

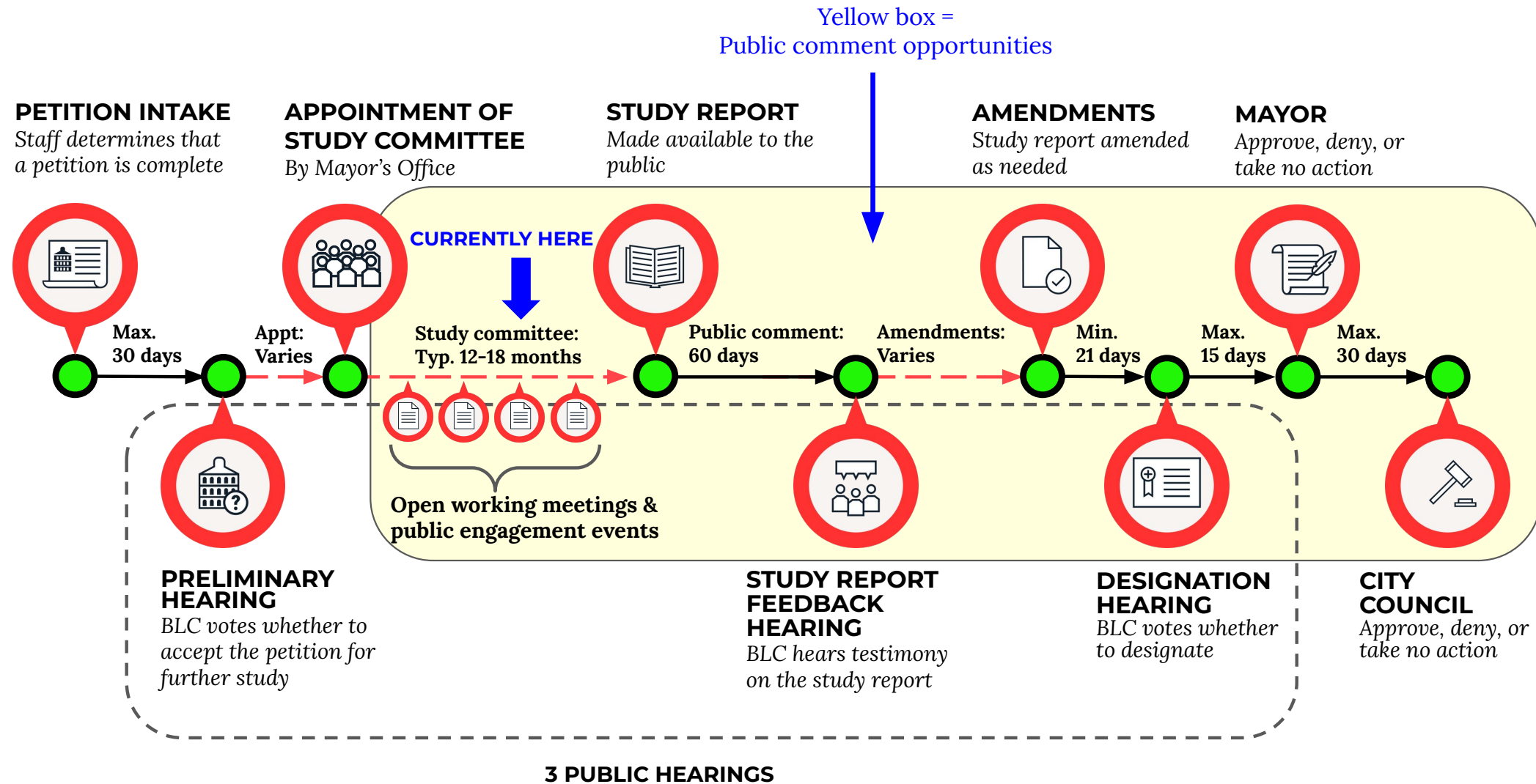


MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE

June 3, 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. EXECUTIVE SESSION

- Executive session to discuss the Open Meeting Law Complaint from Johanna Hynes received by the Monument Square Landmark District Study Committee on May 28, 2026.

II. REVIEW AND VOTE ON MINUTES FROM LAST MEETING

III. PUBLIC FEEDBACK SINCE LAST MEETING

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

IV. REVIEW PUBLIC ENGAGEMENT PLANS

V. REVIEW STANDARDS & CRITERIA

VI. PUBLIC COMMENTS

- At the discretion of the chair as time allows

VII. STAFF UPDATES

VIII. PROJECTED ADJOURNMENT: 8:00 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 May 28, 2026.**

Members of the public will temporarily be placed in the Zoom waiting room during the executive session. Once the discussion is concluded, members of the public will be readmitted to the Zoom meeting.

MEETING MINUTES

- **Review and vote on minutes from the 5/20/2026 Public Meeting**

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PUBLIC FEEDBACK

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

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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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PUBLIC ENGAGEMENT PLANS

September 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Charlestown Neighborhood Council	2	3	4	5
6	7 Labor Day	8 BLC Hearing	9	10	11	12
13	14	15	16	17	18	19
20	21	22 BLC Hearing	23	24	25	26
27	28	29	30			

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PUBLIC ENGAGEMENT PLANS

- Outreach plan:
 - Physical flyers
 - Emails:
 - Our newsletter mailing list
 - Local community groups
 - Social media
 - Notice in the Patriot-Bridge
 - Property owners of record to receive a mailed notice if budget allows

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STANDARDS AND CRITERIA

- Recap of 5/20 discussion:
 - The Study Committee reviewed the following subsections of the proposed Standards and Criteria:
 - Porches/stoops
 - Additions
- To review tonight:
 - New construction
 - Accessibility
 - Renewable energy sources

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%

ACCESSIBILITY

Example language:

1. Alterations to existing buildings for the purposes of providing accessibility shall provide persons with disabilities **the level of physical access to historic properties that is required under applicable law, consistent with the preservation of each property's significant historical features, with the goal of providing the highest level of access with the lowest level of impact.** Access modifications for persons with disabilities shall be designed and installed to **least affect the character-defining features** of the property; modifications should be **reversible when possible** and preserve as much of the original materials as possible. Modifications to some features may be allowed in providing access, once a review of options for the highest level of access has been completed.
2. A three-step approach is recommended to identify and implement accessibility modifications that will protect the integrity and historic character of the property:
 - i. Review the historical significance of the property and identify character-defining features;
 - ii. Assess the property's existing and proposed level of accessibility;
 - iii. Evaluate accessibility options within a preservation context.
3. Because of the complex nature of accessibility, **the Commission will review proposals on a case-by-case basis.** The Commission recommends consulting with the following document, which is available from the Commission office: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division; Preservation Brief 32 "Making Historic Properties Accessible" by Thomas C. Jester and Sharon C. Park, AIA.

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RENEWABLE ENERGY SOURCES

Example language:

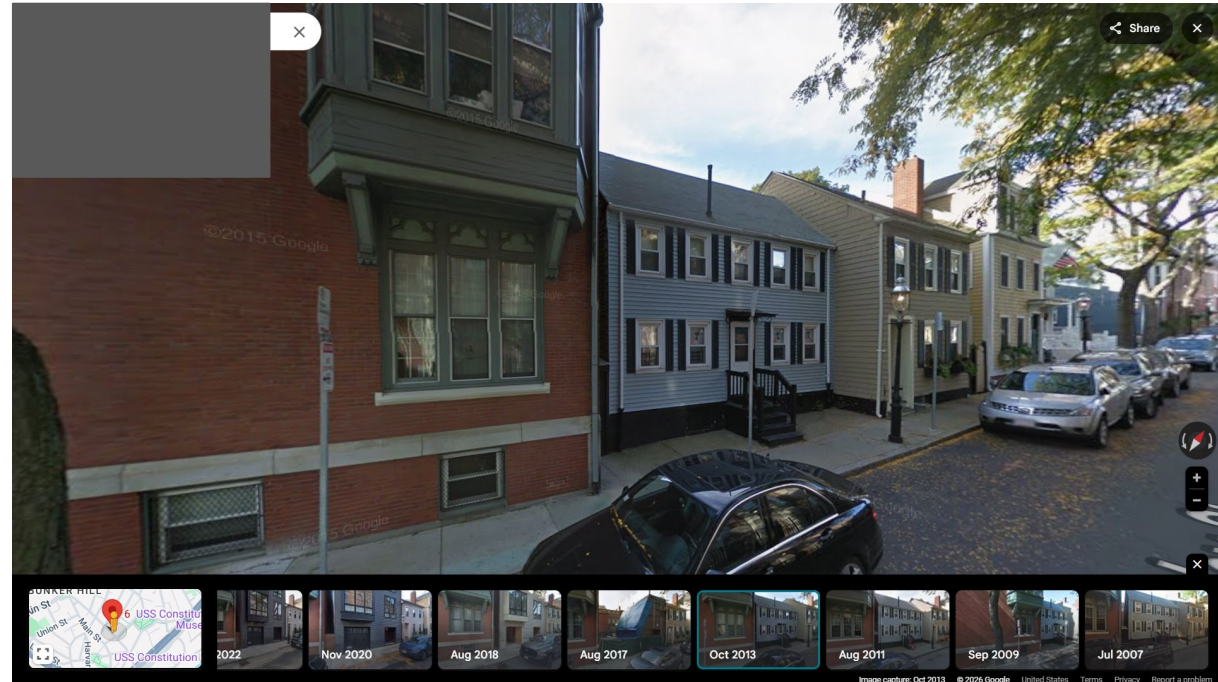
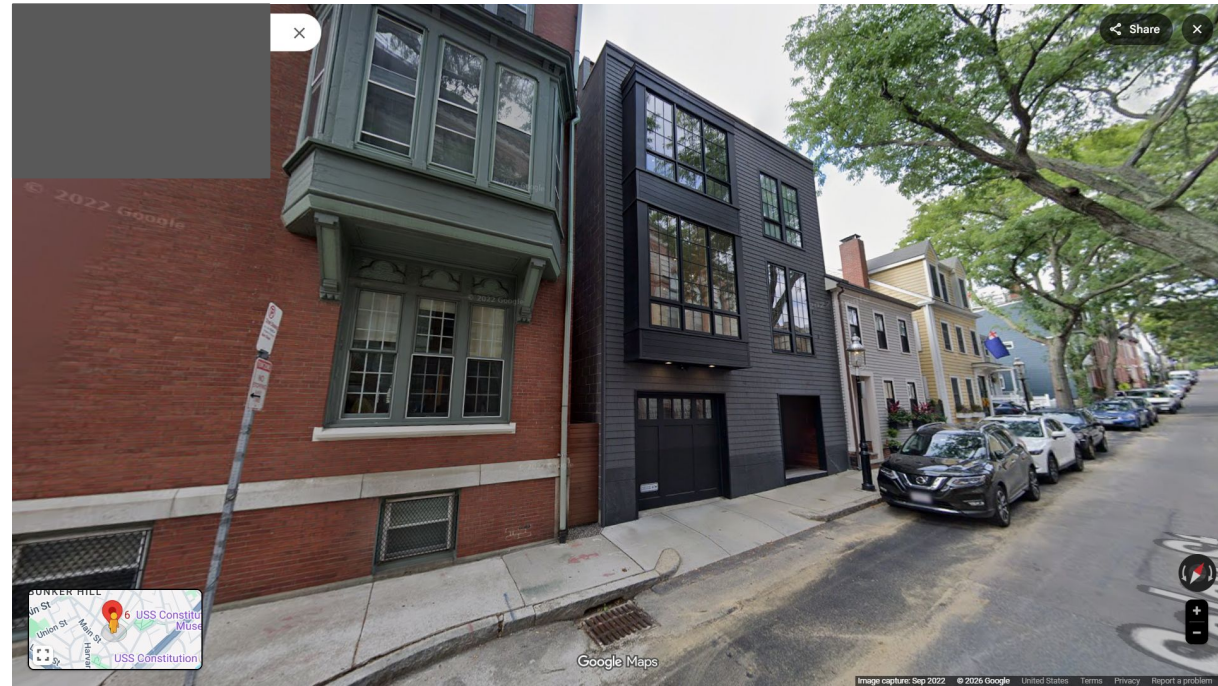
1. Renewable energy sources, including but not limited to solar energy, are encouraged for the district.
2. Proposals for new renewable energy sources shall be reviewed by the Commission on a case-by-case basis for potential physical and visual impacts on the district.
3. Refer to the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings for general guidelines.

NEW CONSTRUCTION

[Images shown are illustrative examples and are not necessarily located in the proposed District]

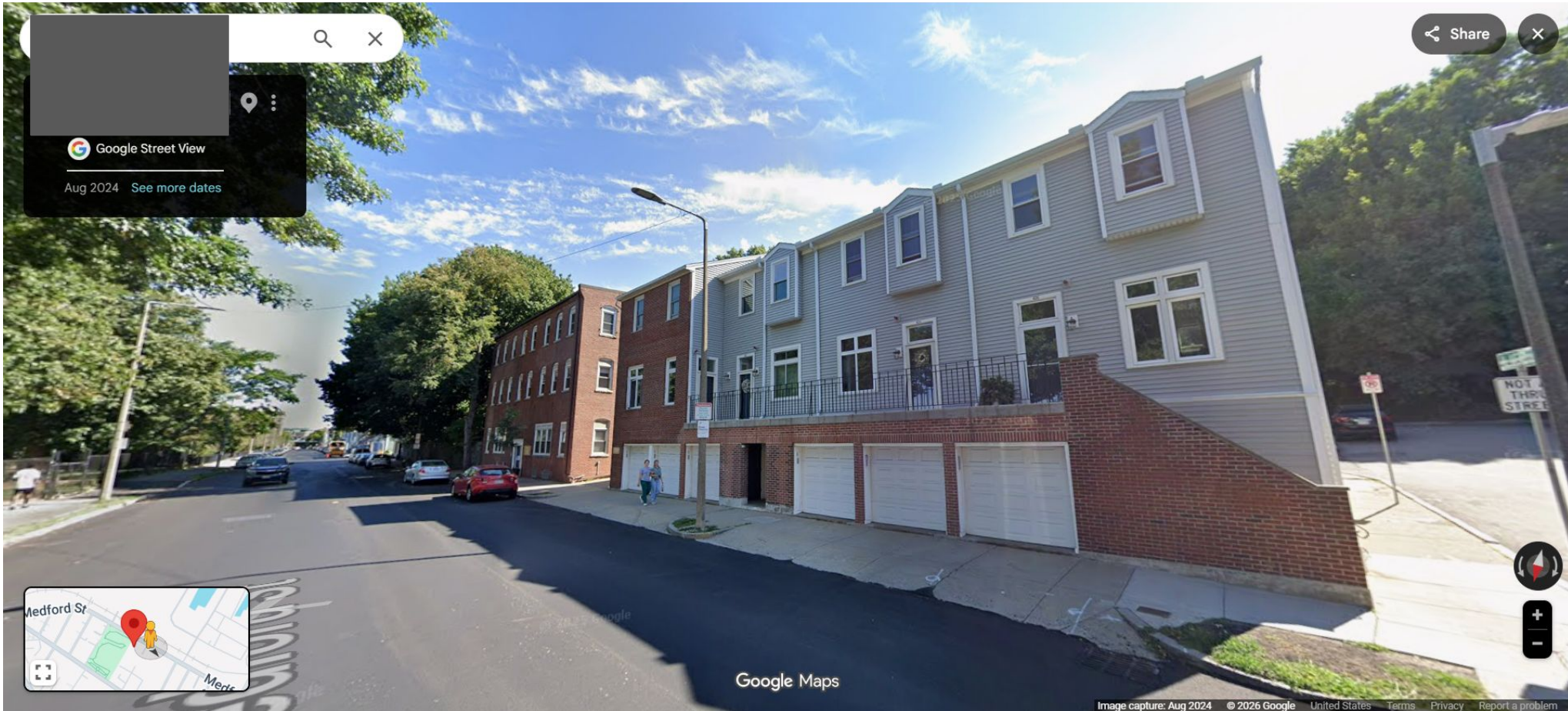
What do you observe?

-



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NEW CONSTRUCTION



[Images shown are illustrative examples and are not necessarily located in the proposed District]

What do you observe?

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NEW CONSTRUCTION



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What do you observe?

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NEW CONSTRUCTION



[Images shown are illustrative examples and are not necessarily located in the proposed District]

What do you observe?

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DEMOLITION & NEW CONSTRUCTION - Example Standards

Mission Hill Triangle Architectural Conservation District

Demolition

All plans for demolition of any existing building or portion of a building, visible from a public way, will be subject to District Commission review and approval.

New Construction

All new construction is subject to Commission review and approval. Plans submitted for approval must be consistent with, or complementary to, the historical and architectural character and appearance of the neighborhood. Particular attention will be given to scale, materials, set backs, and rhythm of the façade. Design should not be imitative of a style earlier to that which is prevalent in the district.

St. Botolph Area Architectural Conservation District

Demolition

All plans for demolition of any existing building will be subject to District Commission review and approval.

New Construction

All new construction is subject to District Commission review and approval. Plans submitted for approval must be consistent with or complimentary to the historical and architectural character and appearance of the neighborhood. Particular attention will be paid to scale, materials, and rhythm of the street facade(s).

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DEMOLITION & NEW CONSTRUCTION - Example Standards

Back Bay Architectural District (Residential)

Demolition

OF HISTORIC STRUCTURES Demolition of historic structures is prohibited in the residential portion of the district.

OF PORTIONS OF STRUCTURES Partial demolition may be considered acceptable where it involves an inappropriate alteration or addition to a building. Removal of architecturally significant features and alterations to historic facades are inappropriate.

New Construction

CRITERIA All new construction, whether of entire buildings or additions to existing buildings, should be designed to harmonize with the predominant characteristics of the district in height, mass, setback, rhythm, scale, proportions and materials.

HEIGHT Building height shall reflect the dominant cornice heights of surrounding buildings.

SETBACK New buildings shall observe the historic front and rear yard setbacks, and shall occupy the full width of their primary frontage or frontages.

DEMOLITION & NEW CONSTRUCTION - Example Standards

Aberdeen Architectural Conservation District

Demolition

1. The intent of the demolition standards is to prevent demolition of buildings or portions of buildings that contribute to the historic and/or architectural character of Aberdeen.
2. Demolition of buildings or portions of buildings is prohibited except in the unusual circumstance when the building is found by the commission to be discordant to the character of Aberdeen.
3. Demolition of later additions is subject to the review and approval of the Commission.

New Construction

1. The intent of this section is to guide the form and design of new construction to allow for new buildings that respect the existing buildings in material, form, and siting, as well as the existing landscape. New construction in the district should seek to relate to the particular streetscape of which is to be a part, in building height, mass, setback, rhythm, scale, proportions, materials, and siting. The focus of the standards is on the compatibility of new construction with the existing character of Aberdeen without dictating style or taste.
2. New construction shall be of a similar overall height, physical size and shape to the buildings adjacent to it. In the event a new building has two such abutters of differing heights, it shall conform to one of them, or be of an intermediate height.

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DEMOLITION & NEW CONSTRUCTION - Example Standards

3. New construction shall provide setbacks and space between nearby buildings that relate to the buildings of similar scale and type that are adjacent to it.
4. New construction should relate to the rhythm of projections like porches and bays from the buildings surrounding it.
5. The scale, location and type of fenestration on new construction should be related to the buildings of similar scale and type that surround it.
6. The finish materials, including walls, roofing, window sash, doors, porches and ornamentation of new construction should be related to the buildings of similar scale and type that surround it.
7. Stucco, if appropriate for the site, shall be Portland cement and lime stucco.
8. Visible face of foundation walls for houses shall be stone or brick.
9. Siting of new construction shall retain important landscape features.
10. Garages for freestanding houses should be detached.
11. Detached garages and/or outbuildings for freestanding houses should be sited behind the rear building line.
12. Parking, storage, and disposal areas shall not be located in the front of the building. Regardless of their location elsewhere on the property, they shall be adequately screened from public view by suitable fencing and vegetation.

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DEMOLITION & NEW CONSTRUCTION - Example Standards

13. Entrances to accessory parking within a main building should not be located in the front of the building, unless there are special circumstances, such as existing building locations or site conditions, that make it necessary.
14. Finish materials for garages and/or outbuildings should be derived from the residence.

DEMOLITION & NEW CONSTRUCTION - Example Standards

Fort Point Channel Landmark District

Demolition

A. General Statement of Intent

1. The intent of these standards is to prevent the demolition of buildings and structures or portions of buildings and structures that contribute to the historic and/or architectural character of the District.

B. Demolition of Exterior Features, in Full or in Part

1. Demolition of buildings or structures and portions of buildings or structures is prohibited except in the unusual circumstance when the building, structure, or portion of the building or structure is found by the Fort Point Channel Landmark District Commission to be incompatible with the character of the District.

2. The demolition of buildings at 46-48 Channel Center Street (formerly Midway Street), and 50-52 Channel Center Street was approved by the Boston Landmarks Commission in 2001 as part of review pursuant to Article 85, Chapter 665 of the Acts of 1956, as amended, and will be allowed.

3. The Fort Point Channel Landmark district Commission will consider the partial demolition of the building located at 241 "A" Street according to the provisions outlined in Planned Development Area (PDA) No. 53 (see Study Report Section 6, Planning Context). Specifically, demolition of the north and south exterior walls of 241 "A" Street to allow construction of an underground parking garage on the site will be considered appropriate within the context of PDA No. 53.

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DEMOLITION & NEW CONSTRUCTION - Example Standards

C. Removal of Later Additions

1. Removal of additions may be considered if the Fort Point Channel Landmark District Commission finds that the addition does not contribute to the historic and/or architectural character of the District.

2. The following factors will be considered by the Commission in determining whether later additions can, or should be removed:

- a. Compatibility with the original property's integrity in scale, materials, and character
- b. Historic association with the property
- c. Design and execution of the addition

D. Demolition by Neglect

1. Property owners shall take necessary precautions to prevent demolition of buildings and structures in the District by neglect of maintenance and repairs. Demolition of Landmarked buildings in violation of Chapter 772 of the Acts of 1975, as amended, is subject to penalty as cited in Section 10 of Chapter 772 of the Acts of 1975, as amended.

DEMOLITION & NEW CONSTRUCTION - Example Standards

New Construction

1. These guidelines shall apply only to facades that are open to view from any existing or proposed street or way that is open to public travel. Views shall be considered from the pedestrian level of the proposed new construction.
2. The intent of this section is to guide the form and design of all new construction, including infill and additions to existing buildings, to ensure that new construction is compatible with the historic physical character of the District, allowing for contemporary expression.
3. In general, new construction should reflect the period in which it was built and should not necessarily be imitative of an earlier style, period, or method of construction. However, new construction shall strive to relate to the urban context and the particular streetscape of which it is a part in building height, massing, setback, rhythm, scale, proportions, and materials.
4. New construction has the potential for reinforcing and enhancing the unique character of the District. Proposals for new construction will be reviewed for compatibility with the existing architecture including review of such critical factors as land coverage, building materials, building form, scale, height, proportion, method of connection to existing buildings, visual association and urban context.

DEMOLITION & NEW CONSTRUCTION - Example Standards

5. New construction that is affixed to any portion of an existing building shall be designed so that the character defining features of the existing building are not substantially changed, obscured, damaged, or destroyed so that if the new construction were to be removed in the future, the essential form, detail, and overall integrity of the historic building would be unimpaired.
6. The Fort Point Channel Landmark District Commission will consider design features associated with new construction that are guided by sustainable building design principles provided such features are compatible with the character of the District.

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 Committee meeting topics

- Discuss public feedback
- Standards & Criteria:
 - Areas of Jurisdiction: Protection Area boundary; private ways
 - Standards: Lighting, Signage, Street Furnishings, Archaeology

Upcoming meetings:

- June 24, 2026
- July 15, 2026
- July 29, 2026
- August 5, 2026

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ADJOURNMENT

THANK YOU!

