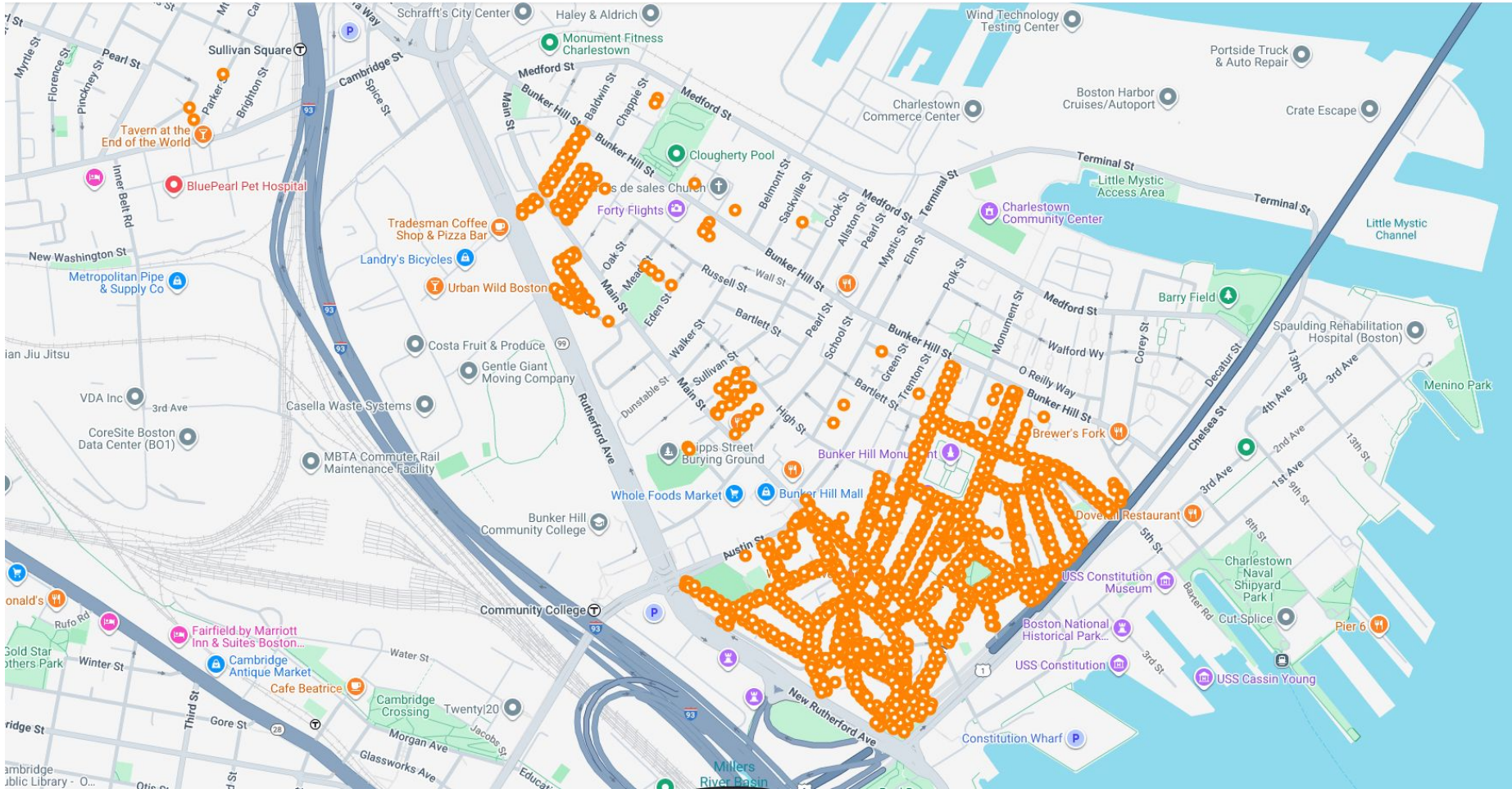
**BLUE** Under consideration to also be included in the Landmark District

**RED** Proposed Protection Area (limited to 1200 feet from the District boundary)

# 1200 FEET FROM WORKING BOUNDARY



# GAS LAMPS IN CHARLESTOWN



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# STANDARDS AND CRITERIA



# LANDMARKING - What is the jurisdiction?

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## 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

# LANDMARKING - Standards and Criteria (in Study Report)

## STANDARDS AND CRITERIA

- **Change is expected**, but planned
- Guidelines are **unique to each neighborhood or building or place**. 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 structure/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



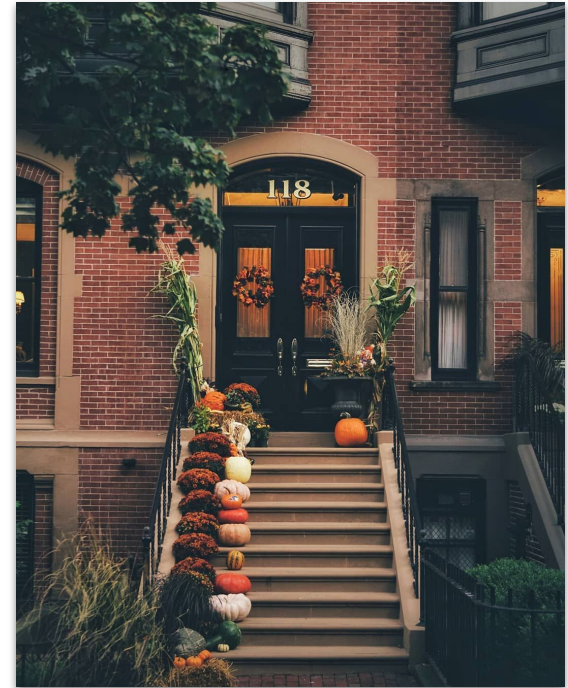
- |            |                  |              |                  |
|------------|------------------|--------------|------------------|
| 1. Dormer  | 7. Muntin        | 13. Stringer | 19. Hood         |
| 2. Cornice | 8. Blind/Shutter | 14. Railing  | 20. First floor  |
| 3. Gutter  | 9. Sill          | 15. Stoop    | 21. Second floor |
| 4. Bracket | 10. Rustication  | 16. Basement | 22. Entablature  |
| 5. Dentil  | 11. Fencing      | 17. Pilaster | 23. Mansard      |
| 6. Lintel  | 12. Curb wall    | 18. Transom  |                  |

# LANDMARKING - Standards and Criteria (in Study Report)

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## 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



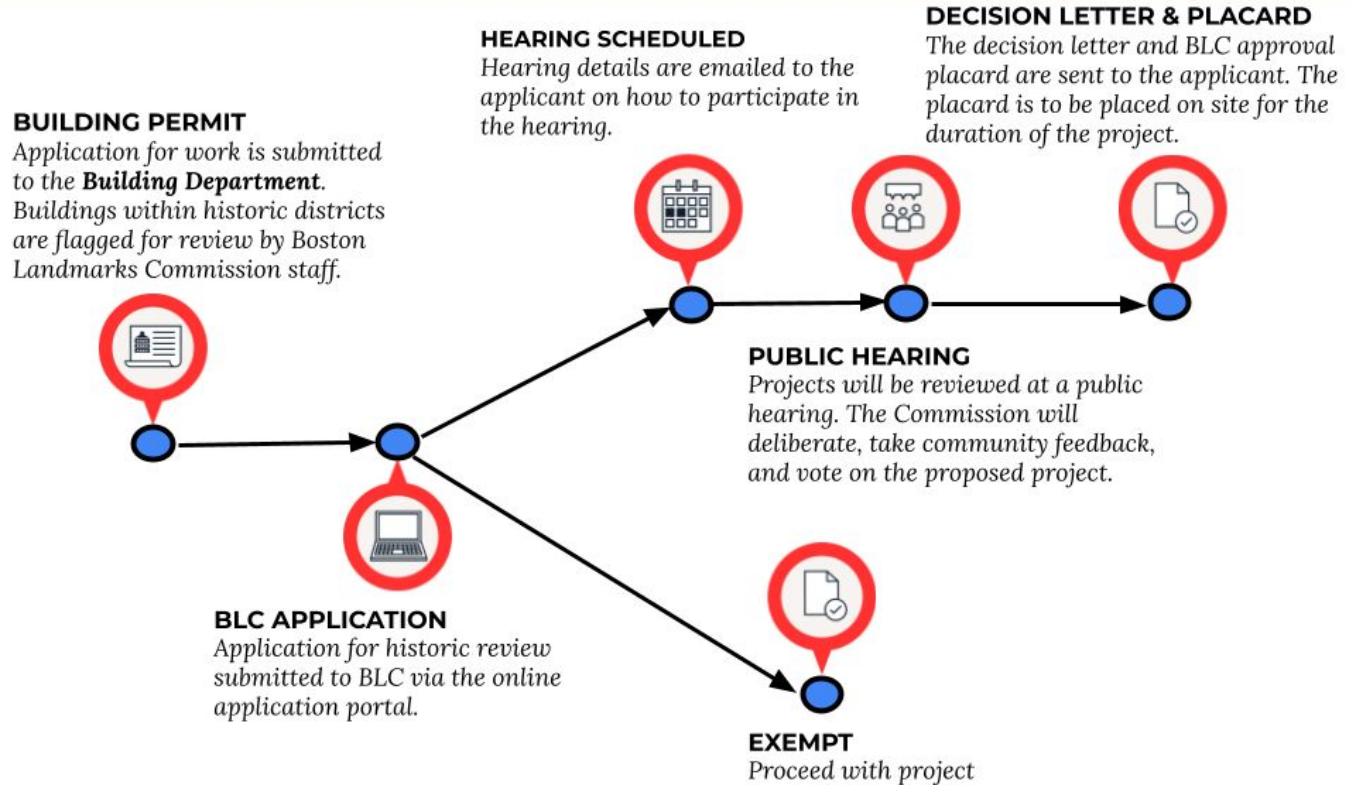
*\*Differs from district to district. Refer to district/landmark standards and criteria for specifics*

## HOW WOULD A PROPERTY OWNER APPLY FOR WORK?

(If the District is designated)

Only certain kinds of exterior work require an application to the Landmarks Commission. The Building Department will flag your building permit application and let you know if it is required.

# DESIGN REVIEW PROCESS



# PUBLIC COMMENT ON DESIGN REVIEW

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## Design Review

Members of the public have the opportunity to ask questions and provide public comment on applications and discussions at Design Review hearings. Public comment should be focused on a project's exterior architectural features, which may include landscaping.

- **Within the Commission's purview:**
  - Height and massing
  - Materials and details
  - Additions
  - New construction
  - Demolition
  - Archaeology
- **Outside of the Commission's purview:**
  - Ownership
  - Use/programming
  - Future development plans
  - Cost/affordability
  - Zoning
  - Street traffic/parking
  - Noise

***Public comment for design review may be emailed ahead of the hearing, submitted via our online portal, or given at the hearing during the public comment period.***

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# WHAT HAPPENS NEXT?



# NEXT STEPS

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## Study Committee

The study committee will:

- Review and discuss the feedback collected at tonight's event
- Continue to meet to develop their recommendations for the study report
- Plan a second community engagement event
- Finalize the study report and post it for a 60-day public comment period
- Collect written comments (both now and after the report is posted)
- Present to the Boston Landmarks Commission at a public hearing where public testimony will be taken

## Public Outreach

Completed to date:

- Webpage ([www.boston.gov/monumentsquare](http://www.boston.gov/monumentsquare))
- Newsletter (currently 100 subscribers)
- Social media posts (Facebook, Instagram, Bluesky)
- 8 Patriot-Bridge ads (Nov 7 2025, Nov 11 2025, Nov 21 2025, Nov 28 2025, Dec 5 2025, Dec 12 2025, Jan 2 2026, Jan 9 2026)
- 400 flyers distributed by hand

Coming up, outreach will include (but is not limited to):

- Flyering again for next community engagement event
- After the study report is posted for public comment, **a notice will be mailed to all property owners within the proposed Landmark District and Protection Area** (using addresses in City of Boston Assessor's database)
- **Every property owner will be invited to respond to a poll**
- Legal notice in the **Boston Herald** for Landmarks Commission hearings

*Please let us know the most effective ways to reach you and your neighbors.*



# TONIGHT

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## April 15, 2026 Community Engagement Event

- Staff presentation
- Q&A
- Engagement activities:
  - Map station
  - Jurisdiction
  - What should be regulated

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