



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-2069

MAINTENANCE CERTIFICATION APPLICATION

Project Location <u>137 Boston Neck Road, Narragansett</u> No. Street City/Town		File No. (CRMC USE ONLY): 2025-01-022
Owner's Name: The Dunes Club		Plat: <u>A</u> Lot(s): <u>33</u>
Mailing Address <u>137 Boston Neck Road</u> City/Town <u>Narragansett</u> State <u>RI</u> Zip Code <u>02882</u>		Owner's Contact: <u>Stephen P Sterling GM</u> Phone Number: <u>401-783-3351</u> Email Address: <u>steve@thedunesclub.org</u>
Contractor RI Reg. #: <u>Narragansett Dock Works DBA Reagan Marine Construction, LLC License No. #14796</u> Address: <u>221 Third Street, Suite 201, Newport, RI 02840</u>		
Name of Waterway: Rhode Island Sound		Estimated Project Cost: <u>\$1,783,500</u> Fee (chart based on EPC): <u>\$8,967.50</u>
Description of facility to be maintained (type of facility and present conditions) Please see attachment.		
Describe accurately the maintenance work proposed. (Use additional sheets of paper if necessary and attach this form.) Please see attachment.		
Describe equipment to be used, construction methods, access routes, etc. Please see attachment.		

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?
(If so please provide the file and/or assent numbers): Please see attached list.

Is this site within a designated historic district? ☐ YES ☒ NO

Is this application being submitted in response to a coastal violation? ☐ YES ☒ NO

If YES, you must indicate NOV or C&D Number: _____

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible adhered to the policies and standards of the program. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. The filing of false information can result in the Coastal Resources Management Council revoking state assent.

Stephen P Sterling GM

Owner Name (PRINT)

Owner's Signature (SIGN)





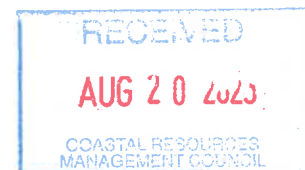
Sean O. Coffey, Esq.
scoffey@darroverett.com

August 20, 2025

State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite
Wakefield, RI 02879-1900

Attention: Mr. Rich Lucia

Reference: The Dunes Club
Boston Neck Road Properties
Seawall Maintenance Project
137 Boston Neck Road
Narragansett, RI 02882



Dear Mr. Lucia:

I write on behalf of The Dunes Club, (the "Applicant") to provide you with additional responses to the Notice of Deficient Application (2025-01-022) that is dated February 4, 2025. These responses are provided to supplement and modify the May 1, 2025 letter response along with recent feedback and submission as the Dunes Club supplemental response to the CRMC's concerns. We are resubmitting the application with this letter. We would welcome a meeting to discuss the necessary maintenance work.

This letter focuses on The Dunes Club portion of The Seawall Maintenance Project. Separate supplemental letters will be provided to you to further address the notices issued to John Francis and Daria Becker Barry Revokable Trust, Application # 2025-01-058 (131 Boston Neck Road) and to Joseph Healey Application # 2025-01-038 (129 Boston Neck Road). While separate applications have been provided, The Seawall Maintenance Project is an integrated effort involving the three properties.

The plans submitted with the application reflect an effort to further limit impacts of the project during the construction phase. The previous submittals included demolition of portions of the footing in order to meet the 12" maintenance limitation, the drilling/grouting of King Piles and the driving of a steel sheet pile wall. By substituting FRP (Fiberglass Reinforced Pile) with a 10" depth for steel sheet pile and drilling soil anchors through the existing wall to provide the bending resistance, the Dunes Club has limited the maintenance to the minimum that is required to maintain

One Turks Head Place, Suite 1200, Providence, RI 02903 • (401) 453-1200

MASSACHUSETTS RHODE ISLAND NEW YORK NORTH CAROLINA SOUTH CAROLINA FLORIDA





the structural integrity of the wall and avoid another failure similar to the recent Smith House collapse.

The proposed maintenance meets the standard outlined in 650-RICR-20-00-1.3.1(G).6.a since the proposed work will not extend beyond the 1 foot seaward of the existing toe. The work proposed consists of necessary maintenance to keep a permitted structure from a potential of catastrophic failure. The application material will elaborate on the alternatives investigated, however over sheeting of walls is a typical repair solution that has been performed in Rhode Island in hundreds of locations. We respectfully disagree with the suggestion that the proposed maintenance is a Category B, or requires a variance/special exception.

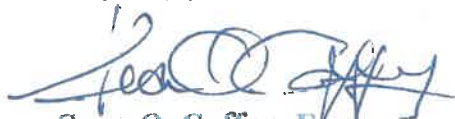
The proposed project minimizes negative impacts to public access to the maximum extent possible. Impacts to public access are temporary during construction. A temporary access path will be provided as depicted within the attached drawing to provide the public access along the beach during the construction.

The Dunes Club and the adjacent private homeowners have a long history of providing and not impeding public access along the shore. In the case of the Dunes Club, public access has been provided and maintained along the shore all the way to the Narrows and also allows public access by foot and boat from the adjacent river and public use of the upland beach area near the Narrows.

It should be noted that the Dunes Club remains among the last remaining significant examples of historic construction along the RI shore, particularly adjacent to Narragansett Beach along with the Towers and the Coast Guard House, each of which are listed in the National Register of Historic Places. The existing Clubhouse dates to 1939, constructed following the destruction of the 1928-29 clubhouse in the Hurricane of 1938. The existing Clubhouse, including the original seawall also built in 1939, are listed in the National Register of Historic Places and is subject to Historic District Commission oversight and approval of alterations to existing features, as occurred for the prior CRMC approved modifications to the seawall undertaken in 1992.

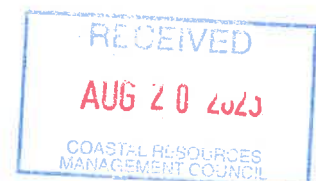
We look forward to your timely review of this Response. Should you have any questions concerning this Response, please contact the undersigned at (401)-453-1200 or 401-529-8967.

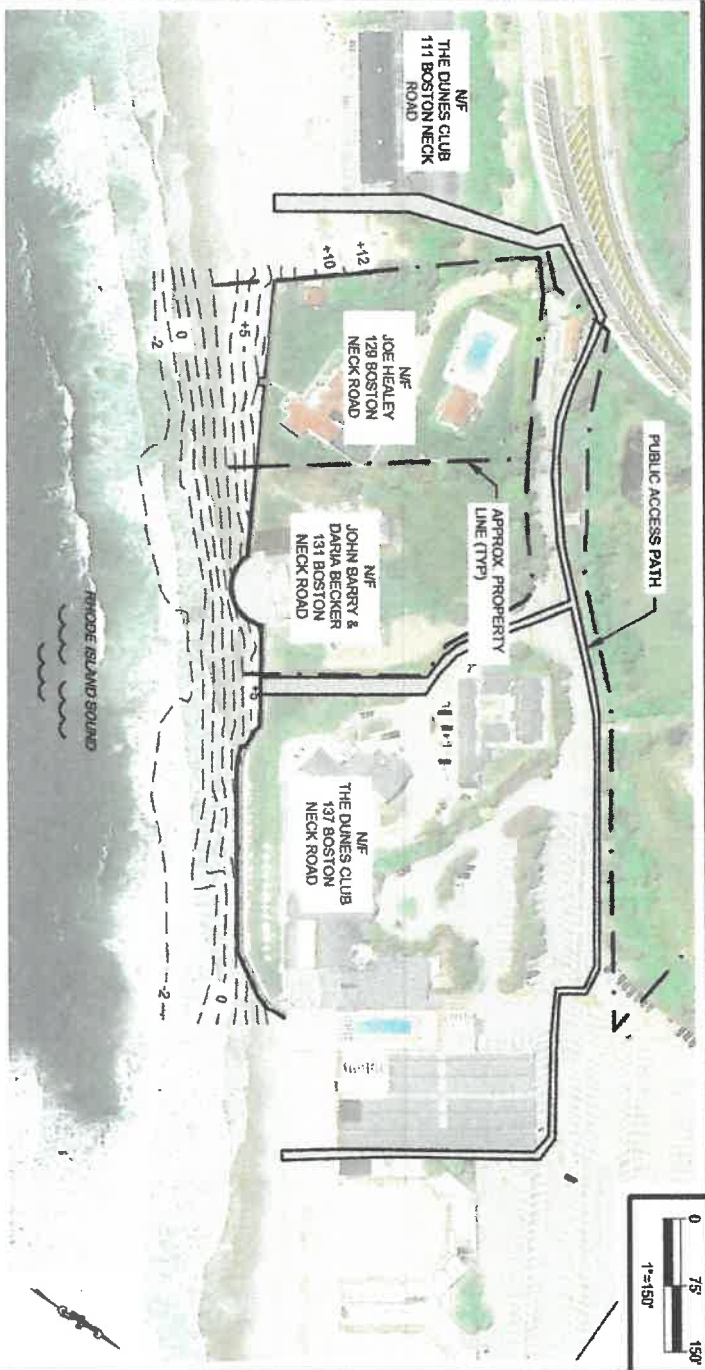
Very truly yours,



Sean O. Coffey, Esq.
Partner

cc: Jeffrey Willis
Danni Goulet



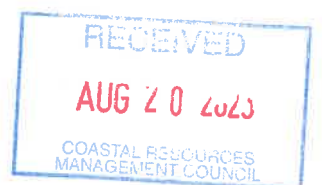


TEMPORARY ACCESS PLAN

NOTES:

1. TEMPORARY PATH TO BE PROVIDED BY TEMPORARY FENCING OR CONCRETE BARRIER TO SEPARATE DRIVING AREAS FROM PUBLIC ACCESS PATH.

		THE DUNES CLUB 137 BOSTON NECK ROAD NARRAGANSETT, RI 02882-3106		SEAL:
COASTAL ENGINEERING 611 Access Road Stratford, CT 06515 Tel: 203-377-0663 racecoastal.com		Project:		Date:
SEAWALL REPAIRS 129, 131, & 137 BOSTON NECK ROAD NARRAGANSETT, RI 02882-3106		Prepared For:		Drawn By:
ALL RIGHTS RESERVED. ©2024 RACE COASTAL ENGINEERING, INC.		NOT FOR CONSTRUCTION FOR REGULATORY REVIEW ONLY		Checked By:
NOT VALID WITHOUT ENGINEER'S SEAL		Date: 03-19-2025		Drawing No.:
Project No.: 2024081		Scale: 1" = 150'		Drawing No.: 1 of 1





STATE OF RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL

Maintenance Certification Application

APPLICANT(S):

The Dunes Club
137 Boston Neck Road
Narragansett, RI 02882-3106

Seawall Maintenance

August 2025

Prepared by:

RACE Coastal Engineering
Pare Engineering
Danni Goulet, LLC



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SECTION 1

Maintenance Certification Application



Dunes Club Maintenance Application

Site: 137 Boston Neck Road Seawalls

Location: 137 Boston Neck Road, Narragansett, RI 02282-3106

Water Use Category: Type 1- Conservation Areas

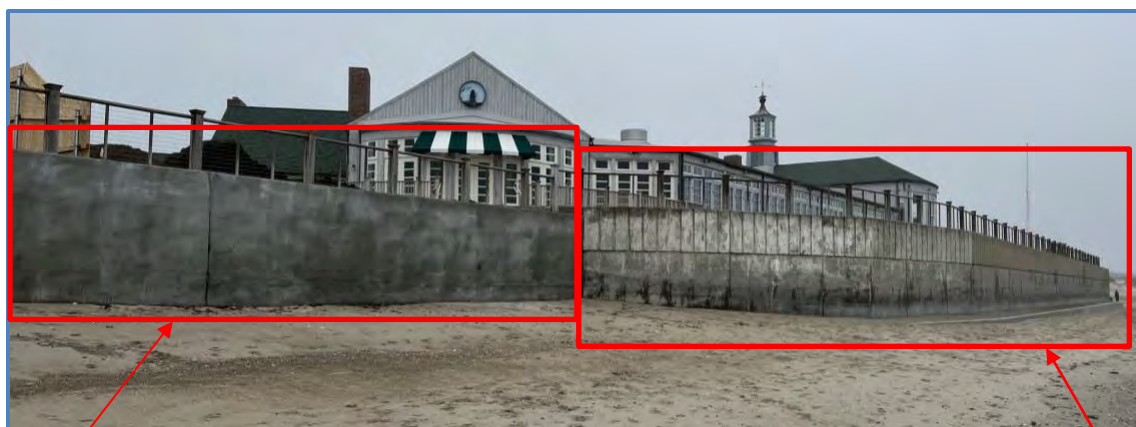
Description of Facility to be Maintained:

The Dunes Club, located at 137 Boston Neck Road in Narragansett remains among the last remaining examples of historic structures along the Rhode Island shore, particularly along Narragansett Beach together with the Towers and the Coast Guard House (formerly the Narragansett Pier Life Saving Station), each of which are listed in the National Register of Historic Places. The existing Clubhouse dates to 1939, constructed following the destruction of the 1928-29 clubhouse in the Hurricane of 1938. The existing Clubhouse, including the original seawall also built in 1939, are listed in the National Register and subject to RI Historic Preservation Commission oversight and approval of alterations to existing features, as occurred for the prior CRMC approved modifications to the seawall undertaken in 1992.

Since these repairs were made in 1992, the effects of climate change have continued to impact not only the beach area adjacent to the Dunes Club but all along Narragansett Beach with impacts such as the damage to the Coast Guard House in 2012 and to the sand filling the Narrow River. The impacts along the entire stretch from the Town Beach to Dunes Club have been the loss of a significant amount of the beach both horizontally in front of the walls and structures as well as vertically lowering the sand elevation. This loss of sand has allowed storms to cause undermining of the wall footing at the Dunes Club with significant upland erosion which if not addressed will lead to a wall failure. The Dunes Club has recently had a structure undermined by erosion. This undermining of the beach and dune caused the house to almost fall onto the active beach. The Smith House, which could not be saved and had to be demolished (with CRMC approval) was on the National Register.

The Dunes Club wall is approximately 350-ft long made of steel sheet pile with a concrete façade and a 61-ft seawall of concrete construction. The sheet pile section was originally installed in 1939. The upland area of The Dunes Club directly adjacent to the seawalls consists of a clubhouse with deck and a lawn area. The upper sections of the wall are in fair to good condition.





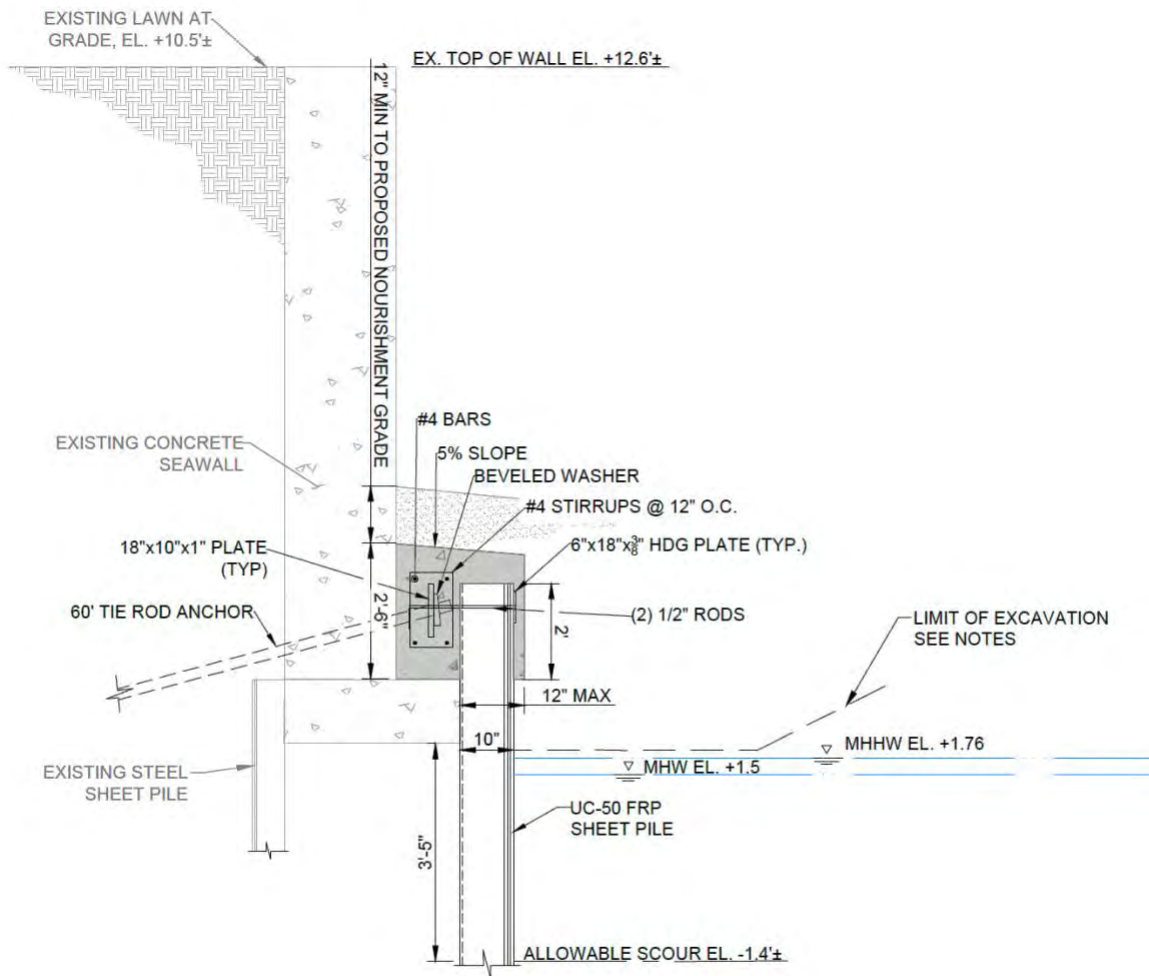
Concrete Seawall

Seawalls at The Dunes Club

Steel Sheet Pile Bulkhead
with Concrete Façade

The proposed maintenance consists of installing a new FRP sheet pile (Fiberglass Reinforced Pile) within the allowable 12" of the footing. The FRP will be anchored back by drilling through the existing wall above the footing and installing the anchors prior to the installation of the sheet pile. This maintenance activity will eliminate the potential for erosion below the wall/footing which will continue in this dynamic environment without this work. The elimination of scour under the footing will prevent wall failure which is likely with continued scour and undermining of the wall. In Section 5 of this application there is a complete plan set, for ease of review we have included the proposed cross sections here that clearly show the existing wall and the proposed scour protection maintenance that demonstrate compliance within the 12" of the existing footing as outlined in Section 1.3.1(G).6 *Maintenance and repair of shoreline protection*. The southern end of this repair has the same cross-section and continues south to the next property so that there is no end scour or wave focusing that can occur with adjacent walls that are not connected.

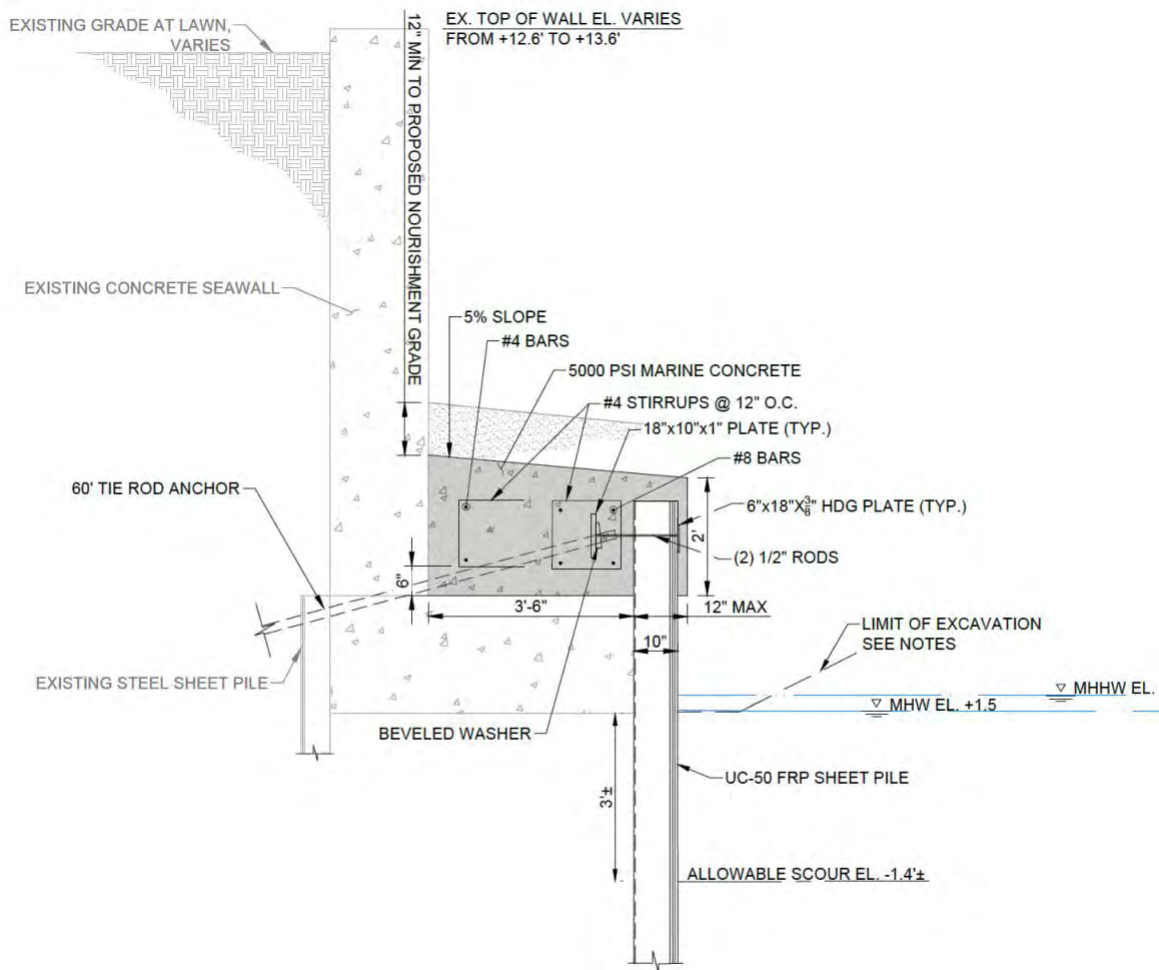
By substituting FRP with a 10" depth for steel sheet pile and drilling soil anchors through the existing wall to provide the bending resistance, the Dunes Club has limited the maintenance to the minimum that is required to maintain the structural integrity of the wall and avoid another failure similar to the recent Smith House collapse.



A
CD-103

SECTION A - PROPOSED SEAWALL TOE PROTECTION SYSTEM SECTION

SCALE: 1/2" = 1'-0"



B
CD-103

SECTION B - PROPOSED SEAWALL TOE PROTECTION SYSTEM SECTION

SCALE: 1/2" = 1'-0"

The plans submitted with this application reflect an effort to further limit public access impacts of the project during the construction phase by proposing a repair that eliminates scour but will be constructed during the winter months and only during the typical work week of Monday through Friday 7AM through 3:30PM. There will be an alternative public access route available during those times. The previous submittal included demolition of portions of the footing in order to meet the 12" maintenance limitation, the drilling/grouting of King piles and the driving of a steel sheetpile wall. This alternative would have required a significant amount of time and required much more equipment on the beach. The CRMC had significant questions about the public access disruptions which have been limited with this proposal.

It is important to emphasize that any public access impacts will be limited in duration to the estimated 10 weeks of construction during the work week from 7 AM to 3:30PM in the winter. At

other times, there are no changes to the current level of public access enjoyed now and when completed, the repair will be below the beach sand and not change the access that currently exists.

Other alternatives that were considered in an effort to meet the CRMC concerns for public access and Type 1 shorelines were driving a steel sheet pile wall behind the existing wall. This alternative was eliminated since the existing tie rods would need to be cut in order to install the new sheets. This would cause the existing wall to become unstable and would need additional shoring in the front to support the wall during construction. Given the number of unknowns about this 80 plus year old wall cutting of the tie rods would create an unstable structure that will likely require it to be removed in its entirety. Previously approved repair allowed fill and concrete to be placed behind the historic wall which will impede or preclude the driving of new sheet pile in that location.

This alternative would be very disruptive to the public use of the area and take a significant amount of additional time to complete with the removal of the existing historic wall including much bigger equipment. There are also existing utilities behind the wall that will be impacted by this construction. The precise location of many of these utilities is unknown. If the existing historic wall must be removed which is likely with this alternative it is unknown what impacts this would have with the HPHC and the National Register.

The use of Micropiles under the existing wall/footing was considered to support part of these structures. While this alternative would likely support the wall, it did not prevent scour and undermining below the wall putting the upland historic structures in danger of being undermined and would allow upland sediments to migrate onto the beach. This alternative would only work where the footing exists leaving half of the area in need of a different solution.

An alternative that involved the cutting back a portion of the existing footings to allow an even closer installation of the sheeting was investigated. Given the unknown condition of most of the underground elements of the historic wall and the impossibility of determining their condition due to the concrete facing and buildings on top of the tie backs and dead-man obstructing access for inspection this alternative was deemed too risky.

An alternative that would provide a much higher level of protection for future sea level rise while limiting long term maintenance was a steel sheet pile wall in front of the existing wall and footing to eliminate scour and then fronted by buried rip rap to provide scour protection. This would be considered a new structure under CRMC regulations and is not permissible in Type 1 waters. Even though it is the most robust solution of all the alternatives, it was eliminated due to its lack of permissibility.

The proposed alternative was selected for its compliance with the maintenance limitation of 12” from the existing footing and maintaining a continuous wall that would not change the look of the beach while eliminating the potential for the undermining of the National Register wall. This will allow the Dunes Club to meet the requirement for keeping the wall in good condition as

required by the CRMC assent. This alternative also will meet the visual impact limitations for historic structures since all of the work will be below grade and not visible when the work is complete. This alternative will allow the wall to be maintained with as short of a construction window as possible.

Section 1.2.3(5) states that “structural shoreline protection facilities may be permitted in Type 1 Waters provided that the structure is necessary to protect a structure which is currently listed in the National Register of Historic Places”. The wall at the Dunes Club and the structures that it protects are listed on the National Register. This proposal is not for a new wall that would appear to be permissible under this regulation but for maintenance of an existing wall that is in compliance with all limitations for shoreline protection maintenance in Type 1 waters.

The construction schedule assumes a mid November 2025 maintenance permit approval so the materials can be ordered at that time and allow 8 weeks for delivery. This will allow the contractor a January start of work on the beach which will limit some of the public access conflicts due to the limited number of beach users during the winter season. The work will then proceed for approximately 10 weeks (this is for all three proposed properties) during weekdays from 7AM until 3:30 PM. During these times a marked alternative route around the west side of the three properties proposed will be open for any beach users who would prefer to not walk on the beach near the work, but are not required to use this alternative path. While this alternative will be open during the day for the duration of the construction, during the times of no construction, the public will not have any wall equipment or impediments to using the beach as they do currently. While the public may pass the work zone along the beach during work hours if they choose, the Dunes Club wanted to provide a safe and clear alternative for those who would prefer to avoid the area.



Describe accurately the maintenance work proposed:

Work will begin at the northern end of the Dunes Club wall. A 100 foot long section portion of wall will be prepared by using a mini-excavator to expose the existing footing to insure precise placement of tie backs. Once the 100 foot long section of footing is exposed, which is estimated to be one day's worth of drilling work, the concrete coring contractor will install holes in the exiting wall. The tie back anchor holes will be plugged with ridged foam until ready for tie rod anchors to avoid any soil migration prior to the completion of the remaining portions of the installation.

Once the holes are installed in the existing wall, the soil anchor drilling contractor will install the tie rods through the cored holes. Once the anchors are in place the wall contractor will install the UC-50 Fiberglass Reinforced Pile (10" deep section depth total) with a vibratory hammer mounted on an excavator. Once sheet pile is in place the contractor will install the cap reinforcement cage that was pre-fabricated in the parking lot of the Dunes Club to expedite the work on the beach. Once the reinforcing and soil anchor hardware are installed, the temporary concrete forms will be installed. The concrete will be placed using a concrete pump truck that will be located in the parking lot. On completion of the concrete cap installation, the temporary forms will be removed and the beach will be regraded to its original elevations. The cap will also be placed in 100 foot sections and repeated until complete.

Public Access will be directed to the northern end of the Dunes Club and the southern end of the neighboring properties at locations that have been previously utilized to access the beach without impacting the dunes. These locations are outlined on the public access plan in Section 6 of this application and shown on the graphic above. The access path will be clearly marked so the public can safely walk through the area. The Club parking lot will also be utilized as a staging and assembly area for the Dunes club and two other adjacent projects which will all be done by the same contractors utilizing the same method of construction. The staging and equipment storage will not impact the public access route.

At the end of each day, the contractor will close up any holes or open locations or provide temporary fencing as required. All equipment will be moved back at the end of the day to out of the tideline or back to the staging area as required to keep the resources and equipment out of harms way.

1.3.1(G).6 Maintenance and repair of shoreline protection

*a. The maintenance or repair of shoreline protection **shall not extend beyond one (1) foot seaward of the existing toe of the structure.** In most cases, expansion of the shoreline protection structure beyond one (1) foot seaward of the existing toe and one (1) foot vertical above the existing or shoreline protection elevation will be considered new construction.*

b. Maintenance and repair of existing structural shoreline protection shall be the minimum that is required to maintain the functional viability or structural integrity. In the case of riprap revetments, the addition of limited quantities of riprap armor stone to existing damaged revetments may be allowed as a maintenance activity provided that no impact to coastal resources or lateral access results. All maintenance shall be in accordance with the policies and standards of the Coastal Resources Management Program.

As the cross section and work description clearly demonstrate the proposed maintenance work at the Dunes Club meet the CRMP standards for maintenance as the proposed work does not extend beyond 1 foot of the existing toe of the structure and is well below the top of the structure and it is the minimum required to prevent undermining of the wall so the structural integrity can be maintained.

Previous versions of the wall repair that have been submitted to the CRMC proposed more elaborate constructions that involved demolition of the existing toe, drilling of King Piles to achieve a similar wall. The Dunes Club and its consultants and contractors have carefully considered and developed a design in response to previous CRMC comments and guidance that is the minimum necessary while also meeting CRMC standards. This design protects the National Historic registered wall and buildings from scour while being below the beach elevation and within 12” of the existing footing. A significant amount of effort went into a revised design that would limit the amount of disruption to public access on the beach as well as limit the potential risk to coastal resources. There will be continuous public access through the Dunes property which is outlined below.

The significance of the Dunes Club and seawall are acknowledged as worthy of protection under the Coastal Management Program regulations contained at 650-RICR 20-00-01. In Section 1.2.3 protection of historic structures adjacent to Type 1 waters are given high priority under the Program. Section 1.2.3.5 also states that shoreline protection of historic structures is allowed where “...necessary to protect a structure...” which is listed on the Historic Register. Note both adjacent homes are also eligible for listing in the Historic Register and inclusion of maintenance of the seawalls fronting those properties is critical to protecting the Dunes Club. While separate applications are necessary all parties have the intent to coordinate work with a single contractor with project execution to occur sequentially. This feature will minimize public disruption and result in a visual and functional maintenance project protecting public access and land features.

PUBLIC ACCESS

A temporary public access path will be provided along the upland area of the project site during construction (See Section 6). Upon completion of the project, the existing public access would continue unimpeded along the beach as is currently provided. We have included the proposed public access plan during construction. The public access will have directional signage so the public will have no challenges finding their way to and from the Narrow River area.

1. *Per 650-RICR-20-00-1.3.6(B)(1), "Any public access impacts associated with a proposed project should be avoided and minimized to the maximum extent possible."*
2. *Per 650-RICR-20-00-1.3.6(B)(4), "All structural shoreline protection facilities should be designed and constructed in a manner which does not unreasonably interfere with the public's right to pass and re-pass along the shore."*

The proposed project minimizes negative impacts to public access to the maximum extent possible as the repairs are below grade. Any potential impacts to public access are temporary during construction. A temporary access path will be provided as depicted within the attached drawing (Section 6). It is important to note that during current high water events, access from the Narragansett Town beach to the Narrow River is limited in front of 131 Boston Neck Road unless you wade through water. Access will be maintained and continue during non-high water events as currently exists.

The Dunes Club urges prompt consideration and believe our submission is well defined, developed and timely. Recent storms did damage to this area and exposed weakness in the current structure thus we believe a sense of urgency exists.

There would be a significant adverse impact to the public access should repairs not be completed and failure was allowed to occur. Debris, upland soils, underground structures, and other upland amenities on this property would end up impacting the beach and create a significant hazard to the beach as well as the water body.

3. *Per 650-RICR-20-00-1.3.1(G)(5)(n), "Applicants shall provide appropriate on-site lateral shoreline access of a similar type and level to that which will be impacted by the proposed project. Applicants shall submit a plan detailing the lateral public access over or around the landward side of the proposed structure."*

The Dunes Club understands the requirements for shoreline access and has prepared an alternative access route for the public that will remain in place during the construction. Once the project is completed in an estimated 10 weeks, the maintenance activity area will be returned to the public in the manner that exists today. Please see the public access plan included in the application.

4. *Per 650-RICR-20-00-1.3.6(C)(5), "All public access plans should provide for long-term maintenance."*

This maintenance project will not have permanent impacts to public access since all work is below beach sand. Access will remain as currently existing once the project is complete, limited during high water events and unrestricted during low water events.

5. *Per 650-RICR-20-00-1.2.1(B)(2)(g), "Activities and alterations subject to Council jurisdiction contiguous to public parks, public beaches, public Rights of way to the shore, and conservation areas abutting Type 1 waters shall not significantly interfere with public use and enjoyment of such facilities. Where significant interference is found, the Council shall suitably modify or prohibit that alteration or activity."*

The work is contiguous to the Narragansett Town Beach but for the aforementioned reasons will not significantly interfere with the public use and enjoyment of the beach.

6. *Per 650-RICR-20-00-1.3.6(A)(1): Protection and Enhancement of Public Access to the Shore*

"As trustee of Rhode Island's coastal resources and in accordance with state and federal statutory mandates, the Council has a responsibility to ensure that public access to the shore is protected, maintained and, where possible, enhanced for the benefit of all."

Public access along the beach will be maintained. There will be no significant impacts if any to the access after construction and a temporary public access path (Section 6) will be installed during construction. In addition, by completing the proposed maintenance project the public access will be enhanced since the project would eliminate a potential adverse impact to public access along the shore if the existing structures were to fail.

Based on these factors the proposed maintenance as depicted in the application drawings was selected to be the minimum necessary to maintain the structural viability of the historic wall while being protective of the coastal resources by preventing loss of soil from beneath the existing walls, stabilizing the upland area, eliminating post construction impacts to the adjacent beach area, eliminating potential impacts to public access if failure occurs, and can be safely installed.

Army Corps of Engineers

The previous submittals had some initial feedback from the ACOE. It was thought that the project will likely qualify for an SV or PCN under GP(2). It is the opinion of the Dunes Club that the project will be eligible for the SV since the work is within 18" of the of the existing bulkhead and is in the same footprint. There are no permanent impacts so a PCN is not likely.

SECTION 2

Attachment A Photographs of Existing Activity



Aerial Image;

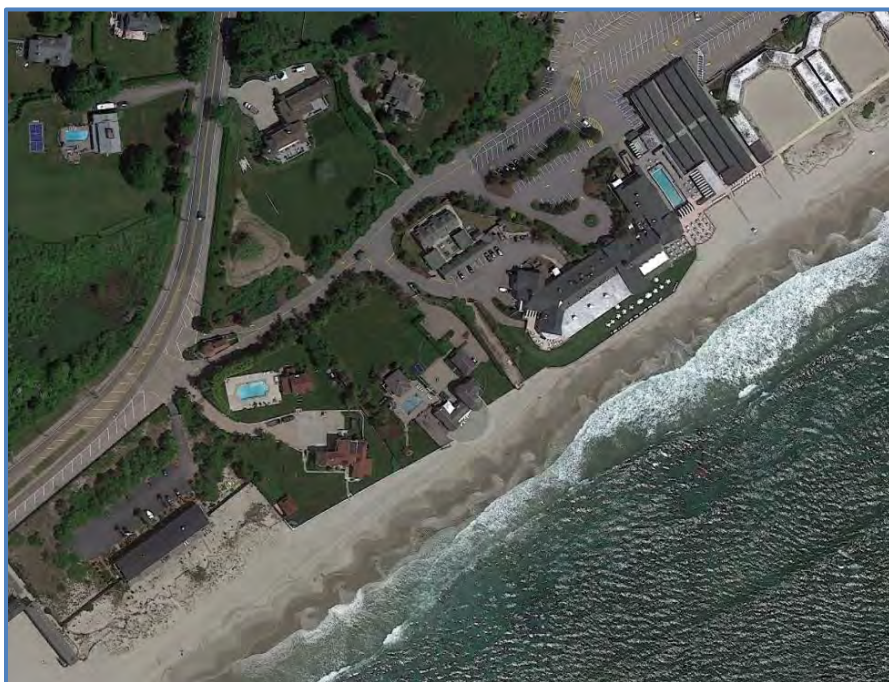


Figure 1: Aerial Image of Sites



Figure 2: Concrete Seawalls Facing Northeast





Figure 3: Concrete Seawalls Facing Northwest



Figure 4: Older Section of Concrete Seawall





Figure 5: Start of Newer Section of Concrete Seawall

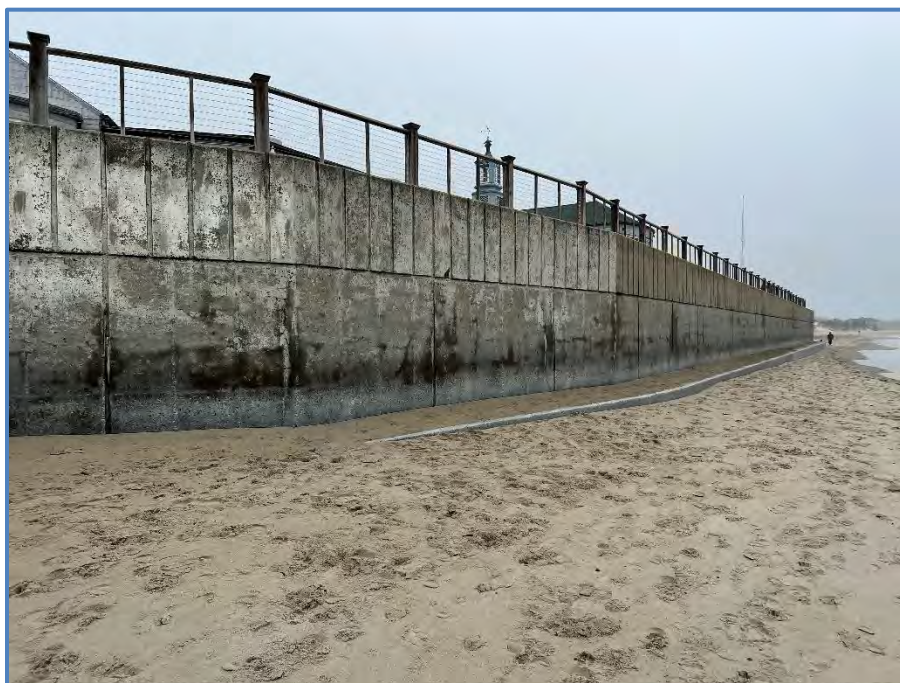


Figure 6: Concrete Seawall Facing Northeast



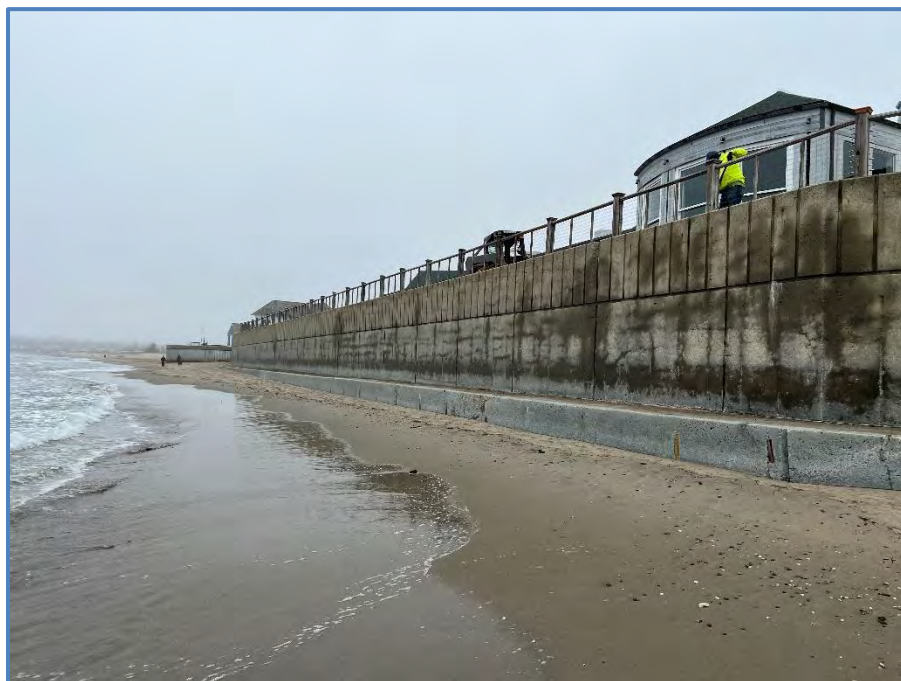


Figure 7: Concrete Seawall Facing Northwest

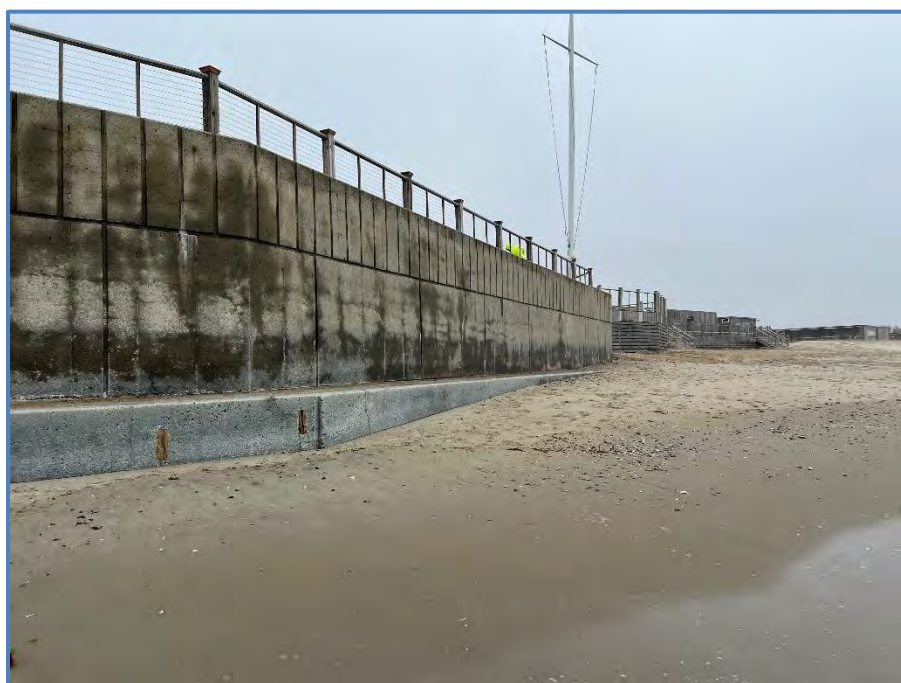


Figure 8: Start of Return Section of Seawall





Figure 9: Return Section of Seawall



Figure 10: Upland near Return Section of Seawall

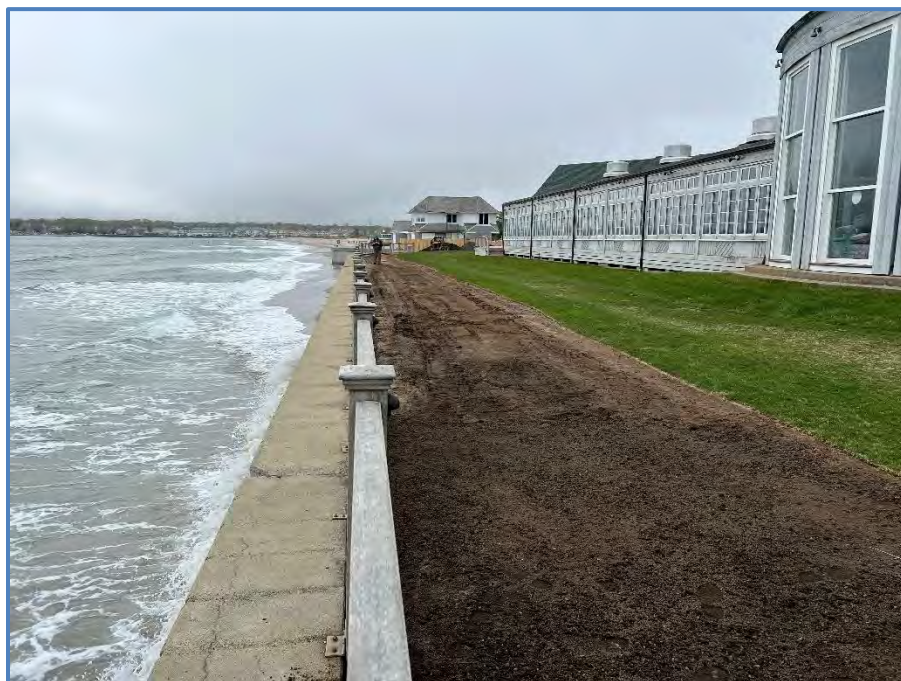


Figure 11: Upland Area Along Seawall

(Near highwater and minimal to no beach area to traverse)



Figure 12: Upland Area Along Seawall

SECTION 3

Attachment B Historic Aerials





Figure 1: Aerial Image from 1952



Figure 2: Aerial Image from 1962





Figure 3: Aerial Image from 1981



Figure 4: Aerial Image from 1997



Figure 5: Infrared Aerial Image from 2008



Figure 3: Aerial Image from 2024



SECTION 4

Attachment C Proof of Ownership





TOWN OF NARRAGANSETT

Town Hall • 25 Fifth Avenue • Narragansett, RI 02882-3699
Tel. (401)-782-0616 TDD (401)-782-0610 Fax (401)-788-2555

Office of the Tax Assessor

July 17, 2024

Coastal Resources Management Council
Oliver Stedman Government Center
4800 Tower Hill Road
Wakefield, RI 02879

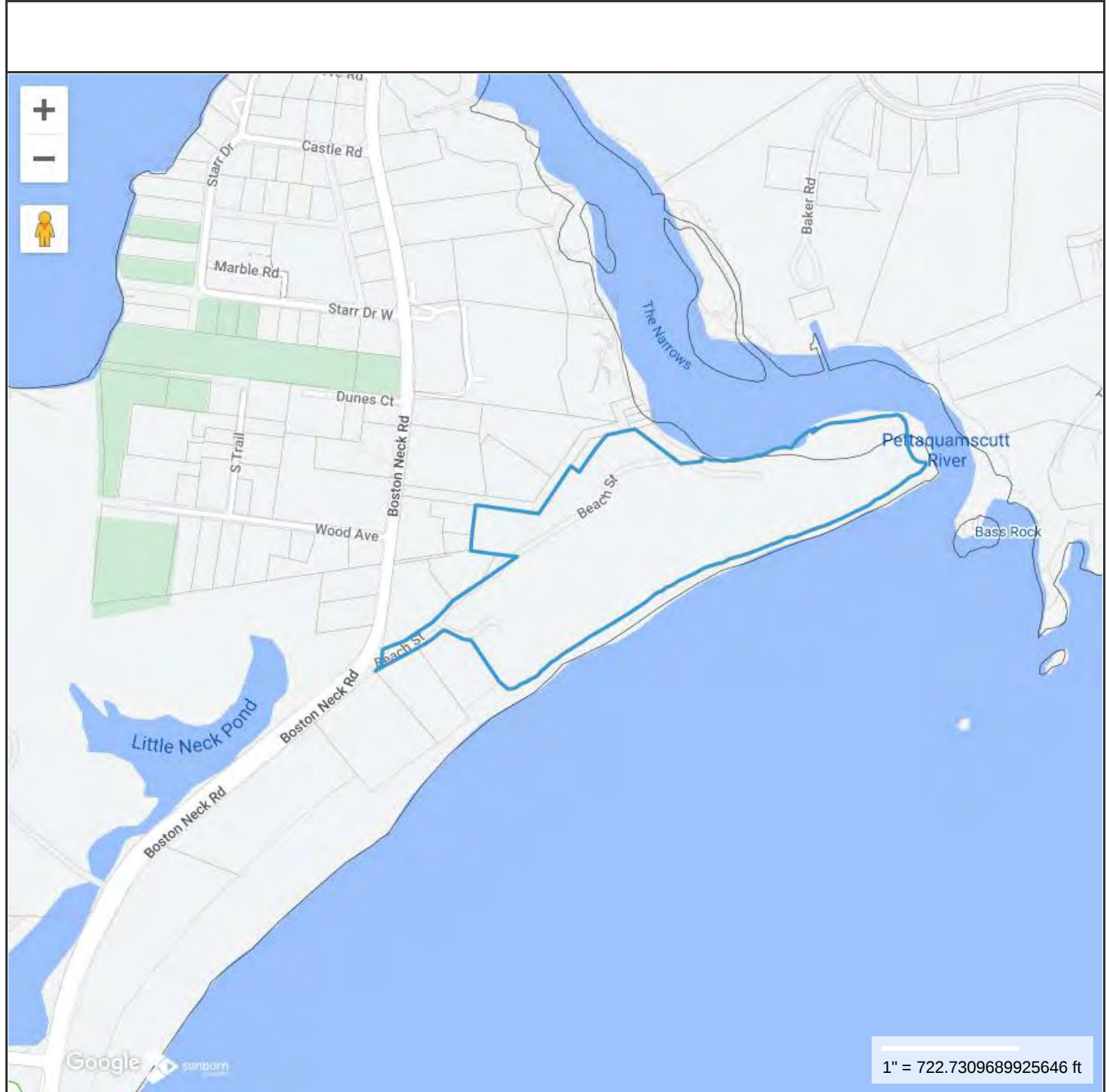
Dear Sir/Madam:

According to our records, this is to verify that The Dunes Club is the owner of Assessor's Map A Lot 33 located at 137 Boston Neck Road in the Town of Narragansett.

Sincerely,

Erica Duckworth
Deputy Tax Assessor





Property Information

Property ID A-33
Location 137 BOSTON NECK ROAD
Owner DUNES CLUB, THE



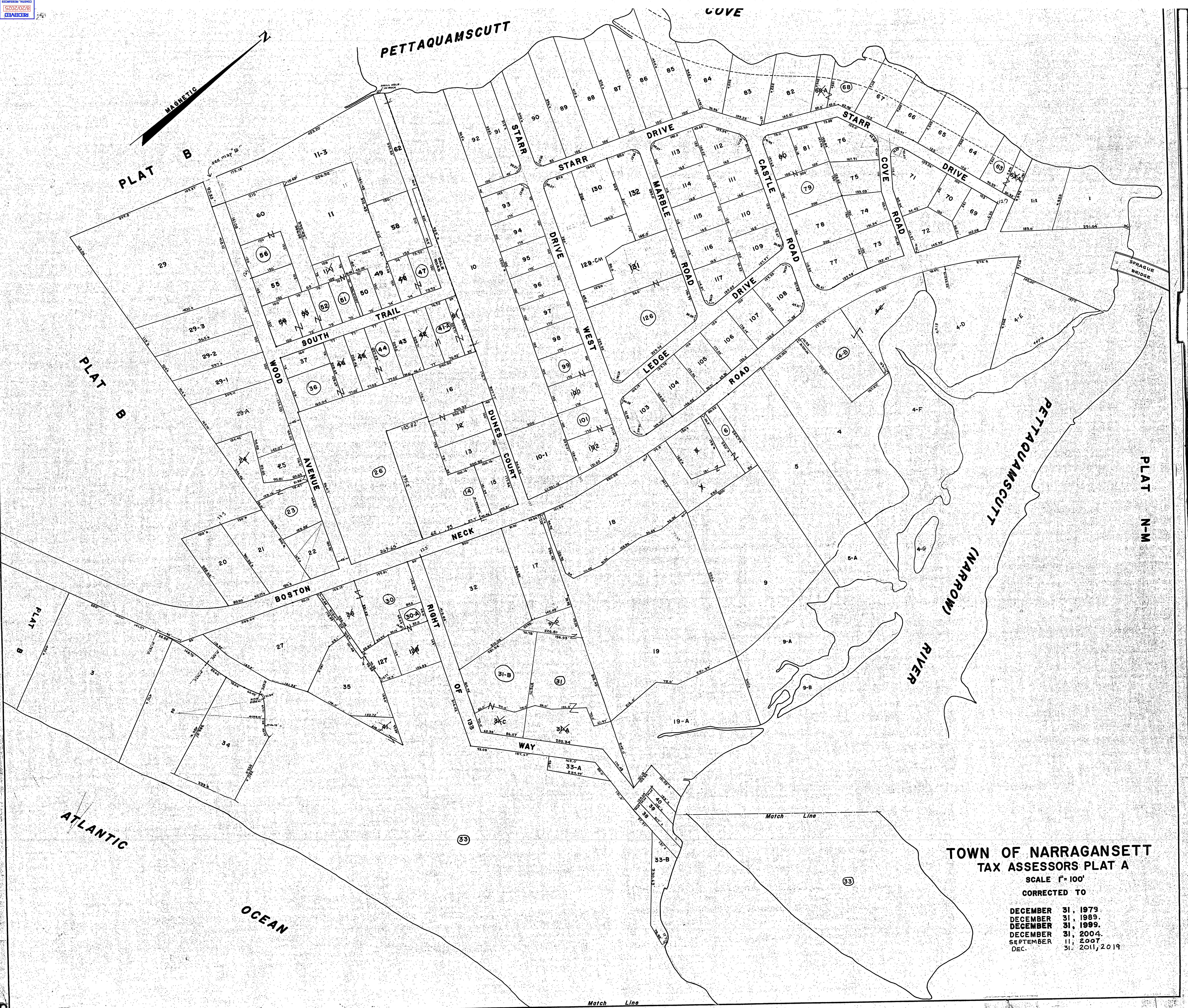
**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Narragansett, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 9/10/2018
 Data updated 9/10/2018

Print map scale is approximate.
 Critical layout or measurement
 activities should not be done using
 this resource.

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TOWN OF NARRAGANSETT
TAX ASSESSORS PLAT A
SCALE 1" = 100'
CORRECTED TO
DECEMBER 31, 1979
DECEMBER 31, 1989
DECEMBER 31, 1999
DECEMBER 31, 2004
SEPTEMBER 11, 2007
DEC. 31, 2011, 2019

SECTION 5

Attachment D Project Plans

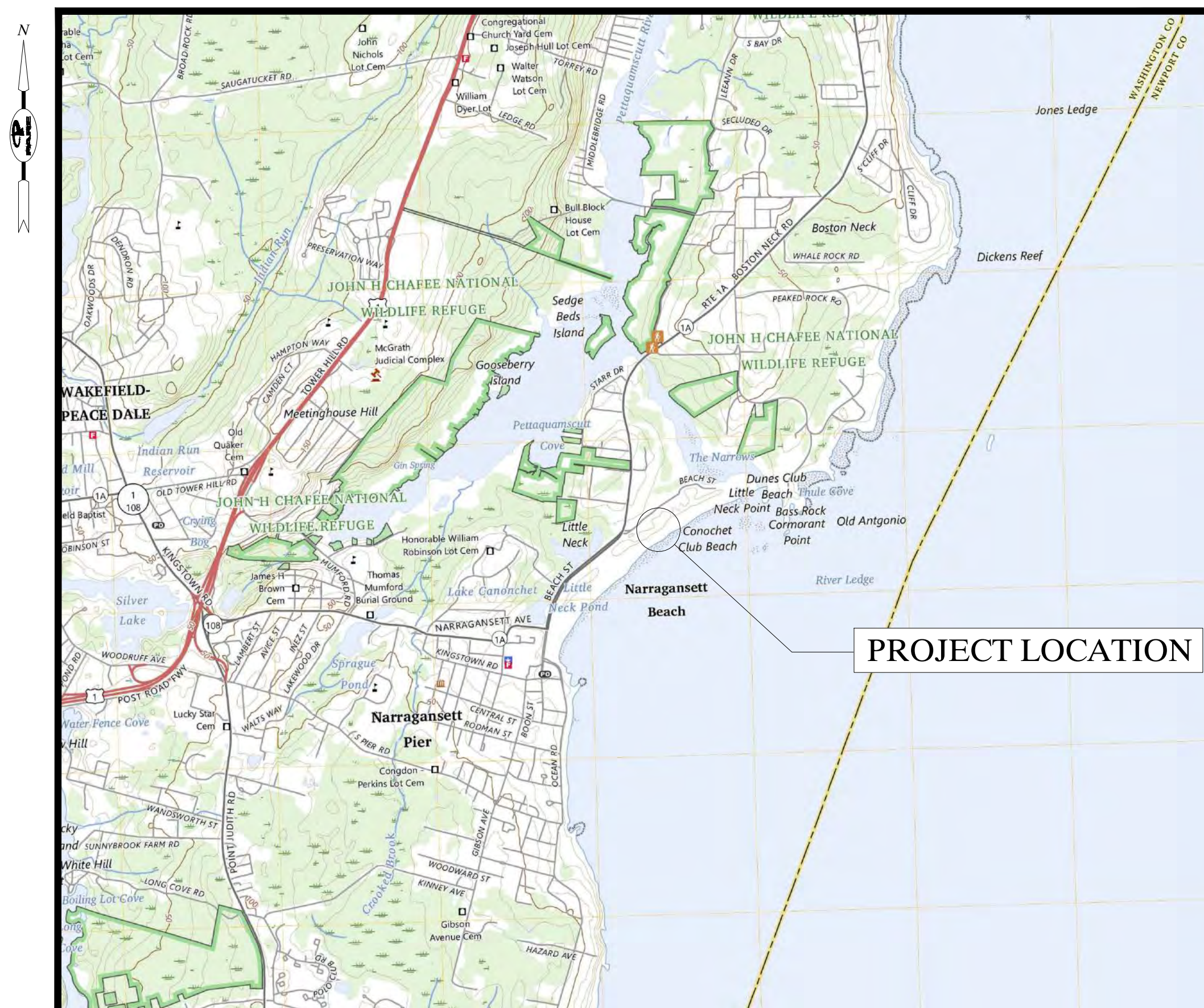


Prepared for :
THE DUNES CLUB
SEAWALL PROTECTION

NARRAGANSETT, RHODE ISLAND
AUGUST 2025

INDEX OF DRAWINGS

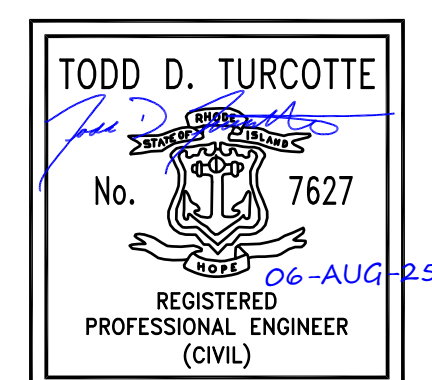
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GD-001	COVER SHEET		
GD-002	GENERAL NOTES		
CD-101	EXISTING OVERALL SITE PLAN		
CD-102	EXISTING SITE PLAN		
CD-103	PROPOSED SITE PLAN		
SD-301	EXISTING & PROPOSED SECTIONS		



LOCUS PLAN
SCALE: 1" = 400'



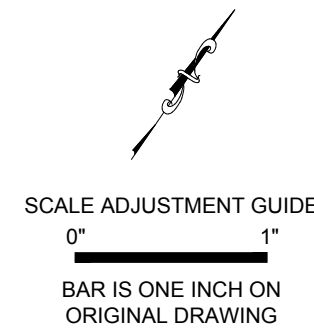
AERIAL PLAN
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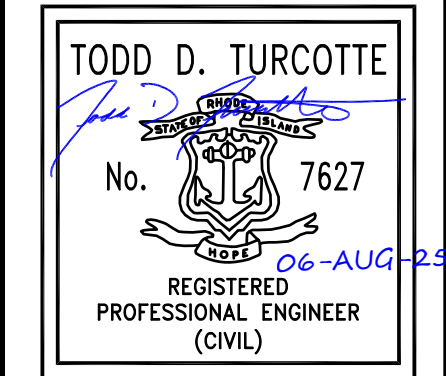
Prepared by:
PARE CORPORATION



PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE LINCOLN, RI 02865 401-334-4100
10 LINCOLN ROAD, SUITE 210 FOLKSBORO, MA 02035 508-543-1755
14 BOBALA ROAD, SUITE 2B HOLYOKE, MA 01040 413-507-3448
1 LIBRARY LANE KINGSTON, NH 00008 603.000.0000



DUNES CLUB SEAWALL SCOUR PROTECTION
137 BOSTON NECK RD
NARRAGANSETT, RI

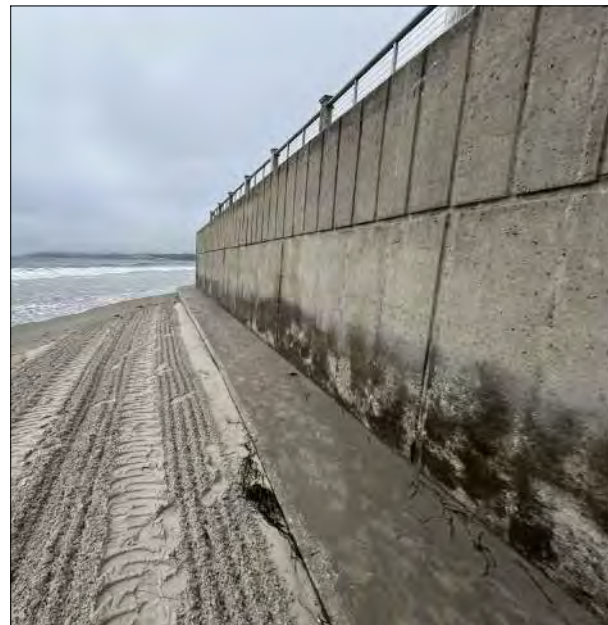


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DATE:	AUGUST 2025
SCALE:	AS NOTED
DESIGNED BY:	CMD
CHECKED BY:	TGD
DRAWN BY:	CMD
APPROVED BY:	TDT
DRAWING TITLE:	

EXISTING SITE PLAN

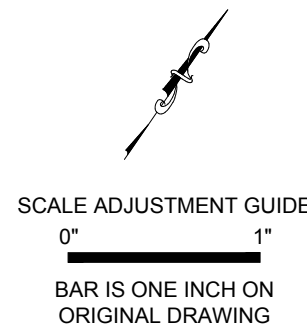
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CD-102

SHEET NO. **RECEIVED**
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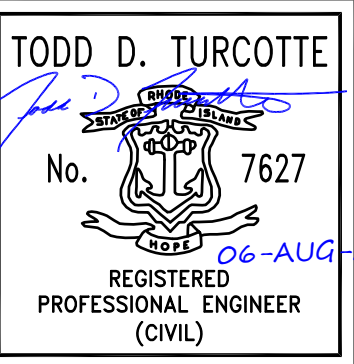


ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE

\\JCRS05-jan25115.00 Dunes Club Seawall D-B NEW D&A Reagan Marine_080825\\WP137 BOSTON NECK RD-DUNES CLUB-GS-102 EXISTING SITE PLAN.dwg



DUNES CLUB SEAWALL SCOUR PROTECTION
137 BOSTON NECK RD
NARRAGANSETT, RI



REVISIONS:

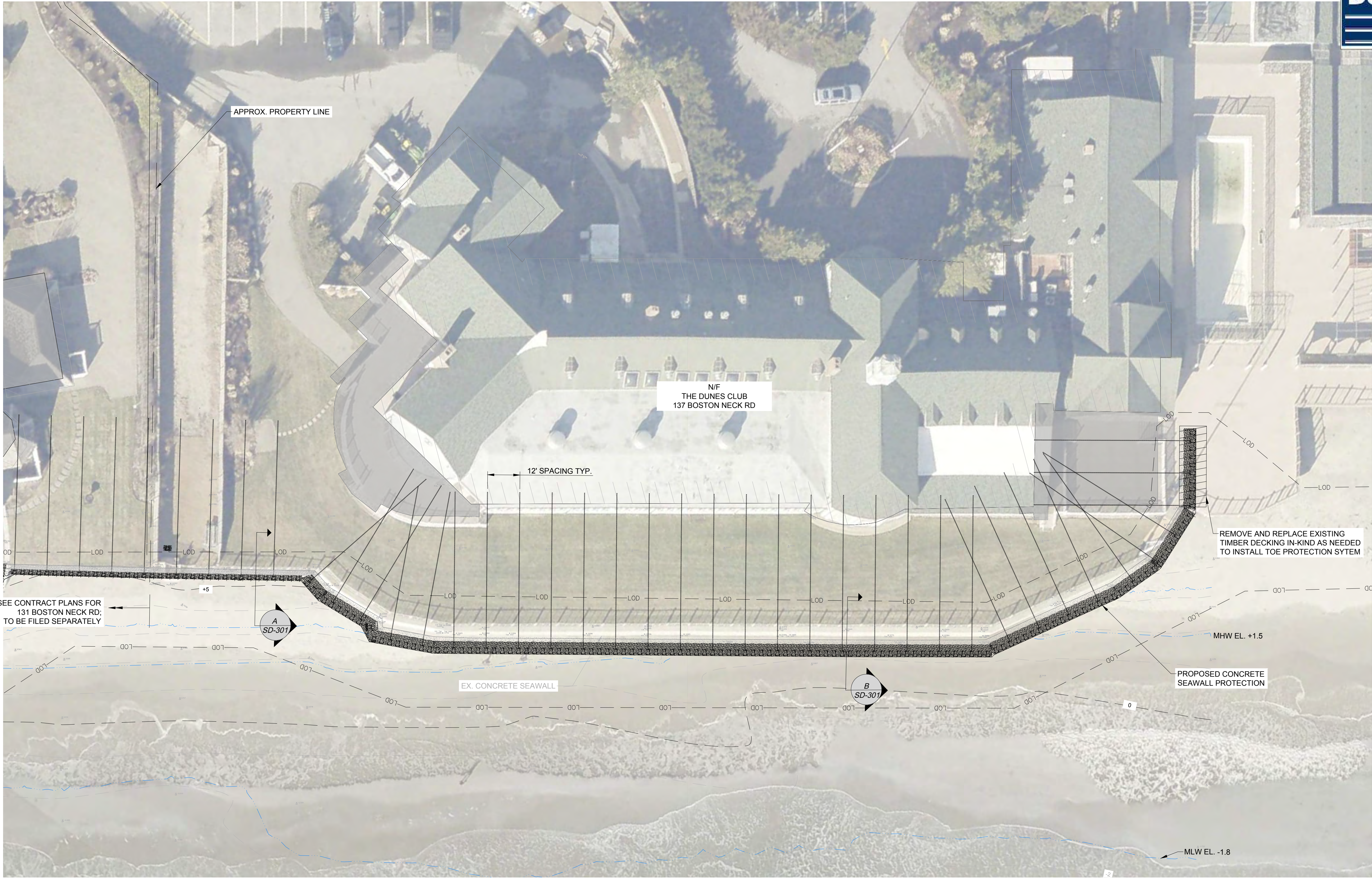
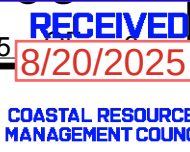
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DATE: AUGUST 2025
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CHECKED BY: TGD
DRAWN BY: CMD
APPROVED BY: TDT
DRAWING TITLE:

PROPOSED SITE PLAN

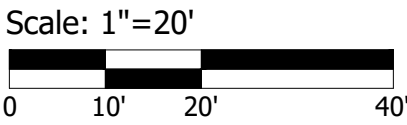
DRAWING NO.:

CD-103

SHEET NO.



PROPOSED SITE PLAN
SCALE: 1" = 20'



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**DUNES CLUB SEAWALL SCOUR
PROTECTION
137 BOSTON NECK RD
NARRAGANSETT, RI**



DRAWING NO.:

SD-301

SHEET NO.

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1. CONTRACTOR IS RESPONSIBLE FOR SAFE EXCAVATION SIDE SLOPES ($\pm 2H : 1V$) AND SHALL BE VERIFIED AND MAINTAINED BY THE CONTRACTOR.
2. BEACH NOURISHMENT REQUIRED IF BEACH GRADE REACHES ALLOWABLE SCOUR LINE.

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
11X17 DRAWING IS HALF SIZE

SECTION 6

Attachment E Public Access Information & Plan



MAINTAINING PUBLIC ACCESS:

The proposed project seeks to maintain an existing deteriorating seawall along the seaward edge of the historic Dunes Club property located at 137 Boston Neck Road in Narragansett, RI. The Club has been in operation since 1920's and seeks to continue to bring people to the waterfront well into the future.

The proposed maintenance, which is seeking to stabilize and secure the upland area from potential failure, will take place within the footprint of the existing structure with no more than 12 inches of additional encroachment seaward and below the beach grade. The proposed project will not unreasonably interfere with, impair, or significantly impact the existing conditions of access that currently exist within this area. However, it is anticipated that temporary impacts will occur during construction for public safety. As such, to maintain public access for patrons to traverse the beach, a public access path will be provided as detailed in the plan.

Upon completion of the project there will be no impacts to the public access along the beach. Access will remain in a similar condition that currently exists which is limited during high water due to beach grades and unrestricted during low water. If repairs are not completed it is anticipated that there would be significant adverse impact to the public access due to a wall failure. Debris, upland soils, underground structures, and other upland amenities on this property would end up impacting the beach and create a significant hazard to the beach as well as the adjacent water body.

As it relates to public access, The Dunes Club and the adjacent private homeowners have a long history of providing and not impeding public access along the shore. In the case of the Dunes Club, public access has been provided and maintained along the shore all the way to the Narrows and allows public access and use of the upland beach area near the Narrows by foot and boat from the adjacent river.





TEMPORARY ACCESS PLAN

NOTE(S):

1. TEMPORARY PATH TO BE PROVIDED BY TEMPORARY FENCING OR CONCRETE BARRIER TO SEPARATE DRIVING AREAS FROM PUBLIC ACCESS PATH.



611 Access Road Stratford, CT 06615
Tel: 203-377-0663 racecoastal.com

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Prepared For:

THE DUNES CLUB
137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

Project:

SEAWALL REPAIRS
129, 131, & 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

SEAL:

Date:

03-19-2025

Rev.:

Drawn By:

ZMV/CLW

Checked By:

ADS/MRR

Datum:

NAVD 88

Scale:

1"=150'

Project No.:

2024081

Drawing No.:

1 of 1

NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

NOT VALID WITHOUT ENGINEER'S SEAL

COASTAL RESOURCES
MANAGEMENT COUNCIL

8/20/2025

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SECTION 7

Attachment F National Registry of Historic Places Information



United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: The Dunes Club

Other names/site number: _____

Name of related multiple property listing:

NA _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 137 Boston Neck Road

City or town: Narragansett State: Rhode Island County: Washington

Not For Publication: ☐

Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

x A B x C D

Signature of certifying official/Title:

Date

RI Historical Preservation & Heritage Commission

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government



The Dunes Club
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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐



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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>5</u>	<u>4</u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u>3</u>	structures
<u> </u>	<u> </u>	objects
<u>6</u>	<u>7</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

SOCIAL: clubhouse

RECREATION AND CULTURE: sports facility

DOMESTIC: institutional housing

Current Functions

(Enter categories from instructions.)

SOCIAL: clubhouse

RECREATION AND CULTURE: sports facility

DOMESTIC: institutional housing



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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19th AND EARLY 20th CENTURY REVIVALS: Mediterranean Revival, Colonial Revival

MODERN MOVEMENT: Art Moderne

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Wood, stone, stucco, asphalt, brick

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Dunes Club is a complex of recreational buildings occupying 32 acres on a spit of land fronting the Atlantic Ocean, with the entrance to the Pettaquamscutt River (also known as the Narrow River) immediately to the east. The complex faces south toward the sea and is arranged on a roughly east/west axis at approximately 14 feet above sea level. The Dunes Club is located in a residential part of Narragansett, about a mile north of the town center. Large seasonal homes, most dating to the early 20th century, are located to the north and west.

The Dunes Club's primary buildings are connected by an extensive wood deck and terrace system arranged linearly along a stretch of beach and sand dunes. The most significant component of the complex is the clubhouse (1939), a rambling 1½-story building with a massive cross-gable roof accented by a large lantern cupola. The wood-frame building is sheathed in weathered, gray-stained, vertical cedar siding. The clubhouse was designed by the architect Thomas Pym Cope of Philadelphia and, while its overall form reflects the Colonial Revival style, its minimal, stylized ornamentation shows the influence of the Art Moderne movement.



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Immediately to the east of the clubhouse, arranged on a connecting and continuous wood deck, is a swimming pool (1928) and a series of wood-frame, 1-story, flat-roofed, enclosed bathhouses (1939) that are separated by narrow aisles. To the east of the bathhouses, shielded from the sea by high dunes, are three U-shaped sets of wood-frame, 1-story, flat-roofed, open-sided cabanas (1939, 1955). To the north of the clubhouse, behind vegetative screening, is a wood-frame, 1-story, gable-roofed staff housing complex (1939, 1993), comprised of four connected buildings clustered around an open courtyard. The bathhouses, cabana circles and staff housing are all part of Cope's design for the complex. A hipped-roof, stucco, turreted gatehouse (1928) is located at the west end of the property, at the entrance from Boston Neck Road. The gatehouse is the only building that survives from the original Dunes Club, which was largely destroyed by the Hurricane of 1938. It was designed by the architect Kenneth Murchison of New York in the Mediterranean Revival style. All of these buildings, in addition to the clubhouse, are contributing resources.

The Dunes Club property also includes a large parking lot to the north of the Clubhouse, a small guard house (ca. 1965) to the east of the gatehouse, and two asphalt tennis courts, to the north and east of the cabanas, with an associated pro shop and shed (mid-1960s). A 1-story, hip-roofed house (1968) is located to the east of the cabanas, at the mouth of the Narrow River. These are all non-contributing resources.

Alterations to the Dunes Club complex include the expansion of the clubhouse to the west, with an architecturally compatible, gable-roofed office wing, and to the east, with an expanded food service wing. The core of the original building, however, in terms of its spatial configuration, materials and finishes, remains remarkably intact. In addition, the bathhouses and cabanas have been partially reconstructed following storm damage caused by major hurricanes, including those in 1944, 1954 and 1960, but were rebuilt to their original form and configuration. In 1993, the staff housing complex was expanded from three buildings to four. Overall, the Dunes Club complex, as well as its individual components, retains a high level of integrity in terms of location, setting, design, materials, workmanship, feeling and association.

Narrative Description

Clubhouse (1939)

The clubhouse, the principal building of the Dunes Club complex, is a 300-foot long, 1½ -story, wood-frame building constructed in 1939 and designed by the Philadelphia architect Thomas Pym Cope. Its exterior walls are clad in vertical cedar siding, stained gray and weathered, and its gable roof is sheathed in asphalt shingles. The clubhouse has a rectangular-plan, east-west main block intersected by a hipped-roof, north-south block that presents a 1-story entry portico on the north elevation and a 2-story portico on the south-facing, ocean-side elevation. An oversized lantern cupola with multi-paned glazing and a large, copper weather vane with a



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seahorse motif is located on the ridge of the roof, where the two blocks intersect. The building exhibits extensive glazing on the south elevation, taking advantage of ocean views and breezes.

The clubhouse's low, gabled form reflects New England vernacular traditions and the building may broadly be considered Colonial Revival in style, though many details are Art Moderne in character. The plain, yet boldly scaled wood-faced piers that support the front and seaside porticos form stylized elements with a classical overture. Panels beneath the window openings on the north elevation include wood siding arranged in a chevron pattern. Perhaps most notable is the use of a stylized wave motif at the north-facing entry portico, in a frieze – now painted white, but originally polychrome – over the entrance and in a narrow band, in natural wood finishes, that wraps around the portico.

The interior of the clubhouse contains space for socializing and dining, as well as support functions, like a large kitchen and staff offices. Interior finishes are almost entirely wood – rough vertical or horizontal boarding and exposed, heavy-timber framing, pickled or stained to allow the grain to be visible. This not only harmonizes with the barn-like, exterior character of the building but is also a practical choice for a stormy, seaside location where plaster would be susceptible to moisture. Cope specified nautical and seaside themes for decorative elements throughout the building; these include wood trim fashioned to resemble rope and decorative panels featuring dolphins and shells.

The entry portico leads through a small lobby to an impressive room known as the loggia, which provides a reception and gathering space. The room soars to a height of two stories and features a cross-beamed, wood ceiling supported by massive, square-cut, oak posts and beams. Here a massive granite block and brick fireplace with exposed brick chimney breast conveys a sense of understated style; it is both dramatic and grand and also sheltering on a stormy day. Cope outlined in a prospectus on the new clubhouse sent to the membership that there would be “occasional ornament in bold relief with gold and other coloring done with the weather-beaten look of old ships' figureheads.” In keeping with the general nature of Cope's vision, a striking ship's figurehead has been mounted over the fireplace in the loggia.¹

A screen of wood and glass French doors leads directly from the loggia to the south-facing, two-story rotunda. This was originally an indoor-outdoor space open to the elements on the ocean side, but its south elevation is now glazed with massive triple-hung windows, which can be opened to provide the outdoor effect. From these spaces one can enter the bar and its enclosed porch to the east or the 100 ft.-long dining room to the west, with its banks of multi-paned windows that open onto the ocean. The original simple wood dining room chairs and

¹ The Dunes Club Archives, The Dunes Club, Narragansett, RI. Historical photos of 1928 and 1939 clubhouses; Purves, Cope and Stewart blueprints, specifications, and published renderings and promotional materials for the 1939 clubhouse; minute books of The Dunes Club board meetings, 1928 to present.

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serving tables are still in use. A large kitchen is located immediately behind (north of) the dining room.

A barrel-vaulted, east-west corridor running parallel to and north of the kitchen terminates in an octagonal hall at its west end. Off this hall is a suite of special-purpose rooms of great charm – the club room and the card room. The club room, with high vaulted ceilings with wood trusses, a granite-block-and-brick chimney, and bay windows, features French doors leading to an ocean-side deck. The card room features wood-paneled walls, a beamed ceiling with wide crown moldings, and French doors leading to a southeast-facing, ocean-side deck. It is primarily used as a small reception room and for the playing of card games. The club room and card room have a connecting door and are also accessible from the dining room.

Gatehouse (1928)

This small, 2½ -story, hipped-roof, stucco-clad, wood-frame building with a round conical tower is located at the Boston Neck Road entrance to the Dunes Club property. Designed by Kenneth Murchison in the Mediterranean Revival style, the gatehouse is the only surviving structure from the original Dunes Club complex, built in 1928 and largely destroyed by the hurricane of 1938. The building was restored in 2001 to its 1928 appearance and is currently used as a residence for the Club's executive staff.

Swimming Pool (1928)

A roughly 25 feet by 75 feet, rectangular swimming pool is located immediately to the east of the clubhouse, set into a wood deck that connects the pool area to the clubhouse. The pool was constructed in 1928, survived the Hurricane of 1938 and was incorporated into the 1939 Dunes Club design. Originally filled with saltwater, in the 1980s the pool was converted to fresh water and the concrete surface was lined with gunite and a tile border was added. The dimensions of the pool remain as originally built.

Bathhouses (1939)

Part of Thomas Pym Cope's design for the Dunes Club, the bathhouses are located to the east of the pool and connected via wood decking to the clubhouse. The bathhouses are comprised of five simple, utilitarian, wood-frame, 1-story, flat-roof buildings arranged on a north-south axis and parallel to one another. The bathhouses contain enclosed changing rooms.

Cabana Circles (1939, 1955)

Originally constructed in 1939 as part of Thomas Pym Cope's design for the Dunes Club, the cabana circles are 1-story, wood-frame, flat-roofed structures with a U-shaped plan facing the ocean. There are currently three cabana circles, each of which contains approximately 15 cabanas. Each cabana consists of a changing room, a small lounge area, and a deck. The cabana circles are connected to each other and to the clubhouse by the deck system. The spatial arrangement and form of the cabana circles date to the original 1928 Dunes Club design by Kenneth Murchison, which included three cabana circles. The original cabana circles were



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destroyed in the 1938 Hurricane and rebuilt with vertical cedar siding in 1939, to designs by architect Thomas Pym Cope. A smaller, fourth cabana circle was added at this time. Three cabana circles were rebuilt again, in a simplified form, in 1955, after suffering damage in Hurricane Carol in the fall of 1954; the smaller, fourth cabana circle was not rebuilt. Two cabanas in the first cabana circle were rebuilt in-kind in 2013, following damage caused by Hurricane Sandy.

Staff Housing (1939, 1993)

The staff housing, part of Thomas Pym Cope's design for the Dunes Club, is comprised of four connected, 1-story, gable-roofed, wood-frame buildings with vertical board sheathing. The buildings are clustered around a small, square, central courtyard, and set upon a deck. The original staff housing dates to 1939 and consists of the three buildings on the west, north and south side of the courtyard; the complex was enlarged in 1993 with the construction of the fourth building, on the east side of the courtyard.

The Dunes Club property also includes several non-contributing resources that have been significantly altered or that fall outside of the period of significance (1928-1955), described below.

Bulkhead (1939; NC)

An approximately 350 feet-long bulkhead (i.e., seawall) is located to the south of the clubhouse. Designed to hold back storm surges and to serve as a retaining wall, the bulkhead creates a terrace upon which the clubhouse sits. The steel-sheet bulkhead was designed by Colonel Earl Ivan Brown of the U.S. Army Corps of Engineers and was built immediately after the Hurricane of 1938. Damaged by Hurricane Bob in 1991, the ocean-side face of the bulkhead was sheathed in concrete soon after. Concrete footings and a concrete cap were also constructed at this time. The original steel material, though still present, is no longer visible.

Guard House (ca. 1965; NC)

The guard house is a small, 1x2 bay, 1-story, wood-frame, gable-roofed building near the gatehouse that is used as shelter for the gate guards. A swing-arm gate is nearby to regulate traffic into the club complex.

Tennis Courts, Pro-shop Building, Shed (mid-1960s; NC)

Hard-surface tennis courts were built in two locations, to the north and northwest of the cabana circles, in the early- to mid-1960s together with a small, 1-story, gable-roof, wood-frame building used for the pro-shop and refreshments. A small, gable-roof storage shed stands nearby.

Arthur Little House (1968; NC)

The Arthur Little House is 1-story, wood-frame, wood-shingled residence topped with a low-pitched, hipped roof. It was built in 1968 on the eastern edge of the Dunes Club property, on a



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dune above the entrance to the Narrow River. The south-facing house, which was designed by prominent Rhode Island architect Rockwell King DuMoulin (1906-1983), has a “dumbbell”-shaped plan, with two wings linked by a central hyphen. The hyphen, which houses an entry stair hall and kitchen, has glass doors on its southern elevation, leading to a wood deck facing the ocean. The northern wing houses a living room and dining room separated by a large chimney stack with a fireplace on either side. The larger southern wing houses three bedrooms, each with its own bath. Garages and additional bedrooms are located in the basement level, which is built into the dunes.



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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years



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Areas of Significance

(Enter categories from instructions.)

ENTERTAINMENT/RECREATION

ARCHITECTURE

Period of Significance

1928 -1955

Significant Dates

1928, 1938, 1939, 1954, 1955

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Kenneth MacKenzie Murchison

Thomas Pym Cope

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Dunes Club, an excellent example of the private American beach club facility of the early- to mid-20th century, is significant at the local level under Criterion A in the area of entertainment/recreation for its capacity to illustrate the history of Narragansett, Rhode Island



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as a resort community. The Dunes Club was founded in the late 1920s, at which point recreational activities for the wealthy in Narragansett – as at other resort locations in the United States – had shifted away from resort hotels and toward summer colonies comprised of private residences. Membership-only clubs were established in many American resort communities in the early 1900s, providing facilities for summer residents to socialize; the Dunes Club was founded primarily by families from New York and Philadelphia who summered in Narragansett.

The Dunes Club is also significant at the local level under Criterion C in the area of architecture. It is a highly intact complex consisting of a clubhouse (1939), bathhouses (1939), cabanas (1939, 1955), staff housing (1939, 1993) and a gatehouse (1928), fronting the Atlantic Ocean. The complex's primary building is the clubhouse, designed by Thomas Pym Cope of Philadelphia. The clubhouse is broadly Colonial Revival in style, with a low-slung, gable-roof form and natural materials that reflect the New England vernacular. It represents a dramatic shift away from its predecessor, a Mediterranean Revival-style clubhouse built on the same site in 1928 that was destroyed by the Hurricane of 1938. (The gatehouse, which still stands at the west end of the property, and the pool are the only surviving structures from this earlier complex.) The clubhouse also incorporates stylized ornamentation and stripped-down architectural elements reflective of the Art Moderne style. Its design embodies a national trend toward a newly refined and modern American architectural classicism growing out of the Great Depression and influenced by the federal WPA programs.

Period of Significance Justification

The period of significance begins in 1928, when the gatehouse was constructed as part of the original Dunes Club complex, and extends to 1955, when the cabanas were rebuilt to their original design after suffering extensive damage from Hurricane Carol the previous year. The period of significance encompasses the design and construction of the clubhouse, the bathhouses, the original cabanas and the staff housing complex, all built in 1939, in addition to the earlier gatehouse.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Resorts, leisure time, summer vacations, enjoying the beach – these ideas are creatures of post-Civil War America and late-19th-century Britain and Europe, when industrialization and urbanization created wealth, expendable income, and the desire to escape on hot summer days to more healthy, cooling, natural surroundings free of pollution and stress. In the American Northeast, notable destinations for summer vacations included Saratoga Springs as well as the Catskill and Adirondack mountains and lakes of New York State; the White Mountains of Vermont and New Hampshire; the Berkshires of Massachusetts; and the Atlantic seaside from New Jersey to Maine, including Rhode Island.



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At first the resort hotel – typically a large building with room for many visitors, and which also included common facilities like verandas and dining rooms – provided accommodations for visitors to the seashore, the mountains, and the health spa. By the turn of the 20th century, however, the resort hotels were perceived by wealthier vacationers as too pluralistic, too democratic, and, with concern for sanitary conditions increasing, unhealthy. Large wooden hotels were also prone to life-threatening fires. When land became available, building lots were subdivided and clusters of summer cottages were designed and built.²

Summer cottages offered greater privacy and seclusion, but lacked the social spaces of the resort hotels. Consequently, private clubs for summer residents were established at resort communities along the eastern seaboard in the early- to mid-20th century, providing members with exclusive spaces for dining, drinking and socializing. Clubs in seaside communities also offered private access to the beach at a time when salt water bathing was becoming increasingly popular and beaches were becoming accessible to day-trippers traveling by automobile. Amenities such as changing rooms, showers and, sometimes, a pool allowed members to recreate at the beach away from the crowds.

Like many seaside communities in Rhode Island, Narragansett's development as a resort destination followed this familiar pattern. Visitors, generally arriving by train, initially stayed at resort hotels; ten such hotels were constructed in Narragansett between 1866 and 1871. In the late 19th century, private summer homes were being constructed in Narragansett, supplanting the resort hotels. Construction of summer cottages on Central Street and Ocean Road, for example, got underway in the 1880s. The fire of 1900, which destroyed the Rockingham Hotel (ca. 1870), several business blocks, and much of the Narragansett Casino (McKim, Mead & White, 1883-1886), a sprawling facility that housed a restaurant and various recreational activities, also contributed to the hotels' demise. Finally, with the rise of the automobile in the early 20th century, the role of the hotels was further diminished, with increasing numbers of day-trippers who did not require overnight accommodations.³

The loss of the Casino, which was the center of social life for the New York and Philadelphia families who summered in Narragansett, spurred the founding of the Dunes Club. Members of the old Casino initially sought social opportunities at the nearby Hotel Carleton (not extant), but found it insufficiently exclusive. A former Casino member donated a large, oceanfront parcel about a mile north of the Casino, off Boston Neck Road, and in 1928 shares of stock were sold to finance the construction of a new facility. The Dunes Club opened in June of 1929. In

² Jon Sternglass, *First Resorts: Pursuing Pleasure at Saratoga Springs, Newport & Coney Island* (Baltimore: The Johns Hopkins University Press, 2001).

³ Rhode Island Historical Preservation Commission, *Narragansett Pier, Narragansett, Rhode Island: Statewide Historical Preservation Report W-N-1* (Providence, RI: Rhode Island Historical Preservation Commission, 1978):7-18.



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addition to a clubhouse, the Dunes Club included three U-shaped sets of cabanas to the north of the clubhouse, facing the ocean, as well as more communal dressing facilities at the club and a saltwater swimming pool.⁴

The 1928-29 Dunes Club complex was the work of the New York architect Kenneth M. Murchison (1872-1938), a Dunes Club member, who freely combined elements of Norman and Spanish architecture into the eclectic design. Stuccoed walls, veneer brick in-lays, small wooden balconies, faux half-timbering, open eating porches, topped with a variety roof forms, all contributed to a fanciful, stage-set character.⁵ Though seemingly out of place in coastal Rhode Island, which was more in tune with the gray texture of the Shingle Style, Murchison's Dunes Club was in keeping with the prevailing design idiom of other beach clubs of the period, including examples in Florida and California. The Bath and Tennis Club and Everglades Club, both in Palm Beach, Florida, incorporated Spanish, Mexican, Moorish, and Renaissance-influenced elements. Clubs in California, like the Bel Air Bay Club in Santa Monica, the San Clemente Beach Club, and the Capistrano Beach Club, followed suit. Murchison himself completed another, similarly eclectic design for the Sands Point Bath Club at East Egg on Long Island.⁶

Such gaiety as the first Dunes Club expressed was not universally admired in staid New England. Indeed, the club was called "pretentious" by *Country Life* magazine in 1931.⁷ The Hurricane of September 21, 1938, which wreaked havoc on the Rhode Island coast, destroyed nearly the entire Dunes Club complex. It also provided an opportunity to rebuild in a style more in keeping with the New England vernacular, and more aligned with other clubs of the 1930s. Newport's venerable Spouting Rock Beach Association clubhouse at Bailey's Beach was rebuilt in a conservative Colonial Revival theme following the 1938 Hurricane. The Clambake Club in Middletown, Rhode Island was executed as a low, shingled barn with exposed rafters, wood-sheathed walls, and stone fireplaces in 1939.⁸ The Bar Harbor Club on Mt. Desert Island is another club of the same period that is more New England than Floridian in character, while clubs like the Piping Rock Club in Locust Valley, Long Island likewise employed more proper and subdued Colonial Revival and Shingle Style themes.

After the Hurricane of 1938, only the Dunes Club gatehouse, swimming pool and an adjacent laundry building survived, and the Dunes Club Board resolved to rebuild. Colonel Earl Ivan Brown (U.S. Army Corps of Engineers), a noted civil engineer and an authority on coastal wave

⁴ William H. Jordy with Christopher Monkhouse, *Buildings on Paper: Rhode Island Architectural Drawings 1825-1945* (Providence, RI: Brown University, 1982):129.

⁵ Jordy, *Buildings on Paper*:129; William H. Jordy with Ronald J. Onorato and William McKenzie Woodward, contributing editors, *Buildings of Rhode Island* (New York: Oxford University Press, 2004).

⁶ R.W. Sexton, "The Beach Club Achieves Popularity," *Country Life*, July 1931.

⁷ R.W. Sexton, "The Beach Club Achieves Popularity," *Country Life*, July 1931.

⁸ Martha Werenfels, *National Register of Historic Places Registration Form for the Clambake Club of Newport, Middletown, RI*, 1995.



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and erosion issues, was hired to design a steel sheet bulkhead (sheathed in concrete in the 1990s) to protect the site.⁹ In the fall of 1938, at the suggestion of Board member Rush Sturges, a juried competition, sanctioned by the American Institute of Architects (AIA), was held to select an architect to design a new clubhouse. The three-person jury was headed by Helen Metcalf Danforth, the President of the Rhode Island School of Design (1931-1947), and also included William Davis Miller, a scholar of local history, and J. Banigan Sullivan. They were assisted by a paid architectural advisor, F. Ellis Jackson, who was also associated with the Rhode Island School of Design.

Four architectural firms were invited to submit designs: Kenneth M. Murchison of New York, Albert Harkness of Providence, Alexander Douglas Knox of LaFarge & Knox of New York, and Thomas Pym Cope of Purves, Cope & Stewart of Philadelphia. All were connected either to the Dunes Club or to one of Rhode Island's other summer enclaves. Murchison, who had designed the first Dunes Club, was a club member. Harkness was a close friend of jury member William Davis Miller.¹⁰ Knox's partner, Grant LaFarge, was part of the summer colony in nearby Saunderstown. Cope's mother also had a summer home in Saunderstown and, being from Philadelphia, Cope undoubtedly knew families who summered in Narragansett. In addition, in 1933 Cope had designed Shepherd's Run (now The Prout School), a sprawling stone mansion, for Dunes Club Board member Rush Sturges in Wakefield, Rhode Island. Cope's sister, Anne, was married to Thomas Pierrepont Hazard of Peace Dale, Rhode Island, who was President of the Dunes Club Board at the time of the competition.¹¹

The design competition was "blind" – that is, the jury was not told which architects submitted which plans, and hence was able to choose the design based upon suitability and quality only, not the reputation of the architect or firm involved. The jury reviewed the design submissions on December 3, 1938, selecting as its first choice Cope's design; that of Knox was second. The committee did not express a third or fourth preference.¹² Within two weeks Murchison was dead from a sudden heart attack in New York City.

In selecting Cope's design, the jury chose to rebuild the Dunes Club in a style that more closely followed the New England architectural vernacular. This new clubhouse would harmonize with its rocky shore and sandy beach location and the Shingle Style and Colonial Revival-style summer homes of its members. Unlike Murchison's design – a sort of fantasy stage set with whimsical details that connoted a measure of impermanence – the new clubhouse would be a more solid, durable, weathered building, stylistically at home with the colonial barns and summer cottages of Rhode Island. The new design was also more in tune with the conservative taste of post-Depression austerity. It could be built quickly of local pine and oak felled by the

⁹ The Dunes Club Archives, The Dunes Club, Narragansett, RI.

¹⁰ Interview with Judith Harkness Taft, Summer 2014.

¹¹ Thomas P. and Anne F. (Cope) Hazard Papers, 1893-1979, Manuscript Division, Rhode Island Historical Society Library, Providence, RI.

¹² The Dunes Club Archives, The Dunes Club, Narragansett, RI.



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recent hurricane (known as “hurricane pine”), and for comparatively little money. The new facilities were built within six months at a cost of approximately \$125,000 in 1939 dollars; in contrast, the Murchison-designed clubhouse had cost \$250,000 in 1928.¹³

Cope’s design for the Dunes Club hewed to that of Murchison in terms of its siting and its program: the new complex included a large clubhouse, bathhouses, staff housing, four cabana circles (previously, there were three), and incorporated the swimming pool and gatehouse that had survived the 1938 Hurricane.¹⁴ It was vastly different from Murchison’s, however, in terms of style. A low, solid building constructed of heavy timber, Cope’s clubhouse was subdued and restrained where Murchison’s had been whimsical. Cope’s goal was to create “a building which would look thoroughly at home along the Rhode Island shore line, and which, through a certain freshness of character, would attain a distinguished appearance.”¹⁵ To that end, he employed the New England vernacular, with a barn-like form, a cross-gable roof with a cupola, and weathered exterior wood siding. Stylized, Art Moderne-inspired details, many with a nautical theme, were used sparingly but effectively. Wood siding was laid in a chevron pattern beneath the windows and at the cupola, which is topped by a seahorse weathervane. A wave motif – originally polychrome, now painted white – graces the north portico. In the entrance vestibule, wood trim is carved to look like rope and dolphins are incorporated into decorative wood panels. The plan of the clubhouse, with expansive wood decks and extensive glazing, was designed to take advantage of views to the ocean.

Created in the aftermath of the 1938 Hurricane, Cope’s design addressed the everyday environmental conditions of a seaside site as well as the threat of future storms. Almost all the interior surfaces, including interior walls as well as many ceilings, are wood rather than plaster and thus less likely to retain moisture or exhibit water damage. At the south portico, Cope designed the ocean-facing wall with large, unglazed openings (since filled with triple-hung sash); this created a strong connection between the indoors and outdoors, and also may have been intended to protect the building by allowing a storm surge to wash through.

The clubhouse has been altered only minimally since its original construction. The deck off the bar was enclosed and roofed in 1984, but the original exterior wall was preserved as an interior feature. The deck was restored after being damaged by Hurricanes Bob (1991) and Sandy (2012). The dining room received new window sash within the same openings and in the same multi-pane configuration (although not in casement form as the originals) in 1999. Sash in others parts of the building were replaced at the same time. The original red cedar-shingled

¹³ The Dunes Club Archives, The Dunes Club, Narragansett, RI.

¹⁴ Some remnants of the original 1928 clubhouse remain at the basement level, such as the original tower base and some interior foundation walls and piers under the dining room. The original laundry building also survived, at least in part, and was incorporated into the east wing of the new clubhouse.

¹⁵ “Winner of Competition Held Under AIA,” *Building News*, March 1940.



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roof is now asphalt. The east end of the clubhouse, which housed a snack bar, was enlarged and renovated in 2003. At the west end, the card room was expanded to the south in 2007. The extension retained the original character of the room and its southern exposure of doors, but the wood-paneled walls, originally naturally-finished, were painted. Also in 2007 a small 2-story wing was added to the west end of the building at a southwest angle to the main structure, increasing service garage and staff office space. This addition carries a gable roof to connect architecturally with the clubhouse.¹⁶ The historic core of the clubhouse, however, is intact.

Other contributing resources have also experienced minor alterations. The staff housing complex was expanded in 1993, with the construction of a fourth building that enclosed the courtyard on the east, though the three original buildings remain. The bathhouses and cabana circles have been repaired and reconstructed after hurricane damage; most notably, the cabana circles were rebuilt in 1955, to their original form but to a slightly simpler design.

A few new structures were built at the Dunes Club property in the 1960s, but they do not impede on Cope's 1939 site plan. In the mid-1960s, two tennis courts (NC) were added to the north and northwest of the cabana circles, and in 1968 the Arthur Little House (NC) was built at the far eastern end of the property. Commissioned by Royal Little, a member of the Dunes Club board, for his son, the house was designed by Rockwell King DuMoulin (1906-1983), a noted Rhode Island architect. After training at Columbia's School of Architecture in the 1930s, DuMoulin established a specialization in seasonal houses and beach facilities, with a particular facility for Modernist design.¹⁷ In keeping with many of his other commissions, DuMoulin's design for the Little House exhibits a strong horizontality and natural materials, so that the building harmonizes with its setting.

The Dunes Club complex as a whole, as well as individual resources within it, retains a high level of integrity. Seventy-five years after its construction, the Dunes Club continues to illustrate the history of Narragansett as a resort community and remains an excellent example of early-20th-century beach club architecture.

Thomas Pym Cope (1897-1977)

Thomas Pym Cope was the son of noted Philadelphia architect Walter Cope, known for his academic buildings at Princeton University, Bryn Mawr College, the University of Pennsylvania, and Washington University in St. Louis. Thomas Pym Cope was educated at Middlesex School and the University of Pennsylvania, and trained in the St. Louis office of Thomas G. Holyoke from 1916 to 1917. From 1918 to ca. 1920, during World War I, Cope served with the Society of Friends' Reconstruction Unit in France. He joined his deceased father's firm, Stewardson & Page, in 1923 and stayed until 1927. From 1929 to 1930 he worked with the firm of Charles

¹⁶ Interview with Stephen Sterling, The Dunes Club General Manager, Narragansett, RI, Spring and Summer, 2014.

¹⁷ Jordy, *Buildings of Rhode Island*; R.R. Bowker, *American Architects Directory, Third Ed.* (R.R. Bowker, LLC, 1970).



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Adams Platt. Cope worked independently in Philadelphia from 1931 to 1937, at which point he formed a partnership with Edmund Purves and Harry Gordon Stewart, creating the firm Purves, Cope & Stewart. The partnership continued until 1943, when all three men became involved in the war effort. Cope served with the United Nations War Relief and Rehabilitation Association in Europe, North Africa, and Asia until 1947, when he returned to private architectural practice in Philadelphia. In the 1950s he worked with Childs & Smith in Chicago, later joining the prestigious Boston firm of Shepley, Bulfinch, Richardson & Abbott (the successors to Henry Hobson Richardson). As of the early 1960s, he was again in private practice in Lincoln, Massachusetts. Cope was a part-time design critic at the Rhode Island School of Design in Providence between 1962 and 1964.¹⁸

Possibly due to his Quaker roots, which tied him to Philadelphia's early historical development, Cope exhibited a strong interest in historic preservation. Cope's ancestor and namesake Thomas Pym Cope (1768-1854) was a leading member of Philadelphia's merchant aristocracy who made a fortune in the China Trade. Awbury (now the Awbury Historic District and Awbury Arboretum), the Cope family compound, was established in Germantown by Henry Cope (1793-1865), the architect's great grandfather. Cliveden, the finely executed Georgian home of the Chews, is nearby; Cope undertook renovation work on a service wing at Cliveden in 1931. Cope was active in historic preservation work in Philadelphia from the late 1920s until World War II, chairing the Philadelphia AIA chapter's Committee on the Preservation of Historic Monuments, supervising WPA restoration projects, and working on Independence Hall.¹⁹

Cope's background suggests a deep knowledge of the New England vernacular and the seaside Shingle style. As a child, following his father's sudden death in 1902, Cope likely spent summer vacations at his mother's cottage in Saunderstown, Rhode Island. Known as "Crowfield," the home was designed in 1906 by architect James Jamieson, who had worked with Walter Cope at his firm, Cope and Stewardson. Nearby is the large, barn-like, shingled, Colonial Revival-style summer cottage of Owen Wister, Philadelphian and author of *The Virginian*. Built between 1905 and 1910, the home was designed by architect Christopher Grant LaFarge, son of the famous artist and stained glass designer John LaFarge.²⁰

In addition to the Dunes Club, Cope's local work includes Shepherd's Run (now The Prout School founded by the Sisters of the Cross and Passion) in Wakefield, a sprawling stone mansion based upon the Norman farmhouse type, designed for Rush Sturges in 1933. Cope also

¹⁸ Thomas Pym Cope and Purves, Cope & Stewart in *American Architects and Buildings* database, at www.americanbuildings.org.

¹⁹ "Awbury Historic District," at www.livingplaces.com; Nancy E. Richards, "Cliveden: The Chew Mansion in Germantown," December 1993, at www.cliveden.org; Thomas Pym Cope in *American Architects and Buildings* database, at www.americanbuildings.org.

²⁰ Thomas Pym Cope in *American Architects and Buildings* database, at www.americanbuildings.org; Charlene Roise, *National Register of Historic Places Registration Form for the Historic Resources of North Kingstown, Rhode Island*, 1985.



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likely designed the renovations to the early-19th-century Hazard family houses known as The Homestead and Stepping Stones in Peace Dale in 1927, which were owned by his sister, Anne, and brother-in-law Thomas Pierrepont Hazard.²¹ In 1969, Cope designed renovations and additions for the historic mid-19th-century George E. Rose, Jr. House, garden, and barns on Rose Hill Road and Route 138, for Alexander J. Dimeo.²² All of the local renovation commissions concerned historic properties and their sensitive adaptation for modern life in a restrained and tasteful Colonial Revival mode.

Kenneth MacKenzie Murchison (1872-1938)

Kenneth MacKenzie Murchison graduated from Columbia University in 1894 and the École des Beaux-Arts in 1900. He is known for his designs of railway stations for the Pennsylvania Railroad, including the Pennsylvania Station in Baltimore, Maryland (1911), and for the Lackawanna Railroad. He designed the Delaware Lackawanna & Western Terminals in Hoboken, New Jersey and Buffalo, New York (ca. 1906), as well as the Havana Central railway station in Havana, Cuba (1912). In addition, Murchison is known for his apartment houses in the New York City area. Examples of his recreational clubhouses include the Sands Point Bath Club in East Egg, Long Island and the West Side Tennis Club in Forest Hills, New York, as well as the original Dunes Club (1928), of which only the gatehouse remains. Murchison also designed several stuccoed summer residences in Narragansett, Rhode Island, adjacent to the Dunes Club property, of which several survive.²³

²¹ Thomas P. and Anne F. (Cope) Hazard Papers, 1893-1979, Manuscript Division, Rhode Island Historical Society Library, Providence, RI.

²² Thomas Pym Cope in *American Architects and Buildings* database, at www.americanbuildings.org.

²³ Jordy, *Buildings On Paper*:225; Kenneth MacKenzie Murchison, at www.wikipedia.org.



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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☒ Other
Name of repository: The Dunes Club Archives, The Dunes Club, Narragansett, RI

Historic Resources Survey Number (if assigned): _____



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10. Geographical Data

Acreage of Property 32 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 41.439382 | Longitude: -71.451063 |
| 2. Latitude: 41.440400 | Longitude: -71.449258 |
| 3. Latitude: 41.441219 | Longitude: -71.448993 |
| 4. Latitude: 41.442329 | Longitude: -71.446278 |
| 5. Latitude: 41.442120 | Longitude: -71.443163 |
| 6. Latitude: 41.441745 | Longitude: -71.442870 |
| 7. Latitude: 41.439088 | Longitude: -71.449015 |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

- | | | |
|----------|----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting: | Northing: |



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Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property encompasses just over 32 acres and is contiguous with Narragansett Assessor's Map A, Lot 33.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries of the nominated property contain the entirety of the original lot acquired by Dunes Club in 1928 and which continues to be owned by the Dunes Club. The boundaries encompass all of the historic resources associated with the Dunes Club – the clubhouse, the gatehouse, the bathhouses, the cabana circles and the staff housing.

11. Form Prepared By

name/title: Richard C. Youngken
organization: Youngken Associates
street & number: P.O. Box 326
city or town: Peace Dale state: RI zip code: 02879
e-mail: Youngken.Associates@yahoo.com
telephone: 401-789-6237
date: March 17, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)



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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: The Dunes Club

City or Vicinity: Narragansett County: Washington State: Rhode Island

Photographer: Deborah Stallwood (photos 1-7, 9-19); Richard Youngken (photos 8, 20-21)

Date Photographed: May and June, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 21 View of clubhouse, looking northwest.
- 2 of 21 View of clubhouse, looking east.
- 3 of 21 View of clubhouse, looking northeast.
- 4 of 21 View of beach and cabana circles from clubhouse, looking northeast.
- 5 of 21 View of clubhouse and cabana circles, looking west.
- 6 of 21 View of cabana circles, looking south.
- 7 of 21 View of clubhouse, north entrance portico, looking south.
- 8 of 21 View of clubhouse, north entrance portico, looking southeast.
- 9 of 21 View of clubhouse interior, lobby, looking northwest.
- 10 of 21 View of clubhouse interior, loggia, looking west.
- 11 of 21 View of clubhouse interior, loggia, looking south toward the oceanside portico.
- 12 of 21 View of clubhouse interior, oceanside portico, looking south.
- 13 of 21 View of clubhouse interior, barroom, looking west.
- 14 of 21 View of clubhouse interior, dining room, looking west.
- 15 of 21 View of clubhouse interior, club room, looking west from octagon hall.
- 16 of 21 View of clubhouse interior, club room, looking north.
- 17 of 21 View of clubhouse interior, club room, looking southeast.



The Dunes Club

Name of Property

Washington County, RI

County and State

18 of 21 View of clubhouse interior, card room, looking northwest.

19 of 21 View of clubhouse interior, kitchen, looking west.

20 of 21 View of gatehouse, looking east.

21 of 21 View of staff housing, looking southeast.

Aerials:

Google Maps

Date: March, 2015

Additional Information:

Historic photos of the Dunes Club by Gottscho-Schleisner, Inc. Collection of the Library of Congress. Available at www.loc.gov/library/libarch-digital.html.

Photo 1 of 5 The Dunes Club, view looking northwest, 1939.

Photo 2 of 5 The Dunes Club, view looking east, 1939.

Photo 3 of 5 The Dunes Club, view of clubhouse, north entrance portico, 1939.

Photo 4 of 5 The Dunes Club, view of clubhouse interior, lobby, looking northwest, 1939.

Photo 5 of 5 The Dunes Club, view of clubhouse interior, loggia, looking south, 1939.



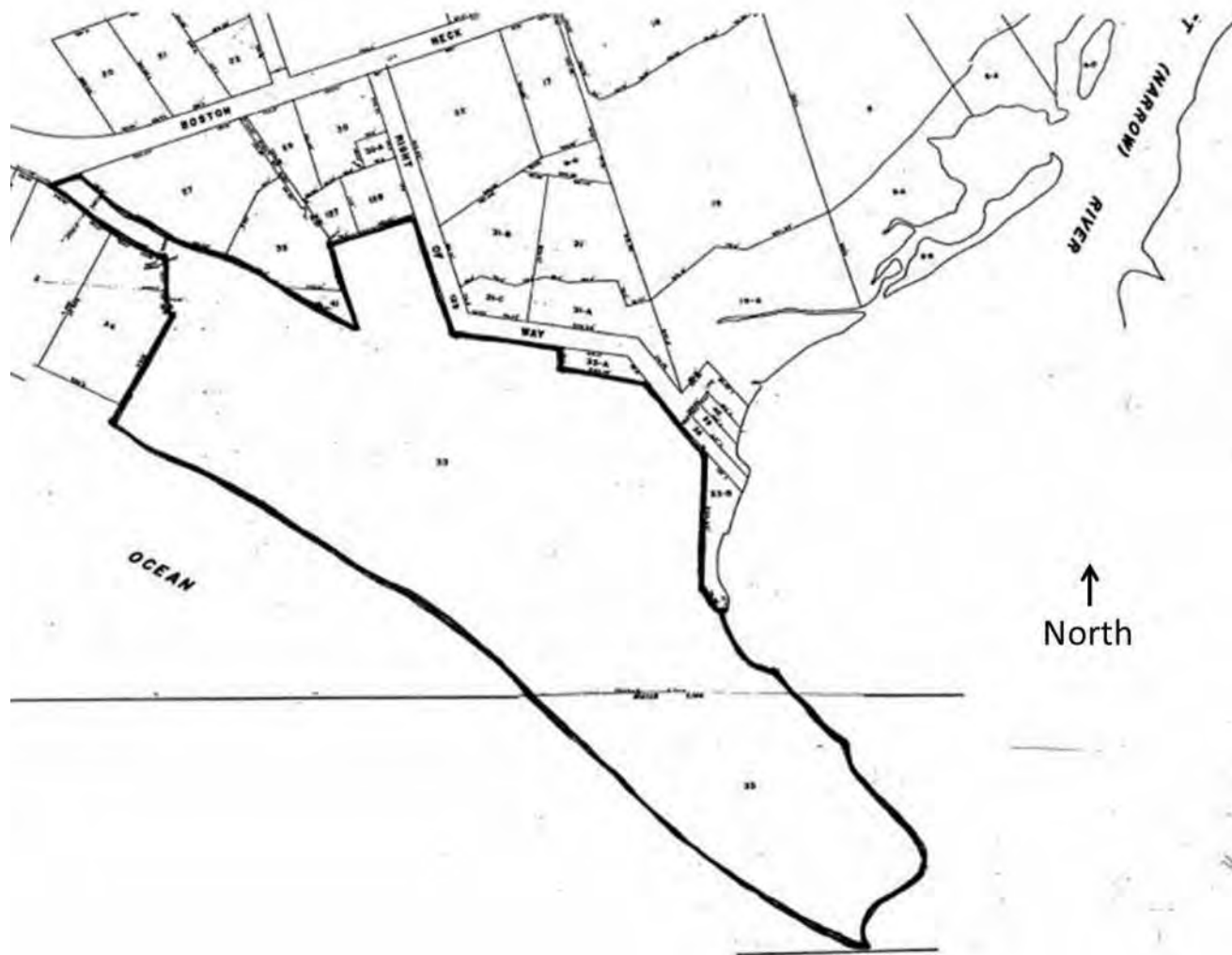
The Dunes Club

Name of Property

Washington County, RI

County and State

Narragansett assessor's map A, showing boundaries of the Dunes Club property



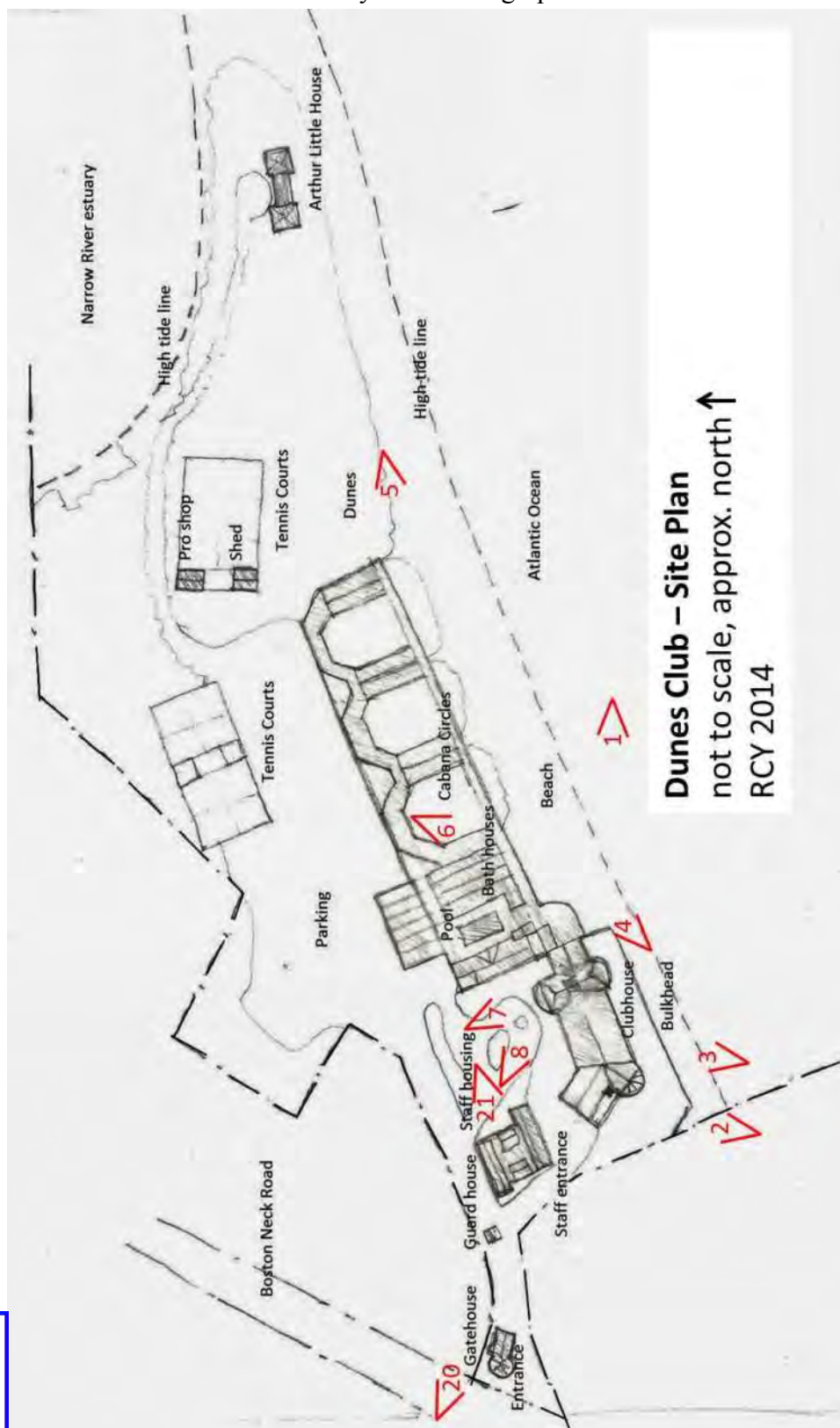
The Dunes Club

Name of Property

Washington County, RI

County and State

The Dunes Club – Site Plan Keyed to Photographs



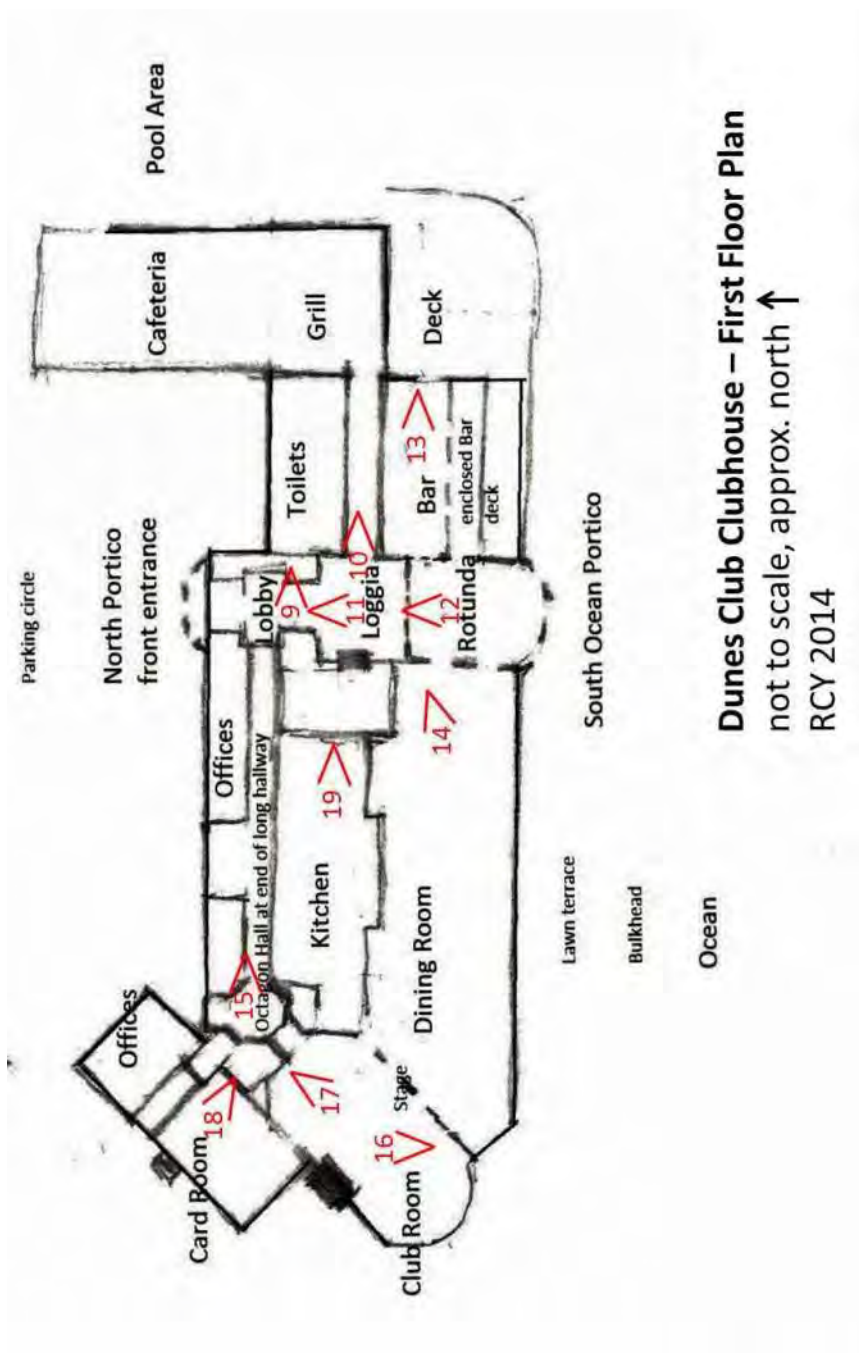
Sections 9-end page 28



The Dunes Club
Name of Property

Washington County, RI
County and State

The Dunes Club Clubhouse – First Floor Plan Keyed to Photographs



Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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MANAGEMENT COUNCIL

The Dunes Club
Name of Property

Washington County, RI
County and State

Additional Information



Photo 1 of 5 The Dunes Club, view looking northwest, 1939.



Photo 2 of 5 The Dunes Club, view looking east, 1939.



The Dunes Club
Name of Property

Washington County, RI
County and State



Photo 3 of 5 The Dunes Club, view of clubhouse, north entrance portico, 1939.



The Dunes Club
Name of Property

Washington County, RI
County and State

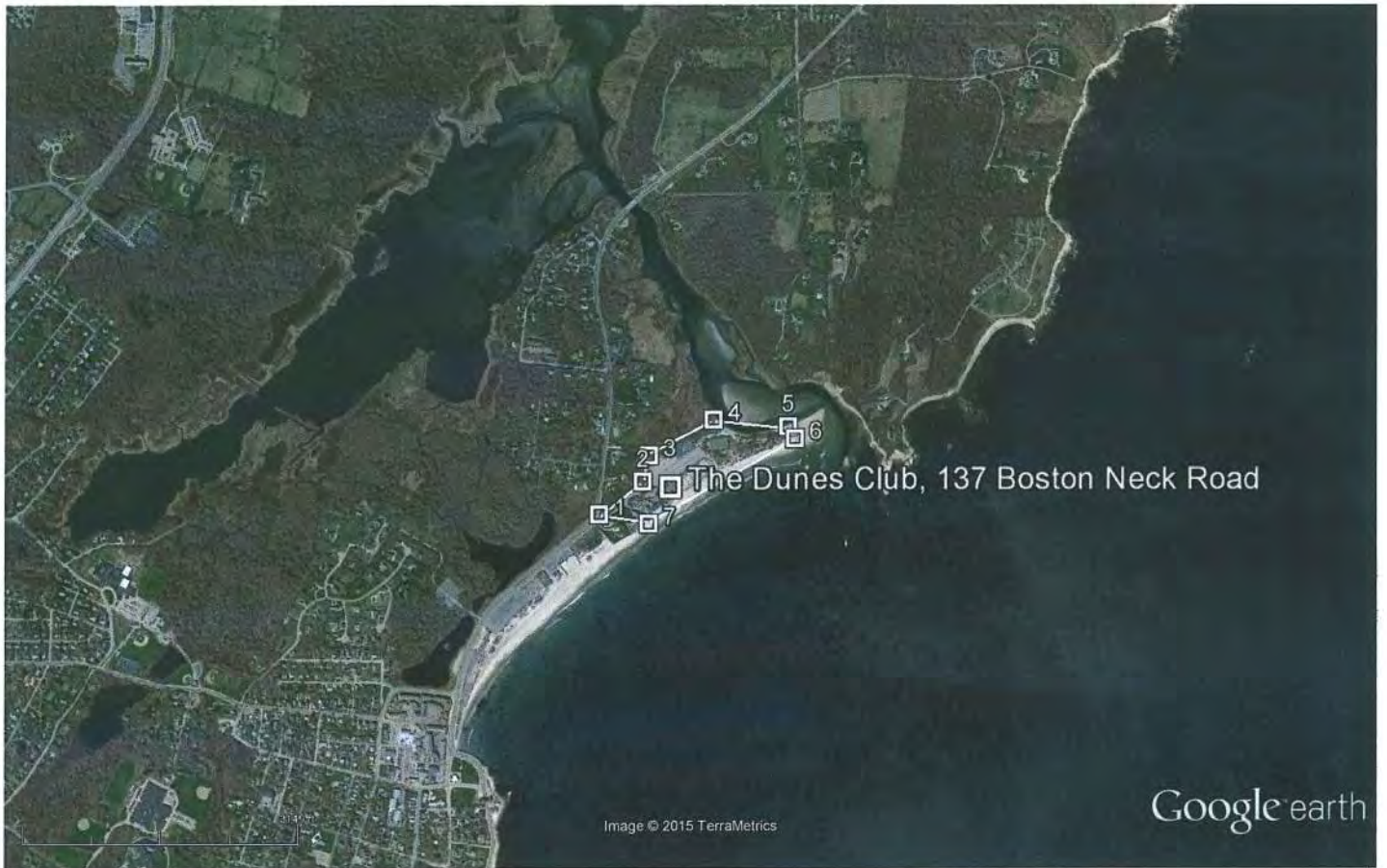


Photo 4 of 5 The Dunes Club, view of clubhouse interior, lobby, looking northwest, 1939.



Photo 5 of 5 The Dunes Club, view of clubhouse interior, loggia, looking south, 1939.





Google earth

miles 1
km 2



The Dunes Club
137 Boston Neck Road
Narragansett, Washington County, Rhode Island

Coordinates

- 1) 41.439382°, -71.451063°
- 2) 41.440400°, -71.449258°
- 3) 41.441219°, -71.448993°
- 4) 41.442329°, -71.446278°
- 5) 41.442120°, -71.443163°
- 6) 41.441745°, -71.442870°
- 7) 41.439088°, -71.449015°

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8/20/2025

COASTAL RESOURCES
MANAGEMENT COUNCIL



Google earth

feet 1000
meters 300



The Dunes Club
137 Boston Neck Road
Narragansett, Washington County, Rhode Island

Coordinates

- 1) 41.439382°, -71.451063°
- 2) 41.440400°, -71.449258°
- 3) 41.441219°, -71.448993°
- 4) 41.442329°, -71.446278°
- 5) 41.442120°, -71.443163°
- 6) 41.441745°, -71.442870°
- 7) 41.439088°, -71.449015°

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COASTAL RESOURCES
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MANAGEMENT DIVISION



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COASTAL RESOURCES
MANAGEMENT DIVISION



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COASTAL RESOURCES
MANAGEMENT COUNCIL



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COASTAL RESOURCES
MANAGEMENT COUNCIL



SECTION 8

Attachment G Boring Logs & Plan



Geologic - Earth Exploration, Inc.

7 Sherwood Drive
TEL 508.384.4434

Norfolk, MA 02056
FAX 508.384.4452

CLIENT: Reagan Marine Construction LLC

PROJECT: Dunes Club

LOCATION: Narragansett, RI

BORING #:

B1

PAGE

1 OF 1

File #: 24142

Date Started: 9/10/24

Date Completed: 9/11/24

Driller: M. Ferreira

Site Rep.: M. Melchiori

TYPE

SIZE

HAMMER

FALL

CASING
HW/NW

4"/3"

300#

30"

SAMPLER
SS

1 3/8"

140#

30"

CORE BARREL

Surface Elevation: _____

Station: _____

Groundwater level readings

Date 9/11/2024 Depth 4'

Date _____ Depth _____

Depth ft	Sample					Sample Description
	No.	Depth ft	Pen. in	Rec. in	Blows/6"	
	S-1	0.0-2.0	24	15	1-1-7-12	S-1 Dry loose tan/light brown medium SAND, trace of coarse SAND
5	S-2	4.0-4.2	2	2	100/2"	S-2 Moist very dense grey medium SAND, Concrete in tip
10	S-3	9.0-11.0	24	14	7-8-14-12	S-3 Wet medium dense grey fine SAND
15	S-4	14.0-16.0	24	6	3-3-4-7	S-4 Wet loose grey fine SAND, some medium Sand, trace coarse Sand
20	S-5	19.0-21.0	24	24	2-2-2-2	S-5 Wet loose black fine SAND and ORGANICS
25	S-6	24.0-25.2	14	6	7-100/2"	S-6 Wet very dense grey fine SAND, some medium to coarse Sand Weathered rock in tip
30	C1	30.0-35.0	60	5	-5-5-5	C1 RQD = 73%
35						Bottom of exploration at 35.0'
40						

Ground Surface to _____ used _____ then _____

Proportions Used		Cohesive Consistency Blows/ft				Cohesionless Density Blows/ft		Sample Type
Trace	0 to 10%	0-2	Very Soft	9-15	Stiff	0-10	Loose	UP = Fixed Piston
Little	10 to 20%	3-4	Soft	16-30	V-Stiff	10-30	M-Dense	UT = Shelby Tube
Some	20 to 35%	5-8	M-Stiff	31+	Hard	30-50	Dense	OE = Open End Rod
And	35 to 50%					50+	V-Dense	* = 300# hammer

Notes:

- The stratification lines represent the approximate boundary between soil types. The transition may be gradual.
- Water level readings were made in the drill hole during or at the completion of drilling. The water level may fluctuate over time.

Remarks:

NOTE: All soil descriptions are made in the field by the Drilling Foreman. No Laboratory analyses were performed for this purpose.



Geologic - Earth Exploration, Inc.

7 Sherwood Drive
TEL 508.384.4434

Norfolk, MA 02056
FAX 508.384.4452

CLIENT: Reagan Marine Construction LLC

PROJECT: Dunes Club

LOCATION: Narragansett, RI

BORING #: B2

PAGE 1 OF 1

File #: 24142

Date Started: 9/11/24

Date Completed: 9/12/24

Driller: M. Ferreira

Site Rep.: M. Melchiori

CASING HW/NW

SAMPLER SS

CORE BARREL

TYPE

SIZE 4"/3"

HAMMER 300#

FALL 30"

Surface Elevation:

Station:

Groundwater level readings

Date 9/12/2024

Depth 5'

Depth ft	Sample					Sample Description
	No.	Depth ft	Pen. in	Rec. in	Blows/6"	
	S-1	0.0-2.0	24	10	1-1-3-4	S-1 Dry loose tan/light brown fine SAND
5	S-2	4.0-6.0	24	16	2-5-7-9	S-2 Wet medium dense light brown medium SAND, little coarse SAND
10	S-3	9.0-11.0	24	9	4-5-6-5	S-3 Wet medium dense grey fine SAND
15	S-4	14.0-16.0	24	6	3-1-2-4	S-4 Wet loose grey fine SAND
20	S-5	19.0-21.0	24	24	1-5-8-12	S-5 Wet medium dense grey fine SAND, trace Silt Organics at 22'
25	S-6	24.0-26.0	24	18	10-10-10-16	S-6 Wet medium dense grey fine SAND and ORGANICS
30	S-7	29.0-31.0	24	15	8-7-6-8	S-7 Wet medium dense grey fine SAND, little coarse Gravel, trace of Silt
35	C1	35.0-40.0	60	48		C1 RQD = 86%
40						Bottom of exploration at 40.0'

Ground Surface to _____ used _____ then _____

Proportions Used	Cohesive Consistency Blows/ft			Cohesionless Density Blows/ft		Sample Type	
Trace 0 to 10%	0-2	Very Soft	9-15	Stiff	0-10	Loose	UP = Fixed Piston
Little 10 to 20%	3-4	Soft	16-30	V-Stiff	10-30	M-Dense	UT = Shelby Tube
Some 20 to 35%	5-8	M-Stiff	31+	Hard	30-50	Dense	OE = Open End Rod
Any 35 to 50%					50+	V-Dense	* = 300# hammer

Notes:

1. The stratification lines represent the approximate boundary between soil types. The transition may be gradual.

2. Water level readings were made in the drill hole during or at the completion of drilling. The water level may fluctuate over time.

Remarks:

NOTE: All soil descriptions are made in the field by the Drilling Foreman. No Laboratory analyses were performed for this purpose.

NARRAGANSETT RI.GPJ GEOLOGIC.GDT 9/25/24

COASTAL RESOURCES MANAGEMENT COUNCIL

8/20/2025

RECEIVED

Bulkhead / Shoreline Protection

Barry Residence
131 Boston Neck Road

Healey Residence
129 Boston Neck Road

Boring Location (typ of 4) 0

Staging in parking area
this end with access to the
beach this sand cut

Legend

- Conochet Club Beach
Dunes Club

Dunes Club

Barry

Healey

RECEIVED
8/20/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL

Image © 2024 Airbus

500 ft



SECTION 9

Attachment H Previous CRMC Assents List



File No	Town	First Name	Last Name	Location	Plat	Lot	Decision Date
2024-05-060	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2024-03-119	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Mar 29, 2024
2024-02-005	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2024-01-029	Narragansett	The Dunes Club		137 Boston Neck Road aka 139 Beach Stree	A	33	Jan 12, 2024
2023-02-089	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Mar 28, 2023
2023-01-021	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Apr 06, 2023
2023-01-010	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Mar 28, 2023
2022-12-090	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Dec 27, 2022
2021-12-033	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Dec 14, 2021
2021-11-025	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 04, 2021
2021-02-045	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2020-11-056	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 16, 2020
2020-11-001	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Dec 18, 2020
2020-10-081	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 10, 2020
2020-06-034	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2019-11-044	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 13, 2019
2019-11-019	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 06, 2019
2018-10-058	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 16, 2018
2017-12-032	Narragansett	Dunes Club		137 Boston Neck Road	33	A	Dec 11, 2017
2017-11-053	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 17, 2017
2017-02-043	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Feb 21, 2017
2016-11-051	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 16, 2016
2015-10-094	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 30, 2015
2015-10-036	Narragansett	The Dunes Club		137 Boston Neck Road	4	33	Oct 07, 2015
2015-04-034	Narragansett	The Dunes Club		137 Boston Neck Road	A	41	Apr 13, 2015



File No	Town	First Name	Last Name	Location	Plat	Lot	Decision Date
2014-10-050	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 02, 2014
2014-03-044	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Mar 13, 2014
2013-11-024	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 06, 2013
2013-11-004	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 04, 2013
2013-11-003	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 04, 2013
2013-09-099	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Sep 26, 2013
2013-01-009	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Jan 03, 2013
2012-12-075	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Dec 14, 2012
2012-10-059	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 23, 2012
2012-01-049	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Jan 30, 2012
2011-10-002	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 04, 2011
2010-10-061	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 27, 2010
2010-07-032	Narragansett	The Dunes Club		137 Boston Neck Road	4	33	Aug 13, 2010
2010-01-059	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Jan 26, 2010
2009-10-080	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 27, 2009
2008-11-007	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2008-11-002	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 07, 2008
2008-04-074	Narragansett	Charlotte	Smith	137 Boston Neck Road	A	33	Apr 25, 2008
2008-03-005	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Mar 14, 2008
2007-04-166	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Apr 30, 2007
2006-10-021	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2006-01-018	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2005-09-123	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2004-09-145	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Sep 28, 2004
2003-10-011	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Nov 14, 2003



File No	Town	First Name	Last Name	Location	Plat	Lot	Decision Date
2002-11-063	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Dec 12, 2002
2002-02-004	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Apr 04, 2002
1999-11-068	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Nov 22, 1999
1999-11-039	Narragansett	Dunes Club		137 Boston Neck Road	A	3,33,41	Nov 18, 1999
1998-03-086	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Mar 28, 1998
1998-03-085	Narragansett	Dunes Club		137 Boston Neck Road & 111	A	3	Mar 27, 1998
1998-02-025	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Feb 18, 1998
1997-11-059	Narragansett	Dunes Club		137 Boston Neck Road	19	33	Nov 18, 1997
1997-11-005	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Nov 04, 1997
1997-09-058	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Sep 22, 1997
1997-09-022	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Sep 23, 1997
1997-02-054	Narragansett	Dunes Club		137 Boston Neck Road	A	3,33,41	Feb 27, 1997
1996-11-012	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Nov 06, 1996
1996-07-035	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Jul 16, 1996
1996-05-040	Narragansett	Dunes Club		137 Boston Neck Road & 111	A	33	May 10, 1996
1995-06-113	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Jul 05, 1995
1995-05-020	Narragansett	Dunes Club		137 Boston Neck Road	A	33	May 10, 1995
1994-12-002	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Jan 13, 1995
1994-10-091	Narragansett	Dunes Club		137 Boston Neck Road	19	33	Nov 29, 1994
1994-09-008	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Sep 08, 1994
1994-02-045	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Mar 01, 1994
1994-02-044	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Feb 28, 1994
1993-08-021	Narragansett	Dunes Club		137 Boston Neck Road	A	3,33,41	Sep 23, 1993
1993-05-075	Narragansett	Dunes Club		137 Boston Neck Road	A	33	May 29, 1993
1992-01-050	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Mar 30, 1992



File No	Town	First Name	Last Name	Location	Plat	Lot	Decision Date
1991-12-025	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Jan 06, 1992
1989-04-001	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Apr 04, 1989
1988-05-063	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Jul 29, 1988
1988-05-013	Narragansett	Dunes Club		137 Boston Neck Road	A	33	May 11, 1988
1987-05-025	Narragansett	Dunes Club		137 Boston Neck Road	A	33	May 05, 1987
1986-05-006	Narragansett	Dunes Club		137 Boston Neck Road	A	33	May 13, 1986
1984-10-010	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Nov 18, 1984
1982-09-035	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Oct 19, 1982
1982-05-006	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Jun 01, 1982
1982-01-010	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Jan 04, 1982
1980-05-014	Narragansett	Dunes Club		137 Boston Neck Road	A	33	May 09, 1980

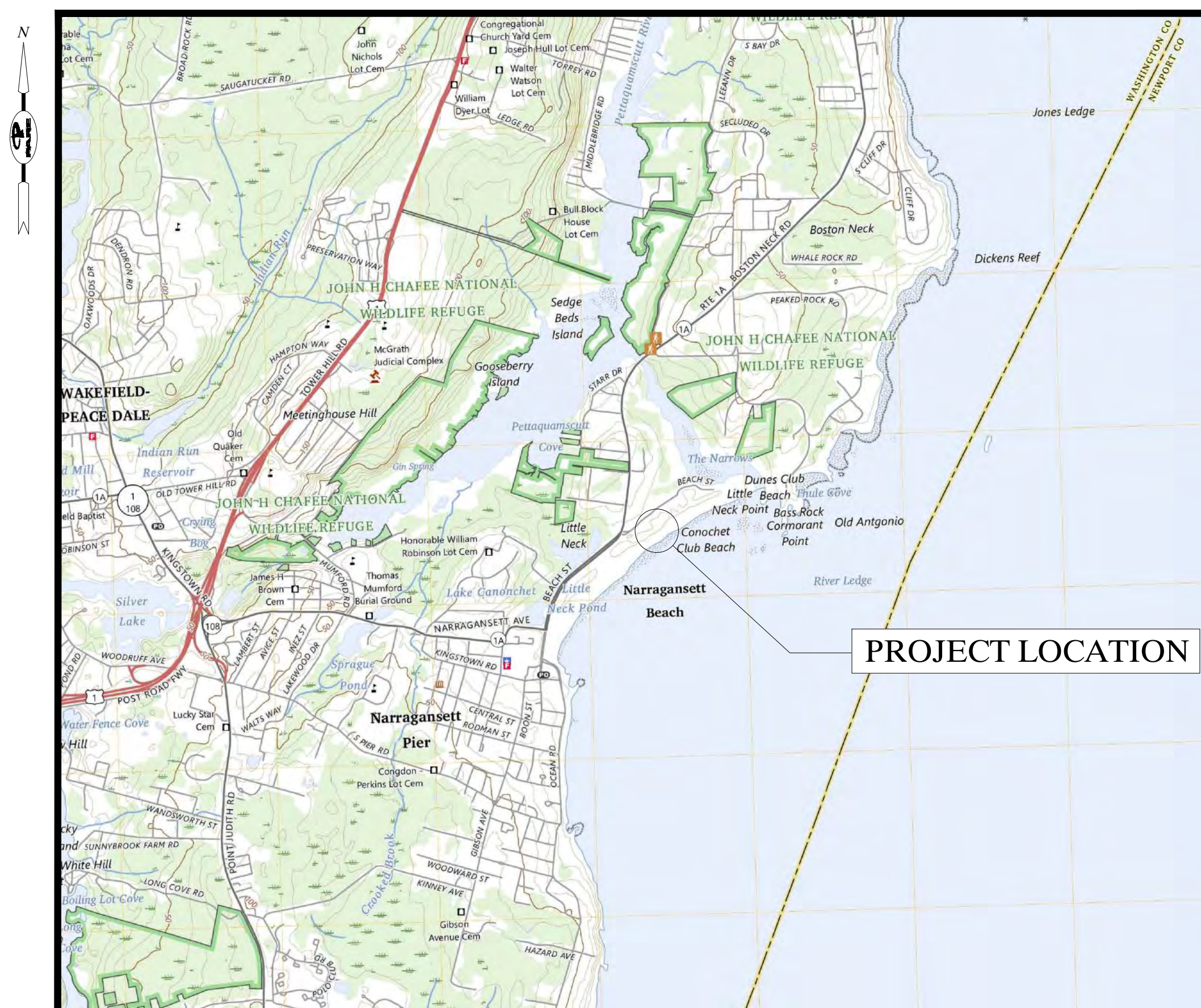


Prepared for :
THE DUNES CLUB
SEAWALL PROTECTION

NARRAGANSETT, RHODE ISLAND
AUGUST 2025

INDEX OF DRAWINGS

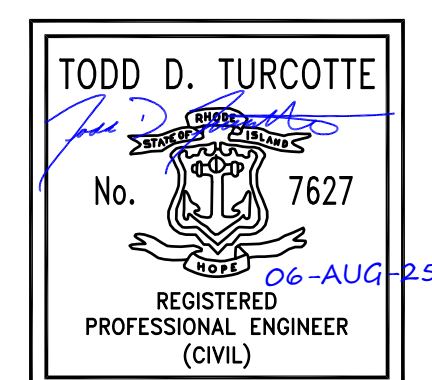
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GD-001	COVER SHEET		
GD-002	GENERAL NOTES		
CD-101	EXISTING OVERALL SITE PLAN		
CD-102	EXISTING SITE PLAN		
CD-103	PROPOSED SITE PLAN		
SD-301	EXISTING & PROPOSED SECTIONS		



LOCUS PLAN
SCALE: 1" = 400'



AERIAL PLAN
SCALE: 1" = 250'



Prepared by:
PARE CORPORATION



PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE LINCOLN, RI 02865 401-334-4100
10 LINCOLN ROAD, SUITE 210 FOLKSBORO, MA 02035 508-543-1755
14 BOBALA ROAD, SUITE 2B HOLYOKE, MA 01040 413-507-3448
1 LIBRARY LANE KINGSTON, NH 00008 603.000.0000

1. FOR THE PURPOSE OF THIS PROJECT

ENGINEER - PARE CORPORATION
10 LINCOLN ROAD, SUITE 210
FOXBORO, MA 02035

CONTACT - TODD D TURCOTTE, PE

3. ALL CONSTRUCTION INDICATED ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE RHODE ISLAND STATE BUILDING CODE, ALL FEDERAL AND MUNICIPAL BUILDING CODES, AND THE SPECIFICATIONS INCLUDED IN THIS CONTRACT.
3. CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, AND SAFETY OF WORK.
4. THE CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH THE CLIENT THAT WILL BE IMPACTED BY DEMOLITION AND CONSTRUCTION, INCLUDING TEMPORARY REMOVAL AND REPLACEMENT OF ANY EQUIPMENT OR MATERIALS THAT WILL BE AFFECTED BY THE WORK.
5. HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD83
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM - NAVD88
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. PLANS SHALL NOT BE SCALED FOR DIMENSIONS.
7. NOTES, TYPICAL DETAILS, AND SCHEDULES APPLY TO ALL WORK UNLESS OTHERWISE NOTED. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF SIMILAR NATURE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL PROJECT DEMOLITION AND EXCESS MATERIAL IN ACCORDANCE WITH RHODE ISLAND, LOCAL, AND FEDERAL LAWS.
9. THE CONTRACTOR SHALL PROTECT ALL ADJACENT STRUCTURES AND UTILITIES.
10. THE CONTRACTOR SHALL FOLLOW ALL OSHA, FEDERAL, STATE, AND LOCAL STANDARDS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SITE SAFETY PROCEDURES AND PRACTICES REGARDLESS OF THE PRESENCE OF THE OWNER OR ENGINEER.
11. THE CONTRACTOR WILL SUBMIT A CONSTRUCTION SCHEDULE TO THE OWNER. THE CONTRACTOR WILL UPDATE SCHEDULE AS NEEDED THROUGHOUT THE COURSE OF WORK.
12. THE CONTRACTOR SHALL STAGE ALL EQUIPMENT IN THE DESIGNATED STAGING AREA(S). ALL GREASING AND REFUELING ACTIVITIES SHALL OCCUR IN THE STAGING AREAS. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT BY ANY METHOD, OIL, CONSTRUCTION DEBRIS, STOCKPILED MATERIALS, AND OTHER MATERIALS ON THE SITE, FROM ENTERING THE WATERWAY. STAGING/LAYDOWN AREA(S) SHALL BE RESTORED BY THE CONTRACTOR TO THE EXISTING CONDITION. IN ADDITION, THE CONTRACTOR SHALL REPLACE ALL DAMAGED MATERIALS AS A RESULT OF HIS OPERATIONS, TO THE SATISFACTION OF THE ENGINEER.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ALL CONSTRUCTION DEBRIS OR WASTE FROM FALLING INTO THE WATER. ANY DEBRIS FALLING INTO THE WATER SHALL BE RECOVERED AND PROPERLY DISPOSED OF.
14. THE CONTRACTOR SHALL MAINTAIN A SECURE SITE AND PROVIDE APPROPRIATE SAFETY MEASURES TO PREVENT ACCIDENTS. THE SAFETY MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FENCES, FLASHING WARNING LIGHTS, AND POLICING IF NECESSARY.
15. UPON COMPLETION OF THE PROJECT, CONTRACTOR DESIGN BUILDER WILL PROVIDE TWO AS-BUILT PLAN SETS, ONE ELECTRONIC PDF, AND ONE HARD COPY, TO THE OWNER DEPICTING ANY FIELD CHANGES OF DIMENSION OR DETAIL, LOCATION OF UNDERGROUND STRUCTURES AND/OR UTILITIES, CONSTRUCTION DEVIATIONS, CHANGES DUE TO FIELD OR CHANGE ORDER, AND DETAILS NOT ON THE ORIGINAL DRAWINGS.
16. THE PROJECT LIMITS IS LOCATED WITHIN THE FEMA FLOOD ZONE VE EL. 16 AND WILL BE INUNDATED DURING THE 100-YR STORM AS SHOWN ON THE WASHINGTON COUNTY FLOOD INSURANCE (FIS) MAP, PANEL 204/386, MAP NUMBER 44009C0204K. REVISED DATE APR. 13, 2020

1. PRIOR TO PROJECT COMMENCEMENT, DESIGN BUILDER AND OWNER WILL NOTIFY AND COORDINATE WITH ALL STATE, LOCAL AND FEDERAL AUTHORITIES AS REQUIRED.

2. MOBILIZE CONSTRUCTION EQUIPMENT AND PERSONNEL TO THE SITE. INSTALL EROSION CONTROLS.
3. LAYOUT THE PRELIMINARY ALIGNMENT OF THE NEW BULKHEAD AND NOTIFY THE ENGINEER OF POSSIBLE OBSTRUCTIONS THAT MAY BE ENCOUNTERED DURING INSTALLATION. PROVIDE PROPOSED AND FINAL WALL OFFSETS AT 5 FT INTERVALS TO THE ENGINEER.
4. PRE-DRILL FOR SOIL ANCHORS.
5. INSTALL NEW SHEET PILES.
6. INSTALL STEEL REINFORCING FOR THE PROPOSED FLOW FILL ANNULUS AND CONCRETE GRADE BEAM, INCLUDING THE CONNECTION OF THE NEW FRP SHEET PILES TO THE EXISTING RETAINING STRUCTURES.
7. INSTALL SOIL ANCHORS.
8. PLACE FLOWABLE FILL AND CONCRETE AS INDICATED ON DRAWINGS. CONCRETE SHALL BE PLACED IN THE DRY WHEN POSSIBLE.
9. INSTALL NEW REINFORCED CONCRETE PILE CAP/GRADE BEAM.
10. DEMOBILIZE AND RETURN DISTURBED AREAS OF THE SITE TO PRE-CONSTRUCTION CONDITIONS.

1. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES FOR THE DURATION OF THE PROJECT.
2. CONTRACTOR SHALL PREVENT SEDIMENT FROM ENTERING THE WATERWAY VIA DISCHARGES THROUGH ANY DRAINAGE STRUCTURES OR RUNOFF FROM WITHIN THE LIMITS OF WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING, RESTORING AND REPAIRING ALL DAMAGE AS A RESULT OF UNAUTHORIZED WORK OR DISCHARGES AT NO ADDITIONAL COST TO THE OWNER.
4. DISCHARGE OF TURBID WATER TO THE WATERWAY IS PROHIBITED.

1. SPILLS AND LEAKS SHALL BE AVOIDED THROUGH FREQUENT INSPECTION OF EQUIPMENT AND MATERIAL STORAGE AREAS, AND SHALL BE REMEDIATED AND REPAIRED AS NECESSARY.
2. HAZARDOUS MATERIAL STORAGE TO BE PLACED ONLY IN DESIGNATED AREAS. MATERIAL STORAGE AREAS SHALL BE ROUTINELY INSPECTED FOR LEAKY CONTAINERS, OPEN CONTAINERS, OR IMPROPER STORAGE TECHNIQUES THAT MAY LEAD TO SPILLS OR LEAKS.
3. APPROPRIATE SPILL REMEDIATION PROCEDURES AND SUPPLIES SHALL BE READILY AVAILABLE ON-SITE. TOOLS AND SUPPLIES SHALL BE CLEARLY MARKED SO THAT ALL PERSONNEL CAN LOCATE AND ACCESS THESE SUPPLIES.

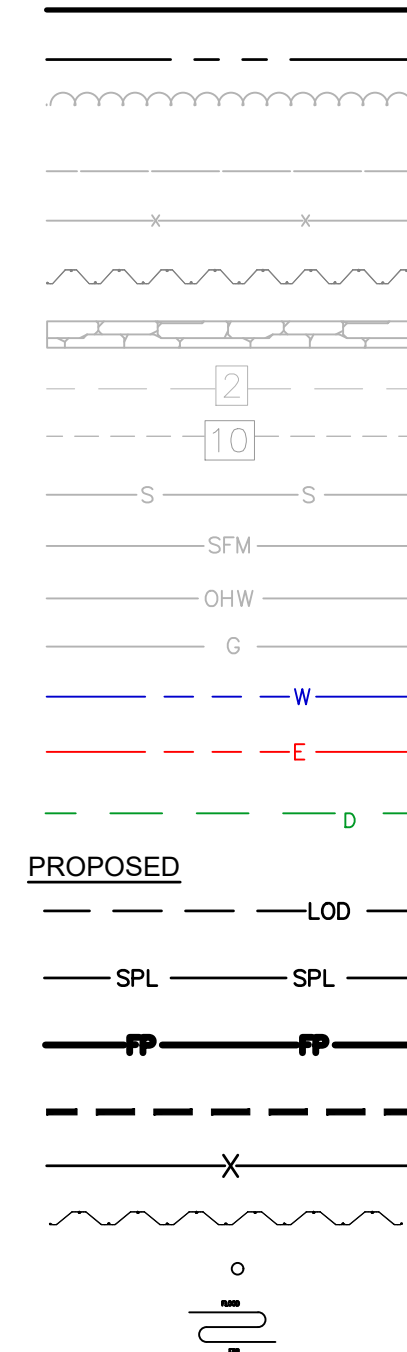
4. SPILL REMEDIATION SHALL BE PERFORMED IMMEDIATELY. CONTRACTOR SHALL FOLLOW PROPER RESPONSE PROCEDURES IN ACCORDANCE WITH ANY APPLICABLE REGULATORY REQUIREMENTS.
5. AT NO TIME SHALL SPILLS BE DIVERTED TOWARD STORM DRAINS OR TO THE WATERWAY.
6. EQUIPMENT/VEHICLE FUELING AND REPAIR/MAINTENANCE OPERATIONS SHALL TAKE PLACE ONLY WITHIN DESIGNATED STAGING AREAS.
7. THE EQUIPMENT OPERATOR SHALL FULLY MONITOR FUELING OPERATIONS TO EQUIPMENT AND VEHICLES AT ALL TIMES.
8. ANY SPILLAGE SHALL BE IMMEDIATELY CLEANED WITH SPILL KITS KEPT ON SITE.
9. IN THE CASE OF SMALL AMOUNTS OF SOIL CONTAMINATION, SUCH SOIL SHALL BE PLACED IN 55 GALLON DRUMS FOR DISPOSAL BY A LICENSED HAZARDOUS WASTE HAULER.
10. IN THE CASE OF A LARGE AMOUNT OF SOIL CONTAMINATION OR DISCHARGE TO THE WATERWAY, RHODE ISLAND DEM AND APPLICABLE AGENCIES SHALL BE NOTIFIED AS REQUIRED. A HAZARDOUS WASTE REMEDIATION FIRM SHALL BE CONTRACTED TO REMOVE AND DISPOSE OF THE CONTAMINATED MATERIAL OR CONTAIN THE SPILL AT NO ADDITIONAL COST.

1. FRP COMPOSITE SHEET PILES ARE UC-50 WITH A SECTION MODULUS OF 20.8 IN³/FT AND A MOMENT OF INERTIA OF 104 IN⁴/FT THE MINIMUM LENGTH VARIES PER LOCATION.
2. FRP COMPOSITE SHEET PILES SHALL BE HANDLED, STORED, AND DRIVEN IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, SUCH THAT NO DAMAGE IS TO OCCUR.
3. THE FINAL POSITION OF THE FRP COMPOSITE SHEET PILES SHALL BE WITHIN 3 INCHES OF THE DESIGN LOCATION AND SHALL BE WITHIN 1 INCH PLUMB TOLERANCE.
4. THE INTERLOCKS SHALL BE CLEAR OF DIRT AND DEBRIS PRIOR TO DRIVING.

1. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", THE RHODE ISLAND STATE BUILDING CODE, AND ACI 357 - "GUIDE FOR DESIGN AND CONSTRUCTION OF WATERFRONT AND COASTAL CONCRETE MARINE STRUCTURES".
2. CONCRETE SHALL BE NORMAL WEIGHT, WITH TYPE II CEMENT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 5,000 PSI, 3/4" AGGREGATE-TYPICAL WITH 2 GAL DCI. ALL CONCRETE DESIGN MIXES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
3. FLOWABLE FILL BACKFILL SHALL BE NORMAL WEIGHT, WITH TYPE II CEMENT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI, 3/4" AGGREGATE-TYPICAL WITH 2 GAL DCI. ALL CONCRETE DESIGN MIXES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
4. THE CONCRETE GRADE BEAM SHALL BE POURED IN SECTIONS SUCH THAT THE CONSTRUCTION JOINTS WILL BE IN LINE WITH COLD JOINTS OF THE EXISTING STRUCTURE. THE FIRST LIFT OF EACH SECTION SHALL NOT EXCEED 12 INCHES BELOW MLW. THE SECOND LIFT SHALL NOT EXCEED THE EXISTING WALL TOP.
5. ALL CONCRETE SHALL BE AIR-ENTRAINED WITH AN AIR CONTENT OF 6% +/- 1%.
6. ALL EXPOSED EDGES SHALL BE CHAMFERED 1" UNLESS NOTED OTHERWISE.
7. WHEN CONCRETE IS PLACED AGAINST PREVIOUSLY HARDENED CONCRETE, THE INTERFACE SHALL BE CLEAN, FREE OF LAITANCE AND INTENTIONALLY ROUGHENED TO FULL AMPLITUDE OF APPROXIMATELY 1/4 INCH.
8. CONCRETE WASHOUT OPERATIONS TO OR WITHIN THE WATERWAY MUST NOT TAKE PLACE AT ANY TIME.

1. REINFORCING BARS SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" AND THE RHODE ISLAND STATE BUILDING CODE
2. REINFORCING BARS SHALL CONFORM TO ASTM A615 OR A706 (WELDABLE) GRADE 60.
3. WELDED-PLAIN AND DEFORMED-WIRE REINFORCEMENT MEETING ASTM A185 OR A497 (DEFORMED) GRADE 80.
4. ALL SUPPORTS SUCH AS CHAIRS, BOLSTERS, SPACERS BLOCKS AND HANGERS SHALL BE OF NON-CORROSIVE MATERIAL, BLOCKS SHALL BE MADE OF 4,000 PSI UN-REINFORCED CONCRETE.
5. UNLESS NOTED ON THE DRAWINGS, THE MINIMUM CONCRETE PROTECTION (CLEAR COVERS FOR CAST-IN-PLACE CONCRETE COVER) SHALL BE AS FOLLOWS:
 - A. FORMED CONCRETE EXPOSED TO EARTH OR WATER: 3"
 - B. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
 - C. ALL OTHER CASES: 1-1/2"
6. MINIMUM REINFORCEMENT DEVELOPMENT LENGTH SHALL BE IN ACCORDANCE WITH ACI 318 UNLESS NOTED ON THE DRAWINGS. LAP SPlice LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318 FOR CLASS B LAPS UNLESS NOTED OTHERWISE.
7. ALL REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS, UNLESS NOTED OTHERWISE, BARS SHALL BE CONTINUOUS AND SHALL RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS.
8. WHERE NOTED, REINFORCEMENT SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A767 "STANDARD SPECIFICATIONS FOR ZINC-COATED (GALVANIZED) STEEL BARS FOR CONCRETE REINFORCEMENT".

AP
N/F
(D)
(M)
(C)
(CA)
HC
T.O.C.



NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

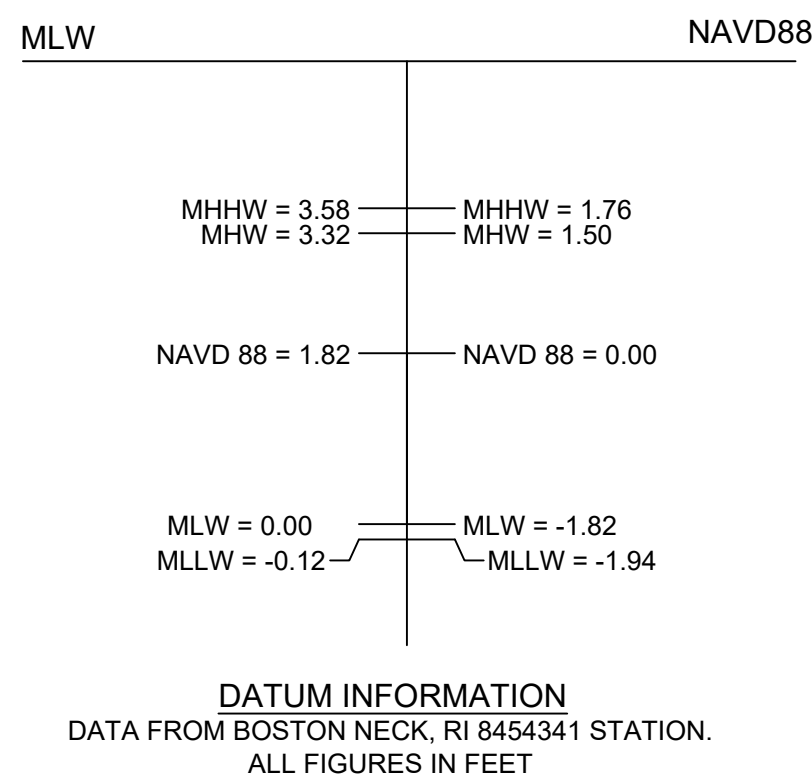
ASSESSOR'S PLAT
NOW OR FORMERLY
DEED
MEASURED
CALCULATED
CHORD ANGLE
HANDICAPPED
TOP OF CAP

PROPERTY LINE
STATE HIGHWAY LAYOUT
TREELINE
GUARDRAIL
FENCE
STEEL SHEET PILE

STONE WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
SEWER LINE
SEWER FORCE MAIN
OVERHEAD WIRES
GAS LINE
WATER LINE
ELECTRIC LINE
DRAINAGE LINE

LIMIT OF DISTURBANCE
STRUCTURAL PERIMETER LIMIT
FIRE PROTECTION LINE
EROSION CONTROL
TEMPORARY CONSTRUCTION FENCE
STEEL SHEET PILE WALL
TIMBER PILE
FLOOD/EBB DIRECTION

	NAIL FOUND/SET
	DRILL HOLE FOUND/SET
	IRON ROD/PIPE FOUND/SET
	BOUND FOUND/SET
	SIGN
	BOLLARD
	SOIL EVALUATION
	CATCH BASIN
	DOUBLE CATCH BASIN
	DRAINAGE MANHOLE
	FLARED END SECTION
	GUY POLE
	ELECTRIC MANHOLE/HANDHOLE
	UTILITY/POWER POLE
	LIGHTPOST
	SEWER/SEPTIC MANHOLE
	SEWER VALVE
	CLEANOUT
	HYDRANT
	IRRIGATION VALVE
	WATER VALVE
	WELL
	MONITORING WELL
	UNKNOWN MANHOLE
	GAS VALVE
	WETLAND FLAG
	BORING
	BUSH
	TREE
	BENCH MARK
	TIMBER PILE



ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE

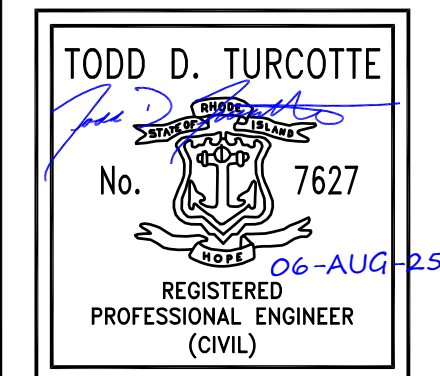


SCALE ADJUSTMENT GUIDE

0" 1"

BAR IS ONE INCH ON ORIGINAL DRAWING

**DUNES CLUB SEAWALL SCOUR
PROTECTION
137 BOSTON NECK RD
NARRAGANSETT, RI**



PROJECT NO.: 25115.00
DATE: AUGUST 2025
SCALE: AS NOTED
DESIGNED BY: CMD
CHECKED BY: TGD
DRAWN BY: CMD
APPROVED BY: TDT
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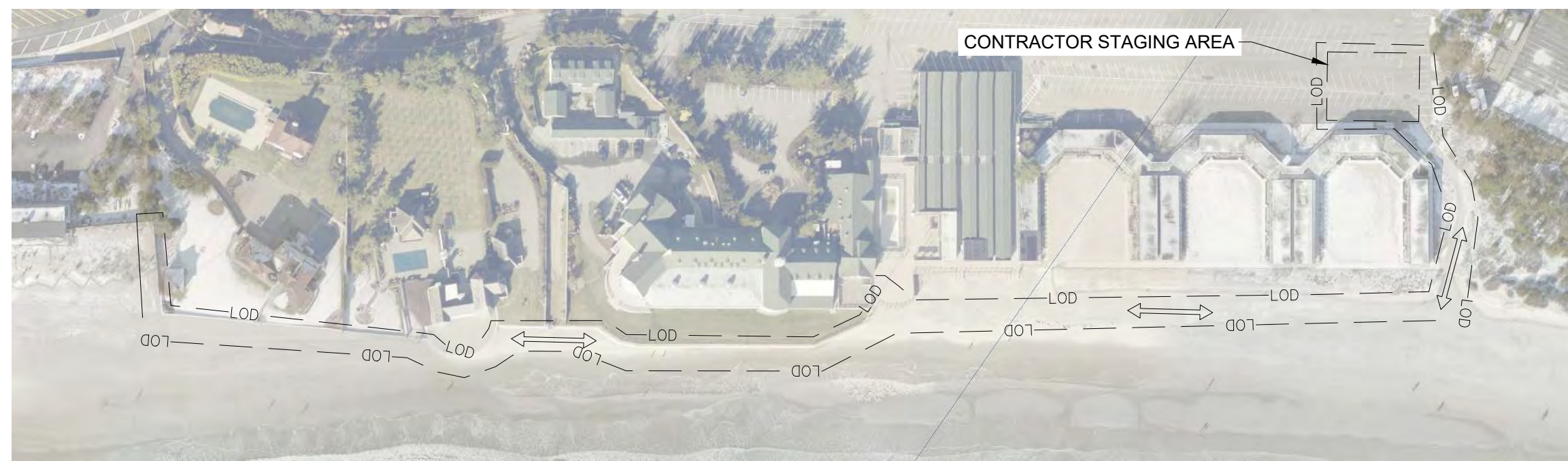
GENERAL NOTES

DRAWING NO.:

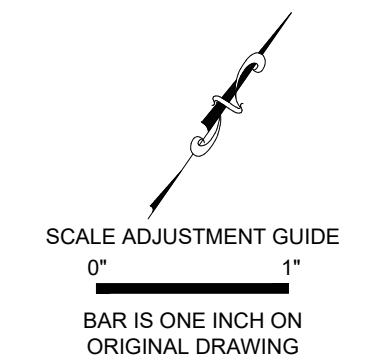
GD-002

SHEET NO.

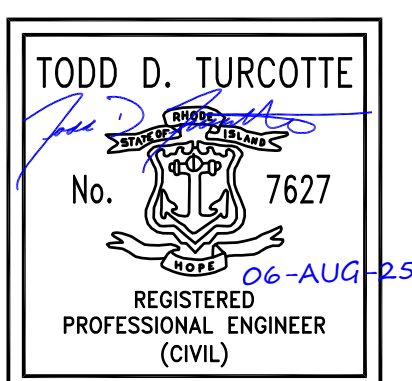
2 RECEIVED
8/20/2025
COASTAL RESOURCE
MANAGEMENT COUN



CONSTRUCTION ACCESS PLAN
SCALE: 1" = 150'



**DUNES CLUB SEAWALL SCOUR
PROTECTION
137 BOSTON NECK RD
NARRAGANSETT, RI**



REVISIONS:		

PROJECT NO.: 25115.00
DATE: AUGUST 2025
SCALE: AS NOTED
DESIGNED BY: CMD
CHECKED BY: TGD
DRAWN BY: CMD
APPROVED BY: TDT
DRAWING TITLE:

EXISTING OVERALL SITE
PLAN

DRAWING NO.:
CD-101

SHEET NO. 3

RECEIVED
8/20/2025



EXISTING OVERALL SITE PLAN
SCALE: 1" = 40'

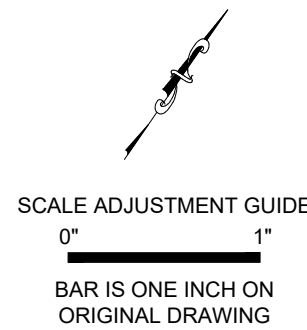
Scale: 1"=40'



A horizontal scale bar with alternating black and white segments. It is marked with 0, 20', 40', and 80'.

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NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE

4/UCBS/25 Jobs/25115.00 Dunes Club Seawall D-B NDW DBA Ragan Marine R01DWCS/1WIP1137 BOSTON NECK RD-DUNES CLUB/CD-101 KEY PLAN.dwg



DUNES CLUB SEAWALL SCOUR
PROTECTION
137 BOSTON NECK RD
NARRAGANSETT, RI

TODD D. TURCOTTE
No. 7627
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)
06-AUG-25

REVISIONS:

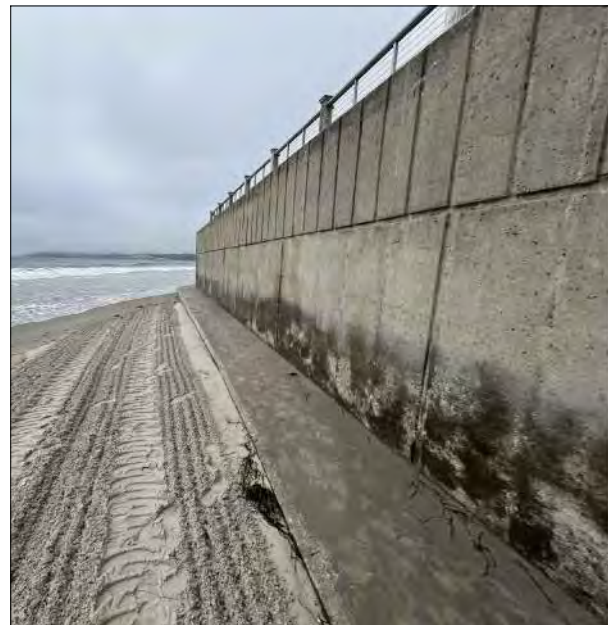
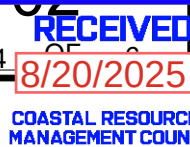
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DATE: AUGUST 2025
SCALE: AS NOTED
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CHECKED BY: TGD
DRAWN BY: CMD
APPROVED BY: TDT
DRAWING TITLE:

EXISTING SITE PLAN

DRAWING NO.:

CD-102

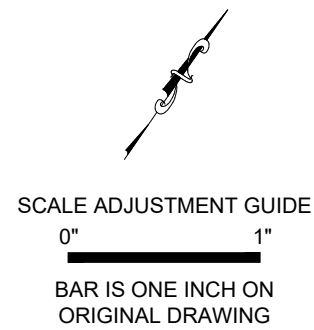
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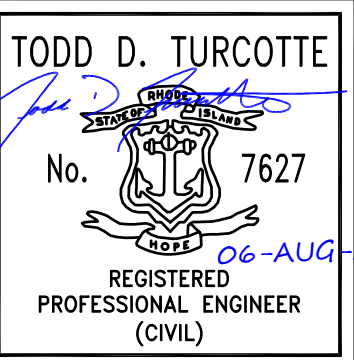
EXISTING SITE PLAN
SCALE: 1" = 20'

Scale: 1"=20'
0 10' 20' 40'

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE



DUNES CLUB SEAWALL SCOUR
PROTECTION
137 BOSTON NECK RD
NARRAGANSETT, RI



REVISIONS:

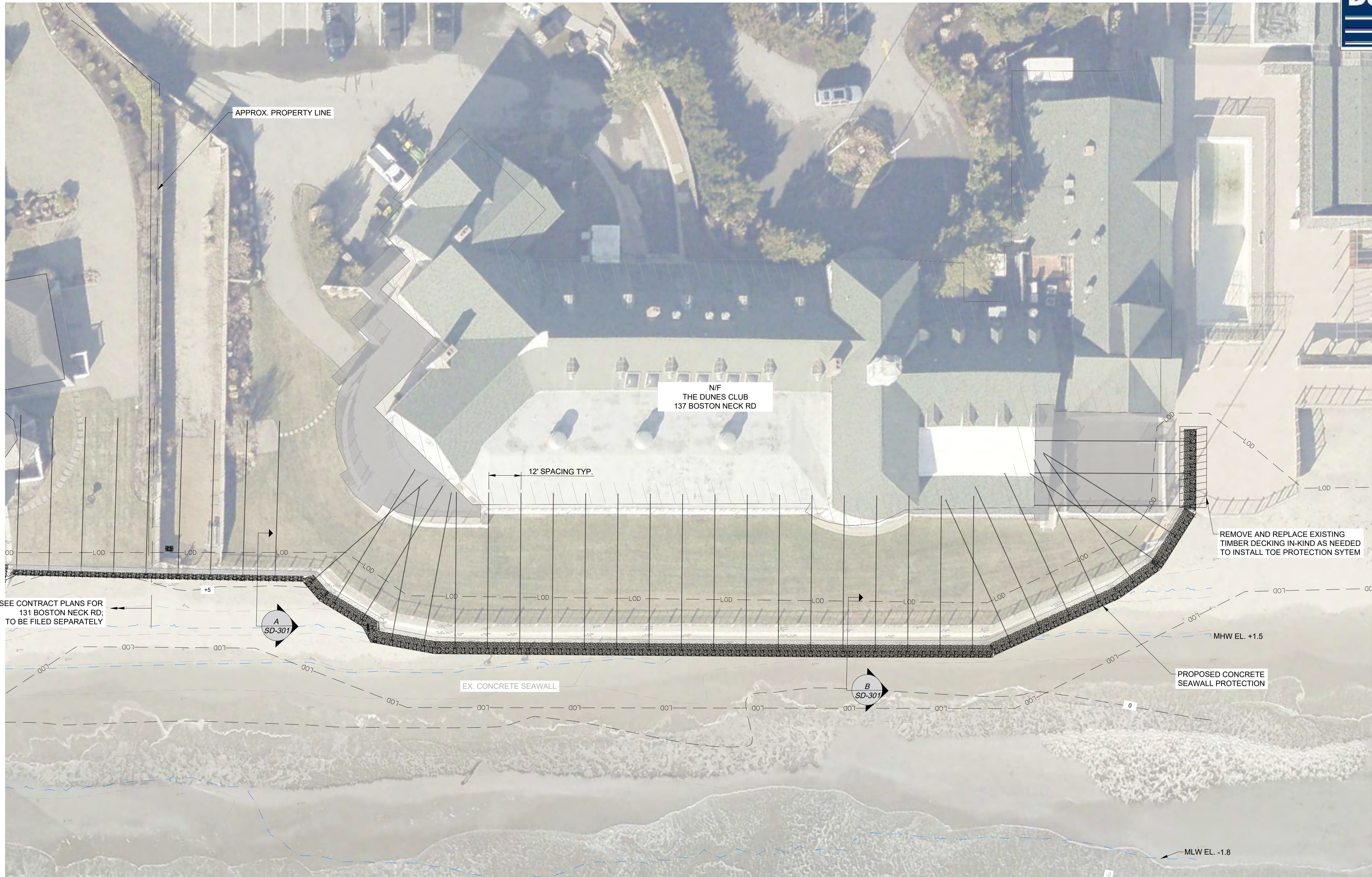
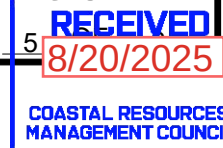
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DATE: AUGUST 2025
SCALE: AS NOTED
DESIGNED BY: CMD
CHECKED BY: TGD
DRAWN BY: CMD
APPROVED BY: TDT
DRAWING TITLE:

PROPOSED SITE PLAN

DRAWING NO.:

CD-103

SHEET NO.



PROPOSED SITE PLAN
SCALE: 1" = 20'

Scale: 1"=20'
0 10' 20' 40'

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE



SCALE ADJUSTMENT GUIDE
0" 1"
BAR IS ONE INCH ON ORIGINAL DRAWING

DUNES CLUB SEAWALL SCOUR PROTECTION
137 BOSTON NECK RD
NARRAGANSETT, RI

TODD D. TURCOTTE
No. 7627
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
06-AUG-23

REVISIONS:

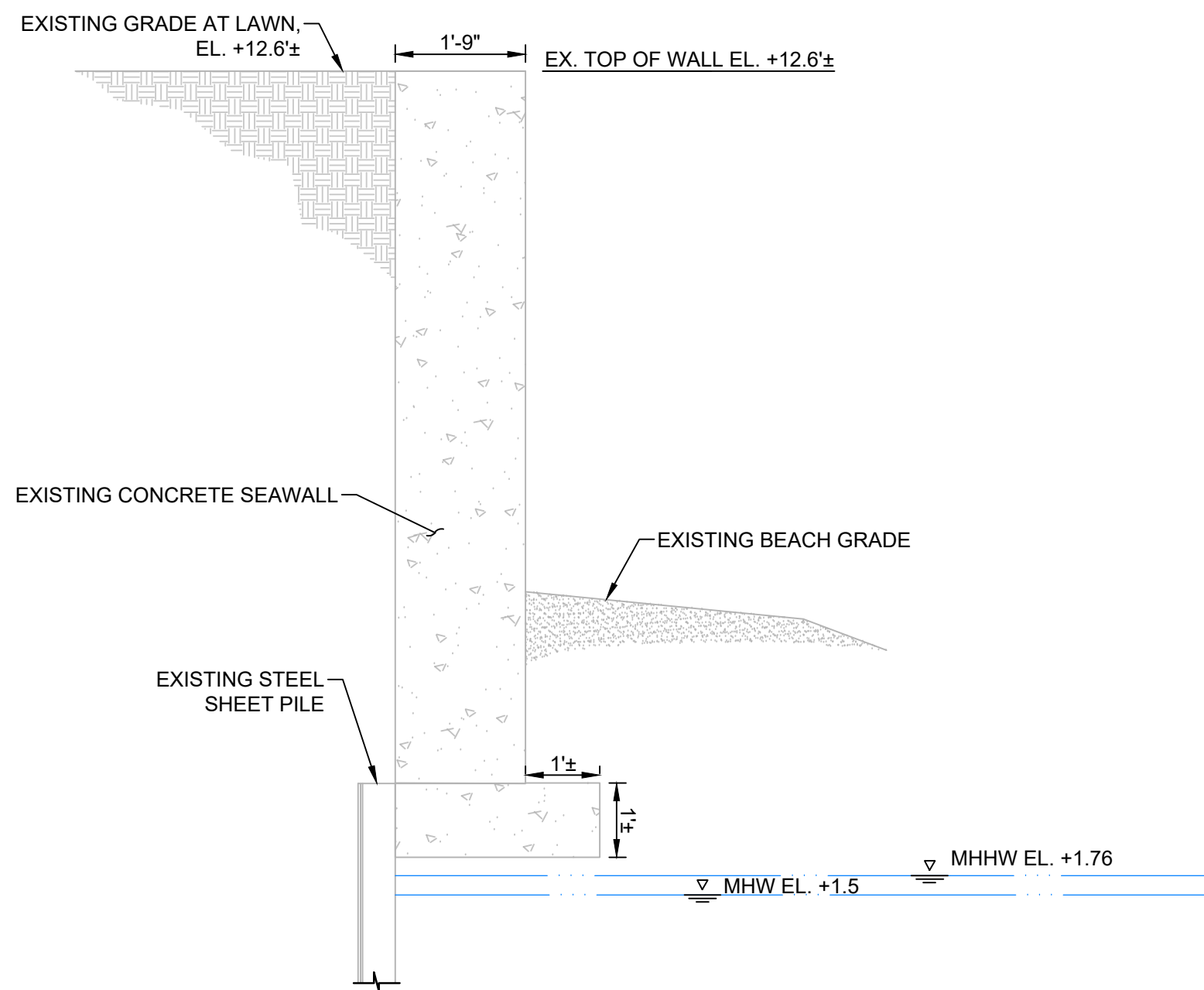
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DATE: AUGUST 2025
SCALE: AS NOTED
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EXISTING AND PROPOSED SECTIONS

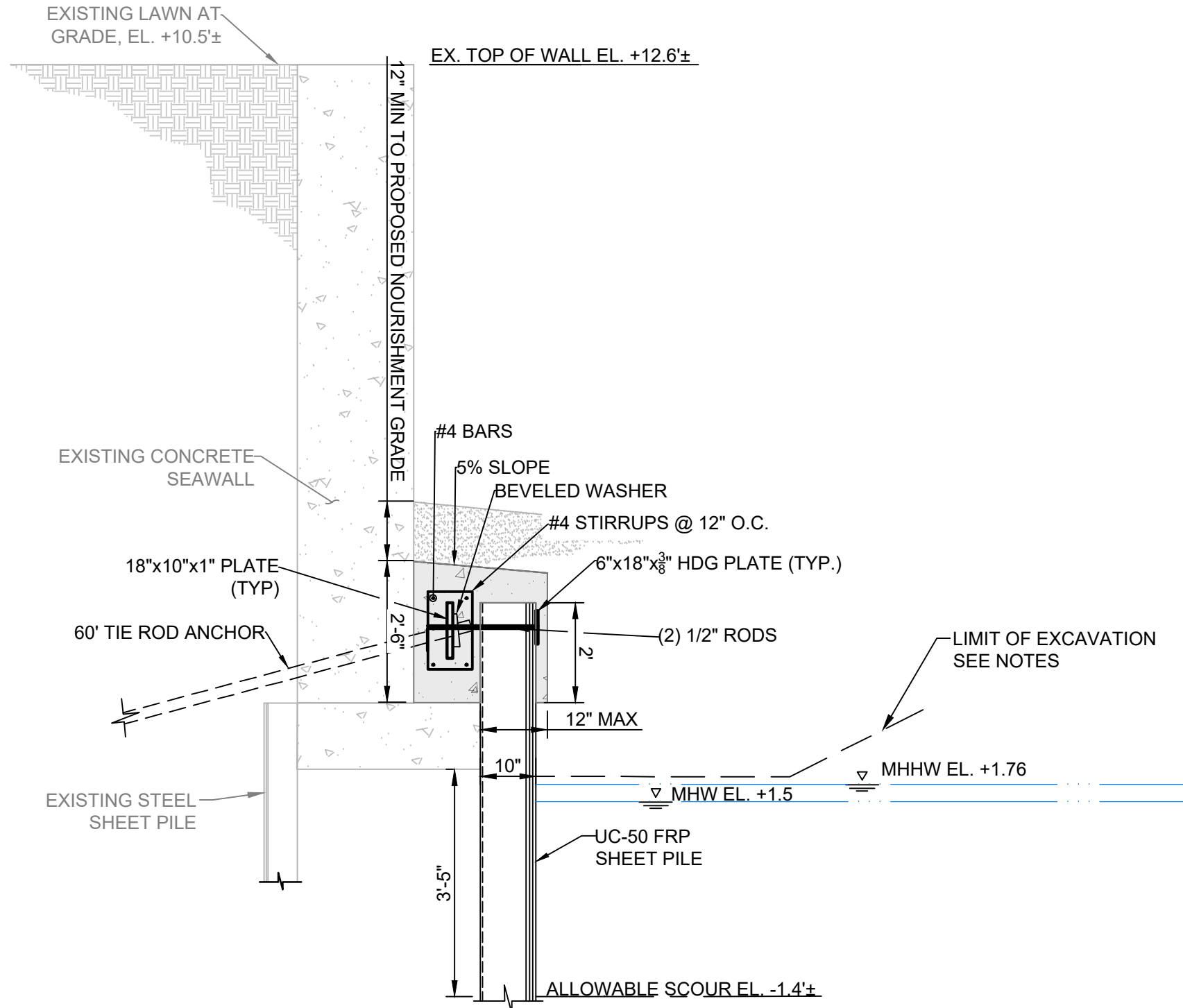
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SD-301

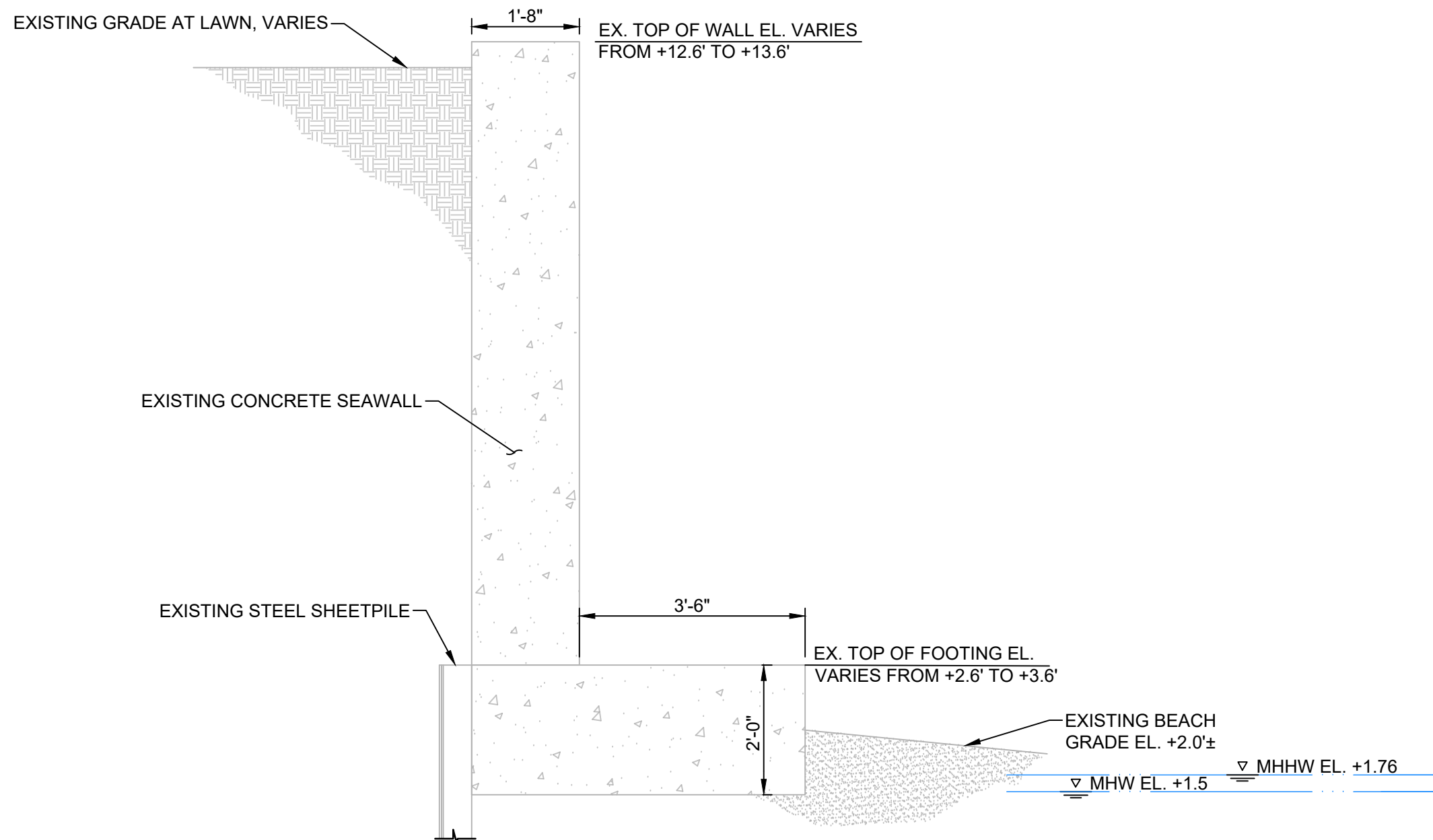
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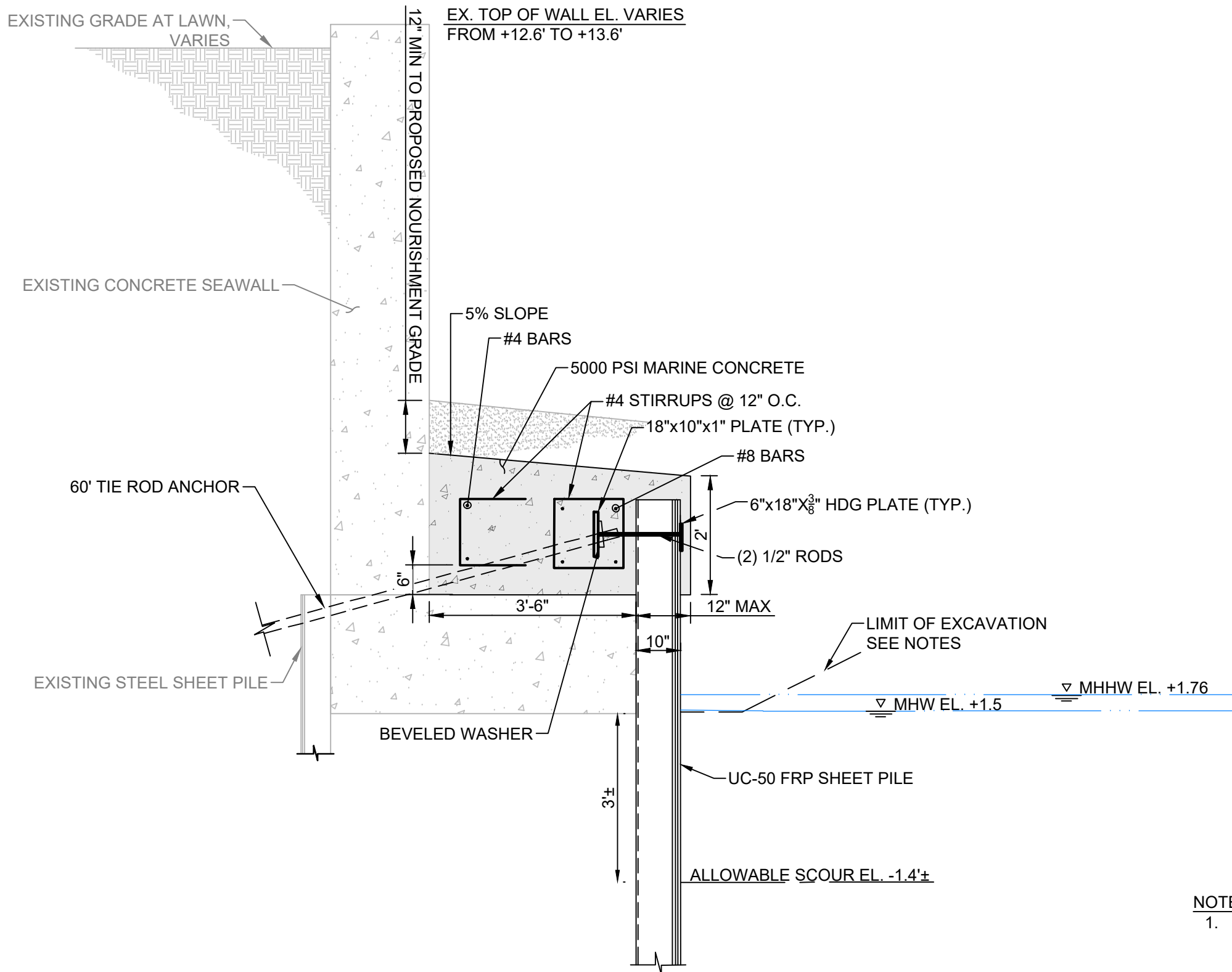
SECTION A - EXISTING SEAWALL SECTION
SCALE: 1/2" = 1'-0"



SECTION A - PROPOSED SEAWALL TOE PROTECTION SYSTEM SECTION
SCALE: 1/2" = 1'-0"



SECTION B - EXISTING SEAWALL SECTION
SCALE: 1/2" = 1'-0"



SECTION B - PROPOSED SEAWALL TOE PROTECTION SYSTEM SECTION
SCALE: 1/2" = 1'-0"

NOTES:

- CONTRACTOR IS RESPONSIBLE FOR SAFE EXCAVATION SIDE SLOPES (±2H : 1V) AND SHALL BE VERIFIED AND MAINTAINED BY THE CONTRACTOR.
- BEACH NOURISHMENT REQUIRED IF BEACH GRADE REACHES ALLOWABLE SCOUR LINE.

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE