



Celebrating Community Preservation Act

Sandwich Town Hall

Provincetown Town Hall

**MK
&A** McGinley Kalsow
& Associates, Inc.
ARCHITECTS & PRESERVATION PLANNERS
Wendall C. Kalsow, AIA, Principal

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



Sandwich Town Hall, ca. 1845

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

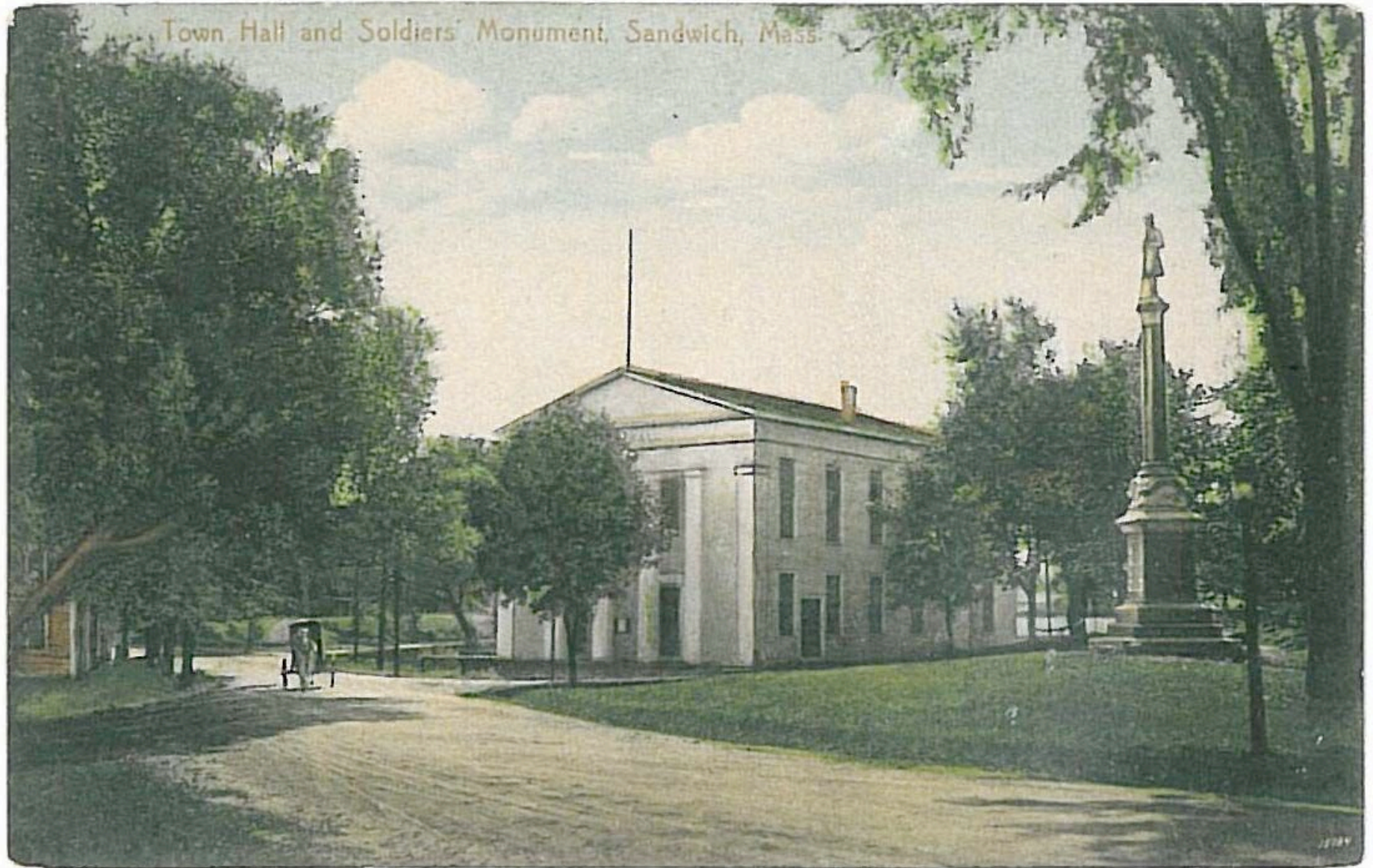
- Tim Cooney, Chair, At-Large Member
- Stephen P. Hayes, Vice Chair, At-Large Member
- Barbara Shaner, At-Large Member
- David Sullivan, Conservation Commission
- Jonathan Shaw, Historical Commission
- Richard Claytor, Planning Board
- Donald Dickinson, Housing Authority
- Lisa Bates, Recreation Committee
- David DeConto, 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



Sandwich Town Hall, 2008



2008 View of Stage and Office Addition, Constructed ca.1930s, with Accessible Entrance





Main Corridor Blocked by Vault Addition



2008 Typical Office Space



2008 View of Basement



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**

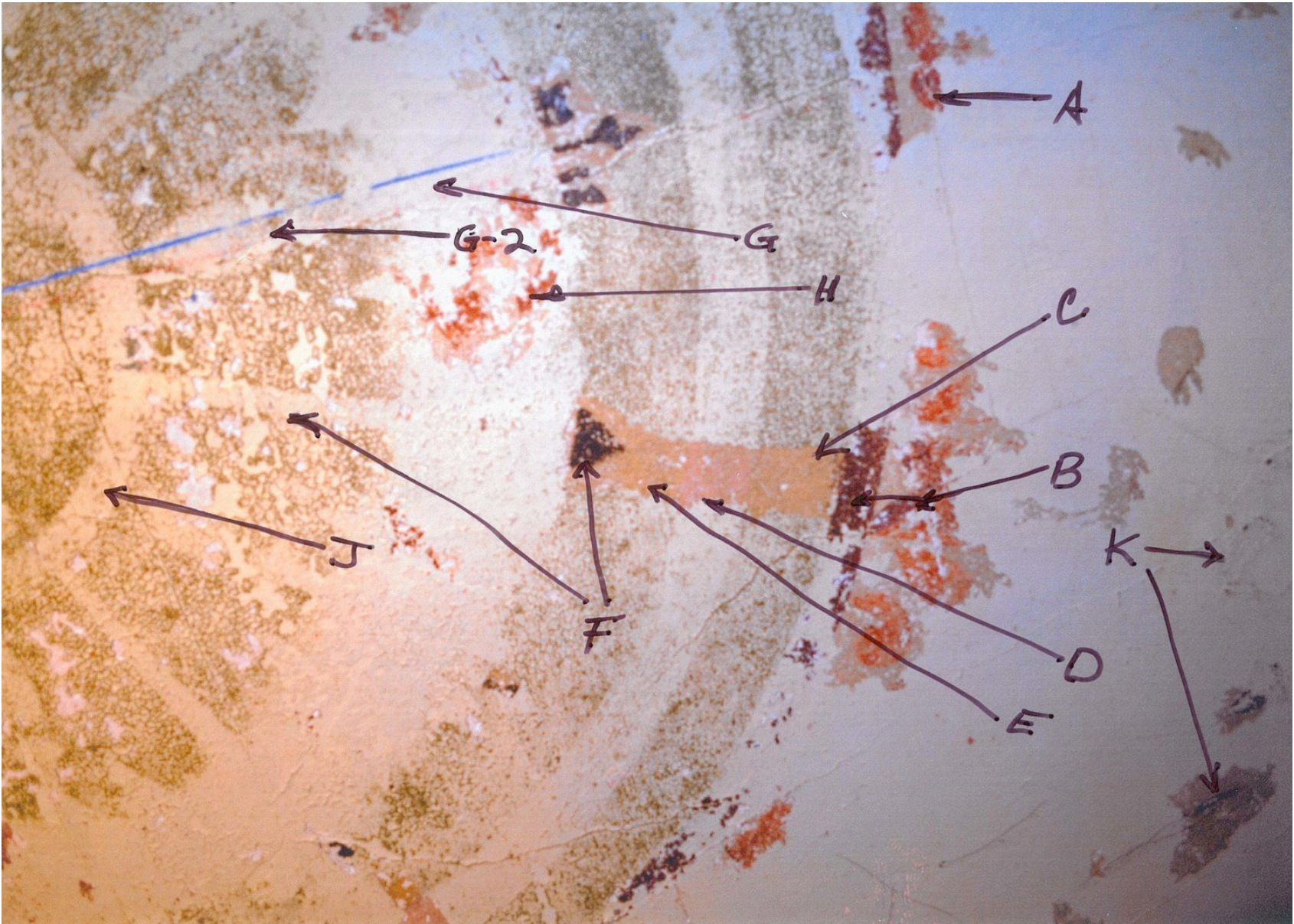


Restored Lantern Hanging Above Entry



Andrew Ladygo, Architectural Conservator, Exposing the Original Ceiling Stenciling

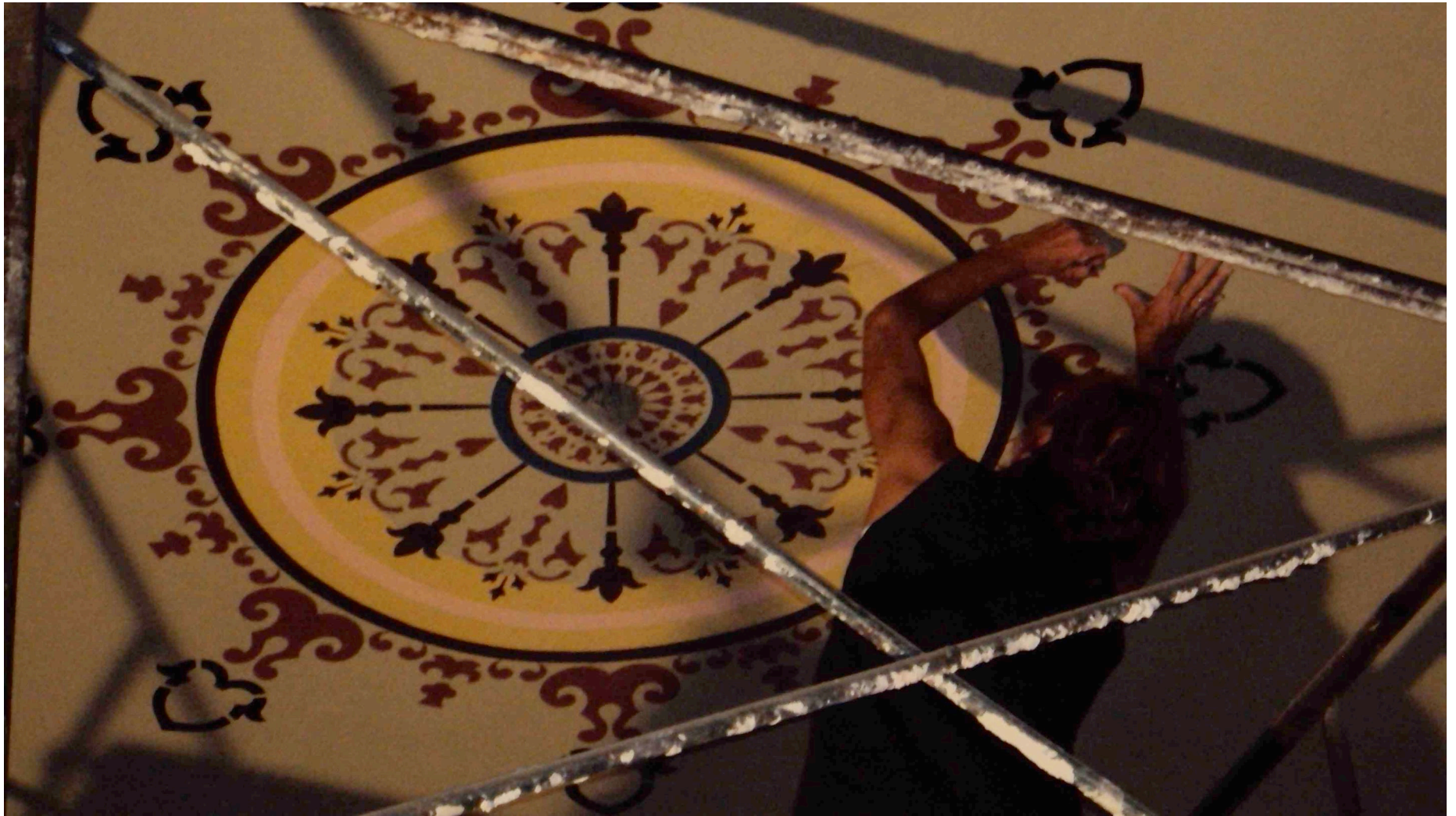




Process of Identifying Original Stencil Colors



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



2008 Main Corridor



Renovated Office Spaces





2008 Auditorium



2010 Auditorium





Corner Stencil



Reflected Ceiling Plan with Replica Stenciling and Chandeliers



2008 Town Hall



2010 Town Hall

McGinley 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.

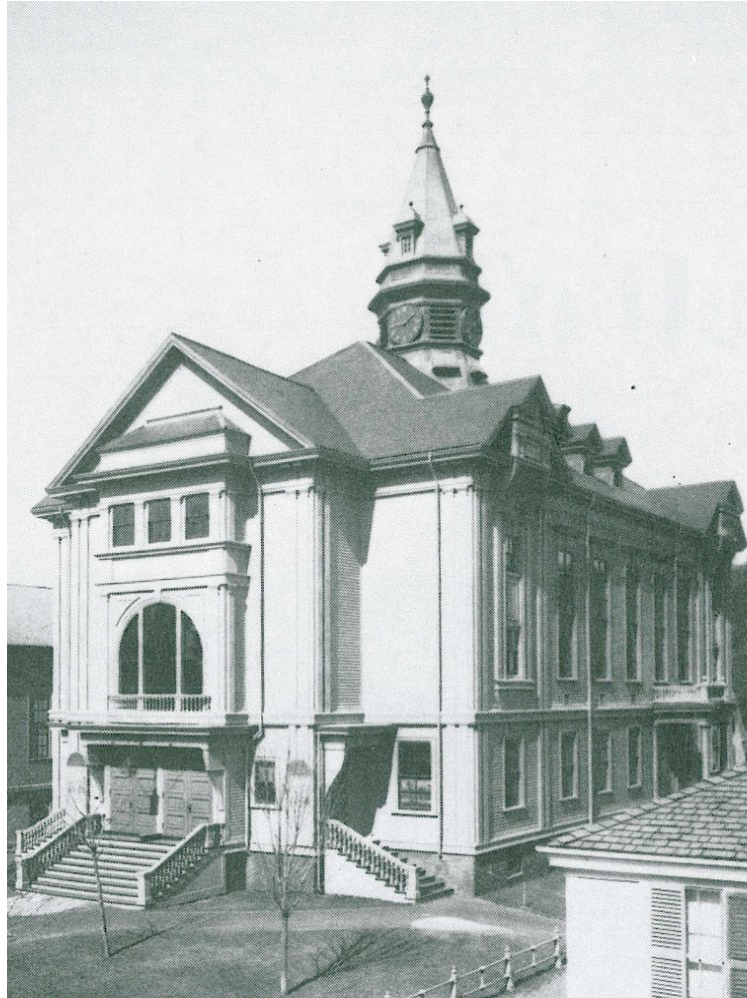
Historic Carpentry for Auditorium Ceiling

- 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 Avellar (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

Ca. 1890 Photograph of Provincetown Town Hall

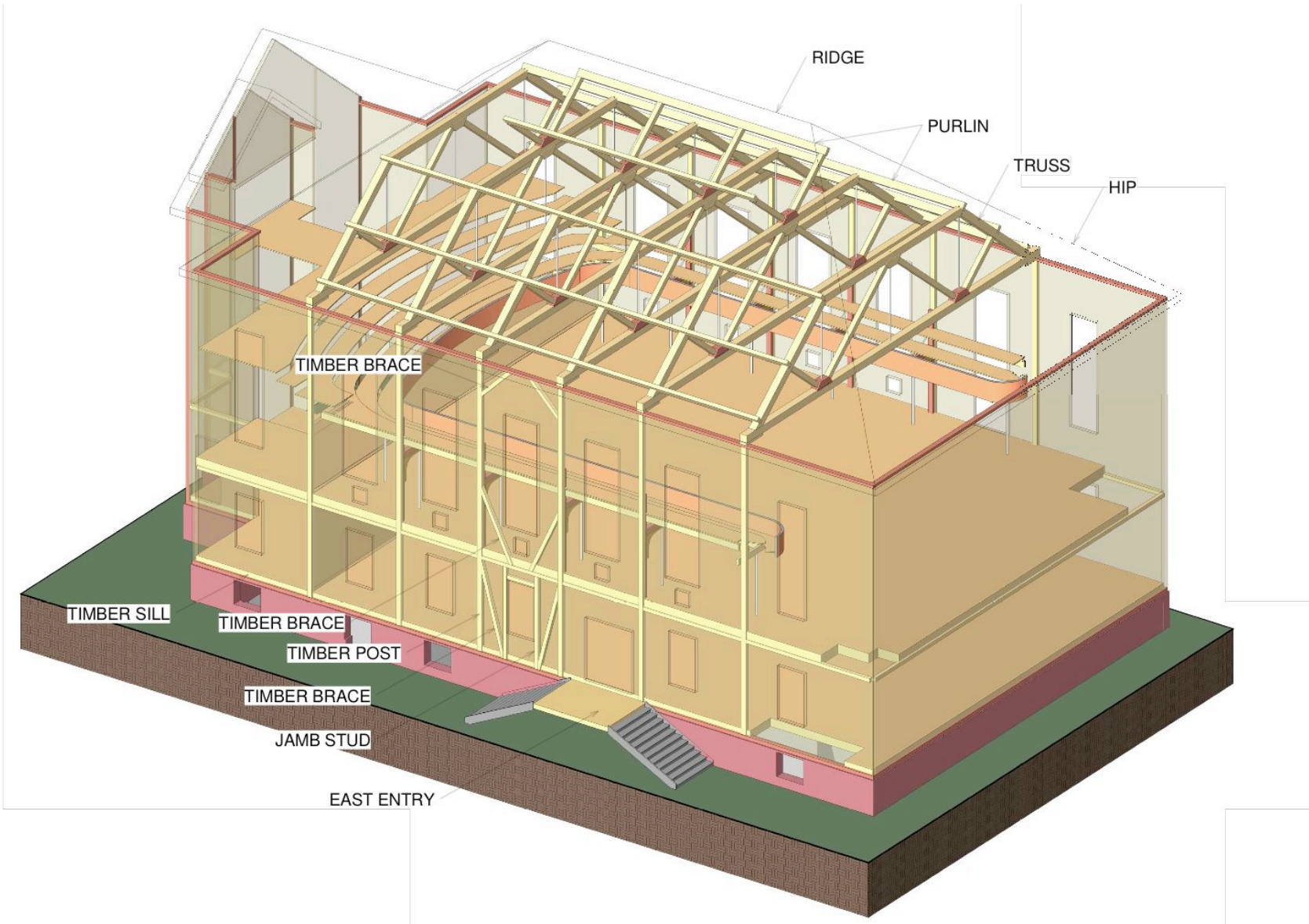




2007 Photograph of South Elevation of Provincetown Town Hall Before Restoration



Closeup View of Deteriorated Siding, Windows, Roofing and Balustrade

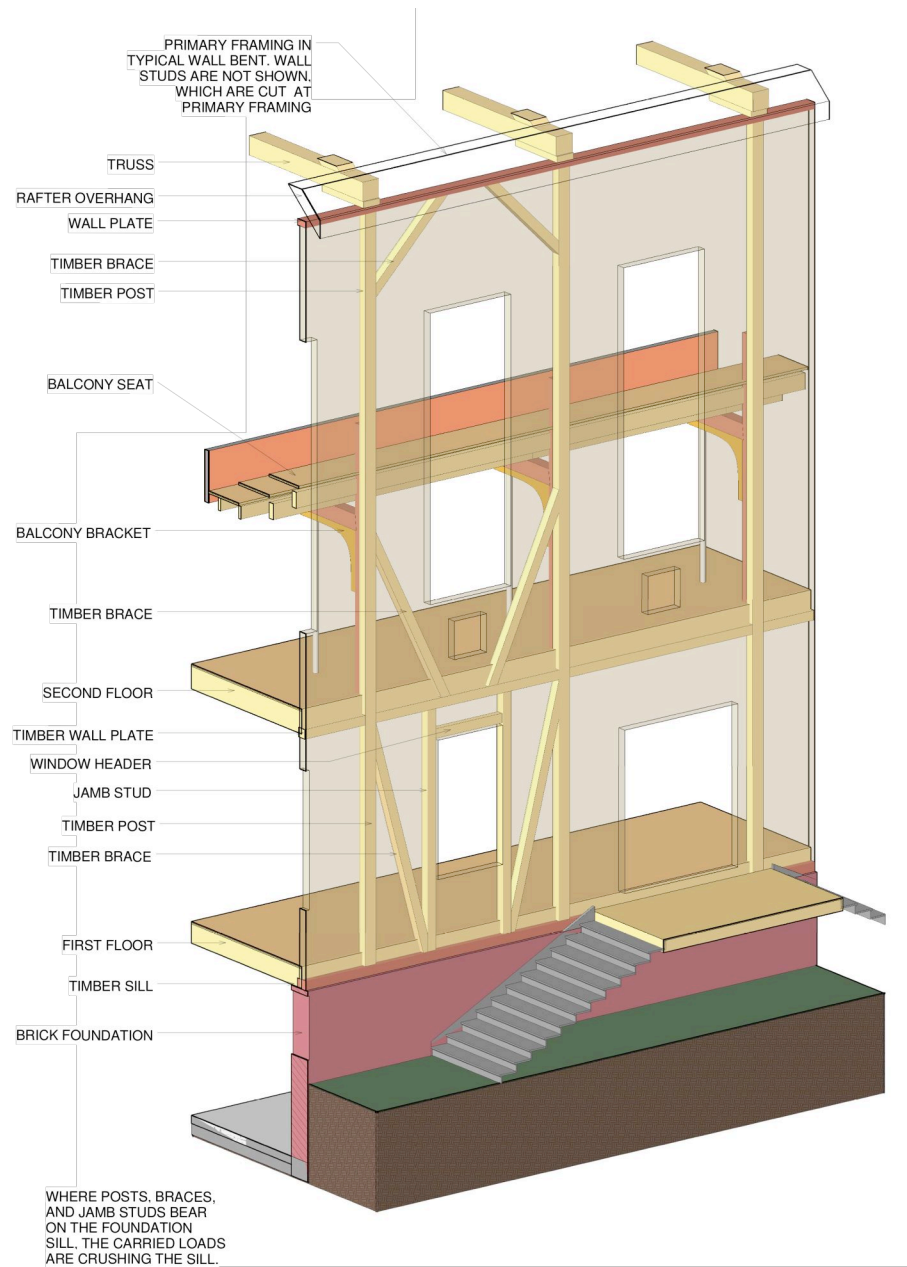


Structural Isometric of Town Hall

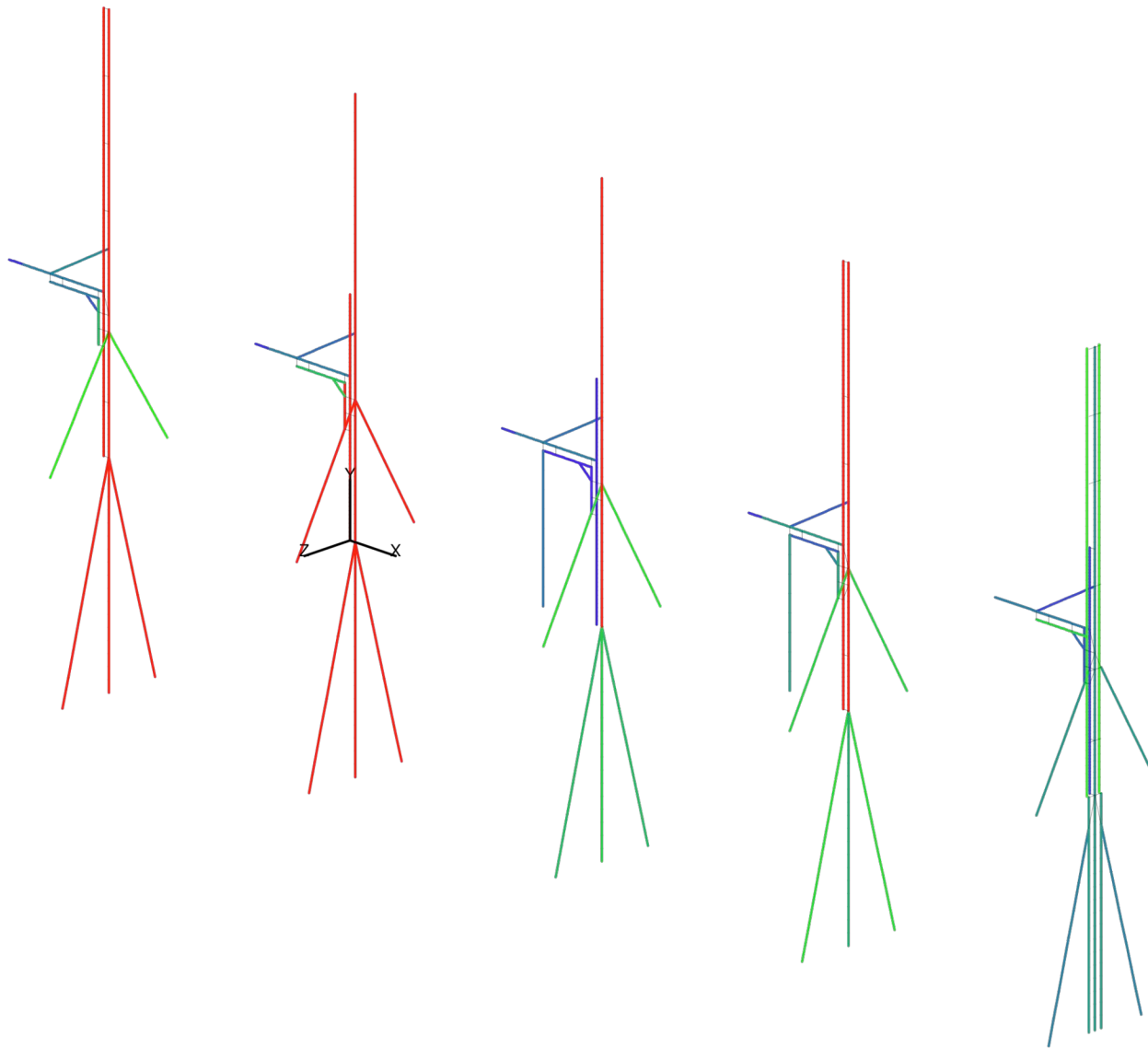
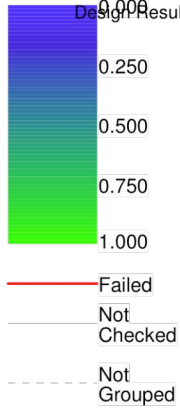




Auditorium with Shoring below Each Balcony Level



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





Pre-Restoration Photograph of Provincetown Town Hall Ryder Street Entry





Rendering of Proposed Ryder Street Accessible Entry





Completed Fully Accessible Provincetown Town Hall Ryder Street 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



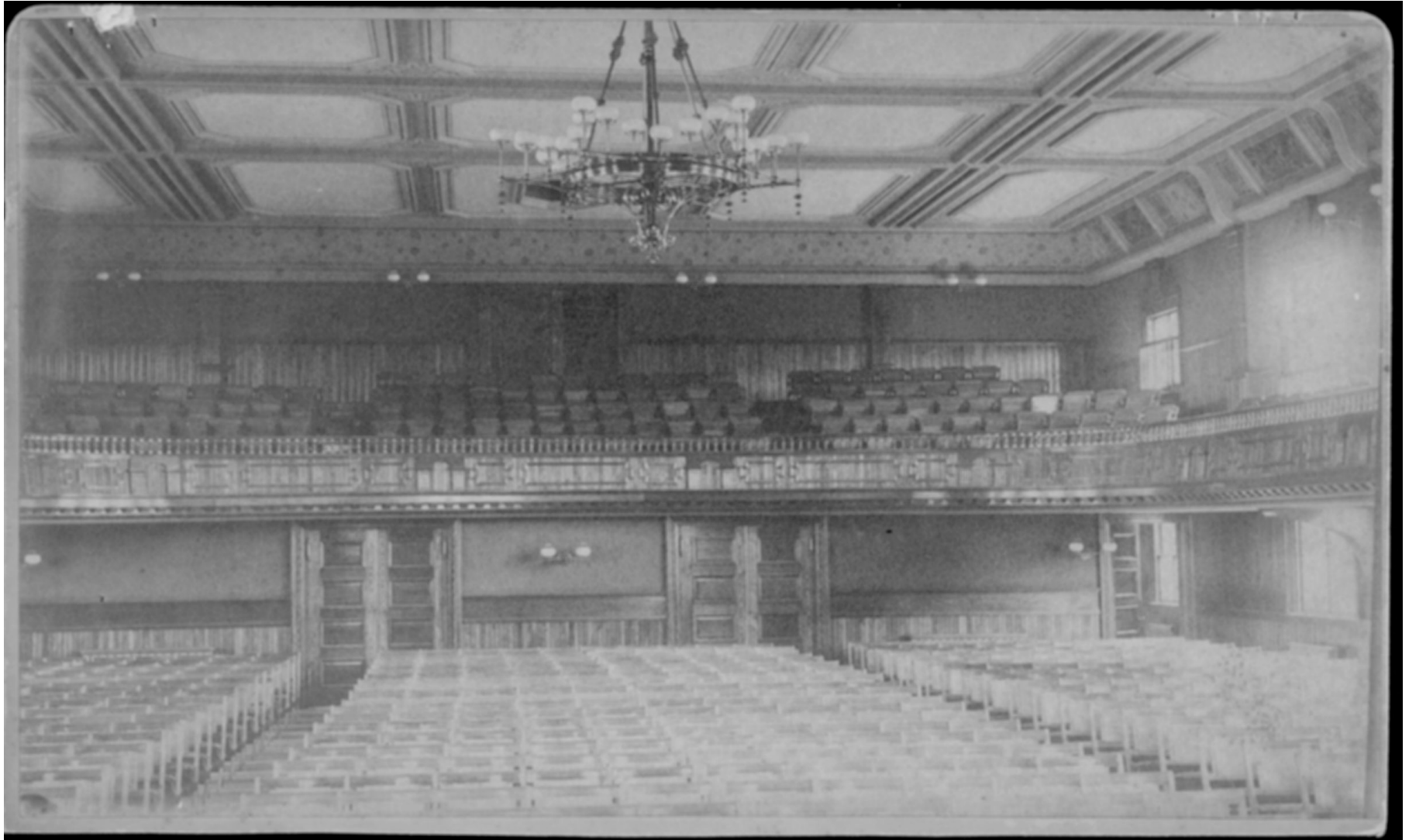
Historic Photo of Auditorium ca. 1900 Showing
Original Chandelier and Detailed Ceiling Mouldings



**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



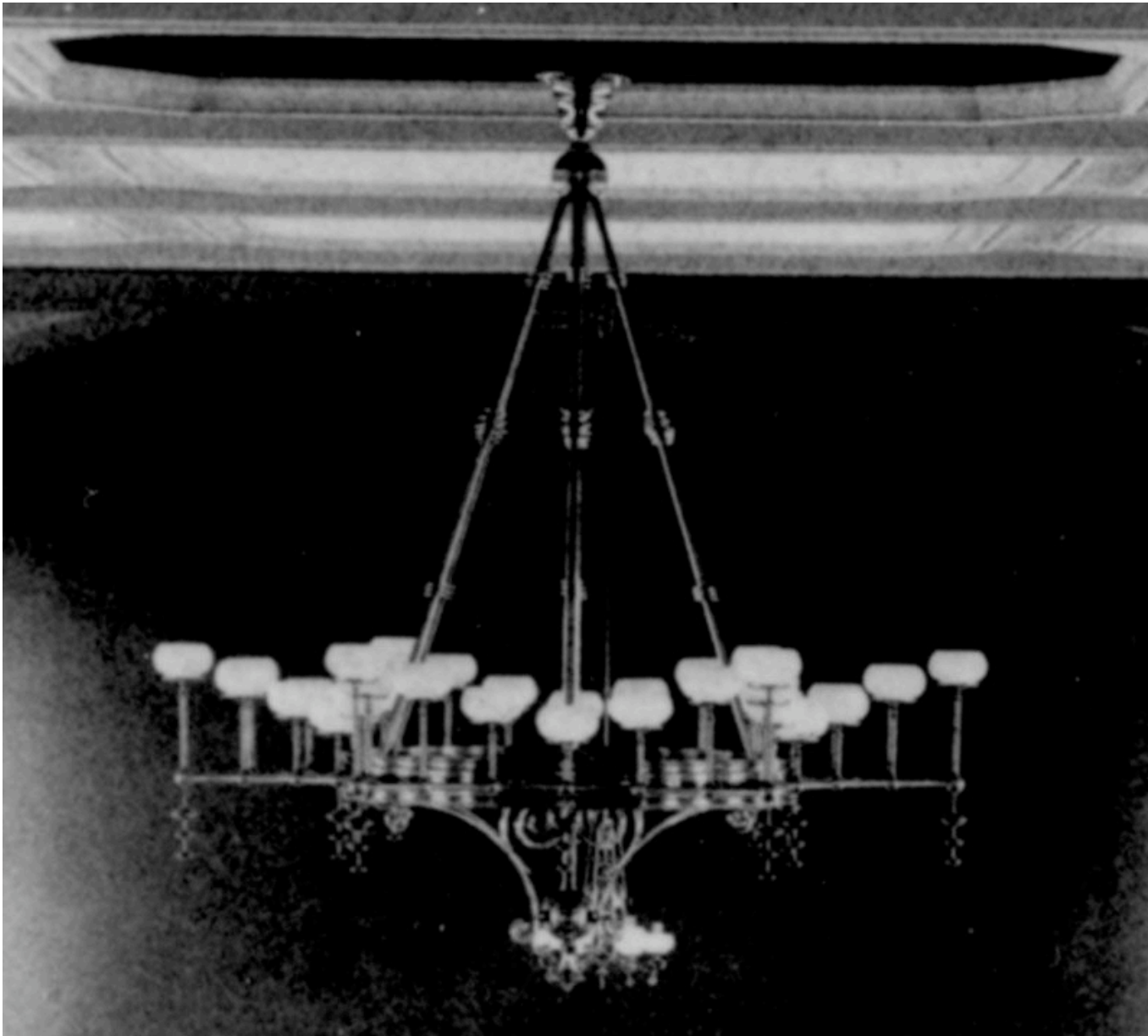
View of Restored Auditorium Looking Toward Balcony from Stage



Pre-Restoration View of Auditorium Balcony Side Wall



Restored Balcony Side Wall with Replica Energy Efficient Wall Sconces and Coffered Ceiling



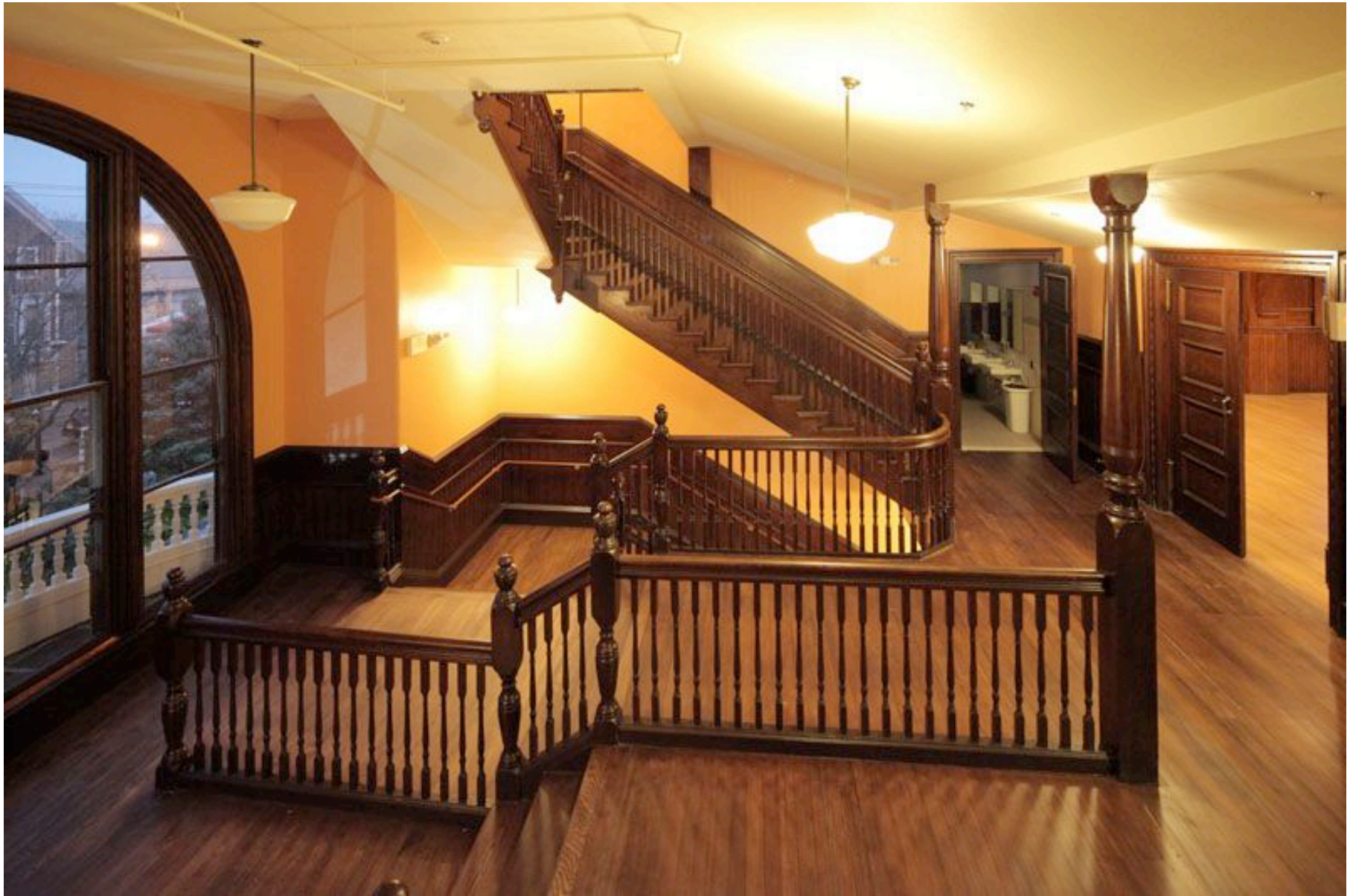
Historic Photo of Original Auditorium Chandelier



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**

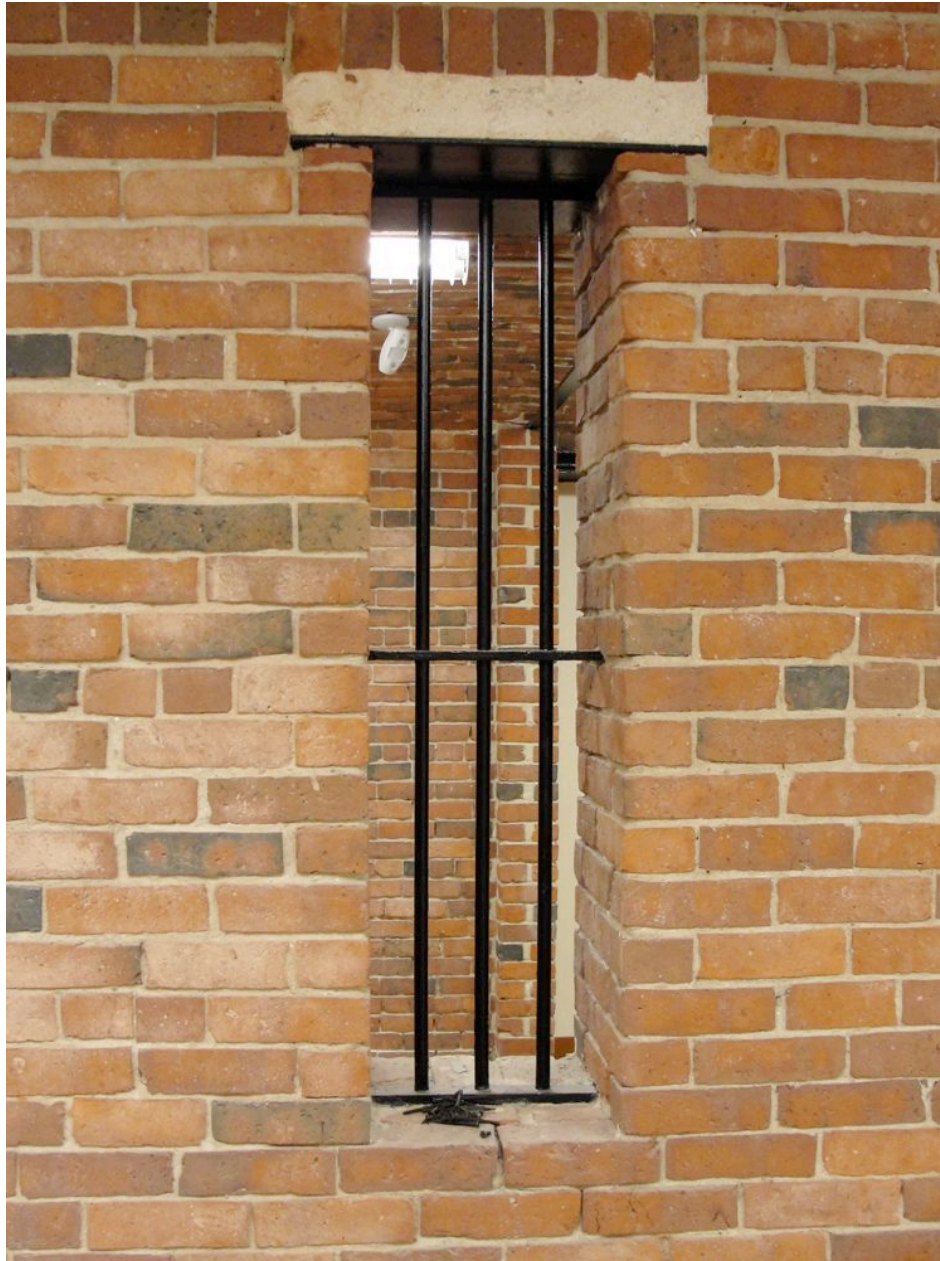




Pre-Restoration Photograph of Municipal Counter on Ground Floor



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**