

THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Chapter 1554

NO. 458 AN ORDINANCE IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1419 OF THE ORDINANCES OF THE CITY OF PROVIDENCE

Approved August 8, 1963

WHEREAS, the City Council of the City of Providence did on the 11th day of August, 1961, adopt Chapter 1419 of the Ordinances of the City of Providence which said Ordinance was duly approved on the 11th day of August, 1961, and which said Ordinance is entitled "An Ordinance Approving and Adopting the Official Redevelopment Plan for Central-Classical Project No. R. I. R-2," hereinafter called the "Redevelopment Plan;" and

WHEREAS, the Providence Redevelopment Agency (hereinafter sometimes called "Local Public Agency") pursuant to the provisions of Title 45, Chapters 31-33 (inclusive) of the General Laws of Rhode Island, 1956, entitled "Redevelopment Act of 1956," has formulated and submitted to the City Council at a regular meeting held on Thursday, April 18, 1963, for its consideration, modifications to the Redevelopment Plan, which said modifications are entitled "Modifications to the Official Redevelopment Plan for Central-Classical Project No. R. I. R-2" and comprise a report consisting of text and maps; and

WHEREAS, a copy of said modifications was transmitted to the City Plan Commission on April 15, 1963; and

WHEREAS, the City Plan Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendations respecting the said modifications to the Redevelopment Plan for the project area and has certified that said modifications to the Redevelopment Plan conform to the said general plan for the City as a whole, and the City Council has duly considered said report, recommendation and certification of the planning body; and

WHEREAS, said modifications to the Redevelopment Plan concern (1) the acquisition of additional property in the project area; (2) a revision in the estimated cost of redevelopment; (3) retention of certain streets originally proposed to be abandoned; and (4) a revision in the sanitary sewer plan, storm drainage plan water service plan and communications plan to reflect the changes in (3) above; and

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Page 2

WHEREAS, a public hearing was held on JUN 7 1963 following notice of the date, time, place and purposes of such hearing, and the City Council Committee on Ordinances and Committee on Public Works duly considered the modifications to the Redevelopment Plan and all evidence and testimony for and against the adoption of such Plan in accordance with the provisions of the "Redevelopment Act of 1956."

NOW, THEREFORE, BE IT ORDAINED by the CITY OF PROVIDENCE:

1. It be and hereby is found and determined upon the basis of evidence and testimony presented at the public hearing of said modifications to the Redevelopment Plan that it is necessary for the successful carrying out and completion of the Redevelopment Plan that the Providence Redevelopment Agency acquire one additional parcel in the project area; the estimated cost of redevelopment be revised; that certain streets originally proposed to be abandoned be retained and that the sanitary sewer plan, storm drainage plan, water service plan and communications plan be revised to reflect the above changes.

2. That the "Modifications to the Official Redevelopment Plan for the Central-Classical Project No. R. I. R-2" consisting of a booklet containing eight pages of text, exhibits and maps attached hereto is hereby approved and adopted for the Central-Classical Project No. R. I. R-2 and is herein incorporated by reference and made a part hereof as if more fully set forth and designated Exhibit I.

3. That paragraph 7(a)1 on page 8 of the "Ordinance approving and adopting the Official Redevelopment Plan for Central-Classical Project No. R. I. R-2 is hereby deleted and Map No. 3 entitled "Proposed Acquisition Central-Classical Project No. R. I. R-2" be and the same is hereby amended and changed to indicate that the certain parcel of land with building and improvements thereon situated at the southwesterly corner of Westminster and Knight Streets and found described as Lot 222 on Plat 29 on the records of the Tax Assessor is to be acquired.

4. That paragraph 12(d) on page 10 of the "Ordinance approving and adopting the Official Redevelopment Plan for Central-Classical Project No. R. I. R-2" is hereby deleted and the following Section is substituted thereof in its place:

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Page 3

Declares that it will provide the City's share of the Net Project Cost of the re-development of the Project Area, and hereby allocates, out of \$3,500,000 of general obligation bonds authorized for redevelopment purposes in the referendum of November, 1958, the amount of \$2,111,772.00 representing the estimated amount of its share of Net Project Cost.

5. That paragraph 12(e) on page 10 of the "Ordinance approving and adopting the Official Redevelopment Plan for Central-Classical Project No. R. I. R-2" is hereby deleted and the following Section is substituted thereof in its place:

Authorizes the Mayor, upon the execution of a loan and grant contract between the Providence Redevelopment Agency and the Housing and Home Finance Administrator, to convey to the Agency all of its right, title and interest in the parcels of land or any building or structure thereon described below and shall receive credit on its obligations hereunder for the full and fair market value thereof as approved by the Government, in the sum of One Hundred Forty-Six Thousand, Five Hundred (\$146,500.00) Dollars.

6. That said Chapter 1419 of the Ordinances of the City of Providence be and the same is hereby ratified and confirmed in all other respects.

7. That this Ordinance shall take effect upon its passage.

IN CITY  
COUNCIL

JUL 10 1963

FIRST READING  
READ AND PASSED

*Dorsett Whelan*  
CLERK

IN CITY  
COUNCIL

AUG 8 - 1963

FINAL READING  
READ AND PASSED

*John F. Bunk*  
PRESIDENT  
*Dorsett Whelan*  
CLERK

APPROVED

AUG 8 1963

*William H. Furness*  
MAYOR

IN CITY  
COUNCIL

APR 18 1963

FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES and *Committee on* PUBLIC WORKS  
*Devereaux, D. Clerk*

THE COMMITTEE ON

*Ordinances* 6-7-63

Approves Passage of  
The Within Recitation

*Warrant* *Wright*

*Committee Clerk*

THE COMMITTEE ON

*Public Works* 7-9-63

Approves Passage of  
The Within Ordinances

*Warrant* *Wright*

*Committee Clerk*

*Mr. Wright, by request*

APR 15 10 34 AM '63  
CITY CLERK'S OFFICE  
PROVIDENCE, R.I.

**REPORT ON BASIS FOR PROPOSED MODIFICATIONS TO THE OFFICIAL REDEVELOPMENT PLAN FOR CENTRAL-CLASSICAL PROJECT NO. R. I. R-2**

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**Change No. 1 - Method of Financing**

1. Based upon property settlements to date an increase of \$348,913 over the original estimate of \$5,432,327 for real estate purchases necessitates a revision in the estimated cost of carrying out the Redevelopment Plan.

2. The value of City owned land to be donated to the project has been reduced to reflect the maximum amount approved by the Federal Government.

**Change No. 2 - Maps Nos. 1, 3, 4, 5, 6, & 7**

**Map No. 1 Proposed Land Use & Zoning.** It is proposed that this map be revised to show the retention of Burgess, "A", Booth, and a portion of Lester Street located between Dodge and "A" Streets and the deletion of certain proposed utility easements identified below.

The abandonment of Burgess Street was originally proposed to provide the maximum amount of land possible for commercial reuse and to permit the creation of a single disposition parcel (Disposal Site 20) fronting on Westminster Street which was to be purchased by the adjoining laundry for consolidation with their present land holdings. Since the laundry has decided not to purchase this disposal site and the latest policy of the Water Supply Board will not permit it to assume responsibility for water mains in areas other than public rights-of-way it is proposed that Burgess Street remain.

The abandonment of "A", Booth, and a portion of Lester Street was originally proposed to prevent excessive through traffic from penetrating the project area around the Coddling Court Housing Project. Upon abandonment of these streets the Housing Authority was to retain one half of the street areas which would have been sufficient for private drives to parking areas within the Housing Project. The Housing Authority has no funds to make the necessary street improvements and maintenance thereof and therefore it is proposed that they remain as public rights-of-way. It is further proposed that appropriate barriers be provided at the inter-sections of "A" Street and Perkins and "A" Street and Booth Street to prevent through traffic.

The retention of the above streets will eliminate the need for the proposed utility easements in Burgess, Lester and Booth Streets. The proposed utility easements in Knight Street is not needed since the sewer main in this street is to be abandoned. The proposed utility easement in Coddling Street (between Booth and Central Street) is also being deleted to improve the development potential of Disposal Site 12. The proposed utility easement in West Hoyle Street is being deleted since the water line is now proposed to be abandoned.

Map No. 3 - Proposed Acquisition. It is proposed that this map be revised to indicate the acquisition of commercial property located at the southwest corner of Westminster Street and Knight Street. Under the original Plan approved by the Agency and submitted to the City Council, it was proposed that this property be acquired. Prior to approval of the Plan by the Council, the owner of this property requested that this Agency consider not acquiring said property. After review by the Agency, agreement was reached with the owner that if the property were permitted to remain, the owner would purchase additional land to meet off-street parking and loading requirements as well as make certain other physical improvements to the property, thereby meeting, for the most part, renewal objectives of the Plan. On the basis of this agreement, as well as this Agency's desire to preserve existing business if at all possible, it was recommended to and approved by the City Council, that the Plan as originally submitted be modified to permit this property to remain.

This Agency has recently been informed by the owner that his business has failed and he is no longer in a position to make the improvements previously contemplated. A large cab company has solicited the rental of this property and an automotive supply firm has expressed interest in purchase of the property. Before committing himself to either of these propositions the owner offered in writing to sell his property to this Agency.

As this Agency was taking steps to arrange for the preparation of architectural studies for the development of the adjoining residential and recreational portion of the project, it learned that FHA, under a recent ruling, would consider the inclusion of a limited amount of commercial land in the mortgage for the residential development.

For these reasons the Agency considers the acquisition of the subject property and its addition to the adjoining residential, commercial and recreational as an opportunity to prepare a well planned site plan involving these uses.

Map No. 4 - Right of Way Adjustments, Map No. 5 - Sanitary Sewers and Storm Drainage Plan, Map No. 6 - Water Service and Map No. 7 - Communications

It is proposed that these maps be revised to reflect the changes described above.

MODIFICATIONS TO THE OFFICIAL REDEVELOPMENT PLAN

CENTRAL-CLASSICAL PROJECT NO. R. I. R-2

PROVIDENCE REDEVELOPMENT AGENCY

Change No. 1 - page 14 Section E.3 Method of Financing

Delete entire section and substitute the following section:

3. Method of Financing

The estimated costs of carrying out this Redevelopment Plan are as follows:

ELIGIBLE PROJECT COSTS FOR COMPUTING FEDERAL AID

GROSS PROJECT COST	\$7,301,816
LAND PROCEEDS	966,500
NET PROJECT COST	6,335,316
FEDERAL GRANT	4,223,544
LOCAL GRANT	2,111,772

ADDITIONAL CITY COSTS

Playground and park	\$ 63,375
Modifications of streets and utilities	33,205
Real Estate Taxes	90,000
Total Additional City Costs	<u>\$ 186,580</u>

PROVISION OF FEDERAL GRANT

The estimated Federal Grant of \$4,223,544 will be provided under the terms and conditions of a Loan and Grant Contract between the Providence Redevelopment Agency and the U. S. Housing and Home Finance Agency which will provide either for direct borrowing from the Federal Government or the issuance of preliminary loan notes secured by the Federal Government in the amount necessary to pay project expenditures.

PROVISION OF LOCAL GRANT

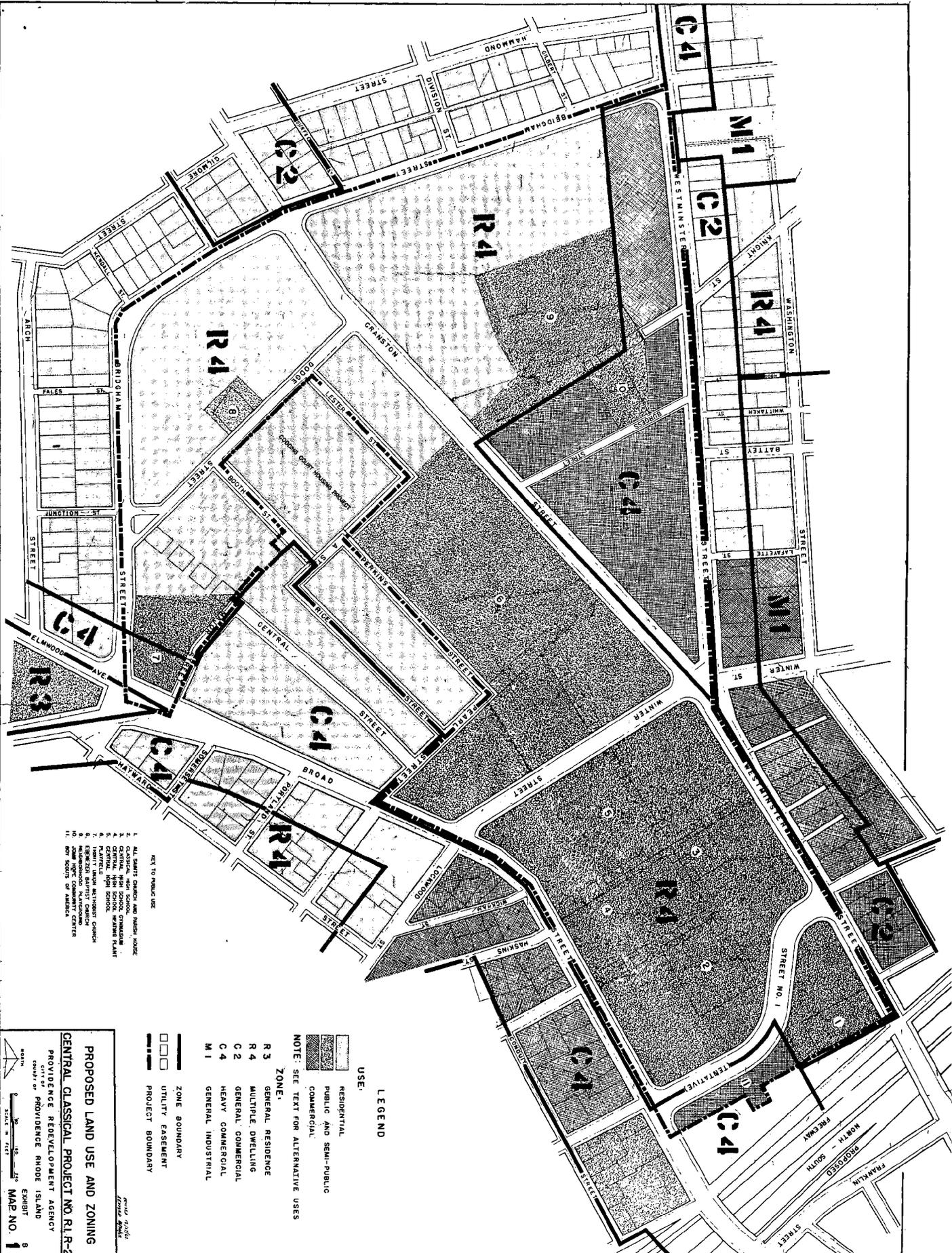
The Local Grant of \$2,111,772 will be met by (1) the donation of city-owned land presently estimated to be valued at \$146,500 and (2) cash in the amount of \$1,925,783 from the proceeds of the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes.

PROVISION OF ADDITIONAL CITY COSTS

Additional city costs of \$186,580 for the playground and park, modifications of streets and utilities, and real estate tax payments will be provided from funds set aside for these purposes.

Change No. 2 - Pages 18, 20, 21, 22, 23, 24

Delete maps numbered 1, 3, 4, 5, 6, 7 and substitute the attached maps numbered 1, 3, 4, 5, 6, 7.



- KEY TO PUBLIC USE
1. ALL SCHOOLS, CHURCHES AND PARISH HOUSES
  2. CENTRAL HIGH SCHOOL, CHATHAM
  3. CENTRAL HIGH SCHOOL, CHATHAM
  4. CENTRAL HIGH SCHOOL, BATTERY PLANT
  5. PLAYFIELD JUNIOR HIGH SCHOOL
  6. EMERSON STREET CHURCH
  7. WASHINGTON STREET CHURCH
  8. WASHINGTON STREET CHURCH
  9. WASHINGTON STREET CHURCH
  10. WASHINGTON STREET CHURCH
  11. WASHINGTON STREET CHURCH

**LEGEND**

**USE:**

- RESIDENTIAL
- PUBLIC AND SEMI-PUBLIC
- COMMERCIAL

**NOTE: SEE TEXT FOR ALTERNATIVE USES**

**ZONE:**

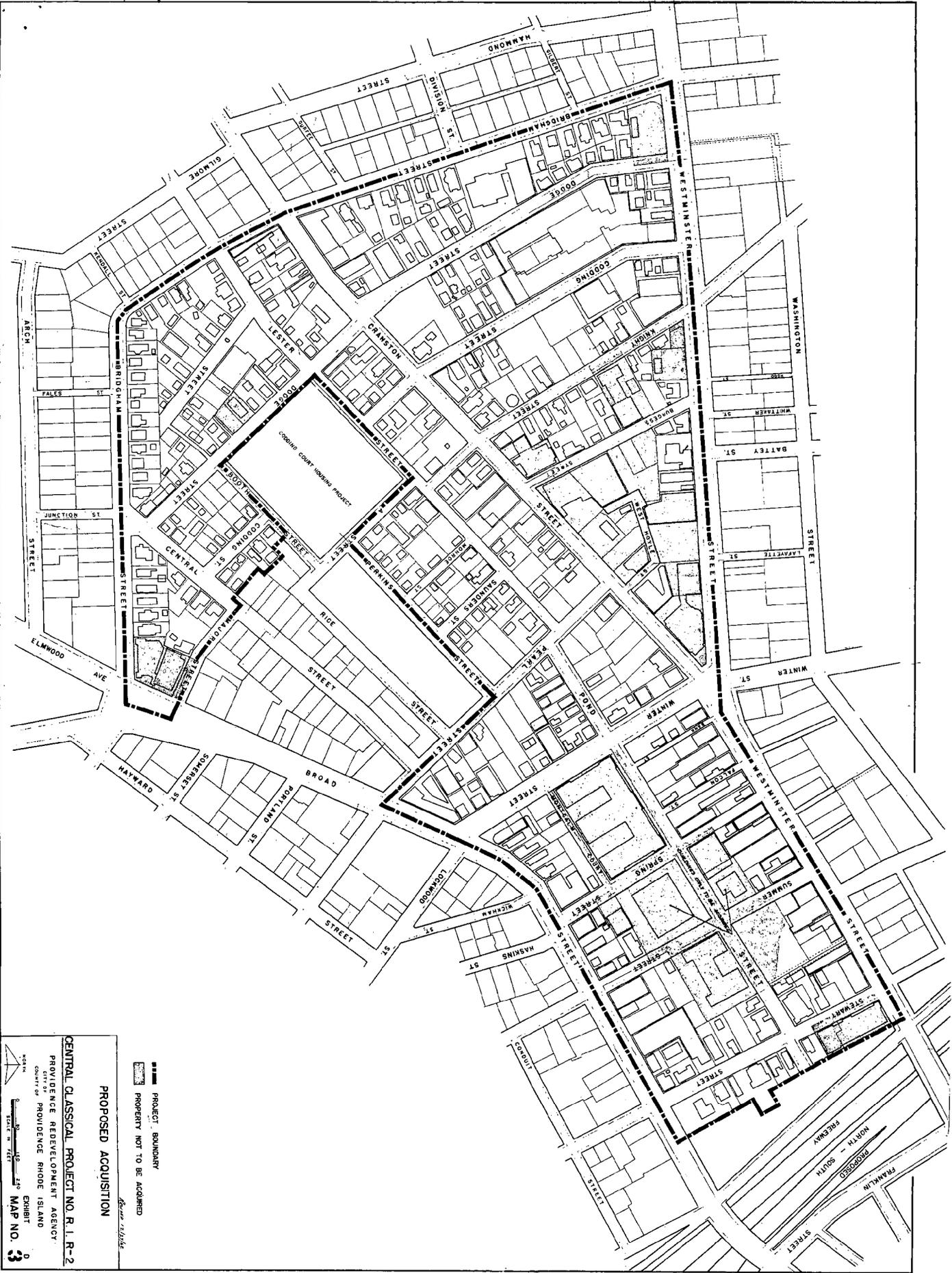
- R 3 GENERAL RESIDENCE
- R 4 MULTIPLE DWELLING
- C 2 GENERAL COMMERCIAL
- C 4 HEAVY COMMERCIAL
- M 1 GENERAL INDUSTRIAL

**ZONE BOUNDARY**

**UTILITY EASEMENT**

**PROJECT BOUNDARY**

**PROPOSED LAND USE AND ZONING**  
**CENTRAL CLASSICAL PROJECT NO. R1-R-2**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 11115  
 CITY OF PROVIDENCE RHODE ISLAND  
 EXHIBIT  
 MAP NO. 1



**PROPOSED ACQUISITION**

**CENTRAL CLASSICAL PROJECT NO. R. I. R-2**

PROVIDENCE REDEVELOPMENT AGENCY  
 COUNTY OF PROVIDENCE RHODE ISLAND

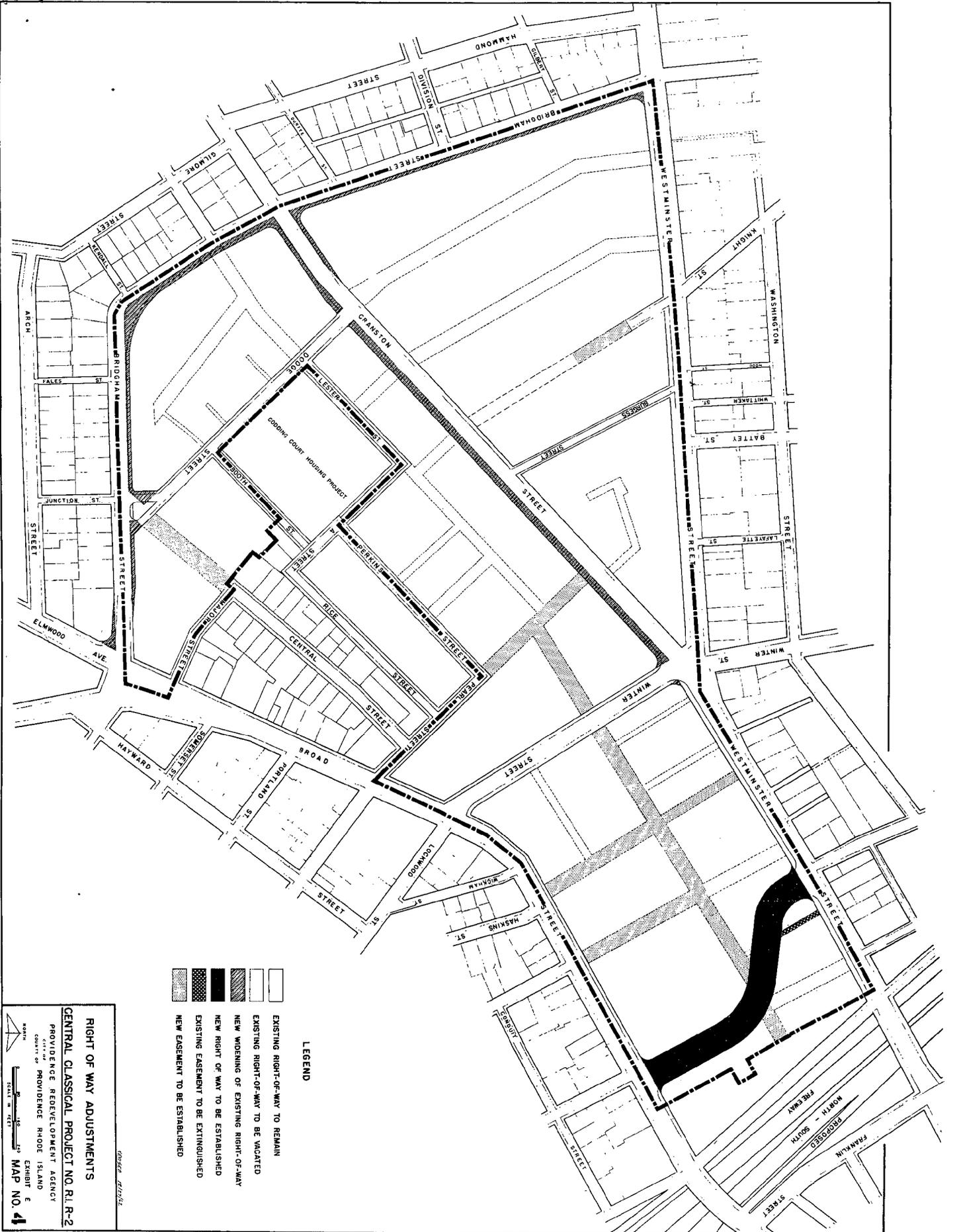
EXHIBIT  
 MAP NO. 3

PROJECT BOUNDARY  
 PROPERTY NOT TO BE ACQUIRED

Revised 12/1976

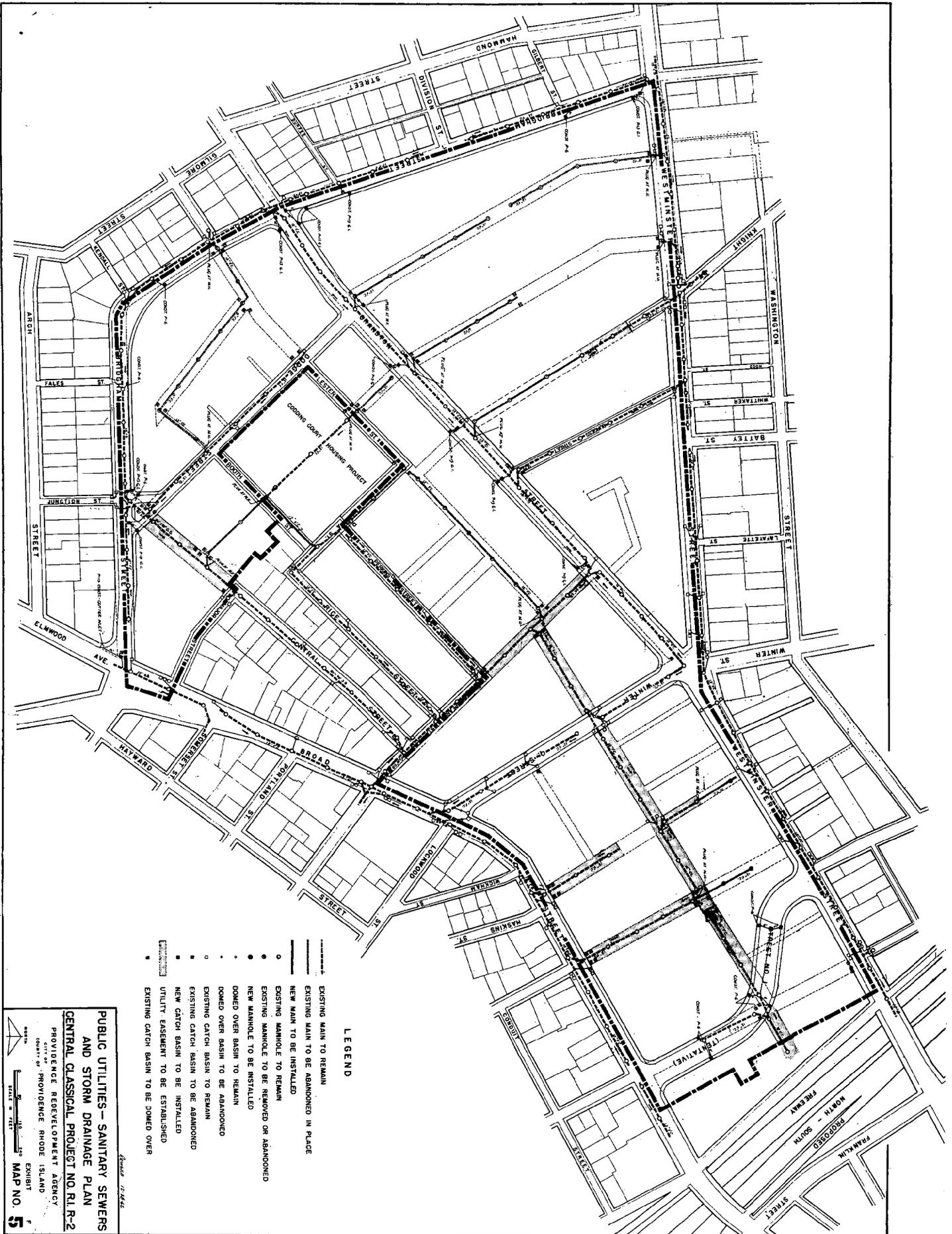


SCALE: 1/4" = 10'



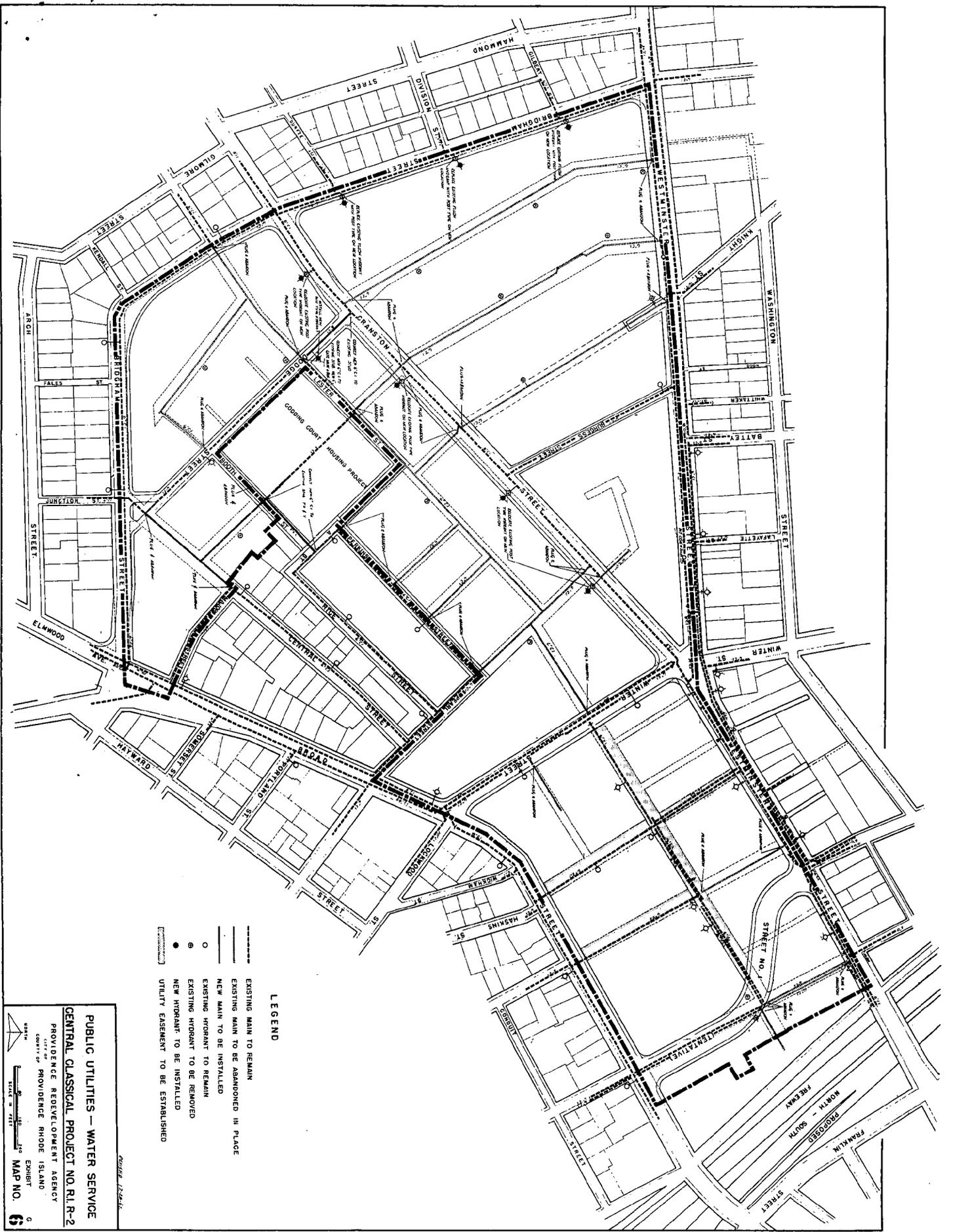
- LEGEND**
-  EXISTING RIGHT-OF-WAY TO REMAIN
  -  EXISTING RIGHT-OF-WAY TO BE VACATED
  -  NEW WIDENING OF EXISTING RIGHT-OF-WAY
  -  NEW RIGHT-OF-WAY TO BE ESTABLISHED
  -  EXISTING EASEMENT TO BE EXTINGUISHED
  -  NEW EASEMENT TO BE ESTABLISHED

**RIGHT OF WAY ADJUSTMENTS**  
**CENTRAL CLASSICAL PROJECT NO. RL R-2**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE RHODE ISLAND  
 COUNTY OF PROVIDENCE RHODE ISLAND  
 EXHIBIT 5  
 MAP NO. 41  
 SCALE 1" = 100'  
 DATE 12/17/72



- LEGEND**
- EXISTING MAIN TO REMAIN
  - EXISTING MAIN TO BE ABANDONED IN PLACE
  - NEW MAIN TO BE INSTALLED
  - EXISTING MANHOLE TO REMAIN
  - EXISTING MANHOLE TO BE REMOVED OR ABANDONED
  - NEW MANHOLE TO BE INSTALLED
  - DOMED OVER BASIN TO REMAIN
  - DOMED OVER BASIN TO BE ABANDONED
  - EXISTING CATCH BASIN TO REMAIN
  - EXISTING CATCH BASIN TO BE ABANDONED
  - NEW CATCH BASIN TO BE INSTALLED
  - UTILITY EASEMENT TO BE ESTABLISHED
  - EXISTING CATCH BASIN TO BE DOMED OVER

PUBLIC UTILITIES - SANITARY SEWERS  
 AND STORM DRAINAGE PLAN  
 CENTRAL CLASSICAL PROJECT NO. RL-R-2  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE RHODE ISLAND  
 COUNTY OF PROVIDENCE RHODE ISLAND  
 SCALE: 1" = 100'  
 EXHIBIT  
 MAP NO. 5



- LEGEND**
- EXISTING MAIN TO REMAIN
  - - - EXISTING MAIN TO BE ABANDONED IN PLACE
  - NEW MAIN TO BE INSTALLED
  - EXISTING HYDRANT TO REMAIN
  - EXISTING HYDRANT TO BE REMOVED
  - NEW HYDRANT TO BE INSTALLED
  - UTILITY EASEMENT TO BE ESTABLISHED

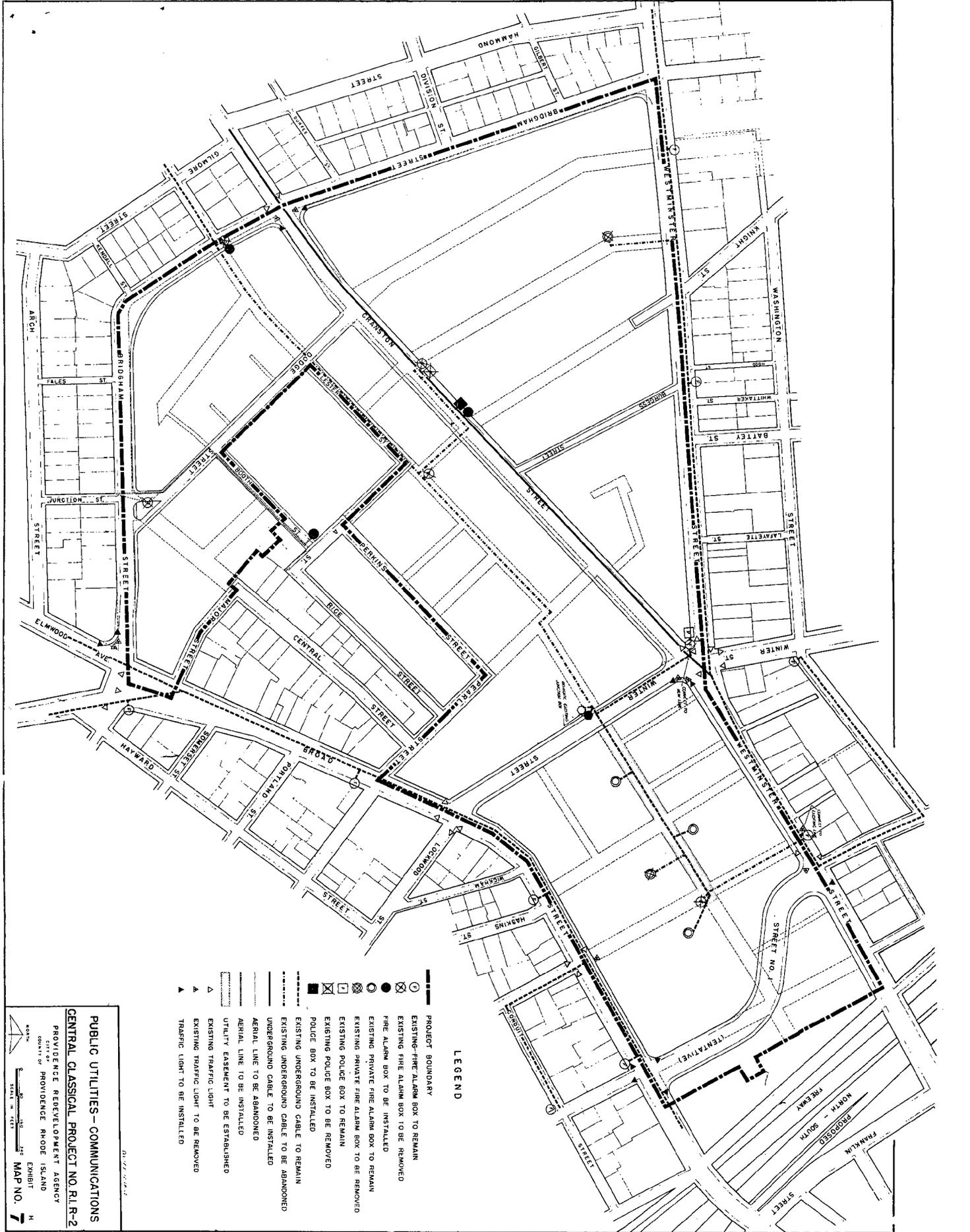
2015B 12-24-16

**PUBLIC UTILITIES — WATER SERVICE**

**GENERAL CLASSICAL PROJECT NO. R.I.R-2**

PROVIDENCE REDEVELOPMENT AGENCY  
CITY OF PROVIDENCE RHODE ISLAND

SCALE: 1" = 100'  
SHEET 5  
MAP NO. 6



- LEGEND**
- PROJECT BOUNDARY
  - EXISTING FIRE ALARM BOX TO REMAIN
  - ⊗ EXISTING FIRE ALARM BOX TO BE REMOVED
  - ⊙ FIRE ALARM BOX TO BE INSTALLED
  - ⊕ EXISTING PRIVATE FIRE ALARM BOX TO REMAIN
  - ⊖ EXISTING PRIVATE FIRE ALARM BOX TO BE REMOVED
  - ⊗ EXISTING POLICE BOX TO REMAIN
  - ⊘ EXISTING POLICE BOX TO BE REMOVED
  - ⊙ POLICE BOX TO BE INSTALLED
  - EXISTING UNDERGROUND CABLE TO REMAIN
  - EXISTING UNDERGROUND CABLE TO BE ABANDONED
  - UNDERGROUND CABLE TO BE INSTALLED
  - AERIAL LINE TO BE ABANDONED
  - AERIAL LINE TO BE INSTALLED
  - UTILITY EASEMENT TO BE ESTABLISHED
  - △ EXISTING TRAFFIC LIGHT
  - △ EXISTING TRAFFIC LIGHT TO BE REMOVED
  - △ TRAFFIC LIGHT TO BE INSTALLED

**PUBLIC UTILITIES - COMMUNICATIONS**  
**CENTRAL CLASSICAL PROJECT NO. RI-R-2**  
 PROVIDENCE REDEVELOPMENT AGENCY  
 CITY OF PROVIDENCE RHODE ISLAND  
 EXHIBIT  
 MAP NO. 7  
 SCALE: 1" = 40'

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

*Zoning Change #166*

CHAPTER 1555

NO. 459 AN ORDINANCE AMENDING CHAPTER 544 OF 1951 BY CHANGING FROM A C-2 GENERAL COMMERCIAL ZONE, AND A C-4 HEAVY COMMERCIAL ZONE TO AN R-4 MULTIPLE DWELLING ZONE; THOSE CERTAIN LOTS SHOWN AS OUTLINED AND INDICATED ON ACCOMPANYING MAP, BOUNDED GENERALLY BY CRANSTON STREET, WESTMINSTER STREET, BROAD STREET, BRIDGHAM STREET AND THE WESTERLY TAKING LINE OF INTERSTATE 95.

APPROVED August 8, 1963

BE IT ORDAINED BY THE CITY OF PROVIDENCE:

Section 1. The zoning map, accompanying and made part of Chapter 544 of the Ordinances of the City of Providence, approved September 21, 1951, entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations," as heretofore amended, it is hereby further amended by changing from a C-2 General Commercial and C-4 Heavy Commercial Zone to an R-4 Multiple Dwelling Zone those certain lots shown as outlined and indicated on accompanying map, bounded generally by Cranston Street, Westminster Street, Broad Street, Bridgham Street and the westerly taking line of Interstate 95, specifically bounded and described as follows:

Beginning at the intersection of the centerline of Cranston Street and the centerline of Bridgham Street; thence running northeasterly along the said centerline of Cranston Street to its intersection with the centerline of Westminster Street; thence running northeasterly along the said centerline of Westminster Street to its intersection with the westerly taking line of Interstate 95; thence running southeasterly along the said westerly taking line of Interstate 95 to its intersection with the zoning division line of the present C-2 General Commercial Zone and the present C-4 Heavy Commercial Zone; thence running southwesterly along the aforementioned zoning division line one hundred thirty (130) feet more or less to a point on a curve; thence running generally southeasterly along the arc of a circle having an interior angle of fifty seven degrees eighteen minutes thirteen seconds ( $57^{\circ}18'13''$ ) and a radius of two hundred nineteen and  $\frac{62}{100}$  (219.62) feet a distance of one hundred forty (140) feet more or less, to a point of curvature; thence running South twenty eight degrees forty eight minutes fifty eight seconds East ( $S28^{\circ}48'58''E$ ) two hundred seventy and  $\frac{65}{100}$  (270.65) feet to a point on the centerline of Broad Street; thence running southwesterly along the said centerline of Broad Street to its intersection with the centerline of Pearl Street; thence running northwesterly along the said centerline of Pearl Street to its intersection with the zoning division line of the present R-4 Multiple Dwelling Zone and the present C-4 Heavy Commercial Zone; thence running southwesterly along the aforementioned zoning division line to its intersection with the zoning division line of the present C-2 General Commercial Zone, the present C-4 Heavy Commercial Zone and the present R-4 Multiple Dwelling Zone; thence running southeasterly and southwesterly along the aforementioned zoning division line to its intersection with the centerline of Bridgham Street; thence running northwesterly along the said centerline of Bridgham Street to its intersection with the centerline of Cranston Street, the said point being the point and place of beginning.

The area herein described comprises lot 33 and portion of lots 1, 55 and 60 on Assessor's Plat 30 and lots 189, 243, 245, 246, 247, ~~248~~, 250, 251, 256, 258, 259, 263, 271, 282, 286, 296, 298, 301 and 345 on Assessor's Plat 29 and lots 1, 12, 17, 28, 29, 34, 107, 126, 127 and 200 on Assessor's Plat 24.

Said area presently zoned a C-2 General Commercial Zone and a C-4 Heavy Commercial Zone to be changed to an R-4 Multiple Dwelling Zone.

Section 2. This Ordinance shall take effect upon its passage.

269  
D.W.

18

IN CITY COUNCIL

APR 18 1963

FIRST READING REFERRED TO COMMITTEE ON ORDINANCES

Devereaux W. Dyer, CLERK

THE COMMITTEE ON

Ordinances 6-7-63

Approves passage of the Within Ordinance

Consent of James

Committee Clerk

Mr. Weyler, by request

MAYOR

AUG 8 1963

APPROVED

CLERK

FIRST READING READ AND PASSED

JUL 10 1963

IN CITY COUNCIL

CITY CLERK'S OFFICE PROVIDENCE, R. I.

APR 15 10 31 AM '63

FILED

IN CITY COUNCIL

AUG 8 - 1963

FIRST READING READ AND PASSED

PRESIDENT

CLERK

Zoning Change  
Central - Classical Area  
Redevelopment Agency

Plat 30

Lot 33 Providence Redevelopment Agency  
10 Dorrance Street  
60 Ditto  
55 "  
1 "

Plat 29

Lot 189 Providence Redevelopment Agency  
10 Dorrance Street  
286 Ditto  
301 "  
296 "  
298 "  
243 "  
345 "  
246 "  
247 "  
245 "  
251 "  
256 "  
250 City of Providence  
258 Ditto  
271 "  
282 Providence Redevelopment Agency  
10 Dorrance Street  
259 City of Providence  
269 Ditto  
263 Providence Redevelopment Agency  
10 Dorrance Street

Plat 24

Lot 200 City of Providence  
1 Providence Redevelopment Agency  
10 Dorrance Street  
34 Ditto

Plat 24

- Lot 107 All Saints Memorial Church  
32 Stewart Street
- 127 Ditto
- 126 Providence Redevelopment Agency  
10 Dorrance Street
- 17 City of Providence
- 29 Dropped into Lot 12  
Providence Redevelopment Agency  
10 Dorrance Street
- 12 Ditto
- 28 "
- 43 "

Plat 30

- Lot 129 Misak S. Berberian & wf. Agavne  
165 Washington Street
- 135 Rudolph T. Schoerner & wf. Lois  
64 Glenridge Ave., Cranston, R. I.
- 192 Walter I. Pearce & wf. Alice M. Estates  
2 Harding Ave., Johnston, R. I.
- 191 Jeremiah G. Pearce Estate, (Walter I. Pearce)  
2 Harding Ave., Johnston, R. I.
- 141 Providence Redevelopment Agency  
10 Dorrance Street
- 150 Ditto
- 80 The Housing Authority of the City of Providence  
263 Chad Brown Street,
- 29 Providence Redevelopment Agency  
10 Dorrance Street
- 39 Ditto
- 15 "
- 22 Wanskuck Company  
304 Pearl Street
- 143 Louttit Laundry Co.  
93 Cranston Street
- 479 Ditto

Plat 29

Lot 336 Fletcher Realty Corp.

49 Westminster Street

393 Jefferson Apartments, Inc.

286 Broad Street

353 Abraham & Bella G. Adler

29 Sargent Ave.

425 Hung Yum Ung & wf. Hom Hong Hai

262 Broad Street

355 Ralph L. Cipolla & wf. Josephine

101 Burden Ave., Johnston, R. I.

360 William Fletcher, Tr.

Rm. 812 - 49 Westminster Street

361 Alfred DiOrio Realty, Inc.

294 Union Ave.

362 Max I. Greenberg & wf. Sarah H.

113 Julia Street, Cranston, R. I.

359 Frank Picozzi & wf. Anna,  
111 Elsie Street, - Cranston, R. I.

Plat 24

Lot 27 James Christy

220 Broad Street

35 Fletcher Realty Corporation

49 Westminster Street

36 Arthur Petropoulos & wf. Thomai

65 Corinth Street

37 Sadel Investment Co.,

c/o Mrs. Sadye Margolies, - 361 A. Schley Street,  
Newark, N. J.

Plat 24

Lot 596 Stanley & Henry Tyszkowski

159 Wheeler Ave., - Cranston, R. I.

38 Pius X Salvage Bureau

184 Broad Street

125 Greater Providence Young Men's Christian Ass.

160 Broad Street

184 Ditto

Plat 32

Lot 297 Antonio Squizzaro  
1627 Cranston Street  
330 Providence Redevelopment Agency  
10 Dorrance Street  
160 Ditto

Plat 29

Lot 215 Providence Redevelopment Agency  
422 Ditto  
204 "  
234 Hudson Cold Storage Co., Inc.,  
101 Cranston Street  
197 What Cheer Laundry  
93 Cranston Street  
200 Baybrink, Inc.,  
93 Cranston Street  
201 David Krausner & wf. Elizabeth  
131 Sumter Street  
202 David Krasner & wf. Elizabeth  
131 Sumter Street  
472 Providence Redevelopment Agency  
10 Dorrance Street  
185 Citizens Savings Bank  
Canonicus Square  
188 City of Providence  
132 Krikor S. Dulgarian  
835 Westminster Street  
131 Samuel Goldberger Estate  
c/o H. H. Goldberger, Tr. - 7 Westminster Ave.,  
Roxbury, Mass.  
129 Hoyle Square Realty Co.,  
821 Westminster Street  
128 Camilla E. Castiglioni  
419 Montgomery Avenue  
127 Dorothy W. Suddard  
27 Sefton Drive, Cranston, R. I.

Plat 29

- Lot 126 Aram Nalbandian  
243 Deerfield Rd., - Cranston, R. I.
- 125 Ditto
- 124 Jacob Licht & wf. Rose J.  
740 Westminster Street
- 123 Jarose Realty Corporation  
740 Westminster Street
- 122 Woodrow's Realty, Inc.,  
755 Westminster Street
- 121 Saul Hodosh & Harold H. Levene  
808 Union Trust Bldg.,

Plat 25

- Lot 248 Julia McK. Prior  
35 Oriole Ave.
- 249 Jacob Miller & Jacob Glantz  
711 Westminster Street
- 250 S. Chiappinelli, Inc.,  
58 Weybosset Street
- 252 Avis Realty Co., Inc.,  
108 Babock Street
- 254 S. Chiappinelli, Inc.  
58 Weybosset Street.



# City Plan Commission

EDWARD WINSOR, *Chairman*  
ALBERT BUSH-BROWN      JERRY LORENZO

WALTER H. REYNOLDS, *Mayor*  
HARRY PINKERSON, *Secretary*

JAMES B. LEACH, *Vice Chairman*  
RALPH MATERA      RAYMOND J. NOTTAGE

FRANK H. MALLEY, *Director*  
DIETER HAMMERSCHLAG, *Deputy Director*

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

June 5, 1963

Committee on Ordinances  
City Hall  
Providence, R. I.

SUBJECT: Referral No. 1324 - ZONING CHANGE OF LOTS BOUNDED  
BY CRANSTON, WESTMINSTER,  
BROAD AND BRIDGHAM STREETS

Gentlemen:

The subject referral received consideration by the City  
Plan Commission at a meeting held on June 4, 1963.

This referral is a request by the Providence Redevelopment  
Agency to change certain lots in the Central-Classical  
Project area from C-2 and C-4 Zones to R-4.

The Commission

VOTED: To offer no objection to the granting of this pe-  
tition.

Very truly yours,

FRANK H. MALLEY  
DIRECTOR  
CITY PLAN COMMISSION

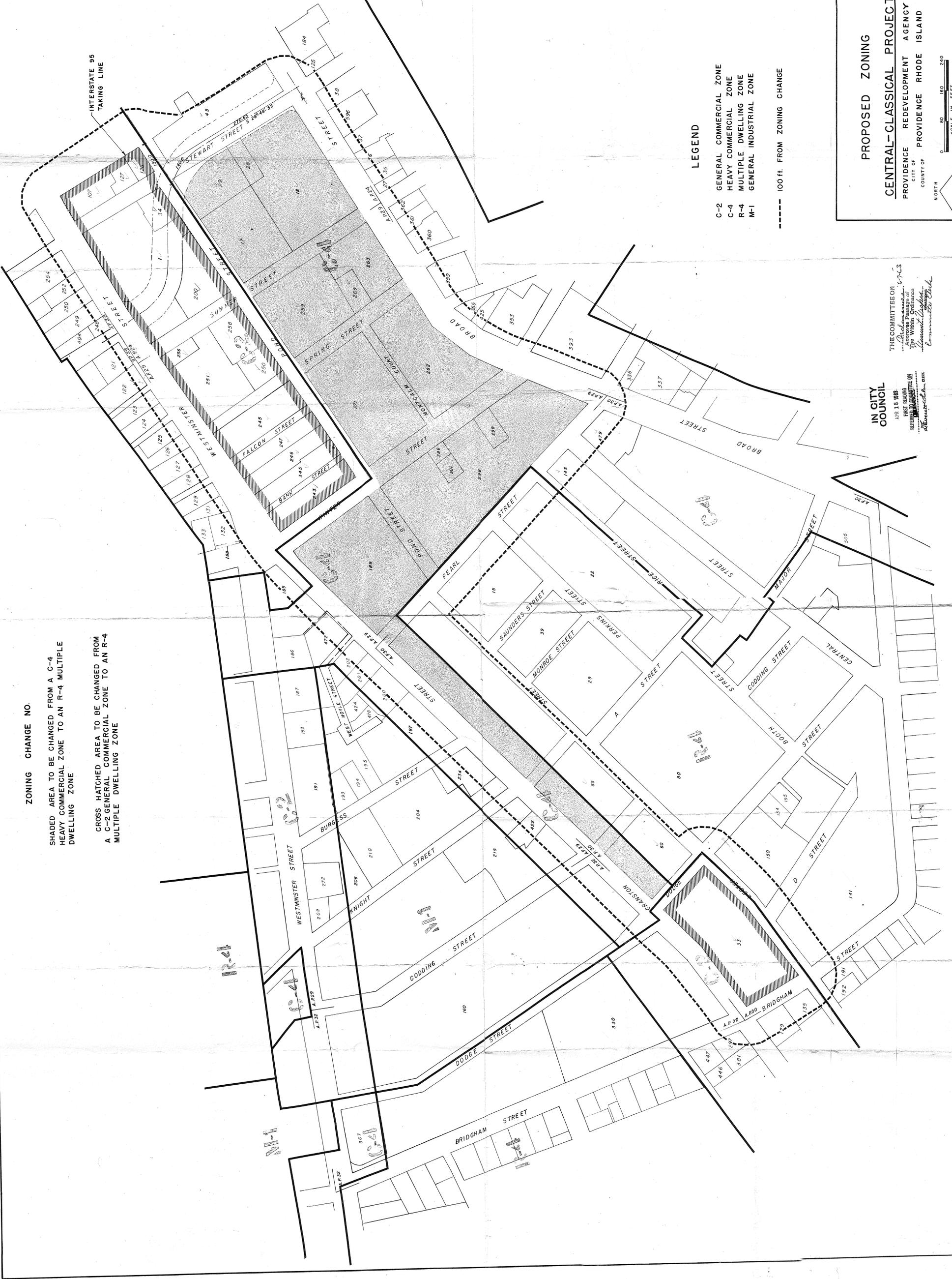
FHM:MMH

c.c. Councilman Henry E. Laliberte  
Councilman Thomas L. Payne  
Councilman Russell J. Boyle  
Councilman James J. Corry  
Councilman Francesco Caprio  
Councilman Jerry Lorenzo

ZONING CHANGE NO.

SHADED AREA TO BE CHANGED FROM A C-4 HEAVY COMMERCIAL ZONE TO AN R-4 MULTIPLE DWELLING ZONE

CROSS-HATCHED AREA TO BE CHANGED FROM A C-2 GENERAL COMMERCIAL ZONE TO AN R-4 MULTIPLE DWELLING ZONE



LEGEND

- C-2 GENERAL COMMERCIAL ZONE
- C-4 HEAVY COMMERCIAL ZONE
- R-4 MULTIPLE DWELLING ZONE
- M-1 GENERAL INDUSTRIAL ZONE

--- 100 ft. FROM ZONING CHANGE

PROPOSED ZONING

CENTRAL-CLASSICAL PROJECT  
PROVIDENCE REDEVELOPMENT AGENCY  
CITY OF PROVIDENCE RHODE ISLAND  
COUNTY OF PROVIDENCE RHODE ISLAND



IN CITY COUNCIL

APR 18 1988  
FIRST READING  
REferred to the ZONING COMMITTEE ON  
APRIL 14 1988

THE COMMITTEE ON  
APPROPRIATE REDEVELOPMENT  
The Within Ordinance  
Committee  
APPROVED  
APR 14 1988

The City of Providence

*Zoning Change #167*

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1556

No. **460** AN ORDINANCE amending Chapter 544 of 1951 by changing from an R-1 One-Family Zone to a C-1 Limited Commercial Zone Lots Nos. 238 and 239 as set out and delineated on City Assessor's Plat No. 115; said lots being situated on and abutting Hartford Avenue, at the easterly corner of Wright Street.

Approved August 8, 1963

*Be it ordained by the City of Providence:*

Section 1. The zoning map, accompanying and made a part of Chapter 544 of the Ordinances of the City of Providence, approved September 21, 1961, entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", as heretofore amended, is hereby further amended by changing from an R-1 One-Family Zone to a C-1 Limited Commercial Zone Lots Nos. 238 and 239 as set out and delineated on City Assessor's Plat No. 115; said lots being situated on and abutting Hartford Avenue, at the easterly corner of Wright Street, bounded and described as follows:

Beginning at the southeasterly corner of Hartford Avenue and Wright Street; thence easterly along the southerly line of Hartford Avenue to the northeasterly corner of Lot 239 on Assessor's Plat 115; thence southerly along the westerly line of Lot 257 to the southeasterly corner of Lot 239; thence westerly along the northerly line of Lot 240 to the easterly line of Wright Street at the southwesterly corner of Lot 238; thence northerly along the easterly line of Wright Street to the southeasterly corner of Hartford Avenue and Wright Street and the point and place of beginning.

Sec. 2. This Ordinance shall take effect upon its passage.

IN CITY COUNCIL

JUL 10 1963

FIRST READING

READ AND PASSED

*Beverett Whelan*  
CLERK

IN CITY COUNCIL

AUG 8 - 1963

FINAL READING  
READ AND PASSED

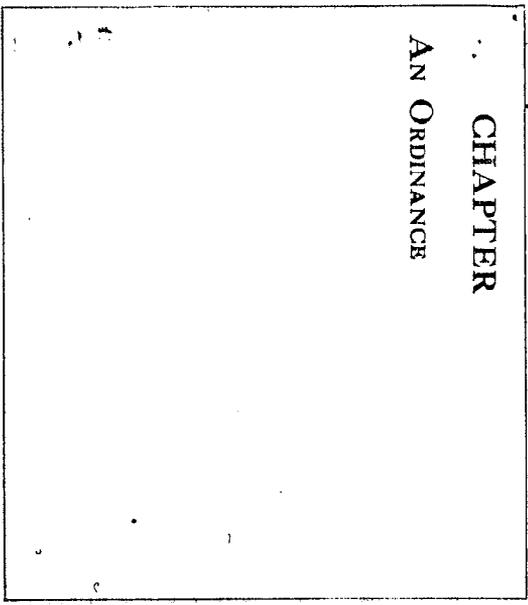
*John P. Brock*  
PRESIDENT  
*Beverett Whelan*  
CLERK

APPROVED

AUG 8 1963  
*Walter A. ...*  
MAYOR

No.

CHAPTER  
AN ORDINANCE



THE COMMITTEE ON

*Ordinance*  
Approves Passage of  
The Within Ordinance

*Warrant*  
Committee Clerk

**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**PETITION TO THE CITY COUNCIL**

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

*The undersigned respectfully petition your honorable body*

To change from an R-1 One-Family Zone to a C-1 Limited Commercial Zone Lots Nos. 238 and 239 as set out and delineated on City Assessor's Plat No. 115; said lots being situated on and abutting Hartford Avenue, at the easterly corner of Wright Street.

*Raymond Vicario*

Raymond Vicario

*Michelina Vicario*

Michelina Vicario

By their Attorney,

*Benedetto A. Cerilli*

Benedetto A. Cerilli  
919 Hospital Trust Building  
Providence 3, Rhode Island

CITY COUNCIL

FEB 21 1963

FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES

*Devereaux, W. D.* CLERK

THE COMMITTEE ON

*Ordinance 3/15/63*  
Recommendations Indefinite  
Responement

*Warrant LePage*  
Chairman  
Committee Clerk

THE COMMITTEE ON

*Ordinance 3/29/63*  
Recommendations Indefinite  
Responement

*Warrant LePage*  
Chairman  
Committee Clerk

*Mr. Devereaux, by request*

FEB 8 4 13 PM '63  
CITY CLERK'S OFFICE  
PROVIDENCE, R. I.

FILED

Zoning Change

R-1 to C-1

Hartford Ave.

Plat 115

Lot 238 Raymond Vicacio & wf. Michelma

646 Hartford Avenue

239 Ditto

240 Michael Albergo & Mary Albergo

125 Oakland Ave.

241 Ditto

231 Peter J. Woolf & wf. Anna C.

9 Payne Rd., Barrington, R. I.

230 Ditto

229 "

228 Antonio Cialfi & wf. Margaret

660 Hartford Ave.

227 Vincenza Lonardo

664 Hartford Avenue

257 Raymond Vicacio & wf. Michelma

646 Hartford Ave.

258 Peter DiLorenzo & wf. Grace

632 Hartford Avenue

256 Ditto

Plat 114

Lot 138 Rose Ciolfi

39 Middleton Street

139 Ditto

141 Corporation of the Church of The Holy Cross

18 King Philip Street

205 Corporation of the Church of The Holy Cross

18 King Philip Street

Councilman Kelley

" Pisaturo

Benedetto A. Cerille - 919 Hospital Trust Bldg.



# City Plan Commission

EDWARD WINSOR, *Chairman*  
ALBERT BUSH-BROWN      JERRY LORENZO

WALTER H. REYNOLDS, *Mayor*  
HARRY PINKERSON, *Secretary*

JAMES B. LEACH, *Vice Chairman*  
RALPH MATERA      RAYMOND J. NOTTAGE

FRANK H. MALLEY, *Director*  
DIETER HAMMERSCHLAG, *Deputy Director*

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

March 20, 1963

Committee on Ordinances  
City Hall  
Providence, R. I.

SUBJECT: Referral No. 1310 - ZONING CHANGE ON HARTFORD AVENUE AND WRIGHT STREET

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, March 19, 1963.

This referral is a request for study, report, and recommendation of a petition from Raymond Vicario for a change in zoning from R-1 to C-1 of Lots 238 and 239 on Assessor's Plat 115 located on Hartford Avenue and Wright Street.

An inspection survey determined the lots were vacant and Wright Street is an unpaved paper street. The land slopes down, away from Hartford Avenue, into a large undeveloped swampy area.

For the following reasons: 1) there are areas on Hartford Avenue which are zoned for commercial use and are not occupied by the same, 2) Hartford Avenue has at present an undue traffic load that should not be added to with the establishment of new commercial zones until the traffic load can be transferred to the new U.S. 6 now under construction, north of Hartford Avenue, 3) changes in this area should be held to a minimum pending the expected development plans for this area, therefore,

The Commission

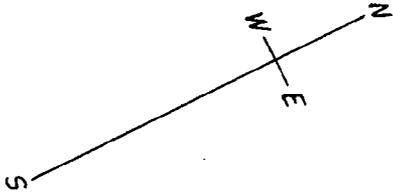
VOTED: To recommend that this petition be denied.

Very truly yours,

FRANK H. MALLEY  
DIRECTOR  
CITY PLAN COMMISSION

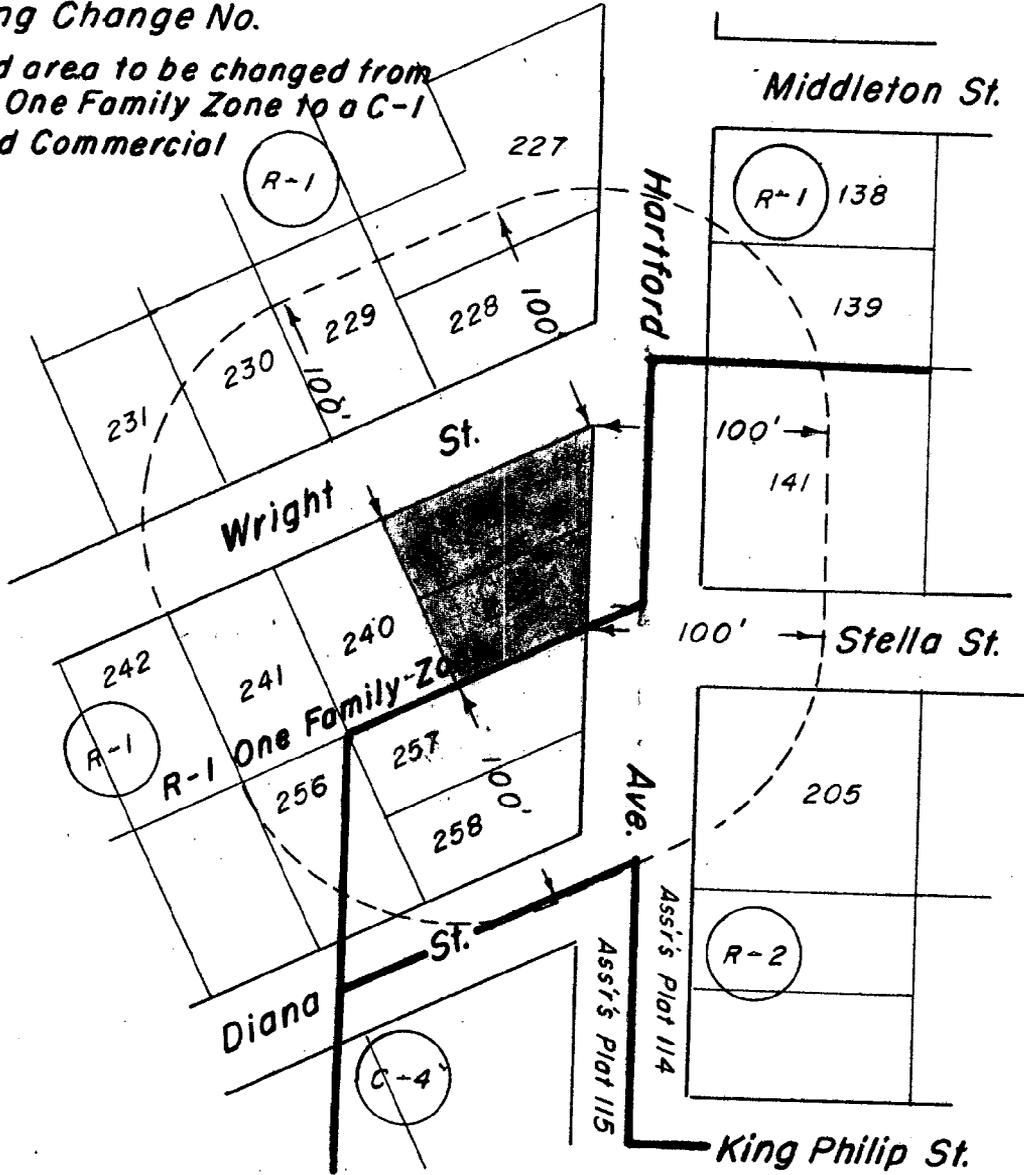
FHM:MMH

c.c. Councilman Donald C. Kelley  
Councilman Charles A. Pisaturo



February 12, 1963

**Zoning Change No.**  
Shaded area to be changed from  
an R-1 One Family Zone to a C-1  
Limited Commercial  
Zone.



Assessor's Plots 114 & 115

Zoning Change No

Toppi  
1" = 80'

J.C.R.

2-12-63

*L. Reid*  
Robert B. Strong

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1557

No. 461 AN ORDINANCE AMENDING CHAPTER 760, SECTION 1, "ESTABLISHING A CLASSIFICATION PLAN FOR THE CITY OF PROVIDENCE", AS APPROVED AUGUST 7, 1953, BY REVISING THE JOB SPECIFICATIONS FOR THE CLASSIFICATION, CHIEF OF CONSTRUCTION AND MAINTENANCE DIVISION.

Approved August 8, 1963

Be it ordained by the City of Providence:

SECTION 1. The Classification Plan as incorporated and adopted in Section 1 of Ordinance Chapter 760, entitled: "An Ordinance Establishing a Classification Plan for the City of Providence", as amended, is hereby further amended by revising the job specifications for the classification:

CHIEF of CONSTRUCTION and MAINTENANCE DIVISION (686)

SECTION 2. This Ordinance shall take effect upon its passage.

IN CITY COUNCIL

JUL 10 1963

FIRST READING READ AND PASSED

Deverett Whelan CLERK

APPROVED

AUG 8 1963

Walter H. Reynolds MAYOR

IN CITY COUNCIL

AUG 8 - 1963

FINAL READING READ AND PASSED

John F. Bunk PRESIDENT Deverett Whelan CLERK

## CHIEF OF CONSTRUCTION AND MAINTNENANCE DIVISION

**CLASS TITLE:** Chief of Construction and Maintenance Division

**CLASS DEFINITION:** Highly responsible administrative work of a professional engineering nature in the management of public works construction and maintenance, and other related work as required or as assigned.

**DISTINGUISHING FEATURES OF WORK:** Work involves responsibility for managing, planning, assigning and directing the activities of the construction and maintenance division of the Department of Public Works. Supervision is exercised directly or through subordinates over all personnel of the construction and maintenance division. Policies are laid down by the Director of Public Works and assignments outlining generally the scope of the various phases of work are received either from the Director of Public Works or the Deputy Director of Public Works. The incumbent has a wide latitude in procedure and methods employed and is directly responsible for managing, carrying out, and completing the work of the division. Projects are reviewed for thoroughness, efficiency of management, employment of labor, materials and equipment, and overall accomplishment with respect to unit and job cost data.

**ILLUSTRATIVE EXAMPLES OF WORK:** Administers, manages and directs all of the work of the construction and maintenance division of the Department of Public Works and executes the planned work and assignments received from the Director of Public Works. Actively directs the construction, reconstruction, maintenance and repairs of highways, streets and bridges; the construction, maintenance and repairs to sidewalks and traffic safety islands, setting, resetting and replacement of straight and radius curbing, driveway corners and returns; the programming, organizing and directing the operations of snow removal patterned to the types and magnitude of the individual storm problems, the control of highway icing through the proper and effective application of sand and chemicals. Studies and analyzes departmental construction methods and procedures and consults with engineering office personnel relative to improvements in design of construction and maintenance projects. Prepares detailed analytical studies and reports on operations and makes specific and general recommendations for improvements in utilization of labor, materials and equipment used in the work.

(over)

**NECESSARY KNOWLEDGES, SKILLS AND ABILITIES:** A full and comprehensive knowledge of the principles and practices of civil and/or mechanical engineering. An outstanding ability in management and administration of large scale production and/or construction methods and the knowledge of proper organization and handling of subordinate supervisory groups directing the work of skilled and semi-skilled labor. The ability to maintain cooperative relationships with employees, to settle minor personnel difficulties or problems, to resolve related work problems with other division heads and to meet with and favorably impress the general public.

**QUALIFICATIONS REQUIRED FOR APPOINTMENT:** Certification as a registered professional engineer license to practice in the State of Rhode Island. Graduation from a standard college or university with major courses in civil or mechanical engineering and at least ten (10) years experience in a highly responsible capacity reflecting administrative and managerial experience of a professional nature in handling large scale production or construction operations of a type satisfactory to the Director of Public Works.

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1558

No. 462 AN ORDINANCE AMENDING CHAPTER 1492, "ESTABLISHING A COMPENSATION PLAN FOR THE CITY OF PROVIDENCE", AS APPROVED SEPTEMBER 21, 1962.

Approved August 8, 1963

Be it ordained by the City of Providence:

SECTION 1. Section 1 of Chapter 1492 of the Ordinances of the City of Providence as amended, is hereby further amended as follows:

Table with 3 columns: Change, From, To. Rows include: INSTITUTION WARD PORTER, LAUNDRY WORKER I, INSTITUTION UTILITY WORKER I, INSTITUTION UTILITY WORKER II, NURSES AIDE, BATH HOUSE ATTENDANT I.

SECTION 2: This Ordinance shall become effective September 3rd, 1963.

IN CITY COUNCIL JUL 10 1963 FIRST READING READ AND PASSED [Signature] CLERK

APPROVED [Signature] 1963 MAYOR

IN CITY COUNCIL AUG 8 - 1963 FINAL READING READ AND PASSED [Signature] PRESIDENT [Signature] CLERK