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June 11, 2020

Market Square Architects, LLC
104 Congress St.
Portsmouth, NH 03801

Attention: Christina O'Brien

Re: Ioka Theater Marquee

I visited the property on May 28, 2020 to view the overall condition and structural integrity of the existing marquee.

The marquee is an exterior canopy type structure, consisting of a metal frame that is clad with sheet metal panels and trim with an integrated, back-lite sign board. It is attached to the building along the lower edge of the frame as well as the two vertical members on either side. The leading edge of the structure is supported by a steel chain that returns to the building above the center window. The chain is then anchored to the face of the building, through the brick facade to a steel backing plate inside the building.

Aside from several dents and other minor damage, the face of the marquee appears to be in relatively good condition, however the backside of the structure is in worse condition. There is significant rust damage to the sheet metal cladding and mostly likely to the internal support structure. The upper anchor point of the support chain appears to be failing as the masonry around the escutcheon plate is cracked and spalled. Furthermore, the backing plate for the anchor is undersized and is only supported by the brick face of the building.

In our opinion, the damage to the masonry is most likely from excessive snow and water loads over the years and the lack of adequate drainage. This has also lead to the rust issues previously mentioned. Based on our review, we feel the marquee would need to be removed and replaced because the existing structure and related attachment points are inadequate and cannot meet the loading requirements of current building code.

If there are any questions, please feel free to contact my office.

Sincerely,

Ted Nemetz





