Celebrating
Community Preservation Act

Sandwich Town Hall
Provincetown Town Hall
Sandwich Town Hall, ca. 1845

McGinley Kalsow & Associates, Inc.
Preservation Architects
– Wendall C. Kalsow, AIA, Principal
– Douglas Manley, AIA, Project Architect
– Ryan Foster, Assoc. AIA, Project Manager

NETCO
Owner’s Representative
– David Lager, Owner’s Project Manager

Builders Systems, Inc.
General Contractor
– Christopher Raye, Project Manager

Sara B. Chase
Historic Colors

Architectural Conservation Services
Auditorium Stencil
– Andrew Ladygo

The Painted Line
Auditorium Stencil Contractor
– Sharon Perlmutter

MacLeod Consulting, Inc.
Structural Engineering
– Arthur MacLeod, PE

MacRitchie Engineering, Inc.
MEP Engineering
– Bruce MacRitchie, PE

North Bennet Street School
Front Door Restoration
– Richard Friberg, Instructor
– Jim McIsaac, Student

Westmill Preservation
Plaster Restoration
– Mason Cook

Town of Sandwich
Town Hall Project Group
– George “Bud” Dunham, Town Manager
– Douglas Lapp, Assistant Town Manager
– Jonathan Shaw, Past Chair, Historical Comm.
– Paul Tilton, Director, DPW & Town Engineer
– Patrick Ellis, former Chair, Board of Selectmen
– Ted Hamilton, Sandwich Facilities Director
– Frank Pannorfi, former Selectman
– Mark Marinaccio, Local Architect

Town of Sandwich
Board of Selectmen
– Dana Barrette, Chair
– Linell Grundman, Vice Chair
– John Kennan
– Ralph A. Vitacco
– Jim Pierce

Town of Sandwich
Community Preservation Committee
– Tim Cooney, Chair, At-Large Member
– Stephen P. Hayes, Vice Chair, At-Large Member
– Barbara Shaner, At-Large Member
– David Sullivan, Conservation Commission
– Jonathan Shaw, Historical Commission
– Richard Claryt, Planning Board
– Donald Dickinson, Housing Authority
– Lisa Bates, Recreation Committee
– David DeConco, CPC Administrator

Town of Sandwich
Historical Commission
– William Daley, Chair
– Ellen Carlson
– Carolyn Crowell
– Jennifer Madden
– Jonathan Shaw
– Eleanor Sterling
– Nancy Stetson
Sandwich Town Hall and Soldier Monument, ca. 1915
2008 View of Stage and Office Addition, Constructed ca.1930s, with Accessible Entrance
Main Corridor Blocked by Vault Addition
Water Ran across Basement Dirt Floor into a Culvert and into the Adjoining Stream
Last Recorded Event in Auditorium was Sending Volunteers off to Services in WWII
Restoration and Renovation Work Included Removal of Columns so the Entry could be Raised 7" to Provide an Accessible Front Entry
First Floor Interior at Start of Construction
Removal of Vault Foundation Walls
First Floor Structural Repairs
Reframing of the Stage Roof
New Footing for Accessible Sloped Walk in Front of Town Hall
Structural Reinforcement of Second Floor Framing
New Steel Summer Beams were Added to Provide Adequate Second Floor Capacity
Reinstallation of Original Granite Steps
Preserved Chalk Signature of Solomon G. Howland, Carpenter of the Original 1834 Entry Door, which was Restored by the North Bennet Street School Restoration Program
Restored and Fully Accessible Entry Doors
Sailing Ship’s Anchor Lantern Used to Protect Ships at Night when Anchored in a Harbor
Restored Lantern Hanging Above Entry
Andrew Ladygo, Architectural Conservator, Exposing the Original Ceiling Stenciling
Process of Identifying Original Stencil Colors
Sharon Perlmutter and Andrew Ladygo Starting to Replicate Original Stenciling
Progress Photograph of Ceiling Stenciling
New Basement Access to Mechanical Area
New High Efficiency Heating Equipment
R-38 Ceiling Insulation with Oversized Ductwork to Provide Quiet Ventilation to the Auditorium and Free Cooling During Spring and Fall Temperatures
Rear of Town Hall with Entrance to Mechanical Equipment Area at Right, and Fence around Gas Chillers at Left
Renovated Office Spaces
Corner Stencil
Reflected Ceiling Plan with Replica Stenciling and Chandeliers
2008 Town Hall
Ca. 1890 Photograph of Provincetown Town Hall

Mc Ginley Kalsow & Associates, Inc.
Preservation Architects
– Wendall C. Kalsow, AIA, Principal
– Mark G. Almeda, AIA, Project Architect
– Paul J. McGinley, APA, Preservation Planner

Northeast Interiors, Inc.
General Contractor – Phase II
– Kevin Fish, President
– Josef Rettman, Vice President
– Leonard Paoletto, Jr., Senior Project Manager
– Scott Gentilhomme, Project Supervisor

Kronenberger & Sons Restoration, Inc.
General Contractor – Phase I
– Brian Kronenberger, President
– Edward Gormely, Project Supervisor

MacLeod Consulting, Inc.
Structural Engineering
– Arthur MacLeod, PE

MacRitchie Engineering, Inc.
MEP Engineering
– Bruce MacRitchie, PE

Sara B. Chase, Historic Colors

Ripman Lighting Consultants
– Christopher Ripman, RA, Lighting Designer

Bradford Design Associates
– Katherine Bradford, RLA, Landscape Architect

Cavanaugh Tocci Associates
– Lincoln Berry, Acoustical Engineer

William N. Rogers, Land Surveyor
– William Rogers, PE, Civil Engineer

Green & Robinson, Inc.
Historic Carpentry for Auditorium Ceiling
– Dana Green, President

Newstamp Lighting Corp.
Historic Lighting Fixtures
– Robert Zeitsiff, President

Town of Provincetown
– Sharon Lynn, Town Manager
– David Gardner, Assistant Town Manager
– Russell Braun, Building Commissioner & Owner’s Project Manager
– Dan Hoort, Finance Director
– Alexandra Heilala, former Finance Director
– Doug Johnstone, Town Clerk
– Eric Dray, Chair, Historical Commission
– Stephen Borkowski, Chair, Art Commission

Board of Selectmen
– Michele Couture, Chair
– David Bedard, Vice Chair
– Elaine Anderson
– Austin Knight
– Francis Santos
– Mary-Jo Avelliar (former member)

Dandis Contracting, Painting – Phase I & II
– Thomas Dandis, President
– Parthena Dandis, Project Manager

Greenwood Industries, Roofing – Phase I
– David Klein, President

Dimitrios Contracting, Auditorium Painting
– Dimitri Chatzi, President

Architectural Conservation Services
– Andrew Ladygo, Historic Plaster Conservator

Superior Sheet Metals, HVAC – Phase II
– Harry Papp, Jr., President

Kneeland Plumbing & Heating, Inc.
– Thomas Foley, Project Manager

Annese Electrical Services, Inc.
– Deborah Annese, President

V. Locke Contracting, Inc., Lathing & Plastering
– Vincent B. Locke, President
2007 Photograph of South Elevation of Provincetown Town Hall Before Restoration
Closeup View of Deteriorated Siding, Windows, Roofing and Balustrade
Structural Isometric of Town Hall
Auditorium with Shoring below Each Balcony Level
East and West Wall Framing Diagram
Truss Post and Balcony Bracket Structural Analysis
Deteriorated Structural Framing
Additional Structural Deterioration
KEY PROJECT ELEMENTS

1. Repair Major Structural Columns Supporting Roof, Balcony & Second Floor

1. Replace Severely Deteriorated Heating System

2. Add New Ventilation and Air Conditioning Systems

3. Replace Inadequate Electrical System

4. Add Modern Fire Alarm System & Emergency Lighting

5. Improve Energy Efficiency

6. Improve Accessibility
2008 View of Auditorium from Balcony. Side balconies were closed even before structural assessment was undertaken, due to excessive vibration.
Typical Office Conditions
Rendering of Proposed Ryder Street Accessible Entry
Provincetown Town Hall Southeast Corner Before Restoration
Where Original Stairs Were Previously Eliminated
Provincetown Town Hall Southeast Entry with Replica Stairs to Match Original Stairs
Closeup View of Lantern Level of Copper-Clad Clock Tower
Historic Photo of Auditorium ca. 1900 Showing Original Chandelier and Detailed Ceiling Mouldings
Pre-Restoration View of Auditorium Looking Toward Stage
Showing Flat ca.1950 Ceiling without Chandelier
View of Restored Auditorium from the Balcony with Accurate Replica of Original Chandelier, Wall Sconces and Coffered Ceiling Mouldings
Historic Photo of Auditorium ca. 1886 Facing Balcony from Stage
Pre-Restoration View of Auditorium Looking Toward Balcony from Stage
View of Restored Auditorium Looking Toward Balcony from Stage
Pre-Restoration View of Auditorium Balcony Side Wall
Restored Balcony Side Wall with Replica Energy Efficient Wall Sconces and Coffered Ceiling
Historic Photo of Original Auditorium Chandelier
Replica of Historic Chandelier after Restoration
Pre-Restoration View of Monumental Stairs to Auditorium
Restored Monumental Stairs to Auditorium
View of Stair from Auditorium to Balcony
Pre-Restoration View of First Floor Hallway
View of Restored First Floor Hallway with Artwork from Town of Provincetown’s Collection
Construction Photograph of the Judge Welsh Room, Currently Used by the Board of Selectmen
View of Completed Judge Welsh Room, Meeting Room for Board of Selectmen and Other Town Boards
Pre-Restoration Photograph of Municipal Counter on Ground Floor
View of Completed Municipal Counter on Ground Floor
View of Restored Features of Former Jail Cell on Ground Floor
T-Shirt Designed by American Fashion Designer Marc Jacobs for Fund Raising to Support the Town Hall Restoration
Cape Cod Chorale Performance in the Restored Auditorium, December 2010
Rendering of Proposed Restored South Elevation (Peter Whitman, Illustrator)
Restored Town Hall with Drinking Fountain / Dog Fountain in Foreground and Pilgrim Monument in Background
November 20, 2010 Photo of South Elevation at Provincetown Town Hall Grand Opening with Town Crier
Restored Town Hall at Dusk, Dough Boy Monument in Foreground and Pilgrim Monument in Background