

# in the Loop

## TheaterWorks: A star is born

In 1985 TheaterWorks made its debut in Hartford. Since then the professional theater company has played a leading role on the city's arts scene and earned rave reviews on the national stage. (Hartford Steam is proud to be a supporting cast member, heating the building that houses TheaterWorks.)

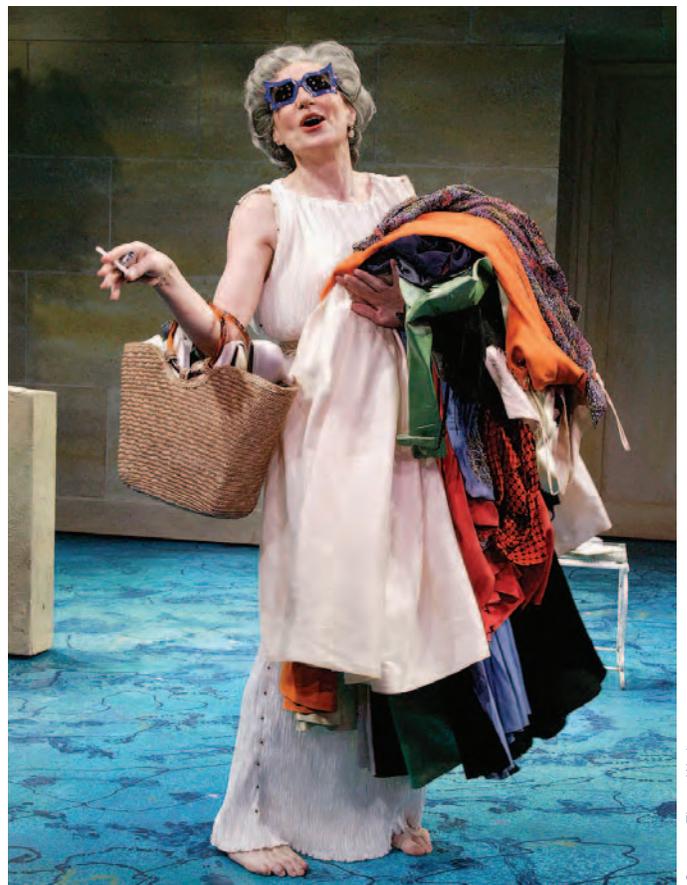
Established to provide the metropolitan Hartford region with moderately priced off-Broadway professional theater, TheaterWorks has produced more than 100 major plays to date and boasts a total attendance of nearly 35,000 per season. Its repertory is shaped by the company's commitment to address issues of relevance for the communities it serves.

In 1994 TheaterWorks took center stage among Hartford's arts organizations with its purchase of the historic Art Deco Building at 233 Pearl Street. The company converted the 1927 structure into a landmark arts center, which is now home to numerous nonprofit organizations as well as gallery, performance, office, rehearsal and storage space. The building began using steam service in the late 1980s.

Steve Campo, founder of TheaterWorks, has served as the company's executive and artistic director from the beginning. "Having a comfortable, controllable climate contributes to the high quality of our audiences' experience," said Campo.

Now a proven community resource, TheaterWorks has a positive influence on the city's economic activity. The company has become a cultural leader and one of the region's most important cultural assets. Its artistic quality and record of achievement have not gone unnoticed beyond the region. TheaterWorks has gained national recognition as one of the most significant members of a new generation of American theater companies.

Now showing on the TheaterWorks stage is *Woman Before a Glass* by Lanie Robertson and directed by Steve Campo. Running through May 21, 2006, the play paints a portrait of legendary art patron and diva Peggy Guggenheim. For more information on this and other upcoming productions, see [www.theaterworkshartford.org](http://www.theaterworkshartford.org).



Courtesy TheaterWorks.

Glynis Bell plays Peggy Guggenheim in the current TheaterWorks production of *Woman Before a Glass*, which runs through May 21 at TheaterWorks, a Hartford Steam customer.

## 150 Trumbull Street: A symbol of a revitalized Hartford

Today, in the midst of Hartford's redevelopment boom, it doesn't seem like a risky decision. But back in 1993, John Pinone's purchase of the building at 150 Trumbull Street from the FDIC did seem to be a bit of a gamble given Hartford's economic state. Yet Pinone envisioned a rebirth of demand for downtown office space – and he was right. Since then, many have joined him and his 150 Trumbull Street Associates as part of Hartford's ongoing revitalization.

When Pinone acquired the building, it had essentially stood vacant for three years. The 50,000-sq-ft building had served as the home of Shure Bros. Furniture for many years. It was remodeled extensively by prior owners in the mid-1980s and had already connected to Hartford Steam's steam service. Pinone's renovation preserved the historic building's limestone-and-brick exterior and included adding a street-level restaurant and office space on the second through the sixth floors.

"Hartford Steam helped us tremendously after we occupied the building," says Pinone. "The building wasn't being operated as efficiently as possible, and they've been good about being proactive and showing us how to better manage our energy use. Hartford Steam was instrumental in showing us how everything works."

*continued*



**150 Trumbull Street helped lead the rejuvenation of downtown Hartford.**

Situated kitty corner from the Hartford Civic Center and City Place 1 and 2, the 150 Trumbull Street building has an ideal location that has contributed to its desirability and success. The restaurant, now called the Trumbull Kitchen, was voted a 2006 Readers Choice Restaurant Poll Winner by Connecticut Magazine. The building holds a mix of commercial office and retail businesses, including a law firm, environmental firm, engineering firm and beauty supply store.

As an observer of the city’s growth for nearly 15 years, Pinone notes the recent increased development of mid- to high-priced condominiums and apartments not far from his building. Many of those developers took stock of existing downtown structures and have ‘rehabbed’ former office space to create housing units. “Hartford is still a city that

people commute to and from for work,” he explains, “but there’s been a push to get people to move downtown. The new convention center and retail businesses also help create a lot of momentum for city living.” According to Pinone, opening a supermarket and becoming more ‘pedestrian-friendly’ would further enhance downtown Hartford’s appeal as a place to call home.

“The future of Hartford looks bright,” says Pinone. “More people moving downtown should spur new economic activity, as will the increasing numbers of out-of-state visitors coming to the convention center.”

And that’s a prediction that’s good for Hartford – and good for the tenants of 150 Trumbull Street.

## Getting Your Building Ready for Summer

Now is the time to get your buildings ready to use Hartford Steam’s chilled water as efficiently and reliably as possible. Our chilled-water startup tips are now located on our Web site at [www.hartfordsteam.com/seasonal.htm](http://www.hartfordsteam.com/seasonal.htm). Also check out how to keep your building cool by pre-cooling it on the hottest of summer days. Just go to [www.hartfordsteam.com/pre-cool.htm](http://www.hartfordsteam.com/pre-cool.htm). As always, we’re happy to answer your questions in person or by phone or email, too. Just contact Diane Wojcik at (860) 548-7357 or [dianewojcik@hartfordsteam.com](mailto:dianewojcik@hartfordsteam.com).

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