

# RESOLUTION OF THE CITY COUNCIL

No. 176

Approved March 23, 1987

RESOLVED, That His Honor the Mayor is hereby authorized to execute, pursuant to Ordinance Chapter 1982-53, approved August 12, 1982, a deed of conveyance to Lori and Damian Cassin of 92 Hudson Street, Providence, Rhode Island, 02909, of that certain lot or parcel of land and building comprising of approximately 3,381 square feet of land, more or less, situated on Lot 439, as set out and delineated on City Assessor's Plat 32, situated along 18-20 Hammond Street for the sum of Eight Hundred Twenty Dollars and Seventy-Eight Cents (\$820.78) containing such terms and conditions as may be approved by His Honor the Mayor and the City Solicitor.

IN CITY COUNCIL

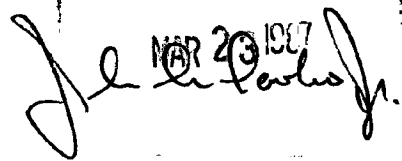
MAR 19 1987

READ AND PASSED

  
PRES.

  
CLERK

APPROVED

  
MAR 23 1987

THE COMMITTEE ON  
CITY PROPERTY

---

Approves Passage of  
The Within Resolution

Eric M. Marlowen  
Chairman

March 11, 1987

CITY OF PROVIDENCE, RHODE ISLAND . MAYOR JOSEPH R. PAOLINO, JR.

Rose M. Mendonca  
City Clerk

—  
Clerk of Council

—  
Clerk of Committees



Michael R. Clement  
First Deputy

—  
Grace Nobrega  
Second Deputy

DEPARTMENT OF CITY CLERK  
CITY HALL

March 26, 1987

Lori & Damian Cassin  
P.O. Box 3142  
Wayland Square  
Providence, R. I. 02906

Dear Lori and Damian,

Enclosed is certified copy of Resolution No. 176,  
approved March 23, 1987, the same being self explanatory.

Please contact the City Solicitor, Edward C. Clifton,  
so that the deed may be executed for the property involved.

Very truly yours,

Rose M. Mendonca  
City Clerk

RMM/bp

Enc.

OFFER TO PURCHASE

The undersigned Lori and Damian Cassin

hereinafter collectively referred to as Buyer(s) do hereby offer to purchase from the City of Providence, the following described parcel of real estate with all buildings and improvements thereon:

Address: 570 Hammond  
92 Hudson Street Providence, R. I.

Assessor's Plat 32 Lot 439

Said offer to purchase is made under the following terms and conditions:

1. Said conveyance will be subject to plat restrictions of record and municipal regulations, if any.

2. The City of Providence will convey to Buyer(s) a deed to the premises conveying good and clear marketable title to the same, free from all encumbrances, except as hereinbefore stated on or before July 1, 1987.

3. The Buyer(s) agree to pay to the City of Providence the sum of \$ 820.78 as consideration for the purchase of said real estate of which \$ 100.00 hereinafter called the binder, is to be paid at such time as the City of Providence accepts this offer to purchase and the balance of \$ 720.78 to be paid upon the delivery of the deed.

Personal checks without certification will not be accepted in payment of the purchase price, but, if for any reason the City of Providence shall refuse the tender of a certified check or the check of a bank, the Buyer(s) shall be allowed a reasonable time in which to make a tender in cash.

5. The City of Providence agrees to deliver to Buyer(s), at the time of delivery of the deed, full possession of said premises, in the same condition in which they now are, reasonable use and wear or other unavoidable casualty excepted, and free of all tenants.

If the City of Providence shall be unable to give title and to make, convey and as hereinbefore provided, all payments made by the Buyer(s) under this agreement shall be refunded and all obligations of either party hereto shall cease, provided, however, that the Buyer(s), at their option may waive any defects and take such title as the City of Providence is able to convey, without reduction of the purchase price, and the acceptance of a deed and possession by the Buyer(s) shall be deemed a full performance and discharge hereof.

7. Upon default by the Buyer(s), the City of Providence shall have the right to retain the binder, such right to be without prejudice to the right of the City of Providence to require specific performance or the payment of other and further damages, or to pursue any remedy, legal or equitable, which shall accrue by reason of such default.

8. Buyer(s) do hereby acknowledge that said real estate has been acquired by the City of Providence through the sale of said real estate by said City, for non payment of taxes. Buyer(s) further understand and acknowledge that court action has, or will be instituted by the City of Providence to foreclose the rights of redemption under the tax deed(s) held by said City of Providence. Buyer(s) also understand and acknowledge that it is the purpose of the City of Providence to foster the sale, renovation and habitation of the real estate in question and for such reasons, the City of Providence will require Buyer(s), upon delivery of the deed, to sign, execute and acknowledge an affidavit of occupancy, a copy of which is attached hereto and Buyer(s) covenant and agree to sign, execute and acknowledge said affidavit at the time of delivery of the deed at closing.

9. This offer shall be binding upon and enure to the benefit of the heirs, administrators, executors, successors and assigns of the Buyer(s).

10. The within offer shall be deemed to have been accepted under the terms and conditions herein set forth, by the passage of a resolution by the Providence City Council authorizing the within conveyance and the acceptance by the City of Providence of the binder as herein set forth.

WITNESS our hands this 19th day of March, 1987 .

WITNESS:

Rogers Marshall

Jon Sall Cassin  
BUYER(S)

[Signature]  
BUYER(S)

EXTENSION

The time within which the parties may consummate this agreement may be extended up to and including \_\_\_\_\_, 19 .

\_\_\_\_\_  
BUYER(S)

\_\_\_\_\_  
BUYER(S)

\_\_\_\_\_  
CITY OF PROVIDENCE

# Providence Preservation Society REVOLVING FUND INC.

December 10, 1986

Mr. Andrew Annaldo  
Chairman, Committee on City Property  
c/o City Clerk  
City Hall  
Providence, RI 02903

Re: 18-20 Hammond Street

Dear Mr. Annaldo:

In accordance with your request dated November 18, 1986, the PPS Revolving Fund has reviewed the proposals received by the City for the purchase of 18-20 Hammond Street. Letters were sent out on November 20 to each interested party informing them that the property was now available and that the Revolving Fund would be reviewing proposals with an Armory District Neighborhood Committee. The letter (attached) requested that interested parties be willing to restore the structure and demonstrate financial capability to finance the rehabilitation. An application form was included requiring detailed financial information and a copy of their 1985 Federal Tax Return.

Only one party responded to this request. On November 23, 1986 the Revolving Fund received a complete application package from Lori and Damian Cassin. They are interested in restoring the house as a two family residence and making it their home. They have the financial capability to undertake a project of this magnitude. If sufficient bank financing is not available the Revolving Fund is prepared to provide loan funds.

After fully reviewing the application material on December 10, 1986 the Armory District Neighborhood Committee (represented by Gilda Jeffrey, Mark Van Noppen, Charles Pinning, Annemarie Bruun, and Lou Gingerella, Vice-President Commercial Lending, Bank of New England/Old Colony) endorsed this proposal unanimously and recommended that the City convey 18-20 Hammond Street to Lori and Damian Cassin for \$820.78.

Mr. Andrew Annaldo  
December 10, 1986  
Page Two

Enclosed is a copy of their letter of intent and schedule for rehab. They are very excited and interested in beginning the project as soon as possible.

I would be pleased to attend the next meeting of the Committee on City Property to answer any questions regarding our procedure in reviewing the proposals.

Sincerely,

A handwritten signature in cursive script, appearing to read "Clark Schoettie".

B. Clarkson Schoettie  
Executive Director

Enclosures



FILED

DEC 11 9 46 AM '86

DEPT. OF C. & CLERK  
PROVIDENCE, R.I.



# Design Advocates

November 23, 1986

Mr. B. Clarkson Schoettle  
Providence Preservation Society  
Revolving Fund, Inc.  
P. O. Box 1386  
Providence, R. I. 02901

Re: 18-20 Hammond Street

Dear Clark,

In response to your letter dated November 20, 1986, we have enclosed the loan form, which includes our 1985 Federal Tax Return. Also enclosed is our proposal to renovate 18-20 Hammond Street.

As you know our house has been sold to owner occupants for \$130,000. We have attempted to locate a home within the Armory District with no success. The availability of Hammond Street would allow us to remain in the neighborhood.

Funds from the sale of our house will be sufficient to complete all exterior and interior renovation.

Our proposal for renovation ( See Attached ) relies on the house remaining at it's present location. We will occupy the house after it has been made inhabitable.

Please contact us for any further information needed.

Sincerely yours,

Lori Salk Cassin  
Design Advocates

Damian Cassin

P.S. If this selection can be made by December 15, 1986, and we are chosen we will be able to secure and begin renovation prior to the new year.

cc: Tina Regan  
Neighborhood Project Area Committee  
cc: Gilda Jeffrey  
West Broadway Incentive Program  
cc: Andrew Annaldo  
City Properties Committee

401 • 273 • 0146 • 92 HUDSON ST • PROV • RI • 02909

273 4430

Page 2  
Prov. Preservation Society  
Revolving Fund, Inc

11/23/86

Clark,

We have not requested PPS funds to renovate this structure, and we do not anticipate such a need, but we would welcome direction and advice in the restoration from the PPS.

Phase 1

**Secure Building**

Temporary enclosures	\$2,000.00
Repair roof & roof supports ( 1800 s.f. \$6.50 )	\$9,700.00
Install 4 metal fire doors @ \$175 ea.	\$700.00
Burglar alarm ( Waltric Alarm Co )	\$1,500.00
Exterior lighting	\$600.00
120/208 volt, phase 4 wire feeder and panel board	\$2,000.00
Damaged exterior sheathing	\$3,000.00
Subtotal	\$19,500.00

Phase 2

**General Cleanup & Repairs**

Extermination of Rodents & Pests	\$350.00
3 Dumpsters @ \$180	\$540.00
Labor for cleanup 3 laborers X 8 hours X \$6.00	\$144.00
Replace & repair gutter downspouts and gutter box	\$3,000.00
Window Glazing & Sashes ( repair & replace ) ( Avg. \$50 per window X 25 Windows )	\$1,250.00
Subtotal	\$5,284.00

Phase 3

**Interior Construction**

Rebuild front stairway	\$1,500.00
Rebuild rears staircases ( \$500 each )	\$1,000.00
Install mechanical/electrical Receptacles and switches ( Lighting budget ) \$1,000 per floor	\$3,000.00
Heat & hot water @ \$1,500 per floor	\$4,500.00
Replace burnt interior floors	\$1,300.00
Bathrooms 3 floors @ \$2,000 each	\$6,000.00
Kitchens 3 floors @ \$2,000 each	\$6,000.00
Plaster & Drywall walls and ceilings	\$9,000.00
Repair millwork interior	\$3,000.00
Subtotal	\$35,300.00

Phase 4

**Interior Finishes**

Prime and Paint millwork and plaster	\$3,000.00
Sand Floors	\$2,500.00
Subtotal	\$5,500.00

Phase 5

**Exterior Finishes**

Repair/replace all exterior slate 6,000 s.f. slate +/-, 1,000 damaged @ \$400 per 100 sf.to repair	\$4,000.00
3,000 s.f. clapboard replace, repair, clean and paint @ \$1.00 per s.f.	\$3,000.00
Install wood front and rear doors @ \$450.00 per unit	\$1,800.00
Subtotal	\$8,800.00

Phase 6

**Landscaping**

Grade, seed and shrub	\$2,000.00
Fence	\$2,000.00
Subtotal	\$4,000.00

TOTAL

**\$78,384.00**

The following list of names who had written to the City Clerk regarding the purchase of 18-20 Hammond Street were sent the attached letter:

Paul Blackston  
65 Benedict Street  
Providence, RI 02906

John Bell  
Box 4000 Hill Farm Road  
Coventry, RI 02816

Dawn Haefele  
73 Harrison Street  
Providence, RI 02909

Samantha Curtis-Shanley  
93 Salisbury Avenue  
South Kingstown, RI

Lori-Salk Cassin  
Design Associates  
92 Hudson Street  
Providence, RI 02909

New Address:

P.O. Box 3142  
Wayland Square  
Providence, RI 02906

Ross Dealy  
11 Taft Avenue  
Providence, RI 02906

Mitchell Gantz  
P.O. Box 28046  
Providence, RI 02908

Tom Schillinger  
15 Creighton Street  
Providence, RI 02906

Robert Zbbuzzese  
9 Atwells Avenue  
Johnston, RI 02919

# Providence Preservation Society REVOLVING FUND INC.

November 20, 1986

Paul Blackston  
65 Benedict Street  
Providence, RI 02906

Dear Mr. Blackston:

The City Clerk has notified the Revolving Fund that the Committee on City Property has agreed to allow the Revolving Fund to negotiate for the sale of the property at 18-20 Hammond Street.

In the past you have expressed interest in this property so we are contacting you first. If you are currently interested please fill out the enclosed application form and include a copy of your 1985 Federal Income Tax Return.

Prospective buyers will be required to restore the exterior of the structure and must demonstrate the ability to finance the rehabilitation of the building before sale. Priority will be given to owner-occupants.

All interested buyers will be screened by a committee of local residents who may request an interview to determine your project goals.

Sincerely,

B. Clarkson Schoettle  
Executive Director

Enclosure



Department of Law  
"Building Pride In Providence"

April 11, 1986

Councilman Andrew Annaldo  
Chairman, Committee on City Property  
c/o Office of the City Clerk  
City Hall  
Providence, Rhode Island 02903

Dear Councilman Annaldo:

Pursuant to Chapter 1982-53, Ordinance No. 436, Section 4 (a copy of which is enclosed for your review), I am notifying you that the following properties have had their equity of redemption foreclosed and title is now with the City of Providence:

<u>Description of Property</u>	<u>Costs</u>	<u>Plus 10% Interest</u>
1. 18 Zone St., Plat 66, Lot 184	706.56	777.22
2. 145 Bellevue Ave., Plat 31, Lot 283	717.12	788.83
3. 26 & 28 Atlantic Ave., Plat 53, Lot 668	751.44	826.58
4. 167 Burnside St., Plat 48, Lot 469	695.04	724.94
5. 227 Ocean St., Plat 54, Lot 143	685.44	753.98
6. 181 Pavillion Ave., Plat 57, Lot 52	762.00	838.20
7. 18 Hammond St., Plat 32, Lot 439	746.11	820.78

Sections 5, 6 and 7 of the Ordinance outline the procedures which must be followed by your committee.

Should you desire any additional information in this regard, I will be more than happy to comply.

Very truly yours,

  
EDWARD C. CLIFTON  
City Solicitor

Rose M. Mendonca  
City Clerk

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Clerk of Committees



Michael R. Clement  
First Deputy

\_\_\_\_\_  
Grace Nobrega  
Second Deputy

DEPARTMENT OF CITY CLERK  
CITY HALL

November 18, 1986

Mr. B. Clarkson Schoettle  
Executive Director  
Providence Preservation Society  
Revolving Fund, Inc.  
Post Office Box 1386  
Providence, Rhode Island 02901

Dear Mr. Schoettle:

In accordance with your request dated June 5, 1986 in which you offered to assist the Committee on City Property to review the proposals received concerning the property located along 18-20 Hammond Street, said Committee did vote to allow the Providence Preservation Society Revolving Fund to negotiate for the sale of the property.

Pursuant to Chapter 1982-53 of the Ordinances of the City of Providence, as approved August 12, 1982, the property is to be sold at \$820.78.

I am enclosing for your information copies of all requests submitted to my Department.

Sincerely,

Rose M. Mendonca  
Clerk

RMM/spg

Enclosures



# Providence Preservation Society REVOLVING FUND INC.

June 5, 1986

Councilman Andrew Annaldo  
Chairman, City Properties Committee  
c/o City Clerk  
City Hall  
Providence, RI 02903

Dear Mr. Annaldo:

In an effort to assist the City Properties Committee, the Revolving Fund would be pleased to review the proposals received by the City Clerk concerning 18-20 Hammond Street. These proposals would be reviewed by the West Broadway Neighborhood Loan Committee and their recommendation would be presented to the Properties Committee. A list of the loan committee members is attached.

Please indicate any criteria you desire to be considered and how you wish to price the property. In addition, the Revolving Fund would request that an historic easement be granted to the Revolving Fund to protect the historic character of the exterior of the structure. We would suggest that the Revolving Fund supervise the exterior rehab and that the easement be a condition of the sale.

Sincerely,



B. Clarkson Schoettle  
Executive Director

Enclosure

WEST BROADWAY NEIGHBORHOOD STEERING COMMITTEE

Gilda Jeffrey, West Broadway Incentive Corporation

Filomena Lupo, 535 Broadway

Annemarie Bruun, 21 Hudson Street

Mark Van Noppen, 78 Dexter Street

Charles Pinning, 110 Messer Street

Karen Jessup, President, RF Board

Joan Rich, Assistant Director Providence Preservation Society

RF Staff, including Clark Schoettle, Judy Barlow, and Peter Borgemeister

Louis Gingerella, Old Colony/Bank of New England

FILED

JUN 5 4 27 PM '86

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

Providence Preservation Society  
**REVOLVING FUND INC.**

April 29, 1986

Mr. Andrew Annaldo  
Chairman, City Properties Committee  
c/o City Clerk  
City Hall  
Providence, RI 02903

Dear Mr. Annaldo:

Attached is our request to purchase 18-20 Hammond Street, dated November 1985. The Revolving Fund remains interested in purchasing this property and conveying it with low-interest financing to a deserving homeowner. This building is located in the West Broadway neighborhood targeted for revitalization by the Revolving Fund.

The delay by the city in taking action on our original request has resulted in considerable damage to the building during the winter and spring. I hope this will be resolved immediately so that the building can be renovated and contribute once again to the neighborhood. It is unfortunate that the city has owned this house for over two years and that it remains vacant and boarded, even though there are homeowners interested in renovating it.

Sincerely,



B. Clarkson Schoettle  
Executive Director

Enclosure

cc: Gilda Jeffrey  
John Lombardi

# Providence Preservation Society REVOLVING FUND INC.

November 21, 1985

Andrew Annaldo  
Chairman, City Properties Committee  
City Hall  
Providence, RI 02903

Dear Mr. Annaldo:

The Providence Preservation Society Revolving Fund is interested in purchasing city property located at 18-20 Hammond Street, Plat 32, Lot 439. There is an architecturally significant building on the site which has been severely damaged by fire and it is our intention to secure it for the winter and market it to a homeowner who can renovate it with our financial assistance.

According to our records, the city took title to the building in 1976 and has been unable to sell it since that time, despite the best efforts of SWAP. Because of its current condition it is imperative that it be secured before it is damaged beyond repair. For that reason, the Revolving Fund desires ownership.

The Revolving Fund understands the parcel can be purchased for \$850, and we offer that full amount. With winter fast approaching, we request that your committee act as soon as possible on this request.

Sincerely,



B. Clarkson Schoettle  
Executive Director

cc: John Lombardi  
Gilda Jeffrey

OD

June 4, 1986

Mr. Andrew Annaldo  
City Properties Committee  
City of Providence  
City Hall  
Providence, R.I.

Over the past year we have taken what some would consider a circuitous route in attempting to purchase 18-20 Hammond Street. During this last year Hammond Street has deteriorated further, all told it has been vacant during the ten years the City has held claim to it. As stated in our report extensive damage is prevalent throughout the structure. We ( Lori & Damian Cassin ) have wanted to purchase this property for a year now, from various City and private agencies, as detailed in my previous letter to Mr. Annaldo ( Attached ). We believe that we have shown good faith in this effort, and ask that the City award the property to us for a sum of \$1,000.00.

The structure has generated interest from various developers recently. We cannot spend money much needed for the restoration of the structure, attempting to outbid outside investors . We believe that every dollar we spend on obtaining the building will be a dollar less that goes into the structures restoration. With an estimated cost of \$125,398.50 for restoration and relocation we will need every dollar for the work at hand. At this point in time we have the available funds to perform this renovation, but we want those monies to go to renovation.

We have been told that this building is a unique example of 2nd Empire architecture, in that it has slate shingling on the second and third floors, mansard roofs, etc.. We are told that the loss of such a building would hurt the Armory and West Broadway historic community. We believe that we can restore the structure to its past granduer, before vandals, or natural elements wipe it from city ledgers.

The building is in such a state of disrepair that exstensive estimates will be necessary before serious construction can begin but we do intend to begin restoration if allowed to purchase. The material that follows is a rough outline developed by ourselves and a contractor for discussion and projection purposes. The phases of construction will be as follows:

- Phase 1.
- a. Extermination of all rodents and pests.
  - b. Thorough cleaning of interior and exterior.
  - c. Installation of steel fire doors front and rear.
  - d. Temporary enclosure of all windows and burnt through walls.
  - e. Temporary electrification, for lights and power.
  - f. Exterior lighting to hamper vandalism.
  - g. Burglar alarms.
  - h. Chain link fence
  - i. Temporary remedial repairs to roof.

- Phase 2.**
- j. Replace burnt and charred studs, resheath and reshingle damaged walls.
  - k. Replace/repair gutters and downspouts.
  - l. Repair millwork.
  - m. Glaze existing sashes, install window units where sashes do not exist.
  - n. Repair roof and roof supports.
  - o. Thoroughly clean and paint remainder of building exterior.
  - p. Install wood front and rear doors.
  - q. Install storm windows.

- Phase 3.**
- r. Replaster/drywall deteriorated walls/ceilings.
  - s. Repair/replace, prime and paint interior trim/walls.
  - t. Repair burn through in downstairs living room floor.
  - u. Build new kitchen and baths.
  - v. Install mechanicals.
  - w. Rebuild front stairway.
  - x. Sand floors.
  - y. Install sliding door in basement unit.
  - z. Install 6 full size windows and front exit in basement unit.

The only foreseeable deviations from the original floor plans will be the moving of the bathrooms to the rear of the structure, and the combination of the separate front entrances into one vestibule entrance. Because of the recent bidding on land adjacent to the structure for housing to be constructed in the near future there no longer is the possibility of parking near the present house, therefore as suggested in our previous report moving of the structure to an alternate site will be necessary. If we are allowed to purchase the house we will submit proposals to the PRA for alternate housing sites with parking. We will as stated in our previous proposal develop the house into a residence for ourselves, and the remaining units to be commercial.

For over one year we have tried in a good faith effort to purchase this structure, we ask now that we be allowed as responsible residents of the Armory, and qualified buyers to commence with restoration, we believe that the eventual product will justify your consideration.

## SCHEDULE OF VALUES

a.	Extermination	\$350.00
b.	Cleaning Dumpster ( 3 @ \$180 )	\$540.00
c.	Fire Doors ( 4 @ 175 installed )	\$700.00
d.	Temporary enclosures	\$1,000.00
e.	Temporary electric ( See item v )	
f.	Exterior lighting	\$375.00
g.	Buglar alarm system ( Waltric Alarm Co. )	\$1,500.00
h.	Chain Link Fence ( General Fence )	\$1,033.50
i.	Temporary remedial roof repairs	\$1,000.00
j.	Damaged wall replacement ( Exterior sheathing )	\$3,000.00
k.	Replace repair gutters, downspouts ( Gutter Box )	\$3,000.00
l.	Repair millwork interior/exterior	\$5,000.00
m.	Window glazing and sashes	\$1,500.00
n.	Repair roof and roof supports ( \$6.50 SF 1800sf )	\$9,700.00
o.	Thouroughly clean ( Water blast ) and paint exterior	\$10,500.00
p.	Install wood front and rear doors ( 450 per unit )	\$1,800.00
q.	Install storm windows( \$60 per unit X 25 )	\$1,300.00
r.	Replaster and drywall ( Construct walls basement )	\$6,000.00
s.	Prime and paint interior walls	\$2,000.00
t.	Replace living room floor	\$1,300.00
u.	Build new kitchen and baths 3 floors ( 2 commercial )	\$16,000.00
v.	Install mechanical/electrical	
	Electrical baseboard heat 4' units @ \$250 each 5 to a floor	\$3,750.00
	Air conditioning units 300 per floor	\$900.00
	120/208 volt, phase, 4 wire, feeder and panel board 200 amp	\$2,000.00
	receptacles and switches/lighting Budget 1,000 per floor	\$3,000.00
w.	Rebuild front stairway	\$1,350.00
x.	Sand Floors	\$2,100.00
y.	Basement sliding door (+ installation )	\$1,200.00
z.	Basement 6 full size windows and front exit door	\$2,500.00
	<b>SUBTOTAL Structure renovation</b>	<b>\$84,398.50</b>



Estimated cost of moving	\$25,000.00
New Foundation and utilities	\$10,000.00
<b>TOTAL Construction costs</b>	<b>\$119,398.50</b>
 Aquisition costs	 \$1,000.00
Land aquisition costs	\$5,000.00
 <b>PROJECT Cost</b>	 <b>\$125,398.50</b>

May 2, 1986

Mr. Andrew Annaldo  
Chairman, City Properties Committee  
c/o City Clerk  
City Hall  
Providence, R. I. 02903

Re: 18-20 Hammond Street  
Providence, R.I.

Dear Mr. Annaldo,

We have been informed by the Providence Preservation Society that the City of Providence is now in a position to sell 18-20 Hammond Street. We request that we be allowed to purchase the property from the City.

Over the last year we have made repeated attempts to purchase the property; we were originally informed by the PPS that the property was owned by the City of Providence, but at City Hall we were told that a private party owned the house. Only by accident months later did we discover from a S.W.A.P. flyer that they were marketing the house, at that time we made an application with S.W.A.P. to purchase the property. We were later informed by S.W.A.P. that there was a legal issue at hand and that the house might be available only through the City ( during this period we walked through and inspected the house twice ), this was later confirmed by the PPS Revolving Fund.

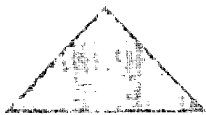
Now that the house is available we wish to purchase and renovate the structure.

Over a year has past, and due to the derelict nature of the property, from exposure, fire and vandalism, we ask that we be allowed to meet with you at your earliest convenience to discuss the property.

Sincerely Yours,

Lori Salk Cassin  
President

cc: John Lombardi, Councilman  
cc: Gilda Jeffrey  
cc: Clarkson B. Schoettle, Executive Director, PPS Revolving Fund  
cc: Tina Regan, PAC Committee  
cc: David Gosselin, PAC Committee



# Design Advocates

May 2, 1986

Mr. Andrew Annaldo  
Chairman, City Properties Committee  
c/o City Clerk  
City Hall  
Providence, R. I. 02903

Re: 18-20 Hammond Street  
Providence, R.I.

Dear Mr. Annaldo,

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Now that the house is available we wish to purchase and renovate the structure.

Over a year has past, and due to the derelict nature of the property, from exposure, fire and vandalism, we ask that we be allowed to meet with you at your earliest convenience to discuss the property.

Sincerely Yours,

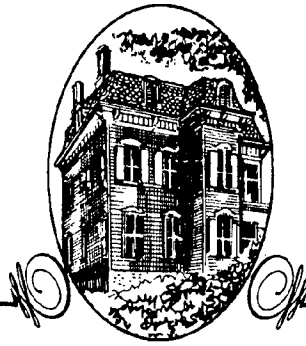
Lori Salk Cassin  
President

✓ cc: John Lombardi, Councilman  
cc: Gilda Jeffrey  
cc: Clarkson B. Schoettle, Executive Director; PPS Revolving Fund  
cc: Tina Regan, PAC Committee  
cc: David Gosselin, PAC Committee

FILED

MAY 9 9 22 AM '86

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.



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**West Broadway Homeowners Association**

P.O. Box 3302, Providence, Rhode Island 02909

**AGENDA**

**WEST BROADWAY HOMEOWNERS ASSOCIATION**

**TUESDAY MAY 6, 1986**

**7:30-8:00**

1. Review of cleanup and photos.
2. Paint program for elderly and handicapped.
3. Providence 350th Jubilee.
4. Fence @ Dexter park.
5. New business.

**AGENDA**

**PROJECT ACTION COMMITTEE ( PAC )**

**8:00-**

6. Willow Street School Development.
7. Other projects being brought before the PAC committee.

**All are invited to attend**

EDWARD C. CLIFTON, ESQ.  
CITY SOLICITOR



JOSEPH R. PAOLINO, JR.  
MAYOR

Department of Law  
"Building Pride In Providence"

April 11, 1986

Councilman Andrew Annaldo  
Chairman, Committee on City Property  
c/o Office of the City Clerk  
City Hall  
Providence, Rhode Island 02903

Dear Councilman Annaldo:

Pursuant to Chapter 1982-53, Ordinance No. 436, Section 4 (a copy of which is enclosed for your review), I am notifying you that the following properties have had their equity of redemption foreclosed and title is now with the City of Providence:

<u>Description of Property</u>	<u>Costs</u>	<u>Plus 10% Interest</u>
1. 18 Zone St., Plat 66, Lot 184	706.56	777.22
2. 145 Bellevue Ave., Plat 31, Lot 283	717.12	788.83
3. 26 & 28 Atlantic Ave., Plat 53, Lot 668	751.44	826.58
4. 167 Burnside St., Plat 48, Lot 469	695.04	724.94
5. 227 Ocean St., Plat 54, Lot 143	685.44	753.98
6. 181 Pavillion Ave., Plat 57, Lot 52	762.00	838.20
7. 18 Hammond St., Plat 32, Lot 439	746.11	820.78

Sections 5, 6 and 7 of the Ordinance outline the procedures which must be followed by your committee.

Should you desire any additional information in this regard, I will be more than happy to comply.

Very truly yours,

  
EDWARD C. CLIFTON  
City Solicitor