

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. The Academy 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 sides of the building, replacement of rotted members and storm windows. 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 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

### 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 building 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 quick and 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.

The request for 2025 is in the amount of **\$75685** plus the fire escape supplement to be determined.

Component cost for this application include:

- Priority 1: 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.**
- Priority 2: Restoration of the rear of the building including removal of vinyl siding and chimney and application of cedar siding as on other surfaces. **\$23435.**
- Priority 3: 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.**

#### Supplemental Request:

1. 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 was 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 an AIA certified Architect and Structural Engineer. This individual was engaged to draw and certify the design as to capacity for egress and design. A revised design has been approved by the Historical Commission with one continuous set of stairs from the exit door to the ground. The current approved budget for the original replacement was for \$38,000. To do the straight

down option as described above would now be at least \$48,000, plus \$4700.00 for architectural and engineering services. The Academy is requesting a supplemental grant allocation to meet the additional cost outlined of \$10,000 to \$25000. as it awaits final shop drawings and estimates. A firm amount will be submitted as soon as possible to justify the additional funds. To keep Phase 2 moving the Academy would finance the supplemental cost subject to reimbursement from the 2025 Phase 3 grant subject to CPC approval.