



# Town of Orleans

19 School Road Orleans Massachusetts 02653-3699  
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## FY24 COMMUNITY PRESERVATION PROJECT APPLICATION

**Project Title:** Orleans Town Bandstand Historical Renovation Design      **Submission Date:** 11/21/22

**Applicant** (*note if Town, individual or non-profit*): Orleans Dept. of Public Works & Natural Resources  
**Mailing Address:** 40 Giddiah Hill Rd., Orleans, MA 02653

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

**Project Contact Person:** Thomas E. Daley, P.E., Director of DPW&NR

**Telephone:** (508) 240-3790 x3106

**E-mail:** [tdaley@town.orleans.ma.us](mailto:tdaley@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:** 239 Beach Rd. / Nauset Beach

**Community Preservation Funding Request:** \$55,000

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

This Recreational and Historic Preservation Project is the first phase of two phases to perform a complete historical renovation of an Orleans' longtime local landmark. To be more specific the Town's 1920's Bandstand (gazebo) that currently resides at Nauset Beach. This first phase is to design and permit the renovation including the bidding process. The second phase will be for the actual construction. The project meets the historical preservation category due to the nature/type and age of the structure. The project meets the recreation category based upon its location and historical use. To this day people frequently get married within the envelope of this rare historical structure. Even when there are no scheduled events people relax and enjoy their surroundings while sitting under the bandstand.

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



# Town of Orleans

## Department of Public Works & Natural Resources

40 Giddiah Hill Road - Orleans, MA 02653  
Office (508) 240-3790 ~ Fax (508) 240-3711

Thomas E. Daley, P.E.,  
Director

Nathan Sears  
Natural Resources Mgr

## Orleans Town Bandstand Historical Renovation Design

### DETAILED NARRATIVE:

This Recreational and Historic Preservation Project is the first phase of two phases to perform a complete historical renovation of an Orleans' longtime local landmark. To be more specific the Town's 1920's Bandstand (gazebo) that currently resides at Nauset Beach. The project meets the historical preservation category due to the nature/type and age of the structure. The project meets the recreation category based upon its location and historical use.

To the best of our knowledge the bandstand originally was located in the area of Eldredge Field. See bandstand in the background of Picture 1 below:



PICTURE 1

To the best of our knowledge the bandstand was relocated to Nauset Beach in the 1950's.  
See Picture 2 below:



PICTURE 2

For years since then Orleans and its visitors have enjoyed watching the ocean from its deck. Hundreds of people have been married within its framework. For decades thousands of people have enjoyed bands playing within the gazebo on beach concert nights.

In early 2018, Nauset Beach was ravaged by three nor'easters within three months. We lost approximately 80' of beach and dune in that timeframe. We lost Liam's Restaurant and the bandstand was left virtually hanging over the North Atlantic. See Pictures 3 & 4 below:



PICTURE 3



PICTURE 4

Immediately the Town moved the bandstand to 223 Beach Rd., where it remained for 4 years.



PICTURE 5

In 2022 the bandstand was relocated back to Nauset Beach where it once again is utilized by the public for enjoying the beach, listening to concerts and exchanging their vows.



PICTURE 6

As part of our 2022 relocation back to the beach we had a structural evaluation performed on the bandstand by a structural engineer. The study found in short “The condition of the gazebo was good, and public use may resume.”

The scope of work for this first phase is to design and permit the renovation including the bidding process. The second phase will be for the actual construction. The phase one scope includes having our designer meet with the Historic Commission and the Architectural Review Committee for their input. A very public process on the final design elements for the bandstand is envisioned including the Select Board, Conservation Commission, etc.

Phase one also includes design funds for structural analysis and design, electrical design for lighting and power, handicap accessibility solutions, cost estimating, plan and specifications preparation and bidding assistance.

The Orleans’ original bandstand is a longtime local landmark. It is consistent with the Comprehensive Plan that seeks to preserve important historical structures in Town. It is specifically mentioned in Section 7.4.3 that “repairs to the gazebo” is an anticipated capital item and facility need.

The restoration of the bandstand is a highly appropriate project to be funded by CPA funds. It specifically meets many criteria and goals of the Community Preservation Plan. For example:

Under “DECISION GUIDELINES”

“1. Consistency with the Orleans Comprehensive Plan...” (It is mentioned in the plan as stated above.)

“2. Preservation of the essential character of the Town as described in the Orleans Comprehensive Plan.”

“3. Acquisition of, **preservation of or rehabilitation of threatened resources.**” (emphasis added)

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

“6. Feasibility and practicality” (It is an easily obtainable project.)

“7. Urgency.” (The structure continues to deteriorate and as time goes on without rehabilitation the deterioration will accelerate due to weather exposure, etc.)

“8. Affordability and ability to be implemented expeditiously and within budget.” (This is not a very complicated project. The prompt timeline is listed below.)

“11. Preservation or utilization of currently owned town assets.”

“13. Successful implementation by applicant of similar projects or demonstrations by applicant of ability to implement project as proposed.” (The Orleans DPW&NR team has a consistent history of successfully executing on projects that are far more complex and difficult than this project. This year we are wrapping up approximately \$60 million in capital work and are design for another approximate \$35 million.)

“14. Qualifications of any individual or team proposed to work on the project.” (See above. Ron Collins, Nate Sears and I will be managing this project.)

“17. Provision for a dedicated source of funding for on-going maintenance, not from CPA funds.” (The on-going maintenance shall be funded via the Towns annual operating facilities budgets and / or the annual Building and Facilities Stabilization Fund.)

“18. Compliance with the current or proposed Orleans Zoning Bylaw and/or the laws of the Commonwealth.” (The current location of the bandstand conforms to zoning and as potentially it may be relocated in the future it will conform to zoning. Due to its current location at Nauset Beach if it stays in the current location we do plan to rehabilitate it so that it is quickly and safely moveable in a very short amount of time.)

#### Under “RECREATION”

I would consider the bandstand as “passive recreational use”.

“The focus for CPA recreational projects is on **outdoor passive** or active recreation...” (emphasis added)

#### Under “PASSIVE RECREATION FACILITIES”

“The 858-acre Nauset Beach provides ocean-surf recreation on the Atlantic Ocean and includes supporting facilities for visitors...”

#### Under RECREATION – “GOALS”

“The stated recreation **goal** in the **Orleans Comprehensive Plan** is "to provide, **improve**, and where needed, expand opportunities, programs, and **facilities for passive** and active **recreation** during all seasons to **support the needs of residents and visitors of all ages.**" (emphasis added)

“Meet local recreation needs through a balanced offering of programs;” (concerts and relaxing under the gazebo)

“Upgrade recreation facilities as needed to provide better service to residents;” (handicap accessibility)

“Provide recreation opportunities for residents with varying levels of ability;” (people with limited mobility)

#### Under “HISTORIC PRESERVATION”

“The Historical Commission has identified distinct threads of history that combine to form our unique heritage.”

Listed under this title is “Arts and cultural development.” Which the bandstand has been part of since its construction.

“The Community Preservation Committee is **committed to aiding in the preservation of the rich heritage of our Town.**” (emphasis added)

Under HISTORIC PRESERVATION – “GOALS”

“**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.” (emphasis added) I feel hopeful that the Historical Commission will opine that the bandstand is historically significant.

“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.**
- **Serve a community need to the greatest extent possible.**
- Provides for the **education of the public** on the importance of historic preservation.” (emphasis added)

Due to the sheer volume of people that uses Nauset Beach I truly believe this project could be used as an educational opportunity on the importance of historic preservation.

ACTION PLAN AND TIMELINE:

The project would commence on or about July 1, 2023. Depending on committee schedules throughout the 2023 summer season we envision that all design work, committee meetings and public involvement would wrap up by the end of September 2023. All remaining aspects of the phase one scope would be completed by the end of October 2023.

FINANCIAL DATA:

The following is a breakdown of costs:

Schematic Design Phase: (public/ committee meetings, prel. structural and electrical design)	\$25,000
Design Development Phase / Contract Document Phases: (additional public meetings, final structural and electrical designs, plan prep., specification writing, cost estimating, bid docs prep.)	\$28,000
Contingency:	<u>\$2,000</u>
Total:	\$55,000

Thank you for this opportunity to submit this request.

Thomas E. Daley, P.E.  
Director of Public Works and Natural Resources