

METHUEN HISTORIC DISTRICT COMMISSION

Thursday, July 23, 2026 @ 7:06 pm
Sanborn Hall
90 Hampshire Street
Methuen, MA 01844

1) Call to order

Chair Moore called the meeting to order at 7:06 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

Diane Moore was virtual and granted Commissioner Lussier to be chairman for the meeting and to have signage approval for her upon the vote.

3) Acceptance of Meeting Minutes: Commissioner Bella moves to approve meeting minutes for July. Commissioner Hadley second the motion. **Unanimous affirmative vote. 7:07pm**

4) New Business:

a. PUBLIC HEARINGS:

- i. 203 Lawrence Street #26-10:** Chairman Moore opens the meeting to the applicant @7:01pm for the Certificate of Appropriateness for exterior decorative banners and new signage on the façade of the building :

Sister Maryalyce Gilfeather and Amy Hitchmoth of Notre Dame Cristo Rey High School and their contractor James Rousseau of N. Boston Contracting explained the proposed signage along the wall and building. Commissioner Lussier inquires about scale of signage on building; referencing materials brought to meeting. Sister Maryalyce says instead of the letters it will spell it out on the building one on underneath each other and the text will be smaller. Commissioner Hadley asks size of letters and attachment. The applicant states they are attached to brick, and the text will be centered and will be blue in color to match the banners. The letters are hoping to be reused from the old building. Commissioner asks for placement, size and how its located on the building, and material. Chairman Moore asks about the width of the building that the signage is being located on.

Commissioner Lussier opened the meeting for public comment. He asked for comments in favor of the Certificate of Appropriateness, noting the applicant. He then asked for comments in opposition. Seeing and hearing none, he closed the public hearing at 7:20p.m. and opened discussion among Commission members.

MOTION by Commissioner Moore to approve the application as is.

Commissioner Bella seconds the motion. It's a **3 yes and Commissioner Hadley no so the application is approved @ 7:22pm.**

5) Old Business

a) **PUBLIC HEARINGS:**

i. **203 Lawrence Street #26-08:** Chairman Moore opens the meeting to the applicant @7:25pm for the Certificate of Non-Applicability:

James Rousseau of N. Boston Contracting explained the proposed roofing work. Exhibit C would replace with the CertainTeed Grand Mano Black Pear.

Commissioner Hadley asked whether the applicant had considered composite material as a slate replacement. Chairman Moore asked about the age of the slate. The applicant says its beyond its lifetime of over 80 years of age. Chairman Moore asks about the colors of the other roofs. The Exhibit roof color hasn't been selected as they would like to match the color.

Commissioner Hadley researched the different options of asphalt, composite and slate after previous meeting and updates the commission that slate is very expensive, composite they are stating its 80 years compared to 30-50 years for asphalt shingles. Contractor states that hasn't been proven yet, however they have 50 year warranty on their preferred product. Discussion regarding colors as the black pearl is very dark. Commissioner Hadley asks if there are examples of this material in the district.

The applicant wants to amend Exhibit B to match Exhibit C.

Designer Slate Color: Stonegate Gray

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

- Approve application portions exhibit B & C and table.
- The light fixtures are to be submitted to the historic planner for review
- Signage package to be submitted separately.

Commissioner Moore seconds the motion. It's a **UNANIMOUS AFFIRMATIVE VOTE @ 7:41pm.**

ii. **16 Ditson** : 7:44pm

The applicant describes the proposed railing update from previous from architect. Commissioner Hadley asks about view from the street and driveway and discussion that this is the only option for meeting accessibility. Casey Dowgiert mentions concerns for ADA to be reviewed with building department and applicant.

MOTION by Commissioner Bella to approve the application.

It's a **UNANIMOUS AFFIRMATIVE VOTE @ 8:04pm.**

6) Other Business

- Noted that violations need to be updated and enforcement letters to be sent out.
- Searles Estate updates to the commission.

7) **Adjournment:**

MOTION to adjourn by Commissioner Lussier. Seconded by Commissioner Bella. **UNANIMOUS AFFIRMATIVE VOTE.** Meeting Adjourned at 8:37