



July 6, 2020

RE: IOKA Theater Redevelopment

Historic District Commission Members,

Based on the second HDC Work Session that we attended on June 18, 2020 for the above referenced project, please see our responses below to the requests that were made by the Commission members:

1. **Provide Roof Railing details (material and finish):**  
Applicant Response: See drawing A0.01 for rooftop and balcony metal mesh railing design intent.
2. **Provide Pergola details (design, connections):**  
Applicant Response: See drawing A0.02 for wooden rooftop pergola design intent.
3. **Provide Sliding Door details (general design):**  
Applicant Response: See drawing A0.03 for living unit balcony sliding door design intent.
4. **Provide “Fly Loft” glass design and details (general design):**  
Applicant Response: See drawing A0.04 for Lower Level and 1<sup>st</sup> Floor storefront glass design intent.
5. **Provide Canopy details (perhaps a more historic rather than contemporary style):**  
Applicant Response: See drawing A0.05 for front metal entry canopy design intent.
6. **Provide Exterior Light Fixture for “IOKA” Letter Sign (provide cut sheet):**  
Applicant Response: See drawing A0.06 for gooseneck exterior light fixture design intent.
7. **Provide Tenant Signage Options:**  
Applicant Response: See page A0.07 for proposed tenant signage location ideas, both under the canopies and the “poster” signage on the front of the building. The final



signage design will be contingent upon subsequent Town approvals, that are unknown at this time.

8. **Provide final proposal for Windows and Doors: Simulated Divided Lite (SDL) vs. Actual Divided Lite (ADL):**

Applicant Response: Refer to Sheet A0.08 for window and door design intent.

After our conversation about SDL and ADL at the June 18<sup>th</sup> HDC meeting, we researched the different window options between SDL and ADL from several different manufacturers. We confirmed that 7/8” muntin bars, which are most authentic looking to the original windows, are either available in SDL with insulated glass or ADL with single pane glass.

Although we recognize that a property owner of a registered historic building is not required to comply with the Energy Code, we feel strongly about being good stewards of the environment and renovating the brick building into an energy efficient standard that will serve its occupants for generations to come. ADL door and window installations run the risk of tempting future retrofits in order to achieve energy efficiency for tenant comfort. Such retrofits are usually achieved with the placement of inner and outer glass sheets that are aesthetically unpleasing.

After due research and consideration, we are proposing to install quality SDL windows and doors (with spacer bars and insulated glass). This will enable us to provide a consistent look and achieve energy efficiencies supportive of our collective battle against global warming.

9. **Provide Window Opening details (sill, head, jamb and flashing details):**

Applicant Response: See page A0.09 for window opening detail design intent.

Please note that the window manufacturer has not been finalized at this point in the building design. Also, a window has not yet been removed from the building for further investigation on replacement window installation. However, these details reflect the overall window design intent for the project.



Finally, the Ownership would like to extend an invitation for the HDC Members to walk-thru the IOKA building on **Tuesday July 14th, 2020 at 10am**. If Commission Members cannot attend on that date, please coordinate a time with Barbara McEvoy who will then coordinate with my office.

Respectfully Submitted,

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Project Architect  
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