

Old Fire House – Existing Community Center

ORLEANS FACILITY CURRENT USAGE QUESTIONNAIRE

Facility: Old Firehouse Community Center

Date: March 7, 2022

Interviewer: Bonny Campbell-Runyon

Interviewee: Joanna Keeley

Title: Chairperson: Orleans Cultural Dist. Committee

Is your facility public or privately owned? Public Private

How many people does your facility serve?

Hard to say. It houses the Chamber of Commerce, public bathrooms (every day) and an after school program (weekdays).

COVID severely limited the building's use but new activities are being added weekly now that COVID is abating.

What organizations use your space?

See attached document

How is use of the facility managed and scheduling coordinated?

Do you have a building coordinator? Yes No

Paid Volunteer

What is the age of your facility and when was it most recently renovated?

Year built: 1925

Year most recently renovated?

Comments: Land was donated to the town for a new fire station to be built on the site with a restriction that the property can't be sold. The land was part of the Cummings and Howe Company Pants Factory. Later, Police and a Rescue Squad also used the space. In the past, the building was also used by the Recreation Dept., as the original site of Nauset Workshop

and now 2 parts of the building are under lease agreements with the town of Orleans (Chamber of Commerce & the Orleans Community Partnership. Nauset Together We Can (afterschool program) reserves a room for their sole use. OCP manages and coordinates the spaces not used by the Chamber and public bathrooms. A “common area” with sink, cupboards, counters and storage area is shared by all users.

Plans to renovate the building using CPC money are in the works. (Alan McClennen can provide a complete history with dates of renovations). The building has received CPC funding in 2014, '15 and '19 for various improvements. In 2014, the Historic Commission determined the property to be part of Orleans’ history and thus eligible for CPC funding. Donation fees received from users allow the building to operate at no direct cost to the town. The town pays utilities and users provide their own liability insurance.

Architect’s report on proposed renovation available separately.

Do you have current or original plans you can pass on?

Attached.

Does the facility have any code issues (accessibility, building code . . etc)? or ongoing maintenance issues or significant design flaws that interfere with use?

The building is not up to code but is accessible to those physically challenged. It has steep narrow staircases to an upper floor and the basement which are not open to public use. Ron Collins, the facilities manager, can provide thorough documentation of Code issues.

What is your square footage (building and/or physical lot) and how many rooms do you have?

Total building SqFt: **Over 2,660** SqFt used for community activities: **2,660**

Total number of rooms: **7** Number of rooms for community: **7**

Total lot size: **?** Active outdoor programming SqFt. **Parish Park in front of OF.**

List all rooms and spaces used for community activities:

<u>Room Description/Function</u>	<u>Square Footage</u>	<u>Capacity</u>
See separate floor plan		

How many parking spaces do you have on site?

Is on-site parking adequate?

Are there spaces nearby that facility users use – on the street or public parking lots?

Yes. Public lots in back, across the street and on street parking in front all along Main St.

What percentage of building users walk, bike, Uber – i.e. don't bring their own car? A small %

What percentage of available programming time is being used? (May be a hard question to answer)

Public bathrooms: daily 8am to 8 pm

Chamber: 10-4, 6 days a week; seasonal, 7 days a week

NTWC: 3-5:30 weekdays, Oct.- June.

Gallery meeting space and small meeting room: 6 days a week by 29 local and regional groups, orgs., businesses, or individuals. Extended programs would include more evenings and Sundays.

Parish Park is used continuously.

What percentage of your available building space is used? (May be a hard question to answer)

Overall: All of it

At peak times: Simultaneous meetings

What is your annual budget and how many employees do you have?

Annual budget: **None. All \$ paid through lease or donation goes towards running the building.**

Part time paid employees: **0** Full time paid employees: **0**

Do you have volunteers provide professional service? Yes X No _____

Do the organizations that use the space pay to use it? Yes X No _____

If so, what is the fee structure?

Monthly fee paid by the Chamber and OCP to the town under individual license agreements. Nauset Tog. We Can pays a monthly fee to OCP. All other users are asked to donate a fee of \$15/hour.

How much do you collect annually? \$ _____

Do you require town subsidies to operate? The town pays utilities. Yes No

Annual subsidy: The Cultural Dist. Comm. (OCD) relies on grant \$ to pay for programming.

In the last five years, has your budget and staff to support community activities grown or shrunk? Explain

There was always a volunteer who coordinated scheduling, but no oversight to speak of, with less than optimal results. 3 years ago, the interior was painted, new hallway carpeting installed, portable tables purchased and old furniture and detritus were removed. A cleaning person was hired for the main areas. A minimal user donation fee provided basic costs of running the building with a volunteer coordinator. The activities have now grown to the point where a part time coordinator is necessary to maintain the current usage and to build additional programs and events.

Before COVID, the OCD committee was formed to oversee the town's Cultural District (as designated by the MA Cultural Council). Members write grants, organize and promote cultural events. It is completely volunteer based. Much more could happen with a paid employee to coordinate/promote town cultural events and manage activities at the OF. A decade ago, the building was dark and unused. Today, the building is active and serves the community as best it can with current resources. The proposed renovations will bring the building into the 21st century, meet the green community guidelines, meet current code standards and provide varied, diverse, flexible spaces that would offer extensive classes, workshops, and activities to all groups, with an emphasis on cultural and educational activities. The OF is a central hub for community gathering on Main St. and Parish Park.

Do you have space to add programming – from within your organization or from a new organization - within your current facility?

Absolutely. The OF provides space for smaller group activities. It has been described as a "hidden gem" and 1 group uses it because it is a private and safe space to meet. More organizations find the building meets their needs for meeting spaces and small events. The most current, the Farmers Winter Market meets every Sat. With the permit in place for Parish Park, a Saturday Live Music series was added in the Fall, to be repeated this spring. Definitely more activities than in the past with room to grow.

If you could add on, what would you add to your facility?

The interior space will be renovated if approved at town meeting. There is no room to add onto the building.

Are there similar facilities in other towns that have features that you like?

Most community centers in other towns are larger. There is one in Sandwich that is similar: Sandwich Arts Alliance

Additional Comments:

The OF Community Center has served the Orleans Community for almost a century. With the proposed renovations the building will step into the 21st century, up to code, all green and tech savvy, still serving Main St. with doors wide open. After sewerage in town goes online, new development in the downtown is likely, making this historic gem of a building even more vital as a central community gathering space. More people in the downtown brings more business to the downtown which in these times of online shopping will help to boost the Orleans economy.

No matter what else gets decided in terms of a new Community Center, the OF should retain it's use as a small community center.

Exhibits

Past (Pre-covid) Old Fire House Usage and Programming Documents

Exhibits 2 and 3 present overlapping information presented in different ways.

EXHIBIT 1: OLD FIREHOUSE Scheduled Meeting Usage by Month

Gallery and Meeting Rooms

2017

January 73

2016

December 75

November 61

October 67

September 53

August 52

July 67

June 61

May 67

April 56

March 66

February 58

January 58

NUMBER OF ORGANIZATIONS WITH SCHEDULED MEETINGS - 30

Gradual increase of 15 *scheduled meetings* from January 2016 to Jan.20'17

Average of scheduled meetings per month- 67.8

Tuesday and Wednesday average 3 to 4 meetings per day.

Does not reflect impromptu meetings or #'s attending an Event or Exhibit.

Exhibits change monthly with public receptions and daily or weekend hours.

Does not include informal meetings by Chamber

For Scheduling:

Calendar is accessible on 3 websites, inquiries and postings are managed by volunteer, Andrea Shaw Reed. Guidelines and Regulations for building use are posted in the building and on the website. Coordinating exhibits, and questions requiring personal attention, are managed by volunteer, JoAnna Keeley. Cleaning of the public spaces is paid for by OCP. Susan Brady is employed for an average of \$200 a month, dependent upon usage.

**EXHIBIT 2: LIST OF ORGANIZATIONS WITH SCHEDULED MEETINGS AT THE OLD
FIREHOUSE**

JANUARY- 2016 - JANUARY 2017

DAILY:

NTWC: *Nauset Together We Can: After School program, 5 days a week. 3-5p.m.*

WEEKLY:

Basic Dog Training *(non-profit)*

CC Sports ambassadors - *Regional schools supporters of sports program*

English as a 2nd language-*May through Sept.*

Envisioning Orleans, *original branch of OCP, architects, streetscape design*

NTWC: *Board Meetings*

POCCA: *Protect Our Cape Cod Aquifer- prevent chemical spraying under power lines*

SLIPKNOTS: *AA*

Therapy Dog Class *(non-profit?)*

TAI CHI: *(Donations)*

ALTERNATE WEEKS:

Orleans Community Partnership: *Executive meetings, Board and public meetings*

WOMR: *Outermost Radio: 92.1 Independent radio station, Orleans/P-town*

MONTHLY:

Homeless Preventions Council Board

Oceana Soccer Board

Orleans Pond Coalition

Orleans Chamber/ Rock Harbor Sports Group

Orleans Community Exchange-Board Meeting *(Cons. Shop Main St.-for Scholarships)*

Orleans 5D Committee Meeting

Gallery Exhibits: *Change Monthly, Public Receptions, Summer: Open 4 days or Weekend*

QUARTERLY:

Red Cross Blood Drives

OCCASIONAL:

Family To Family- 10 Week class- Orleans Elementary School

Habitat For Humanity - Regional Meeting

Meccaback - 6 Week exercise program

Orleans Improvement Association

Orleans Chamber Of Commerce, *as needed*

Orleans Cultural Council, *as needed*

Orleans Cultural District, as needed
WE CAN Regional Presentations

ANNUAL:

JUNE - Public Art Installation, NRMS, OCC, OCD, CC Chamber Of Commerce,
SEPTEMBER -Orleans Cultural Council Regional Meeting Of 6 Lower Cape Cultural Councils.
OCT/NOV- Holly Berry Fair Organizational Group

EXHIBIT 3: Old Firehouse- User Groups. 2017-2018 Revised 11-14-18

41 Scheduled Meetings per Month

Basic Dog: Weekly, 5:30-6:30, every Wed.

Therapy Dog Training: Weekly, 6:30 -7:30 every Wed.

Gina Hayes, 508 274 0610 ghayes7299@verizon.net

Cape Cod Sports Ambassadors: Weekly 9 a.m. every Saturday

Chet Fuller, John & Bev Fuller 508 221 5489(C) 508 255 6108(H)

Envisioning Orleans: Weekly, 11 a.m. Friday, as scheduled

andreasreed@gmail.com 508 737 4669

Girl Scouts: Sept-June 2nd and 4th Thurs. 5:30-6:30 pm (starting Sept. 13 2018

Brianna Romne 508 237 6859 brianna1091@hotmail.com,

105 State St., Brewster, 02631

Nauset Educational Foundation Board: 3rd and 4th Mondays, 5-30 p.m. **Unscheduled**

andreasreed@gmail.com 508 737 4669 Teresa Martin,teresa@capeeyes.com

Nauset Together We Can Board: Monthly, Wednesday, 7-9 p.m.

Pres.Kyle Wibby kyle.wibby@gmail.com 202 487 8869

Daphne Irwin, Treas., aroseylight@yahoo.com, Alan Chase, acchasecapecod.edu

Jamie Forester, jameth25@gmail.com, Renata Wasserman

Paint Night, Movie Night Monthly as scheduled during school year

Contact: Amy Goland, 774 722 3005, agoland@comcast.net

Nauset Together We Can: 5 days a week, on school schedule 2:30- 5:30 p.m. (Back Rooms)

Jean Pettengill: pettengill.jean@comcast.net, Coordinator, Asst: Julia Ryan 508 896 5844

Orleans Chamber: Monthly, 1st Tuesday, Exec. Board. 8:30 am, 3rd Fri: 7:30am, Chamber Board.

Other: Chamber Roundtable, Chamber Retail,

Noelle Pina 508 255 7203 npina@orleanscapecod.org

Orleans Chamber Foundation: Monthly, Noelle Pina, 508 255 7203 scheduled as needed

Orleans Community Exchange: Monthly, 4th Wednesday, 9:30 a.m. -12:00.

Diane Marino, 508 240 4377, Volunteer Monthly/Annual Meeting-

Alt. Margo Cathie, 508 237 4794 margo1941@gmail.com

Orleans Pond Coalition Board: Monthly, 4 – 6 p.m. First Monday

Oceana Soccer: Monthly, 1st Monday, 7 -9 p.m.

Keith Clark, 508 930 5980 president@oceanasoccer.org Inactive

Box 2643 Orleans 02653

OCP/OF/OCD Discussion Groups: Monthly, Tuesday or Thurs. 10 – 11 a.m. Inactive

JoAnna Keeley 508 367 0114 joanna@meganet.net Pat Perry 508 237 6648

patricia.perry14@verizon.net, Sherry Rhyno 508 208 6703 sherry.rhyno@comcast.net

Orleans Recreation Dept. Tai Chi, Burdenko Fitness Training,

Alan Harrison 774 301 1918 aharrison@town.orleans.ma.us

Tuesday-Friday Oct 23 to Nov 30, 11am-12pm. Friday Nov 30 to 12/21, 12:30-1:30 pm

Tai Chi: Weekly, Sun. 12-1 pm.

Michael Decker: mdecker333@aol.com 508 241-0945

Scheduled Group meetings during year

NAMI: National Alliance on Mental Illness: 10 wk. course, Mondays 6-8 p.m.

Kim Lemmon 774 230 3832 klemmon@namicapecod.org As scheduled

Scotti Finnegan scottifinnegan@gmail.com

Cape Cod Community College: Workplace Training, 5 week Course, Thurs. 8-30-4:30

Tammi Jacobsen W 508 208 0799 508 375 5011 H As scheduled

Mary Conklin: 508 375 5010 mconklin@capecod.edu/ccpe

Art Gallery Space: On-going Cultural, (Art, Photography), and Community Educational Projects and Exhibits.
Orleans Cultural Council and Orleans Cultural District.

Occasional Meetings: POCCA Preservation of Cape Cod Aquifers

WOMR Outermost Radio

CCS Center for Coastal Studies

B. Korn Digital Photography Seminar

508 737 6398 bob@bobkornimaging.com

KINLIN GROVER Real Estate

Chamber Meetings, not on calendar: 2-12, 3-27, 9-10, 10-01 Retail Roundtable

Chamber 101, 3-22, 5-24, 9-13

Community Exchange, not on calendar Volunteer meetings, i.e. July 10th, 15th,

Annual Meeting 7-02

Sports Ambassadors Exec. Bev Fuller 10-02,10-16

Exhibit 4 - Old Firehouse Existing Plans - From 2014 Study; Available Separately

Site Plan and Floor Plans

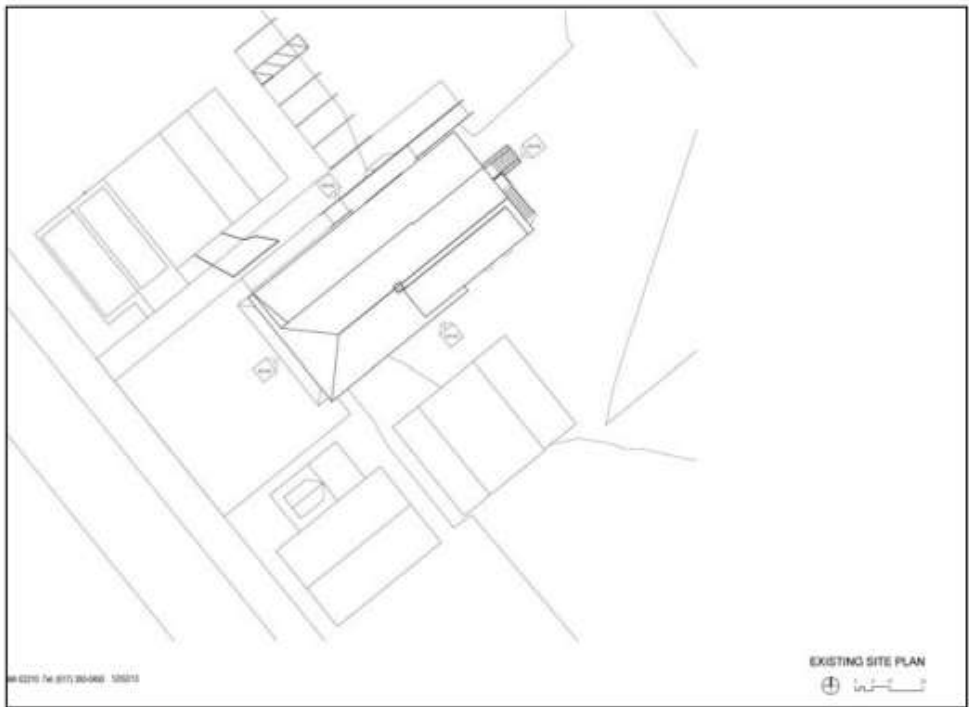


Fig. 1.3. Roof Plan



Fig. 1.4. Floor Plans

Exhibit 5 - Old Fire House Most Recently Proposed Renovation

