

**A. Robert Thoresen
100 Kensington Road
Portsmouth, NH 03801**

June 5, 2020

Hon. Vince Lombardi, Chair and
Members of the Historic District Commission
City Hall
1 Junkins Avenue
Portsmouth, Nh 03801

Subject: Application of the Bow Street
Theatre Trust, 125 Bow Street

Dear Chair Lombardi and HDC Members:

I am writing on the above referenced project in my capacity as Chair of the Capital Campaign Committee of the Seacoast Repertory Theatre which is planning for and implementing the important improvements to the Rep's lobby which have long needed to be addressed.

As you probably know, the theatre was built in the late 1970s for the then Theatre-By-The-Sea. (I was on the Building Committee during the original construction). The lobby was built as a greenhouse glass lobby in a contemporary style. It was dramatic but was plagued with technical problems almost from the beginning.

The glass roof has leaked for many years, and even with frequent repairs, it continues to have numerous leaking problems. Furthermore, the lobby experiences excessive solar gain during the summer months (sometimes reaching temperatures over 100 degrees) and has excessive heat loss during the winter. These problems have made the lobby uncomfortable for patrons at most times and costly to maintain.

As we sought to re-imagine the lobby and update it, we committed to keep the spirit of the original contemporary construction, but make it more compatible with energy conservation needs and creating a comfortable environment for our patrons and as a community gathering space.

Consequently, we hired JSA Architects to envision a plan that respected the original design and addressed the many shortcomings of the lobby space. We believe the plan submitted, built on the existing structural frame which uses the same roof plane, respects the rhythm of the glass mullions by creating a standing seam metal insulated roof system which evokes the original. The new insulated walls on the east side and the rear of the lobby correct a long standing problem of heat loss and exposure of the inner workings of the mechanical aspects of the space. We believe the materials selected are compatible with the original design and reflective of the period of the architecture. The

original storefront glass panels and entrance will remain so that patrons and the community can still see the lively activity occurring within the space.

We believe that we have created a solution that addresses all of the shortcomings of the current lobby, is compatible with its original concept but reflective of today's needs, and meets current required energy standards.

I ask that the HDC approve the plans as presented so we can proceed to the next steps in this process of updating this important community asset.

Respectfully submitted,

A. Robert Thoresen



June 8, 2020

Hon. Vince Lombardi, Chair
Members of the Historic District Commission
Portsmouth City Hall
1 Junkins Avenue
Portsmouth, Nh 03801

Re: Application of the Bow Street Theatre Trust, 125 Bow Street

Dear Chairman Lombardi and Commissioners:

I am writing in support of the Bow Street Theatre Trust application in my capacity as the President of the Board of Trustees of the Seacoast Repertory Theatre. We are, of course, the long-term tenant of the 125 Bow St property, and have been aggressively fundraising for a Capital Campaign to upgrade our facilities, most notably our lobby.

Not only are the renovations planned and proposed designed to improve the experience of our patrons and visitors, they will also—importantly—be remedying design deficiencies and maintenance challenges that have existed since its original building in the late 1970s: heat loss, an extreme greenhouse effect, persistent roof leakage and extremely high climate control costs. It may have been visually impactful, but the lobby has been more problematic than aesthetic!

We have engaged with JSA architects as you will know from the application, and we have committed to maintain the design spirit of the original structure while making it more compatible with modern safety, energy conservation needs. Our objective is to maintain a comfortable year round environment for our community gathering space. The materials selected and colors chosen, I believe, are respectful of the building and the character of the neighborhood in which the theater sits.

I ask that the HDC approve the plans as presented so we can proceed to the next steps in this process of updating this important community asset.

Respectfully submitted,

A handwritten signature in black ink that reads 'Alan E. Gold'.

Alan E. Gold
President, Board of Trustees
Seacoast Repertory Theatre

Residence: 50 South School St., unit 3
Portsmouth, NH 03801
alanegold@gmail.com
978-886-1910

MACDONALD

June 8, 2020

Members of the Historic District Commission
City Hall
1 Junkins Avenue
Portsmouth, Nh 03801

Re: Petition of Bow Street Theatre Trust

Dear HDC Members:

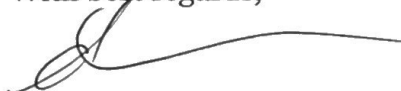
I am writing in full support of the lobby renovation project at the Seacoast Repertory Theatre. The petition is item 4 on the June 10 agenda.

As a direct abutter with two properties (my residence at 117 Bow St., and commercial office space at 121 Bow St.), I am highly sensitive to the impact that any project may have in this part of town. As proposed, I believe that the improvements are both necessary to the theater and thoughtfully planned in a way that minimizes any change to the overall visual presence of the building.

The Seacoast Repertory Theatre is a critical part of the artistic fabric of Portsmouth and like all arts organizations, is struggling to maintain its mission during the current crises. The fact that they continue to receive financial support and maintain their vision for this capital project at this time is a testimony to the dedication of their staff, supporters and community.

I urge the HDC to approve the petition without delay.

With best regards,



Eric MacDonald
117 Bow St., Unit 114
Portsmouth, NH 03801