

METHUEN HISTORIC DISTRICT COMMISSION

Tuesday, May 26, 2026 @ 7:00 pm
Searles Building, 2nd Floor Conference Room
41 Pleasant Street, 2nd Floor
Methuen, MA 01844

1) Call to order

Chair Moore called the meeting to order at 7:00 pm, noting the presence of a quorum.

2) Roll Call

Dianne Moore, Chair	Present
Thomas Lussier	Present
John Hadley	Present
Joseph Bella	Present

Others in attendance: Casey Dowgiert i3 Architects, PLLC

3) Acceptance of Meeting Minutes: Commissioner Lussier moves to approve meeting minutes for April. Commissioner Bella second the motion. **Unanimous affirmative vote.**

4) New Business:

a. PUBLIC HEARINGS:

i. 9 River Street#26-06: Chairman Moore opens the meeting to the applicant @7:01pm for the Certificate of Appropriateness:

Brooklyn Grady from RWH AOR describes project as keeping the exterior design that was originally submitted except that it is mirroring the building and adding a large side garage door due to, they need a large bay. Chairman Moore asks about the siding whether it was vinyl. Brooklyn Grady states that it was LP siding, and Chairman Moore asks what that was. Grady states that it was already submitted and approved previously. Casey Dowgiert reviews email exchange and product info. and states that it is a cementitious siding similar to other accepted brands and has been reviewed and accepted. Siding material has been reflected in the updated drawings.

Commissioner Lussier asks about the signage and fencing in which Grady states signage will be submitted separately and the fencing was previously approved as black chain link due to the nature of the business/ use.

Commissioner Hadley asks about the windows in the building and states that they seem to be more of a residential look than previously. Grady stated that the commission previously asked them to be larger. Commissioner Hadley discusses that it should be more industrial looking that fits with the use and Grady states that they can change to reflect 1 over 1 and appropriate window type.

Casey Dowgiert asks if there is an ADA ramp. Grady states there will be a small ramp to the door but does not require rails.

Commissioner Moore opens meeting to the public for comment. Asks those speaking in favor of a Certificate of Appropriateness, noting one the architect of record for the applicant. To those speaking unfavored, seeing and hearing none. Moves to close the public hearing @ 7:21 and opens discussion with commission members.

MOTION by Commissioner Lussier to approve the application with the following conditions.

- The window muntin pattern is deleted
- The light fixtures are submitted to the historic planner for review
- Signage package to be submitted separately.

Commissioner Hadley seconds the motion. It's a **UNANIMOUS AFFIRMATIVE VOTE @ 7:22pm.**

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5) Old Business

a) **PUBLIC HEARINGS:**

i. **163 Broadway, Methuen#23-04:** Applicant has not submitted new information
Commissioner Lussier motions to table this application until the next meeting. Commissioner Hadly seconds the motions. **It's a UNANIMOUS AFFIRMATIVE VOTE @ 7:25PM**

6) Other Business

- a) 13 Gleason's homeowner came in to ask questions on where to find historic information on their house for potential renovation. Commission directed her to some people she can speak with.
- b) Enforcements/Violations: Commissioner Lussier will update the enforcement table for next meeting.
 - i. 36 Hampshire Street-Construction update that project is to be closed out soon. Dowgiert went on site to review.
 - ii. 16 Ditson Shutters: Dowgiert presented options for the replacement of the shutters. The commission would like historic appropriate shutters to be installed and within the next year. Dowgiert to write an email back with the shutter that the commission would like installed.
 - iii. 28 Osgood-Emergency repairs will receive a letter of violation due to the roof is not repaired appropriately within the historic district and they have not submitted an application for the work.
- c) Project Updates were discussed.
 - i. Red Tavern Patio: Materials for patio reviewed and approved by Casey Dowgiert were shown. Dowgiert stated that the ribbon cutting would be around the 4th of July

7) **Adjournment:**

MOTION to adjourn by Commissioner Lussier. Seconded by Commissioner Bella. **UNANIMOUS AFFIRMATIVE VOTE.** Meeting Adjourned at 8:26