

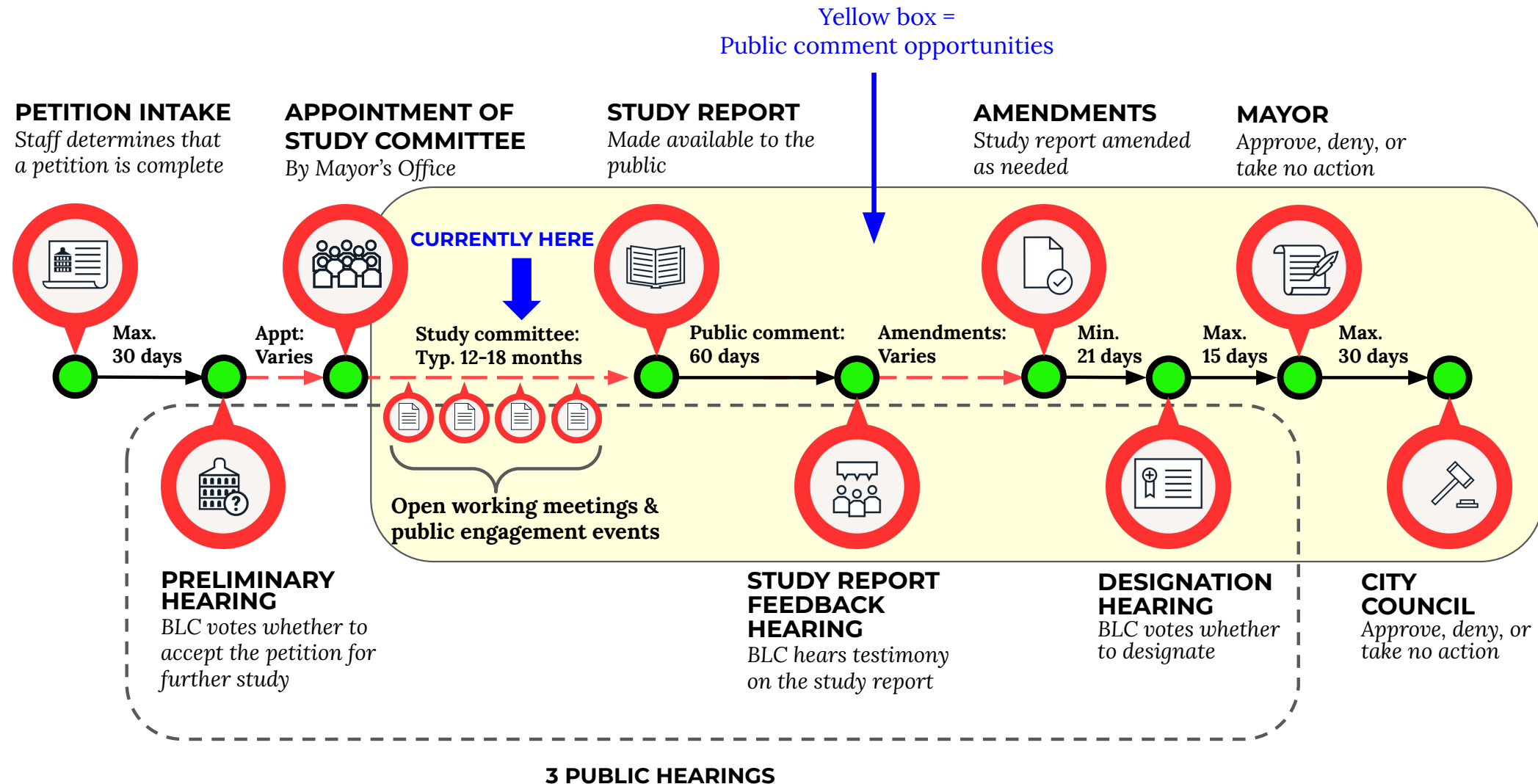


MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE

May 13, 2026



TIMELINE



Public comment on the topics discussed tonight will be taken at the end of the meeting at the discretion of the chair. Comments can always be emailed to BLC@boston.gov; they will be shared with the committee & reported at next meeting.

AGENDA

I. REVIEW AND VOTE ON MINUTES FROM LAST PUBLIC MEETING

II. PUBLIC FEEDBACK SINCE LAST MEETING

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

III. REVIEW PUBLIC ENGAGEMENT PLANS

IV. REVIEW STANDARDS & CRITERIA

V. PUBLIC COMMENTS

- At the discretion of the chair as time allows

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 8:00 PM

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MEETING MINUTES

- **Review and vote on minutes from the 4/29/2026 Public Meeting**

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PUBLIC FEEDBACK

- **BLC Staff to share any feedback received by BLC since last meeting**

- **Comments received in support of designation:**

- Nancy Kueny

I am 100% in favor of protection for this historic area, especially given the recent destruction of 5 Putnam St. in Charlestown, an 1806 Federal home, and one of the finest examples of the style. This would not have happened if we had had a Monument Square Landmark District that included the adjacent Training Field neighborhood. Once these historic homes are destroyed, they can never be replaced. So much of our town's history is lost by this thoughtless and insensitive manner of development.

PUBLIC FEEDBACK

- **Comments received in opposition to designation:**

- **Chris Hennessy:**

As one of the owners of a property on the square (#34A) wanted to declared that I'm against establishing a buffer commission between the property owners and the city.

For awhile I've asked what is the benefit....and it was mentioned that homes within the historic boundary tend to have stable/higher market values than properties not within a district. But with that designation there are additional costs:

1) increase cost for maintaining the building - this one is pretty self explanatory and I know it's been said that if there's a financial hardship.....that is a big "if" and while this present may be sympathetic to the financial concern, the next group of commissioners may not

2) potential for a reduced proceeds on a sale - what I mean by this, say I decide to sell my building and a developer is interested. In the current environment (no commission) the developer will look at my building (34a Monument Square) and say "I can add a roof deck since that will be a big profit margin.....maybe even a fenced in area in front of the house...." ideas like that. With the commission, the developer looks at the building and since they are unsure of what can be done to the outside and whether it would be approved, they're stuck making renovations inside which have a smaller return on investment.....it's a classic regulatory risk.

PUBLIC FEEDBACK

- **Comments received in opposition to designation:**
 - **Diane Valle:**

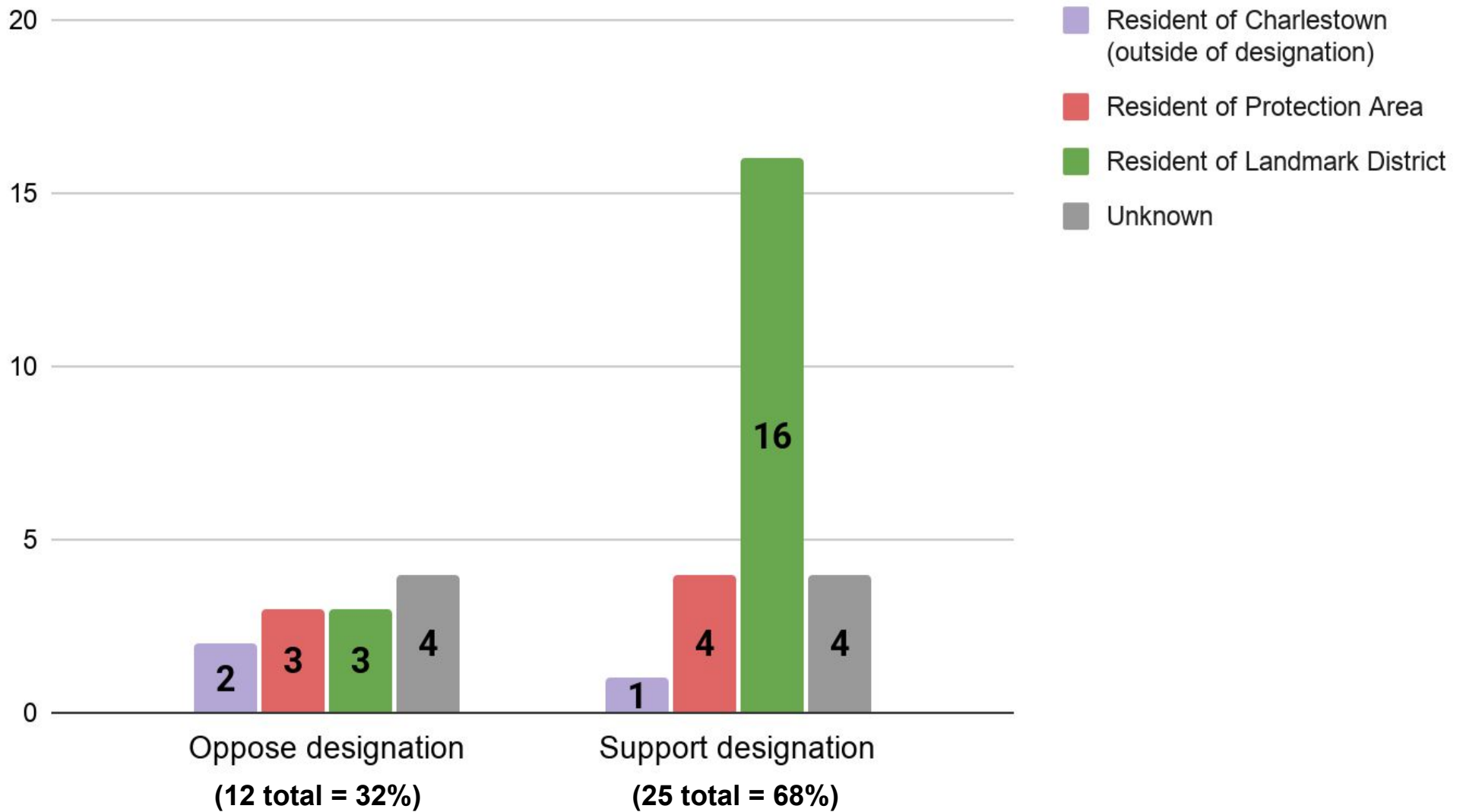
Many residents have competing responsibilities, and reliance on a single recurring meeting time restricts access to critical information. A more flexible and transparent approach would better serve the broader community and uphold the City's stated commitment to inclusive public participation.
 - **Zachary Cutler:**

Forwarded and agreed with a message from Diane Valle opposing the proposed Monument Square Landmark District

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ANALYSIS OF ALL WRITTEN COMMENTS TO DATE

Commenters to date (updated as of May 13, 2026):



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PUBLIC FEEDBACK

- **Study committee members to share feedback received since last meeting**

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PUBLIC ENGAGEMENT PLANS

- Tentative plan:
 - Study Committee to continue meeting through **July**
 - **Release “working” study report for public comment in August**
 - Community engagement event in **September***
 - Study Committee to meet after community event and revise study report as needed
 - **Release “draft” study report for public comment in October**
 - Following 60-day public comment period, Study Committee to meet and revise study report as needed
 - **Release “amended” study report for public comment in January**
- *Memorial Hall has agreed to host the event!

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STANDARDS AND CRITERIA

- Recap of 4/8 discussion:
 - The Study Committee reviewed the following subsections of the proposed Standards and Criteria:
 - Roofs, roof decks, and roof additions
- To review tonight:
 - Windows
 - Porches/stoops

WHAT SHOULD BE REGULATED?

Community Feedback from April 15, 2026 event



Should this be regulated?	Yes votes	No votes	% Yes
Height of structures (including rooftop additions)	17	5	77%
Additions (size, style, material)	14	5	74%
Full demolition	16	6	73%
Facade materials (brick, wood, clapboard, etc.)	14	6	70%
Partial demolition	14	7	67%
Windows (style, material)	13	7	65%
Gas lights	11	7	61%
Roof deck visibility/material	10	10	50%
Sidewalk materials	10	10	50%
Door style	9	10	47%
Light fixtures on buildings	7	12	37%
Paint colors	5	19	21%
Hardware (ex. doorknobs, boot scrapers)	4	17	19%



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

Public comment on the
Comments can always be

on of the chair.
ted at next meeting.

WINDOWS

What do you observe?

- Linda: Replacement windows sometimes don't align with the historic character; it would be most important for the replacement of all windows on a building to be addressed (rather than piecemeal single window replacement)*; color might be addressed; hoods, sills, and shutters are character-defining features; there can be some flexibility with window materials - new windows of alternative materials can look appropriate if the right selection is made; muntins that are simulated divided light are preferable to muntins within the glass
 - *In other words, replacing one window would NOT require property owner to update all other windows.



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WINDOWS

What do you observe?

- (Not shown on this slide) Linda: putting stock-size windows into existing window openings can result in overly thick window frame; replacement windows can be mass produced but should fit within the existing masonry window opening (to within a certain tolerance?)
 - Maybe this is a “should” in order to reduce financial burden
- Jeff: Education of property owners can help to show the cost-benefit of replacing windows vs. keeping historic windows. Many historic windows are repairable and don't need to be replaced. Existing buildings often have to get custom size windows anyway because of the existing masonry openings.
 - Linda: And replacement windows may not last.



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WINDOWS

What do you observe?

- Nancy: Keeping cost in mind - how can you work with people to not create too much cost



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WINDOWS

What do you observe?

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WINDOWS

What do you observe?

- Jeff: Muntin patterns are important. The study report could provide a guide to the window muntin patterns that match certain styles/eras of architecture.



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WINDOWS

What do you observe?

- Nancy: Question about substitute materials - are they ever OK?
 - Example BLC language: “Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. If the same material is not technically or economically feasible, then compatible substitute materials may be considered on a case-by-case basis. Replacement of missing features should be substantiated by documentary and physical evidence.”
 - Jeff: Durability is an important factor. Always better to save original materials when you can because they are probably of higher quality, but if they cannot be saved, acceptable substitute materials should be durable.



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WINDOWS

What do you observe?

- Nancy: It would be helpful to provide information for property owners on where to go to find contractors and specialists who work with historic properties.
- Jennifer: It's great to think about this as a guide and resource, not just a regulatory document.
- Linda: Can get low-e glass without tint. (Maybe a "should" not "shall")
- Jeff: You can also get storm windows with coatings.
- Nancy: We have talked about facade materials and historic details before - any further comments regarding shutters, lintels, sills, etc.?
 - Linda: Shutters should be wide enough to represent coverage of the window.



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PUBLIC COMMENT PERIOD

- Any comments or questions from members of the public in attendance on the standards and criteria discussed tonight?

(Comments beyond this scope can be emailed to BLC@boston.gov or shared in person at a future community engagement event.)

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 at any time and they will be conveyed to the study committee.



STAFF UPDATES



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Updates on historic preservation in Charlestown

- **Memorial Hall (14 Green Street)** - officially a designated Landmark.
- **Swallow Mansion (33 Cordis Street)** - the Boston Landmarks Commission voted to approve the Landmark designation last night. The proposed designation will now go to the Mayor and City Council.

Next Committee meeting topics

- Discuss public feedback
- Continue planning next community engagement event
- Standards & Criteria: additions; new construction

Upcoming meetings:

- May 20, 2026 (next week)
- June 3, 2026
- June 24, 2026
- July 15, 2026
- July 29, 2026
- August 5, 2026

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ADJOURNMENT

THANK YOU!

