

Project Narrative for the Masonic Lodge and Red Tavern

Locations:	Red Tavern - 5 Pleasant St, Methuen MA Masonic Lodge - 275 Broadway, Methuen MA
Project Owners:	Exordium Opco LLC & Residences at the Masonic Lodge LLC
Architect:	Scott Brown Architects
Civil Engineer:	Civil Design Consultants, Inc
Contractor:	Boston North Development

The History of the Properties and Connection to Downtown Methuen:

- Masonic Lodge & Red Tavern are both deep and rich in history. The Methuen lodge was built in 1807 as the Exchange Hotel. It later become a YMCA, and in 1915, a Masonic lodge. Throughout its history the building has been the home of many different types of businesses and organizations. The Masonic Lodge, along with The Red Tavern, has historically been a central, vital part of Methuen's downtown district.
- The Red Tavern Building, according to public records, was once owned by Edwards F. Searles. Circa 1900, he converted it into a private guest house and gave it its current name, The Red Tavern. It is believed that The Red Tavern is constructed from several earlier homes. This reworking and moving of existing buildings and homes was a common practice of Mr. Searles and his architect Henry Vaughn. The Red Tavern is now a fully mixed-use property featuring professional business offices, commercial, and residential spaces.
- Throughout the years the success and vitality of these properties with their numerous businesses and guests helped anchor and propel the vibrancy of Methuen's downtown district.

Current Building Conditions and the Effect on Methuen's Downtown District:

- Over the last several years the Masonic Lodge has been in a state of decline both in its tenancy and its physical condition. The property is currently unoccupied with very few prospects due its current condition and unique layout. The building is in need of significant repairs and improvements: structural, interior, and exterior. These repairs and improvements will require substantial capital investment.
- The Red Tavern currently features 24,000 square feet of commercial, office, retail, and residential space. While this building is in better condition than the Masonic Lodge and its layout is much more functional, the building requires considerable investment in internal and external repairs and improvements.
- The deterioration of these buildings and their tenancy roughly coincides with the decline of Methuen's downtown district.

Proposed Building Use:

- Our proposal is what we hope will be the start of a rebirth for Methuen's Downtown District. The proposed use is part of a combined 40R project that includes both buildings listed above. The project will add 18 upscale apartments to area, provide more appealing office and retail accommodations, and also enhance the external appeal and functionality of the properties with outdoor seating and enhanced landscaping/plantings. Most, not all, of the internal work will be in the Masonic Lodge while both properties will see significant investment in there exterior and landscaping.
- The Masonic Lodge will be converted into 15 residential units, while the Red Tavern will be kept in its current use --mixed use (over 70% commercial use) with one restaurant, 10 offices, and four residences on the upper floors. Three of the four Red Tavern residences will be developed with this project. The few tenants impacted by the residential additions on the upper floor will not be displaced, there are "like" vacant units that will be offered.
- In the private parking area in the back of the Red Tavern there will be assigned parking for each of the 19 residents (Masonic Lodge & Red Tavern) as well as 26 parking spots designated for the restaurant, office tenants and guests. The Red Tavern office tenants are mostly one-person offices so there is very little parking demand from those units. In front of the Red Tavern, there are 12 public "2 hour" parking spots located on the south side of Pleasant Street. Across from 2 Charles Street there are additional public street parking spots available for up to four vehicles and further east, on the south side of Charles Street (across from the Red Tavern parking lot), there are many more public parking spots. Additionally, the city has Mass Works projects on Charles Street located adjacent to the Red Tavern Parking area that will accommodate 46 vehicles in total, the two areas are: 1) on Charles Street, adjacent to the Red Tavern parking lot, 10 back-in angled spots will be created; 2) on Charles Street, just behind the back-angled spots, a new parking lot is being added to accommodate 36 vehicles. In total, the additional public parking being created by the city and the existing public street parking provides more than 60 parking spots to help account for the slight parking shortage for this project.
- We expect to invest in excess of \$5.5MM between the purchase of the properties and significant capital improvements.
- Our longer-term goal is to revitalize downtown Methuen by creating an area where upscale living meets fine dining and thriving retail. In today's world more and more people want to be able to live and "play" in the same area. Our goal is to meet this demand by focusing on bringing higher end housing, dining, and retail to the area over the long term. With each investment we expect to increase foot traffic in the area making it more of a desired destination.

Proposed Work and Impact on Building Features:

- **Masonic Lodge** – The goal is to restore the building’s exterior features consistent with its history. It is important to us to maintain the historical features of the building’s exterior. Inside of the building we will be constructing 15 brand new higher end residential units with many amenities (See Amenities section below).
 - Historic Features:
 - The exterior is going to be completely rehabilitated in accordance with the Methuen Historic Commissions requirements,
 - Replace substantially all the windows with Aluminum Clad windows per MHC guidance.
 - Replace all the rotted trim,
 - Repair or replace roofing in need,
 - Paint the exterior of the building with the same color to retain the history of the building.
 - Restore the existing sign (Masonic Lodge) located at the front of the building on the Charles Street.
 - Inside of the building we plan to retain as much of the history of the building as possible.
 - Keep and refurbish the existing mantle and decorative interior windows in the main entry area, which we feel is important because it will convey the character of the building as soon as a resident or guest enters the building.
 - Maintain and refurbish the existing features of the hallway & grand staircase to highlight the detailed craftsmanship and decorative railing features.
 - Restore and refinish the decorative ceiling in grand staircase area and cathedral ceilings on the second floor.
 - Restore and refinish the hardwood flooring in the building as most of it is original to the building.
 - Windows: Substantially all of the windows in the building will be replaced with windows recommended by the Historical Commission. The style we are proposing is Pella Lifestyle Series Double Hung with removable grids. They will be Aluminum Clad windows that meets or exceeds Energy Star performance criteria and will fit with the age of the building.
 - Interior Finishes: The units will be built on the higher end of quality. Each unit will be furnished with all stainless-steel appliances which include refrigerators, dishwashers, ranges, microwaves. Additionally, each unit will be furnished with its own washer/dryer. The kitchen will include higher end quality cabinets made of solid wood with the addition of crown molding and undercabinet lighting for a higher end look. The lighting used will be recessed lighting and most of the flooring will be the existing hardwood flooring that will be refinished with either ceramic or VCT in the bathrooms. Countertops will be some type of composite material with an undermount sink.

- Exterior Landscape: The landscaping for the building will be enhanced to encourage the use of the green space. On the Broadway side, we plan to keep the existing bushes to maintain the privacy and encourage the use of the space for the residents. We will also add some colorful plantings to improve the curb appeal towards the front of building. On the Charles Street side, we will improve the front and plant new shrubs and plantings to create some privacy, and importantly, increase the property's profile on that corner. We will also add some exterior lighting to provide accent lighting for the landscape and also provide lighting intended to increase the safety of the tenants. On the driveway side, we plan to add potted plants and other hardscape items to improve with the aesthetics of the entryway. On the Pleasant St side of the building, we will restore the ivy growing on the masonry. We also plan to replace the chain link fencing with either cedar, pine, or something consistent with the history of the building. This will create additional privacy for the residents as well as increase the property's curb appeal.
- Amenities:
 - Video intercom system.
 - In-unit washer/dry.
 - Resident-only work out facility.
 - All stainless-steel appliances which include refrigerators, dishwashers, ranges, microwave.
- HVAC: Each unit will have its own controlled heating and air conditioning. We will be using split systems for each unit that will have a high energy efficiency rating.
- Electric: The electric service will be upgraded per the city's requirement and each unit will have its own meter and shut off.
- Parking: In the private parking area in the back of the Red Tavern there will be assigned parking for each of the 19 residents (Masonic Lodge & Red Tavern) as well as 26 parking spots designated for the restaurant, office tenants and guests. The Red Tavern office tenants are mostly one-person offices so there is very little parking demand from those units. In front of the Red Tavern, there are 12 public "2 hour" parking spots located on the south side of Pleasant Street. Across from 2 Charles Street there are additional public street parking spots available for up to four vehicles and further east, on the south side of Charles Street (across from the Red Tavern parking lot), there are many more public parking spots. Additionally, the city has Mass Works projects on Charles Street located adjacent to the Red Tavern Parking area that will accommodate 46 vehicles in total, the two areas are: 1) on Charles Street, adjacent to the Red Tavern parking lot, 10 back-in angled spots will be created; 2) on Charles Street, just behind the back-angled spots, a new parking lot is being added to accommodate 36 vehicles. In total, the additional public parking being created by the city and the existing public street parking provides

more than 60 parking spots to help account for the slight parking shortage for this project.

- **The Red Tavern** – The goal is to restore the building’s exterior features consistent with its history. Inside of the building we will primarily maintain the existing layout. The entire bottom two levels (ground and first floor) will remain retail and office space to keep the commerce vibrant. On the second floor level we will convert a few small offices into (3) one-bedroom residences with similar finishes and amenities to those proposed in the Masonic Lodge.
 - Historic Features:
 - The exterior will be completely rehabilitated in accordance with the Methuen Historic Commissions requirements.
 - Replace all the rotted trim.
 - Repair or replace roofing in need.
 - Paint the exterior of the building with the same color to retain the history of the building.
 - Restore the existing sign (Red Tavern) located at the front of the building on the Pleasant Street side.
 - The interior of the building will remain primarily as is to keep the detailed craftsmanship and history of the building. It is important to us that as people enter the building they feel the history of the building.
 - We will refurbish and refinish the existing features of the hallway and stairway in need in order to highlight the detailed craftsmanship of the building.
 - Windows: Most of the windows will remain intact but will repair and replace as needed.
 - Interior Finishes (Residential Units Only): The units will be built on the higher end of quality similar to 275 Broadway. Each unit will be furnished with all stainless-steel appliances which include refrigerators, dishwashers, ranges, microwaves. Additionally, each unit will be furnished with its own washer/dryer. The kitchen will include higher end quality cabinets made of solid wood with the addition of crown molding and undercabinet lighting for a higher end look. The lighting used will be recessed lighting and the flooring will be a mix of hardwood and VCT. Countertops will be some type of composite material with an undermount sink.
 - Interior Finishes (Commercial Spaces): We plan to keep the existing commercial tenants in place as our intention is not to displace tenants. We will renovate units as tenant’s turnover. We will greatly enhance the tenant common spaces by creating a more defined kitchen and eating area along with creating a separate space that will be designated as conference rooms for the building’s tenants to use as an additional space to facilitate meetings with clients, staff, etc.

- Exterior Landscape: The landscape for the building will be enhanced to increase the property's curb appeal. On the Pleasant Street side where the additions are, the existing shrubs will be improved, and additional colorful plantings will be added. On the right side of Pleasant Street to the right of the entrance we will remove the overgrown bushes and plant some smaller shrubs accented with smaller colorful plantings. The front area will be transformed to create a beautiful outdoor space for the tenants and residents to use for lunch, casual meetings, etc. In the back of the building near the entrance of Mexico Lindo, we are proposing a patio area with seating to be constructed to the right of the entrance. We hope this will improve the businesses of our restaurant tenants, make the property more of a destination, and attract more foot traffic to the area. We will be sealcoating the paved area to give a nice clean appearance. We will also be painting the retaining wall its original color.
- Parking: In the private parking area in the back of the Red Tavern there will be assigned parking for each of the 19 residents (Masonic Lodge & Red Tavern) as well as 26 parking spots designated for the restaurant, office tenants and guests. The Red Tavern office tenants are mostly one-person offices so there is very little parking demand from those units. In front of the Red Tavern, there are 12 public "2 hour" parking spots located on the south side of Pleasant Street. Across from 2 Charles Street there are additional public street parking spots available for up to four vehicles and further east, on the south side of Charles Street (across from the Red Tavern parking lot), there are many more public parking spots. Additionally, the city has Mass Works projects on Charles Street located adjacent to the Red Tavern Parking area that will accommodate 46 vehicles in total, the two areas are: 1) on Charles Street, adjacent to the Red Tavern parking lot, 10 back-in angled spots will be created; 2) on Charles Street, just behind the back-angled spots, a new parking lot is being added to accommodate 36 vehicles. In total, the additional public parking being created by the city and the existing public street parking provides more than 60 parking spots to help account for the slight parking shortage for this project.

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ADDENDUM 3

EXTERIOR IMPROVEMENTS HISTORIC SPECIFICATION:

- Window replacement type
- Trim replacement options
- Color selections

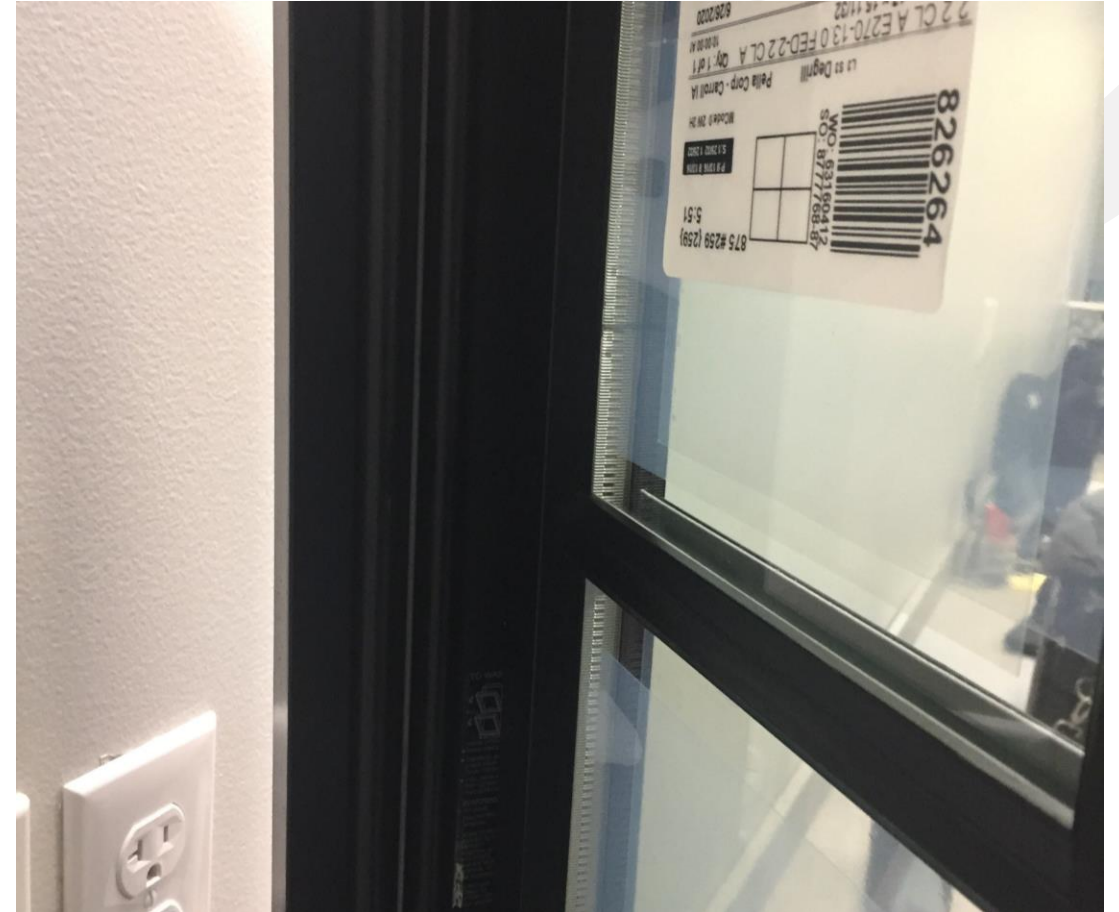
INTERIOR IMPROVEMENTS :

- Window replacement type
- Trim replacement options
- Color selections



WINDOW REPLACEMENT RECOMMENDATION

- The windows will be replaced in the Masonic Lodge building per MHC approval.
- Pella Lifestyle Series Aluminum Clad Wood Windows with grills.
- Combination of double hung and casement windows.
- Meet the “Energy Star” performance criteria.

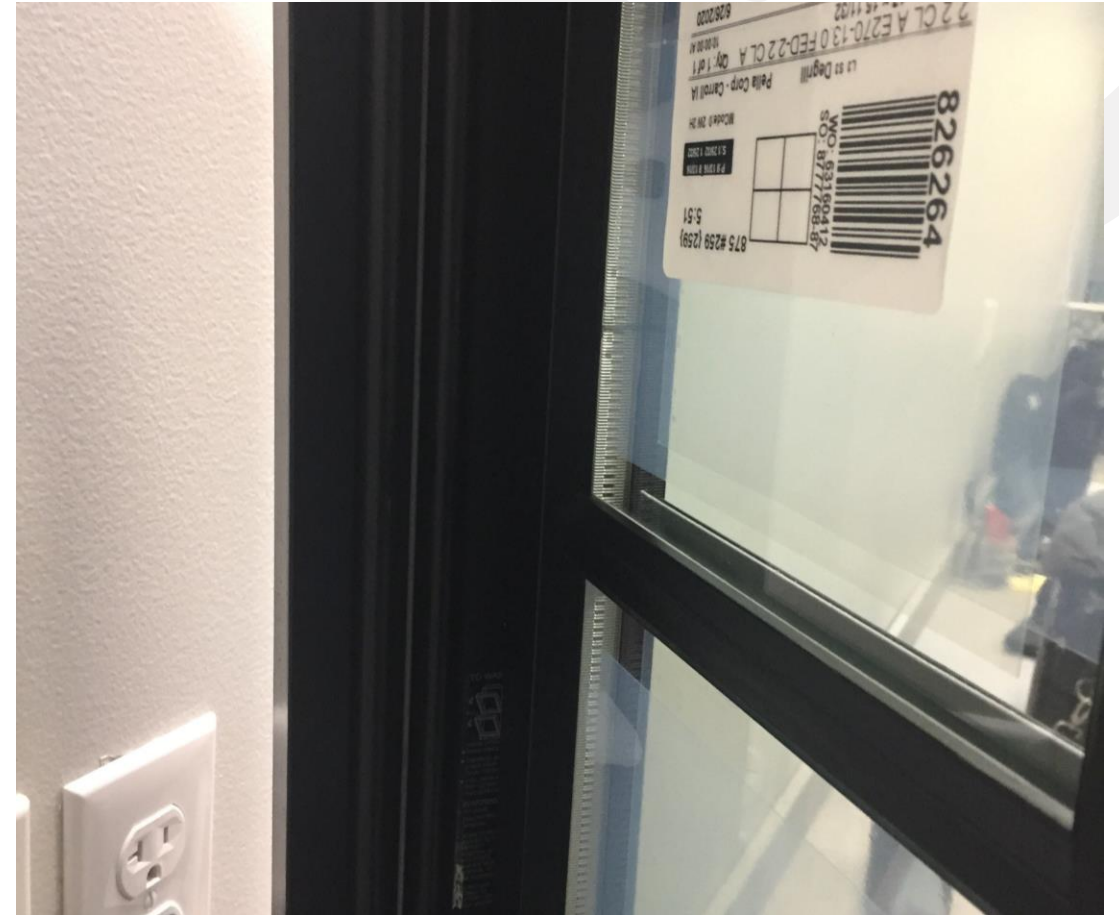


WINDOW REPLACEMENT RECOMMENDATION

Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	—
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
Additional Glass Options	
Annealed Glass	STC Glazing Options
	Tempered Glass
	Obscure Glass ₁
Gas Fill/High Altitude	
Argon	High altitude (Air-filled only)
Exterior	
EnduraClad® protective finish	—
Cladding Colors	
10 Standard colors ₁	—
Interior₁	
Unfinished wood	Factory primed
	Factory prefinished paint ₁
	Factory prefinished stain ₁
Wood Types	
Pine	—
Hardware	
Finishes	
Champagne, Matte Black, White or Brown	Oil Rubbed Bronze, Satin Nickel
Sash Locks/Sash Lifts	
Cam-action lock	Sash lifts ₂
Tilt-Wash Cleaning	
Tilt to interior on both sashes	—
Grilles	
Room-side Removable Grilles	
—	Traditional, Custom - Equally Divided
Grilles-Between-the-Glass	

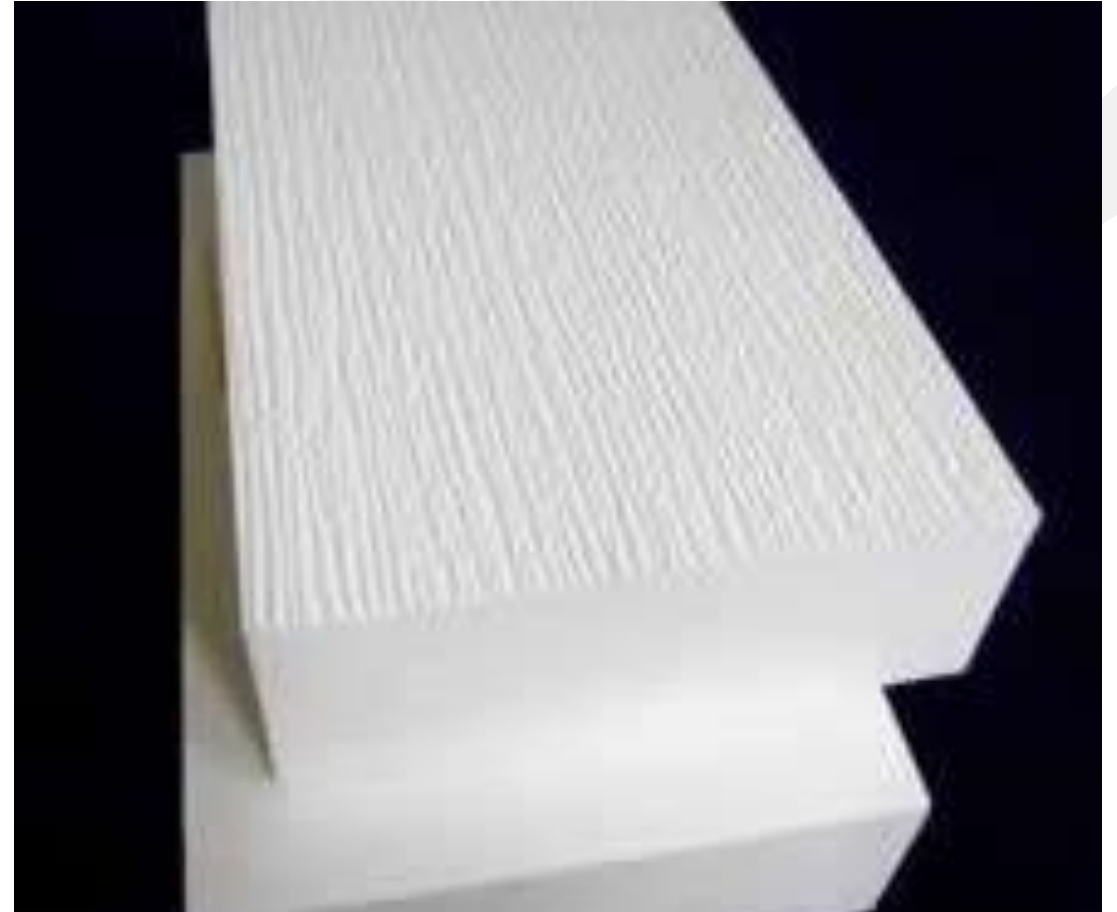


WINDOW REPLACEMENT RECOMMENDATION



TRIM BOARD REPLACEMENT RECOMMENDATION

- We recommend using either PVC or Boral trim to replace any rotted trim. The replaced trim will be painted to match its original color.
- Boral Trim is made from a combination of a bio-based polymer and fly-ash. Combining the ash with a polymer makes a sustainable product with some excellent characteristics
- PVC trim is a wood replacement product made of PVC, molded into forms, enabling it to be cut and shaped much like wood without wood's disadvantages.



PAINT COLORS – RED TAVERN



Benjamin Moore Mink will be used on the exterior siding.

Mink
2112-10



Benjamin Moore Brick Red will be used on the exterior siding.

Brick Red
2084-10



PAINT COLORS – MASONIC LODGE



Benjamin Moore Glacial Till will be used on the exterior stucco.

Glacial Till
AF-390



Benjamin Moore Palace White will be used on all exterior trim.

Palace White
956



INTERIOR & EXTERIOR DOOR TYPES

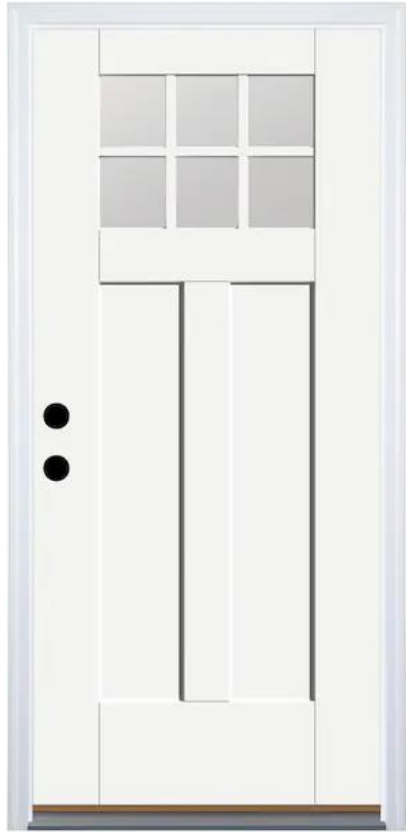
- Interior unit doors: 6 panel interior wooden doors.
- Unit entry doors: 6 panel steel fire rated entry doors.
- Exterior Entry Doors: Therma-Tru fiberglass door with glass panels to allow for additional lighting.

6 Panel Steel Fire Rated
Unit Entry Door



INTERIOR & EXTERIOR DOOR TYPES

Therma-Tru Entry Door

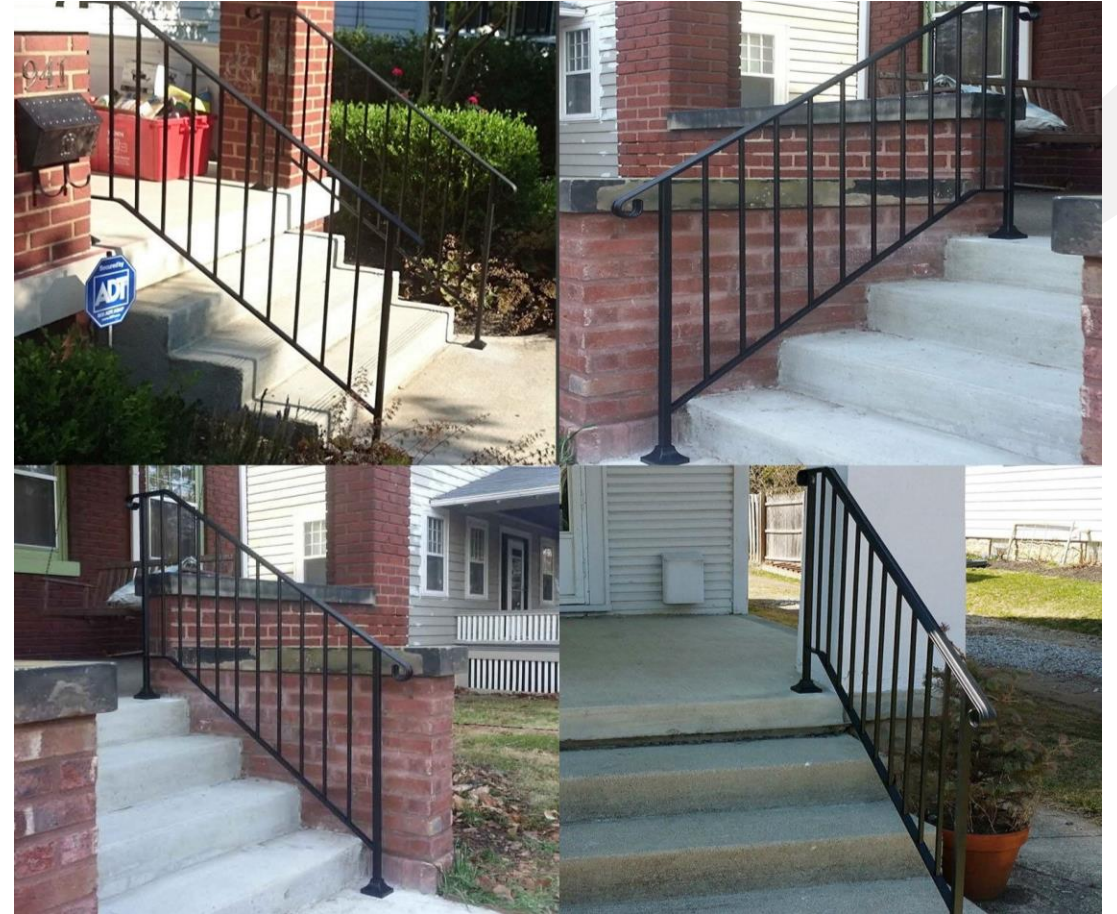


6 Panel Unit Entry Door



PATIO AREA SPECIFICATION

- Rod Iron railings for stairs.
- Gray pavers will be used for the patio flooring
- Granite or Precast will be used for the stairway to patio area.



ADDENDUM 2

RESIDENTIAL FINISHES & AMENITIES



RESIDENTIAL FINISHES & AMENITIES

- High-end quality solid wood kitchen cabinets with crown molding and composite finish countertops.
- Recessed lighting and restoration of the existing hardwood flooring.
- All stainless-steel appliances which include refrigerators, dishwashers, ranges, microwaves.
- Unit controlled energy efficient HVAC.
- In-unit washer/dryer.
- Video intercom system
- Resident-only work out facility.



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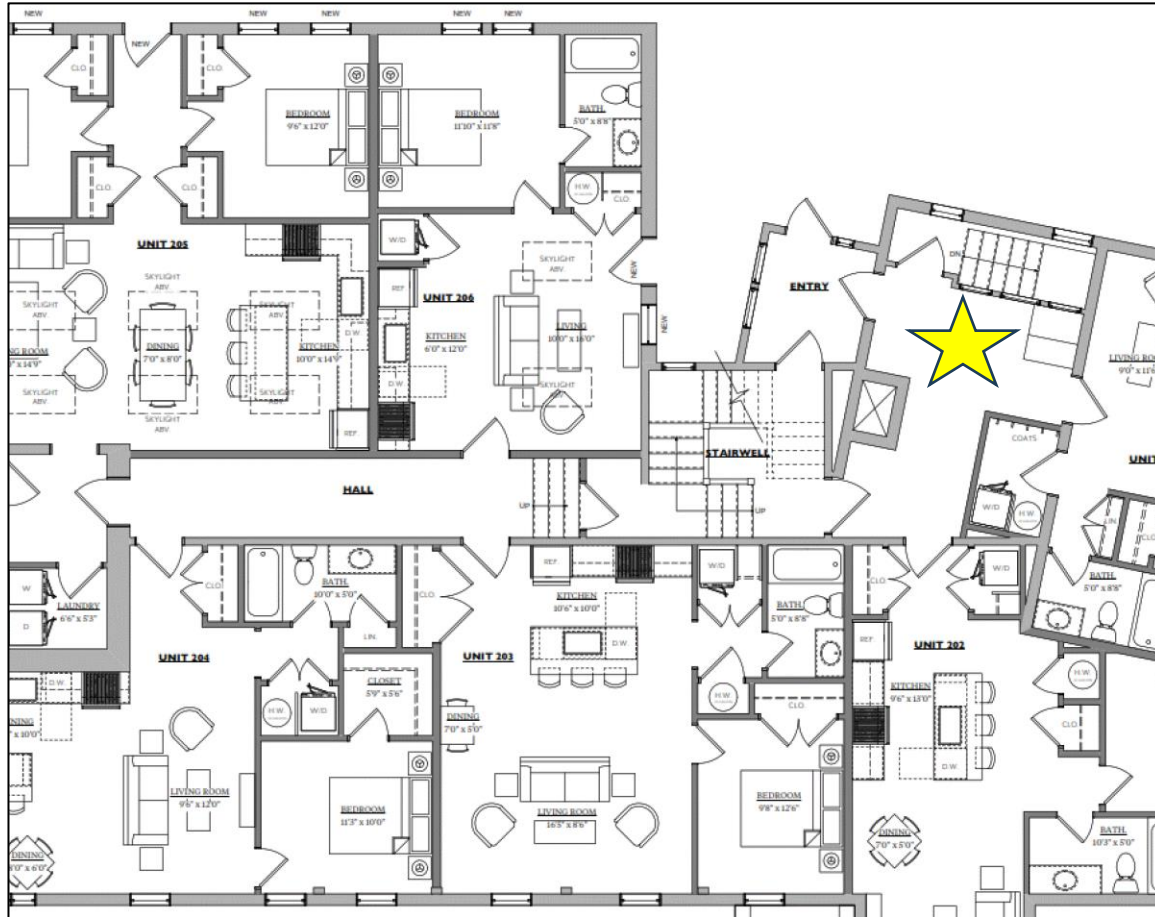


ADDENDUM 1

MASONIC LODGE – AREAS BEING PRESERVED



ENTRY AREA

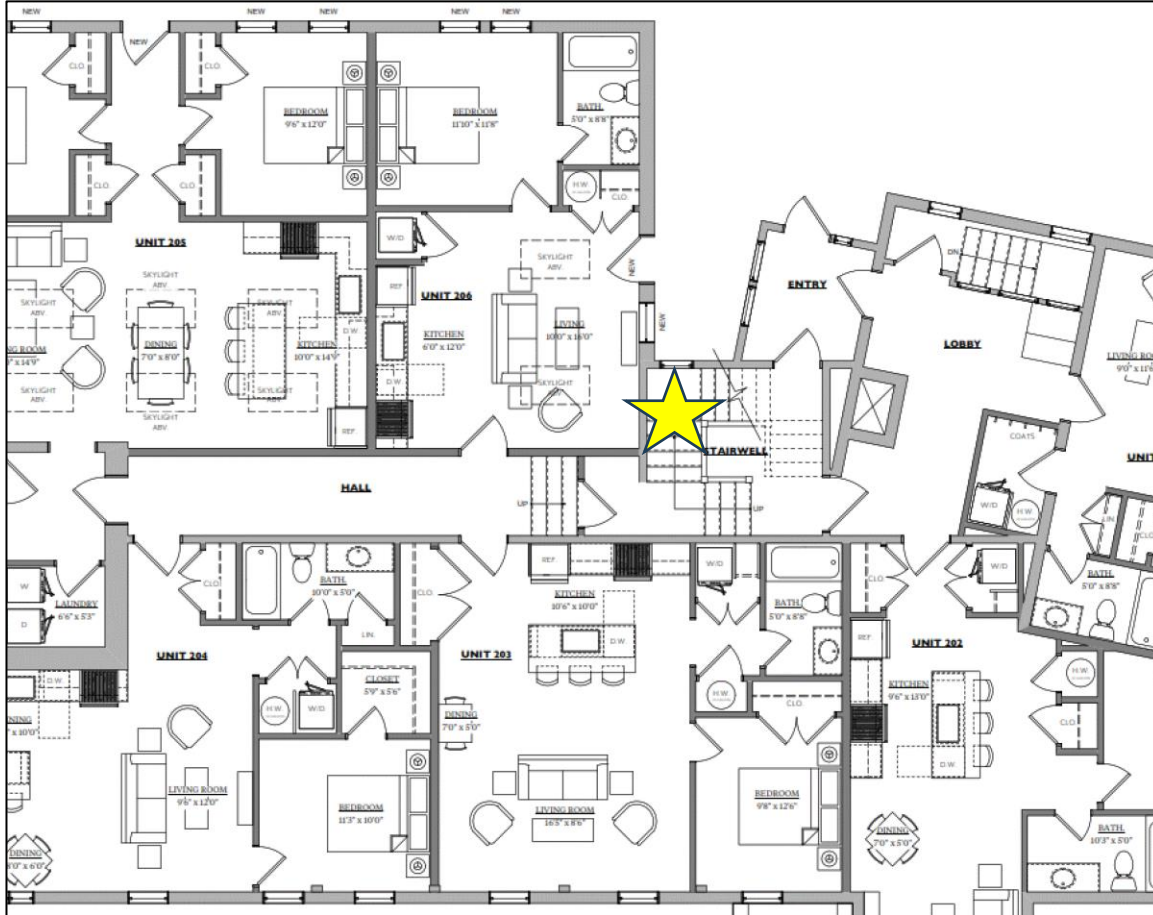


This is a detailed floor plan of a multi-unit residential building. The plan shows several units, each with its own living area, kitchen, and bathroom. A yellow star is placed in the central hallway area, specifically near the entrance to Unit 202. The units are labeled as follows:

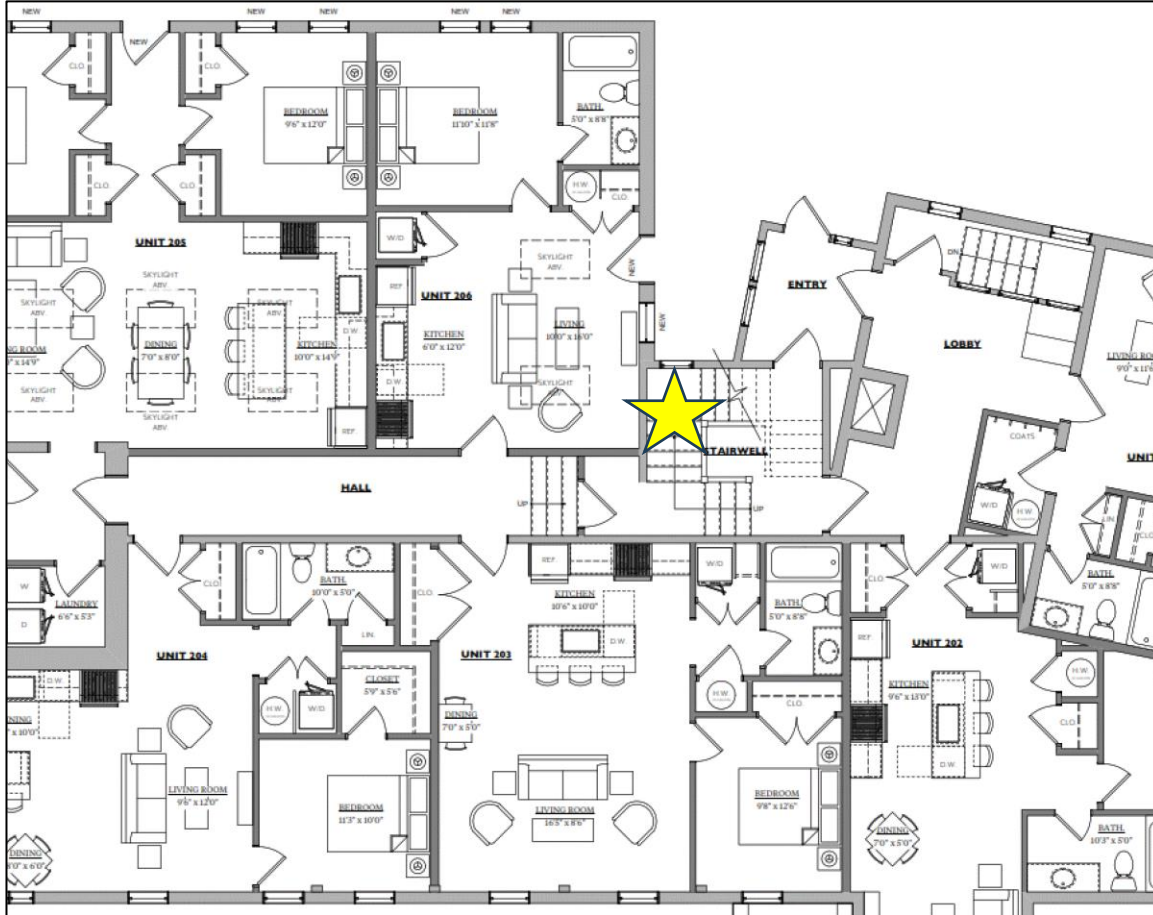
- UNIT 205**: Located in the upper left, featuring a living room (7'0" x 8'0"), dining area (7'0" x 8'0"), kitchen (8'0" x 14'0"), and two bedrooms (9'6" x 12'0" and 11'3" x 10'0").
- UNIT 204**: Located in the lower left, featuring a living room (9'6" x 12'0"), dining area (7'0" x 8'0"), kitchen (8'0" x 14'0"), and two bedrooms (9'6" x 12'0" and 11'3" x 10'0").
- UNIT 203**: Located in the lower middle, featuring a living room (16'5" x 8'6"), dining area (7'0" x 8'0"), kitchen (8'0" x 14'0"), and two bedrooms (9'6" x 12'0" and 11'3" x 10'0").
- UNIT 202**: Located in the lower right, featuring a living room (9'6" x 12'0"), dining area (7'0" x 8'0"), kitchen (8'0" x 14'0"), and two bedrooms (9'6" x 12'0" and 11'3" x 10'0").
- UNIT 201**: Located in the upper right, featuring a living room (16'5" x 8'6"), dining area (7'0" x 8'0"), kitchen (8'0" x 14'0"), and two bedrooms (9'6" x 12'0" and 11'3" x 10'0").

The plan also includes a central hallway with stairs labeled "UP" and "DOWN", and a common area labeled "LOBBY" with a "STAIRWELL". A yellow star is placed in the lobby area, near the entrance to Unit 202. The plan also shows various closets (CLO.), windows (W), and doors (D). The overall layout is a rectangular building with a central corridor and units branching off.

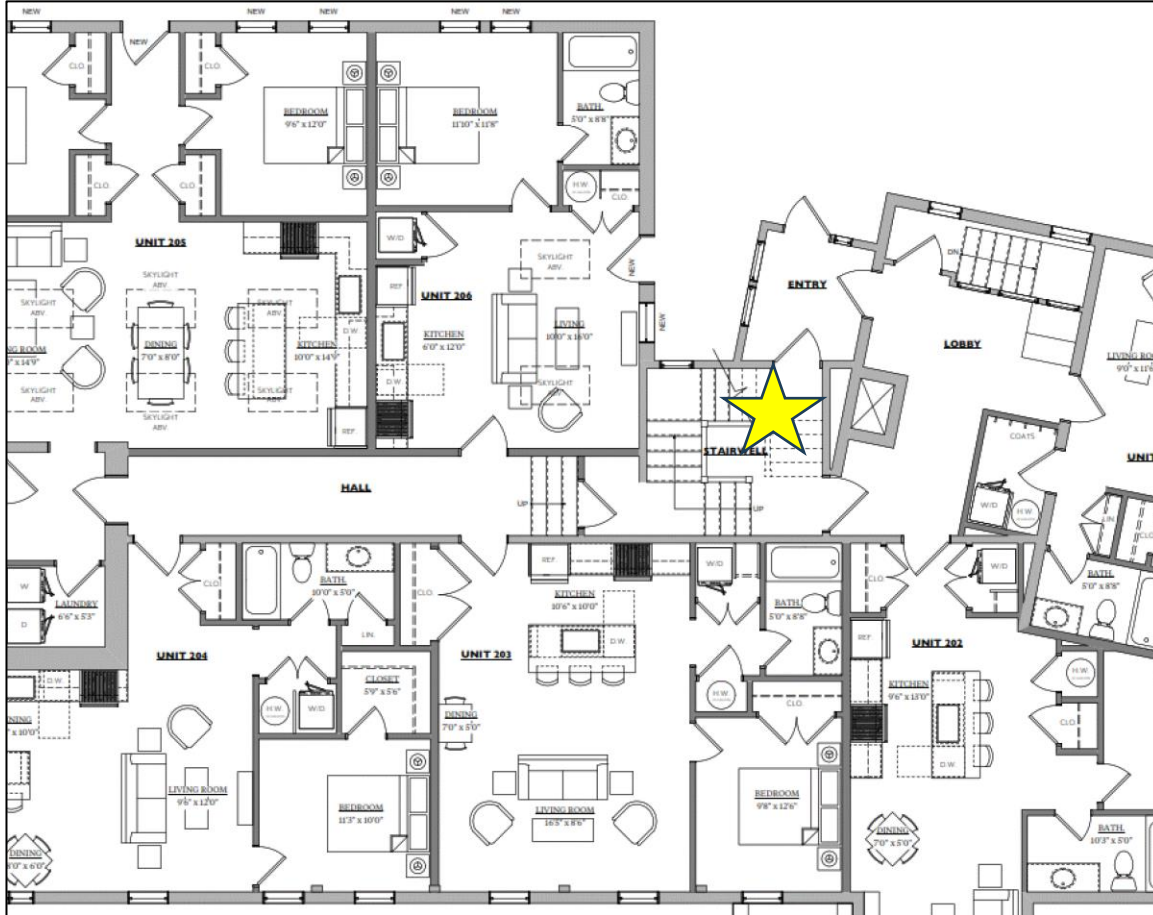
HALLWAY AND STAIRWAY FEATURES



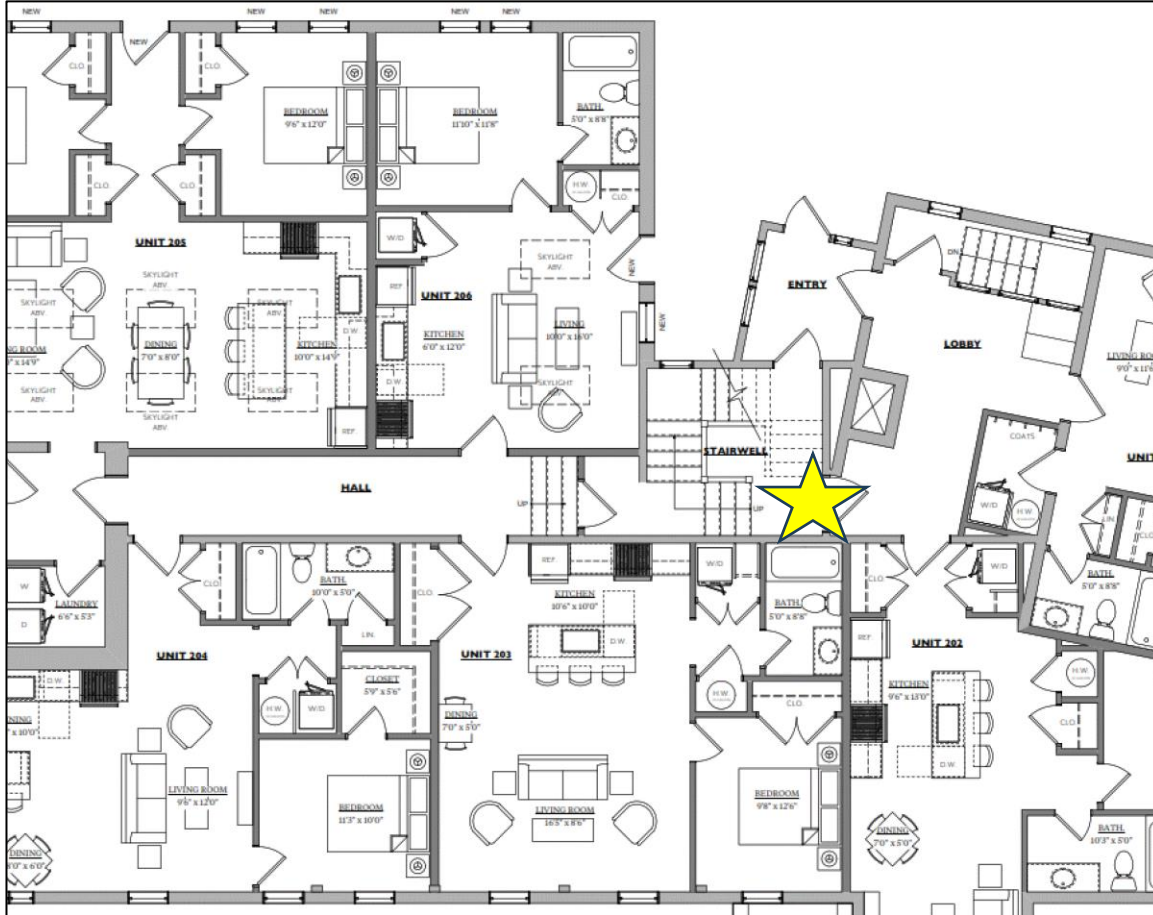
HALLWAY AND STAIRWAY FEATURES



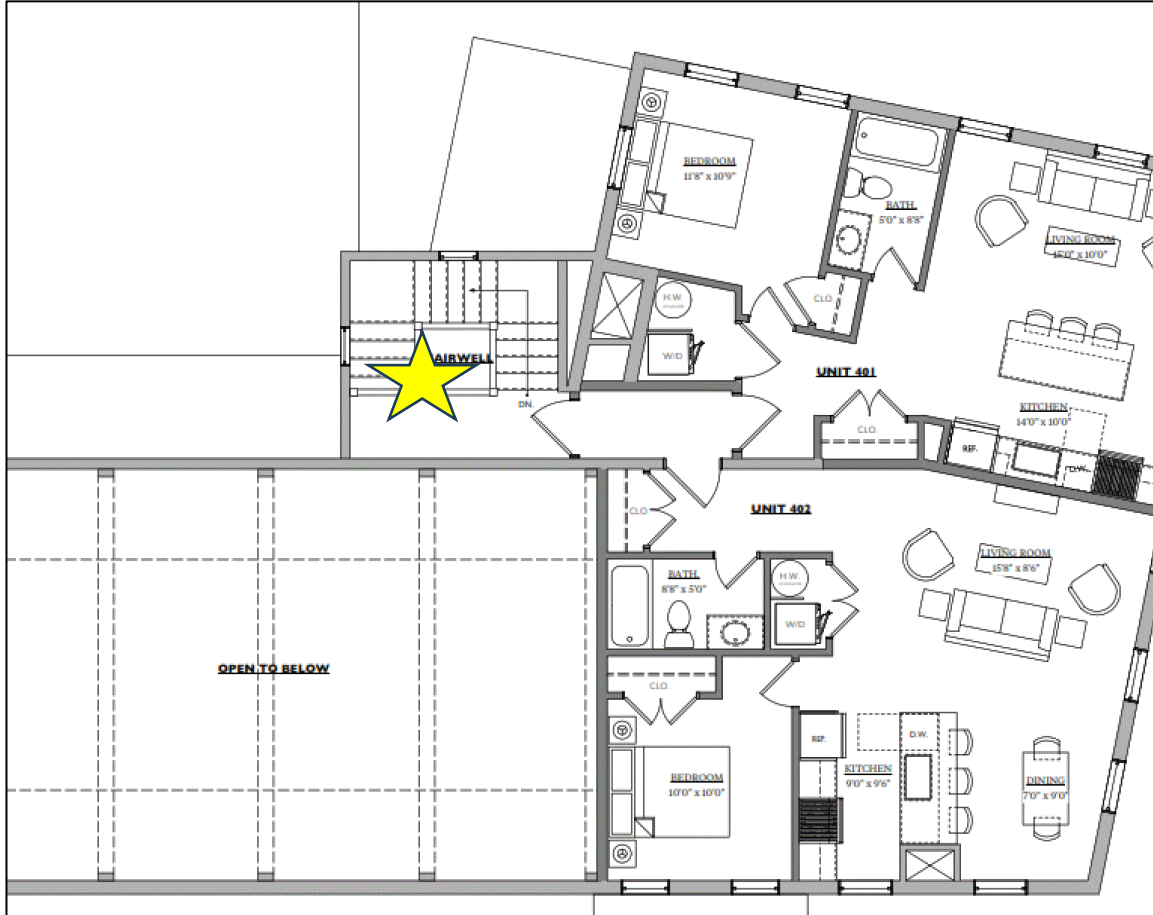
HALLWAY AND STAIRWAY FEATURES



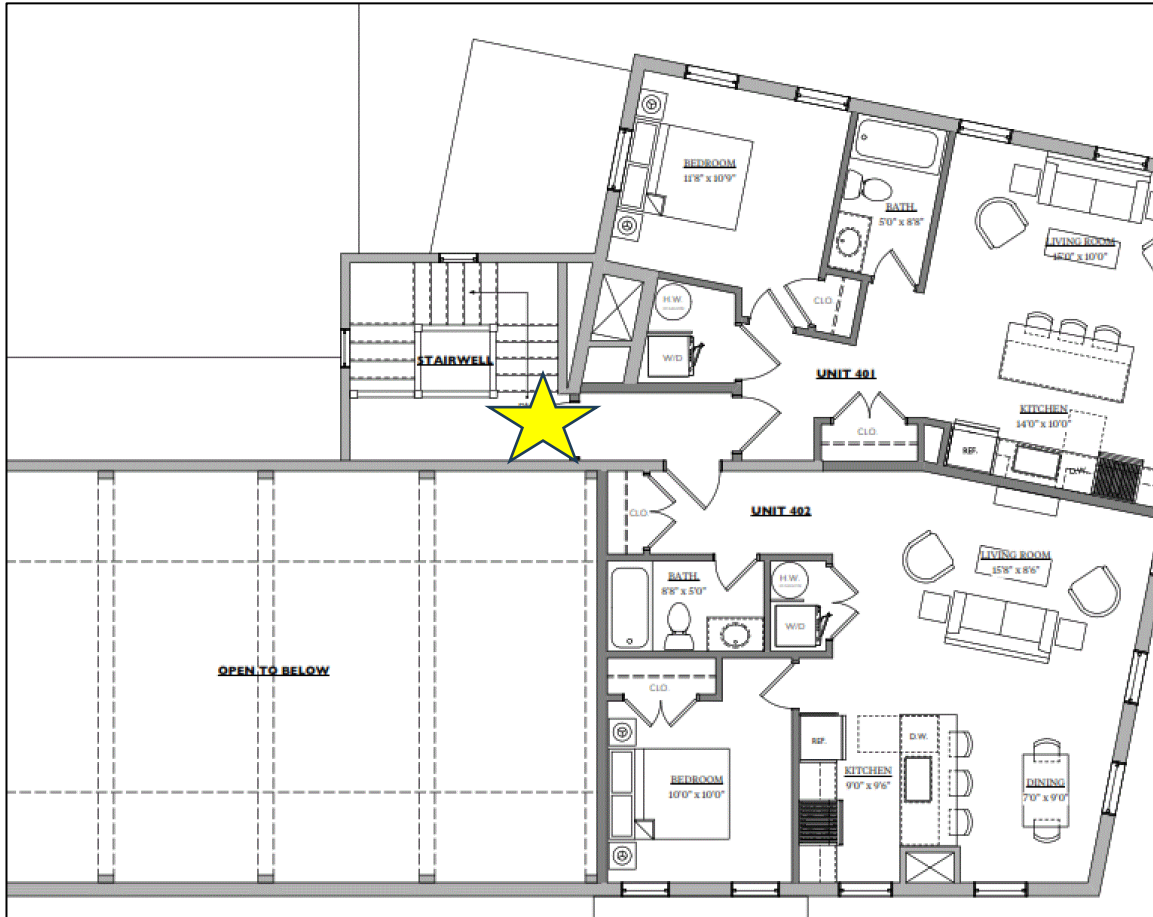
HALLWAY AND STAIRWAY FEATURES



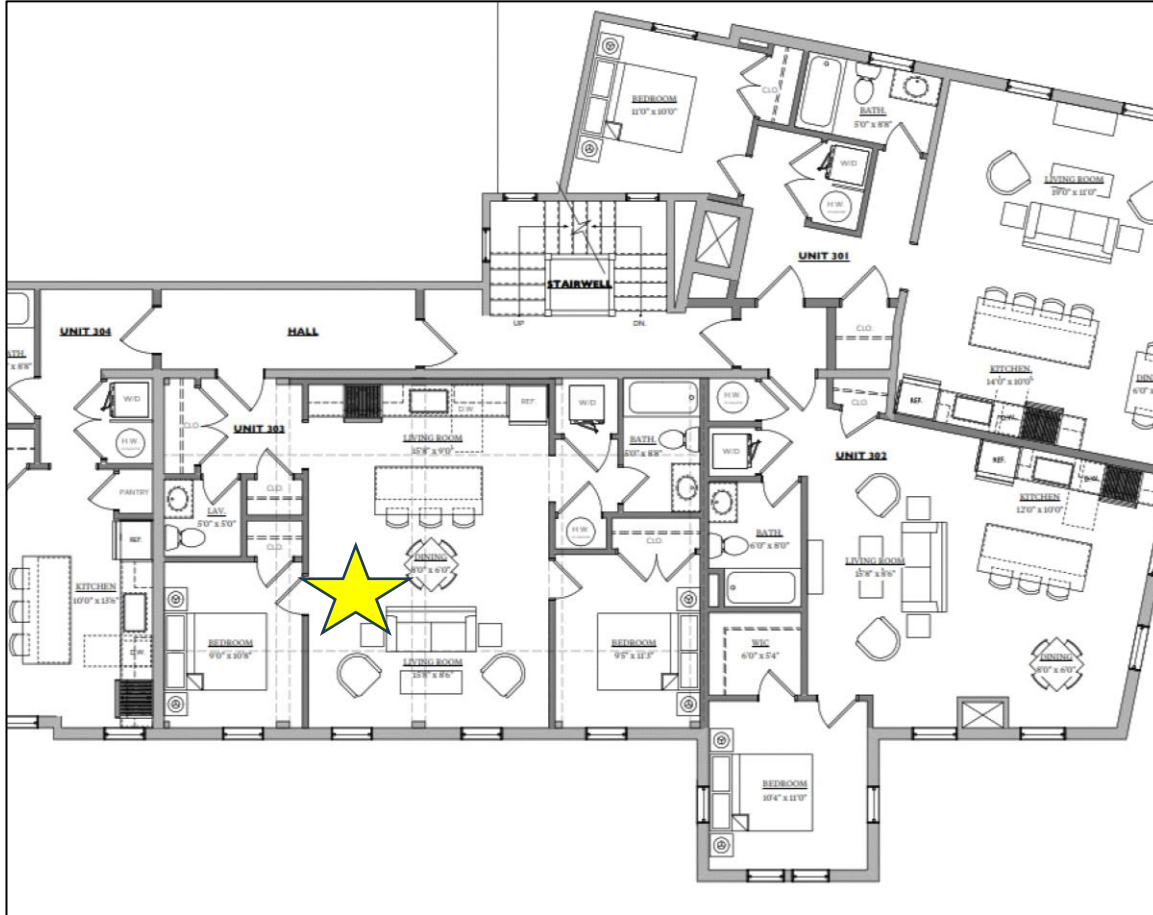
STAIRWELL DECORATIVE CEILING



STAIRWELL DECORATIVE CEILING



CATHEDRAL CEILINGS



CATHEDRAL CEILINGS

