

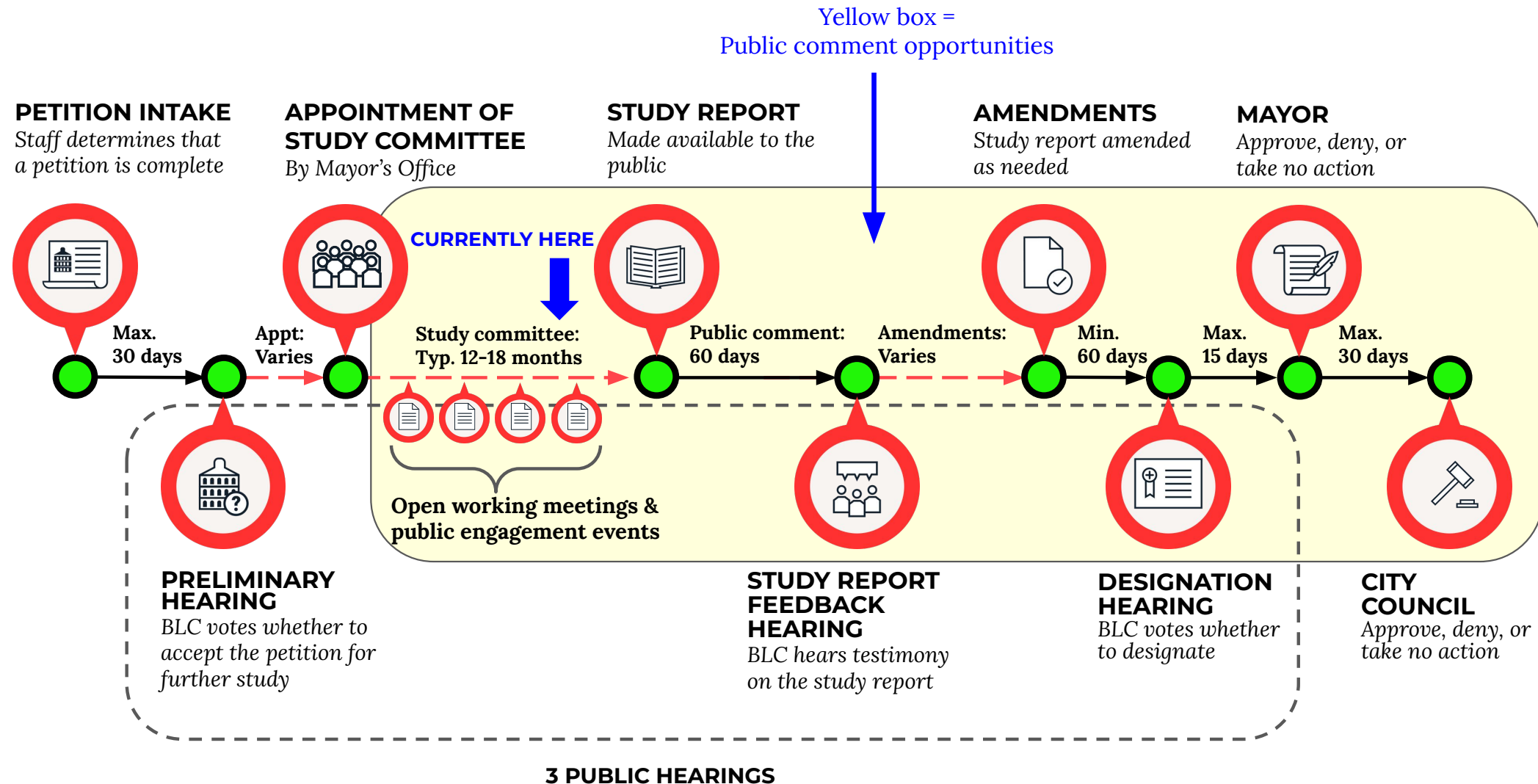


MONUMENT SQUARE LANDMARK DISTRICT STUDY COMMITTEE



August 5, 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. REVIEW AND VOTE ON MEETING MINUTES

II. PUBLIC FEEDBACK SINCE LAST MEETING

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

III. REVIEW PUBLIC ENGAGEMENT PLANS

IV. REVIEW STANDARDS & CRITERIA

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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MEETING MINUTES

- **Review and vote on minutes from the 7/15/2026 meeting**

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PUBLIC FEEDBACK

- **BLC Staff to share any feedback received by BLC since last meeting:**
 - We received 3 messages (from Diane Valle, Heather Buzby, & Joann Grigoli) asking for us to reschedule tonight's meeting due to a conflict with a Planning Dept. meeting about citywide zoning updates.
 - Of these 3 messages, 2 also requested that future meetings be held on Thursdays and postponed until September.
 - Diane Valle also sent in an updated opposition letter (the same one we discussed on July 15, shown below) with 13 additional signatures (total now of 59).

To the Boston Landmarks Commission:

We, the undersigned Charlestown residents, oppose the proposed Monument Square Landmark District.

1. This plan would direct taxpayer money for public historical enhancements to the already wealthiest part of Charlestown, while neglecting areas with greater need.
2. It would impose added regulations and financial burdens on homeowners in the district, most of whom were not meaningfully informed or consulted.
3. This is not a community-driven initiative. Charlestown is frustrated by repeated proposals being advanced without meaningful resident input.

We believe historic preservation and public investment should benefit all of Charlestown, not just a privileged few.

Please reject this proposal.

This is saved in the Study Committee's Google Drive folder.

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PUBLIC FEEDBACK

- **BLC Staff to share any feedback received by BLC since last meeting:**
 - We also received an email from Diane Valle with the following concerns and recommendations (saved in the Study Committee's Google Drive folder and excerpted below):

Residents deserve to understand:

- how public comments have been evaluated;
- which recommendations from residents have been incorporated into the draft study report;
- why alternative viewpoints have been accepted or rejected;
- how differing community perspectives were weighed; and
- how the Committee's recommendations evolved in response to public input.

Charlestown residents no longer receive the Patriot Bridge neighborhood newspaper that historically informed residents of public meetings.

The City should supplement its outreach with direct mailings, printed flyers, neighborhood postings, and additional in-person informational sessions, plus true neighborhood outreach.

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PUBLIC FEEDBACK

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

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PUBLIC ENGAGEMENT PLANS

<u>WORK PLAN AND PUBLIC ENGAGEMENT PLAN</u>		
JULY 29	Meeting #1 to review working report	
AUG 5	Meeting #2 to review working report	
AUG 12	Meeting #3 to review working report	
SEPT 9 or 10?	Meeting to agree on release of working report and prep for community event	Outreach: • Flyering (600+) • Emails to our MSLD listserv • Social media posts • Contact local orgs. • Announcement in <i>Patriot-Bridge</i> • Mailing to property owners if budget allows?
mid-SEPT	WORKING REPORT released to public	
late SEPT	Meeting to prepare for community event	
mid-OCT	Community event at Memorial Hall	
late OCT	Meeting(s) to debrief from community event and revise report	
NOV (tentative)	DRAFT REPORT posted for 60-day public comment period	Outreach: • [All of the above] • Mailing to all property owners (legally required)
JAN (tentative)	Boston Landmarks Commission Hearing #1	
FEB (tentative)	Meeting(s) to amend report	
MAR (tentative)	AMENDED REPORT posted for 60-day public comment period	Outreach: • [All of the above] • Mailing to all property owners (legally required)
APR (tentative)	Boston Landmarks Commission Hearing #2	
	Mayoral and City Council review	

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STANDARDS AND CRITERIA

- Recap of 7/29 discussion:
 - The Study Committee reviewed the following:
 - Protection Area boundary
 - Private ways
 - Levels of review
- To review tonight:
 - Protection Area boundary (continued)
 - Private ways (continued)
 - Working study report

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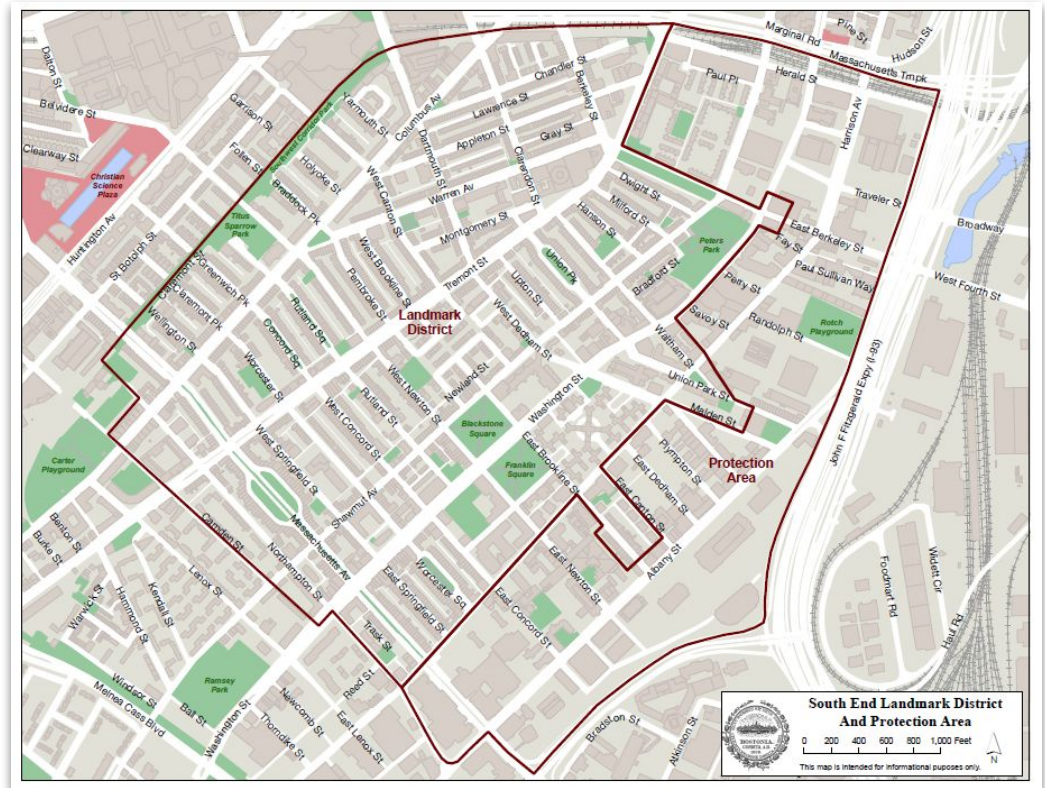
PROTECTION AREA

- Protection Area boundary:
maximum of 1200 feet from Landmark District boundary
according to the law

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

“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.”

LANDMARK DISTRICT vs PROTECTION AREA

LANDMARK DISTRICT	PROTECTION AREA
● 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 ● Establish <u>design guidelines</u> for alterations, appropriate additions, or new construction. May include such things as: – Materials – Architectural details – Height – Protection of character-defining features – Roof decks ● <u>Prevent the demolition</u> of significant structures	The standards and criteria applicable within any protection area can only restrict: ● demolition,* ● land coverage, ● height of structure, ● landscape, ● topography. <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>

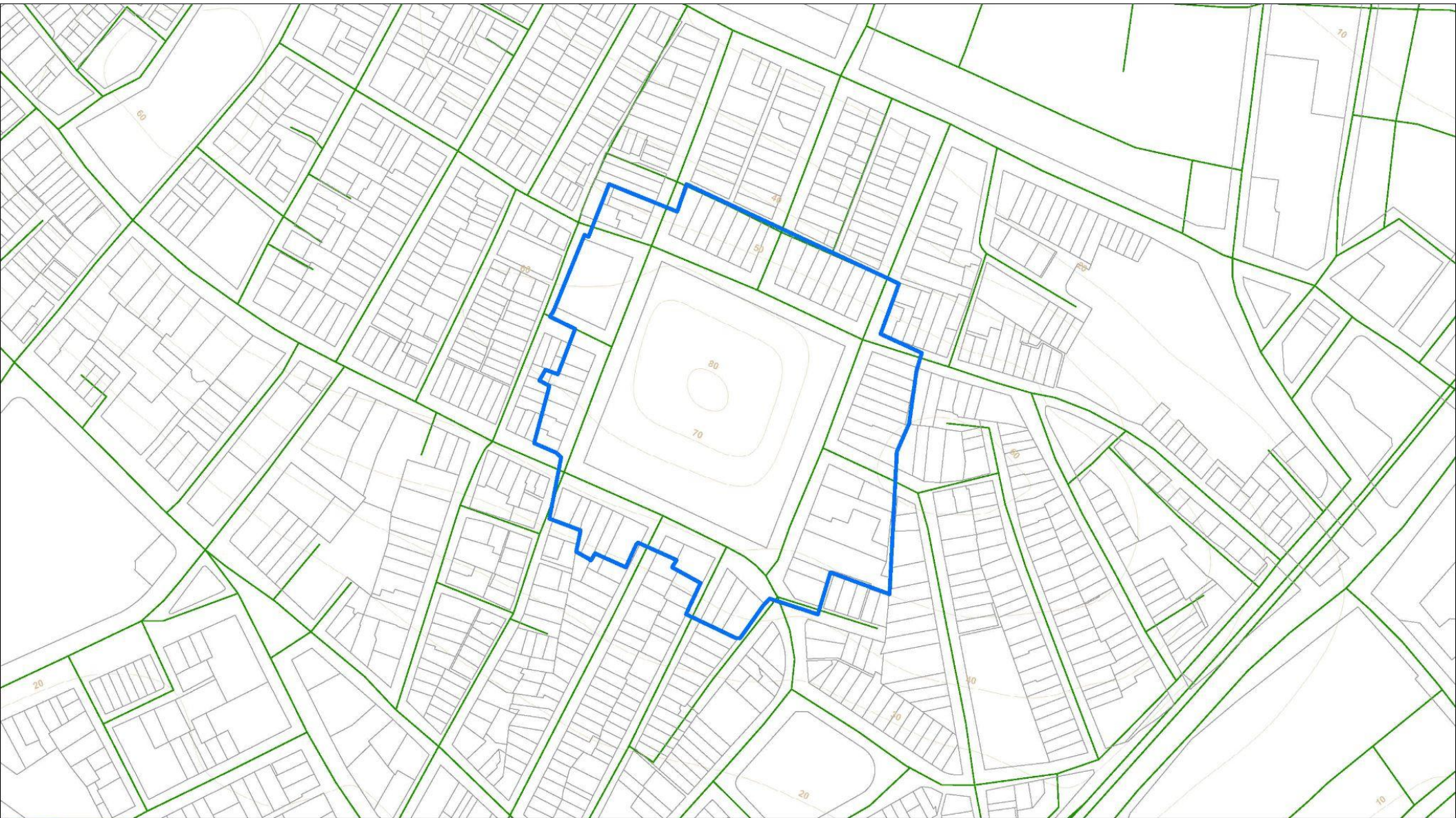
WHAT SHOULD BE REGULATED?

Community Feedback from April 15, 2026 event

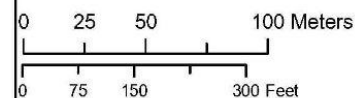


Should this be regulated?	Yes votes	No votes	% Yes
Height of structures (including rooftop additions)	17	5	77%
Additions (size, style, material)	14	5	74%
Full demolition	16	6	73%
Facade materials (brick, wood, clapboard, etc.)	14	6	70%
Partial demolition	14	7	67%
Windows (style, material)	13	7	65%
Gas 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%

ORIGINAL BOUNDARY OF THE PROPOSED DISTRICT (from the petition)



 Monument Square Historic District



June 2023

Sheet 1 of 1

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
- Discuss public engagement
- **Review working draft of study report**

Upcoming meetings:

- August 12, 2026
- September 9 or 10, 2026 (to be scheduled after this meeting)

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ADJOURNMENT

A photograph of a city street corner, likely in Boston, featuring a mix of historic and modern architecture. The historic building in the center has a clock tower and a steeple. Modern skyscrapers are visible in the background. Pedestrians are walking on the sidewalk, and a white van is parked on the street. The image is overlaid with a semi-transparent blue filter.

THANK YOU!

