



# Town of Orleans

19 School Road Orleans Massachusetts 02653-3699  
Telephone (508) 240-3700 – Fax (508) 240-3388

## FY24 COMMUNITY PRESERVATION PROJECT APPLICATION

**Project Title:** Historic Rehabilitation of the Old Firehouse at 44 Main Street in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties

**Submission Date:** November 21, 2022

**Applicant (note if Town, individual or non-profit):** Town of Orleans Select Board  
**Mailing Address:** 19 School Road, Orleans, MA 02653

**Co-Applicant, if any (note if Town, individual or non-profit):**  
**Mailing Address:**

**Project Contact Person:** John Kelly, Town Administrator

**Telephone:** (508) 240-3700 x2415 **E-mail:** jkelly@town.orleans.ma.us

**Federal Tax Identification Number (if non-profit):**

**Project purpose (Check all that apply):**

Open Space     Historic Preservation     Community Housing     Recreation

**Project Location/Address:** 44 Main Street, Orleans, MA

**Community Preservation Funding Request:** \$2,420,792 (100% construction Documents Estimate as of 11/2/2022) to rehabilitate the building to the Secretary of the Interior's Standards iaw CPA Regulations

**Brief Project Summary, Including Justification of Project Category Checked Above:**

The Select Board respectfully requests a second review of and funding for the historic rehabilitation of the Old Firehouse at 44 Main St. This rethought application is in two phases. Last year's application left unresolved challenges around the use of Secretary of the Interior's (SOI) historic rehabilitation standards, throwing into doubt the use of CPC funds for the project. The Select Board would like all doubt removed and the design amended as necessary to be sure the project not only fits within guidelines but that the rehabilitated building celebrates Orleans' past to the highest standards as it hosts current community life, well beyond its use as a fire or police station.

To make sure the construction plans meet the highest standards, Phase One of this application asks CPC to use their historic preservation consultant and the Orleans Historic Commission to review the current construction documents for SOI rehabilitation standards. During the review, the OHC and the CPC consultant will call out changes in the current construction documents that must be made to satisfy SOI rehabilitation standards. All recommendations made by the CPC, through their consultant or the OHC will be adopted to achieve SOI standards for the project.

CPC consultant and OHC will agree on one set of design change elements that must be adopted by the SB's architect to comply with SOI standards for historic rehabilitation. The complete and final list must be reviewed and approved by CPC, so the project architect has time to make the changes to the existing construction documents.

Phase Two is the normal review of the updated construction documents for the Old Firehouse by CPC to decide on funding as they see fit. Completion of Phase 1 ensures previous application roadblocks as to the fitness of the design does not stand in the way of the CPC review. The Select Board believes that Orleans' oldest standing public building is worth this effort. We stand by our commitment to honor the past as we plan. This little gem in the middle of the Village Center has been hosting community life in one form or another since the 1920's. Seems fitting that we as a community will take care of it for the next 100 years.

The Old Firehouse was created by a Town Meeting vote on February 5, 1925 authorizing the Town to raise and spend \$7,000 to build the first town owned fire station on land donated by H.K and Theresa Cummings. The project came in under budget and \$6.52 was returned to the town. The building was used as a fire station continuously until the new joint fire/police station was built in 1967. During that 42-year period several additions were made to the original building when new fire equipment was acquired in 1947 and when the police department moved into the rear of the building in 1954. Following the relocation of the Fire and Police Departments to the corner of Eldredge Parkway and Route 28, in 1967, the building was used for a variety of purposes including the original site for the Nauset Workshop (now Cape Abilities), public bathrooms, the office of the Orleans Chamber of Commerce and storage space for various municipal items that lacked a permanent home. The building was closed for several years, without town-committed funds to support the recreation and arts activities it was hosting.

In 2012, the Orleans Community Partnership (OCP), a 501©(3) organization established in 2011, promoted the restoration of the shuttered Old Firehouse as an outgrowth of the update of the Orleans Comprehensive Plan, the Orleans Village Center Study and the Orleans Streetscape Plan which was prepared by the Cape Cod Commission. During this period, the OCP and the Select Board applied to the Massachusetts Cultural Council and received designation of the Orleans Village Center as a Cultural District with the Old Firehouse as its center.

On November 20, 2012 the OCP applied for a CPC grant of \$58,875 to study the feasibility of rehabilitating the Old Firehouse as a critical historical asset in the Orleans Village Center. The request was supported by the CPC and ultimately voted by Town Meeting in May 2013. A full history of the progress towards achieving this goal is described in the narrative below which shows in detail the methodical approach that has been followed over the last 10 years to get to this application in its final form. The applicant seeks \$2,420,792 million dollars for the rehabilitation of this historic asset which is the oldest historic building owned by the Town.

**Please attach the following information with all applications:**

- **Detailed Narrative:** A detailed but succinct description of the project including goals and objectives, consistency with Community Preservation Act goals, compatibility with the Orleans Community Preservation Plan and the Orleans Comprehensive Long Range Plan, and relevance to the community and its needs.

At the annual town meeting of 2013 the Old Firehouse was listed as project #4: Old Firehouse Restoration Feasibility Study in the amount of \$68,000. Prior to the affirmative vote at town meeting, it received support from the Select Board 5-0-0 and the Finance Committee 7-1-0. These funds were used to study the restoration potential of the building. The initial focus of the work included the preparation of a historic structures report. The report, entitled Orleans Old Firehouse Historic Building Survey was prepared by the architectural firm of Bargmann Hendrie + Archetype, Inc of Boston MA. The report is on file in the permanent records of the CPC.

In summary, it found that the Old Firehouse could be rehabilitated and improved for multiple uses under the Secretary of the Interiors Standards for the Rehabilitation of Historic Structures.

At the annual town meeting of 2014, the Old Firehouse was listed as Project # 1: Old Firehouse Restoration – Phase II. The purpose of this grant was to allow the OCP to move ahead with the results of the Historic Building Survey and the conceptional consensus as to reuse options and the preparation of biddable construction documents. The project received a favorable vote from town meeting after it received the CPC recommendation and support from the Select Board 5-0-0 and the Finance Committee 9-0-0.

Following the approval of the second round of funding, the Town Administrator determined that the town should conduct a peer review of the Phase 1 work prior to moving ahead with the preparation of biddable construction documents. Following a public procurement process CBI Consulting Inc from Boston was engaged to conduct a peer review of the work undertaken by Bargmann Hendrie + Archtype, Inc. in part because one of their options was to tear down the existing Old Firehouse and replace it with a reproduction on the same footprint but with more floor space in a full basement. This option would have made the entire project ineligible for CPC funding since the historic Old Firehouse would have been demolished.

CBI was responsible for two reports under the peer review. The first involved work performed by CBI, BLW Engineers and Code Red Consultants. The three firms did a thorough review of all the options including architecture and code issues. Following that review their work was passed to PM&C, Inc for cost estimate. That report was submitted on September 29, 2017. The second report included studies which showed alternate interior building layouts.

Based on the completion of the peer review process, the Select Board voted on November 17, 2017 to submit a CPC request for \$75,000 to prepare plans and specifications and bidding documents for the rehabilitation of the Old Firehouse, following the Standards of the Secretary of the Interior. The annual town meeting of 2018 approved Project #1: Old Firehouse Plans and Specifications. The Select Board supported the grant request 3-0-0 and the Finance Committee supported it 8-0-0.

Due to other priorities, the Old Firehouse project lay dormant until the fall of 2019 when the Select Board requested the Town Administrator to draft a charge for a new Community Building Renovation Task Force. The charge to the Task Force was reviewed and approved by the Select Board in February 2020 just prior to the COVID 19 pandemic shut down. The appointments to the Task Force were not made until September 2, 2020.

The Task Force began meeting remotely during the fall of 2020. After reviewing the past work undertaken with funds provided by the CPC, the Task Force met with the Select Board in January 2021 and recommended several changes to their Charge. Those changes were adopted and it was agreed that in order to comply with the procedures for public building projects in Massachusetts, a feasibility study should be commissioned. The RFP for that work was advertised on March 31, 2021. Proposals were received and after a review by a committee created by the Town Administrator ICON Architecture from Boston was selected.

The feasibility study was undertaken and presented to the Select Board by the Task Force on August 4, 2021. It received a unanimous vote from the Board to proceed to prepare final plans and specifications using the CPC funds originally approved in 2014 and 2018. In addition, on October 6, 2021, the Select Board authorized additional funding, in the amount of \$13,000, to be transferred from the Town's Building and Facilities Stabilization Account to cover the full cost of architectural services needed to prepare final plans and specifications for public bid in the spring of 2022.

On November 17, 2021 the Task Force presented schematic drawings and other supporting materials to the Select Board and recommended that the Board vote to file an application with the CPC for construction funding in the amount of \$2.0 million dollars.

The Select Board, after a lengthy discussion, voted 5-0-0 to submit the application for consideration for funding in FY '23.

During CPC application review in 2021, various challenges arose to the application around SOI standards, bonding of construction debt and competing projects for CPC funding. With this new request, the Select Board is addressing any question of SOI standards for rehabilitation allowing CPC funding. Other obstacles from last year's request are beyond the scope of the Select Board to address in the application and are the purview of the CPC.

- **Action Plan and Timeline:** Note the estimated dates for project commencement and completion and list (with explanation) all action and steps that will be required for project completion, including any legal requirements or any impediments to implementation.

The rehabilitation of the Old Firehouse has been going through a thorough planning process since the first CPC grant was requested in 2012. The final plans and specifications are now complete. If recommended for a grant by the CPC, the rehabilitation would follow the following schedule. This will be a publicly bid project under the provisions of Chapter 30B of the Massachusetts General Laws. This requires that there be advertisement in the Central Register. There is a requirement that there be filed sub bids for certain trades before the bids from the general contractor is opened. In general, the advertisement for bidding for a project like this would begin around March 1<sup>st</sup>, and bids would be opened just prior to Town Meeting. Thus, the total project cost would be known prior to the warrant article being presented for a vote. Contractors' bids have a time certain, so careful scheduling is critical. In this case, the bid documents would probably have a construction date of early September, so no work would be done during the summer season. The architect estimates that construction would take about nine months, so the work could be completed prior to the next summer season.

- **Financial Data:** Provide financial information for the project including detailed and total cost, additional revenue sources (public, private, in-kind, volunteer time and services), basis for the fiscal estimates and any other fiscal details currently available. Costs relating to historical rehabilitation/renovation should be clearly identified (if possible) compared to other costs, such as code compliance or accessibility improvements. Applicants are encouraged to submit more than one quotation from potential contractors.

The current estimate of construction cost is attached to this application. The 100% Construction documents estimate prepared by Miyakoda Consulting Inc. has reviewed the complete final plans and specifications and has provided a detailed cost estimate by trade. The estimate includes the assumption that construction will start in the late spring of 2023 and includes a 4.67% increase to the midpoint of construction. This estimate is higher than previous ones due to inflation due to COVID and a focus on greater energy efficiency in the rehabilitated building. The cost estimate does not include funds for the Owners Project Manager, which is required by state law for a project of this size.

Chapter 44B, Community Preservation in Section 2 Definitions, defines historic resources as, "a building, structure, vessel, real property, document or artifact that is listed or eligible for listing on the state register of historic places or has been determined by the local historic commission to be significant in the history, archeology, architecture or culture of a city or town". The Orleans Historical Commission has defined the Old Firehouse as a historic resource. This project proposes the rehabilitation of the Old Firehouse. Section 2 of Chapter 44B defines "rehabilitation" as follows: "The remodeling reconstruction and making extraordinary repairs to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resource, open spaces, lands for recreation use and community housing functional for their intended use, including but not limited to improvements to comply with the Americans with Disabilities Act and other federal, state or local or access codes. With respect to historic resources, rehabilitation shall have the additional meaning of work to comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36C.F.R. Part 68". Therefore, it is not possible to differentiate between the costs for meeting the Secretary's Standards and other code requirements, since they are all interrelated.

The Old Firehouse has been operated under the provisions of a town meeting approved revolving fund. The Chamber of Commerce and the Orleans Community Partnership pay a monthly license fee which is large enough to cover all the operating expenses of the building. When the building rehabilitation is complete, it will be leased out for functions which will provide additional operating income. Therefore, the building is currently self-supporting and will continue to be so.

The Select Board is looking for other grant opportunities. As the center of the Orleans Cultural District, the Old Firehouse will be eligible for a grant from the Cultural Facilities Fund. Grants range from \$7,000 to \$200,000. The application period is now open and will close on February 2, 2023. Local funds will have to be committed to be eligible for the grant. The second grant opportunity is through the Massachusetts Historical Commission. That funding round usually takes place in the spring. The Orleans Historical Commission must file a Form B for the Old Firehouse in order for the Town to possibly be eligible to apply for these funds.

Given the proposed budget for this project, the Town must go out to competitive bid. The normal practice is to start the bid process about 60 days prior to Town Meeting, so the final construction cost is known at the time of the vote.

## **SELECTION GUIDELINES**

- 1. Consistency with the Orleans Comprehensive Plan, Conservation, Open Space and Recreation Plan, and Affordable Housing Strategy Plan as well as any other planning documents that have received wide scrutiny and input:**

**The rehabilitation of the Old Firehouse is consistent with the goals as stated in the Orleans Comprehensive Plan as follows:**

**Goal:** To preserve the important historic and cultural features of the Cape landscape and built environment that are critical components of Orleans' heritage and economy.

**Policies:** Additions or alterations to historic structures should be consistent with each building's architectural style and should not diminish its historic and architectural significance.

The distinguishing original qualities of a historic building, structure, landscape, or site and its setting should be preserved.

The destruction, removal or alteration of historic material or architectural features should be avoided.

**The rehabilitation of the Old Firehouse is consistent with the Historic Preservation Goals and Objectives as set forth in the current version of the Community Preservation Plan.**

**Goals:** The CPC, in consultation with the Orleans Historical Commission, has identified the following historical preservation goals. Proposals brought before the CPC must meet at least one of the following conditions:

A project which contributes to the essential element of public education on the history and heritage of Orleans, and the importance of the “built environment” in preserving our heritage.

A project which preserves, restores and/or rehabilitates a structure, landscape, artifact, that is on the Orleans Historic Property Survey or that has been designated by the Historical Commission as being historically significant.

**The proposed rehabilitation of the Old Firehouse meets both of the above criteria.**

Objectives: Proposals may be given preference for funding if they accomplish some or all of the following objectives:

Protection, preservation, enhancement, restoration or rehabilitation of a historic, archaeological or cultural resource, especially those that are threatened. Resources may be either public or private.

Protection, preservation, enhancement, restoration or rehabilitation of an historical aspect of a property or site.

Encouragement of the use of historic buildings for affordable housing, while maintaining the historic character and integrity of the building and the site.

Encouragement of the preservation of historic landscapes as open space.

Serve a community need to the greatest extent possible.

Provide for the education of the public on the importance of historic preservation.

**The proposed rehabilitation of the Old Firehouse meets four of the above objectives.**

## **2. Preservation of the essential character of the Town as described in the Comprehensive Plan**

**The rehabilitation of the Old Firehouse is consistent with the Vision Statement set forth in the Comprehensive Plan as follows:**

The Orleans Village Center is and will continue to be, a vibrant commercial and community center for the town, and will develop into a focal point for community and cultural activities and services for residents and visitors. The small-town character of the village will be maintained and enhanced. Mixed use and other appropriate development will be encouraged through changes to the zoning bylaws. Street trees and decorative

landscaping will be encouraged. Improved sidewalks, lighting, street furniture and the placement of utility lines underground will be pursued. Consistent with a traditional village development pattern that will be safe and attractive for pedestrians, it will be desirable to have small shops lining the streets with parking provided to the rear of the buildings where possible. Sidewalk cafes will be encouraged. **The scale and materials used for new construction in the village will be in keeping with the village character, and property owners will be encouraged to improve the appearance of existing buildings.** Residential units above storefronts will be encouraged. Provisions will be made to accommodate the flow of vehicular traffic, but not at the expense of providing a safe and attractive pedestrian environment. Appropriate parking to serve businesses and village residents will be provided for.

**Rehabilitation of the Old Firehouse meets this decision guideline because it preserves the scale and fit of the town's oldest publicly owned building even as it breathes new life into the public programs it can host.**

**3. Acquisition of, preservation of or rehabilitation of threatened resources**

**The rehabilitation of the Old Firehouse meets this decision guideline**

**4. Serving currently under-served populations**

The Old Firehouse currently serves as the home base for Nauset Together We Can and space has been specifically set aside for these under-served middle school students. In addition, the building provides a meeting place for many community groups each month.

**The rehabilitation of the Old Firehouse meets this decision guideline.**

**5. Meeting more than one CPA purpose (linking open space, historic preservation recreation and community housing) or demonstrating why serving multiple needs is not possible.**

**The rehabilitation of the Old Firehouse meets this decision guideline since it is enhancing Theresa's Way, a public path privately funded by the Orleans Improvement Association, that connects Parish Park through the site all the way to Cove Road. The Old Firehouse is home to arts, recreation, youth and senior programming, serving all ages and abilities of Orleans residents.**

**6. Feasibility and Practicality**

The description of the project history submitted in the detailed narrative above shows how the Town has gone to extremes to determine that the rehabilitation of the **Old Firehouse is both feasible and practical and thus meets this decision guideline.**

7. **Urgency. Not applicable, but it should be noted that the planning for the rehabilitation of this historic asset has been underway since 2012, and construction inflation has increased the project cost each year. Delaying the project another year will undoubtedly result in a project cost which has gone from \$2 million to \$2.4 million within the last 12 months.**

8. **Affordability and ability to be implemented expeditiously and within budget.**

**The detailed history of the project's development over the past ten years as described in the narrative above shows that the Town has gone to extremes to ensure that this project can now be implemented expeditiously and within budget, thus it meets this decision guideline.**

9. **Advantageous cost/benefit value**

**This building currently serves many small users that have no other place to meet as it fills its role as the center of the Orleans Cultural District. Yes, it is an expensive rehabilitation of an historical building in the Orleans Village Center but it provides a destination point to bring many diverse groups to Downtown. It has a positive cost/benefit value that is specifically called out in the Orleans Economic Development Plan drafted by StreetSense and adopted by the Orleans Planning and Select Boards in 2022.**

10. **Leverage of additional or multiple sources of public and/or private funds.**

**The CPC receives a state match equal to about 30% of the Towns annual surtax. Given the current amount of state match, this project could be financed entirely with a portion of the State match and therefore be funded entirely with state funds. If so, it will meet this decision guideline. In addition, approval of this grant request will allow the Town to apply for other grants through the Massachusetts Cultural Council and the Massachusetts Historical Commission.**

11. **Preservation or utilization of currently owned town assets.**

**The Old Firehouse has been owned by the Town since 1926. It functioned solely as a fire station until 1954 when the police department moved into the building. In 1967 police and fire departed and the building became an "orphan" and was used for a variety of uses as well as shuttered and left to deteriorate. The Orleans Community Partnership has managed the use of the building on a volunteer basis since 2012.**

Through its stewardship of the building has become a center for many community activities. This CPC grant application provides an opportunity to preserve a currently owned town asset, **meeting this decision guideline.**

**12. Consistency with recent town meeting actions.**

As noted in the project description above, the rehabilitation of the Old Firehouse has been voted by Town Meeting on three separate occasions (2013, 2014 and 2018) and has received funding through action at each of the three Town Meetings. In 2021 the Town Meeting voted to include the Old Firehouse in the Capital Plan for FY '24 **meeting this decision guideline.**

**13. Successful implementation by applicant of similar projects or demonstrations by applicant of ability to implement project as proposed.**

The applicant is the Town which has the required experience to implement this project.

**14. Qualifications of any individual or team proposed to work on the project.**

The applicant is the Town and its team has the required qualifications to work on the project, meeting **this decision guideline.**

**15. Endorsement by other municipal boards or departments.**

The Select Board voted unanimously to proceed with the rehabilitation of the Old Firehouse and submit this application on November 16, 2022. **The Architectural Review Committee gave a preliminary endorsement to the project on November 18, 2021.**

**16. Creation of incentives for other public and/or private projects and/or collaboration to occur.**

**It is hoped that the rehabilitation of the Old Firehouse will encourage other businesses along Main Street to invest in their properties. OIA has already led this initiative in its partnership with the Town, OCP and the Orleans Cultural District, funding the creation of Theresa's Way and improvements to Parish Park.**

**17. Provision of a dedicated source of funding for on-going maintenance, not from CPA funds.**

The Old Firehouse has been operated through a revolving fund for many years so the cost of operations comes from the license fees paid by the users and not from the

taxpayers. Once the building is fit for programming, it will be operated as an Enterprise fund through the Town.

**18. Compliance with the current or proposed Orleans ‘Zoning Bylaw and/or the laws of the Commonwealth.**

**The Old Firehouse is a municipal use listed under the Schedule of Use Regulations of the Zoning Bylaw as a use permitted as a right in the Village Center Zoning District. Rehabilitation of the Old Firehouse meets this decision guideline.**

## **ATTACHMENTS**

- 1. Final Construction Plans**
- 2. Final Specifications**
- 3. 100% Construction Documents Estimate prepared by Miyakoda Consulting Inc. 11/2/2022.**
- 4. History of building Permits, Town appropriations and Town Votes relating to changes to the Old Firehouse 1926 to 1999**
- 5. Floor Plan depicting changes to the original Old Firehouse since its construction in 1926.**

## **GUIDELINES FOR PROJECT SUBMISSION**

Please submit **two (2) complete paper copies** of the application and other materials to the Community Preservation Committee, c/o Town Administrator, Town of Orleans, 19 School Road, Orleans, MA 02653 by Nov. 21, 2022. **Applicants must also email complete applications in PDF** to Jennifer Fountain, Administrative Assistant, at [genuinejenfountain@gmail.com](mailto:genuinejenfountain@gmail.com). A single PDF file which appends materials described in item 3 to the application form is preferred.

1. Applications must be received by Monday, November 21 to be considered for recommendation at the Annual Town Meeting.
2. Funds for approved projects will be available on July 1<sup>st</sup> following the Annual Town Meeting upon submission of appropriate invoices and accounting.

3. Applicants may include any maps, diagrams, and/or photographs pertaining to the project. Letters of Support for the project from community organizations or other sources may also be submitted. Clear, concise presentation of materials is appreciated by the Committee.
4. The Community Preservation Committee may require additional (or more detailed) information or further clarification to a submitted application.
5. Prior to submission of funding applications, applicants should review the Community Preservation Act (MGL, Chapter 44B, through the Community Preservation Coalition Web site), the Orleans Community Preservation Plan and the Orleans Community Preservation Bylaw, copies of which are available on the Town Web site at <https://www.town.orleans.ma.us/community-preservation-committee>. Nonprofit organizations applying for historic preservation funds for historic structures should obtain a sample copy of an acceptable historic preservation deed restriction (available from the Town Administrator's office) since this type of document will be required. Applicants other than the Town of Orleans should also obtain a sample copy of the Agreement with the Town of Orleans that all successful nonprofit applicants will be required to sign. Please contact the Administrative Assistant by email with any questions.
6. Eligible projects must address one or more of the uses outlined in the Community Preservation Act, Sections 2 and 5 (2), as follows:

**Open Space: Acquisition, creation, and preservation** of land to protect existing water supply/aquifer areas, agricultural and forest land, coastal lands, frontage to inland water bodies, wildlife habitat, nature preserves and scenic vistas.

**Community Housing: Acquisition, creation, preservation and support** of community housing defined as housing for low and moderate income individuals and families, including low and moderate income senior housing. The Community Preservation Committee is required to recommend, wherever possible, the reuse of existing buildings or construction of new buildings on previously developed sites.

**Historic Preservation: Acquisition, preservation, rehabilitation and restoration** of historic structures and landscapes that have been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the Town or that are listed on the State Register of Historic Places. Plans for restoration and rehabilitation must comply with Secretary of the Interiors' standards.

**Recreation: Acquisition, creation, preservation, rehabilitation and restoration** of land for active and passive recreational uses, including land for community gardens, trails and noncommercial youth and adult sports and the use of land as a park, playground or athletic field and for preservation and restoration of recreational facilities. (Community Preservation funds cannot be used for a stadium, gymnasium, or similar structures or for the acquisition of artificial turf for athletic fields.)

## HISTORY OF CHANGES to 44 MAIN STREET - OLD FIREHOUSE

Source: Review of Town Meeting Actions 1926 to present and Annual Town Financial Reports

November 8, 2022

| Date     | Warrant Article | Action   |
|----------|-----------------|--|
| 2/4/1941 | 35              | \$750 new door at Old Fire Station   |
| 9/10/47  |                 | \$25,000 Build, equip and furnish addition   |
| 7/19/48  |                 | Partially finished 23' x 26' not built   |
| 2/16/53  | 28              | Accept gift from Orleans Fire Relief Association to build addition   |
| 2/16/53  | 49              | \$1300 for new steam, boiler and oil burner and install new 275-gallon fuel tank   |
| 3/1/53   |                 | Police arrive to occupy one room in rear of Old Firehouse<br>Install fire/police communications center. Hire first dispatcher. Note lack of operating space.   |
| 4/4/54   |                 | Commence work on addition with donated funds   |
|          | 24              | \$5,240 for 24-hour call center. Manned by paid staff during the day and volunteers at night. The dormer was added at this time to make space for night dispatchers to sleep and eat.                                    |
| 1957     |                 | First annual report of Fire and Police Rescue Squad  |
| 9/23/57  |                 | Install storm drain catch basin at station to collect water when equipment was washed on the apron.  |
| 1959     | 29              | \$2500 to install cover over cistern at fire station   |
| 1961     |                 | \$3500 for addition to fire /police station. Also, discussion about need for new fire/police station   |
| 1963     |                 | Creation of Fire and Police Building needs study<br>Fire: 7 vehicles, Police: 1 car. Fire Chief, Deputy and 3 firefighters. Police: 1 Chief and 10x10 room. Only one toilet in station. Fire Chief had inadequate office |
| 1964     |                 | New phone dialing system.  |
| 1964     |                 | Fire and Police Needs Building Committee. Looked at telephone exchange building, site of current Rockland Trust, rear of Snow Library and land on Old Colony Way   |
| 1965     | STM 8           | \$134,641 for new combined station at corner of Route 28 and Eldredge Parkway  |
| 1966     | STM 13          | Appoint 5-member committee to study and recommend future use of vacant Fire/Police building at 44 Main Street (unanimous)  |
| 1966     |                 | Nauset Workshop (CapeAbilities) funded and occupies 44 Main Street. The front doors were removed.  |
| 1975     |                 | CETA grant to paint interior of 44 Main Street   |
| 1982/84  |                 | Nauset Workshop moves to Eastham   |

|          |        |   |
|----------|--------|---|
| 1985     | STM 19 | \$4200 to provide heat, electricity, custodial service and supplies at the Old Fire Station.  |
| 6/22/90  |        | Building Permit #157. Remove partitions (in back room) to create a dance studio for Academy of Performing Arts  |
|          |        | Building Permit #18. Improvements to make space available as community building for meetings, adults and public restrooms. Note on permit, "Town Handicapped Baths" 9/16/91   |
| 10/17/91 |        | Building Permit #221. Replace existing exterior stairs and 3 windows. \$3,000   |
| 10/30/92 |        | Building Permit #362. Install new roof shingles \$3,000.  |
| 5/3/93   |        | Building Permit # 129. Remove existing front awning, build new awning, replace 3 windows with aluminum, re-shingle Main Street wall. Note: Plans show two windows on Main Street elevation (no front door). Plans also show that this is project that created the two new public handicapped accessible bathrooms that exist today. |
| 1/17/95  |        | Building Permit # 8. Remove 3 nonstructural walls in the main room. I surmise that these walls were installed for office space when building was used from 1966-1984 by Nauset Workshop. It appears from the drawings that the two wall openings between the two bays remained open until 1999.                                     |
| 6/28/96  |        | Building Permit #147. New 3' Front door installed with panic hardware at present location. It replaced one of the two windows that were installed in the wall when the roll up door was removed for Nauset Workshop moved in in 1965/66.  |
| 12/16/99 |        | Building Permit #372. Frame in opening 6x8 (back) separating  |

1994

1953

ORIGINAL BOILER  
ROOM BELOW  
ATTIC ABOVE

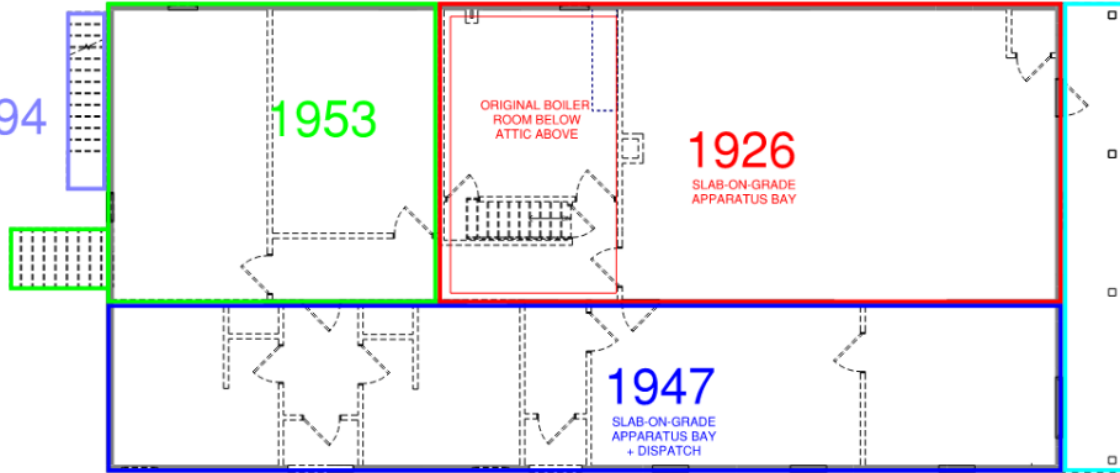
1926

SLAB-ON-GRADE  
APPARATUS BAY

c.1990?

1947

SLAB-ON-GRADE  
APPARATUS BAY  
+ DISPATCH







7 03-11-2022  
Orleans CD Spec\_corr



7 Orleans  
Community Bldg CD



7 Letters of Support  
Old Firehouse.pdf