



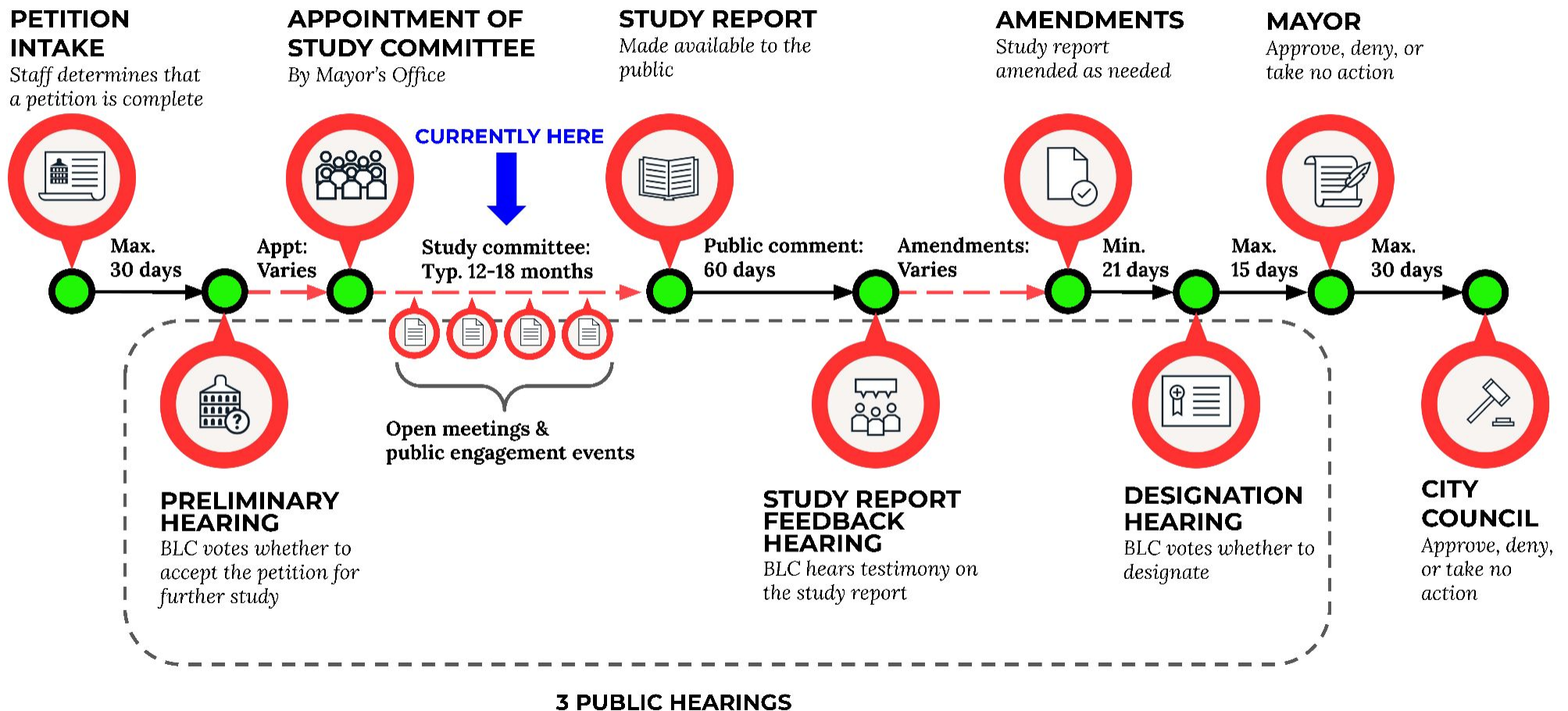
# MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE



*April 29, 2026*

# TIMELINE

## LANDMARKING PROCESS - Districts



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](mailto:BLC@boston.gov); they will be shared with the committee & reported at next meeting.

# AGENDA

## **I. REVIEW AND VOTE ON MINUTES FROM APRIL 8, 2026 PUBLIC MEETING**

## **II. PUBLIC FEEDBACK SINCE LAST MEETING**

- Discuss feedback from community engagement event on 4/15
- BLC Staff to share any additional feedback received by BLC
- Study committee members to share any additional feedback received

## **III. REVIEW FUTURE PUBLIC ENGAGEMENT PLANS**

- Potential dates
- Potential locations

## **IV. REVIEW PROPOSED DISTRICT & PROTECTION AREA BOUNDARY**

## **V. PUBLIC COMMENTS**

## **VI. STAFF UPDATES**

## **VII. PROJECTED ADJOURNMENT: 8:00 PM**

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# MEETING MINUTES

- **Review and vote on minutes from the 4/8/2026 Public Meeting**

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# APRIL 15, 2026 EVENT FEEDBACK

- Switch to community engagement event feedback summary



# OFFICE OF HISTORIC PRESERVATION BOSTON LANDMARKS COMMISSION

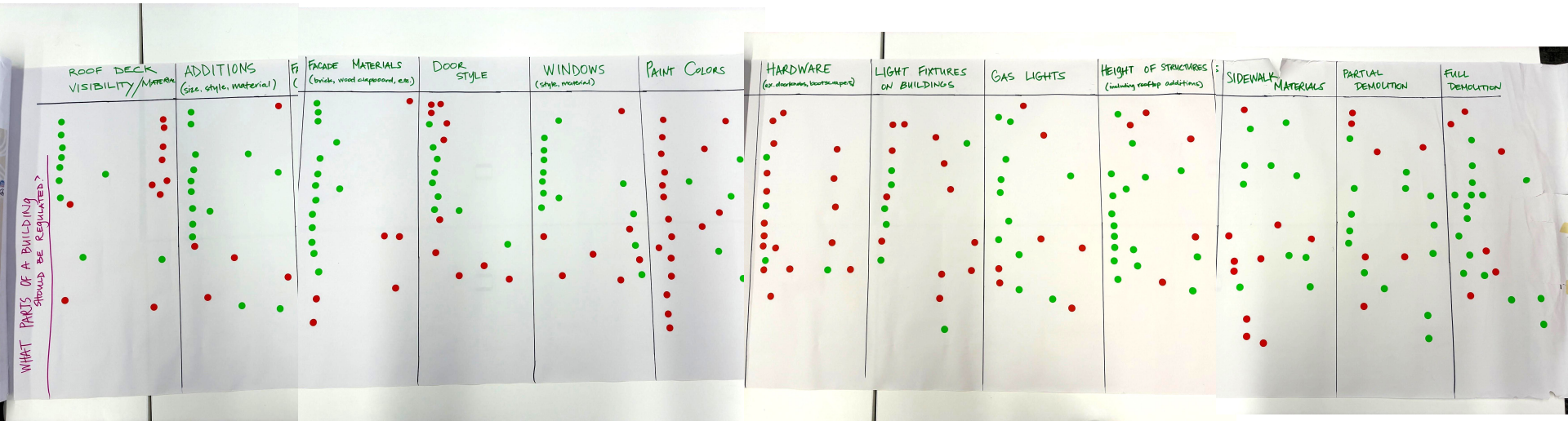
*Monument Square Landmark District Study Committee  
Public Engagement Event - April 2026*



## FEEDBACK SUMMARY

# WHAT SHOULD BE REGULATED?

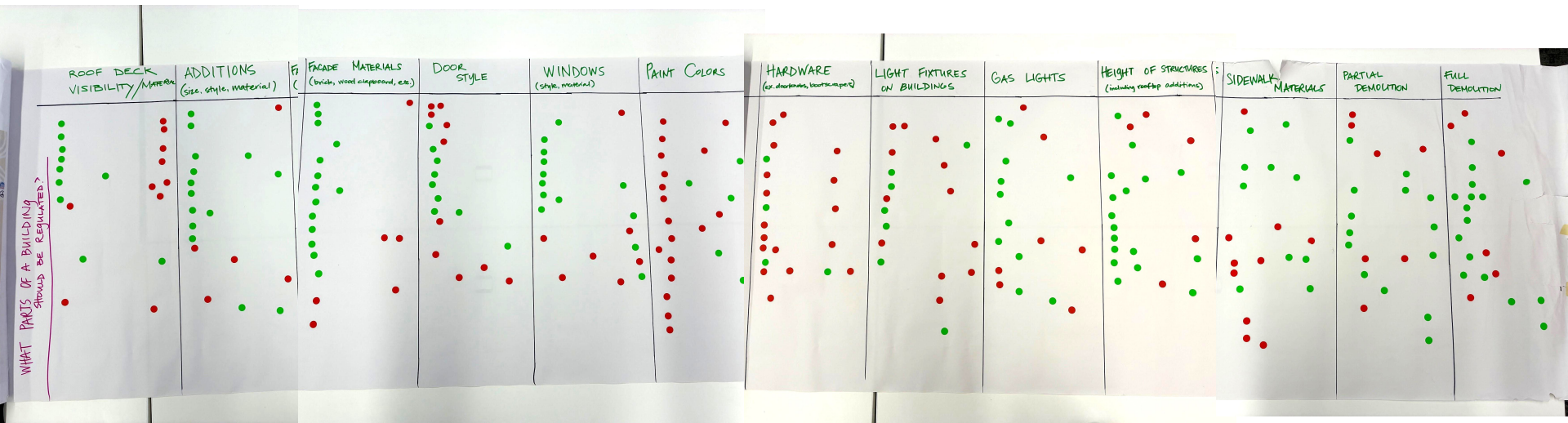
Community Feedback from April 15, 2026 event



Roof deck visibility/materials	Additions (size, style, material)	Facade materials (brick, wood, clapboard, etc.)	Door style	Windows (style, material)	Paint colors	Hardware (ex. doorknobs, boot scrapers)	Light fixtures on buildings	Gas lights	Height of structures (including rooftop additions)	Sidewalk materials	Partial demolition	Full demolition
<b>Y: 10</b>	<b>Y: 14</b>	<b>Y: 14</b>	<b>Y: 9</b>	<b>Y: 13</b>	<b>Y: 5</b>	<b>Y: 4</b>	<b>Y: 7</b>	<b>Y: 11</b>	<b>Y: 17</b>	<b>Y: 10</b>	<b>Y: 14</b>	<b>Y: 16</b>
<b>N: 10</b>	<b>N: 5</b>	<b>N: 6</b>	<b>N: 10</b>	<b>N: 7</b>	<b>N: 19</b>	<b>N: 17</b>	<b>N: 12</b>	<b>N: 7</b>	<b>N: 5</b>	<b>N: 10</b>	<b>N: 7</b>	<b>N: 6</b>

# WHAT SHOULD BE REGULATED?

Community Feedback from April 15, 2026 event



Roof deck visibility/materials	Additions (size, style, material)	Facade materials (brick, wood, clapboard, etc.)	Door style	Windows (style, material)	Paint colors	Hardware (ex. doorknobs, boot scrapers)	Light fixtures on buildings	Gas lights	Height of structures (including rooftop additions)	Sidewalk materials	Partial demolition	Full demolition
Y: 10	Y: 14	Y: 14	Y: 9	Y: 13	Y: 5	Y: 4	Y: 7	Y: 11	Y: 17	Y: 10	Y: 14	Y: 16
N: 10	N: 5	N: 6	N: 10	N: 7	N: 19	N: 17	N: 12	N: 7	N: 5	N: 10	N: 7	N: 6

# WHAT SHOULD BE REGULATED?

Community Feedback from April 15, 2026 event



	Should this be regulated?	Yes votes	No votes	% Yes
Majority support	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%
Mixed	Roof deck visibility/material	10	10	50%
	Sidewalk materials	10	10	50%
	Door style	9	10	47%
Majority oppose	Light fixtures on buildings	7	12	37%
	Paint colors	5	19	21%
	Hardware (ex. doorknobs, boot scrapers)	4	17	19%

## Which parts of the exterior envelope should be regulated?

Anything visible from a public way	Front facade only	Front & side elevations	Front & rear elevations	Front & rear above roof line	Nothing
<b>7</b>	<b>5</b>	<b>4</b>	<b>8</b>	<b>6</b>	<b>9</b>
<b>18%</b>	<b>13%</b>	<b>10%</b>	<b>21%</b>	<b>15%</b>	<b>23%</b>
<b>77%</b>					<b>23%</b>

## 8 attendees turned in boundary worksheets:

<b>Expand</b>	<b>Shrink</b>	<b>No District</b>
<ul style="list-style-type: none"><li>● 3 circled the entire map</li><li>● 2 said larger protection area** (see next slide)</li><li>● 1 said everything shown within the Protection Area should be part of the Landmark District</li></ul>		<ul style="list-style-type: none"><li>● 2 said “no district”</li></ul>

# BOUNDARY

Community Feedback from April 15, 2026 event

B

**\*\*2 people had a specific suggestion for expanding the Protection Area:**

- **Include the area bounded by Austin and Union Streets**



# 1200 FEET FROM WORKING BOUNDARY



- **Support:**

- *Very supportive of proposal. Would be interested in broader protection area, but also support what is included in this proposal.*
- *Larger protection area over to Austin & include Union St. You're doing a fantastic job. Thank you!*
- *I think the whole protection area should be included [in the Landmark District], but I understand that the petition limits that. Please also include the space between Austin Street & Union, where the house in your slides is located.*

- **Oppose:**

- *I live in the protection area on Harvard St. I'm 25 years old. The youngest person here by 25 years. Others my age can't afford to live here since we add so many restrictions to building more housing. This project - especially the protection area - will only make our shortage worse. I love the charm of this neighborhood, but this is overkill. NO historic district. Thank you.*
- *We do not need a Boston Commission to run Charlestown. Why can't this be a vote?*

- **General comments:**

The prospect of an additional layer of governmental review over homeowner decisions — the kind of decisions that are, and should remain, primarily within our own responsibility — gives me real pause. I do not yet know the specific scope of what would be required under the proposed guidelines, and I acknowledge that I have not had sufficient time to fully review the Committee's work. But the general concept of having to seek approval from a review body for improvement decisions on my own private property is a burden I would not take lightly — particularly given how costly and difficult urban homeownership in Boston already is.

I raise these concerns not as a reflexive opponent of historic preservation. Charlestown's character is part of why we choose to live here and why we have invested so much in our home. But the boundaries of what constitutes the Monument Square neighborhood, and the procedural fairness owed to homeowners who find themselves newly within those potential boundaries under consideration after the process is already well underway, are questions the Committee and the Landmarks Commission should address directly before proceeding.

I respectfully ask that the Committee:

1. Clarify what direct notice, if any, was provided to homeowners when the study area was expanded beyond its original Monument Square boundaries (please note that not all Charlestown residents receive delivery of the *Patriot Bridge*);
2. Ensure that affected homeowners and other stakeholders in the expanded area are afforded a meaningful opportunity to participate before any recommendation is finalized; and
3. Consider whether the current timeline should be expanded to provide adequate time for that outreach.
4. Clearly identify the process by which stakeholders can submit comments, I searched for but could not find an email address to which to send these comments, so I am delivering them by hand at the meeting tonight.

Thank you for your time and for your service to this community.

Respectfully submitted,  
Dan Lissner

- **Designation:**

- “Why not designate all of Charlestown?”
- “Will areas where the battle happened be protected?”
- Several attendees voiced objection to designation based on property rights and concern over ability to do work on property in an efficient manner.

- **Notices:**

- Several attendees noted that physical flyers are most helpful
  - *(Staff note: We are also legally required to mail a notice to all property owners within the boundary when the draft study report is posted and public hearing is scheduled.)*

- **Information to clarify:**

- Remove Monument/NPS property from shaded area of map
- Provide more information about how this district would relate to zoning

- ❑ Let's organize **“all hands on deck”** flyering before the next event
- ❑ Plan to release a **“working study report”** before the next community engagement event
- ❑ **“Required” vs. “Recommended” Standards:**
  - ❑ *We can separate the “shall” standards and the “should” standards into “Required” and “Recommended” subsections in the study report.*

# Tentative work plan to finish the study report

*Subject to change*



<b>Date</b>	<b>Type</b>	<b>Community Engagement</b>	<b>Study Report</b>
April 29	Meeting	Community event debrief	Decide on working boundary
May 13	Meeting	Start planning next community engagement event	Windows; Porches/Stoops
May 20	Meeting	Finalize date/location of event	Additions; New Construction
June 3	Meeting	Start planning event outreach	Landscape; Archaeology; Accessibility
June 24	Meeting	Start planning event materials	Signage, Renewable Energy Sources; Street Furnishings
July 15	Meeting	Finalize outreach plan including flyering	Protection Area
July 29	Meeting	Review 1st draft of all event materials	Review final draft of study report
August 5	Meeting	Review final draft of all event materials	Review final draft of study report
August 12	Staff to-do	Release working draft of study report	
~ Sept. 16	Community event	Community engagement event (date TBD)	
Sept. 23	Meeting	Community event debrief	Discuss any final edits to report
October 9	Staff to-do	Post official draft study report for 60-day public comment period	

# PUBLIC FEEDBACK

- **BLC Staff to share any feedback received by BLC since last meeting:**
  - **In support of designation:**
    - Janet Logan:
      - I write in support of the proposed Landmark District designation and would also support extending its border to at least include the Training Field. We need to preserve the character of the neighborhood and protect its history as well. I believe more education is needed to educate the people in Charlestown what is NOT included, what is grandfathered in, and what in fact will be required for exterior renovation (with examples. new windows, etc.).  
  
Thank you for all your efforts.
    - Molly Ladd:
      - I have lived on Monument Avenue for 22 years and am very supportive of the proposed Monument Square Landmark district as drawn in the current proposal and would also be supportive of additional areas that are added to the district.

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# PUBLIC FEEDBACK

- **In opposition to designation:**

- Amy Coughlin:

- As a homeowner in the square, I OPPOSE THE NONUMENT SQUARE LANDMARK DISTRICT. It is not what is wanted or needed.

Charlestown's history is real, significant, and already recognized by the most prominent and first Monument in our Nation's history to honor the first Veterans who gave their lives for liberty in this town. But preservation must be balanced with transparency, fairness, and respect for residents. THIS process is a contrivance.

My home is mine. Decisions that affect it should reflect the informed and active consent of the community- not imposed without my knowledge. Charlestown residents need actual planning for development. Charlestown needs actual community engagement where residents VOICES MATTER AND ARE NOT OVERRULED AND IGNORED.

- Heather Buzby:

- As a resident of Charlestown's proposed Landmark District, I recently attended the in-person meeting at the Bunker Hill Museum regarding this proposal. I listened carefully, reviewed the materials, and asked questions. I came away with strong objections to the plan.

- Don Haska:

- The recent Monument Square BLC submission, April 15, 2026, BH Museum meeting, currently includes Monument Square, parts of High Street, Monument Avenue as a BLC Historic Housing District, but DOES NOT include Historic MONUMENT STREET or Historic Bunker Hill Street, BOTH older than Monument Avenue.

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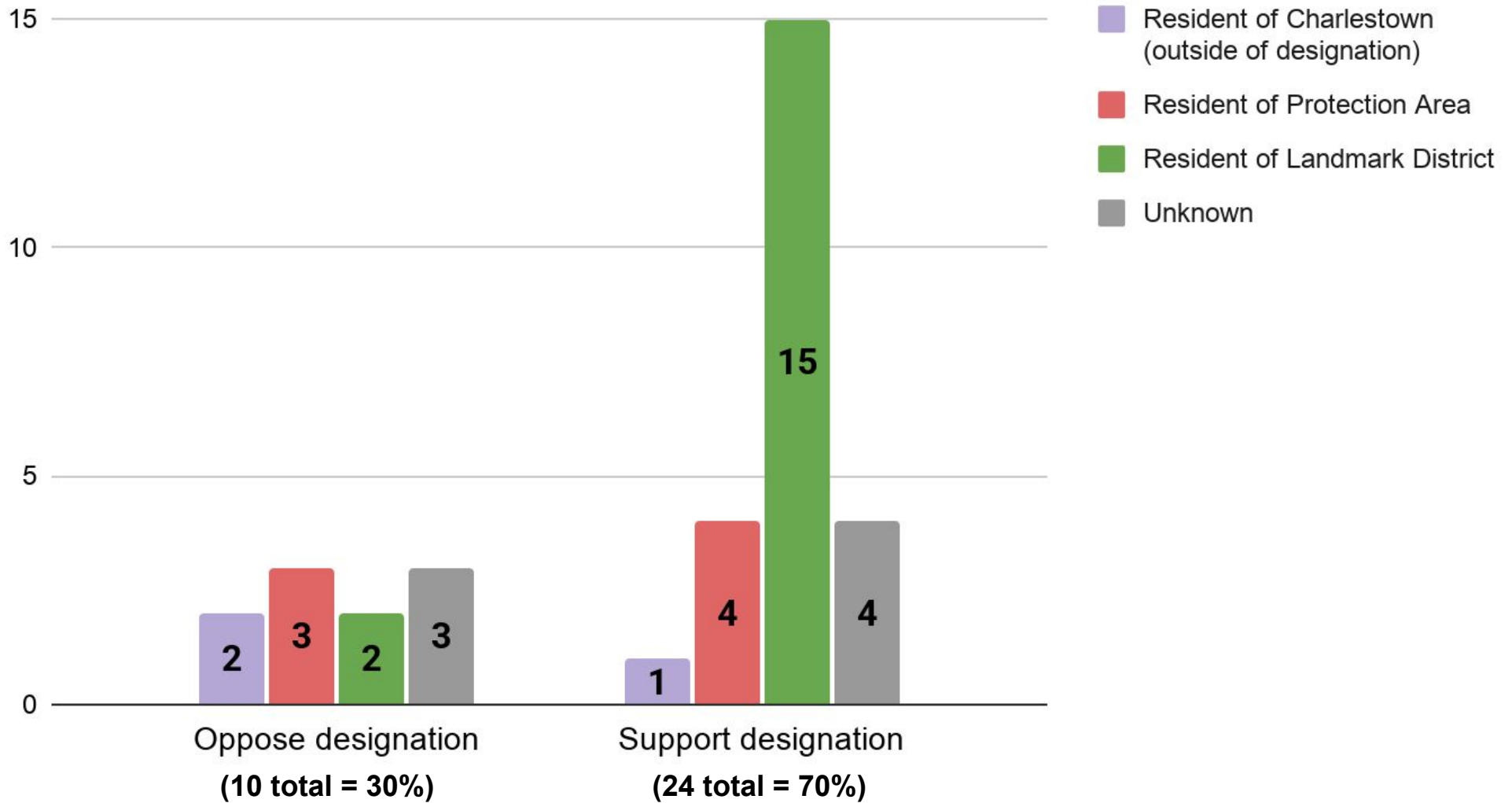
# PUBLIC FEEDBACK

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

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# ANALYSIS OF ALL WRITTEN COMMENTS TO DATE

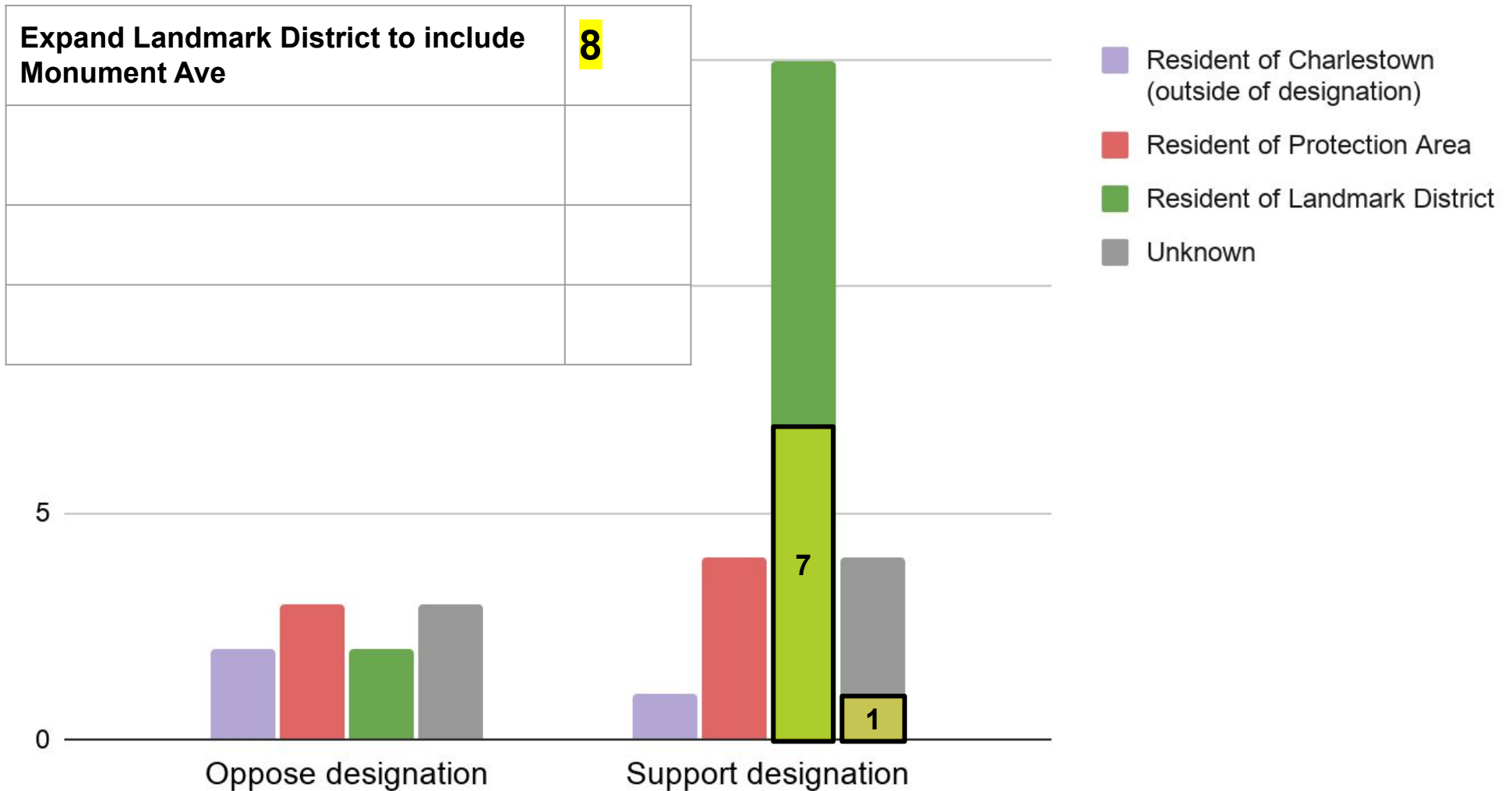
Commenters to date:



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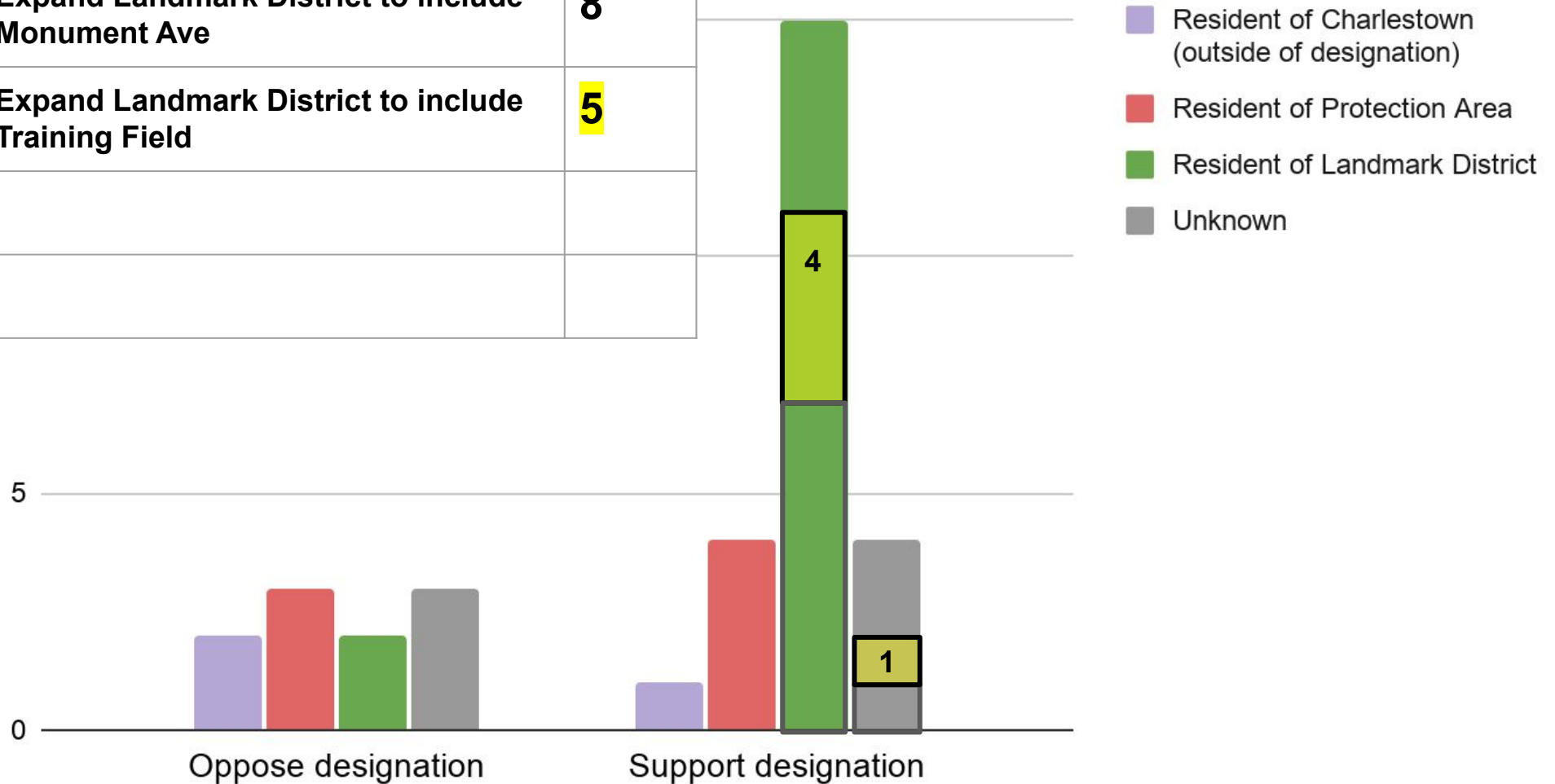


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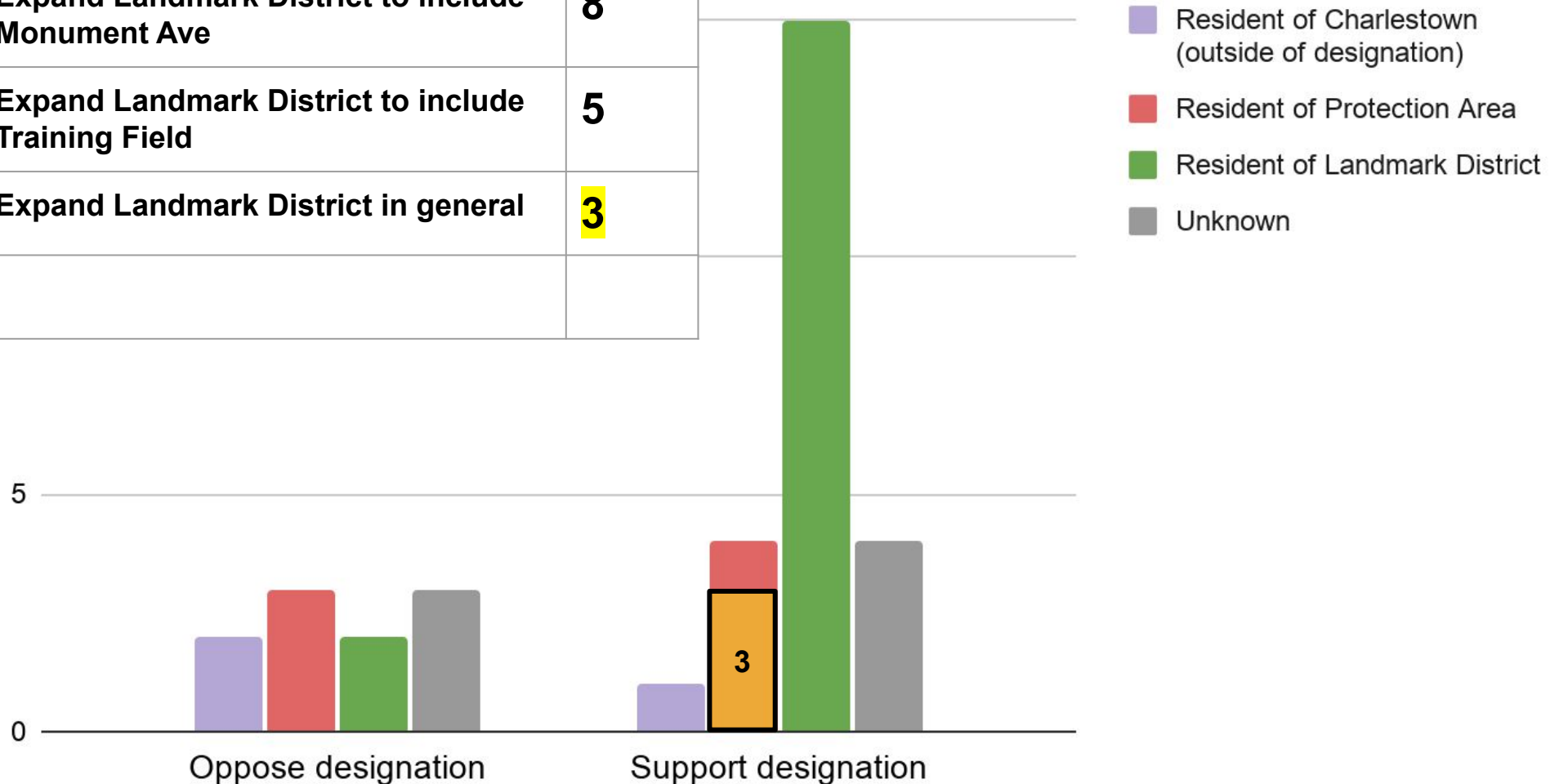


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<b>Expand Landmark District in general</b>	<b>3</b>

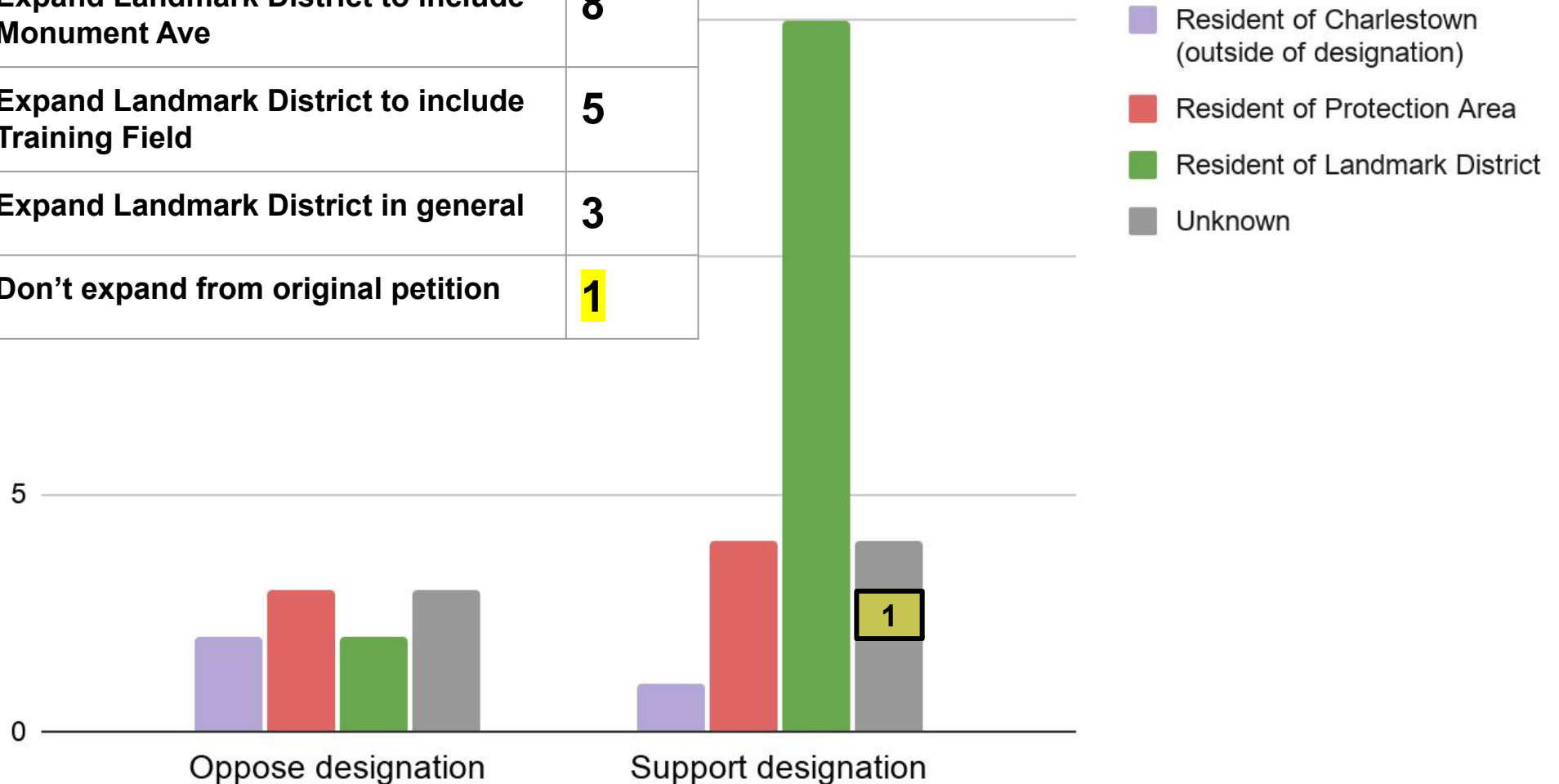


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<b>Don't expand from original petition</b>	<b>1</b>

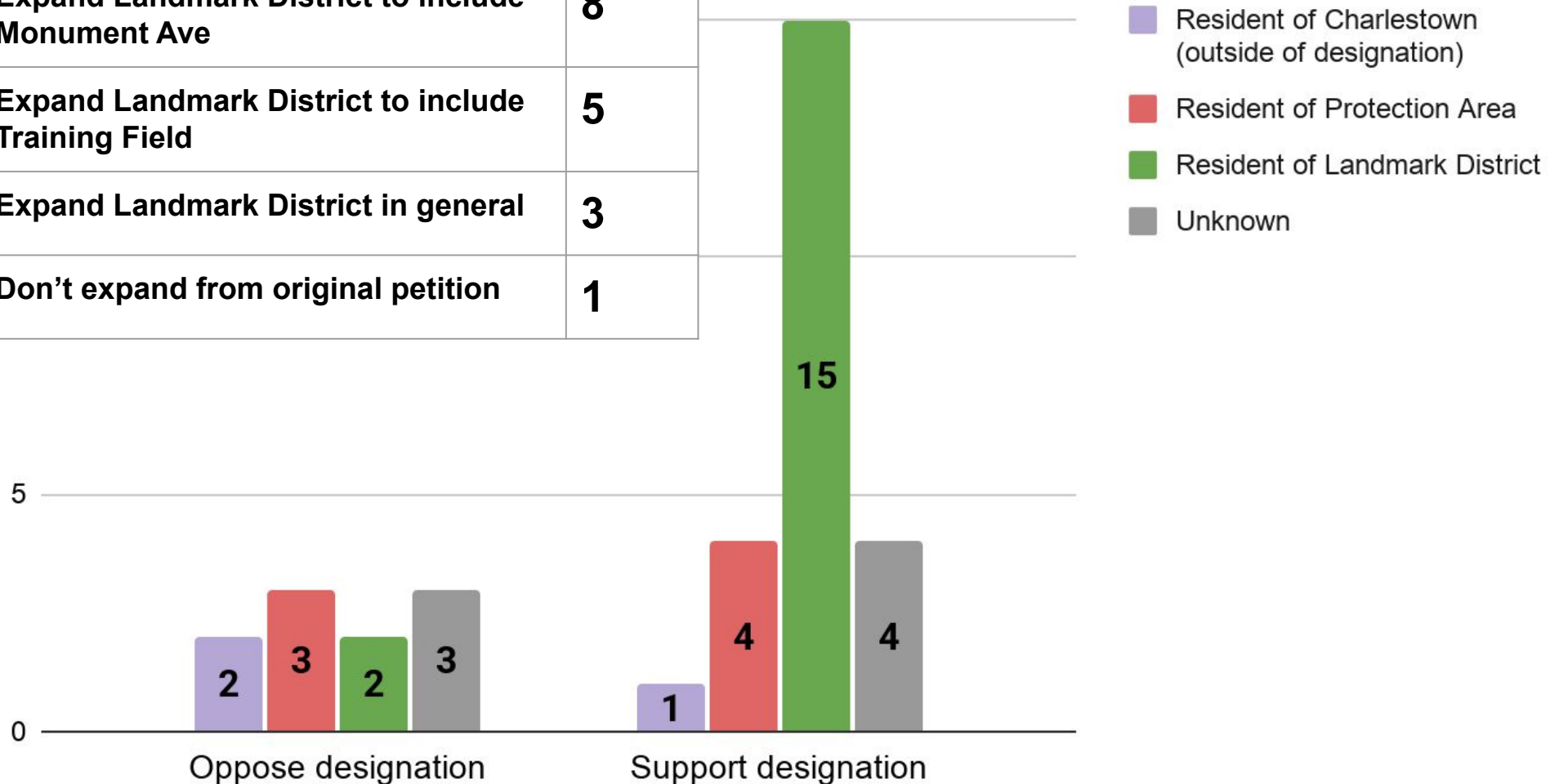


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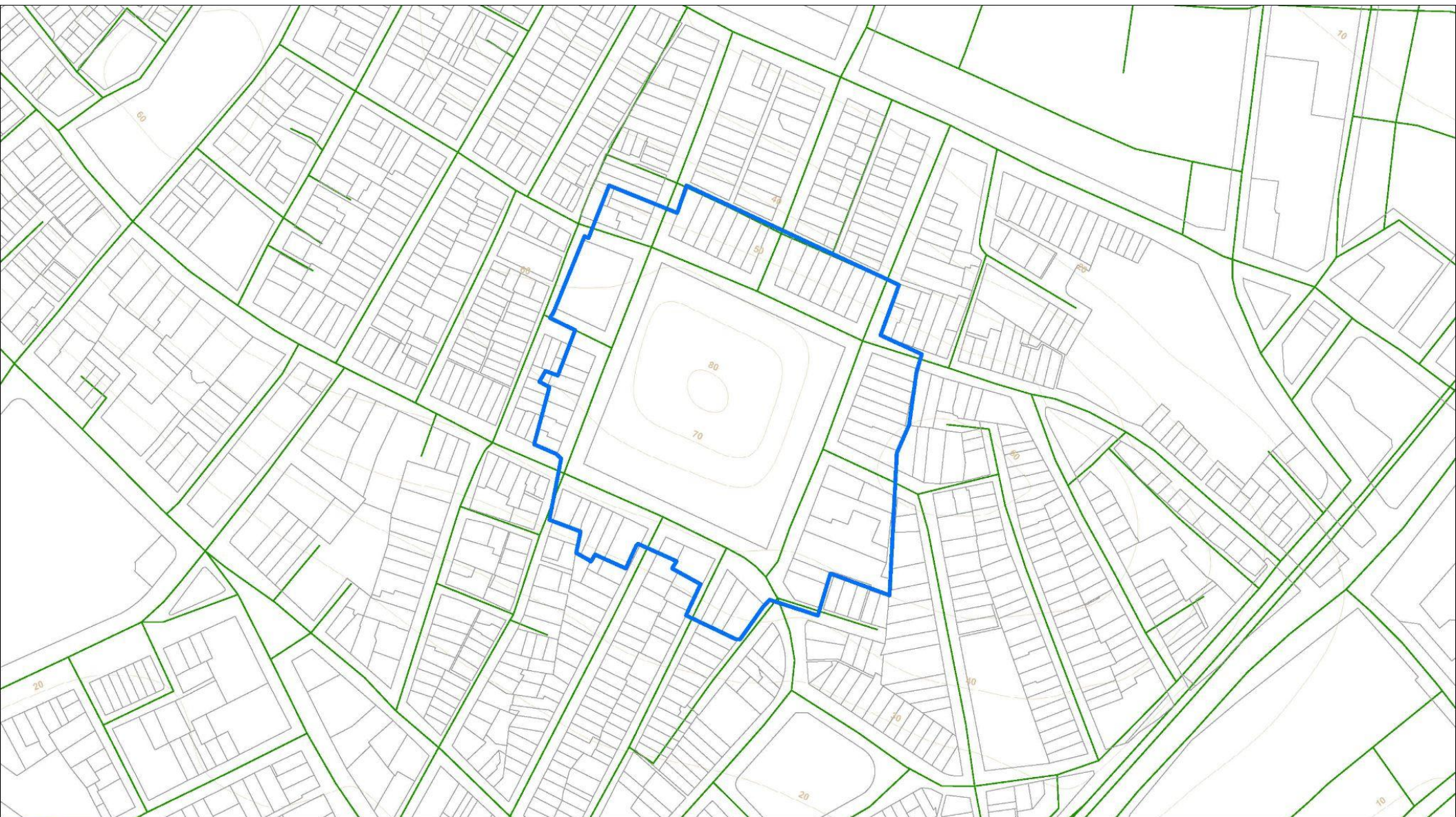
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# FUTURE PUBLIC ENGAGEMENT

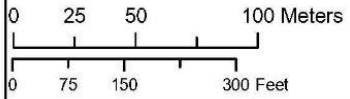
- Tentative plan:
  - Study Committee to continue meeting through **July**
  - **Release “working draft” study report in August** for public comment
  - Community engagement event in **September\***
  - Study Committee to meet after community event to discuss edits
  - **Release “final draft” study report for public comment in October**
  - Following 60-day public comment period, revise study report as needed
- \*Preliminary thoughts on location, day of week, and time?

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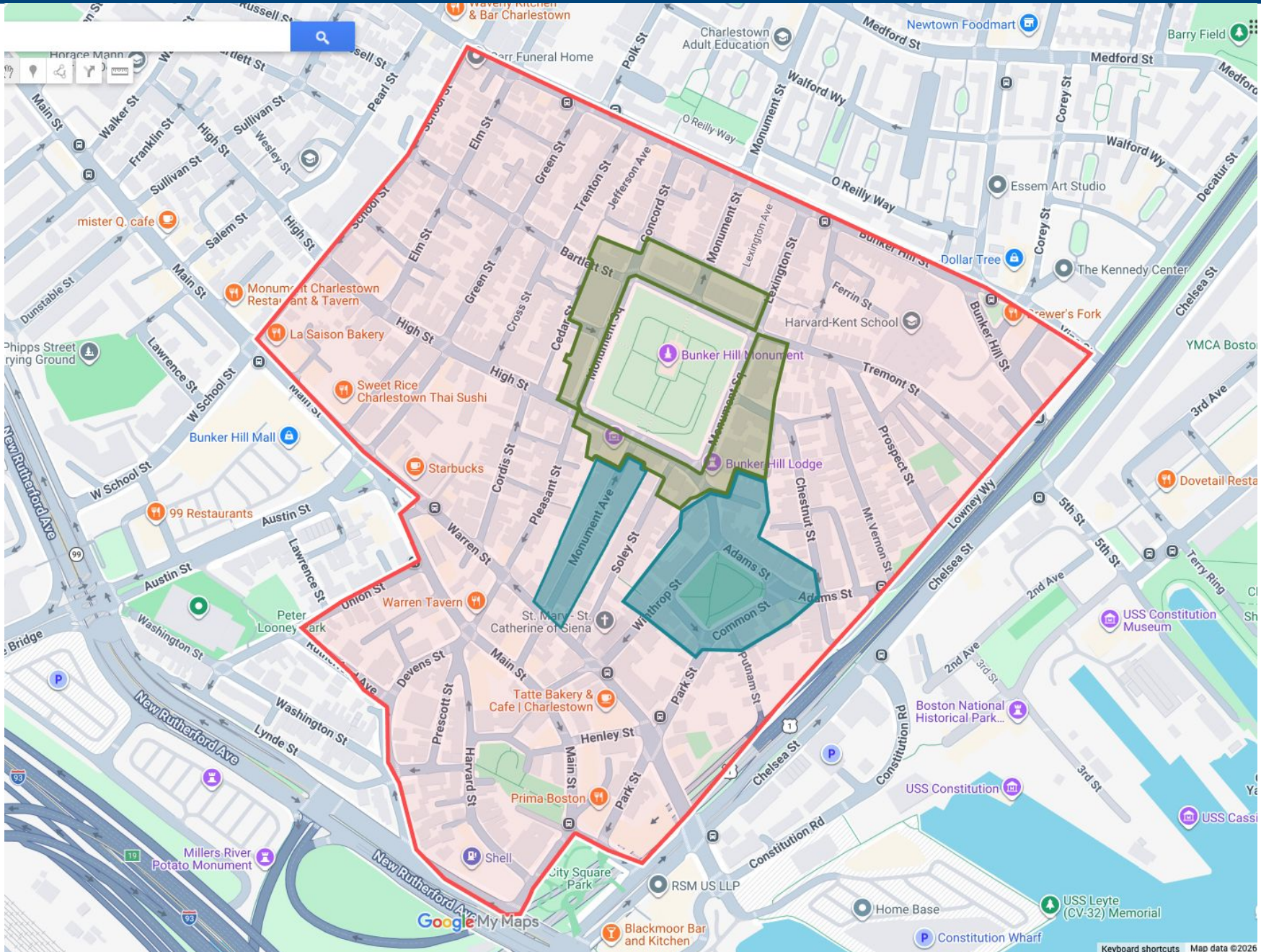
# ORIGINAL BOUNDARY OF THE PROPOSED DISTRICT (from the petition)



 Monument Square Historic District

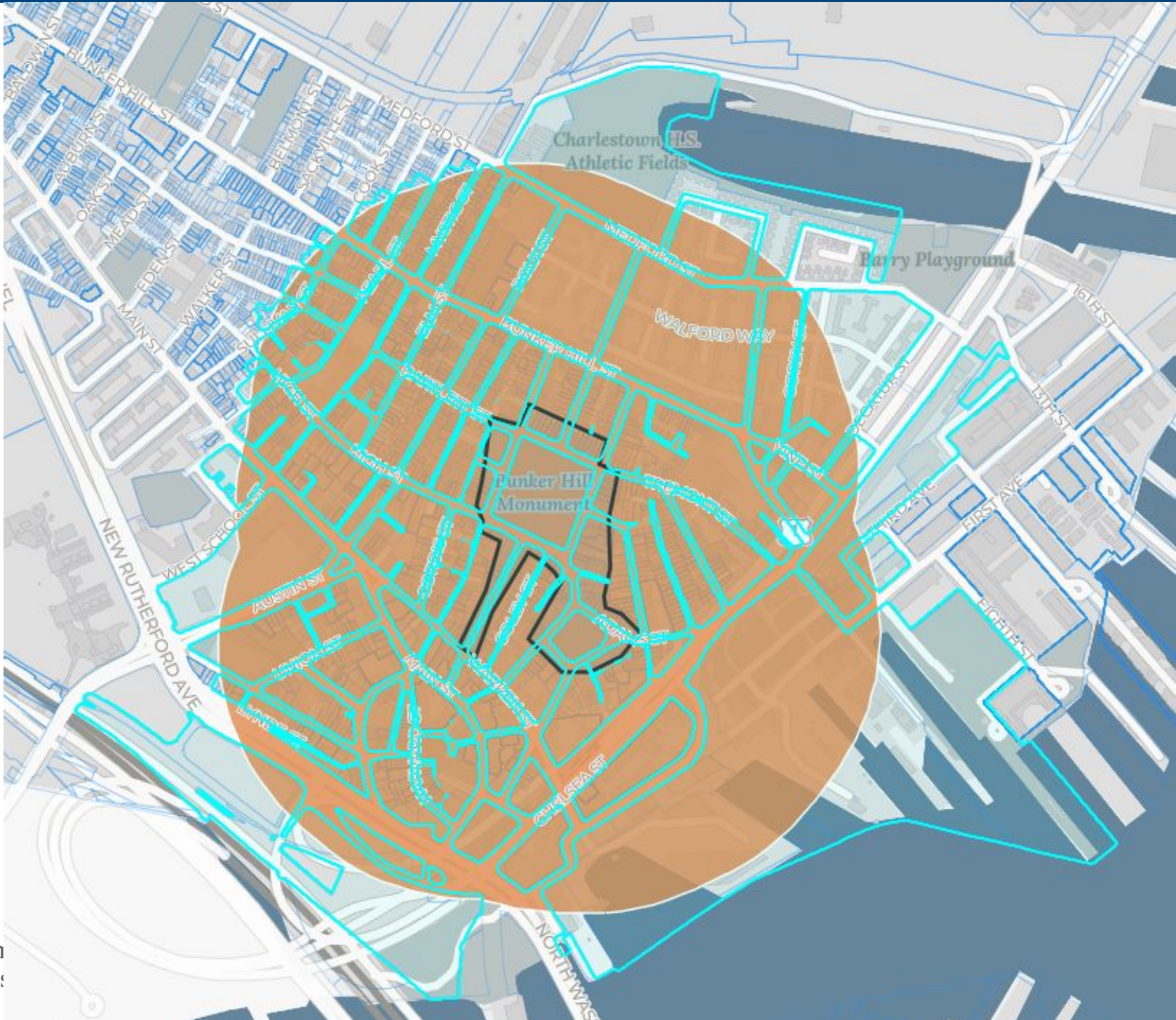


# STUDY COMMITTEE WORKING BOUNDARY



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# 1200 FEET FROM WORKING BOUNDARY



Public con  
Comments:

air.  
meeting.

# 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](mailto:BLC@boston.gov) and they will be conveyed to the study committee.*



# STAFF UPDATES



# NEXT STEPS

## Next Committee meeting topics

- Discuss public feedback
- Start planning next community engagement event
- Standards & Criteria: windows; porches & stoops

## Upcoming meetings:

- May 13, 2026
- May 20, 2026
- June 3, 2026
- June 24, 2026
- July 15, 2026

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**THANK YOU!**





# LANDMARK DISTRICT vs PROTECTION AREA

LANDMARK DISTRICT	PROTECTION AREA
<ul style="list-style-type: none"><li>● 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</li> <li>● Establish <u>design guidelines</u> for alterations, appropriate additions, or new construction. May include such things as:<ul style="list-style-type: none"><li>– Materials</li><li>– Architectural details</li><li>– Height</li><li>– Protection of character-defining features</li><li>– Roof decks</li></ul></li> <li>● <u>Prevent the demolition</u> of significant structures</li></ul>	<p>The standards and criteria applicable within any protection area can only restrict:</p> <ul style="list-style-type: none"><li>● demolition,*</li><li>● land coverage,</li><li>● height of structure,</li><li>● landscape,</li><li>● topography.</li></ul> <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

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## 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 comments on the project description will be taken at the end of the meeting at the discretion of the chair. Comments can always be emailed to [BLC@boston.gov](mailto:BLC@boston.gov); they will be shared with the committee & reported at next meeting.

# STANDARDS AND CRITERIA - What is the jurisdiction?

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

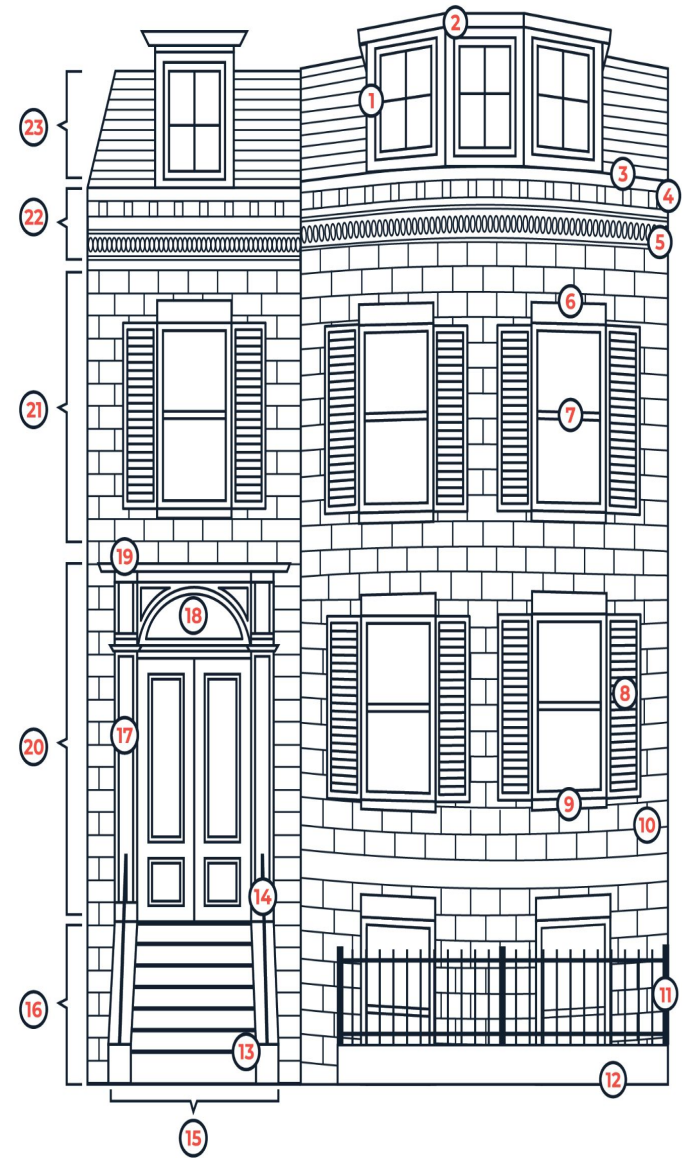
- Administer design review for repairs and alterations to the exterior of a property to ensure that they will not negatively impact its historic character
- Establish design guidelines for appropriate additions or new construction
- Prevent the loss of historically and/or architecturally significant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

# 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  |                  |

Public comment on the topics discussed tonight will be taken at the end of the meeting. Comments can always be emailed to [BLC@boston.gov](mailto:BLC@boston.gov); they will be shared.

# STANDARDS AND CRITERIA

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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* 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](mailto:BLC@boston.gov); they will be shared with the committee & reported at next meeting.

