

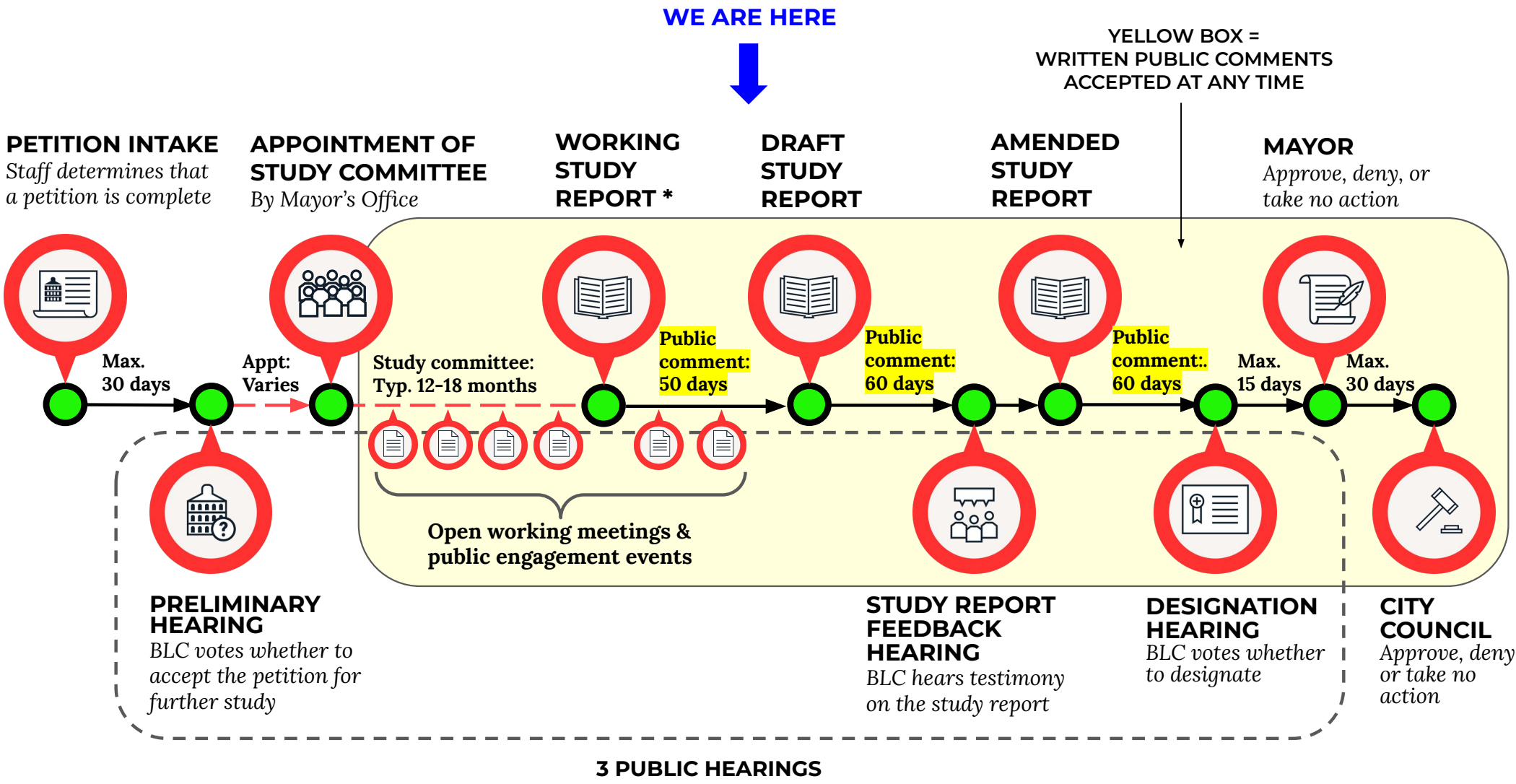
MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE

November 18, 2026

OFFICE OF HISTORIC PRESERVATION

CITY OF BOSTON

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 26, 2026.
- Executive session to discuss the Open Meeting Law Complaint from Johanna Hynes received by the Monument Square Landmark District Study Committee on November 12, 2026.

II. REVIEW AND VOTE ON MEETING MINUTES

III. VOTE ON PROTECTION AREA BOUNDARY

IV. REVIEW PUBLIC FEEDBACK AND EDIT WORKING STUDY REPORT

V. VOTE TO TRANSMIT STUDY REPORT TO LANDMARKS COMMISSION

VI. PUBLIC COMMENTS

- At the discretion of the chair as time allows

VII. STAFF UPDATES

VIII. PROJECTED ADJOURNMENT: 8:30 PM

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EXECUTIVE SESSION

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- Executive session to discuss the Open Meeting Law Complaint from Johanna Hynes received by the Monument Square Landmark District Study Committee on November 12, 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 10/28/2026**

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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 *Patriot-Bridge*** • **ONS newsletter** • **OHP newsletter** • **Post in Charlestown FB group** • **CoB liaison at CNC**
~~SEPT 24~~	~~**WORKING REPORT released to public**~~	
~~OCT 21~~	~~**Community event at Knights of Columbus**~~	
OCT 28, ~~NOV 4,~~ NOV 18	Meetings to debrief from community event and revise report	
~~**NOV 12**~~ **DEC 11**	**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**~~ **FEB 9**	**Boston Landmarks Commission Hearing #1**	
~~**JAN 20, 27, FEB 3, 10**~~ **FEB 10, 24**	Meeting(s) to discuss amendments and vote to release amended report (note: BPS vacation 2/15-19)	
~~**FEB 26**~~ **MAR 12 (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**~~ **MAY 11 (tentative)**	**Boston Landmarks Commission Hearing #2** (note: BPS vacation 4/19-23)	
	Mayoral and City Council review	

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GOALS

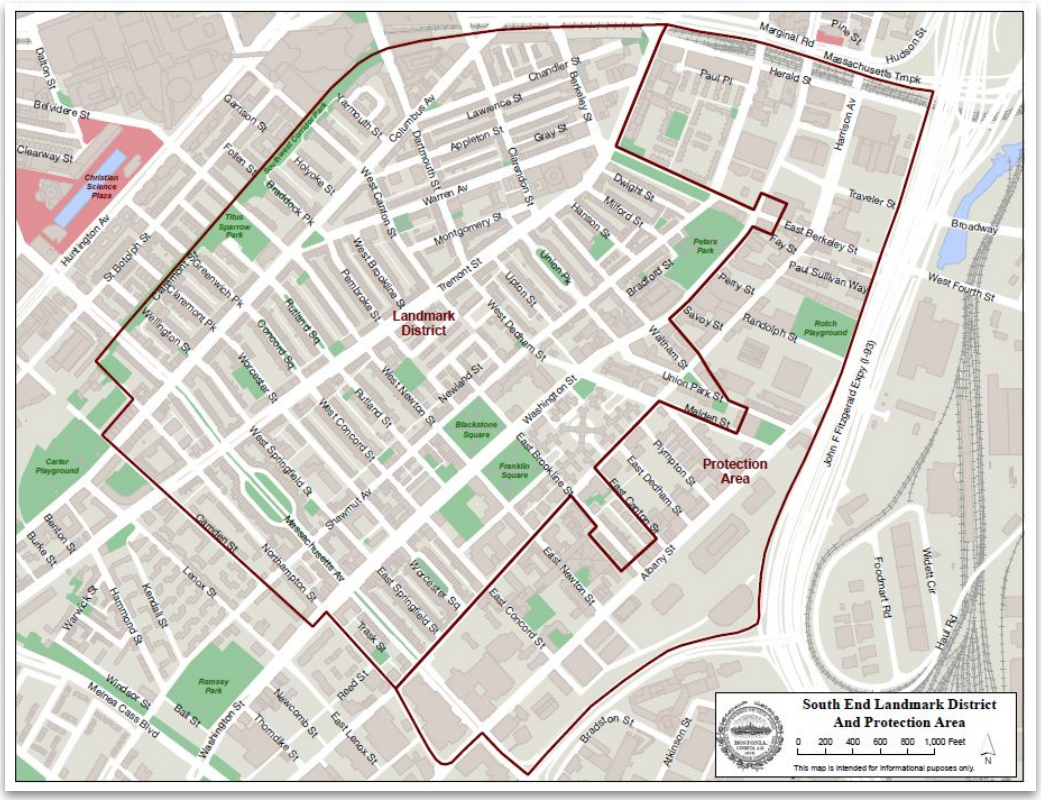
- To discuss tonight:
  1. Resolve Protection Area boundary
  2. Resolve specific comments on the Working Study Report

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TYPES OF DESIGNATIONS

Based on the resource'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

LANDMARK DISTRICT vs PROTECTION AREA

Enabling legislation:
Ch. 772 of the Acts of 1975

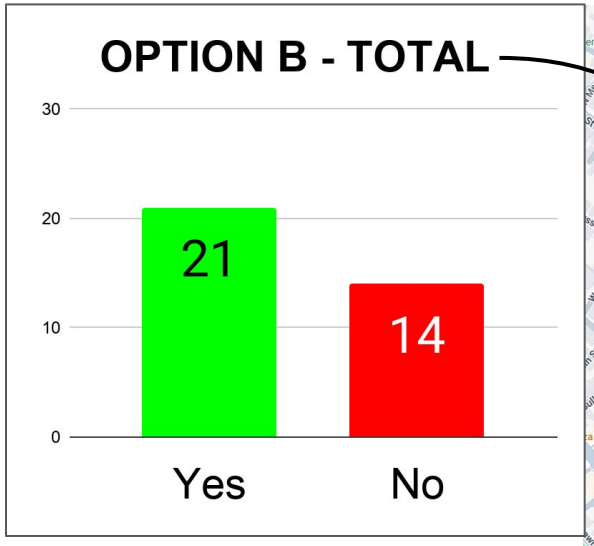
LANDMARK DISTRICT CRITERIA	PROTECTION AREA CRITERIA
"The commission may designate any improvement or physical feature as a landmark, and may designate any area in the city as a landmark district, or architectural conservation district and may amend any such designation as herein provided upon a finding 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 craftmenship 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."**	"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."

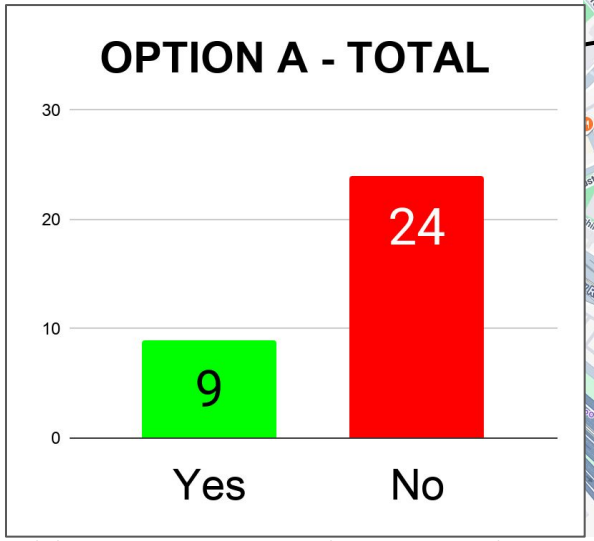
LANDMARK DISTRICT vs PROTECTION AREA

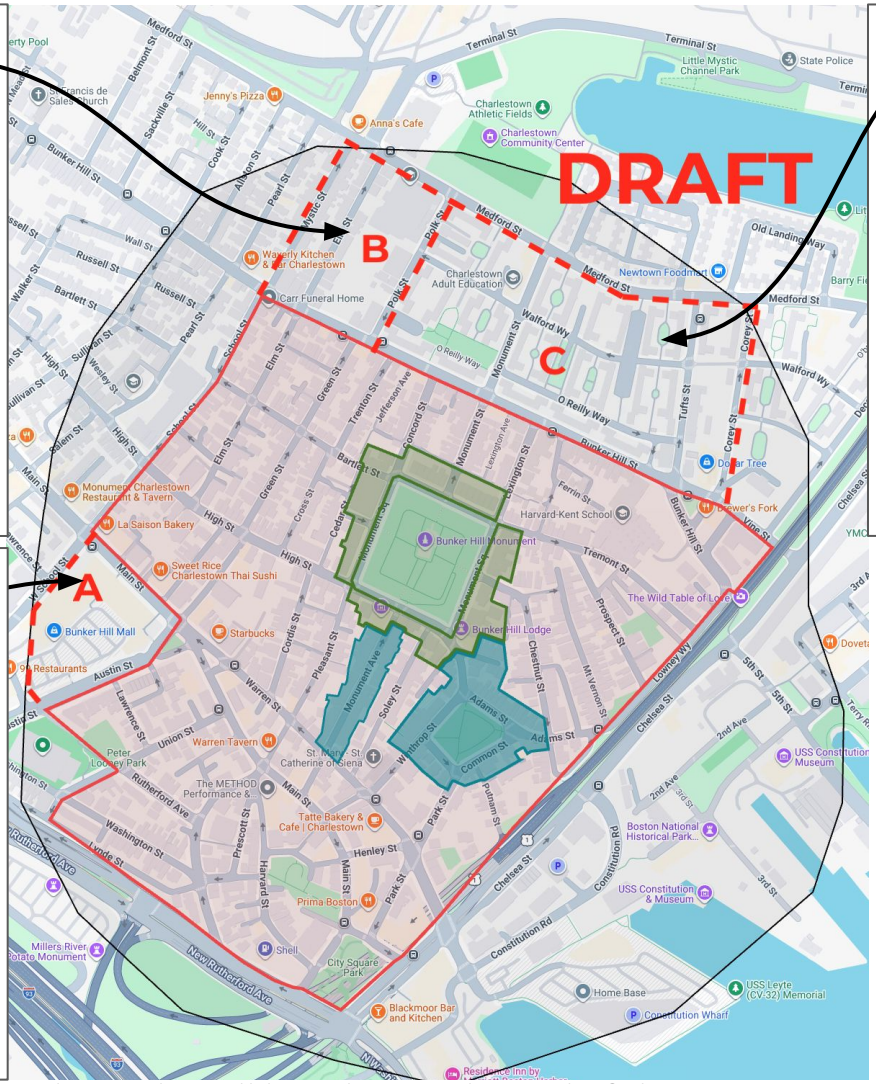
LANDMARK DISTRICT	PROTECTION AREA
• Administer design review for repairs and alterations to the exterior of a property to ensure that they will not negatively impact its historic character • Establish design guidelines for alterations, appropriate additions, or new construction. May include such things as: – Materials – Architectural details – Height – Protection of character-defining features – Roof decks • Prevent the demolition of significant structures	The standards and criteria applicable within any protection area can only restrict: • demolition,* • land coverage, • height of structure, • landscape, • topography. **"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.*

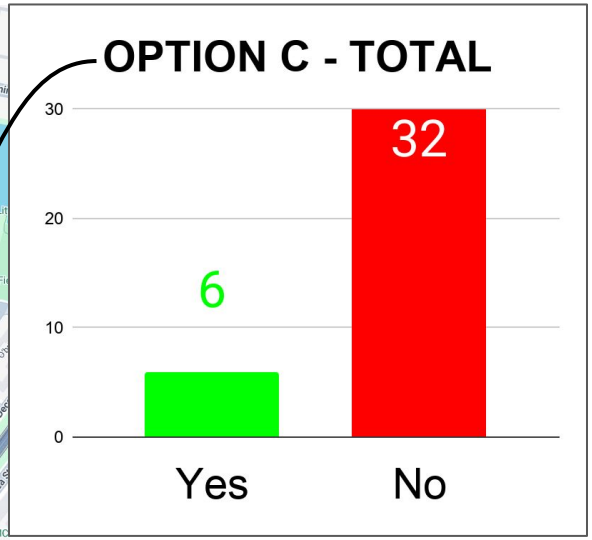
PROTECTION AREA BOUNDARY

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



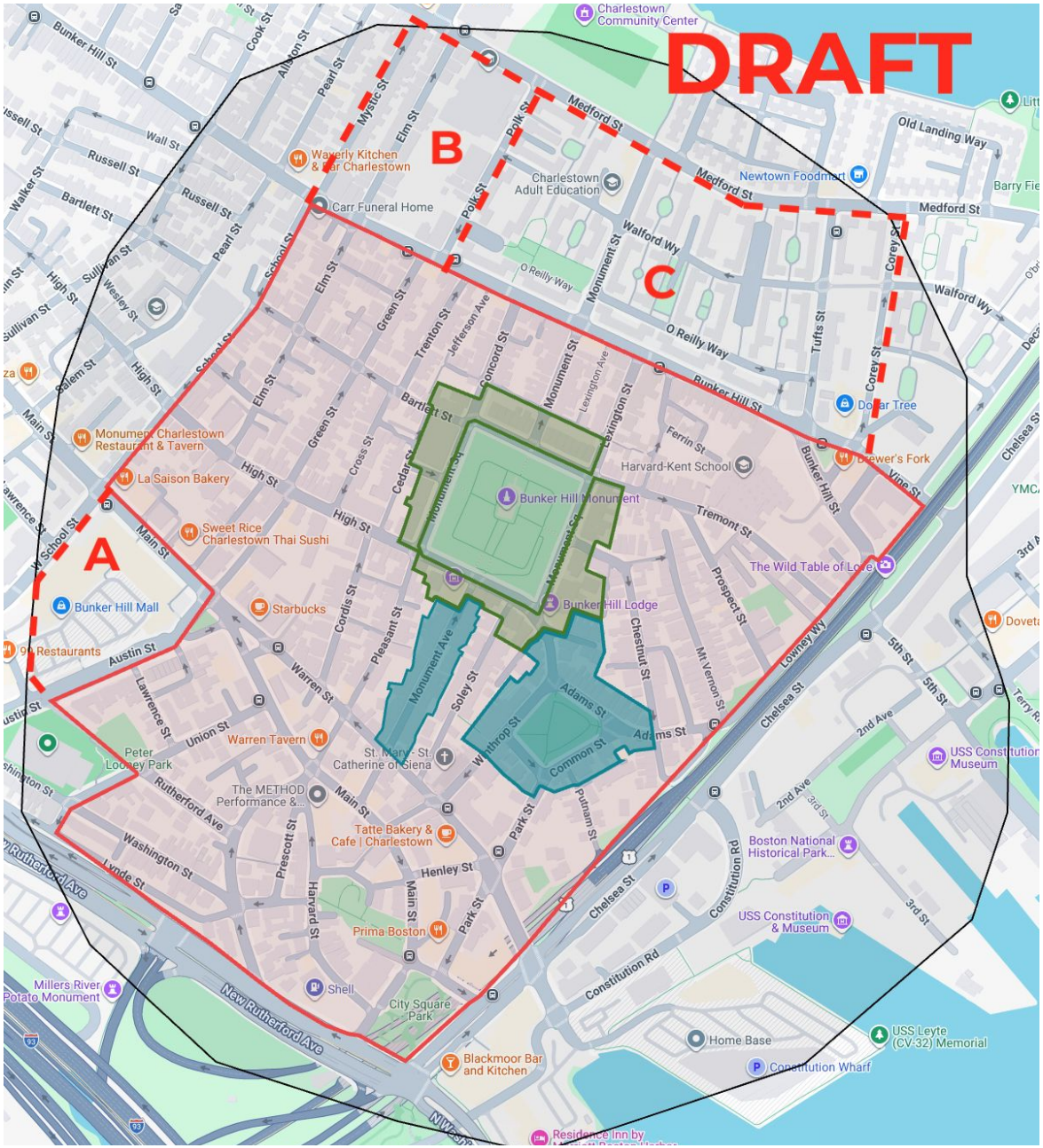






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PROTECTION AREA BOUNDARY VOTES



Vote options:

1. **Motion to proceed with Protection Area boundary as shown (excluding A, B, and C).** ***[staff recommendation]***

2. **Motion to proceed with a Protection Area that includes Option [A, B, or C].**

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WORKING STUDY REPORT

- Review public feedback and edit working study report
  a. See “Public Comments on MSLD Working Study Report - For Committee Discussion”

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VOTE

- Vote to transmit draft study report to Boston Landmarks Commission:
  a. According to BLC Regulations, the draft study report must be adopted by a majority of the members of the Study Committee and accepted by the Boston Landmarks Commission Chair before it is transmitted to the Boston Landmarks Commission.
  b. The transmission of the study report will begin a 60-day comment period that is followed by a Boston Landmarks Commission hearing to hear public testimony (no vote).
  c. After this hearing, the Study Committee can make amendments to the report and then release it again for a second 60-day public comment period.
  d. Is there a motion to transmit the draft study report to the Landmarks Commission?

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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.

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STAFF UPDATES

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Next steps

- BLC staff:
  - Create Appendix 3: the list of addresses in the Protection Area.
  - Save a tracked-changes version of the report before accepting revisions.
  - (Depending on outcome of tonight's Study Committee vote) Transmit study report to the Boston Landmarks Commission and post online for 60-day public comment period.
  - Issue public notices, including mailed notice to all property owners within the Landmark District and Protection Area.

Upcoming meetings:

- TBD.

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ADJOURNMENT



THANK YOU!