

February 19, 2021

Environmental Department
Boston City Hall, Room 709
Boston, MA 02201

RE: Landmarks Design Review – Boch Center, Wang Theatre Elevator Upgrade

Dear Reviewers,

This letter and accompanying attachment are intended to provide an update to the original application for the Commission's Design Review of the Wang Theatre Elevator Upgrade dated December 28, 2020.

The updated content is intended to respond to Commission comments voiced during the public hearing and subsequent review sessions. We believe we have answered to the concerns of the Commission in good faith, and hope that this additional material will provide you with a clearer understanding of the proposed work, and the necessary improvements to the Wang Theatre - Boston's important historic and cultural landmark.

Thank you for your time in reviewing these materials. Please do not hesitate to contact me if you have any questions or require additional information.

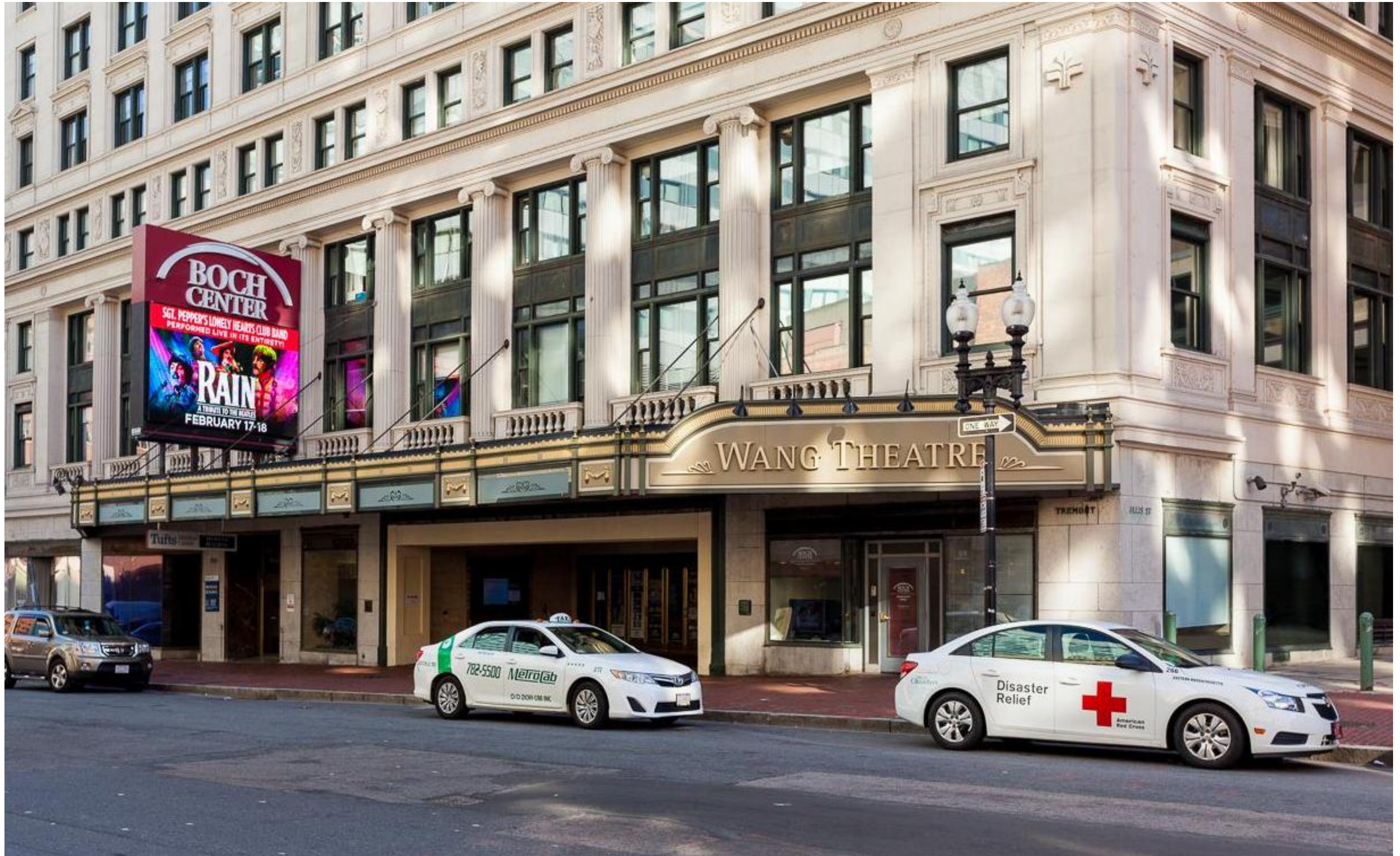
Sincerely,



PAUL VAIVODA, AIA, LEED AP BD+C, NCARB
Principal

Wilson Butler Architects
architecture for arts and entertainment

Attachments: Supportive Documentation Update – Existing Photos & Proposed Drawings



Wang Theater
270 Tremont Street, Boston MA 02116

Boston Landmark Commission - Elevator Upgrade Review Application | Public Hearing - February 23, 2021

Submission Update February 19, 2021

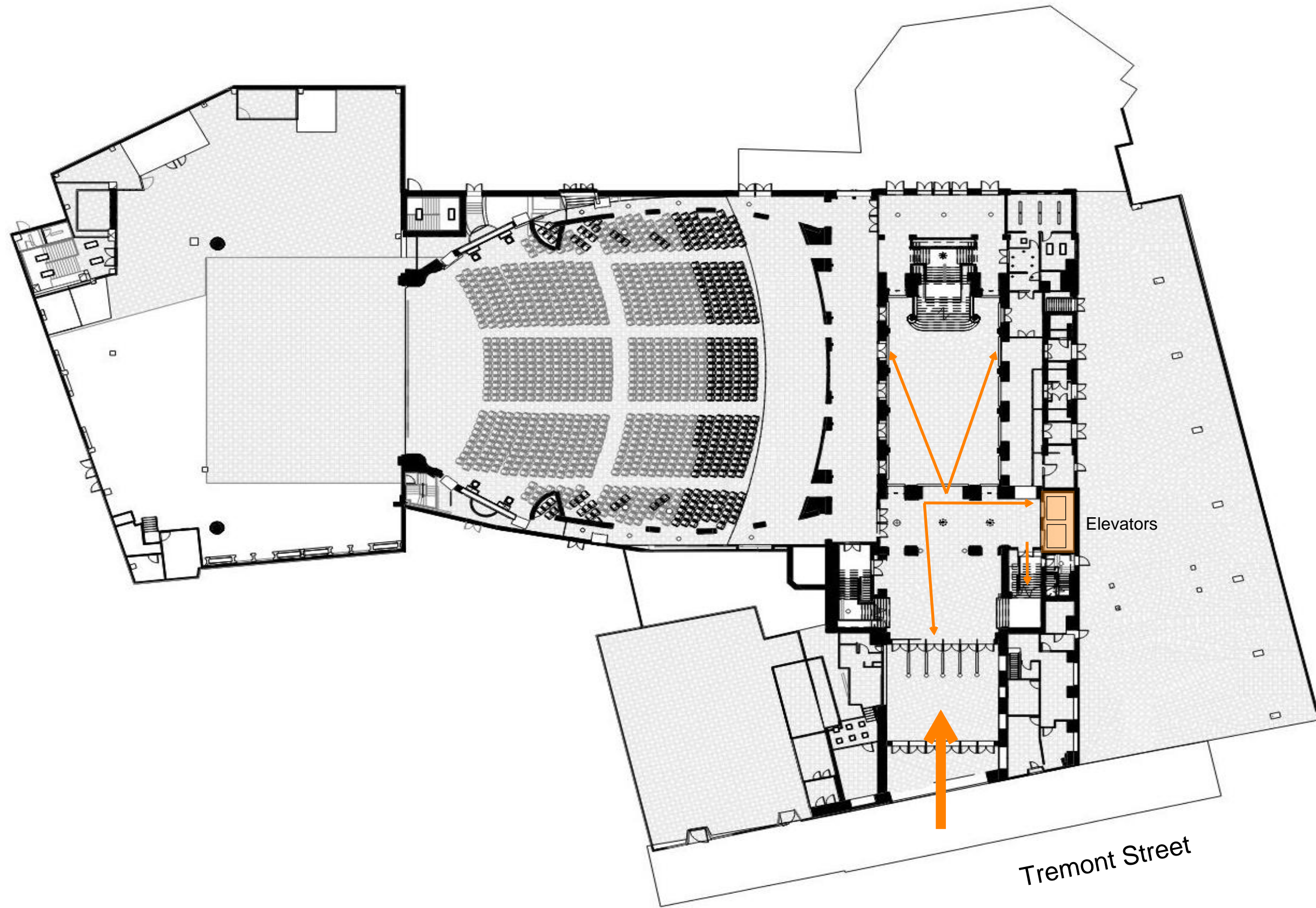
Sheet 1 of 23

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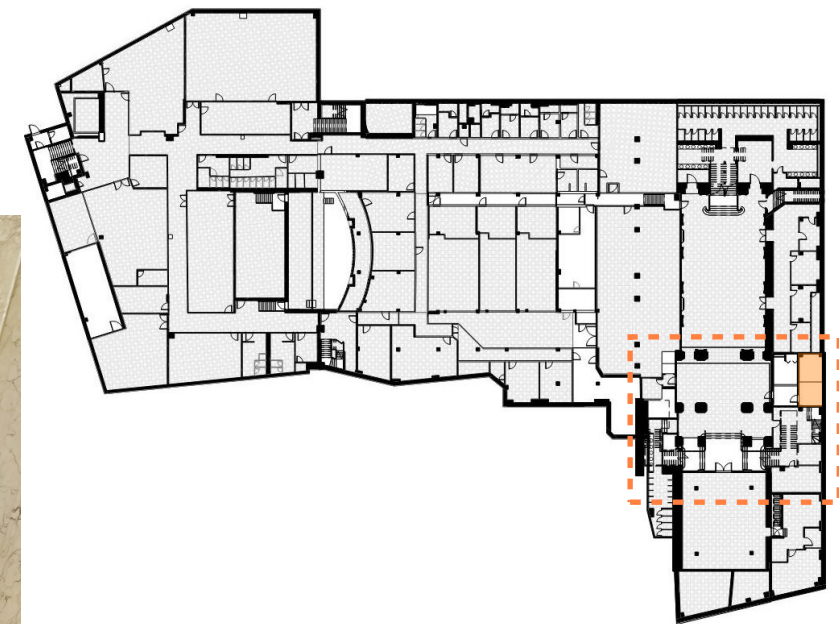




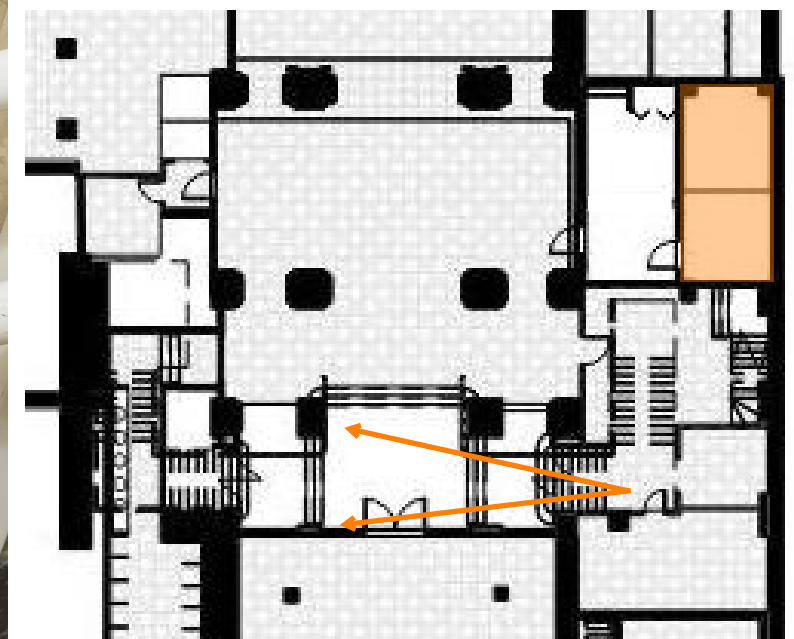
Main/Orchestra Level Entrance & Elevator Lobby



Main/Orchestra Level Floor Plan



Lower Level Floor Plan



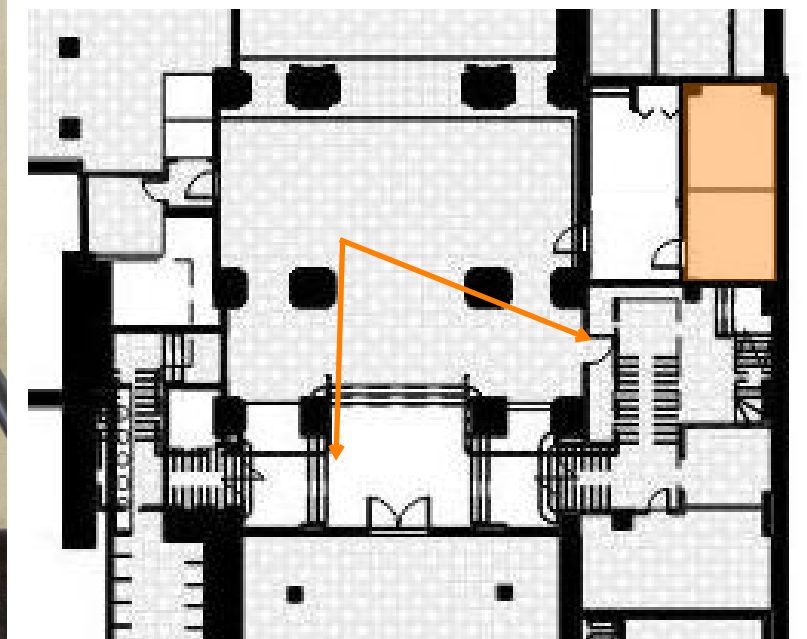
Partial Lower Level Floor Plan

Stairs to Lower Level



Wang Theater
270 Tremont Street, Boston MA 02116

Boston Landmark Commission - Elevator Upgrade Review Application | Public Hearing - February 23, 2021



Partial Lower Level Floor Plan

Stairs at Lower Level Landing



Wang Theater
270 Tremont Street, Boston MA 02116

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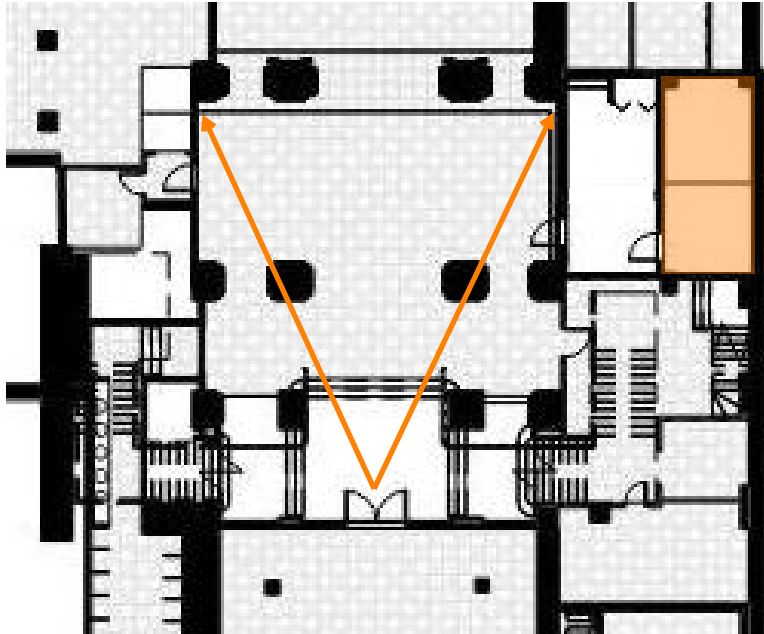


Existing



Potential Lift Replacement - TBD

Lift at Lower Level Lobby Landing



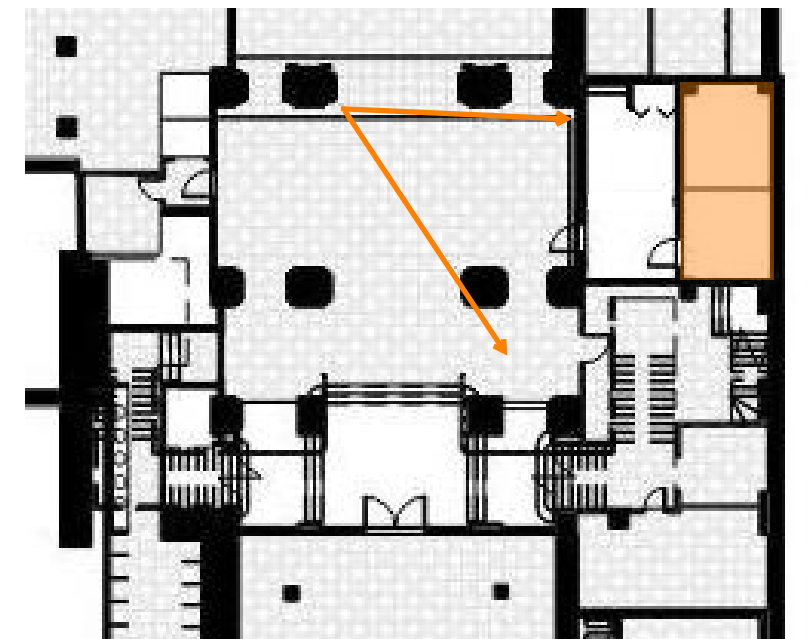
Partial Lower Level Floor Plan

Lobby at Lower Level Landing



Wang Theater
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Boston Landmark Commission - Elevator Upgrade Review Application | Public Hearing - February 23, 2021



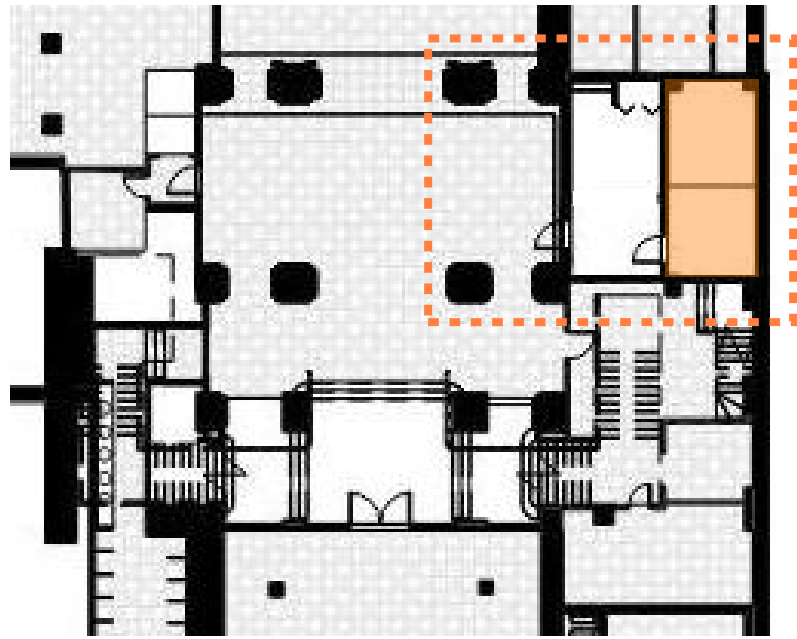
Partial Lower Level Floor Plan

Lower Level Lobby - Elevator Shaft Beyond

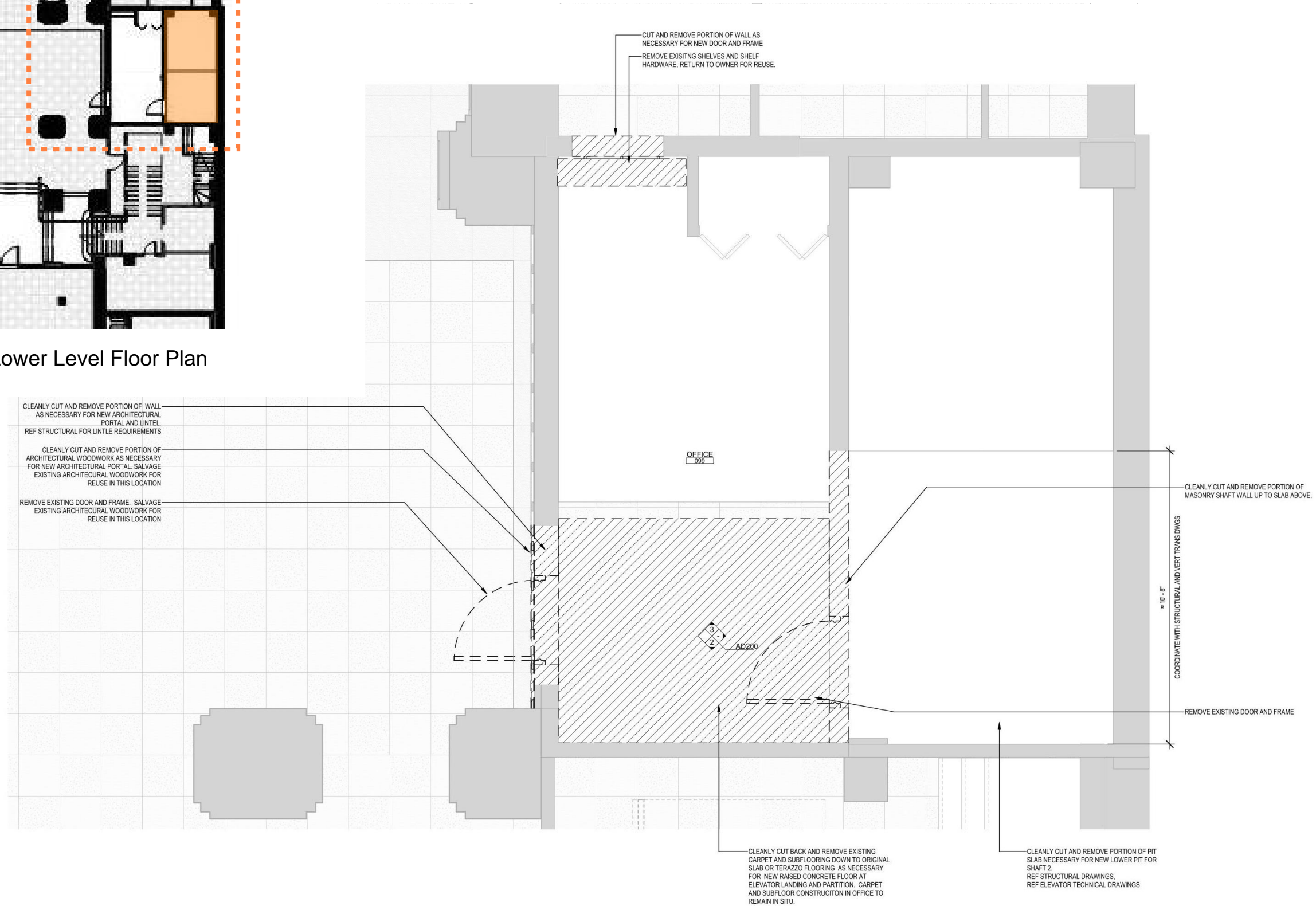


Wang Theater
270 Tremont Street, Boston MA 02116

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Partial Existing Lower Level Floor Plan



① LOWER LOBBY ELEVATOR LOBBY FLOOR PLAN

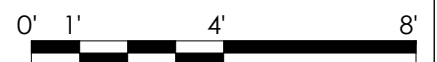
LOWER LOBBY ELEVATOR PLAN & RCP - DEMO



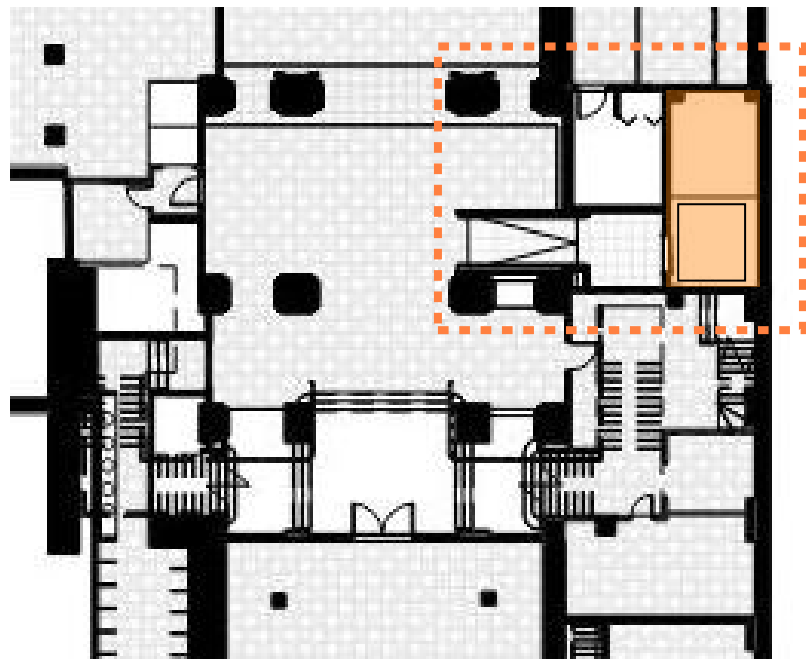
Wang Theater
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Sheet 10 of 23



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Partial Proposed Lower Level Floor Plan

8 3/4" HIGH CURB: 3/4" ROSSO BAROCCO MARBLE ON 3/4" PLYWOOD ON TOP AND ALL EXPOSED FACES, ON 3 5/8" CFM FRAMING. COORDINATE WITH RAILING. REF STRUCTURAL

RAIL TYPE 1, SEE INTERIOR ELEVATIONS

RAIL TYPE 1H, SEE INTERIOR ELEVATIONS

RAIL TYPE 2H, RETURN TO PIER, SEE INTERIOR ELEVATIONS

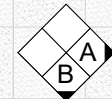
PIER INFILL, STONE CAP TOP:
• 2" SLAB, ROSSO BAROCCO

PIER INFILL, LOW WALL SIDEWALLS:
• 5/8" FAUX MASONRY PLASTER FINISH
• 3/4" PLASTER LATH BOARD
• 3 5/8" CFM METAL FRAMING

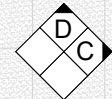
FLOORING: TERRAZZO TILE. RECTIFIED TILE. MATCH EXISTING LOWER LEVEL STAIR TERRAZZO TILE, AND JOINT WIDTH.

① LOWER LOBBY ELEVATOR LOBBY FLOOR PLAN

PATCH END OF EXISTING WOOD PANELING INTO NEW ARCHITECTURAL PORTAL WITH SALVAGED PANELING



11' - 8 1/8"
4.76°



9' - 3 7/8"
7' - 11 1/4"

≈ 13' - 4 7/8" VIF

FLOORING: TERRAZZO TILE. RECTIFIED TILE. MATCH EXISTING LOWER LEVEL STAIR TERRAZZO TILE, AND JOINT WIDTH.

FAUX MASONRY PLASTER TO MATCH EXISTING ON 5/8" VENEER PLASTER BD.

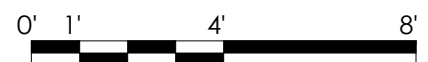
ARCHITECTURAL WOODWORK, ARCH PORTAL TO MATCH SPECIE & FINISH OF EXISTING BASEMENT WOOD PORTALS.

FLUSH WOOD DOOR IN HOLLOW MTL FRAME. COMMERCIAL GRADE KEYED OFFICE LATCH AND HARDWARE TO MATCH OWNER STANDARDS. PAINTED. WOOD TRIM TO MATCH ADJACENT EXISTING, PAINTED.

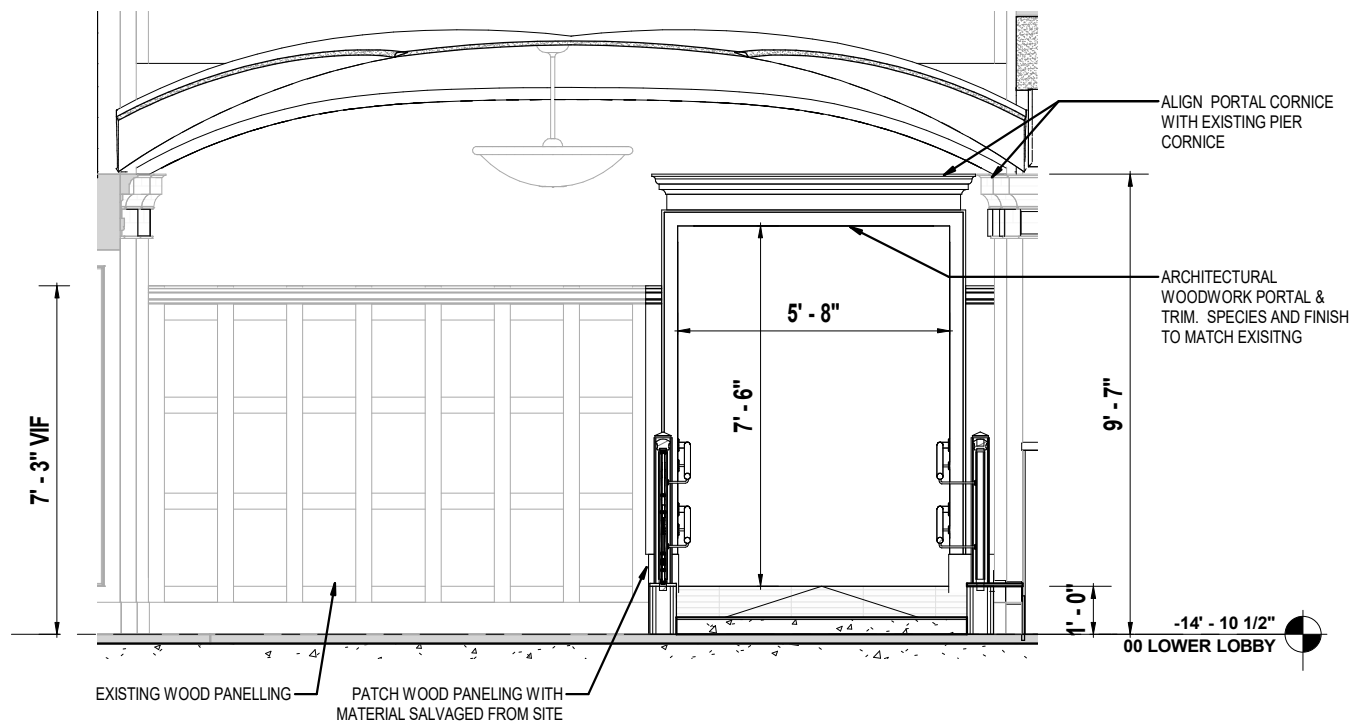
NEW PARTITION UP TO DECK
• 5/8" GWB, PAINTED
• 3 5/8" CFM FRAMING WITH 5" ACOUSTICAL BAT INSULATION
• FAUX MASONRY PLASTER TO MATCH EXISTING ON 5/8" VENEER PLASTER BD.

NEW ELEVATOR PIT

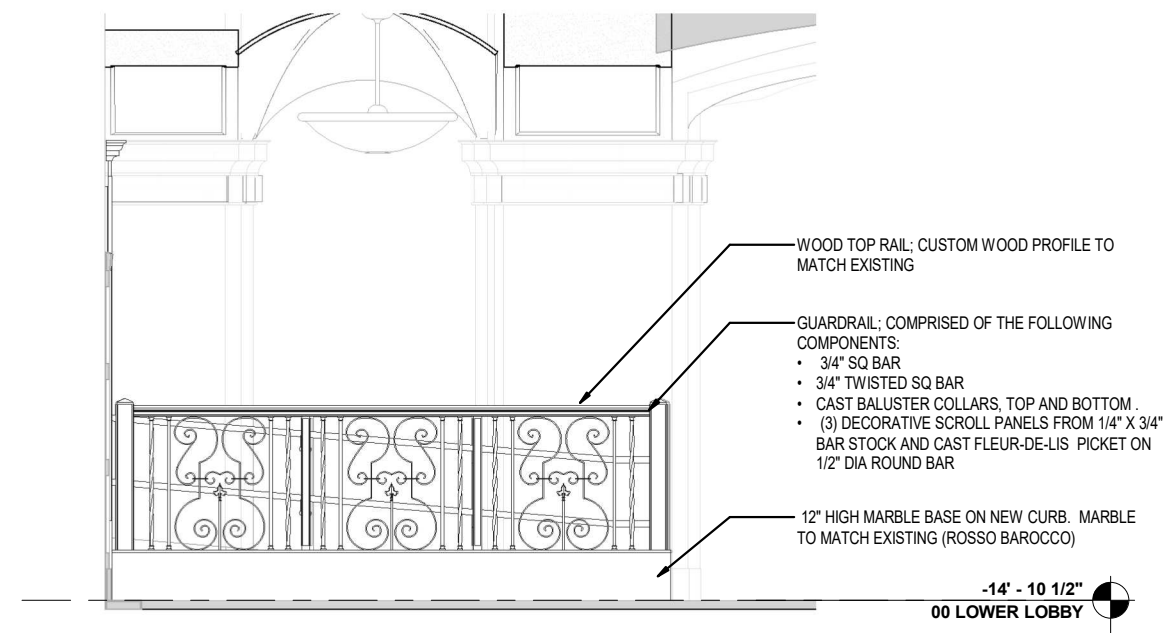
INFILL MASONRY WALL TO MATCH AND PATCH INTO EXISTING AS NECESSARY FOR NEW SHAFT DOOR



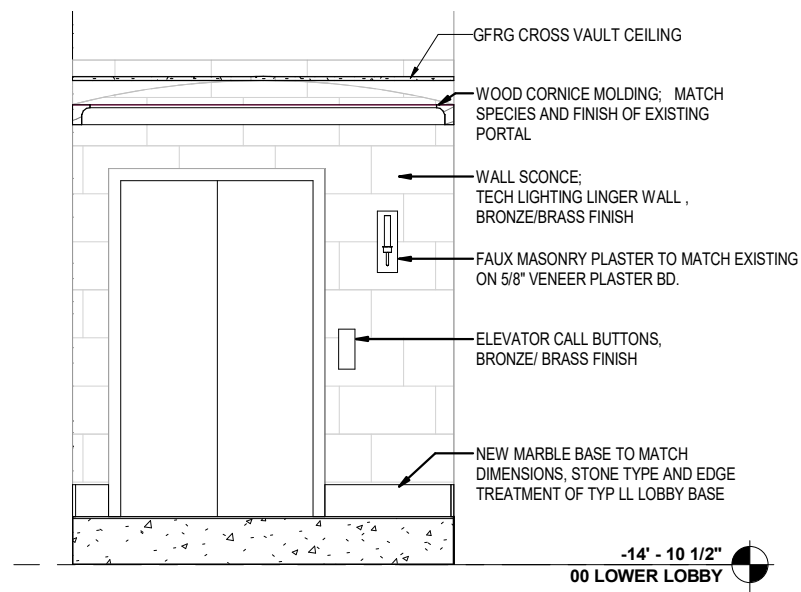
LOWER LOBBY ELEVATOR PLAN - PROPOSED



(A) INT ELEVATION - LOWER LOBBY ELEV LOBBY - LOOKING EAST



(B) INT ELEVATION - LOWER LOBBY ELEV LOBBY - LOOKING SOUTH AT RAIL



(C) INT ELEVATION - LOWER LOBBY ELEV LOBBY LANDING - LOOKING EAST



(D) INT ELEVATION - LOWER LOBBY ELEV LOBBY - THROUGH RAMP LOOKING NORTH

LOWER LOBBY ELVATOR LOBBY - INTERIOR ELEVATIONS



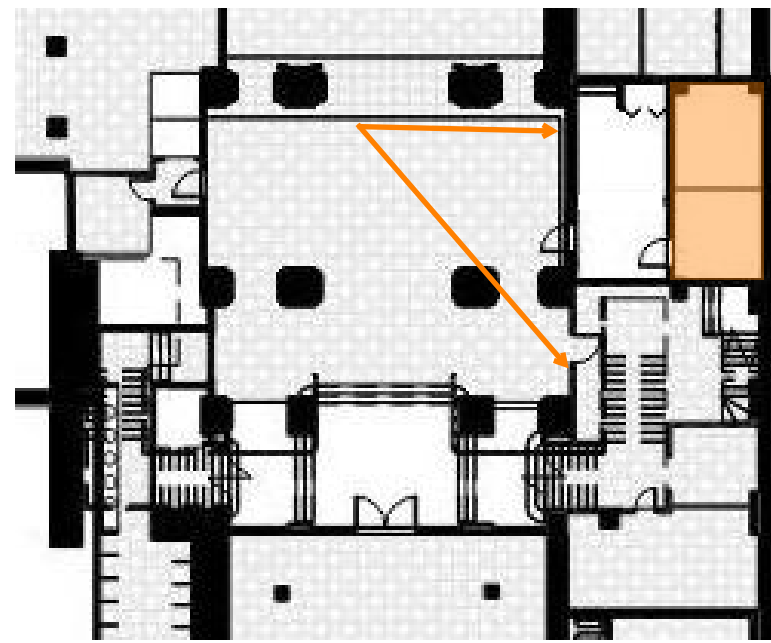
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Boston Historic Landmark Commission - Elevator Upgrade | Public Hearing - February 23, 2021

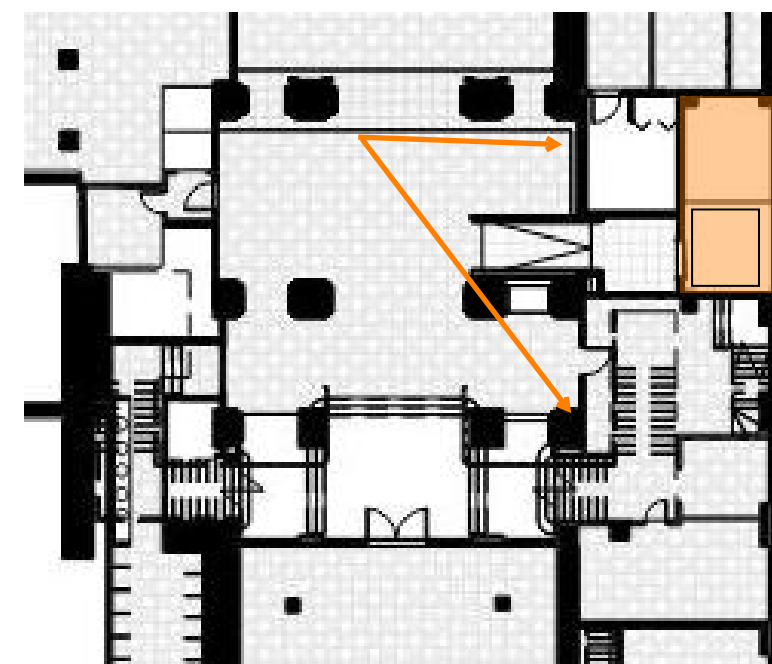
Sheet 12 of 23



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Partial Existing Lower Level Floor Plan



Partial Proposed Lower Level Floor Plan



Existing



Proposed

Lower Level Lobby



Proposed ADA Ramp & Elevator Stop Beyond

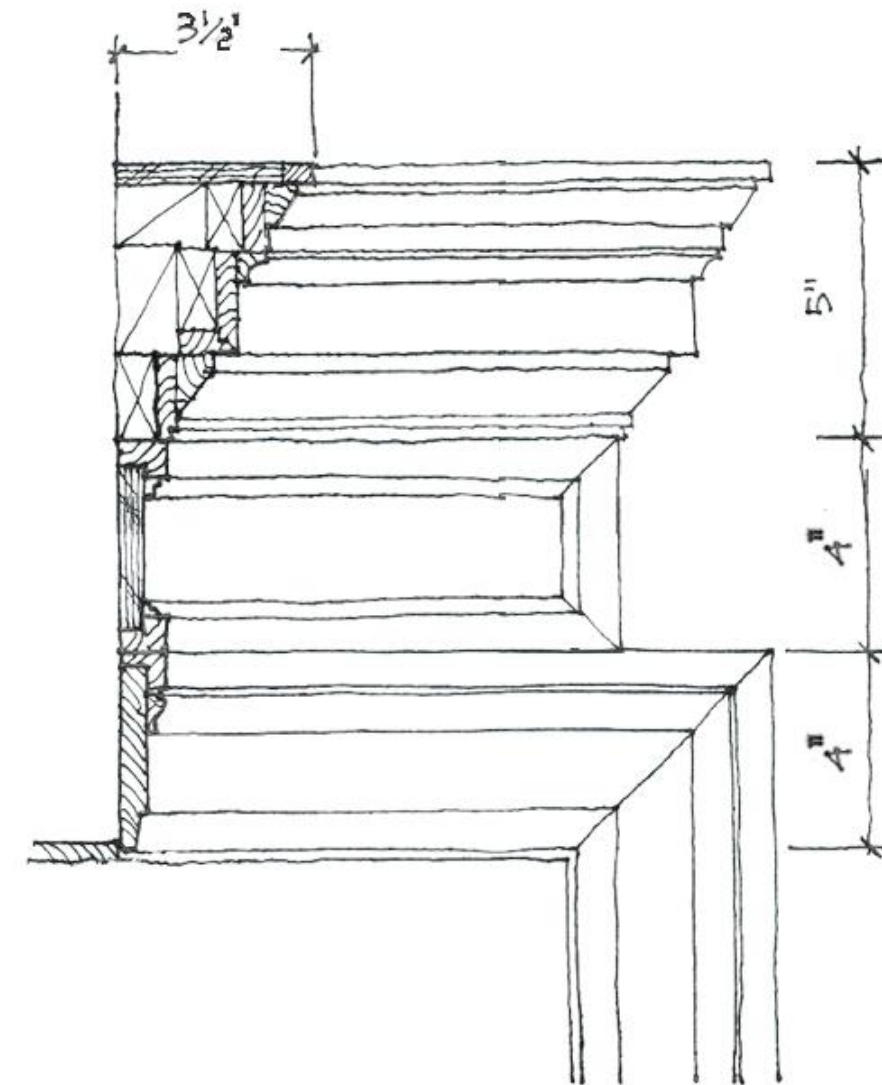


Proposed ADA Ramp with Alternate Railing



Original Trim

Portal Millwork Trim



Proposed Simplified Trim



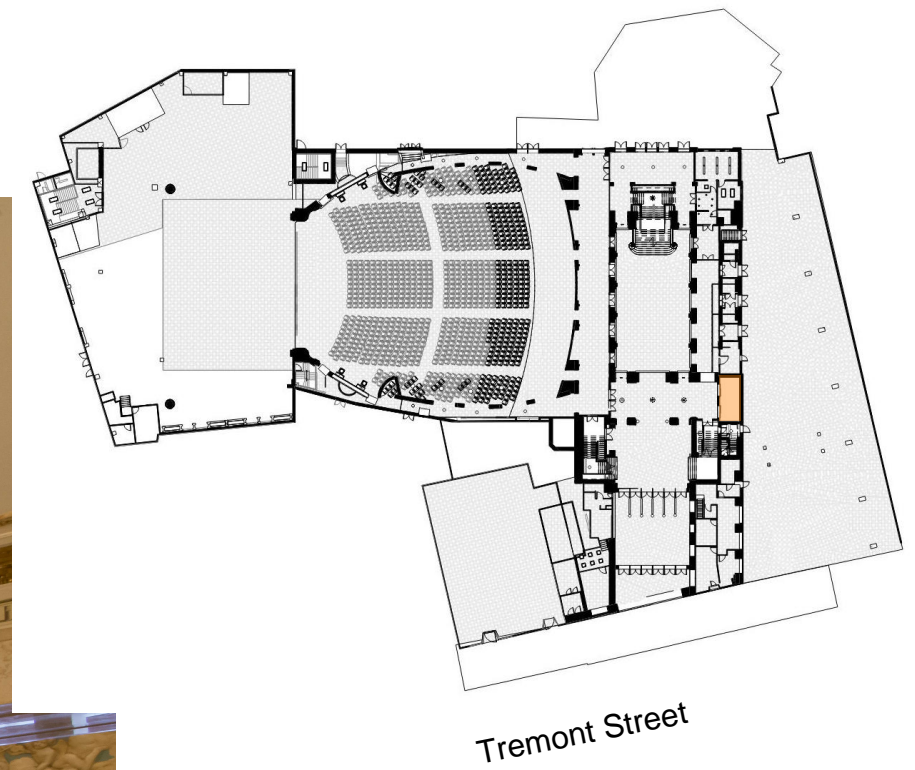
Elevator Cab Interior Showing
Cage Door and Manual Operator



Elevator Cab Interior

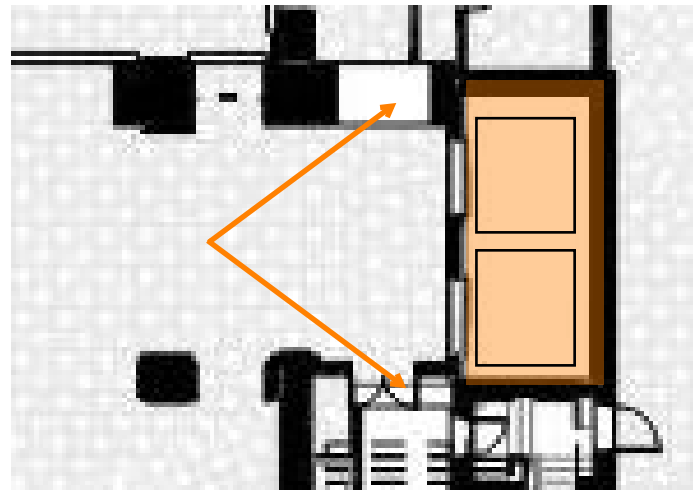


Proposed Elevator Cab Interior

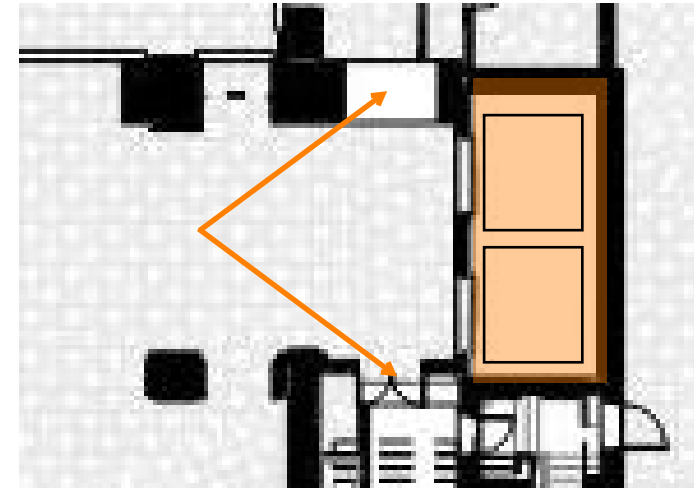


Main/Orchestra Level Floor Plan

Main/Orchestra Level Entrance & Elevator Lobby



Partial Main/Orchestra Level Floor Plan



Partial Main/Orchestra Level Floor Plan

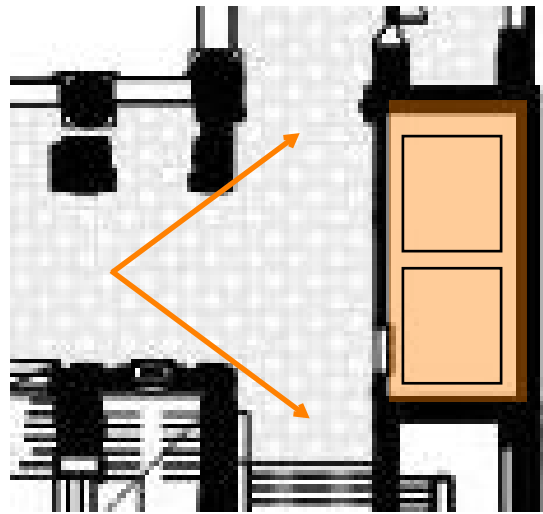


Existing

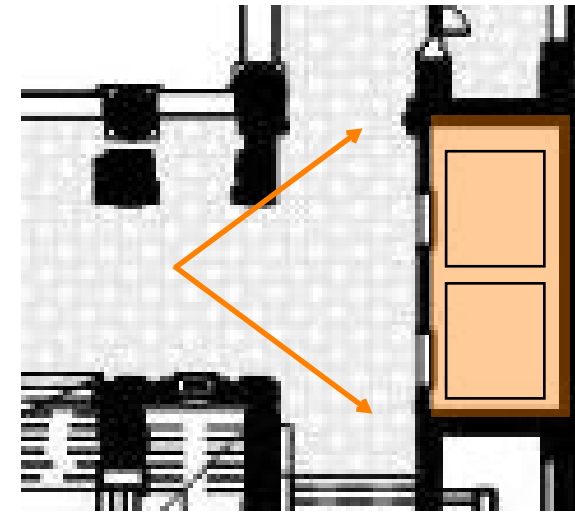


Proposed

Orchestra/Main Level Elevator Lobby



Partial Dress Circle Level Floor Plan



Partial Dress Circle Level Floor Plan

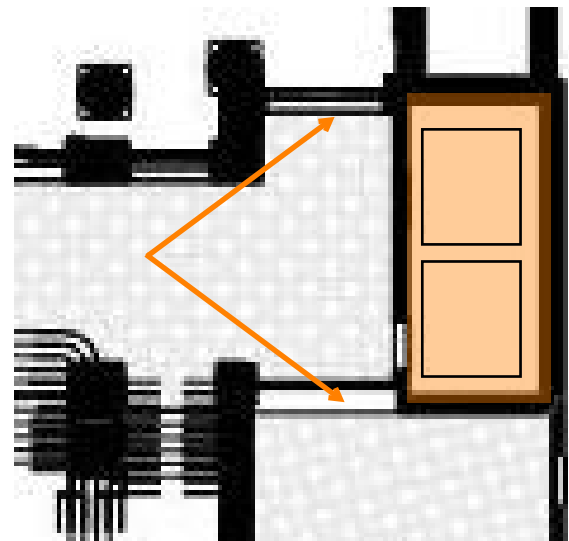


Existing

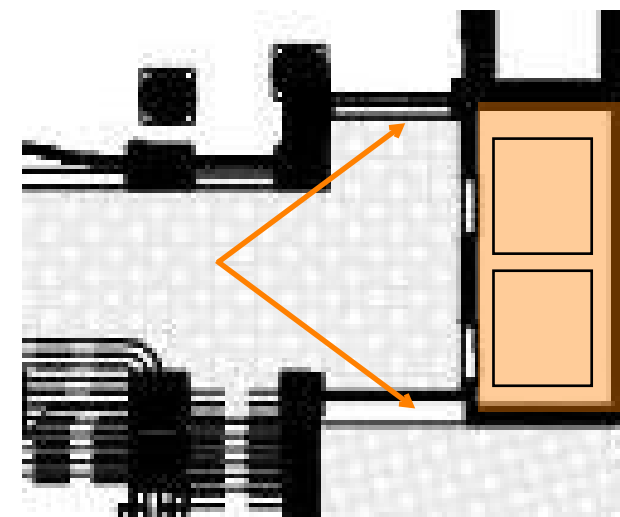


Proposed

Dress Circle Level Elevator Lobby



Partial Lower Mezzanine Level Floor Plan



Partial Lower Mezzanine Level Floor Plan

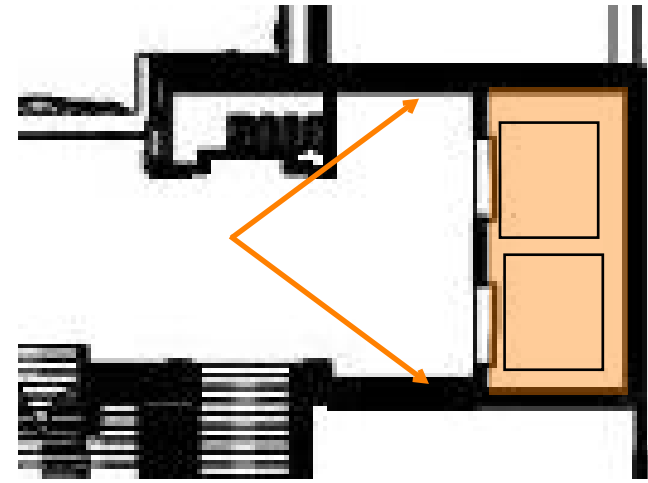


Existing

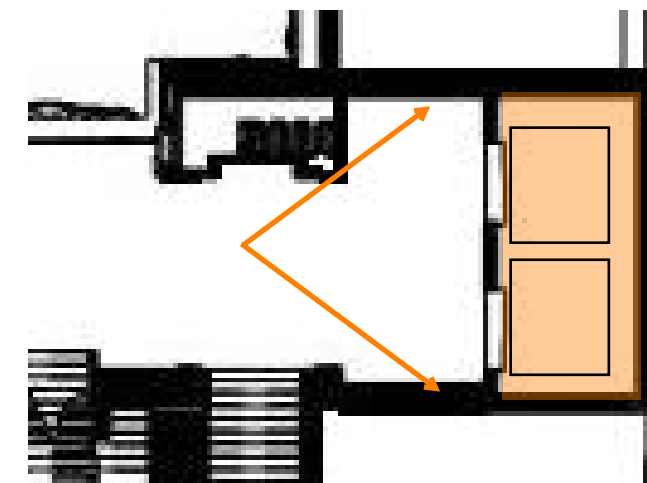


Proposed

Lower Mezzanine Level Elevator Lobby



Partial Mezzanine Level Floor Plan



Partial Mezzanine Level Floor Plan



Existing



Proposed

Mezzanine Level Elevator Lobby