



OFFICE OF HISTORIC PRESERVATION BOSTON LANDMARKS COMMISSION

*Monument Square Landmark District Study Committee
Community Engagement Event - October 2026*



MONUMENT SQUARE LANDMARK DISTRICT COMMUNITY MEETING

October 15, 2026, 6-8 pm

- Staff presentation
- Q&A
- Engagement activities:
 - Question/comment station
 - Map station
 - Archaeology station

All of tonight's materials will be posted at www.boston.gov/monumentsquare.

Study Committee Members

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

City Staff supporting the Study Committee:

Landmarks Commission:

- Elizabeth Sherva
- Jennifer Gaugler
- Gabriela Amore

City Archaeology Program:

- Joseph Bagley
- Nadia Kline

Additional City Staff available for questions:

Planning:

- Alexa Pinard
- Chris Maskas

PETITION



City of Boston
The Environment
Department

Boston City Hall, Room 709
Boston, Massachusetts 02201
617-635-3850

LANDMARK PETITION FORM

draft
rec'd
5/11/2022

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

Petition number: 287.22

Received on: 7/6/22

Attest:

Roganne Foley
Executive Director

Schedule for preliminary hearing:

7/26/2022

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

THE FOLLOWING:

Monument Square Landmark District.

(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 3rd 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.

WHY DESIGNATE?

1. Prevent the loss of historic character-defining features



West End (lower middle) and Charlestown (upper right), 1962

2. Guide change so that it is contextually appropriate



The 1895 construction of Haddon Hall in Back Bay led to some of the first height regulations in Boston.

NOTE: The proposed Monument Square Landmark District is not intended to freeze the neighborhood in time. Rather, it is intended to provide standards and guidance to local property owners for the care and maintenance of their properties, and to prescribe neighborhood-specific regulations for alterations and new construction so that any proposed changes will contribute to and enhance the character of the existing neighborhood.

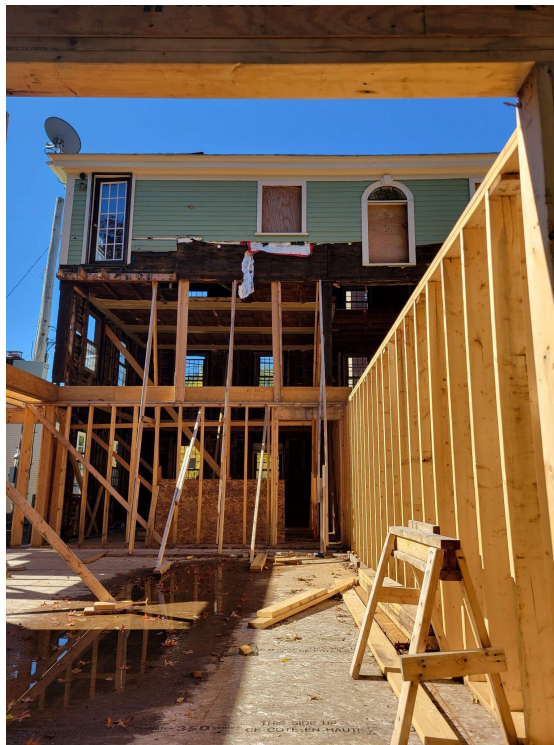
8 LAWRENCE STREET (demolished)



58-60 RUSSELL STREET (demolished)



5 PUTNAM STREET (partial demolition and addition)



CURRENT STATE AND MUNICIPAL PROTECTIONS

8 Individual Landmarks:

- **Apollos Field House** (30 Union St)
- **Charlestown Savings Bank** (1 Thompson Sq.)
- **Austin Block**
- **Edward Everett House** (16 Harvard St.)
- **Great House Archaeological Site/City Square**
- **Ropewalk**
- **Memorial Hall** (14 Green St.)
- **Swallow Mansion** (33 Cordis St.)

6 Preservation Restrictions:

- **John Hurd House** (65-71 Main St.)
- **Phipps Street Burying Ground**
- **St. John's Episcopal Church** (31 Devens St.)
- **Edward Everett House** (16 Harvard St.)
- **James Hunnewell House** (19 Harvard St.)
- **Moses A. Dow House** (28 Harvard St.)

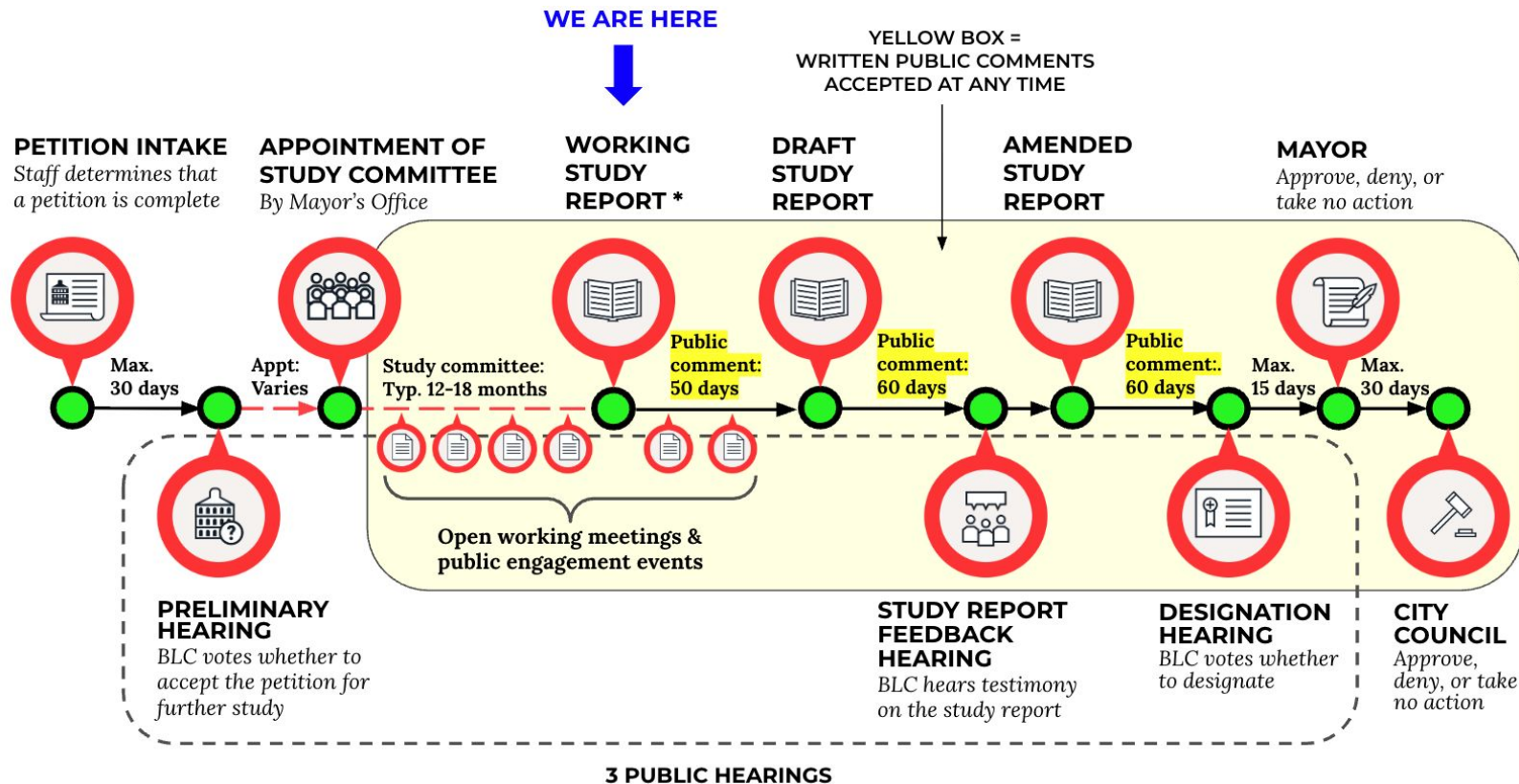
3 cemeteries:

Municipally owned and protected by state law:

- **Phipps Street Burying Ground**
- **Bunker Hill Burying Ground**

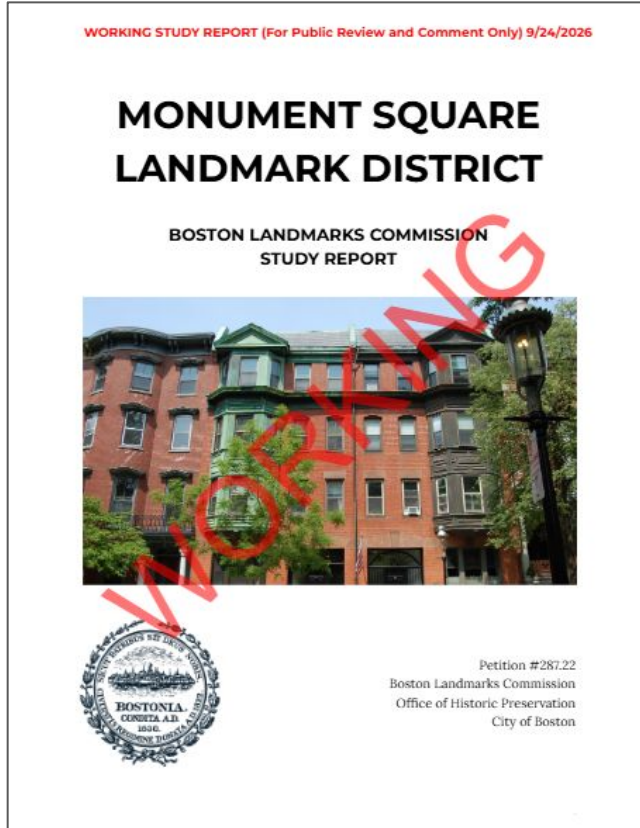


DESIGNATION PROCESS AND OPPORTUNITIES FOR PUBLIC COMMENT



* EXTRA DRAFT (BEYOND WHAT IS REQUIRED OR TYPICAL) REQUESTED BY THE MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE TO COLLECT ADDITIONAL PUBLIC INPUT.

WORKING STUDY REPORT IS NOW AVAILABLE



Cover from Monument Square working study report

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

HOW TO GIVE PUBLIC COMMENT ON THE WORKING STUDY REPORT

APPROXIMATE COMMENT PERIODS:

- **Sept 24 - Nov. 4:** (50 days) Working Study Report
- **Nov. 14 - Jan. 12:** (60 days) Submission Draft
- **Feb. - TBD:** (60 days) Amended Study Report

WAYS TO COMMENT:

1. COMMENT ONLINE AT www.boston.gov/monumentsquare
2. EMAIL BLC@BOSTON.GOV
3. TESTIFY AT A PUBLIC HEARING (DATES TBD)



MONUMENT SQUARE LANDMARK DISTRICT STUDY REPORT FEEDBACK FORM

This form is collecting public comments on the study report for the proposed Monument Square Landmark District. Your comments will be reviewed by the members of the Study Committee and staff of the Landmarks Commission to inform potential revisions to the study report.

****Please note that personal information including name, email address, and physical address will not be published by the City in any reports or presentations or made available to the general public.****

To review the working draft of the study report, please go to www.boston.gov/monumentsquare.

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

* Indicates required question

Email *

Your email

The map below shows a working draft of the proposed boundary for the Landmark District (green and blue) and Protection Area (red). Options under consideration to be added to the Protection Area are shown as A, B, and C.



OFFICE OF HISTORIC PRESERVATION

PROPOSED LANDMARK DISTRICT AND PROTECTION AREA





WORKING BOUNDARY

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 proposed Landmark District boundary (petition)

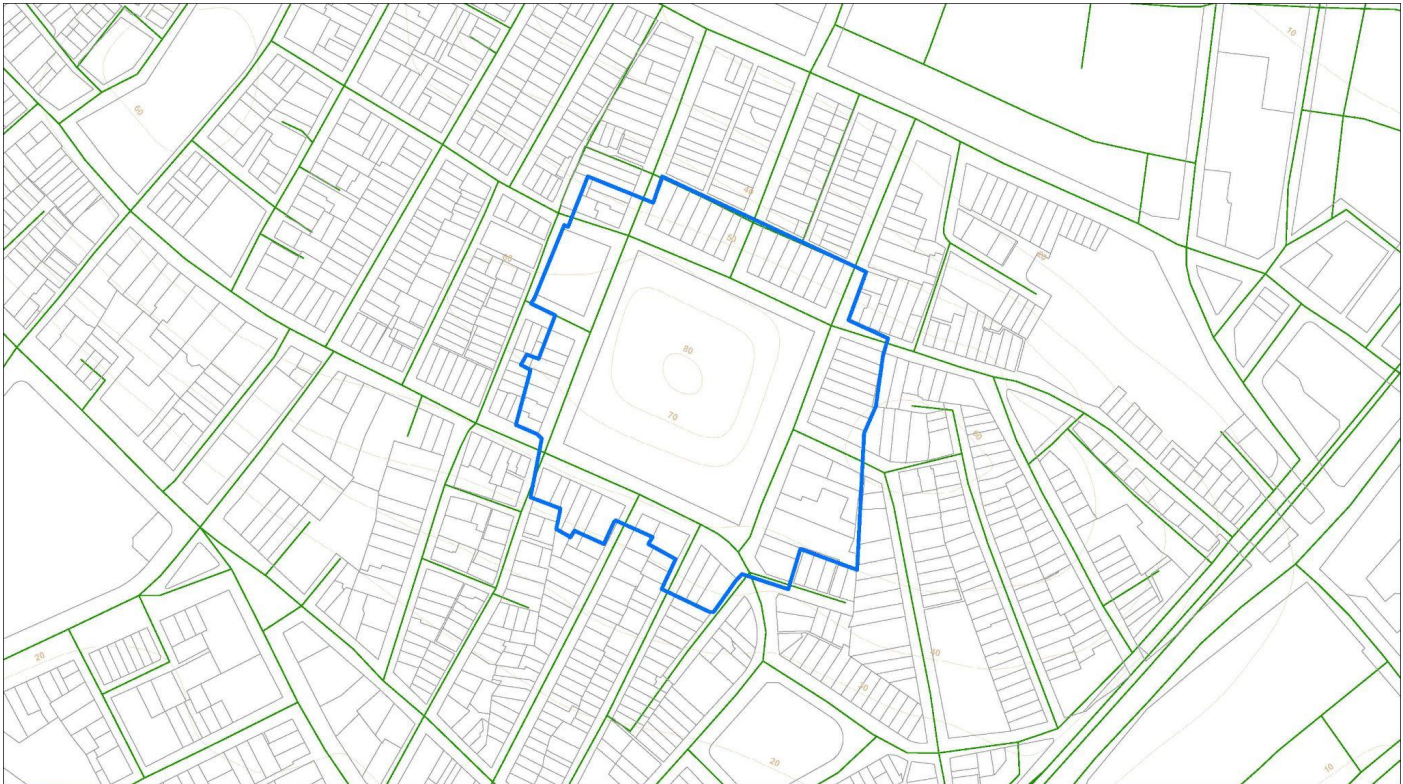
BLUE Recommended extensions to the Landmark District

RED Proposed Protection Area

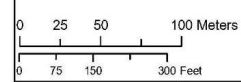
DASHED RED (A, B, and C): Options under consideration for the Protection Area

BLACK Maximum possible Protection Area (limited to 1200 ft from the District boundary)

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



 Monument Square Historic District



June 2023

Sheet 1 of 1

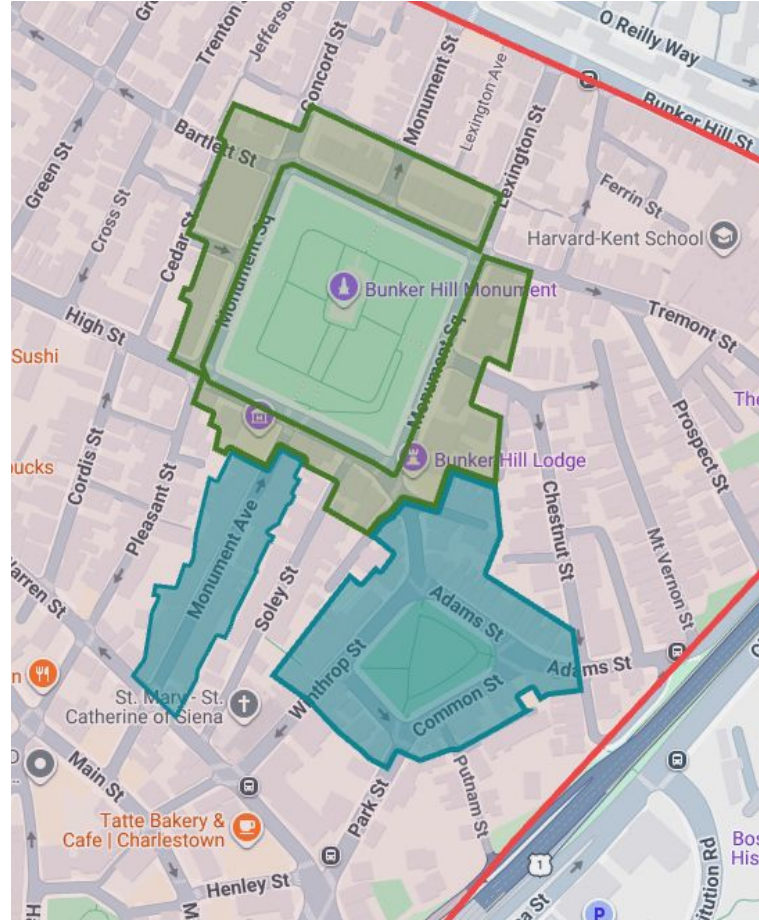
LANDMARK DISTRICT STANDARDS AND CRITERIA

DO:

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

DO NOT:

- Order properties to be repaired/changed
- Regulate use of structures
- Regulate interiors of structures (unless specified in the designation)
- Prevent new construction / change



PROTECTION AREA STANDARDS AND CRITERIA

DRAFT

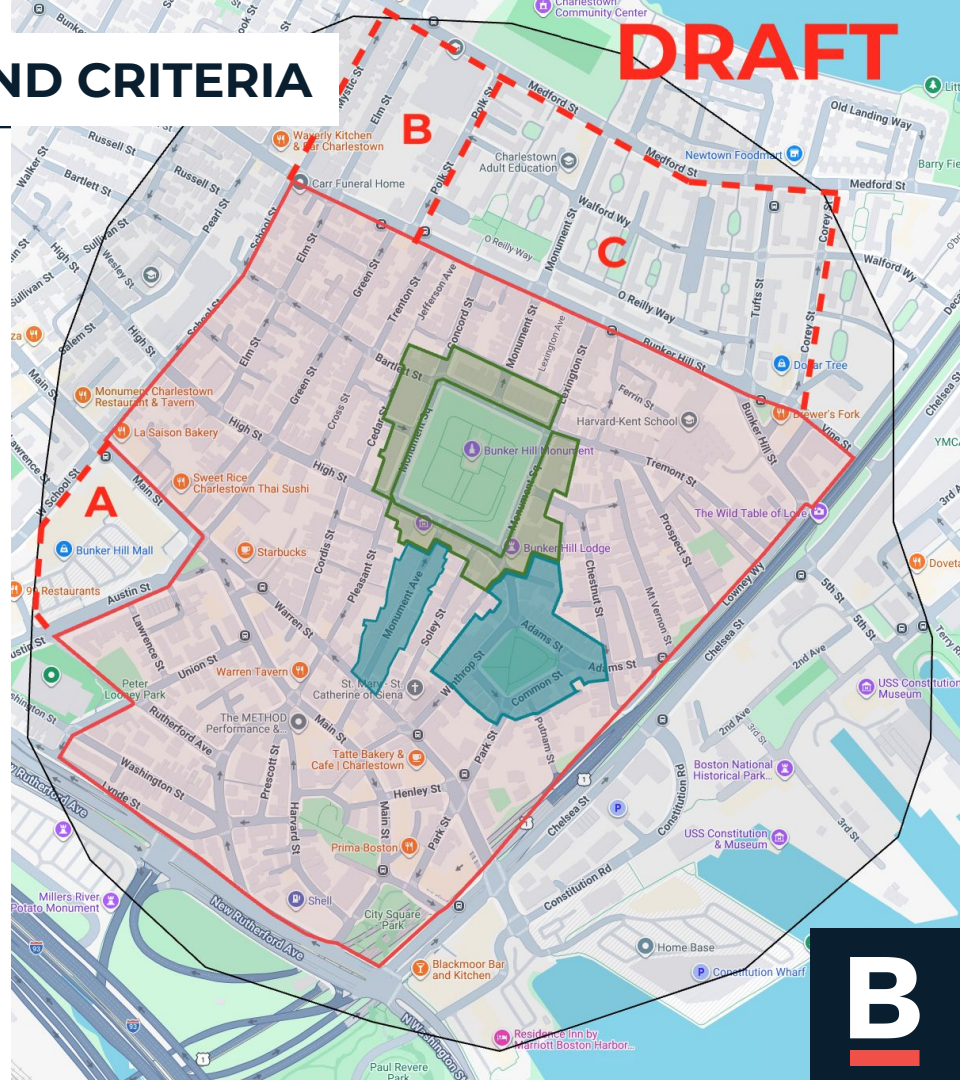
(ONLY) REGULATE:

- Demolition
- Land Coverage
- Height of Structures
- Landscape
- Topography

OPTIONS:

- **A:** A portion of the Bunker Hill Mall
- **B:** Bounded by Mystic, Medford, Polk, and Bunker Hill Streets
- **C:** Bounded by Polk, Medford, Corey, Samuel Morse Way, Decatur, and Bunker Hill Streets

The Study Committee is looking for feedback tonight on whether to include these areas. Please provide feedback at the map station!



EXEMPTIONS

ITEMS THAT ARE ROUTINELY EXEMPT IN MANY LANDMARK DISTRICTS INCLUDE:

- Routine maintenance and repairs
- Seasonal window air conditioning units
- Paint on wood
- Items not visible from a way that is open to public travel
- Temporary signs: for sale, coming soon, etc.
- Potted plants
- Holiday decorations



HOW WILL THIS IMPACT PROPERTY OWNERS?

- **The designation of a district results in an additional layer of regulation over the designated properties.**
 - Could result in slightly longer project timelines (although a determination must be issued within 30 days of the filing of a complete application).
 - Could result in higher costs for exterior alterations, but the Study Committee has designed the standards to be flexible and minimize financial burden. Property owners can also apply for a financial hardship exemption. Routine maintenance and repairs are not regulated.
- **However, it also provides substantial benefits to property owners.**
 - Becoming part of a district gives property owners more of a voice in the changes that happen around them, which can help to protect and preserve quality of life and neighborhood character.
 - It also provides free technical guidance from the Landmarks Commission and staff, who are experts in the field of historic preservation; this can help protect property owners from bad advice or unscrupulous work that will damage their property.

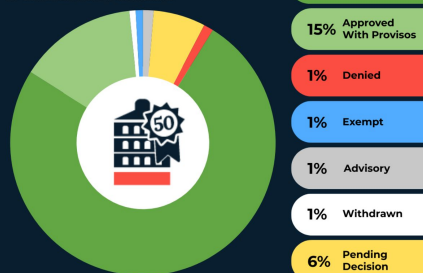
HOW WOULD A PROPERTY OWNER APPLY FOR WORK?

(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.

2025 APPLICATIONS BY DECISION

For all 11 Boston Historic Commissions



City of Boston
Historic Preservation

CITY of BOSTON

DESIGN REVIEW PROCESS

BUILDING PERMIT

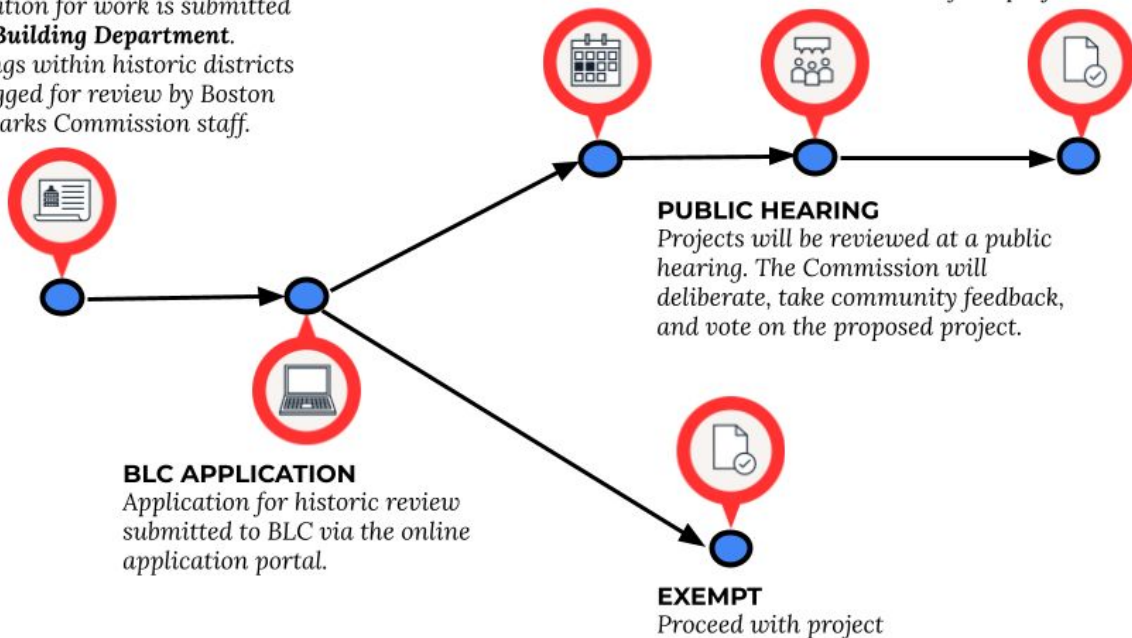
Application for work is submitted to the **Building Department**. Buildings within historic districts are flagged for review by Boston Landmarks Commission staff.

HEARING SCHEDULED

Hearing details are emailed to the applicant on how to participate in the hearing.

DECISION LETTER & PLACARD

The decision letter and BLC approval placard are sent to the applicant. The placard is to be placed on site for the duration of the project.

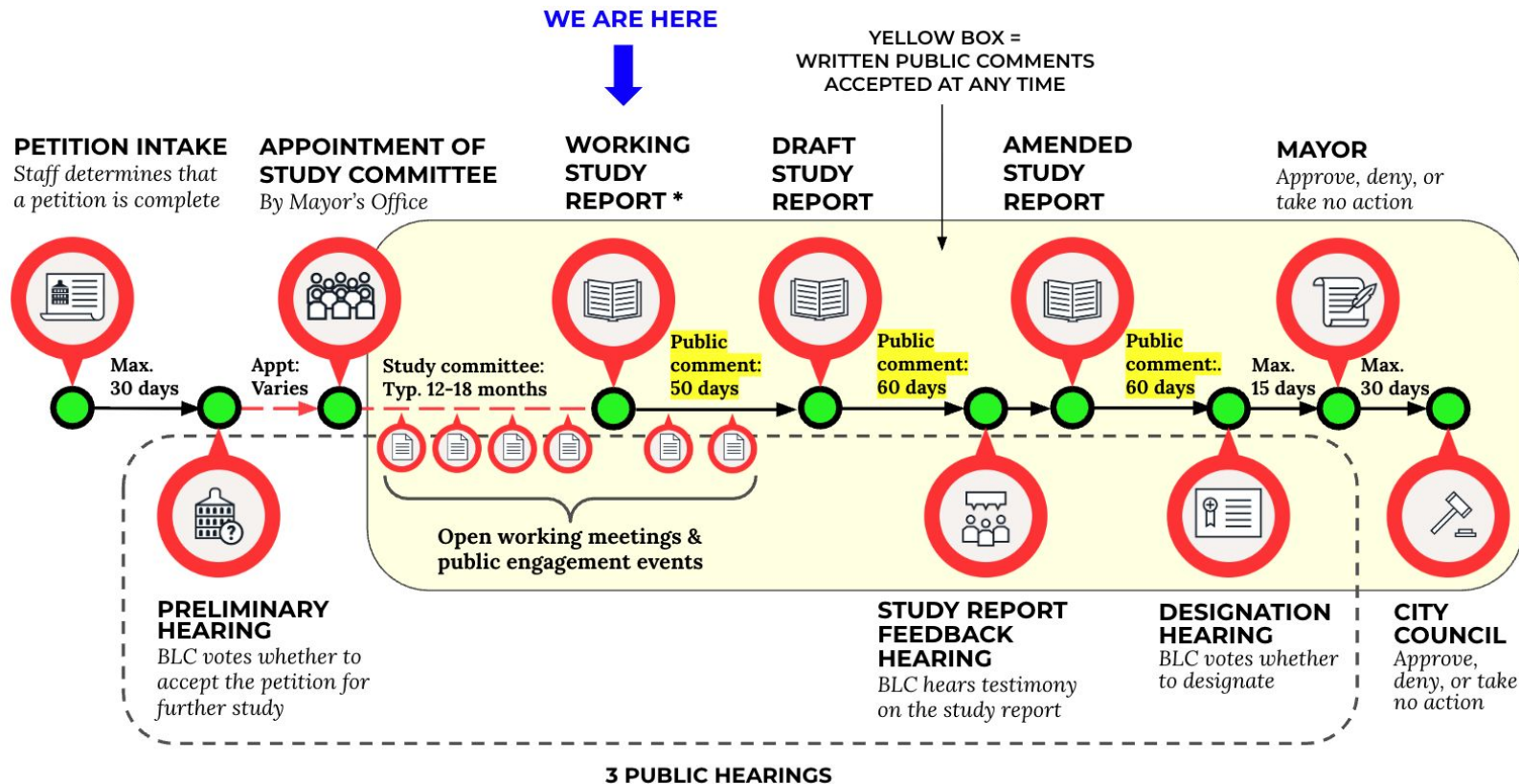


OFFICE OF HISTORIC PRESERVATION

WHAT HAPPENS NEXT?



DESIGNATION PROCESS AND OPPORTUNITIES FOR PUBLIC COMMENT



* EXTRA DRAFT (BEYOND WHAT IS REQUIRED OR TYPICAL) REQUESTED BY THE MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE TO COLLECT ADDITIONAL PUBLIC INPUT.

PUBLIC OUTREACH

In person:

- Neighborhood walk (August 6, 2025)
- Neighborhood walk (September 10, 2025)
- Mayor's Coffee Hour in Charlestown (May 1, 2025)
- Charlestown Neighborhood Council Presentation (May 6, 2025)
- Community Meeting (April 15, 2026)
- Mayor's Coffee Hours in Charlestown (July 13, 2026)
- Community Meeting (October 21, 2026)

Mail:

- Notice mailed to all property owners in proposed Landmark District

Print media:

- 8 advertisements in the *Charlestown Patriot-Bridge*
- *Charlestown Patriot-Bridge* article on October 9, 2026

Physical distribution:

- 1,000 flyers distributed by hand in the neighborhood

Online:

- Webpage (www.boston.gov/monumentsquare)
- Newsletter (currently 120 subscribers)
- Social media posts (Facebook, Instagram, Bluesky)
- Working meetings open to the public

Other:

- Outreach to over a dozen community organizations

Landmarks Commission staff collects all comments received by email and shares them directly with the Study Committee. Time is also allocated at the beginning of every working meeting for staff to report on comments received since the last meeting, and for Study Committee members to share any feedback they had received.

Coming up:

- More of everything on the left!
- Two Boston Landmarks Commission hearings for public testimony
- 60 days before each Boston Landmarks Commission hearing, **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)
- Legal notices will be posted in the *Boston Herald* for Landmarks Commission hearings

ANSWERS TO SOME FAQs

Why is the Bunker Hill Monument and grounds not included in the designation?

The proposed Landmark District excludes the Bunker Hill Monument and surrounding park because it is federal property managed by the National Park Service. [Article IV, Section 3, Clause 2 of the United States Constitution](#) delegates authority over federal lands to the United States Congress. Therefore, state and local governments may not enforce their laws against the National Park Service with respect to federal lands.

All of Charlestown is historic. Why are you not designating the entire peninsula?

The submitted petition for the proposed Landmark District asked the Commission to consider the designation of a limited area based on a specific history of that area. The Study Committee was tasked with evaluating and making recommendations regarding that specific request. It is not democratic, nor does it follow our enabling legislation, for governmental staff or volunteers to radically change an area of study. Future petitions could request the study of the expansion of the Landmark District, or for other areas of Charlestown to be designated.

Will this increase the cost of living?

Property owners within the designated areas will never be forced to do any work to their property. Design review is only triggered by work that the property owner has proposed to do. The Landmarks Commission works with property owners to find mutually agreeable solutions.

The Study Committee has gone to great lengths to ensure that the Standards and Criteria are not overly burdensome or restrictive. The intent of the Standards and Criteria is largely to prevent the destruction of what already exists. Property owners may also apply for an exemption based on financial hardship.

TONIGHT'S FEEDBACK ACTIVITIES

1. **Question and comment station** (back of room):

- a. What do you need defined or clarified?
- b. What do you hope this achieves?
- c. What are your concerns?

2. **Mapping exercise** (to the right of the stage):

- a. What is your feedback on the Protection Area boundary?
 - i. Big maps: Vote on different options for Protection Area boundary.
 - ii. One-page map/comment sheets: Draw alternative boundaries and provide comments.

3. **Archaeology station** (to the left of the stage):

- a. When do you think archaeological review should be required?

THANK YOU



@BOSTONLANDMARKS

**EMAIL: BLC@BOSTON.GOV
ARCHAEOLOGY@BOSTON.GOV**

**WORKING STUDY REPORT AND
FEEDBACK FORM ARE AVAILABLE
NOW ON THE MONUMENT SQUARE
LANDMARK DISTRICT WEBSITE:
www.boston.gov/monumentsquare**

