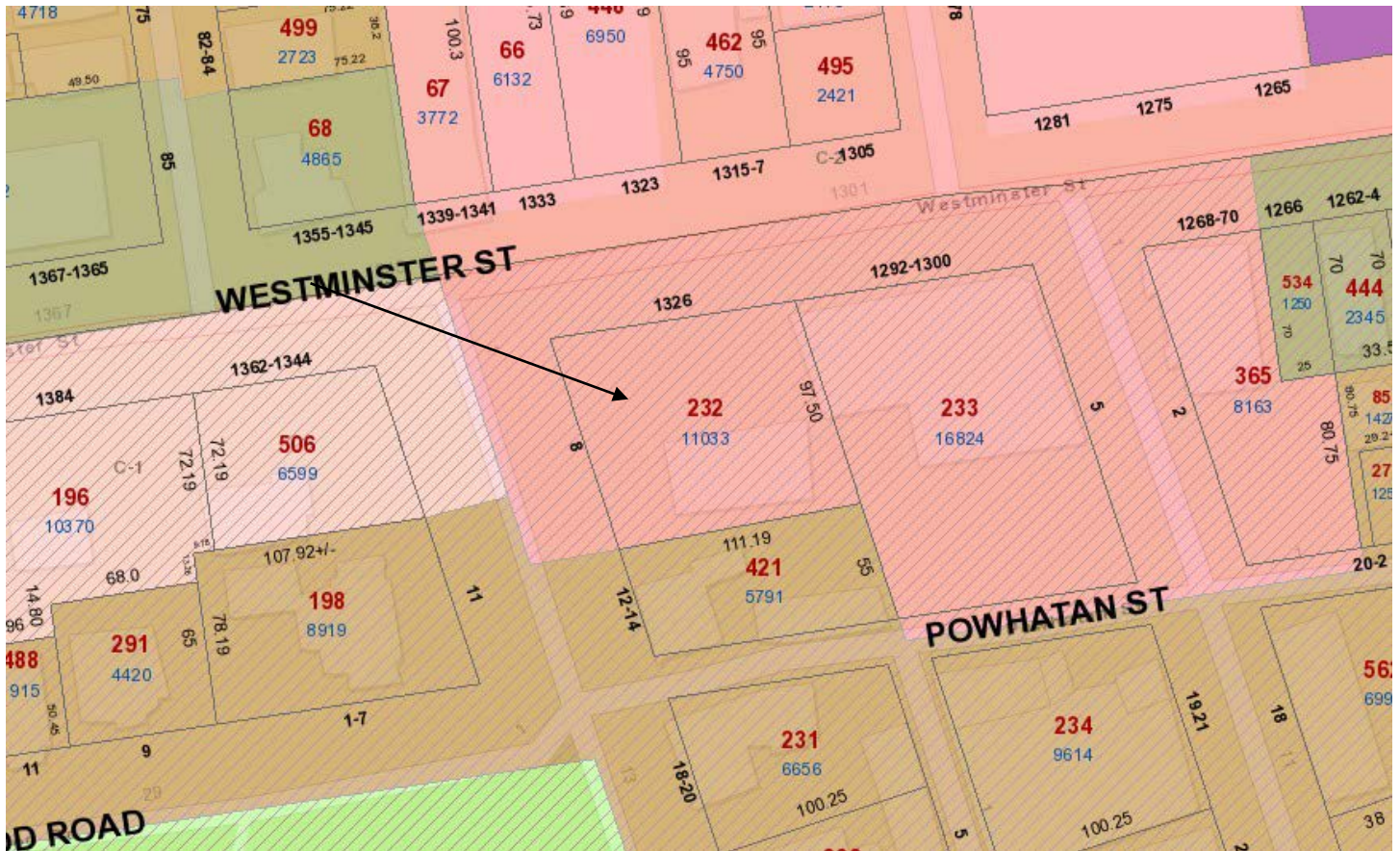


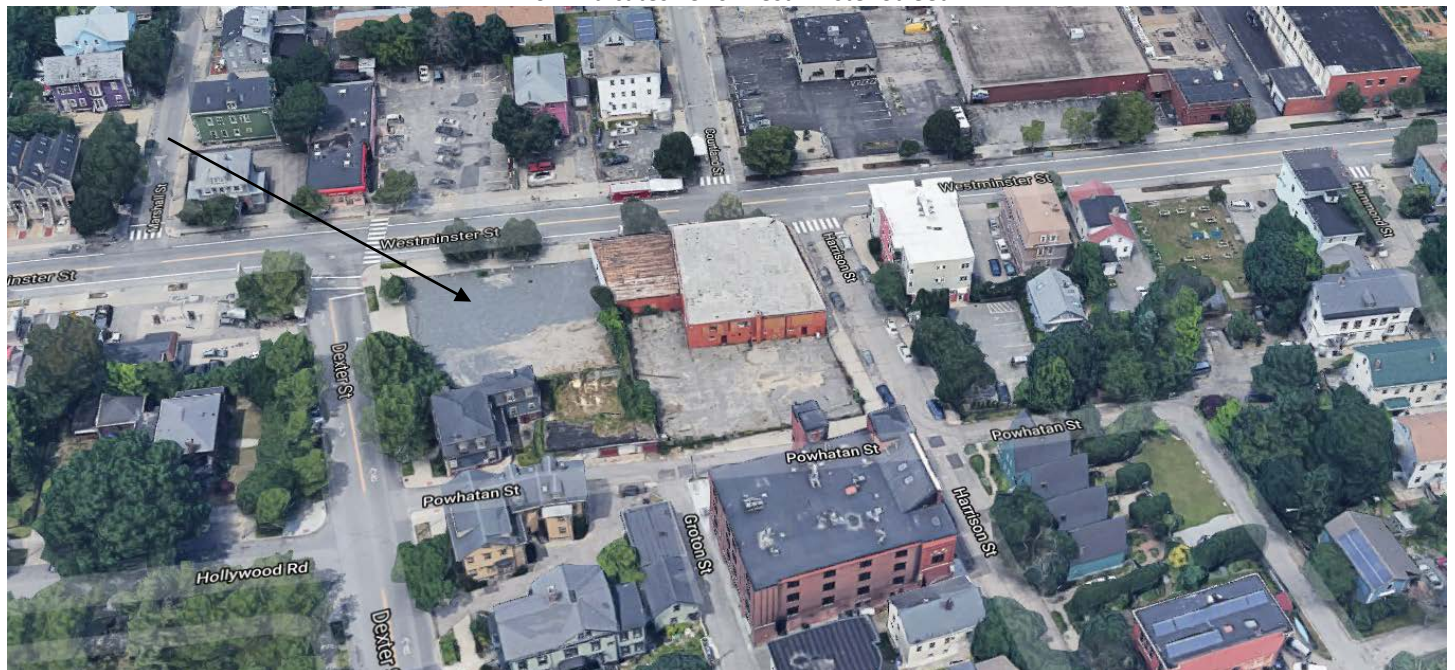
**PROJECT REVIEW**

**1. CASE 21.034, 1326 WESTMINSTER STREET, Vacant Lot (ARMORY)**

Currently a vacant lot within the Armory local historic district.



Arrow indicates 1326 Westminster Street.



Arrow indicates project location, looking north.

**Applicant/Architect:** Chris Bardt & Kyna Leski, 3six0 Architecture, 146 Westminster Street, Providence, RI 02903

**Owners:** Community Music Works, 1392 Westminster Street, Providence, RI 02909

**Proposal:** The scope of work proposed consists of New Construction and includes:

- The applicant is requesting the construction of an approximately two-story, 23,000 sq. ft Music Education Center.

**Issues:** The following issues are relevant to this application:

- At the April 19<sup>th</sup> meeting the Commission granted Conceptual Approval. Overall the Commission was excited by the proposal. Size, scale and form are appropriate for the location and transitions are well developed between adjoining properties. Excellent location for a structure of this design and look forward to seeing the project as it further evolves.;
- At the August 23<sup>rd</sup> meeting the Commission continued the item and requested more detail be provided with regard to material samples, construction details such as window openings and signs, and illustrations or examples of sites that had used the mass timber (CLT construction);
- From the architects: "New Construction for a 23,000 square foot (gross area) Music Education Center. The building is planned as a two story plus basement, mass timber (CLT) construction. The facade as planned features several bay windows of various sizes reflecting the interior activity and the vital engagement with the street and city. Large storefront openings are combined with smaller operable windows to bring a mixed scale to the building and neighborhood. The cladding will be thermally treated wood rainscreen, arranged in modules of 2 feet wide by 6 feet high. The modules shift up and down depending on the smaller window openings. The base of the building will be clad in precast concrete panels. Entry will be at the corner under one of the bays. Another entry is planned directly in front of the performance hall, on Westminster Street, as a warm weather entry and performance portal, where public performances may take place on the sidewalk. In keeping with CMW's longstanding tradition of access for all and outreach to the community."; and,
- Revised Plans, elevations, streetscape and photos have been submitted.

**Recommendations:** The staff recommends the PHDC make the following findings of fact:

- a) 1326 Westminster Street is currently a vacant lot within the Armory local historic district;
- b) The application for New Construction is considered complete for conceptual review; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed construction is appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district.

**Staff recommends a motion be made stating that: The application is considered complete. 1326 Westminster Street is currently a vacant lot within the Armory local historic district. The Commission grants Final Approval of the proposal as submitted as the proposed New Construction is appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, citing and agreeing to the recommendations in the staff report, with a sub-committee to be formed to review construction details once they become available.**





**community musicworks**

HISTORIC DISTRICT COMMISSION  
WITH SUPPLEMENTAL MATERIAL



AUGUST 30, 2021

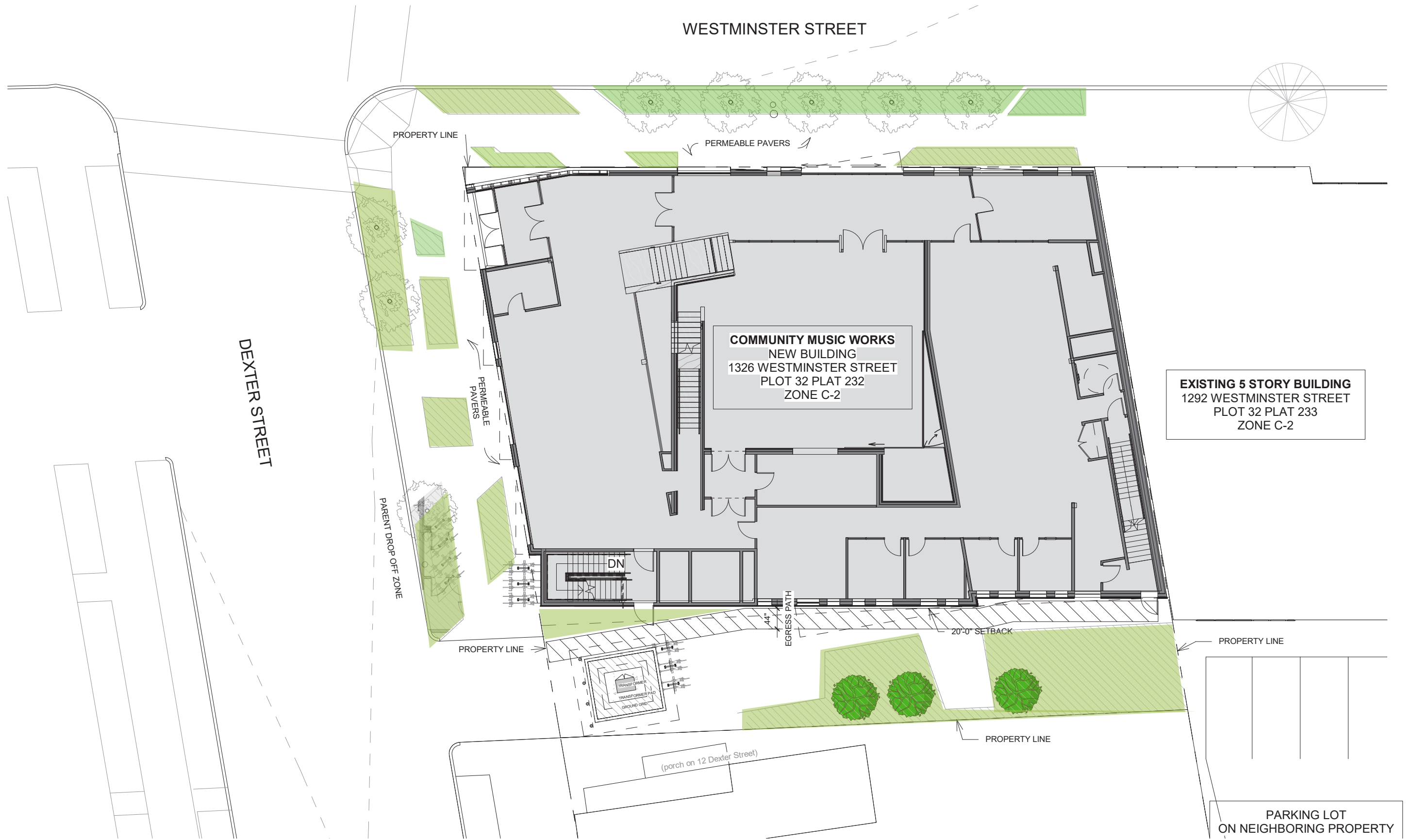




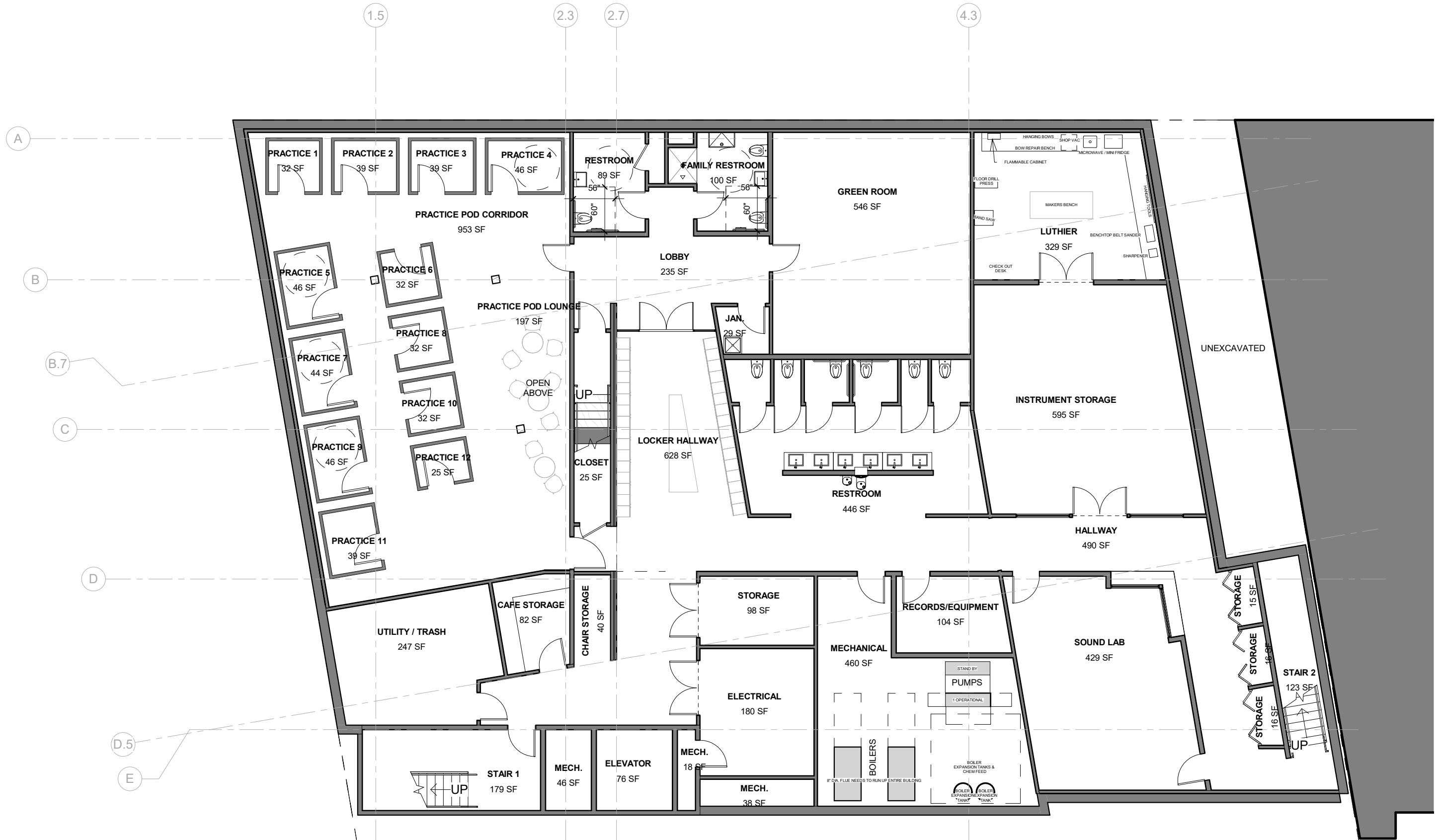


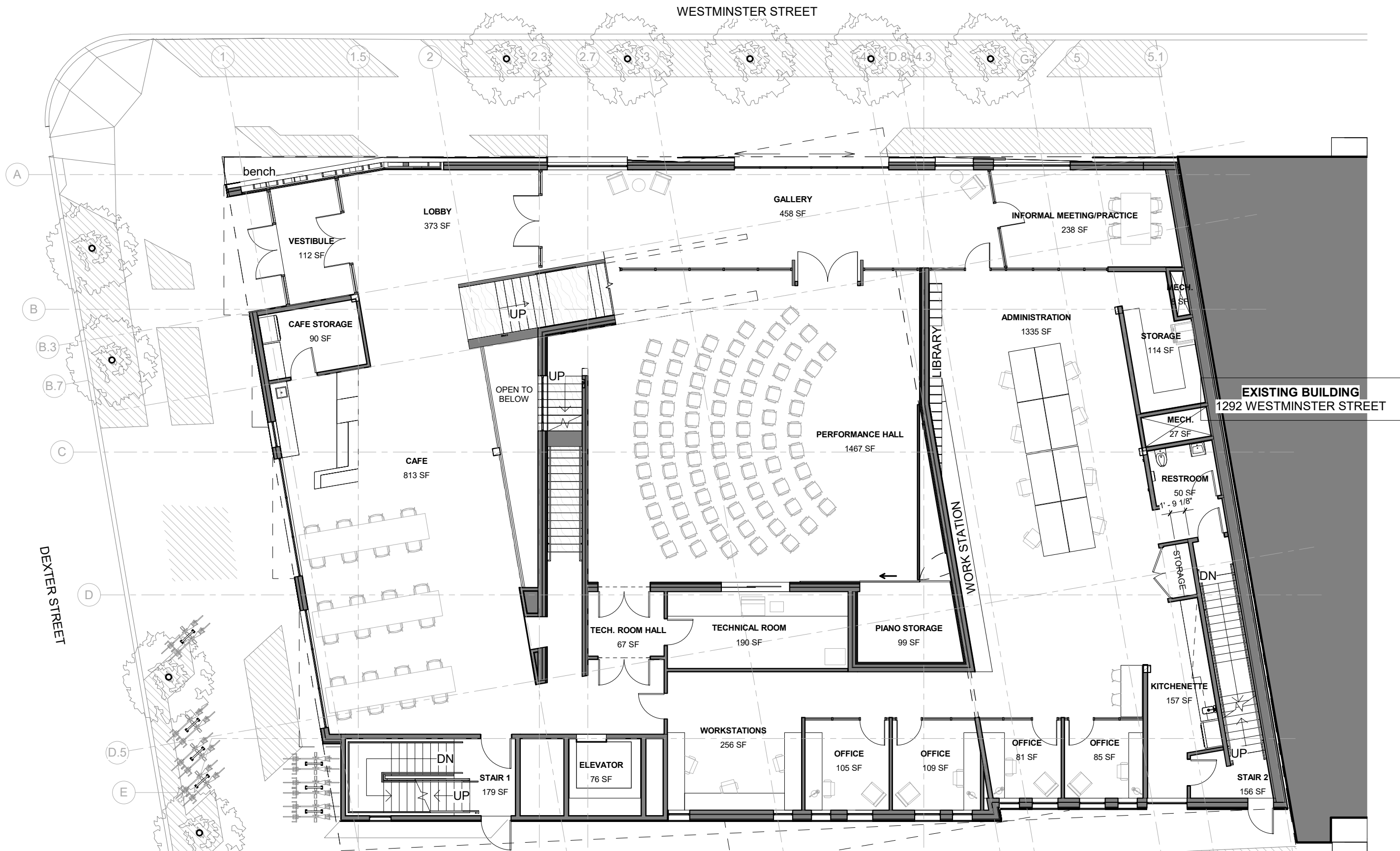




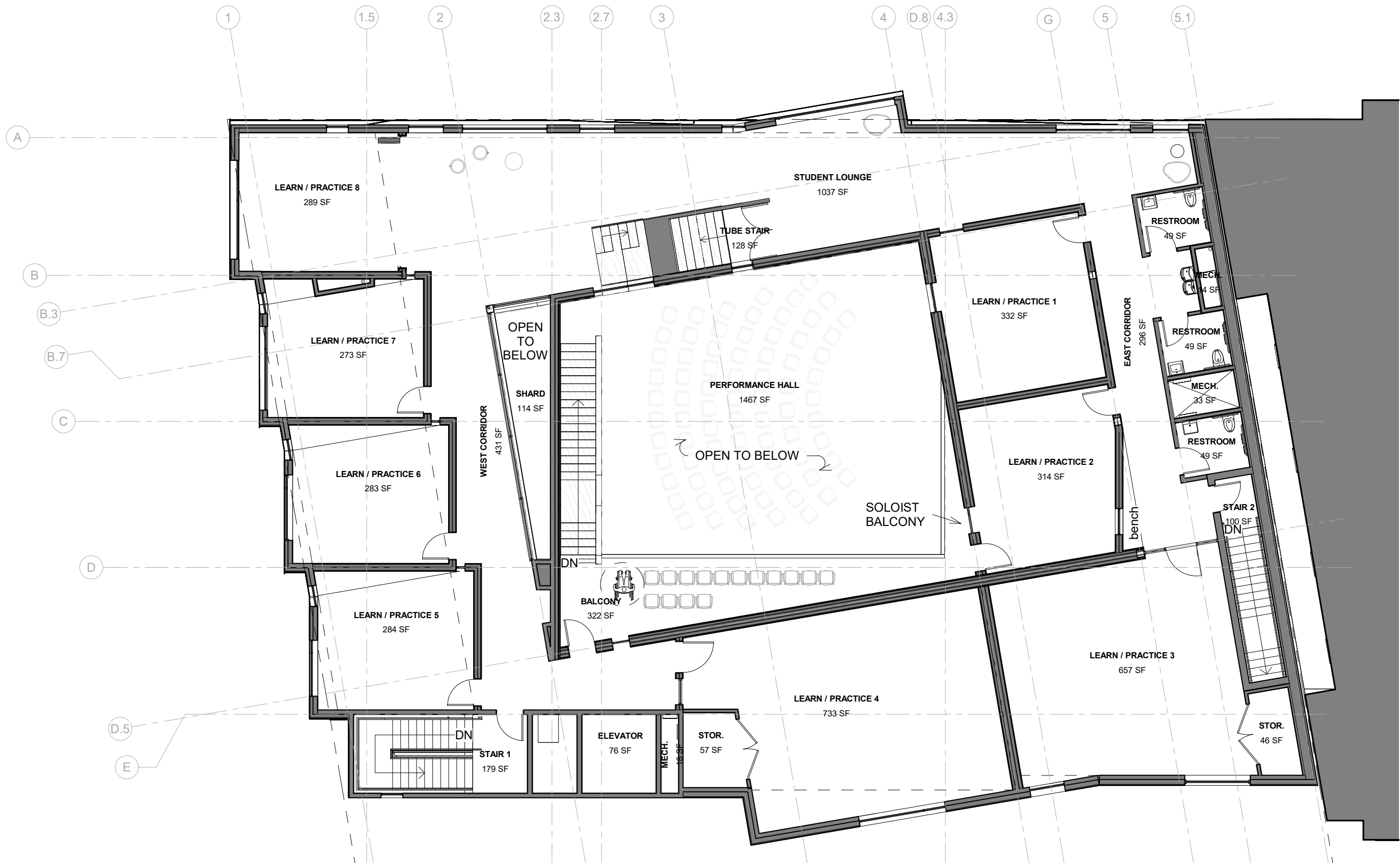


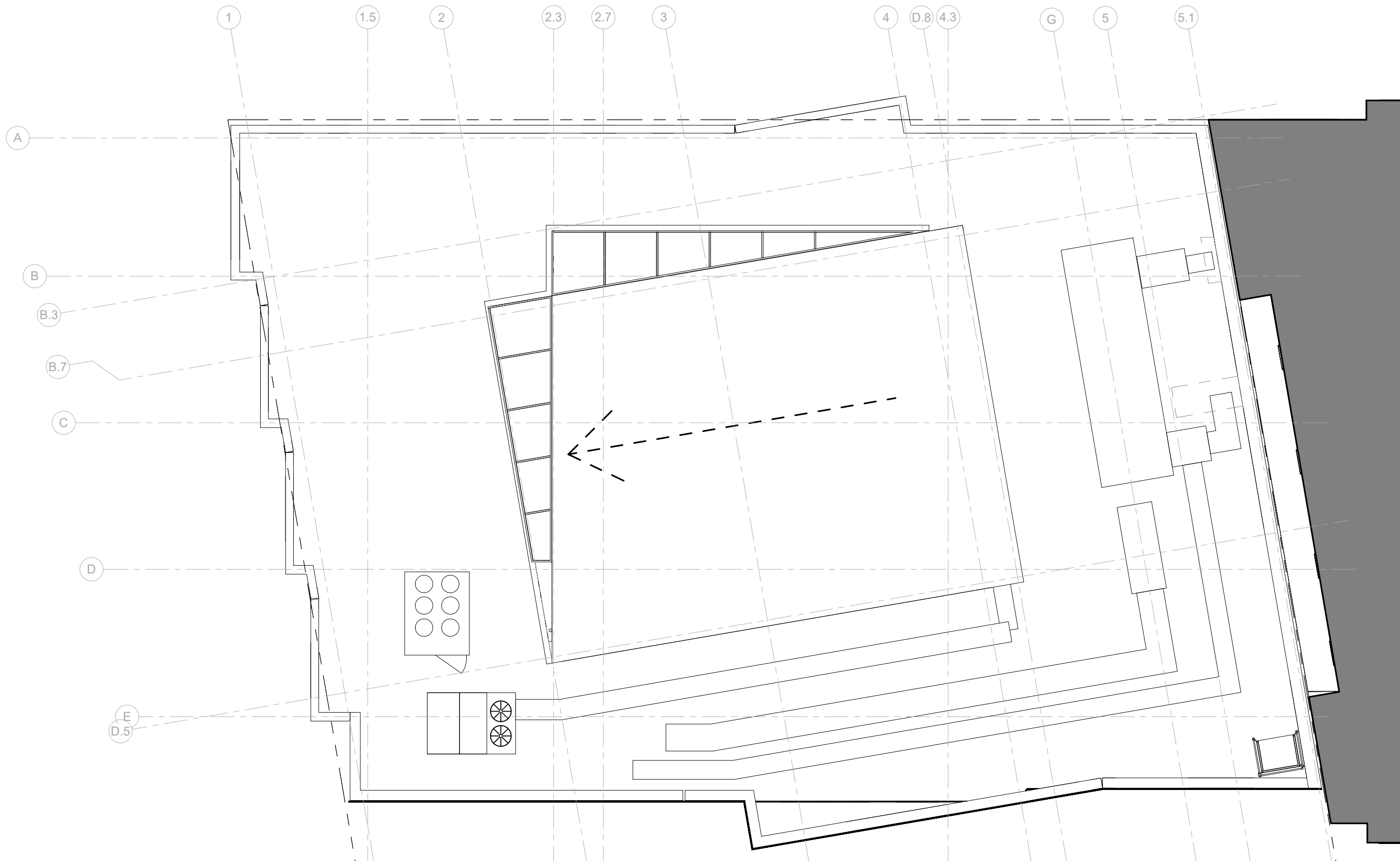




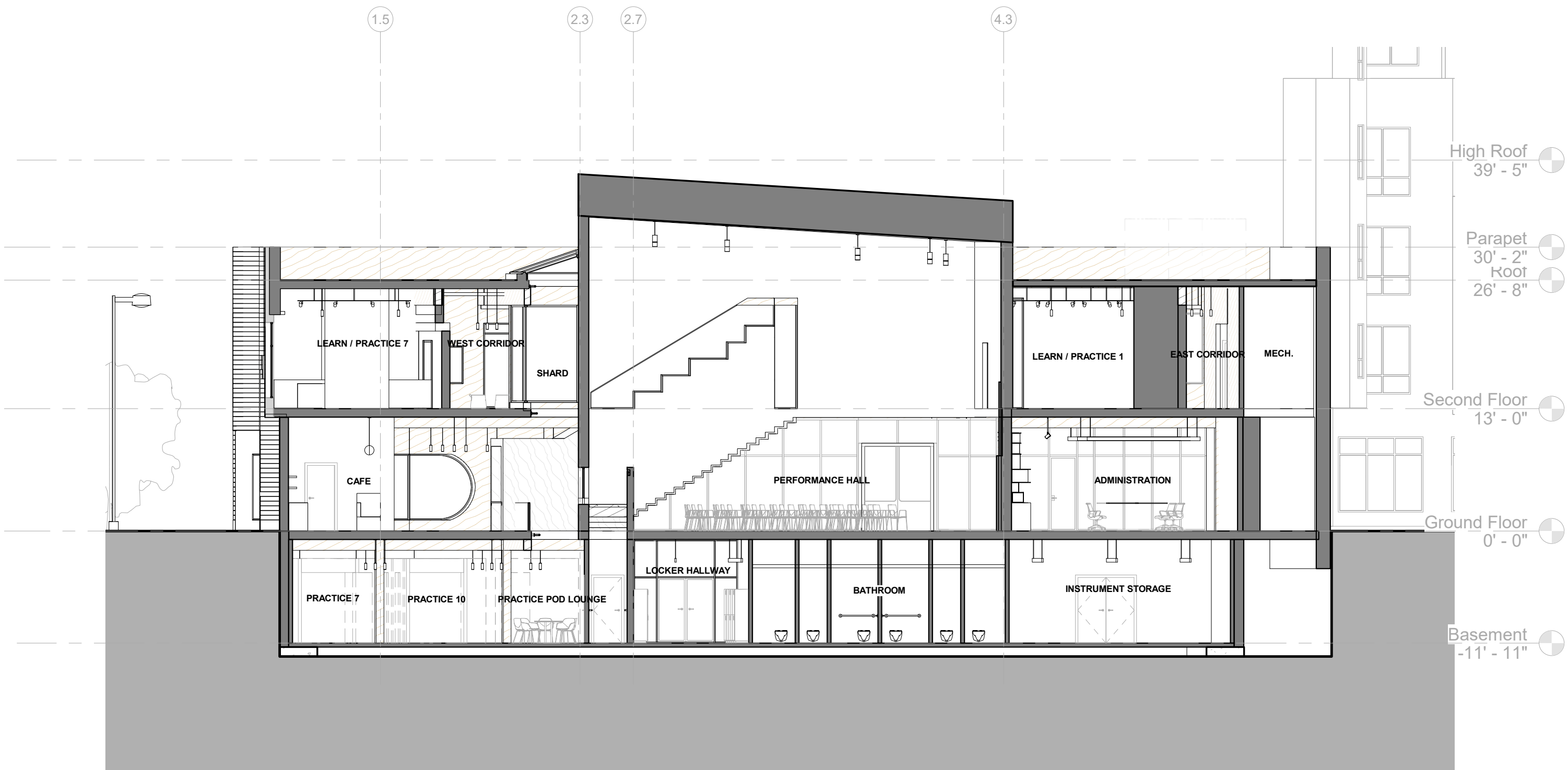


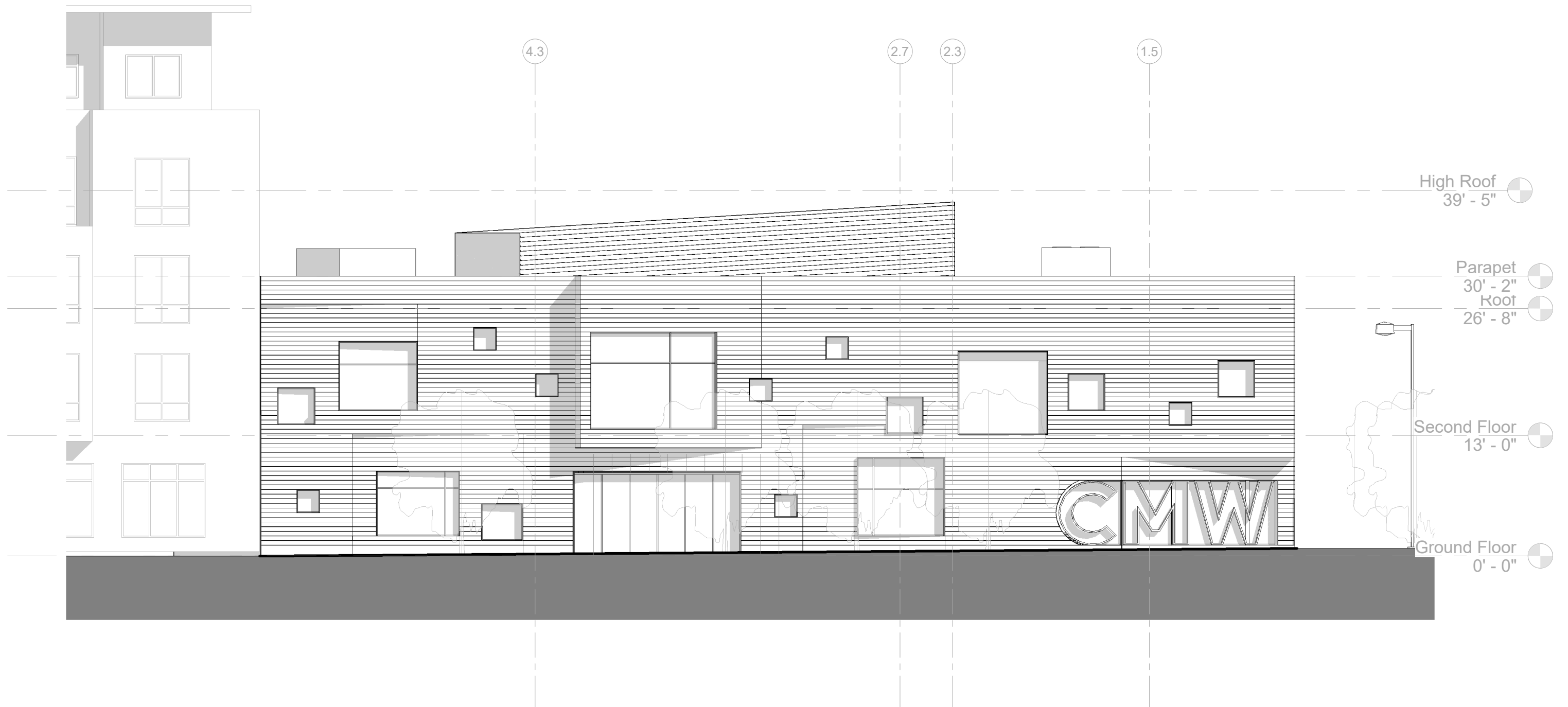










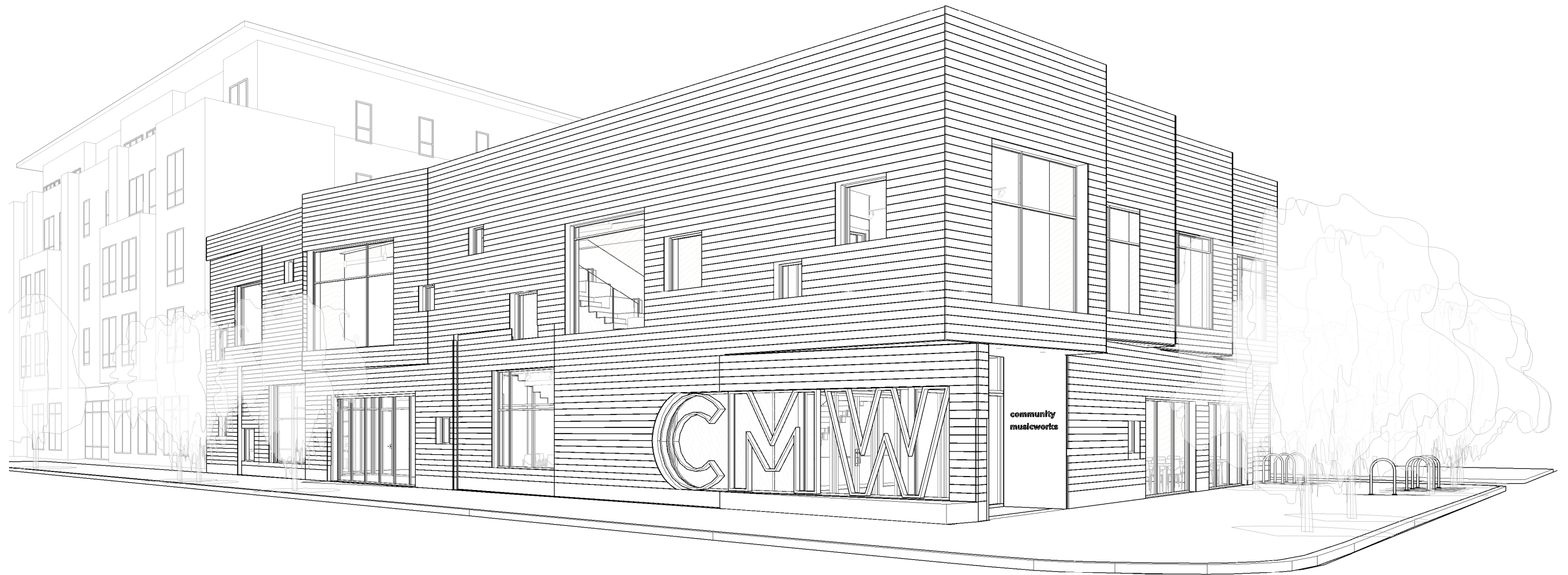


























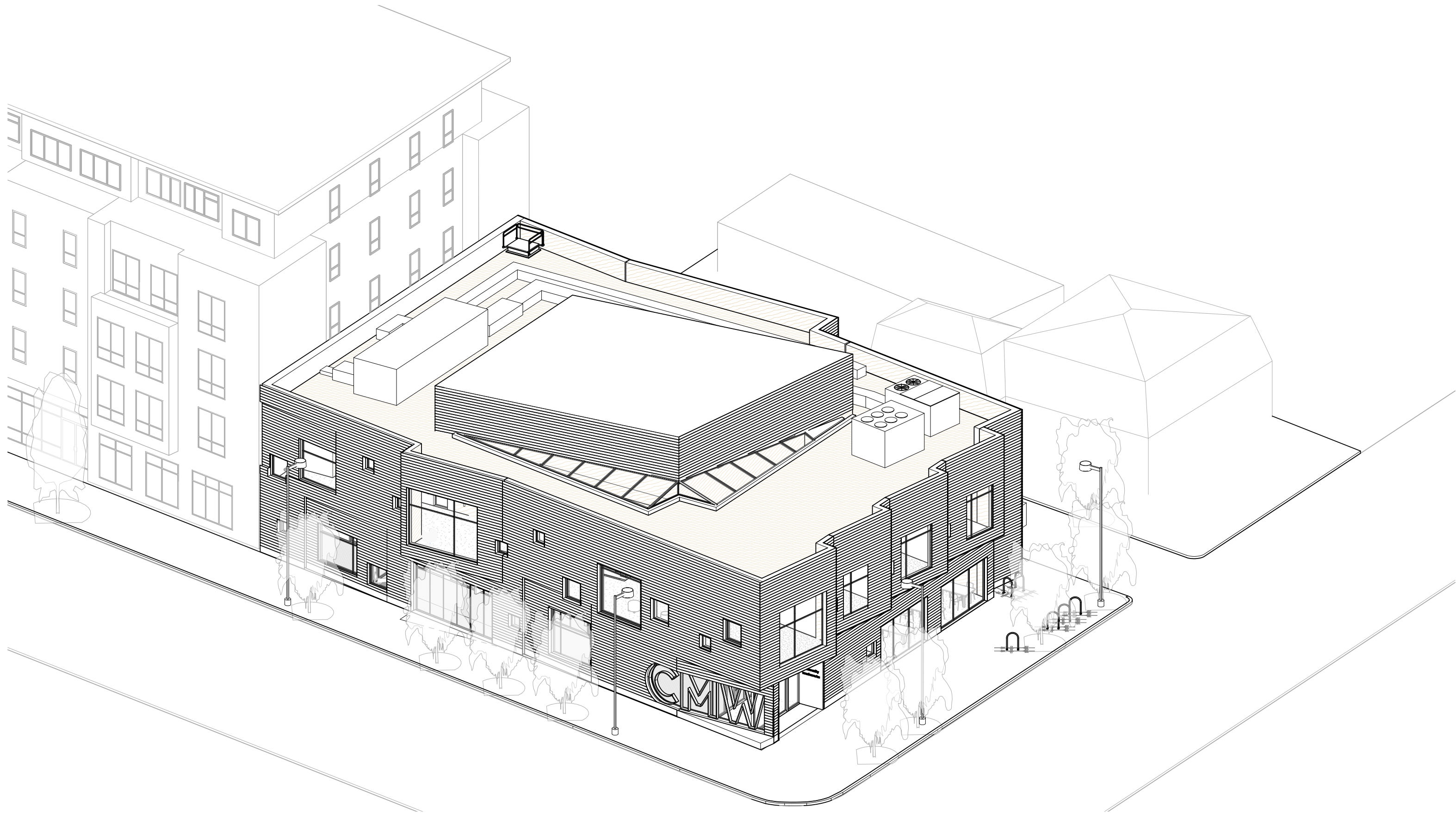
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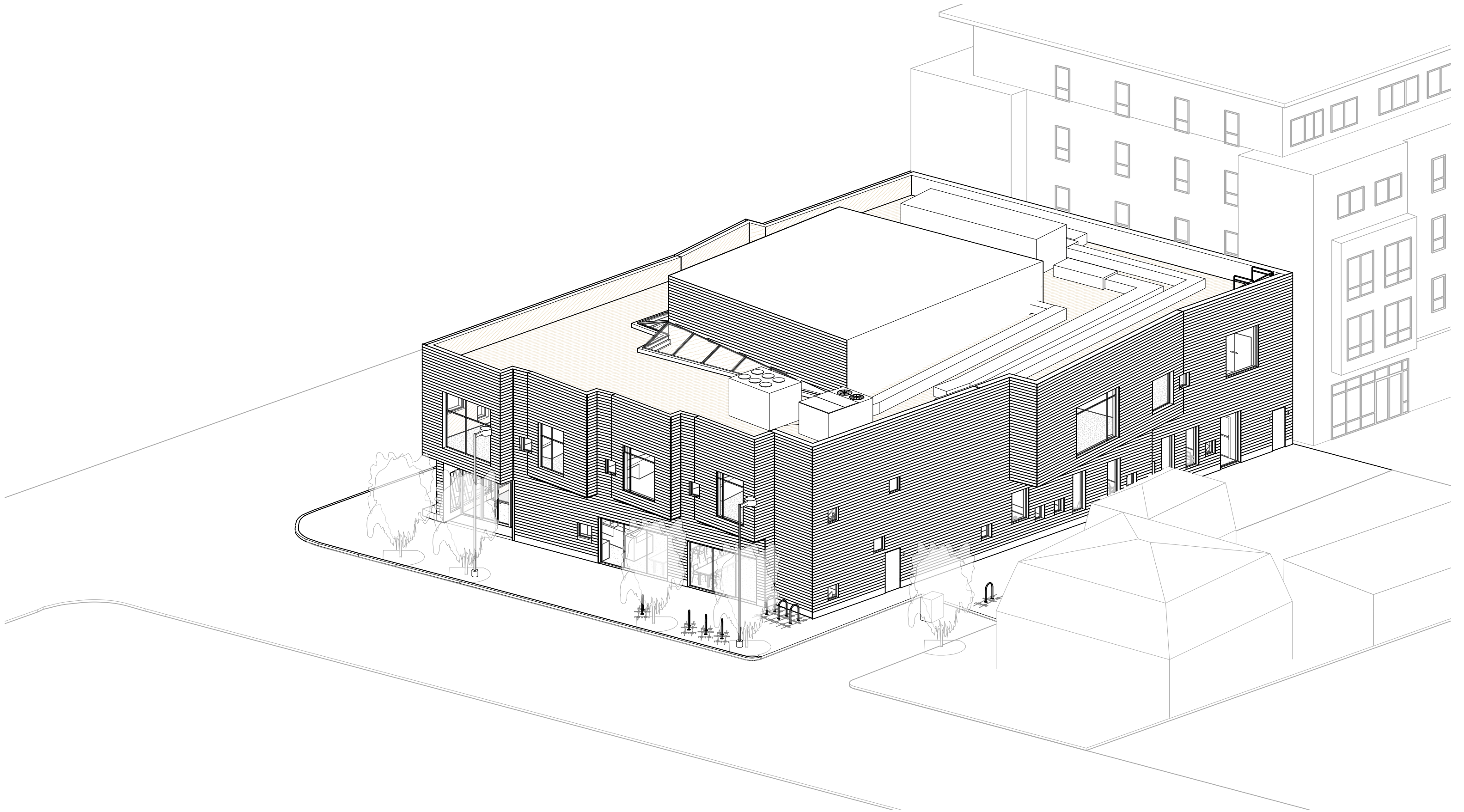
Mike Lemoi  
1290 Westminster LLC  
334 Carpenter Street  
Providence, RI 02909

Abutter #2  
12 Dexter Street

Mike Lemoi  
1290 Westminster LLC  
334 Carpenter Street  
Providence, RI 02909

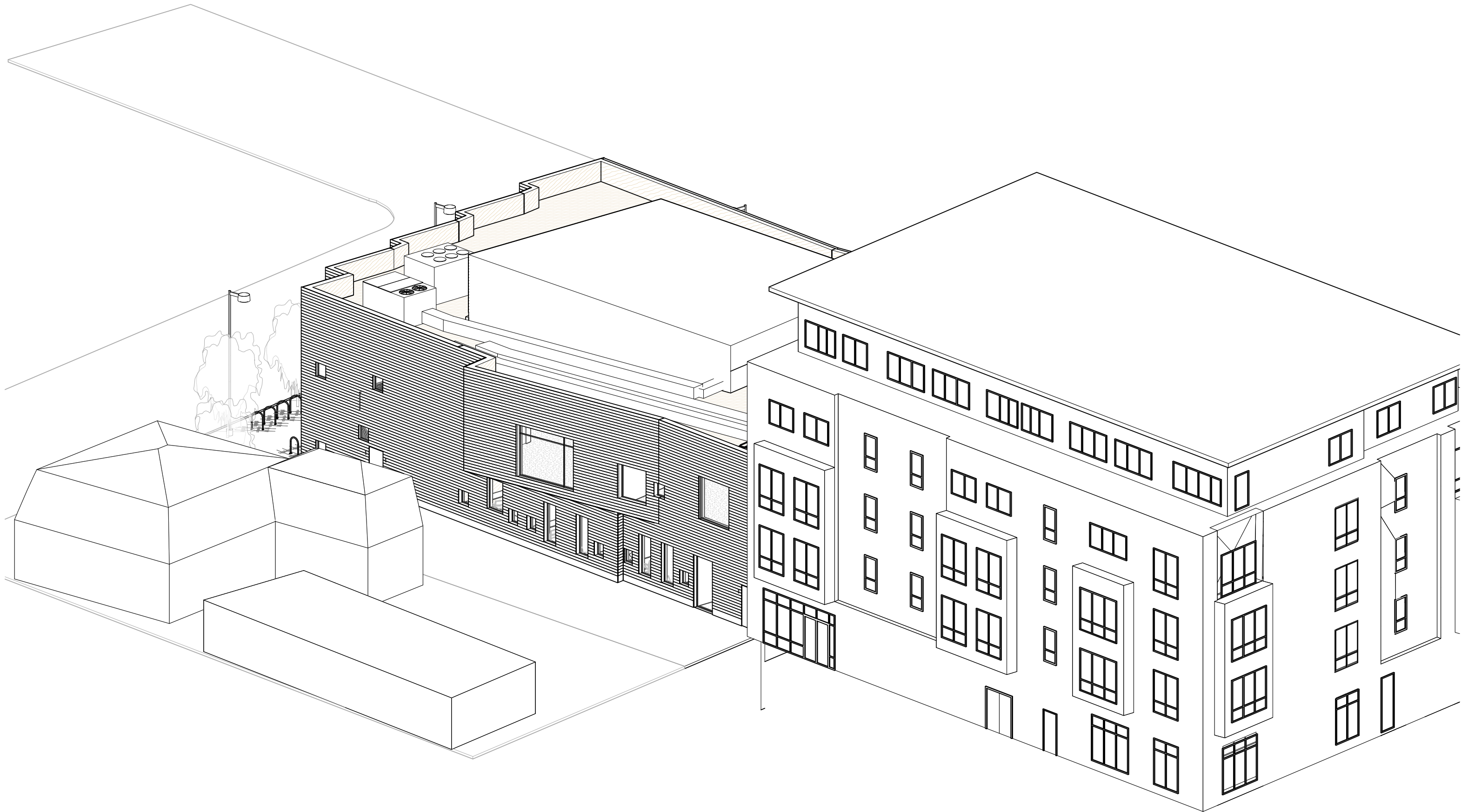
















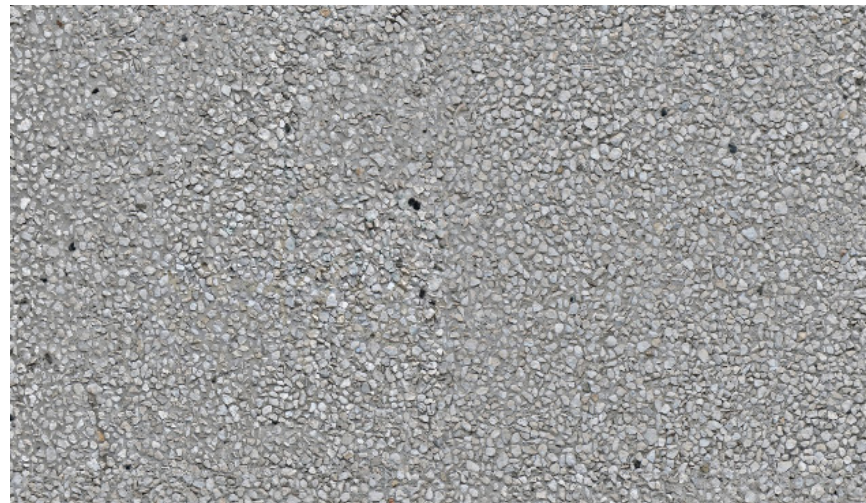




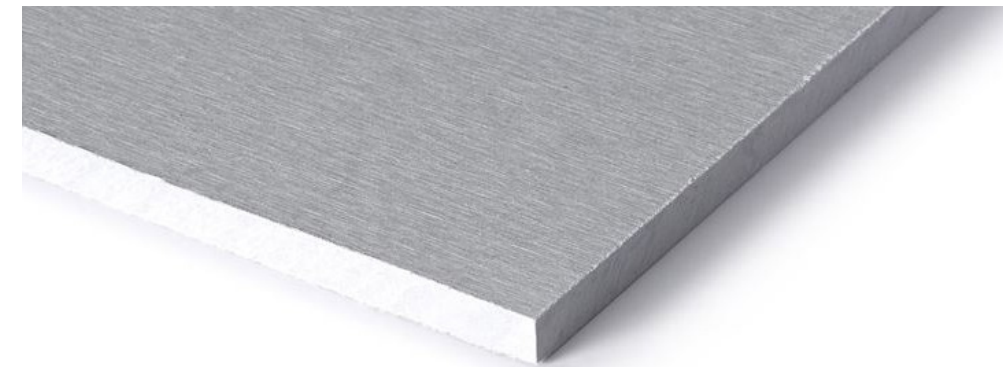
HEAT TREATED WOOD RAINSCREEN  
ASH



FIXED AND OPERABLE  
ALUMINUM WINDOWS

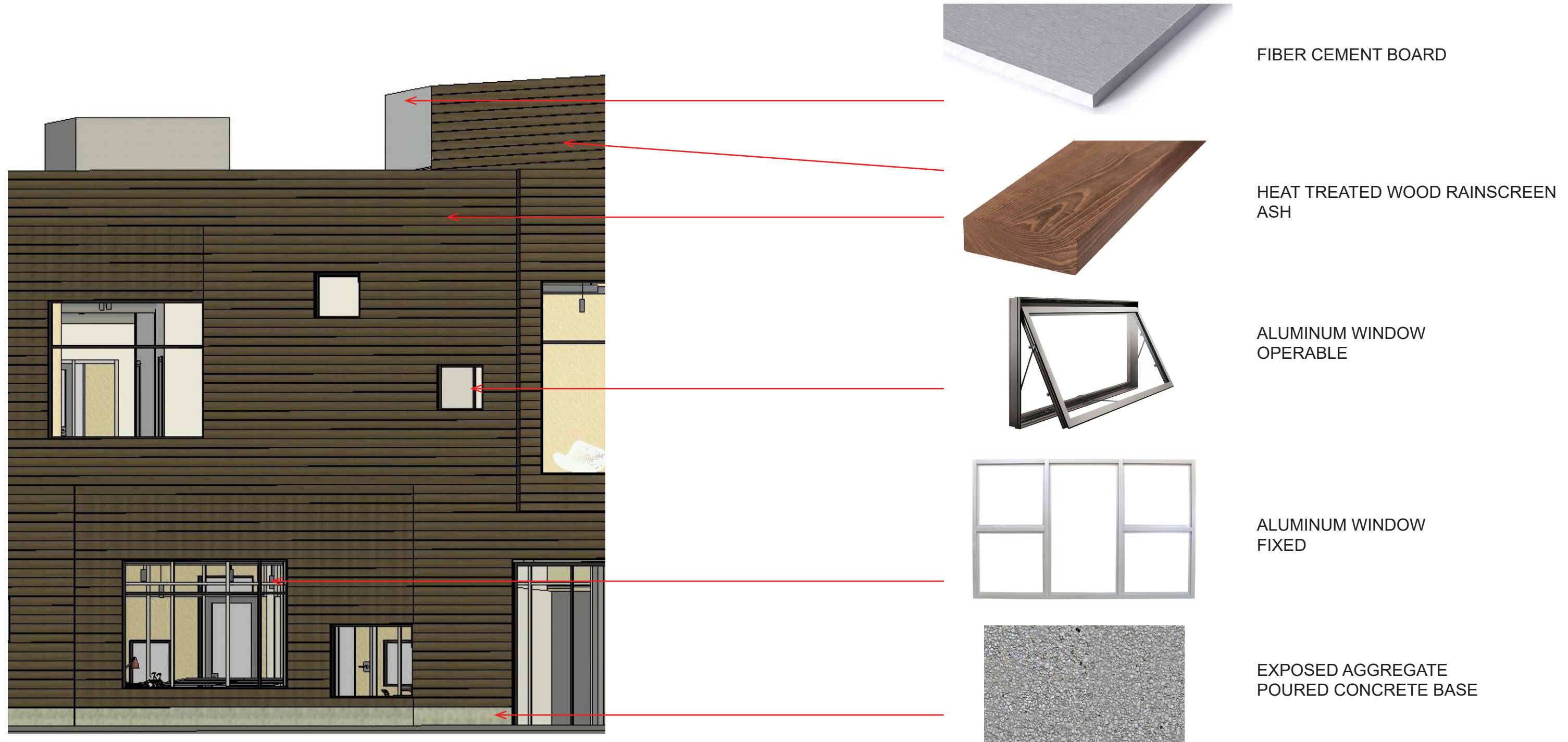


EXPOSED AGGREGATE  
CONCRETE BASE

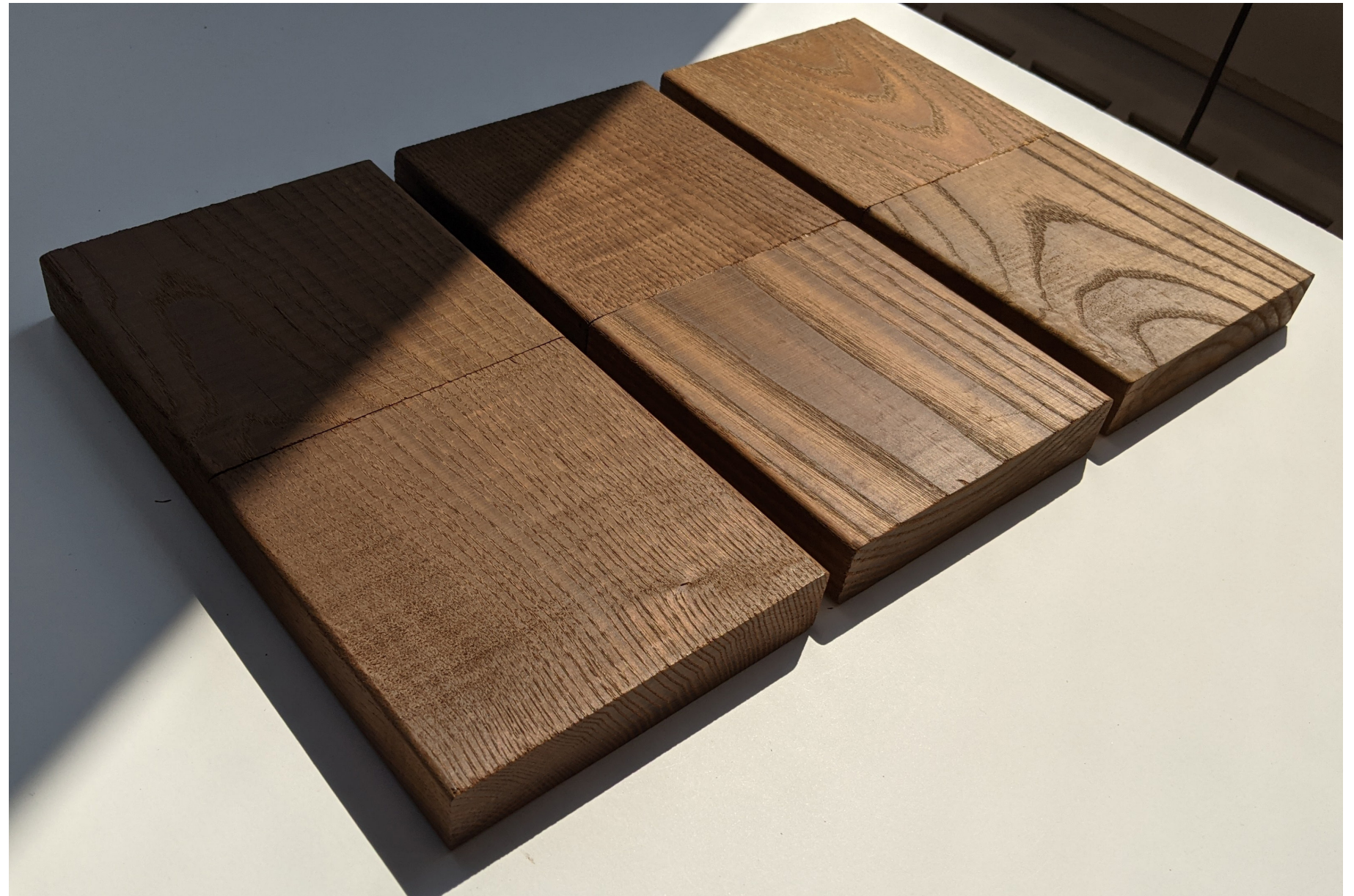


FIBER CEMENT BOARD

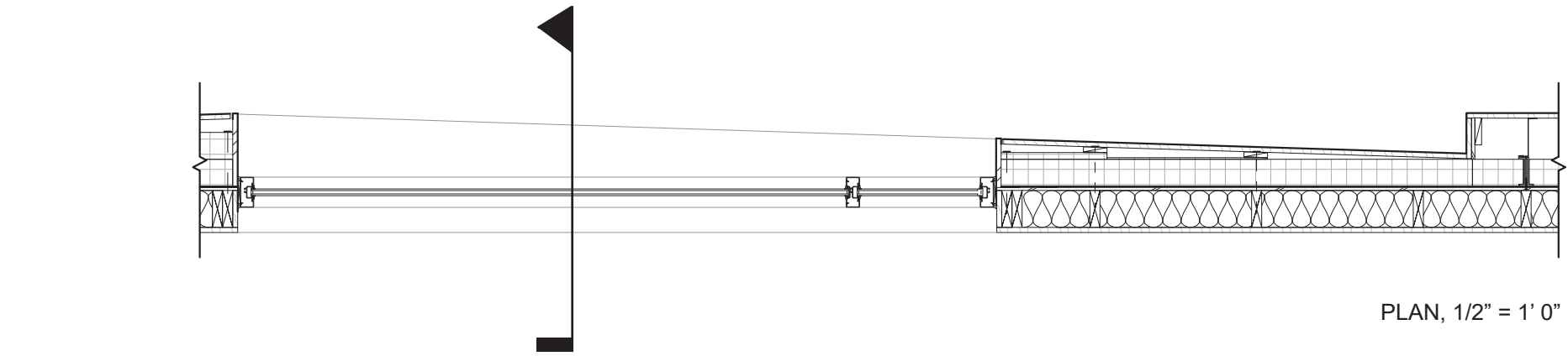
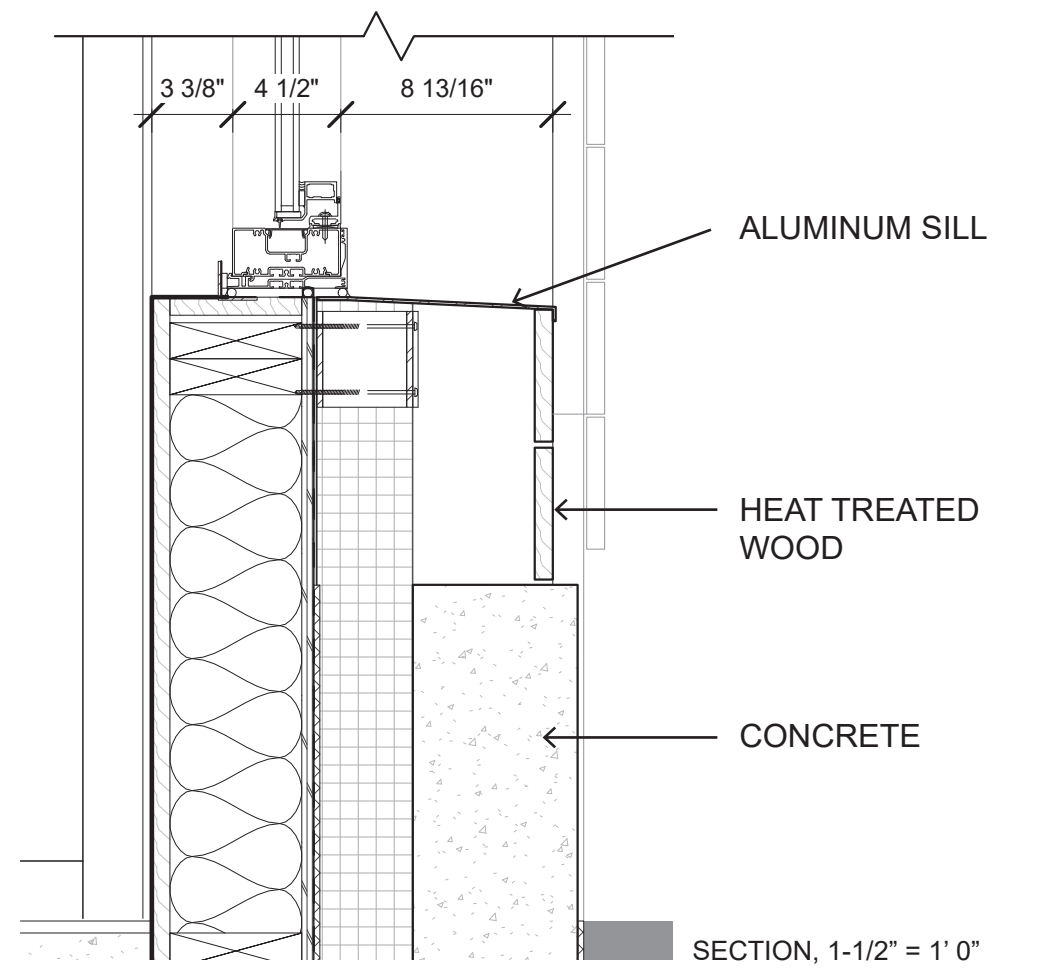
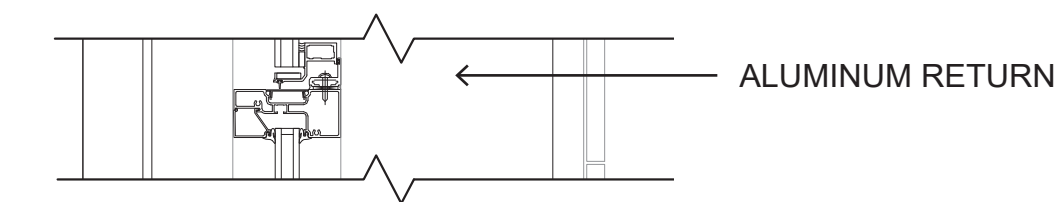
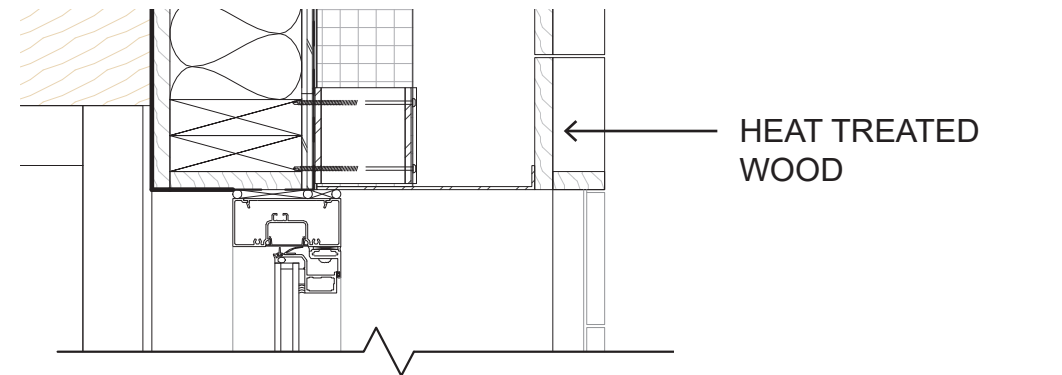


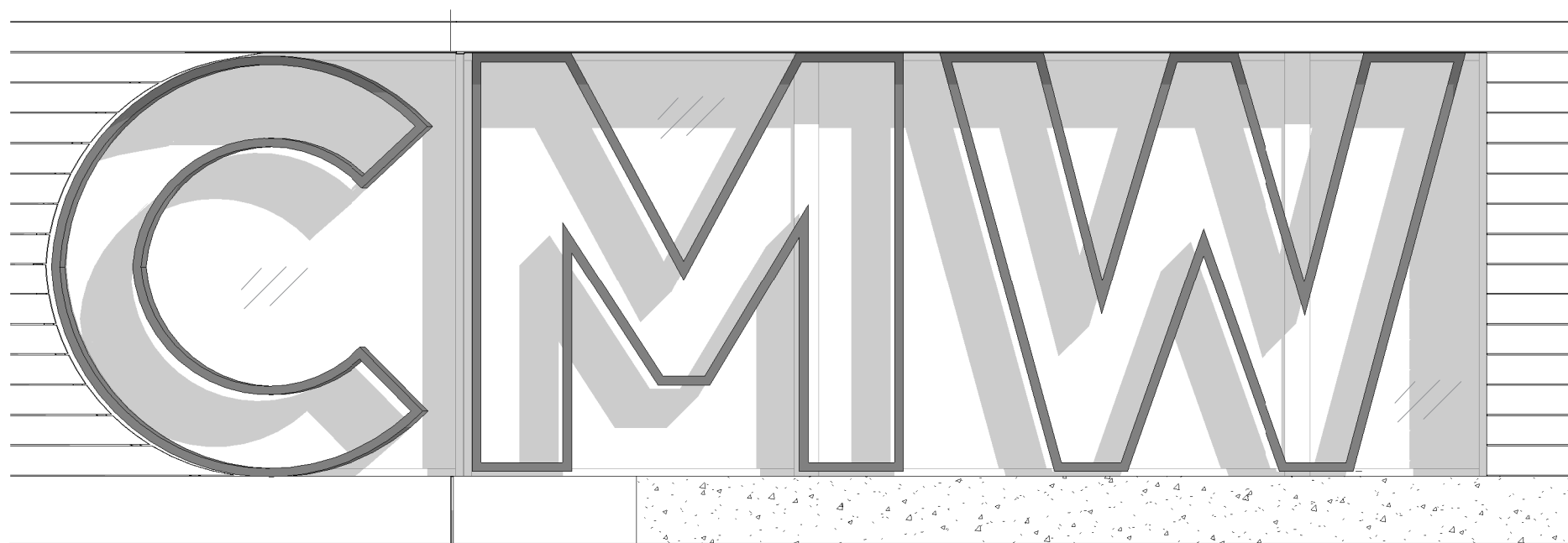




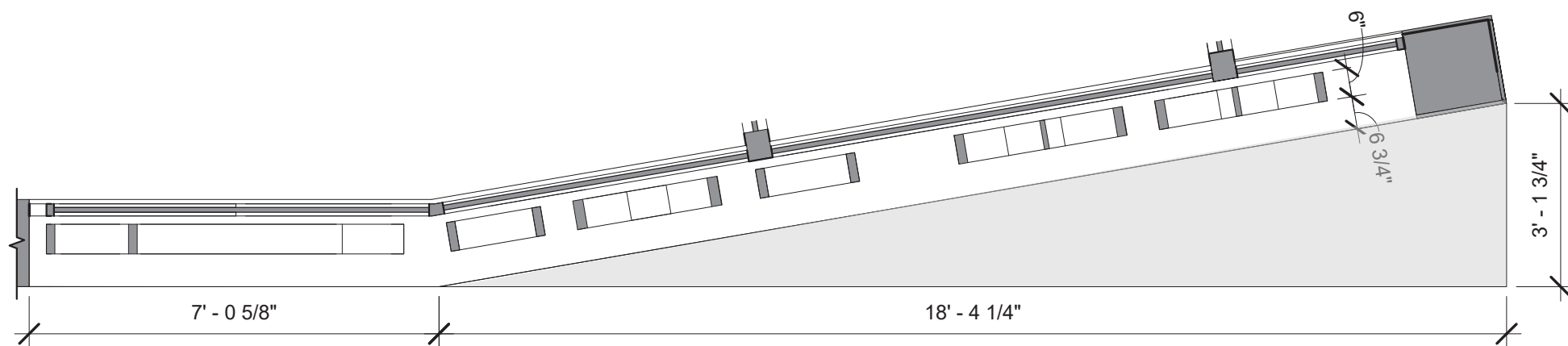




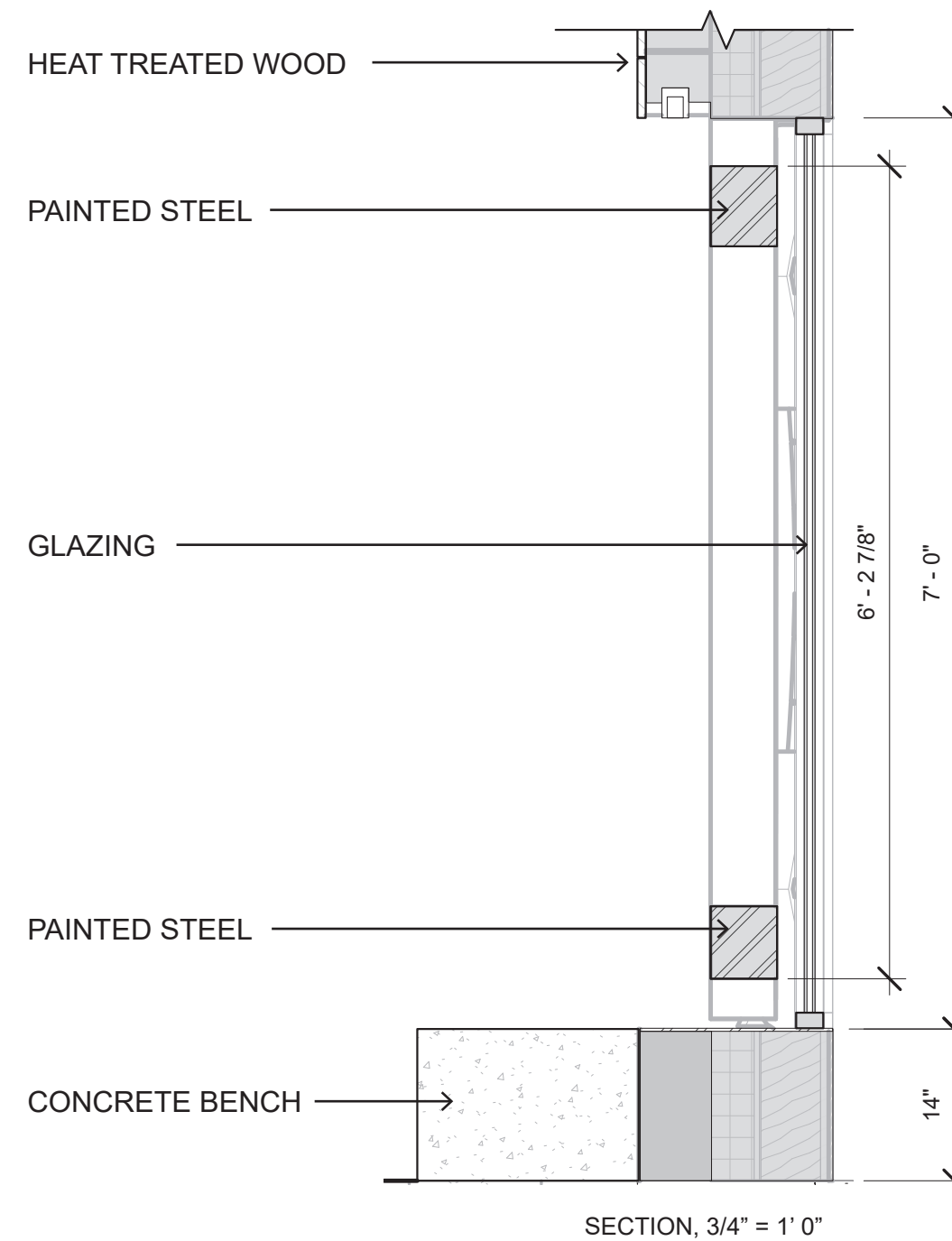




ELEVATION, 3/8" = 1' 0"



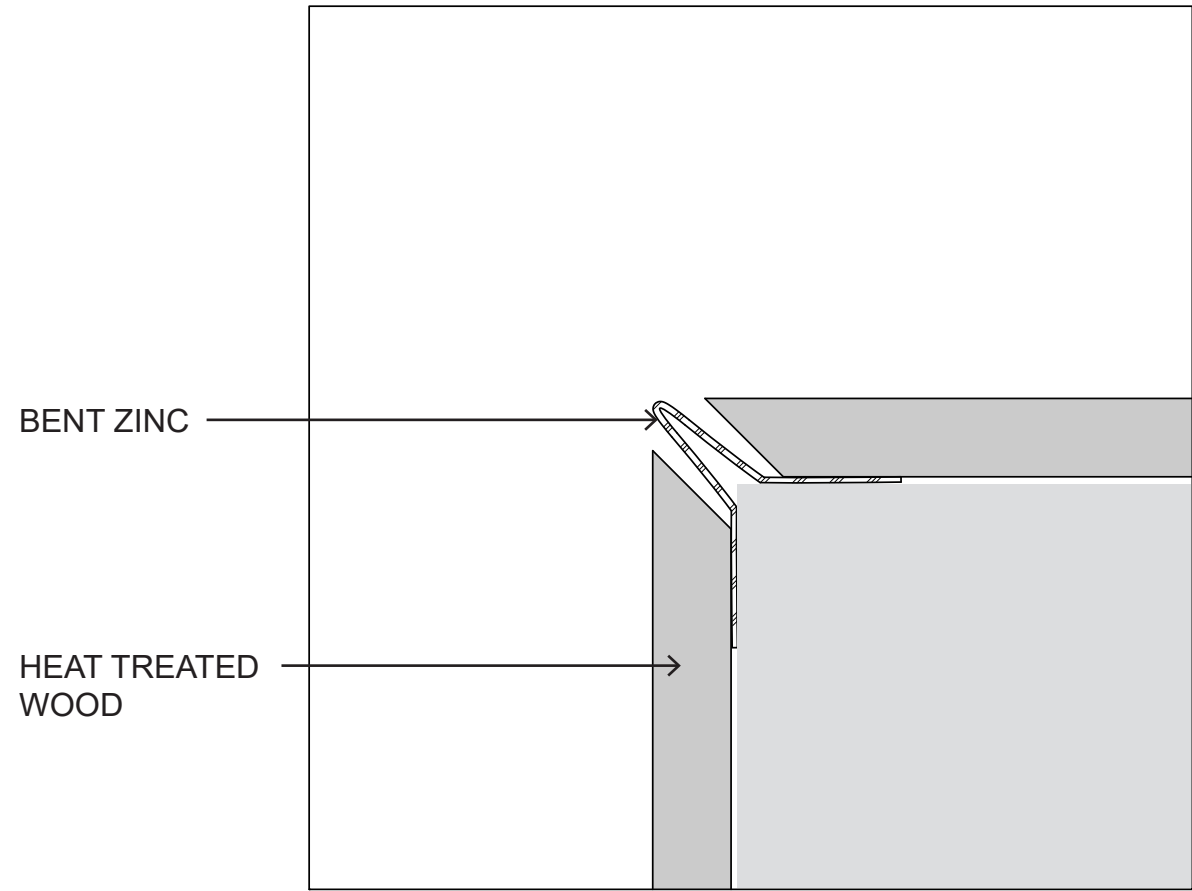
PLAN, 3/8" = 1' 0"



















PROVIDENCE PEDESTRIAN BRIDGE

DOWNTOWN PROVIDENCE





## BENEFITS OF THERMORY WOOD

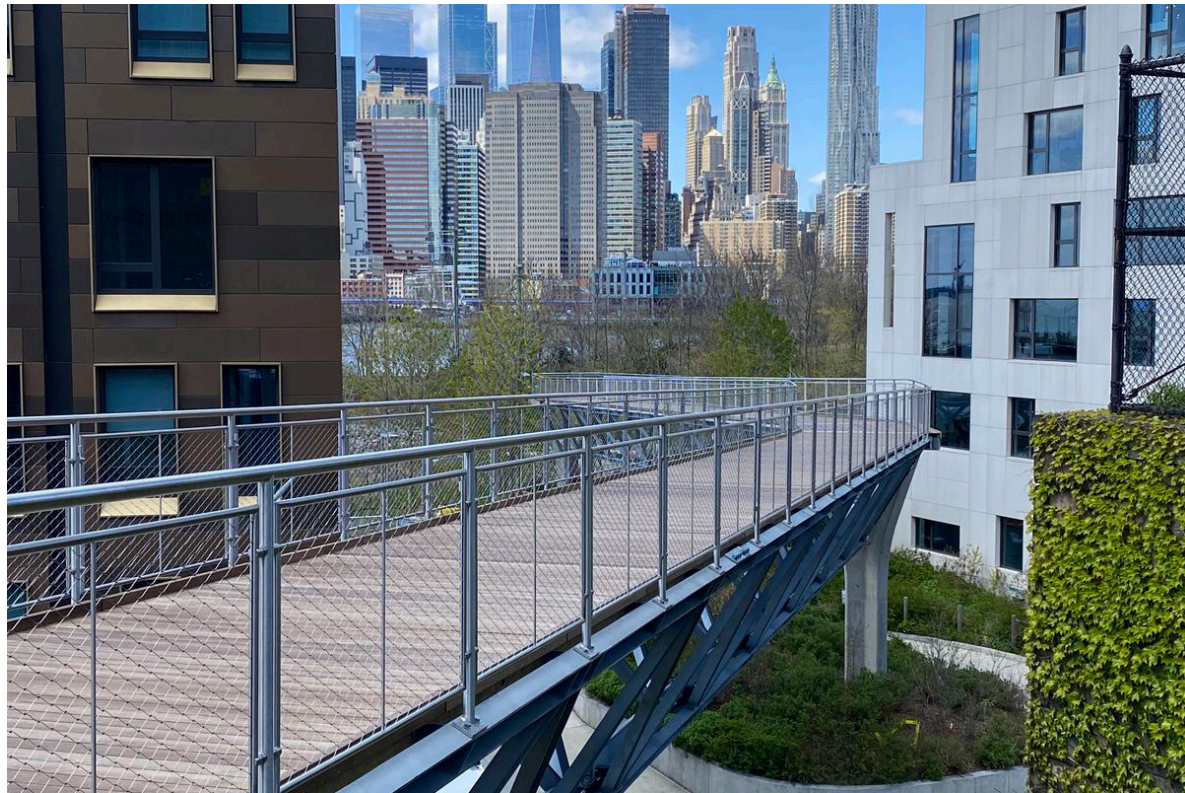
- REAL WOOD
- HEAT & STEAM TREATED TO REMOVE MOISTURE TO PROVIDE 25 + YEAR ROT RESISTANCE
- SIGNIFICANTLY REDUCED ABSORBENCY
- DIMENSIONALLY STABLE
- LIGHTWEIGHT & EASY TO INSTALL
- NON-TOXIC DUST
- FACTORY FINISH ON ALL 6 SIDES INDIVIDUALLY INSPECED BY 'WOOD SCIENTISTS' BEFORE THEY LEAVE THE SHOP



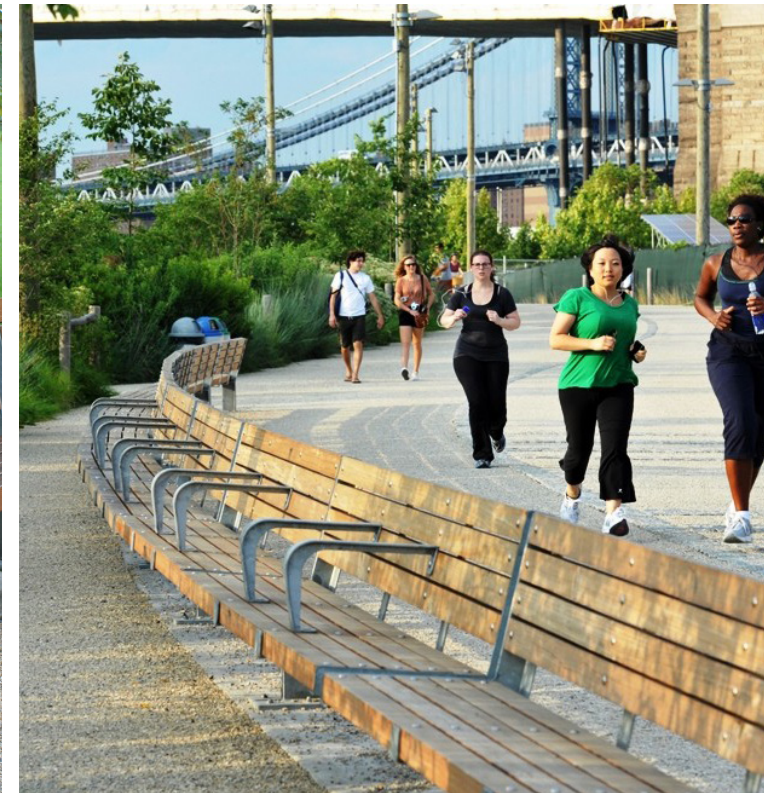
## COLOR CHANGE OVER TIME

- THERMAL MODIFICATION GIVES ASH WOOD AN EXOTIC DEEP BROWN COLOR
- AS WITH ANY WOOD, THE SURFACE OF THERMALLY MODIFIED ASH WILL FADE TO A NATURAL SILVER-GRAY COLOR OVER TIME
- THE DURABILITY OF THE BOARDS IS NOT AFFECTED





SQUIBB PARK BRIDGE  
IN BROOKLYN, NY



PUBLIC PARK BENCHES  
IN BROOKLYN BRIDGE PARK, NY



NIGHT TIME

TEMPLE BETH TZEDEK CLADDING  
IN AMHERST, NY



DAY TIME

TEMPLE BETH TZEDEK CLADDING  
IN AMHERST, NY





CORPORATE CAMPUS CLADDING  
IN WALTHAM, MA



CORPORATE CAMPUS CLADDING  
IN WALTHAM, MA

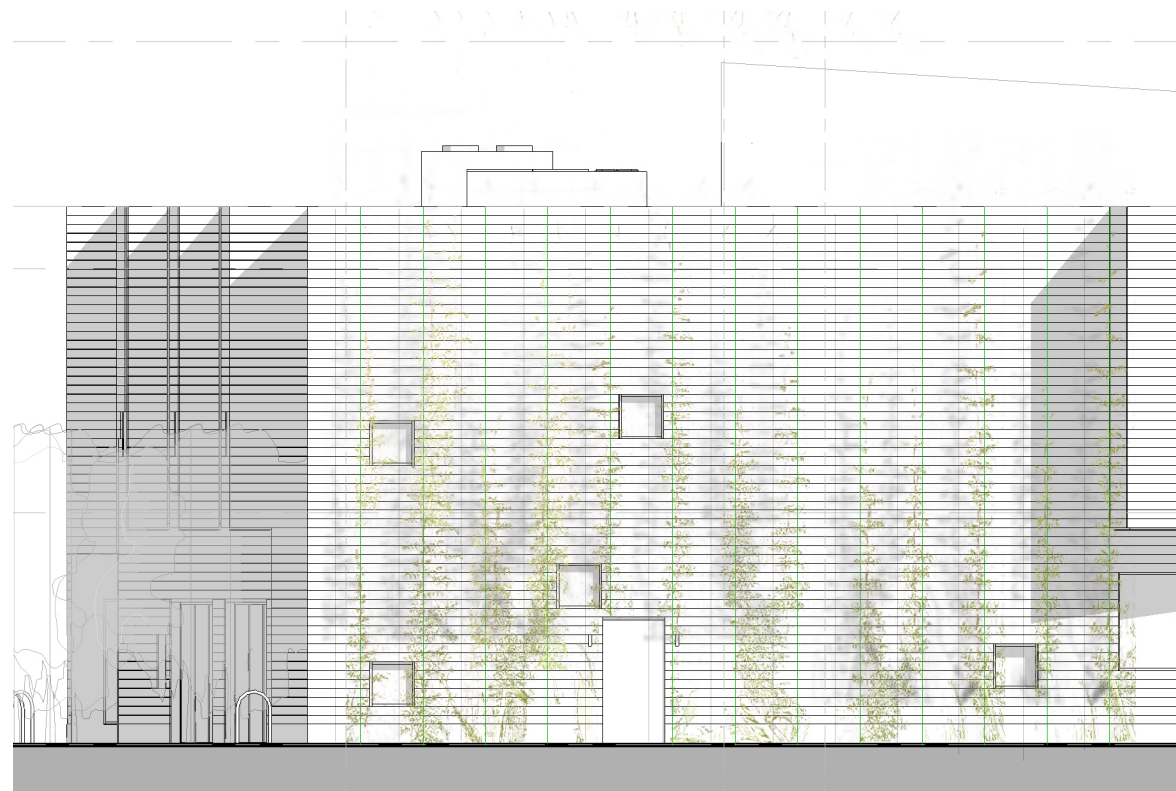


DISNEY STORE CLADDING  
IN SHANGHAI, CH



PAVILION AND DECKING  
IN IRVING, TX









## Permeable Pavers

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- > **City Park Pavers™**
- > **Town Hall®**
- > **Tribeca Cobble™**
- > **Eco-Promenade®**



PRESENTED BY



3SIX0 ARCHITECTURE  
146 WESTMINSTER STREET  
PROVIDENCE, RI 02903

T: 401.421.4360  
F: 401.421.5671

WWW.3SIX0.COM  
INFO@3SIX0.COM