

# RESOLUTION OF THE CITY COUNCIL

No. 562

Approved October 22, 1954

Resolved,

**That** the Director of Public Works be and he is hereby directed to cause a main drain or common sewer to be constructed in Mutual Street from near Eddy Street to Allens Avenue in accordance with the plans and specifications of the Engineering Office of the Public Works Department.

IN CITY COUNCIL

OCT 21 1954

READ and PASSED  
*Walter H. Reynolds*  
*Reverend William*  
.....  
Clerk

APPROVED

OCT 22 1954

*Walter H. Reynolds*  
.....  
MAYOR



# PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE

PETITION  
CITY COUNCIL

1 17 1901

RECEIVED IN THE CITY OF PROVIDENCE

1 17 1901

The undersigned owners of the adjoining land hereby respectfully petition your honorable body to cause a main drain or common sewer to be built in ..... street from Eddy street, to Allens Avenue street.

*Roland Realty, Inc. William A. Roland Jr. Treas*

*Mr. O'Connor  
by request*

**FIRST READING  
REFERRED TO COMMITTEE ON  
PUBLIC WORKS**  
.....  
*Therese McKeon* CLERK

APR 15 1954

**IN CITY  
COUNCIL**

**FILED**  
APR 5 11 02 AM '54  
CITY CLERK'S OFFICE  
PROVIDENCE, R.I.

**The City of Providence**  
**CITY SERGEANT'S OFFICE**

**THIS IS TO CERTIFY,** That I have caused the notice, of which a true copy is hereto annexed, to be served upon the following named persons, by handing to each of said persons, or by leaving at their last and usual place of abode in this State a true copy of said notice, to wit: **MUTUAL STREET**, from near Eddy Street to Allens Avenue.

Main drain or common sewer be constructed.

Plat 47

Lots	Names	
274	Mary C. Mahar	66 Fairfield Rd. Cranston
228	M.S. Alper & Son, Inc.	299 Allens Ave.
278	Dropped	
280	"	
281	"	
282	Oscar W. Hultgman & Wf. Florence	24 Dorylston Dr. Edgewood
283	"	"
284	"	"
285	Halloran Realty Co.	303 Chapman St,
286	"	"
287	"	"
288	"	"
289	"	"
290	"	"
291	"	"
292	"	"
293	Raymond P. McQuirk & Wf. Alice	5 Mutual St.
294	Frank E. Winsor	R.F.D. Chepachet, R.I.
295	Frank Javiero & Wf. Viola	79 Ring St.
297	Maria Vicovolo	114 Academy Ave.
298	Margaret L. Coan & Mary V. O'Regan	4 Mutual St
299	Walter E. Charland	114 Daboll St.
300	Same as 285	
301	"	
302	Charles J. Young	60 Bishop St
304	Same as 285	
305	"	
306	"	
307	Laredef Realty Operators, Inc.	1144 Eddy St.
308	Laredef Realty Operators, Inc.	1144 Eddy St
309	Same as 307	
320	"	
310	"	
376	"	
319	Alfred A. Norman M, Evelyn M. & Mr. Edgar Fain & Selma Pilavien	50 Borden St.

*Harry Wetmore*  
*Dep City Sergeant*

Plot 47

Lot 274 Mary E Maher  
66 Fairfield Rd, Crown

278 M S Alger & Son, Inc.  
299 Allen St.

278 Alger

280 S "

281 "

282 Oscar W. Hultgren & my Florence  
241 Doylton Dr. Edge.

283 "

284 "

285 Halloran Realty Co.  
303 Chapman St

286 "

287

"

288

"

289

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290

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291

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292

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293 Raymond B Mc Keith & wife Alice  
5 Mutual St

294 Frank E Winsor  
RFD Chepachet Rd

295 Frank Janiero & wife Viola  
79 Ring St

297 Maria Vuonolo  
114 Academy Ave

298 Margaret L Coan & Mary  
O'Regan 4 Montreal St ✓

299 Walter E Charland  
114 Dabell St

300 Same as # 285

301 "

302 Charles J Young  
60 Bishop St

304 Same as # 285

305 "

306 "

307 Laredo Realty Operators Inc  
1144 Eddy St

~~308~~ ~~Laredo Realty Operators Inc~~  
~~1144 Eddy St~~

308 Laredo Realty Operators Inc  
1144 Eddy St

309 Same as #307

320 "

310 "

306 "

✓319 ~~John + Helen + P. P. P. P.~~

Alfred A. Norman Sr, Evelyn M  
& M. Edgar Fain & Lillian  
Pilaris  
50 Borden St

RESOLUTION OF THE CITY COUNCIL

No. 562-A

Approved

CITY OF PROVIDENCE  
COUNCIL

RECEIVED IN COMMITTEE ON  
OCT 21 1954

Resolved,

That

Whereas night football conducted by the City High Schools under the authority of the School Committee has proved extremely disadvantageous for the citizenry generally, and,

Whereas

It is felt that the serious problem of Juvenile Delinquency becomes more acute by experience in connection with such night football

Now

Therefore be it resolved that this City Council requests the School Committee of the City of Providence to discontinue the sponsorship or participation of night football games among the City High Schools.

IN CITY COUNCIL  
OCT 21 1954

READ:  
INDEFINITELY POSTPONED

*Everett Whelan*  
CLERK

RESOLUTION  
OF THE  
CITY COUNCIL

Received

Frank Faganus

See A. Maxwell

by  
Frank Faganus

IN CITY  
COUNCIL

OCT 21 1954

PLEASE RETURN  
REMOVED TO COMMITTEE ON

*Devereux A. ...*

It is noted that the serious problem of juvenile delinquency  
has been more acute by experience in connection with such night  
football  
Therefore he it resolved that this City Council represents  
the School Committee of the City of Providence to discontinue  
the sponsorship or participation of night football games among  
the City High Schools.

IN CITY COUNCIL  
RECEIVED

THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS



RESOLUTION OF THE CITY COUNCIL

No. 563

Approved October 22, 1954

Resolved,

That His Honor, the Mayor, be and he hereby is

authorized to execute a lease with The New York, New Haven and Hartford Railroad Company for the rental by the City of approximately 400,000 square feet of land westerly of the main line railroad tracks on Promenade, Stillman and Gaspee Streets in the City of Providence, for a period of five (5) years, the City paying as rent fifteen thousand (\$15,000) dollars a year, plus an additional yearly payment of fifty (50%) per cent of the gross annual receipts from the operation of the leased area in excess of thirty-seven thousand five hundred (\$37,500) dollars up to forty-two thousand five hundred (\$42,500) dollars; sixty (60%) per cent of receipts in excess of forty-two thousand five hundred (\$42,500) dollars up to forty-five thousand (\$45,000) dollars; thirty (30%) per cent of receipts in excess of forty-five thousand (\$45,000) dollars up to fifty-two thousand five hundred (\$52,500) dollars; and thirty-two and one half (32 1/2%) per cent of the receipts in excess of fifty-two thousand five hundred (\$52,500) dollars; said lease to further contain covenants, terms and conditions substantially as set forth in the accompanying draft.

IN CITY COUNCIL

OCT 21 1954

READ and PASSED  
Thomas J. Furber  
Clerk

APPROVED

OCT 22 1954

Walter H. Reynolds  
MAYOR

RESOLUTION  
OF THE  
CITY COUNCIL  
AUTHORIZING THE MAYOR TO  
EXECUTE A LEASE WITH THE  
NEW YORK, NEW HAVEN AND  
HARTFORD RAILROAD COMPANY  
OF APPROXIMATELY 400,000  
SQUARE FEET OF LAND ON  
PROMENADE, STILLMAN AND  
GASPERE STREETS.

That His Honor, the Mayor, do and he hereby is authorized to execute a lease with the New York, New Haven and Hartford Railroad Company for the rental by the City of approximately 400,000 square feet of land westerly of the main line railroad tracks on Promenade, Stillman and Gasper Streets in the City of Providence, for a period of five (5) years, the City paying as rent fifteen thousand (\$15,000) dollars a year, plus an additional yearly payment of fifty (50) per cent of the gross annual receipts from the operation of the leased area in excess of thirty-seven thousand five hundred (\$37,500) dollars up to forty-two thousand five hundred (\$42,500) dollars; sixty (60) per cent of receipts in excess of forty-two thousand five hundred (\$42,500) dollars up to forty-five thousand (\$45,000) dollars; thirty (30) per cent of receipts in excess of forty-five thousand (\$45,000) dollars up to fifty-two thousand five hundred (\$52,500) dollars; and thirty-two and one half (32.5) per cent of the receipts in excess of fifty-two thousand five hundred (\$52,500) dollars; said lease to further contain covenants, terms and conditions substantially as set forth in the accompanying ordinance.

APPROVED

1924

CITY COUNCIL

1924

RESOLVED

THIS INDENTURE made this \_\_\_\_\_ day of 1954, between THE NEW YORK, NEW HAVEN AND HARTFORD RAILROAD COMPANY, a Rhode Island corporation, (hereinafter called the Lessor) and the CITY OF PROVIDENCE, RHODE ISLAND (hereinafter called the Lessee).

WITNESSETH THAT the Lessor leases to the Lessee approximately 400,000 square feet of land westerly of the Lessor's main line tracks on Promenade, Stillman and Gaspee Streets, in the City of Providence, Rhode Island, substantially as indicated in red on the attached print entitled: "N.Y. N.H. & H. R.R. Co. Providence Division Main Line Railroad Property-Yard 15 Providence, R. I. Scale 1" = 40' October 9, 1951. Tracks Revised Rebruary 8, 1954", subject to leases indicated in yellow on said plan; reserving to the Lessor, its agents or employees the right to pass and re-pass, on foot and in vehicles, over the leased premises from Stillman Street to the Railroad Company Garage indicated on said plan.

TO HAVE AND TO HOLD (unless sooner terminated as hereinafter provided) for a period of five (5) years from November 1, 1954 through October 31, 1959.

YIELDING AND PAYING as rent beginning December 1, 1954 the sum of FIFTEEN THOUSAND (\$15,000) DOLLARS a year, payable at the rate of TWELVE HUNDRED FIFTY (\$1,250) DOLLARS a month, in advance, plus an additional yearly payment equivalent to fifty per cent (50%) of gross annual receipts in excess of THIRTY-SEVEN THOUSAND FIVE HUNDRED (\$37,500) DOLLARS up to FORTY-TWO THOUSAND FIVE HUNDRED (\$42,500) DOLLARS; sixty per cent (60%) of gross annual receipts in excess of FORTY-TWO THOUSAND FIVE HUNDRED (\$42,500) DOLLARS up to FORTY-FIVE THOUSAND (\$45,000) DOLLARS; thirty per cent (30%) of gross annual receipts in excess of FORTY-FIVE THOUSAND (\$45,000) DOLLARS up to FIFTY-TWO THOUSAND FIVE HUNDRED (\$52,500) DOLLARS; thirty two and one-half (32½%) percent of all gross annual receipts in excess of FIFTY-TWO THOUSAND FIVE HUNDRED (\$52,500) DOLLARS. The percentage of gross receipts shall be paid yearly on or before December 15th of each year, commencing December 15, 1955.

This lease is upon the following covenants, terms and conditions:

1. All charges on the premises for water rents, water rates, electricity and taxes on Lessee's improvements shall be paid by the Lessee.
2. The Lessee shall comply with all state and municipal regulations as to health, police, nuisance, fire, water, highways, sidewalks (including removal of snow and ice therefrom) and other matters, and with the regulations of all persons or corporations supplying water, gas, electricity or steam on the premises, and shall indemnify the Lessor against all fines, penalties, expense, damages, and costs for violation thereof.
3. The Lessee shall indemnify and hold harmless the Lessor by reason of any loss or damage to property on the premises, other than that of the Lessor, resulting from the bursting of

pipes, leakages, fire or other causes, except when occurring through negligence of the Lessor.

4. The premises shall be used only for the purpose of parking motor vehicles.

5. The Lessee shall not mutilate, damage, misuse, alter, or commit or suffer waste in the premises, but shall keep the same and, upon the termination hereof, deliver them up in as good condition as they now are in or may be put in by the Lessor - ordinary wear and tear, fire without fault or malfeasance of any occupant of the premises, and damages by the elements without concurring fault on the part of the Lessee excepted; any and all repairs, alterations or improvements made on the premises by the Lessor at Lessee's request to be at latter's expense unless otherwise expressly agreed.

6. The Lessee shall not assign this lease or underlet the whole or any part of the premises without the written approval of the Lessor, which approval shall not be unreasonably withheld. The Lessee shall, however, remain responsible under this lease for all obligations as if there had been no assignment or underletting.

7. The premises shall be open at all reasonable times to the inspection of the Lessor, its agents and applicants for purchase or lease.

8. In case the Lessee shall fail to perform any stipulation or condition herein, or shall be declared bankrupt or insolvent according to law, or shall make an assignment for the benefit of creditors, then and in either of said cases this lease shall at the option of the Lessor terminate.

9. Notice to the Lessee of termination hereof may be given either personally, or by mail, or by leaving the same with any person occupying the premises, or by posting the same in some conspicuous place on the premises.

10. On the termination of this lease for any cause, the Lessor may re-enter and take possession of the whole or any part of the premises and expel all persons therefrom and (forcibly if necessary) remove their effects without being taken or deemed guilty of any manner of trespass, without prejudice to its other rights or remedies against the Lessee, and demand for rent and notice to quit or of intention to re-enter is hereby expressly waived on the part of the Lessee.

11. Any holding over of the premises by the Lessee beyond the termination of this lease shall be on the same terms and conditions as herein expressed, except that the Lessee shall be a tenant on a month-to-month basis.

12. The Lessee agrees to indemnify, protect and save harmless the Lessor from and against all demands, claims, actions, costs, expenses or losses resulting from any and all personal injuries, including deaths, sustained upon or in connection with the premises or the real property containing the premises from any and all causes whatsoever, excepting those resulting from the sole negligence of the Lessor, its agents or employees, and shall carry, in amounts and with a company satisfactory to the Lessor, insurance to cover bodily injury liability, and operator's legal liability for fire, explosion and theft.

13. The Lessee accepts said premises in their present condition, and it is further understood and agreed that it shall be the sole duty of the Lessee, and at Lessee's own sole cost and expense, to maintain said premises in a proper and safe repair for the purpose for which said premises are leased.

14. The Lessee shall reserve, for use by the Lessor, its patrons or employees, an area at the southeasterly corner of the leased premises abutting promenade Street of sufficient size to park a minimum of one hundred fifty (150) automobiles, and the Lessee agrees to maintain and illuminate said area at its expense.

15. It is understood and agreed that a portion of the leased premises is owned by the Trustee of the property of the Boston and Providence Railroad Corporation, whose property is in the possession of and operated by the Lessor, and that regardless of any other provision contained herein, this lease, in so far as it pertains to that portion of the leased premises owned by the Trustee of the property of the Boston and Providence Railroad Corporation, shall terminate inso facto if and when at any time the Lessor shall cease to be in possession of the property of the Boston and Providence Railroad Corporation and upon such a happening the guaranteed annual rental shall be reduced in proportion to the area withdrawn.

16. It is agreed that the City of Providence will not at any time during the term of this lease, or at any time thereafter, claim any right, title or interest which it may have in the so-called cove lands within the leased area, including any rights of reservation, in so far as said claim may be based upon the abandonment by the Railroad Company of the use of said area for railroad purposes during the term of said lease. The City of Providence will not claim any reversionary interest by reason of the action of the Railroad Company in leasing to the City of Providence the within described area or ceasing by reason of this lease to use the same for railroad purposes. It is likewise agreed that the execution of this lease by the City of Providence shall not be construed or deemed as an admission by the City of any right, title or interest of the Railroad Company in the leased area, nor as a waiver or relinquishment of any right, title or interest which the City may have in the so-called cove lands within the leased area, or any claim thereto, and that any ultimate determination of title to said area shall in no wise be affected by execution of this lease.

17. The Lessee agrees that, if requested by the Lessor, it will barrier the easterly lines of the leased premises to prevent trespass on and over remaining land of the Lessor.

18. The premises shall be kept in a neat and orderly condition at all times, and no dirt, refuse or discarded materials shall be allowed to accumulate thereon.

19. Before the termination of this lease, the Lessee shall remove any structures owned or erected by it within the leased premises and leave said premises in a neat and orderly condition.

20. The Lessee agrees to keep, or cause to be kept, daily detailed records of income from business done on the leased premises, including the number of automobiles parked daily on the premises,

and agrees to furnish monthly statements to the Lessor showing such information. The Lessee agrees to permit the Lessor, its agent or agents, to inspect such records for verification of gross income from operation on the leased premises.

21. It is further covenanted and agreed that if at any time during the term of this lease, or any renewal or extension thereof, the Federal, State, County or City government, or any department or subdivision thereof having appropriate jurisdiction, shall enact, promulgate or put into effect any law, ordinance, rule, order, regulation, or direction (but not including a tax or taxes) which shall regulate the use of gasoline so as to impose limitations or restrictions thereon, or on pleasure car driving, or both, and which shall affect the income of the Lessee in the operation of a parking station on the demised premises, or which limitations or restrictions shall affect the income of the Lessee in the operation of a parking station on the demised premises, then in such event, and during any such period, the agreements and covenants hereinbefore made by the Lessee as to amount of reserved rent, date of payment of rent, and all other terms hereof inconsistent herewith shall be of no effect whatsoever and in their place and stead there shall be substituted the following:

(a) The Lessee shall pay in arrears as monthly rental a sum equivalent to fifty per centum (50%) of the gross receipts received by it in its operation of a parking lot on the demised premises, said rent to be payable monthly in arrears on or before the tenth day of each month for the month next preceding. For the purpose of determining the amount of such gross receipts, the Lessee shall keep at its principal office in said Providence a true and accurate account of such gross receipts which shall at all reasonable times be open and available for inspection and audit by the Lessor or its duly authorized representative, and the Lessee shall each month at the time of the payment of rent submit to Lessor a statement giving an accurate accounting of such gross receipts.

22. This lease shall be binding on the successors and assigns of the parties hereto.

IN WITNESS WHEREOF the parties have hereto caused these presents and a duplicate thereof to be executed and their respective corporate seals hereto affixed, each signed and sealed by its proper officer hereto duly authorized as of the day and year first above written.

THE NEW YORK, NEW HAVEN AND HARTFORD  
RAILROAD COMPANY

BY \_\_\_\_\_

CITY OF PROVIDENCE

BY \_\_\_\_\_

STATE OF RHODE ISLAND  
PROVIDENCE, SC.

In \_\_\_\_\_ on the  
day of October, A. D. 1954, personally appeared before me  
to me personally known and known by me to be the party executing  
the foregoing instrument, who being by me duly sworn, did on oath  
depose and say that he is \_\_\_\_\_, of New York, New  
Haven and Hartford Railroad Company, and that the seal affixed  
to the foregoing instrument is the corporate seal of said cor-  
poration, and that said instrument was signed and sealed in be-  
half of said corporation, under and in accordance with powers  
conferred by its by-laws, and said \_\_\_\_\_ further  
acknowledges said instrument to be the free act and deed of said  
corporation and his own free act and deed in his said capacity.

\_\_\_\_\_  
NOTARY PUBLIC

1951

NEW YORK, NEW HAVEN AND  
HARTFORD RAILROAD COMPANY

and

CITY OF PROVIDENCE

L. E. A. S. E.

William E. McCabe, Esq.  
Law Department-City Hall  
Providence, R. I.

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petition your honorable body

To amend the Zoning Map which is a part of the Zoning Ordinance of the City of Providence by changing from an R-2 Two Family Zone to an M-1 General Industrial Zone, Lots 87 and 149 on Assessor's Plat 125, and Lot 29 on Assessor's Plat 61; said lots running along the westerly side of Narragansett Avenue from the northwesterly corner of Roberts Street to the southwesterly corner of Ardoene Street (125-143 Narragansett Avenue)

*Estate of Abner Prochian*  
*Esther Prochian Executive*  
*Samuel Goldberger*  
*by his attorney*  
*James A. Higgins*

IN CITY COUNCIL

OCT 21 1954  
REPORT OF COMMITTEE RECEIVED:  
ORDERED THAT THE PETITIONER BE  
GRANTED LEAVE TO WITHDRAW.

*D. Everett Whelan*  
CLERK

*Mr. Bellamy  
(by request)*

THE FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES  
.....  
Theodore W. Deane CLERK

JUL 1 - 1954

# IN CITY COUNCIL

TO THE HONORABLE THE CITY COUNCIL  
OF THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND  
I HEREBY CERTIFY THAT THE  
ABOVE ENTITLED ORDINANCE  
WAS READ AND REFERRED TO  
THE COMMITTEE ON ORDINANCES  
AT THE REGULAR MEETING OF  
THE CITY COUNCIL HELD AT  
THE CITY CLERK'S OFFICE  
ON THE 1ST DAY OF JULY 1954  
AT PROVIDENCE, RHODE ISLAND

**FILED**  
JUN 20 3 39 PM '54  
CITY CLERK'S OFFICE  
PROVIDENCE, R. I.

The City of Providence  
PUBLIC HEARING  
Relative to Amendments to the  
Zoning Ordinance and Zoning  
Map.

City Clerk's Office,  
July 7, 1954.  
NOTICE is hereby given that a PUBLIC HEARING will be held in the Council Chamber, City Hall on THURSDAY, JULY 29, 1954, at 2:00 o'clock p.m. (E.D.S.T.) at which time the following Ordinances and Petitions in amendment of Chapter 644 of the Ordinances of the City of Providence, approved September 21, 1951, as heretofore amended, will be considered:

AN ORDINANCE in amendment of Chapter 644 of the Ordinances of the City of Providence, entitled: An Ordinance Zoning the City of Providence and establishing Use, Height, and Area regulations.

AN ORDINANCE in amendment of the Zoning Map which is a part of the Zoning Ordinance Chapter 644 of the Ordinances of the City of Providence, approved September 21, 1951, as amended, and consisting of the following proposed changes:

- (1) From a General Residence R-3 Zone to a Limited Commercial C-1 Zone Lot 589 on Assessor's Plat 70, and from a Limited Commercial C-1 Zone to a General Residence R-3 Zone Lot 639 on Assessor's Plat 70 (Chad Brown and Admiral Streets).
- (2) From a General Residence R-3 Zone to a Limited Commercial C-1 Zone Lots 180, 181, 260, and part of Lot 184 on Assessor's Plat 134 (Waterman Street between Brook and Thayer Streets).
- (3) From a General Residence R-3 Zone to a Limited Commercial C-1 Zone Lots 30, 383, 287, 437, and part of Lots 436 and 453 on Assessor's Plat 109 (Webster Avenue, Pocasset Avenue, and Magnolia Street).
- (4) From a Multiple Dwelling R-4 Zone to a Heavy Commercial C-4 Zone Lot 336 on Assessor's Plat 32 (Westminster Street between Dodge and Bridgman Streets).
- (5) From a General Residence R-3 Zone to a General Commercial C-2 Zone Lot 167 and part of Lots 166 and 168 on Assessor's Plat 46 (Public at Plain Streets).
- (6) From a Limited Commercial C-1 Zone to a Heavy Commercial C-4 Zone part of Lots 663 and 666 on Assessor's Plat 95 (Atwells Avenue between Darnell and Dutton Streets).
- (7) From a General Commercial C-2 Zone to a Heavy Commercial C-4 Zone Lot 49 and part of Lot 50 on Assessor's Plat 32 (Westminster Street at Knight Street).
- (8) From a One-Family R-1 Zone to a Two-Family R-2 Zone Lots 635 and 638 on Assessor's Plat 97 (Charles Street between Leo Avenue and City Lane).
- (9) From a General Residence R-3 Zone to a Heavy Commercial C-4 Zone part of Lots 173, 174, and 1514 on Assessor's Plat 31 (Cranston Street between Ford and Superior Streets).
- (10) From a General Residence R-3 Zone to a General Commercial C-2 Zone Lots 253 and 255 on Assessor's Plat 112 (Plainfield Street at Killingly Street).
- (11) From a Limited Commercial C-1 Zone to a Heavy Commercial C-4 Zone part of Lots 143, 144, 148, 149, 151, and 507 on Assessor's Plat 28 (Atwells Avenue between Marcello and Knight Streets).
- (12) From a Limited Commercial C-1 Zone to a Heavy Commercial C-4 Zone part of Lot 165 on Assessor's Plat 9, and from a Heavy Commercial C-4 Zone to a Limited Commercial C-1 Zone part of Lot 123 on Assessor's Plat 9 (Captain Davis Blvd. at Olney Street and Burr's Lane).
- (13) From a Multiple Dwelling R-4 Zone to a General Commercial C-2 Zone Lot 117 and part of Lots 299 and 515 on Assessor's Plat 93 (Captain Davis Blvd. at Olney Street).
- (14) From a Two-Family R-2 Zone to a General Industrial M-1 Zone the easterly part of Lot 313 and Lots 375, 376, 377, and 378 on Assessor's Plat 89 (Westerly ends of dead end Streets: Bissell, Spooner, Sawyer, and Thurston Streets, and lots beginning 200 feet west of Elmwood Avenue on Dixon Street to Alton Avenue).

PETITION OF VACCARIA, NARDI, ET AL. to change from an R-3 General Residence Zone to a C-2 General Commercial Zone Lots 113, 114, 131, 132, 133, 382, 383, and 378, as set out and delineated on City Assessor's Plat 66, said lots being located on the southerly side of Chalkstone Avenue between the southwesterly corner of Lisbon Street to the second lot west of Fern Street on the said southerly side of Chalkstone Avenue and designated as 882-930 Chalkstone Avenue.

PETITION OF FRANK GAMBINO

C-2 Zone, Lot 117 and part of Lots 299 and 315 on Assessor's Plat 9; (Captain Davis Blvd. at Olney Street)

(14) From a Two-Family R-2 Zone to a General Industrial M-1 Zone the westerly part of Lot 313 and Lots 375, 376, 377 and 378 on Assessor's Plat 89; (Westerly ends of dead end Streets, Bissell, Spooner, Sawyer, and Thurston Streets, and lots abutting 200 feet west of Elmwood Avenue on Dixon Street to Alger Avenue)

PETITION OF ZACCARIA NARDI, ET AL, to change from an R-1 General Residence Zone to a C-2 General Commercial Zone, Lots 113, 114, 131, 132, 133, 382, 383, and 378 as set out and delineated on City Assessor's Plat 66, said lots being located on the southerly side of Chalkstone Avenue between the southwesterly corner of Lisbon Street to the second lot west of Fern Street on the said southerly side of Chalkstone Avenue, and designated as 882-930 Chalkstone Avenue.

PETITION OF FRANK CAMPANELLA to change from an R-14 Multiple Dwelling Zone to a C-4 Heavy Commercial Zone, Lot 530, as set out and delineated on City Assessor's Plat 68, said lot being located on the northwesterly corner of Douglas Avenue and Bernon Street, and designated as 865-104 Douglas Avenue.

PETITION OF HERMAN REALTY CORPORATION to change from an R-4 Multiple Dwelling Zone to an M-1 General Industrial Zone, Lot 234, as set out and delineated on City Assessor's Plat 32, said lot being located on the westerly side of Harrison Street and designated as 194 Harrison Street.

PETITION OF AMALIO LOMBARDI, ET AL, to change from a C-1 Limited Commercial Zone to a C-4 Heavy Commercial Zone, Lot 219, as set out and delineated on City Assessor's Plat 34, said lot being located on the southeasterly corner of Cranston Street at Hollis Street, and designated as 420 Cranston Street.

PETITION OF JOHN F. KEEGAN to change from an R-3 General Residence Zone to a C-2 General Commercial Zone, Lot 1029, as set out and delineated on City Assessor's Plat 397, said lot being located on the southwesterly corner of Narragansett Boulevard and Massachusetts Avenue, and designated as 164 Massachusetts Avenue.

PETITION OF EVELINA G. GIROUX to change from an R-3 Multiple Dwelling Zone to an M-1 General Industrial Zone, Lots 407, 409, 610, and 611, as set out and delineated on City Assessor's Plat 37, said lots being located on the westerly side of Huntington Avenue.

PETITION OF JOHN J. MCGANN, to change from an R-3 General Residence Zone to an M-1 General Industrial Zone, portions of Lots 218, 219, 220, and 221, as set out and delineated on City Assessor's Plat 46, said lots being located south of Bishop Street and west of Eddy Street.

PETITION OF ESTATE OF ARSEN G. AVEDISIAN, ET AL, to change from an R-2 Two-Family Zone to an M-1 General Industrial Zone, Lots 87 and 149 on Assessor's Plat 125, and Lot 297 on Assessor's Plat 61, said lots running along the westerly side of Narragansett Avenue from the northwesterly corner of Roberts Street to the southwesterly corner of Ardoene Street, and designated as 125-143 Narragansett Avenue.

PETITION OF THE CITY OF PROVIDENCE to change from an R-3 General Residence Zone to a C-2 General Commercial Zone, Lot 13, as set out and delineated on City Assessor's Plat 69, said lot bounding southerly on Smith Street, easterly on Ruggles Street, and northerly on Dickens Street, and designated as 567 Smith Street.

All persons interested in the above Ordinances and Petitions are hereby invited to be present at the time and place to be heard thereon.

Information relative to the above Ordinances may be obtained in the Office of the City Plan Commission, City Hall. The petitions may be seen and information obtained in the Office of the City Clerk, City Hall.

By order of the Committee on Ordinances:

JOHN F. BROCK, Chairman  
D. EVERETT WHELAN, City Clerk

Bloomington, Ind. (A.P.)  
PRESIDENTIAL TRAINING

**The City of Providence — Legislative Department**  
**CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM** July 2, 1954

Providence, R. I.,.....

TO: City Plan Commission

SUBJECT: Zoning Petition - 125-143 Narragansett Avenue -

CONSIDERED BY: Committee on Ordinances

ACTION TAKEN: Voted: to refer attached petition for study, report, and recommendation.

*City Clerk*



## City Plan Commission

EDWARD WINSOR, *Chairman*  
JERRY LORENZO                      RALPH MATERA

WALTER H. REYNOLDS, *Mayor*  
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUCL, *Vice Chairman*  
RAYMOND J. NOTTAGE                      HARRY PINKERSON

FRANK H. MALLEY, *Director*  
MILLARD HUMSTONE, *Senior Planner*

*Suite 103, City Hall,  
Providence 3, Rhode Island*

July 21, 1954

Committee on Ordinances  
City Hall  
Providence, Rhode Island

SUBJECT: REFERRAL NO. 630 - ZONING CHANGE AT 125-143 NARRAGANSETT AVENUE

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, July 20, 1954.

This referral is a request for a change in zoning from an R-2 Zone to an M-1 Zone of Lots 87 and 149 on Assessor's Plat 125 and Lot 29 on Assessor's Plat 61 located on the westerly side of Narragansett Avenue, and containing a total of 78,045 square feet of land area.

The granting of this petition would be highly undesirable as it would allow a considerable expansion of an M-1 use in an R-2 Zone, would permit the encroachment of an industrial use adjacent to a good residential area and would further increase traffic congestion on Narragansett Avenue. Furthermore, this particular area is being considered by the City Plan Commission as a possible playground site which is seriously needed in this neighborhood.

The Commission

VOTED: To recommend that this petition be denied until definite plans for the area have been made.

Very truly yours,

FRANK H. MALLEY  
DIRECTOR  
CITY PLAN COMMISSION

FHM:MW

c.c. Councilman Wesley D. Homan  
Councilman Joseph Schlossberg



## City Plan Commission

GEORGE HURLEY, *Chairman*  
JERRY LORENZO                      RALPH MATERA

WALTER H. REYNOLDS, *Mayor*  
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUZI, *Vice Chairman*  
HARRY PINKERSON                      EDWARD WINSOR

FRANK H. MALLEY, *Director*  
MILLARD HUMSTONE, *Senior Planner*

*Suite 103, City Hall,  
Providence 3, Rhode Island*

July 21, 1954

Committee on Ordinances  
City Hall  
Providence, Rhode Island

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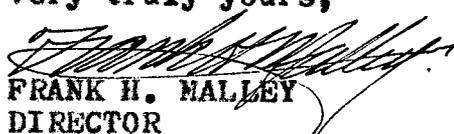
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Very truly yours,

  
FRANK H. MALLEY  
DIRECTOR  
CITY PLAN COMMISSION

FHM:MW

c.c. Councilman Wesley D. Homan  
Councilman Joseph Schlossberg

*1-5931*

CITY COUNCIL

DATE \_\_\_\_\_ 19\_\_

RECEIVED OF Estate of Arsen G. Avedisian (Esther D. Avedisian Executrix

TEN AND 00/100

DOLLARS

Fee for Petition to the City Council for a change in the Zoning of

Lot 87 & 149, & 29 Plot 125, & 61 (125-143 Narragansett Ave.)

\$10.00

PAID - City of Providence - James M. Gordon, City Collector

11-23-21 9-31 10.00

Petition of Arsen G. Avedisian, et al

125-143 Narragansett Avenue

Plat 61

Lots 29

Plat 125

Lots 87 &  
149

Plat 61 Arsen G. Avedisian  
29 200 Atlantic Ave., Lakewood

36 George B. Yeer & my Vivian D  
55 Huntington St.

37 Samuel Bonner & my Danna  
16 Miller Ave

38 "

39 "

40 "

41 "

42 "

43 "

44

"

Plat 125

87 Same as #29

149 Samuel Goldberg  
19 Brenton Ave

59 Nates Products Corp  
464 Dexter St.

60

"

61

"

62

"

63 Michael W Reed  
c/o Margaret Carter, 141 Terrace Ave  
Riverside

64 Robert E Graham & w/ Judewen  
39 Ardmore St

86 Mary M De Courcy <sup>County</sup> w/ James A  
2 Louis Ave

88 Edu. Aharonian & wif Rose  
23 Cassel Ave

89 Sumner G. <sup>Aranson</sup> Aranson & wif Elba  
18 Louis Ave

3 Lester J. Adelman & wif Jane M  
20 Louis

155 John A. Harty Jr.  
152 Wendell St

158 Martin A. Fahy  
28 Louis

166 Walter J. Friel Est.  
30 Louis

145 Associated Grocers of R.D. Inc  
150 Narragansett Ave

150 The Mutual Life Ins. Co. of N.Y.  
40 Kraft Foods Co., 5700 Reshtigs  
St., Chicago, Ill

153 Melber Realty Co  
128 Narragansett St.

Wed 9  
Councilman - Norman Schlosberg

TO THE HONORABLE, THE CITY COUNCIL OF THE CITY OF PROVIDENCE:

We, the undersigned, being owners of land and occupiers of property of the City of Providence, hereby indicate our consent and approval to the granting of the petition filed by the Estate of Arsen G. Avedisian, Esther Avedisian and Samuel Goldberger, who seeks the approval of your body for a permanent change of zoning of that parcel of land known and designated as Lot 87 on Tax Assessor's Plat 125.

Hater Products Corp.  
A. S. Galbraith, Pres.  
Jack Pruitt, Treas.

Smith Galbraith Realty

Jack Pruitt  
A. S. Galbraith  
Courtney Realty Corp.  
Billie Vice President

Superior Land Co. Inc.  
J. J. Abbott, Pres.

Assoc. Brown of R. I. Inc.  
R. S. Hoefele, Mgr.

BALDWIN & LADD, INC.  
168 NARRAGANSETT AVE.  
PROVIDENCE 7, R. I.

APR 11 1930  
A. S. Galbraith

TRACTORS, INCORPORATED

A. S. Galbraith  
Pres.

Lana Barnes, by Barnes

P E T I T I O N

LAW OFFICE OF  
JOHN G. MURPHY  
902 UNION TRUST BUILDING  
PROVIDENCE 3, R. I.

TO THE HONORABLE , THE CITY COUNCIL OF THE CITY OF PROVIDENCE

We, the undersigned, being owners of land and occupiers of property of the City of Providence, hereby indicate our objection and disapproval of the granting of the petition filed by the Estate of Arsen G. Avedisian, Esther Avedisian and Samuel Goldberger who seek the approval of your body for a permanent change of zoning of that parcel of land known and designated as Lot 87

on Tax Assessors Plat 125. Also those parcels known as Lot 149 on Plat 125 and Lot 29 on Plat 61

Alida A Payette 36 Santiago St. Prov. R. I.  
Peter Jones 32 Santiago St. Prov. R. I.  
Anna Jones 32 Santiago St. Prov. R. I.  
Ethel Ward 23 Santiago St. Providence, R. I.  
Herbert Ward 23 Santiago St. Prov. R. I.  
Ambrose M. Clifford 11 Santiago St. Prov. R. I.  
Mrs. Grace Clifford 11 Santiago St. Prov. R. I.  
Mr. Henry V. Boylan 10 Woodmont St. Prov. R. I.  
Mrs. Henry Boylan 10 Woodmont St. Prov. R. I.  
Mr. John J. Freethy 26 Woodmont St. Prov. R. I.  
Mrs. John J. Freethy 26 Woodmont St. R. I.  
John J. Freethy 36 Woodmont St. Prov. R. I.  
Donald E. Larkin 35 Woodmont St. Prov. R. I.  
Helen L. Larkin 35 Woodmont St. Prov. R. I.  
Joseph M. Manion 45 Woodmont St. Prov. R. I.  
Bertha M. Manion 45 Woodmont St. Prov. R. I.  
Jennie D. MacKnight 46 " " " "  
Mrs. E. Larsen 48 Woodmont St. Prov. R. I.  
William G. Kelly 49 Woodmont St. Dist. R. I.  
Mrs. James H. Wilson 14 Woodmont St. Prov. R. I.  
James G. Wilson 14 Woodmont St. Prov. R. I.

Mrs Imie Lubusky  
 Mr. Imie Lubusky 22 Farmouth St  
 Samuel Lubusky } 24 Farmouth St Prov. R. D.  
 Elizabeth Lubusky }  
 Domenico Di Sandro 11 Alexander St Prov. R.  
 Mary A. Di Sandro 11 Alexander St Prov. R.  
 Agathe H. F. Brakenwogen 17 Alexander St  
 Providence  
 Mrs R. E. Graham 39 Andover St Prov. R. D.  
 Robert & M. Mann 39 Andover St Prov. R. D.  
 Edward S. Foley 45 Andover St Prov. R. D.  
 Anna G. Green 51 Andover St Prov. R. D.  
 Ina Green 57 Andover St Prov. R. D.  
 Hulda Anderson 61 Andover St  
 Prov. R. D.  
 Mrs W. H. George 69 Andover St  
 Prov. R. D.  
 Martha F. George 69 Andover St  
 Prov. R. D.  
 William H. George 69 Andover St Prov. R. D.  
 Charles P. Ferguson 48 Andover St Prov. R. D.  
 Stephanie L. Ferguson, 48 Andover St. Prov. R. D.  
 Mary M. DeCuey 2 Louis Ave Prov. R. D.  
 Lester J. Lalime 20 Louis Ave. Prov. R. D.  
 Jennie M. Lalime 20 Louis Ave Prov. R. D.  
 Gunnar Caronson 18 Louis Ave. Prov. R. D.  
 Martin A. Japoy 28 Farmouth St  
 Frederick H. Carlson 4 Wildwood Ave. Prov. R. D.  
 Hulda V. Carlson 4 Wildwood Ave Prov. R. D.  
 Samuel Feshner 42 Louis Ave. Prov. R. D.  
 Susan R. Feshner 42 Louis Ave. Prov. R. D.

Carl H. Hayer Jr. 43 Santiago St. Prov. R.  
 George B. Beer 55 Santiago St. Prov. R.  
 Albert Santamaria 21 Alexander St. Prov.  
 Mauguete Santamaria City - 21 Alexander St.  
 Stasia M. Nelson 167 Roger Wms. Ave. Prov.  
 Mrs. Myrtle L. Frickman 171 Roger Wms. Ave. Prov.  
 Mrs. Morris Frickman 171 Roger Wms. Ave. Prov.  
 Howard R. Smith 175 Roger Wms. Ave. Prov. R. 1.  
 Mrs. Peter Kearne 179 Roger Wms. Ave. Prov. R.  
 Mrs. Elizabeth Crane 179 Roger Wms. Ave. Prov. R.  
 Mr. Grace Henry 72 Louis Ave. Prov. R.  
 Mrs. Alice Henry 72 Louis Ave. Prov. R.  
 Mrs. Gertrude Peas 62 Louis Ave. Prov. R.  
 Mr. Walter Peas 62 Louis Ave. Prov. R.  
 Mrs. Dorothy Stewart 66 Louis Ave. Prov. R.  
 Mr. Irving Stewart 66 Louis Ave. Prov. R.  
 Mrs. Eleanor Woodbine 62 Louis Ave. Prov. R.  
 Mr. George W. Woodbine 62 Louis Ave. Prov. R.  
 Mr. and Mrs. Edward Apparian 10-14 Louis Ave.  
 Eva W. Woodass - 50 LOUISIANA ST. PROV. R. 1.  
 Mrs. Gertrude Mowars 50 Louis Ave. Prov. R. 1.  
 James E. Patton 33 Santiago St. Prov. R. 1.  
 Mrs. Elizabeth Patton 33 Santiago St. Prov. R. 1.  
 Ada Dietrich 46 Santiago St. Prov. R. 1.  
 Mrs. Elizabeth Naligian 16 Santiago St. Prov. R. 1.  
 Harry L. Naligian 16 Santiago St. Prov. R. 1.  
 Harry Mowachian 26 Santiago St. Prov. R. 1.  
 Archibald Mowachian 26 Santiago St. Prov. R. 1.

Mrs. Wm. Simmons

Mr. William S. Simmons Jr.  
20 Santiago St.

Mr. Louis Vito 12 Santiago St.  
Prov. R.I.

Mrs. Ann Vito 12 Santiago St. Prov.

PETITION

Request Change to  
General Industrial  
Zone on  
Mansfield Ave.

LAW OFFICES OF  
JAMES P. QUIRK  
86 WESTBOSTON STREET  
PROVIDENCE, R.I.

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