



June 10, 2020

RE: IOKA Theater Redevelopment

Historic District Commission Members,

Based on the first HDC Work Session that we attended on May 21, 2020, please see our responses to the questions and comments that were raised by members of your Board:

1. **Board Comment: “Simulated divided lite windows are not preferred. Please consider an alternate.”**

Design Team Response: On the street level we are proposing to install true divided lite doors and windows. For the upper levels we are proposing quality simulated divided lite (SDL) windows. Glass block is proposed for the ground-level alleyway windows for privacy and security.

2. **Board Comment: “Front entry doors should look symmetrical in design.”**

Design Team Response: The front entry door openings have been designed to look symmetrical. The very center opening had one 3’-0” wide glass and raised panel door flanked by two narrow sidelites. The door openings on either side of this will now be a window to resemble the original glass and raised panel double doors. The farther “Speakeasy” door on the left will also be replaced with a glass and raised panel door to match the center door. And a new 3’-0” wide glass and raised panel door will be installed at an existing window opening. (Please see attached front elevation drawing and front rendering).

3. **Board Comment: “The stair access on roof looks too large and heavy.”**

Design Team Response: For the purposes of visualization, the color of the stair access was lightened and the final selection will be neutral and non-contrasting. The height was reduced to the greatest extent possible to meet building code requirements. The parapet and overall tallness of the building renders the access point mostly obscured to pedestrian and vehicular traffic on Water Street. (Please see attached renderings).

4. Board Comment: “The front entry doors should be set back in the openings.”

Design Team Response: The doors and windows have been adjusted to sit further back in the wall. (Please see attached front rendering).

5. “Will the laundry, bathroom, kitchen vents be shown on the building elevations?”

Design Team Response: It is our intention to have these vents run vertically and come up thru the roof, so not to impact any of the building elevations.

6. “Can the HDC see cut sheets for doors and windows?”

Design Team Response: We are working with a sales representative to have scaled drawings completed in advance of the June 18th HDC meeting.

7. “The HDC would like to visit the site to verify if any new brick being installed will match the existing brick.”

Design Team Response: Given the number of new window openings, it is our estimation that the amount of brick being removed for the installation of new windows will produce enough existing brick to be used in other areas of the project. The HDC is, of course, welcome to visit the site as construction occurs to observe the use of brick in various areas of the project.

8. Board Comment: “The existing marquee is iconic and will be missed”.

Design Team Response: While we understand that the marquee has sentimental value to some members of the community, it is important to acknowledge that its design and purpose of promoting movies does not align with the proposed adaptive reuse of the building. In support of the building’s change-of-use, we are proposing to install a contemporary metal canopy over the center door and window openings. We are proposing to refurbish the existing IOKA marquee letters and install them directly to the building façade. (Please see attached front elevation drawing and front rendering).

Ownership is fully committed to recognizing the history of the IOKA Theater and is planning to install billboard-like displays of photographic memorabilia throughout the public accessways inside the renovated building. If the HDC, Town or any other



member(s) of the community have any interest in acquiring the marquee itself, we ask that they please contact the ownership and we will provide information on the status of the marquee and efforts that may be required to restore the marquee.

9. **Board Comment: “The existing arched canopy can be made nicer”.**

Design Team Response: We are proposing two new metal canopies over each side door on the front of the building to match the proposed larger canopy over the center door and window openings. (Please see attached front elevation drawing and front rendering).

Respectfully Submitted,

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