

Academy of Performing Arts  
PO Box 1843  
Orleans, Ma. 02653

## 2025 Community Preservation Application

### Narrative:

Located in the former 1873 Orleans Town Hall the current home of the Academy of Performing Arts at 120 Main St. is one of the most historically significant buildings in the Town. From its construction in 1873 the building was used as the town hall until 1952. At that time it became a theater under the guidance of the Argo family until 1973 providing performances during the summer months. It was purchased by a group of individuals wanting to preserve the performing arts in 1975 and was established as the Academy of Performing Arts. Which will celebrate its fiftieth anniversary of operation in 2025.. Regretfully over many years due to funding requirements maintenance was deferred. Under new leadership beginning in 2020 the Academy has made a number of strategic moves to improve its balance sheet and income statement with new Trustees, directors, actors and Artistic Director. Community Preservation grants have made significant projects to restore the glory of the building and have permitted the restoration of all of the windows, replacement of clapboards on the front and left side of the building, and replacement of rotted members. A second phase approved and pending further architectural drawings will see the completion of the right side clapboards replaced, rotted window trim and members replaced, painting and replacement of the fire escape consistent with the current commercial building code. The phase three request includes previous deferred items requested including: on the rear of the building removal of a defunct chimney, removal of vinyl siding and replacing with wood clapboards, and paint, removal and replacement of the existing handicapped ramp with a new concrete ADA code compliant ramp with proper handrails. Roof repairs to include replacement of approximately 34 square of roofing on the mansard part of the roof to include ice and water membrane, architectural shingles, new caps, and drip edge/flushing Lastly the existing parking lot is unpaved and susceptible to wash outs and draining down on Main street. Existing storm drains remain clogged and proper handicapped designated parking spots are non existent. Proposed is the regrading of the lot and paving with asphalt along with restoration of five catch basins to manage run off. This will allow for better utilization of the lot adding marked spaces and defining of handicapped spaces.

## Action Plan and Time Line:

The planned completion of Phases two has been delayed by the introduction of new requirements to comply with the commercial code regarding the fire escape. We are working to resolve the Historic Committee's request for architectural drawn elevation drawings showing the modified escape including, doors and windows to scale. The escape fabricator is working on new drawings for the escape structure. Both elements are now required to be reviewed and approved by the Committee before work can commence. Once approved and the escape fabricated the plan calls for this phase of work to be completed in less than ten days after the escape is fabricated off site. Phase three work should go fairly quicksand should be completed in approximately thirty days of commencement.

## Financial Data:

Over the last three years the Academy using raised funds, and grants from the Brother ton Foundation and Mass Cultural Council made a number of internal improvements including: replacement of theater seating, new stage curtains, renovation of the area for educational programs, replacement of the boiler, removal of dilapidated sheds and replacement of same, air conditioning replacements and lighting working with the Cape Light Compact. Monies have been donated to upgrade the interior foundation landscaping.

Component cost for this application include:

- Removal of two exterior doors with wood and approved panic hardware to comply with the Secretary of the Interior guidelines: 6575.
- Restoration of the rear of the building including removal of vinyl siding and chimney: \$23435.
- Remove and replacement of handicapped ramp and deck to be ADA compliant as to square footage, ramp grade and handrails to be fabricated out of cement for durability.: \$28900.
- Roof to include stripping of existing material, and application of 34 square of architectural shingles including ice and water barrier, flashing and drip edge \$23350.
- Perking improvements to include regrading of existing contours, application of 1 ½ compacted based coat asphalt, and 1 ½ top coat mix. Lot stripping Cleaning and restorations of existing catch basins: \$32,800.

## Supplemental Request:

As outlined above in the Action Plan and Time Line, some new and significant issues regarding the code and design requirements have surfaced. The Academy is now

required to fulfill the Historic Committee's request for drawings of the fire escape , subject to approval, and requirements to meet the commercial code requirements, to engage a n AIA certified Architect. “This individual is being engaged to draw and certify the design as to capacity for egress and design. Two designs are being drawn to be presented for approval: one would be to go straight down with ten steps to a landing then the balance of the way down to ground level; the second design would be to go ten steps down to a landing then switched back to the ground level. The current approved budget for the original replacement was for \$38,000. To do the straight down option as described above would now be \$48,000, the switch back option would be \$68,000. The Academy is requesting a supplemental grant allocation to meet the additional cost outlined of \$ 10,000 to \$30,000. The final amount required will be subject to the designed preferred by the Historic Committee. To keep Phase 2 moving the Academy would finance the supplemental cost subject to reimbursement from the 2024 Phase 3 grant subject to CPC approval.