

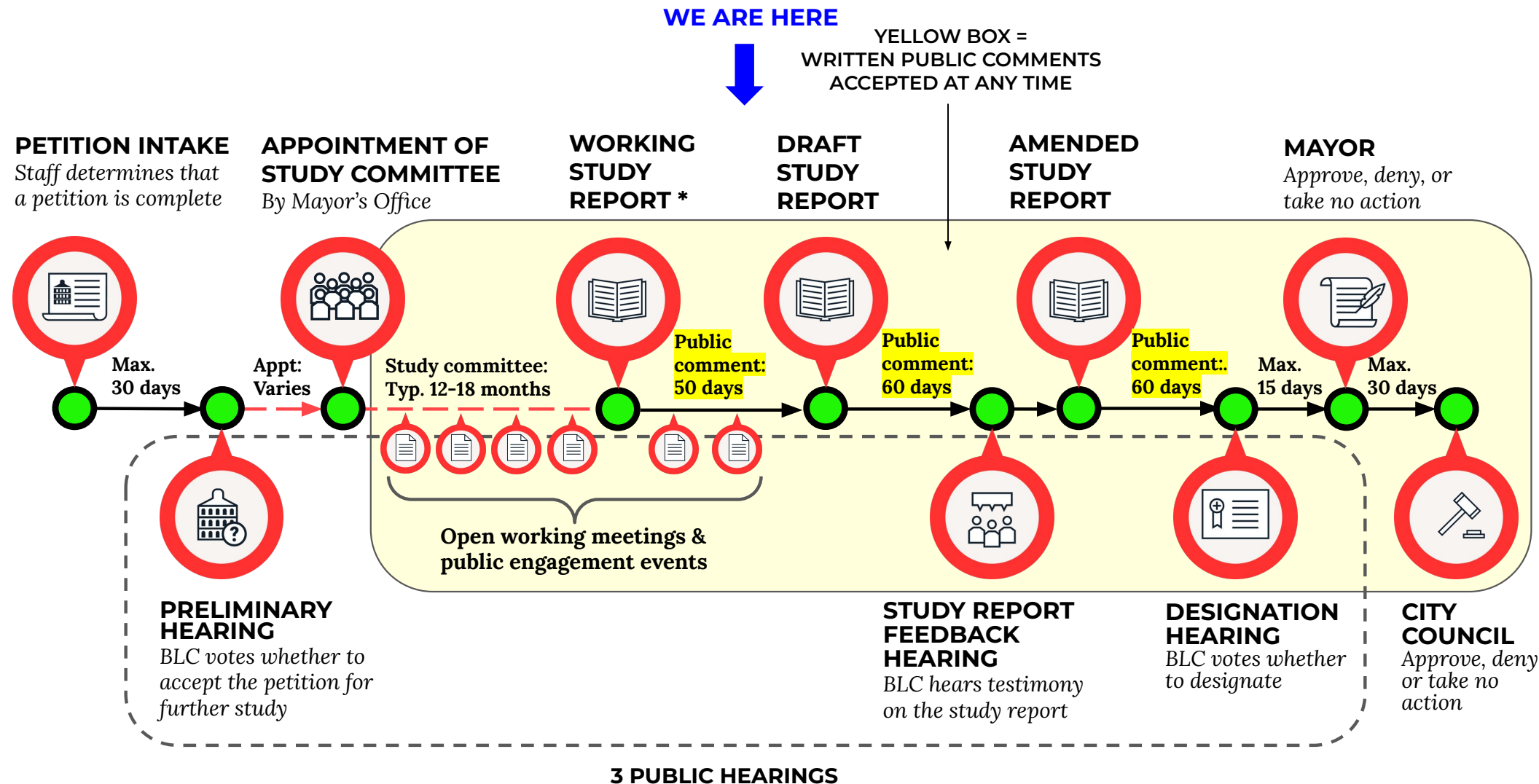


MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE



October 28, 2026

TIMELINE



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

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. EXECUTIVE SESSION

- Executive session to discuss the Open Meeting Law Complaint from Johanna Hynes received by the Monument Square Landmark District Study Committee on October 23, 2026.

II. REVIEW AND VOTE ON MEETING MINUTES

III. REVIEW PUBLIC FEEDBACK

- Discussion of feedback received since the last meeting
- Discussion of feedback received at community engagement event

IV. EDIT WORKING STUDY REPORT

- Discussion of edits to working study report based on public feedback

V. PUBLIC COMMENTS

- At the discretion of the chair as time allows

VI. STAFF UPDATES

VII. PROJECTED ADJOURNMENT: 8:30 PM

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EXECUTIVE SESSION

- Executive session to discuss the Open Meeting Law Complaint from Johanna Hynes received by the Monument Square Landmark District Study Committee on October 23, 2026.
- **Members of the public will be moved to the Zoom waiting room during the Executive Session and will be readmitted to the Zoom call after its conclusion.**

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MEETING MINUTES

- **Review and vote on minutes from 9/23/2026 and 10/14/2026**

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WORK PLAN

WORK PLAN AND PUBLIC ENGAGEMENT PLAN		
~~SEPT-23~~	~~Meeting to agree on release of working report and prep for community event~~	Outreach: • Notice mailed to all property owners of record in the Landmark District • Flyering • Emails to our MSLD listserv • Social media posts • Contact local orgs. • Announcement in <i>Patriot-Bridge</i> • ONS newsletter • OHP newsletter • Post in Charlestown FB group • CoB liaison at CNC
~~SEPT-24~~	~~WORKING REPORT released to public~~	
~~OCT-24~~	~~Community event at Knights of Columbus~~	
OCT 28, NOV 4	Meetings to debrief from community event and revise report	
By NOV 13	DRAFT REPORT posted for 60-day public comment period	Outreach: • [All of the above] • Mailing to all property owners in BOTH Landmark District and Protection Area
JAN 12	Boston Landmarks Commission Hearing #1	
JAN 20, 27, and/or FEB 3, 10	Meeting(s) if needed to amend report (note: BPS vacation 2/15-19)	
FEB 26 (tentative)	AMENDED REPORT posted for 60-day public comment period	Outreach: • [All of the above] • Mailing to all property owners in BOTH Landmark District and Protection Area
APR 27 (tentative)	Boston Landmarks Commission Hearing #2 (note: BPS vacation 4/19-23)	
	Mayoral and City Council review	

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GOALS

- To discuss tonight:
 1. Protection Area boundary
 2. Archaeology
- Next meeting:
 1. Resolve specific comments on the Working Study Report

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PUBLIC FEEDBACK - COMMUNITY MTG.

- General comments and questions from the October 21st event:

MONUMENT SQUARE LANDMARK DISTRICT AND PROTECTION AREA - COMMENT FORM

READ THE WORKING STUDY REPORT



Scan the QR code
to find the report

**WE WANT
TO HEAR
FROM YOU!**



Please scan the QR code, go to www.boston.gov/monumentsquare, or visit the BPL Charlestown branch to read the working draft of the Monument Square Landmark District study report and fill out our feedback form.

You can also write in comments below.

WHAT IS YOUR FEEDBACK FOR THE STUDY COMMITTEE?

great job - Thank you
Excellent Report
so glad - we should never have
another putman demolition

WHAT DO YOU STILL WANT TO KNOW?

In good
C

**STAY
UPDATED!**



Sign up for the
Monument Square
Study Committee
newsletter - Scan the
QR code to get started!

HAND IN THIS FORM ON YOUR WAY OUT, OR RETURN IT TO THE BOSTON PUBLIC LIBRARY
IN CHARLESTOWN AND STAFF WILL PICK UP THE RESPONSES.



City of Boston
Historic Preservation

www.boston.gov/monumentsquare

CITY of BOSTON

I am strongly opposed to
this proposal which
unjustly restricts what
people can do with their own
property.

THANKS,
YOU!
We appreciate
your work

HOMEOWNERS SHOULD
NOT BE TOLD WHAT
THEY CAN DO W/
THEIR PROPERTY

I would love for Preservation
efforts to continue but
this places too many
restrictions on homeowners.

The Protection
Area is not
getting sufficient
notice of this or
explanation of what
requirements would be

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PUBLIC FEEDBACK - COMMUNITY MTG.

MONUMENT SQUARE LANDMARK DISTRICT

Short Resident Speaking Script

Good evening.

My name is Tina Goodnow.

I'm a Bunker Hill resident, speaking with the **Charlestown Resident Alliance (CRA)**.

We respect the importance of preserving Charlestown's history. But we are asking you to **exclude Area C, the Bunker Hill redevelopment, from the proposed Monument Square Landmark District.**

Our families have waited a long time for better housing. We are concerned that another layer of review could create additional obstacles for residents waiting for their new homes.

Please listen to the residents who live here. Keep Area C out of the Landmark District and allow our redevelopment to continue moving forward.

Thank you.

MONUMENT SQUARE LANDMARK DISTRICT

Resident Talking Points

Good evening. My name is Karla West and Bunker Hill is my home.

I'm here tonight with the Charlestown Resident Alliance, but most importantly, I'm **here as a resident.**

When you look at the proposed Landmark District, you may see lines on a map and an area marked "C."

But when I look at Area C, I see my home. I see my neighbors. I see families, children, seniors, and people who have been waiting for better housing.

We have lived with conditions that no family should have to accept, including water leaks, mold, and rats, cellar water, and many other things that come with bldgs from the 1940s. And through all of that, residents have held onto the hope that this redevelopment will give our families the **safe, quality homes we deserve.**

We absolutely respect the history of Charlestown.

But we are part of Charlestown's history too. And we are part of its future.

What we are asking tonight is simple:

Please do not create another potential obstacle for families who have already waited long enough.

Please exclude Area C and the Bunker Hill redevelopment from the proposed Monument Square Landmark District.

And before you make this decision, I ask you to remember the people behind that letter "C."

Area C is not just an area on a map. It is our home.

We are not asking you to forget Charlestown's past. We are asking you not to stand in the way of our future.

Please hear the residents. Keep Area C out of the Landmark District and let our families move forward.

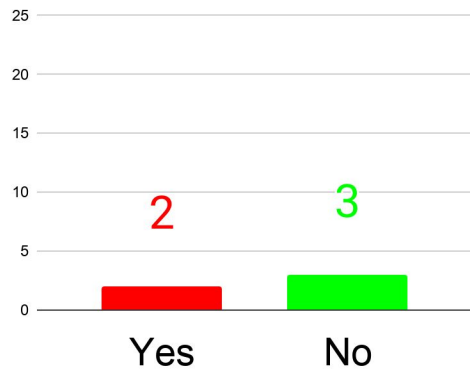
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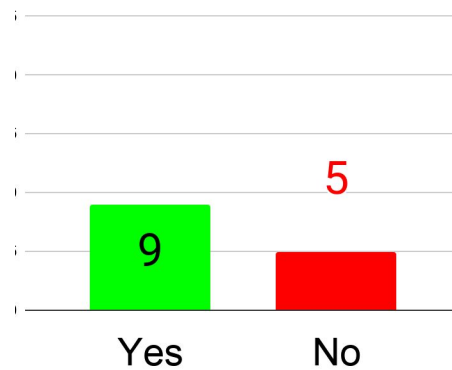
PUBLIC FEEDBACK

- Received since the release of the working study report.
- Support the Landmark District?

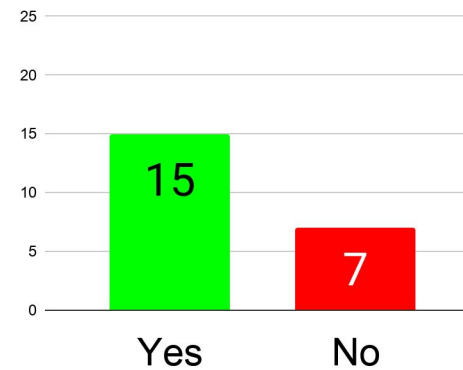
Community Mtg



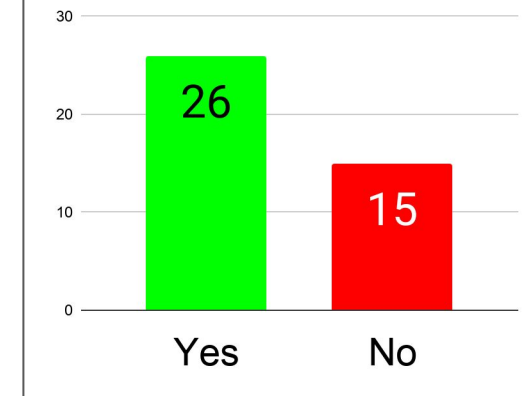
Google Form



Emails/letters

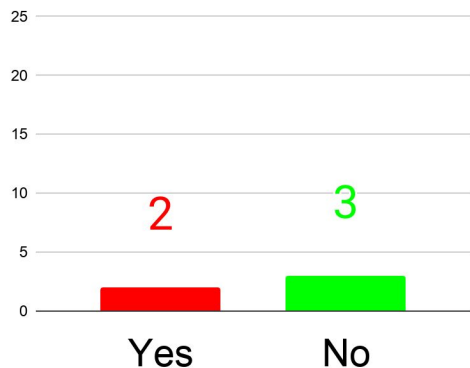


TOTAL

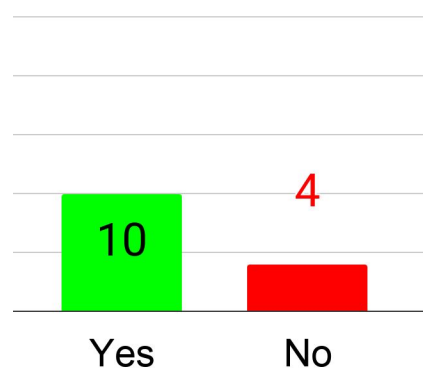


- Support the Protection Area?

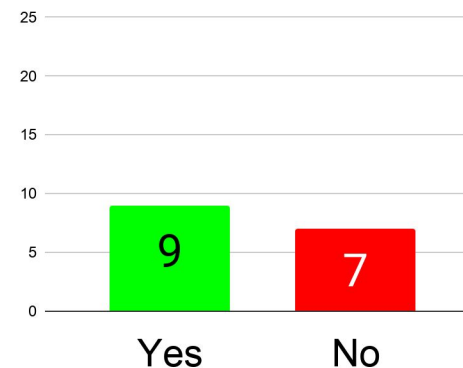
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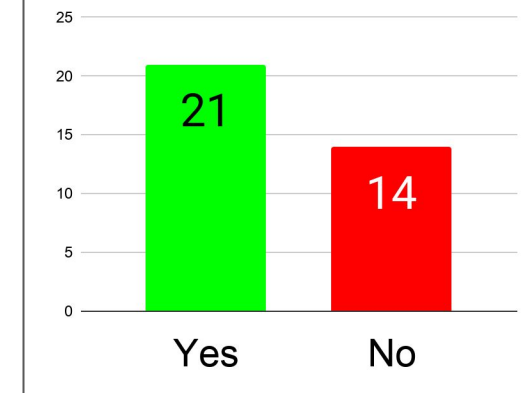
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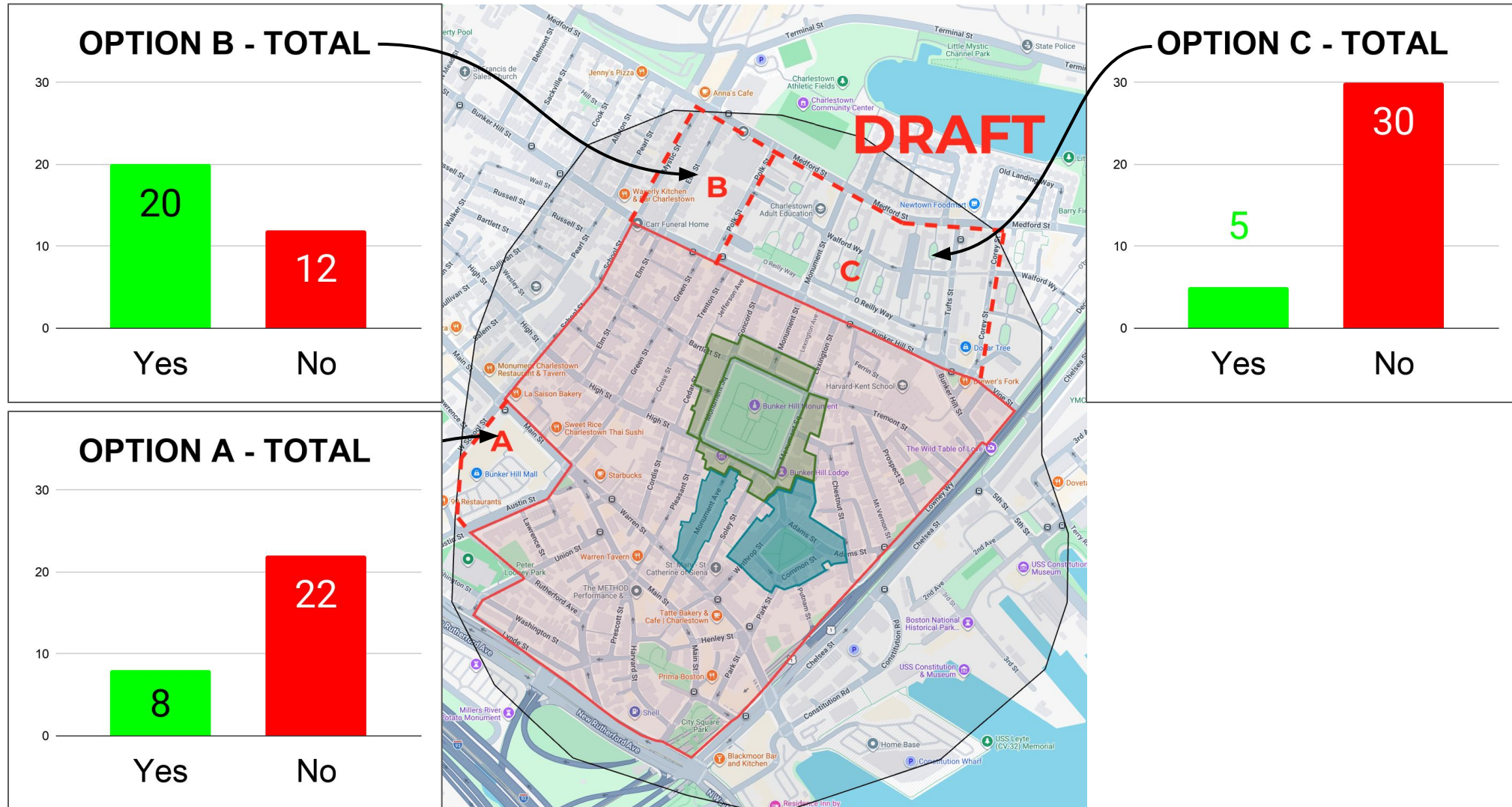
TOTAL



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PUBLIC FEEDBACK

- Received since the release of the working study report.
- Should areas A, B, or C be in the Protection Area?



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PUBLIC FEEDBACK

- Received since the release of the working study report.
- General Protection Area comments:

“The Protection Area should stay focused on the history and create a clear, understandable boundary around genuine historic character.”

“The final boundaries should reflect the areas where protection of historic character, significant views, and compatible development can be most meaningfully achieved, while avoiding unnecessary regulatory burdens on properties that contribute less directly to the historic setting.”

“The option areas here seem fundamentally different from the landmark and protected area today. I'd like to see them built at scale to the neighborhood, but seems a different regime would be more fitting.”

“I am totally opposed to any historical landmark in this area.”

“Against all of it”

PUBLIC FEEDBACK

- Received since the release of the working study report.
- Comments on specific options:

“I support including Area B within the proposed Protection Area while excluding Areas A and C.”

“I support excluding Areas A and C based on the redevelopment history and existing development considerations.”

“The built environment in areas A and C DO NOT contribute to the significance of Monument Square. They have been designated for higher density housing than the district has and inclusion of these areas risks the entire district designation.”

“Area B should be added. Areas A and C should not: because both have been redeveloped many times since the battle, neither contributes to the district's significance, and both already have major development agreements in place that would predate the district. Leaving them out makes the boundary easier to justify.”

“I am in favor of adding Area B, but A and C shouldn't be part of the District at this time. Both have been redeveloped many times since the battle, do not contribute to the district's significance, and already have development agreements in place.”

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PUBLIC FEEDBACK

- Received since the release of the working study report.
- Comments on specific options (continued):

“I think it makes sense for A and B. Not so sure how C would work with the construction project there now plus the lack of historical homes left due to prior developments.”

“The area around C has important history, but should be weighed heavily against the needs of public housing improvements”

“Option A: Only considered a yes for this because Austin Street and a small part of Main Street are included. The Bunker Hill Mall is an abomination and an eye sore that replaced historic neighborhoods decades ago. That area should be allowed to change as fits the community's needs. Option B: Elm Street has some older, architecturally nuanced buildings, and some older ones on Bunker Hill Street. But, mainly I would say no to option B. Option C: There is nothing worth preserving here besides old churches which now have... a Family Dollar inside of them...”

“Area B, encompassing the blocks bounded by Mystic Street, Medford Street, Polk Street, and Bunker Hill Street, should be considered within the broader historic and visual context of Monument Square.”

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STAFF RECOMMENDATION

Instead of including Option B in the Monument Square Protection Area:

- Burying grounds can be petitioned to be designated as individual Landmarks.
 - Can also have their own Protection Area.
- Would provide a higher level of protection for the burying grounds than the Monument Square Protection Area can provide.

Why Archaeology?

- **Archaeology is a key part of historic preservation along with historic buildings.**
- **Archaeology has a broad history in Charlestown including Native, colonial, and pre-Revolution periods.**
- **Archaeology is one of the ONLY sources of information about under-represented people in history including women, children, Indigenous, minorities, the poor, disabled, immigrants, and many others.**

Archaeology FAQs (p. 1)

- **Why here?**
 - Charlestown has some of the most significant Native, colonial, Revolutionary War-era, and immigrant history in the country. In a developed place like Charlestown, most archaeological sites are now in people's back yards and in open spaces
- **Does every property need a dig?**
 - **No!** Digs should happen only if there is a good reason to expect there to be significant history surviving on the property. The Archaeologists need to show WHY there could be a site.
- **Why would a property not be worthy of a dig?**
 - No evidence there is potentially-significant site on the property
 - Development has likely disturbed the site already
- **What types of work could trigger a dig?**
 - Sites in Charlestown tend to be deep, so only projects that have **deep** and **broad** impact on the ground would potentially need a dig. Think additions, underground parking, catch basins.
- **How much does archaeology cost?**
 - A dig on an urban yard is variable, but a good estimate is around \$10,000. This is only for sites with large proposed ground disturbances and well-preserved sites.
- **If you care so much about archaeology, why don't you do the dig yourself?**
 - The Archaeology team has 1 dedicated project reviewer and 1 dedicated excavator plus volunteers. We don't have capacity to commit to doing digs ourselves, your insurance would not want volunteers digging on your property, and your project timeline would not like volunteers working slowly on the dig. Contract archaeologists are fast, insured, and work for YOU.

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Archaeology FAQs (p. 2)

- **Do I get to keep what is found?**
 - No. Any archaeology in Massachusetts done through municipal review (like a landmark district) must be done under a State Archaeological Permit. These permits stipulate that all artifacts recovered become Commonwealth property. The City Archaeology Program would curate it at our facility and make them accessible to the public like a special collection at a library.
- **How can I plan for the potential of a dig?**
 - Archaeology staff would be happy to look at your property early and let you know if there is potential for an archaeological site at any time. You can do the dig before your plans are finalized.
- **How long does it take?**
 - Permits typically take a week to write plus 30 days to receive, so digs usually start within 5 weeks of deciding to dig. It can take up to 60 days for permits, but that is very rare.
 - Digs themselves usually take 1-2 days to determine if a site is present, plus upwards of an additional week to recover anything significant if there is something there. Plan for 5-7 weeks from start to finish. This can start early before other permits are received or while waiting for other permits.
- **What do you find on a dig?**
 - Archaeology is the history of trash. Digs typically find everyday items thrown out from homes and businesses. We learn information about the people who made the deposits through analysis of the artifacts and where the artifacts were found.
- **What if you find something valuable?**
 - History is priceless, but 99.99% of things found in the ground are broken pieces of ceramic, glass, metal, animal bone, and other refuse.
- **What if you find a body?**
 - Unmarked burials are protected by state law. Even if found during construction, the work **must** stop and police **must** be called.

Proposed update to the Landmark District standards:

- Ground disturbance in the Landmark District should be reviewed by the City Archaeologist and Archaeology staff (concurrently with Landmarks Commission review).
 - This allows the City Archaeology program to be aware of planned work and propose collaboration with the property owner if there may be significant archaeological resources on the property.
- The City Archaeologist/staff can recommend but not require further review and mitigation.
- No costs would be required to be borne by the property owner.

WORKING STUDY REPORT

NEXT STEPS:

- Staff:
 - Will update the map and Boundary section of the working study report based on tonight's discussion.
 - Are creating a spreadsheet of all written comments that will be shared with the Study Committee by Friday.
- Study Committee:
 - Please review the comment spreadsheet between Friday and Wednesday.
 - The Study Committee will address any unresolved comments at the working meeting next week.

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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



STAFF UPDATES

Next steps

- Already described on a previous slide.

Upcoming meetings:

- November 4, 2026

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ADJOURNMENT



THANK YOU!

