REPORT TO THE HISTORIC DISTRICT COMMISSION

DATE: November 17, 2026

SUBJECT: Case #262607 - 120 E. Mulberry Street - Certificate of Appropriateness (CofA) for exterior alterations (front patio)

INTRODUCTION:

- The applicant, CS Studio (Christopher Schmidt, RA-NCARB) on behalf of Terra Tara restaurant (Dan and Lane Causgrove) has submitted a request for a Certificate of Appropriateness for alterations on the existing awning and front facade of 120 E. Mulberry Street (Watson Hall, property owner).
- The alterations include repainting the wood window trim, entry door and the beadboard soffit, gable and wood facia of the existing awning.
- The owners of Terra Tara would also like to replace the existing recessed lighting under the canopy with flush mounted light fixtures and place two (2) bistro tables under the awning for outdoor dining. There must remain a minimum of four (4) feet of unobstructed width along the sidewalk
- Any signage will require a separate sign permit and will be reviewed administratively for compliance with the Historic District Guidelines.

BACKGROUND:

- According to the 2020 Historic Resource Survey, the building was constructed around 1900 and was used as a drugstore. The building has a frame shed awning with a metal covering that is not part of the original building.
- The building is within the National Register Historic District but is not a contributing structure; however, the 2020 Historic Resources Survey says it is eligible for listing on the National Register. The property is within the CB: Central Business zoning district.
- Most recently, the building was occupied by the Raven & Lilly restaurant.

KEY POINTS:

1. The project will include painting the wood window trim along the two large front facade windows, the front entry door and the wood soffit, gable and facia of the existing awning. The applicant would like to replace the three (3) existing recessed lights under the awning with three (3) flush mounted hexagon-shaped light fixtures.

- All of these wooden elements would be painted Narragansett Green by Benjamin Moore. The HDC does not regulate paint colors on wood.
- The existing metal covering on the awning will not be repainted. The most visible face of the awning will remain unaltered.
- The proposed light fixtures will have a golden iron finish and will be 15. inches by 5 inches. Private light fixtures must be of a design and size compatible with the building.
- The Town Zoning Ordinance requires light color temperatures to be 5,000K or less and staff is adding this as a condition of approval; however, the HDC has required 3,000K for recent nonresidential projects.

2. The proposed alterations also include adding three layers of fabric behind the awning facia to create a more decorative appearance.

- The first layer of fabric will be placed behind the facia of the awning and will have wide stripes in cream and red colors. Solid blue fabric will be placed on the front of the facia and roughly one inch of blue fringe will be placed along the bottom of the front facia.
- The applicant intends for the decorative element to convey a French-inspired aesthetic complementing the French cuisine the Terra Tara restaurant will serve.
- CJ Lilly & Company at 128 E. Mulberry Street has an awning with wide grey and white stripes, and Spirit Architecture at 108 E. Mulberry has an awning with wide and narrow stripes in green, red and white.

3. The Historic District Guidelines provide general requirements for awnings and canopies

- The lowest point of the awning must be at least seven (7) feet above the sidewalk.
- The awning design should not interfere with existing signs, distinctive architectural features of the building, or other elements along the street. The colors and finishes should coordinate with the building's overall color scheme. Solid colors, wide stripes, and narrow stripes may be appropriate, but not overly bright or complex patterns.
- The awning is 8.4 feet above the sidewalk. The fabric will hang down 1.4 feet.

STAFF RECOMMENDATION: Approval of the CofA is recommended as the submitted plans are in compliance with the Historic District Guidelines, once the conditions of approval are met. The proposed painting, fabric, and light fixtures are not considered permanent changes and can be removed in the future without significant damage to the awning or building.

ATTACHMENTS:

Exhibit 1 - Vicinity Map and Contact Information 10-29-26
Exhibit 2 - Example Conditions of Approval 11-17-26
Exhibit 3 - Applicant's Cover Letter 10-6-26
Exhibit 4 - Project Plans and Materials 10-6-26

PROPOSED MOTION:

To approve a Certificate of Appropriateness for exterior alterations (Exhibit 4), subject to the example conditions of approval in Exhibit 2.