THE CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Chapter 1670

NO. 781 AN ORDINANCE IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1419 OF THE ORDINANCES OF THE CITY OF PROVIDENCE

Approved December 18, 1964

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, September 3, 1964, 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 August 31, 1964; 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 modification to the Redevelopment Plan concern (1) the introduction of a C-2 General Commercial Zone in the project area; (2) acquisition of certain City owned buildings within the project area; (3) a revision in the estimated cost of redevelopment; (4) the abandonment of a portion of Knight Street within the Project area; (5) a revision in the land use and zoning map, acquisition map; right-of-way adjustment map, sanitary sewer and storm drainage plan, water service map, and communications map to reflect the changes in 1, 3 and 4 above;

(6) authorizing the Agency in its discretion when it deems advisable and the best interests of the accomplishment for the purposes of the Redevelopment Plan to waive the building set back provisions of the Redevelopment Plan, and if necessary file a petition with the Secretary of the Zoning Board for an exception (s) for the Zoning Ordinance of the City of Providence.

WHEREAS, a public hearing was held on 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 introduce a C-2 General Commercial Zone in the Project area; acquire City owned buildings in the Project area; the estimated cost of redevelopment be revised; that a portion of Knight Street within the Project area be abandoned; and that the land use and zoning map, acquisition map, right-of-way adjustment map, sanitary sewer and storm drainage plan, water service map, and communications map be revised and that the Agency be authorized to waive the building set back provisions of the redevelopment plan, and, if necessary, file a petition with the Secretary of the Zoning Board for an exception (s) from the Zoning Ordinance of the City of Providence.

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 Map No. 3 entitled "Proposed Acquisition Central-Classical Project No. R. I. R-2" as amended to date is hereby further amended and changed to indicate that those certain City owned buildings situated on lots numbered 17, 250

and 269 on Assessors Plat 29 of the records of the Tax Assessor are 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:

> Declares that it will provide the City's share of the Net Project Cost of the redevelopment 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 $2,709,004., 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 in addition those certain buildings located on lots numbered 17, 250 and 269 on Assessors Plat 29 and the records of the Tax Assessor of the City of Providence, 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 $1,145,834.

6. That said Chapter 1419 of the Ordinances of the City of Providence as amended 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
DEC 3 - 1964
FIRST READING
READ AND PASSED
Vincent Cespica
CLERK

APPROVED
DEC 18 1964
Walter H. Reynolds
MAYOR

IN CITY COUNCIL
DEC 17 1964
FINAL READING
READ AND PASSED
ACTING PRESIDENT
Vincent Cespica
CLERK

IN CITY COUNCIL

SEP 3 - 1964

FIRST READING
REFERRED TO COMMITTEE ON
Ordinances and Committee on Public Works
Vincent Vespier, CLERK

THE COMMITTEE ON
Ordinances and the Committee on Public Works
Recommends
Be adopted
Vincent Vespier
Clerk
11-24-64

PROPOSED MODIFICATIONS TO THE OFFICIAL REDEVELOPMENT PLAN

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

AUGUST 1964

PROVIDENCE REDEVELOPMENT AGENCY

PROPOSED MODIFICATIONS TO THE OFFICIAL REDEVELOPMENT PLAN

CENTRAL-CLASSICAL PROJECT NO. R. I. R-2 - AUGUST 1964

CHANGE NO. 1 - Insert the following after Section C-2-a. - (2) page 10:

(3) C-2 LIMITED COMMERCIAL ZONE

(a) Permitted Uses - Permitted uses shall be limited to:

1. The following uses shall be conducted wholly within a building except for such off-street loading and automobile parking as shall be required by these regulations: self-service laundry; bakery; barber shop or beauty parlor; book or stationery store; clothes cleaning agency or pressing establishment; confectionery store; custom dressmaking or millinery shop; drug store; dry goods or notion store; florist or gift shop; grocery, fruit or vegetable store; hardware or electrical appliance store; jewelry store; laundry agency; meat market or delicatessen; music store or newstand; office, business or professional; package liquor store; photographer; restaurant, tea room or cafe (excluding dancing or entertainment) shoe store or shoe repair shop; tailor; clothing or wearing apparel store; variety store; local governmental enterprises;

(b) Minimum Building Setback

The setback distance between (1) building and front lot line shall be at least 15 feet, (2) at least 6 feet from building to side lot line and (3) at least 10 feet from building to rear lot line.

(c) Maximum Building Height

Building shall not exceed a height of 2 stories or 25 feet in height above the average grade of the adjoining ground along the front wall of the building.

(d) Minimum Building Construction

Same as paragraph C-2-a-(1)-(g) above.

(e) Permitted Signs

Same as paragraph C-2-a-(1)-(i) above.

(f) Minimum Off-Street Parking Space

The redeveloper must demonstrate that off-street parking and loading facilities are adequate in number, size, location, access and arrangement to meet the operational requirements of the land and building uses proposed.

Commercial buildings or structures having a floor area of 1500 square feet or more, shall have at least one parking space for every 500 feet of gross floor area in said buildings or structures.

(g) Minimum Off-Street Parking Space Construction

Same as paragraph C-2-a-(1)-(k) above.

(h) Screening of Uses and Premises

Off street parking, loading, outdoor storage and utility areas shall be screened from residential uses and in the manner described in paragraph C-2-a-(1)-(l) above.

(i) Landscaping and On-Site Improvement and Maintenance

Same as paragraph C-2-a-(1)-(m) above.

CHANGE NO. 2 - Insert the following after paragraph C-2-c-(5) page 11

(6) The Agency may, at its discretion when it deems advisable and in the best interest of the successful accomplishment of the purposes of the Redevelopment Plan, and when it is demonstrated that urban renewal objectives will not be adversely affected; (1) waive the building setback provisions of this Redevelopment Plan and/or (2) file a petition with the Secretary of the Zoning Board for an exception (s) to the Zoning Ordinance of the City of Providence.

CHANGE NO. 3 - Section E.3 Method of Financing Page 14

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	$8,805,321
LAND PROCEEDS	678,308
NET PROJECT COST	8,127,013
FEDERAL GRANT	5,418,009
LOCAL GRANT	2,709,004

ADDITIONAL CITY COSTS

Playground and Park	$63,375
Modifications of streets and utilities	62,097
Real Estate Taxes	90,000
Total Additional City Costs	$215,472

PROVISION OF FEDERAL GRANT

The estimated Federal Grant of $5,418,009 will be provided under the terms and conditions of a Loan and Grant Contract between the Providence Redevelopment Agency and the United States 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.

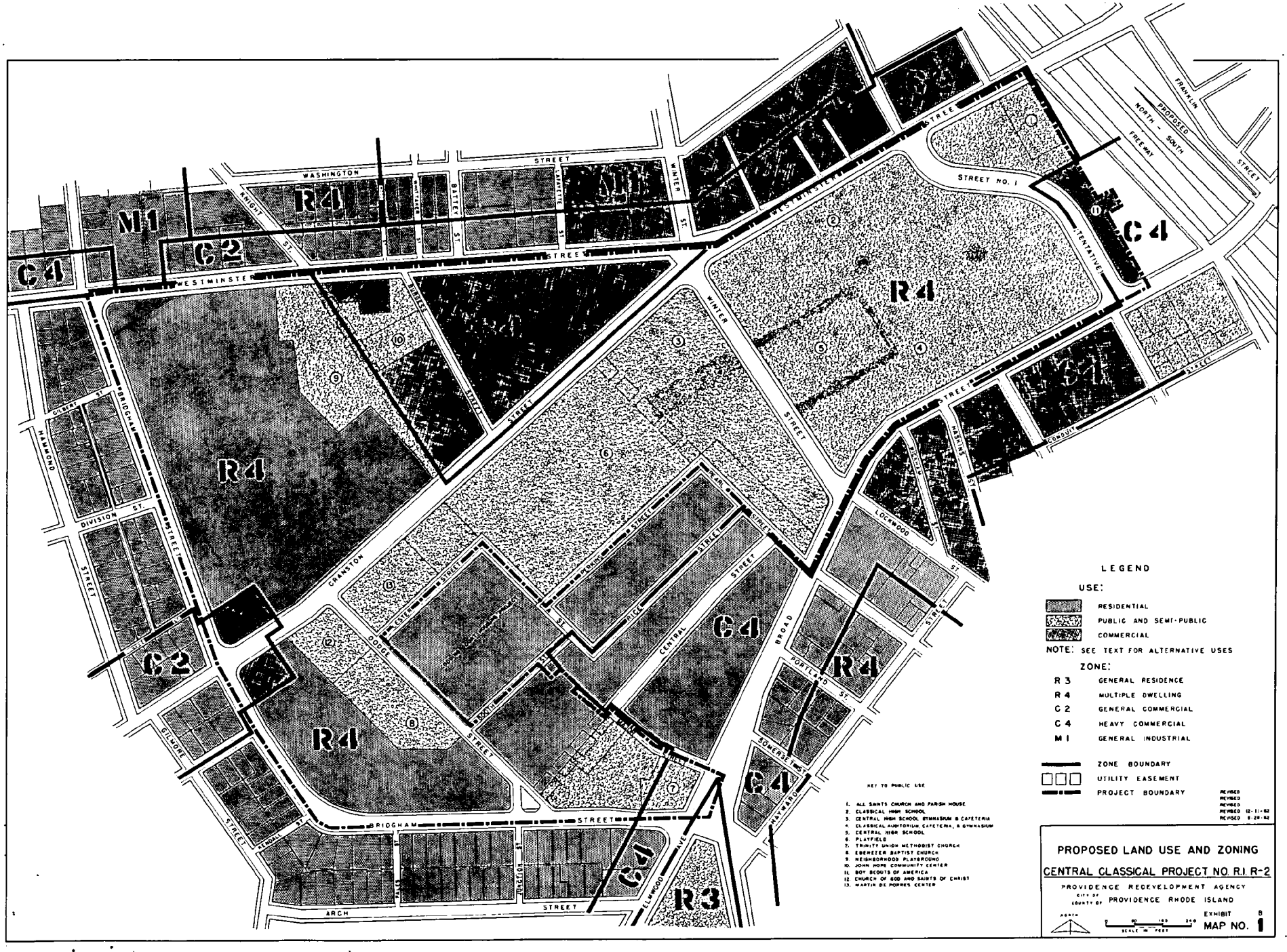
PROVISION OF LOCAL GRANT

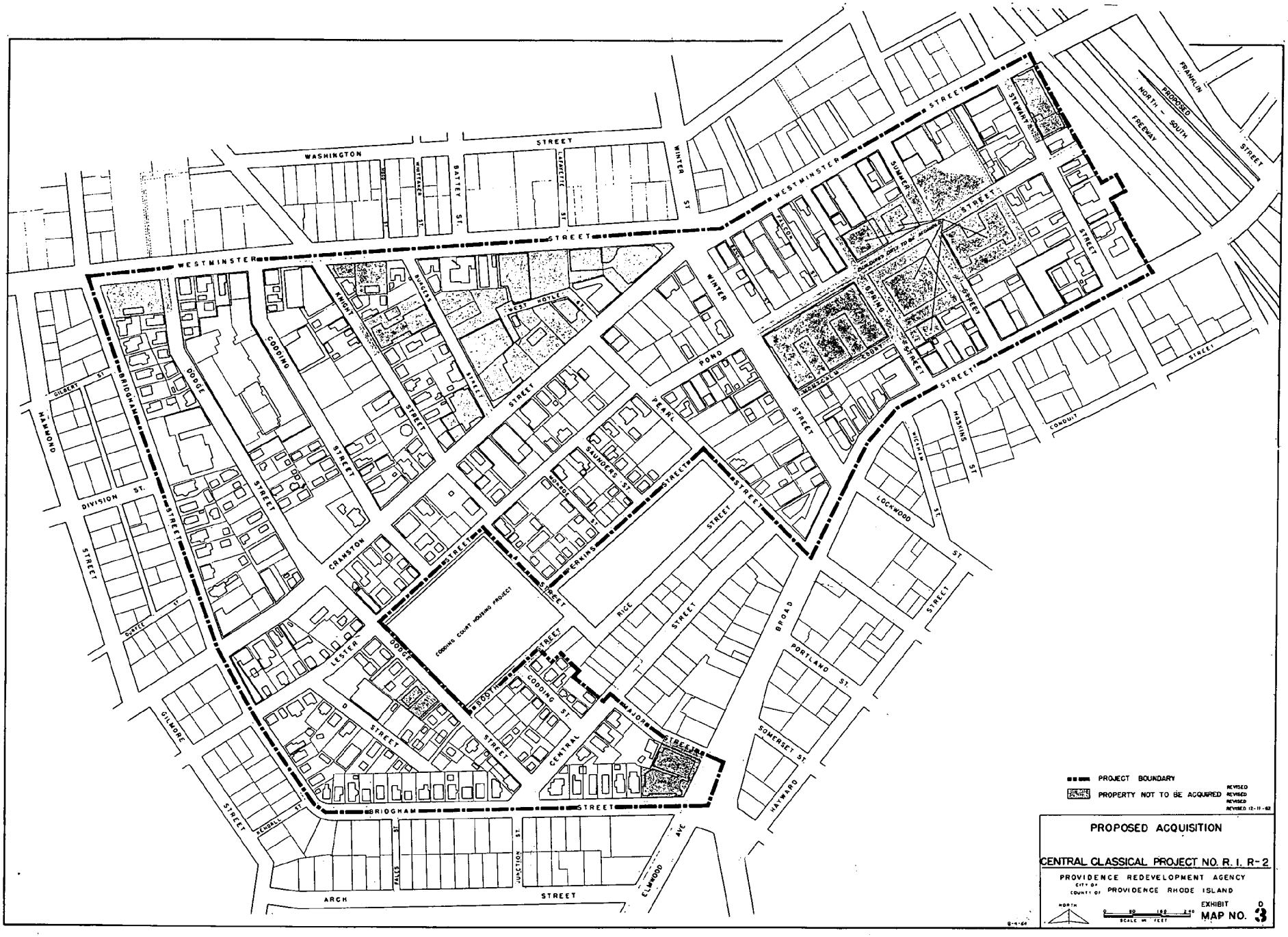
The local grant of $2,709,004 will be met by (1) the donation of city-owned property presently estimated to be valued at $1,145,834 and (2) cash in the amount of $1,563,170 from the proceeds of the sale of long-term general obligation bonds issued by the City of Providence for redevelopment purposes.

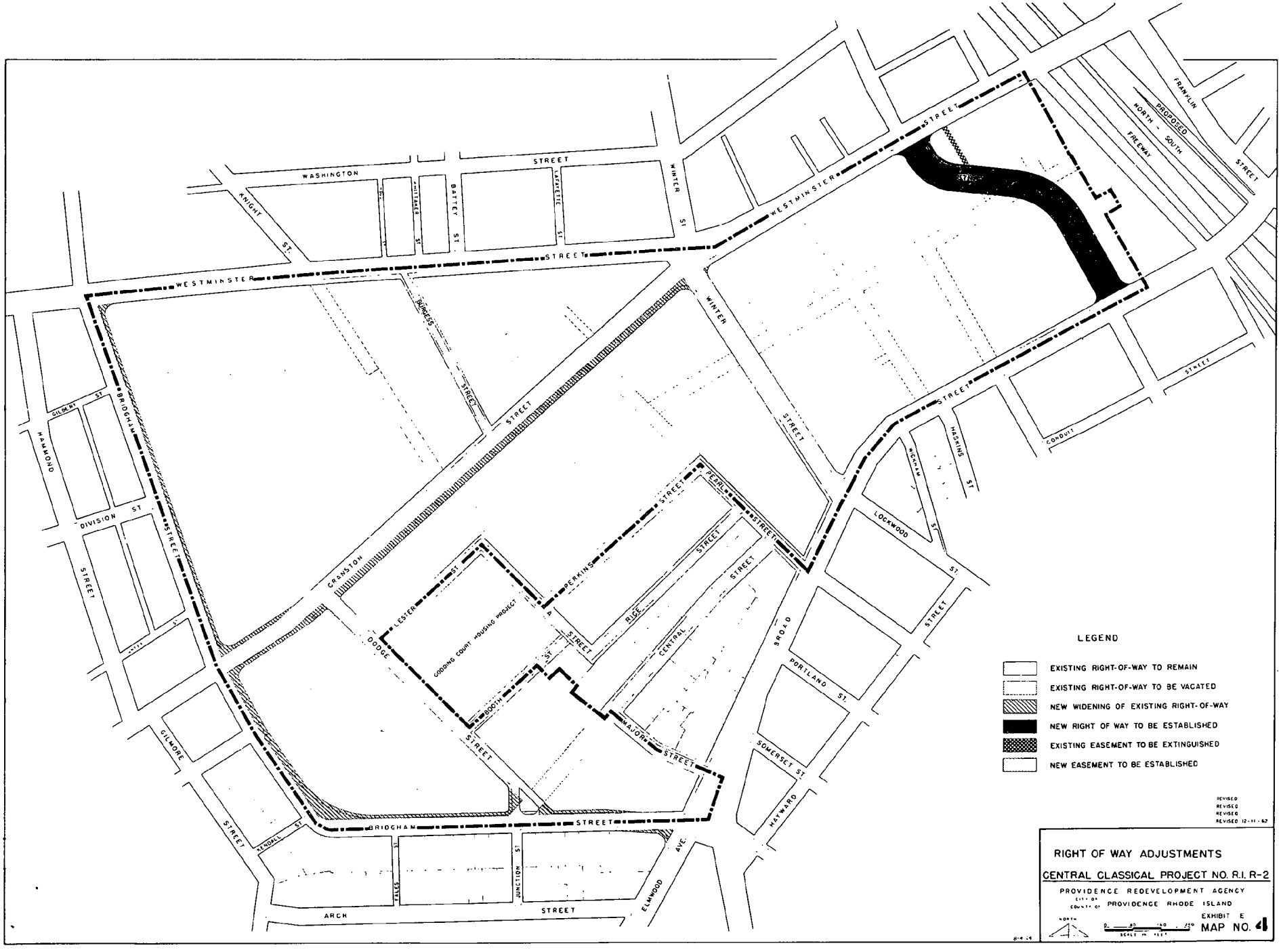
PROVISION OF ADDITIONAL CITY COSTS

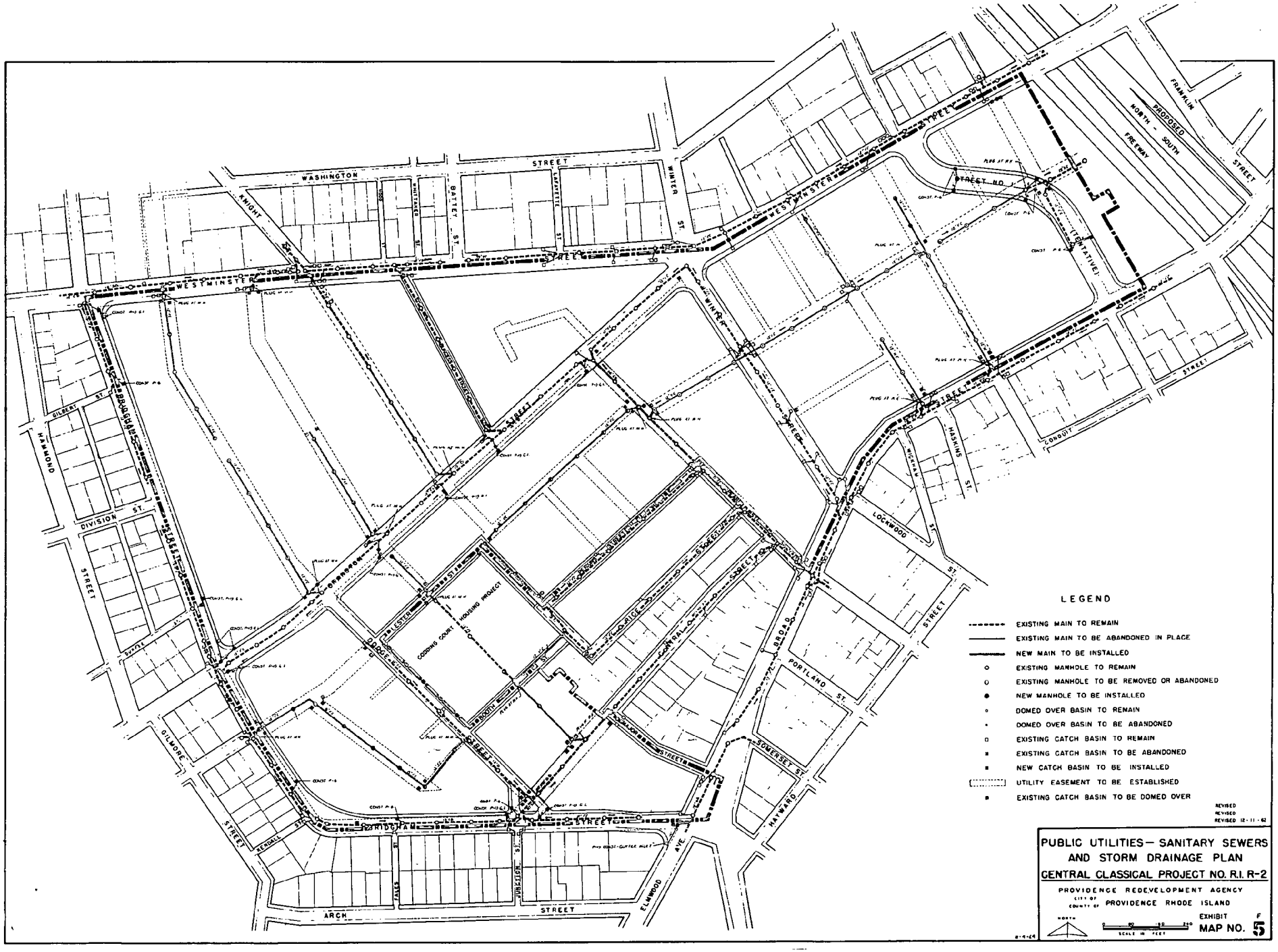
Additional city costs of $215,472 for playground and park, modifications of streets and utilities, and real estate tax payments will be provided from funds set aside for these purposes.

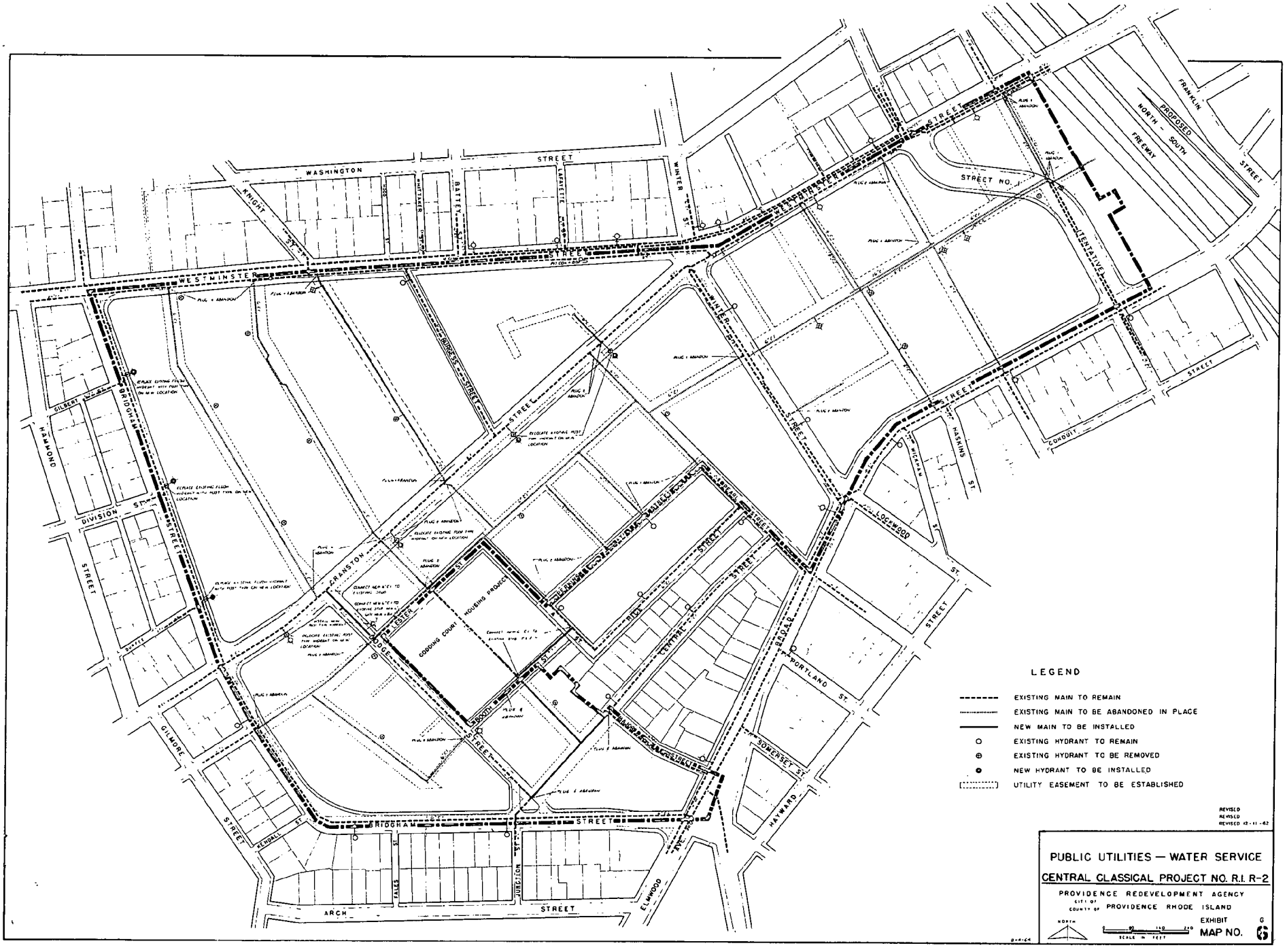
CHANGE NO. 4 - Delete maps numbered 1, 3, 4, 5, 6 & 7 in the Official Redevelopment Plan and substitute in their stead the maps attached hereto and numbered 1, 3, 4, 5, 6, and 7.

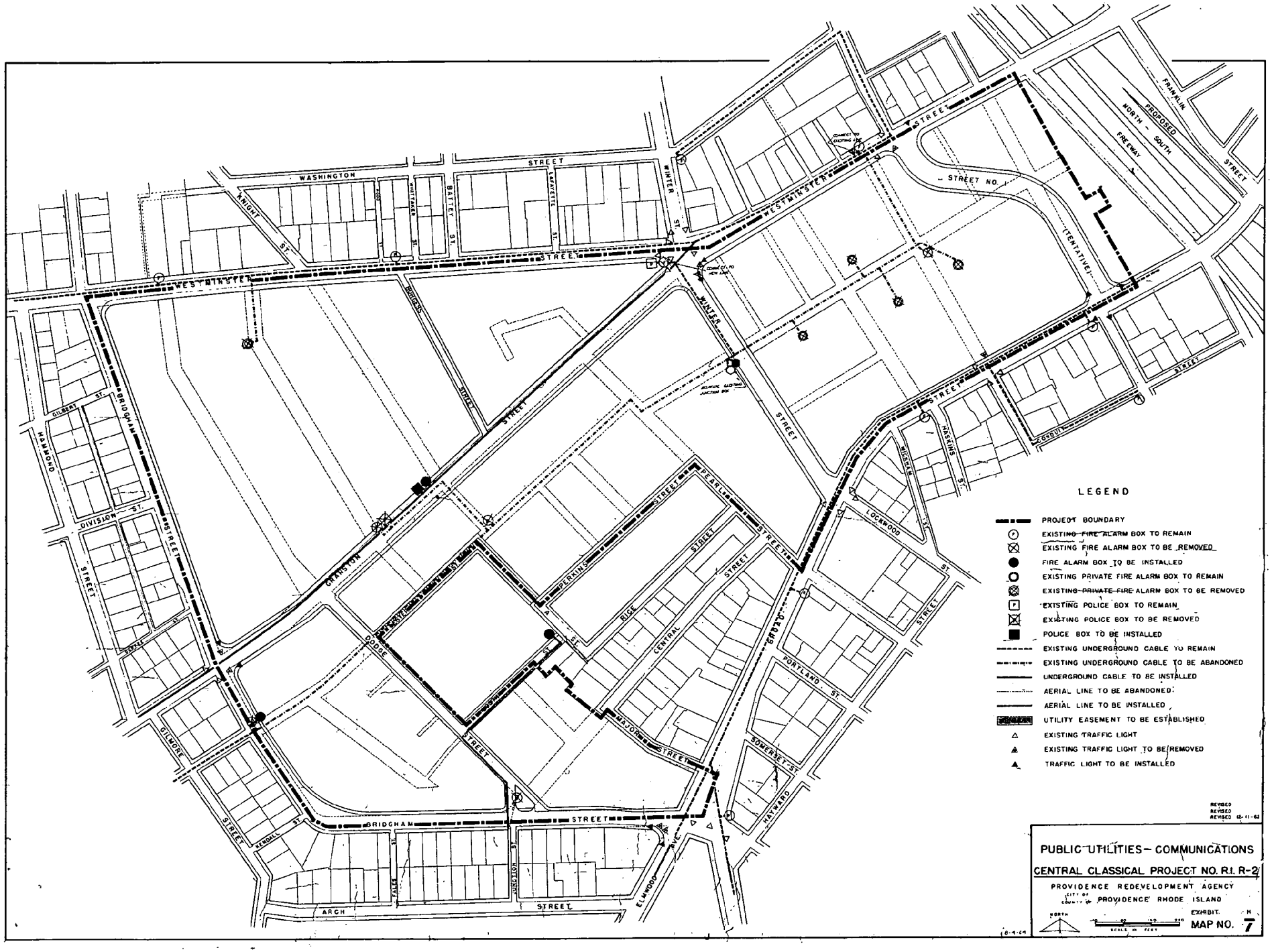

WASHINGTON STREET
WESTMINSTER STREET
WESTMINSTER STREET
STREET NO. 1
PROPOSED NORTH - SOUTH FREEWAY
FRANKLIN STREET
TENTATIVE
KNIGHT ST.
BASTEE ST.
WINTER ST.
WINTER STREET
BRIGHAM STREET
BRIGHAM STREET
DIVISION ST.
HAMMOND STREET
GILMORE
GILMORE STREET
CRANSTON
DODGE STREET
PERKINS STREET
BICK STREET
CENTRAL STREET
BROAD STREET
PORTLAND ST.
SOMERSET ST.
HAYWARD
LOCKWOOD ST.
NESTINA ST.
CONDUIT STREET
ELMWOOD AVE.
ARCH STREET
M1
C2
C4
R4
R3
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
REVISED
REVISED
REVISED
REVISED 12-11-62
REVISED 6-28-62
KEY TO PUBLIC USE
1. ALL SAINTS CHURCH AND PARISH HOUSE
2. CLASSICAL HIGH SCHOOL
3. CENTRAL HIGH SCHOOL GYMNASIUM & CAFETERIA
4. CLASSICAL AUDITORIUM, CAFETERIA, & GYMNASIUM
5. CENTRAL HIGH SCHOOL
6. PLAYFIELD
7. TRINITY UNION METHODIST CHURCH
8. EBENEZER BAPTIST CHURCH
9. NEIGHBORHOOD PLAYGROUND
10. JOHN HOPE COMMUNITY CENTER
11. BOY SCOUTS OF AMERICA
12. CHURCH OF GOD AND SAINTS OF CHRIST
13. MARTIN DE PORRES CENTER
PROPOSED LAND USE AND ZONING
CENTRAL CLASSICAL PROJECT NO. R.I. R-2
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF COUNTY OF PROVIDENCE RHODE ISLAND
NORTH
SCALE IN FEET
EXHIBIT 8
MAP NO. 1


WASHINGTON STREET
WESTMINSTER STREET
WINTER ST
BATTEY ST
WHITTAKER ST
LAFAYETTE ST
STEWART ST
SUMMER STREET
FRANKLIN STREET
PROPOSED NORTH - SOUTH FREEWAY
SPRING STREET
WEST POYLE ST
BURGESS STREET
KNIGHT STREET
CODDING STREET
DODGE STREET
BRIGHAM STREET
GILBERT ST
HAMMOND STREET
DIVISION ST.
DUFFIE ST
GILMORE STREET
CENTRAL ST
CRANSTON STREET
LESTER STREET
CODDING COURT HOUSING PROJECT
CODDING ST
MAJOR STREET
CENTRAL
PEARL STREET
SAUNDERS ST
WORCESTER ST
PERKINS STREET
RICE STREET
POND STREET
BROAD STREET
PORTLAND ST.
SOMERSET ST.
HAYWARD
LOCKWOOD ST
WICKMAN ST.
HASKINS ST
CONDUIT STREET
ARCH STREET
FALES ST
WOLCOTT ST
ELMWOOD AVE
PROJECT BOUNDARY
PROPERTY NOT TO BE ACQUIRED
REVISED
REVISED
REVISED
REVISED 12-11-62
PROPOSED ACQUISITION
CENTRAL CLASSICAL PROJECT NO. R. I. R-2
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE RHODE ISLAND
COUNTY OF
NORTH
0 80 160 240
SCALE IN FEET
EXHIBIT D
MAP NO. 3
8-4-64


WASHINGTON STREET
KNIGHT ST.
WHITAKER ST.
BATTEY ST.
LAFAYETTE ST.
WINTER ST.
WESTMINSTER STREET
BURGESS STREET
CRANSTON STREET
PERKINS STREET
PEARL STREET
LESTER ST.
DODGE ST.
CODDING COURT HOUSING PROJECT
SOUTH ST.
RICE STREET
CENTRAL STREET
MAJOR STREET
BROAD STREET
PORTLAND ST.
SOMERSET ST.
HAYWARD
LOCKWOOD ST.
WICKHAM ST.
HEMINS ST.
CONDUIT STREET
FRANKLIN STREET
PROPOSED NORTH - SOUTH FREEWAY
GILMORE STREET
KENDALL ST.
BRIDGHAM STREET
FALES ST.
JUNCTION ST.
ELMWOOD AVE.
ARCH STREET
DIVISION ST.
HAMMOND STREET
GILMORE ST.
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
REVISED
REVISED
REVISED
REVISED 12-11-62
RIGHT OF WAY ADJUSTMENTS
CENTRAL CLASSICAL PROJECT NO. R.I. R-2
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE
COUNTY OF PROVIDENCE RHODE ISLAND
NORTH
SCALE IN FEET
EXHIBIT E
MAP NO. 4


WASHINGTON STREET
KNIGHT
WHITTAKER ST.
BATTEY ST.
LAFAYETTE ST.
WHITE ST.
WESTMINSTER STREET
PROPOSED NORTH - SOUTH FREEWAY (TENTATIVE)
FRANKLIN STREET
STREET NO. 1
CONDUIT
HASKINS ST.
LOCKWOOD ST.
STREET
HAMMOND STREET
GILBERT ST.
DIVISION ST.
GILMORE STREET
KENDALL ST.
CODDING COURT HOUSING PROJECT
LESTER ST.
BROOD ST.
RICE STREET
CENTRAL STREET
BROAD STREET
PORTLAND ST.
SOMERSET ST.
HAYWARD
ELMWOOD AVE.
ARCH STREET
FALES ST.
WESTERN ST.
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
REVISED
REVISED
REVISED 12-11-62
PUBLIC UTILITIES— SANITARY SEWERS AND STORM DRAINAGE PLAN
CENTRAL CLASSICAL PROJECT NO. R.I. R-2
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE RHODE ISLAND
COUNTY OF
NORTH
SCALE IN FEET
EXHIBIT F
MAP NO. 5


WASHINGTON STREET
WESTMINSTER STREET
KNIGHT ST.
BATTEY ST.
LAFAYETTE
WINTER ST.
PROPOSED NORTH - SOUTH FREEWAY
FRANKLIN STREET
TENTATIVE
STREET NO. 1
BURGESS STREET
BRIDGHAM STREET
GILBERT
HAMMOND
DIVISION STREET
GILMORE STREET
KENDALL ST.
CRANSTON
LESTER
CORDING COURT HOUSING PROJECT
BROOK STREET
RICE ST.
CENTRAL AVENUE
GRADAR
MORTLAND ST.
SOMERSET ST.
HAYWARD
LOCKWOOD ST.
HASKINS ST.
CONDUIT
ARCH STREET
FALLS ST.
JUNCTION ST.
ELMWOOD
PLUG & ABANDON
REMOVE EXISTING FLUSH HYDRANT WITH POST TYPE ON NEW LOCATION
RELOCATE EXISTING POST TYPE HYDRANT ON NEW LOCATION
CONNECT NEW PIPE TO EXISTING STUB
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
REVISED
REVISED
REVISED 12-11-62
PUBLIC UTILITIES — WATER SERVICE
CENTRAL CLASSICAL PROJECT NO. R.I. R-2
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF
COUNTY OF PROVIDENCE RHODE ISLAND
NORTH
SCALE IN FEET
EXHIBIT
MAP NO. 6


WASHINGTON STREET
KNIGHT ST.
WHITTAKER ST.
BATTEY ST.
LAFAYETTE ST.
WINTER ST.
WESTMINSTER STREET
STREET NO. 1
TENTATIVE
PROPOSED NORTH - SOUTH FREEWAY
FRANKLIN STREET
GILBERT ST.
BRIDGHAM STREET
HAMMOND STREET
DIVISION ST.
BOWEN STREET
CLIFTON STREET
PERKINS STREET
PEARL STREET
RICE STREET
CENTRAL STREET
GROVE STREET
MAJOR STREET
PORTLAND ST.
SOMERSET ST.
HAYWARD
LOCKWOOD ST.
HASKINS ST.
GORDON STREET
GILMORE STREET
KENDALL ST.
ARCH STREET
FALLS ST.
JUNCTION ST.
ELMWOOD AVE.
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
REVISED
REVISED
REVISED 12-11-62
PUBLIC UTILITIES – COMMUNICATIONS
CENTRAL CLASSICAL PROJECT NO. R.I. R-2
PROVIDENCE REDEVELOPMENT AGENCY
CITY OF PROVIDENCE RHODE ISLAND
NORTH
SCALE IN FEET
EXHIBIT H
MAP NO. 7
8-9-64

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

Change No. 1 - identifies the recommended controls for the new C-2 Limited Commercial Zone. The permitted uses are limited to all C-1 uses with the exception of club, lodge or fraternal organizations and one C-2 use, namely, self-service laundry.

Change No. 2 - setback controls of this Redevelopment Plan must be consistent with the provisions of the R-4 Zone. However, under the Section 27, Special Exceptions of the Zoning Ordinance the Zoning Board may modify, among other things, setback controls for group housing. Therefor, this addition to the Miscellaneous Provisions will permit the Agency to waive specific building setback controls of this Redevelopment Plan and thereafter request approval of a special exception for group housing by the Zoning Board.

Change No. 3 - increased costs for site clearance, site improvements, real estate purchases and land donations necessitate revision of the entire section on Method of Financing. An additional amount of $122,000 is required for the demolition of school buildings to be acquired under this proposed Plan Modification. An increase of $200,000 in the estimated cost of site improvements is primarily due to expansion of the scope of work to be performed. Originally, the project improvements were designed under the limitations imposed on the original capital grant reservation for the project and were in many instances the barest essentials. The improvements have been redesigned using standards and practices that the City of Providence uses in its own construction and reconstruction work. The resulting plan, while somewhat more expensive than the original proposal, is in keeping with both public and private construction in the project and is an absolute necessity if the objectives of the redevelopment plan are to be accomplished. An additional amount of $110,000 is required to cover the amount already expended for real estate purchases and the last five remaining parcels to be settled. Donation of Classical High School, Gymnasium, Annex A and Heating Plan buildings to the project account for the increase of approximately $1,000,000 in project costs but will reduce the City's cash requirement by this amount.

Change No. 4 - Map Changes.

Map No. 1 Proposed Land Use and Zoning. This map has been changed to a) remove the originally proposed C-4 Heavy Commercial Zone along Westminster Street between Knight and Bridgham Streets and substitute in its stead an R-4 Multiple Residential Zone; b) reduce the size of the proposed neighborhood playground from 3.5 acres to 1.7 acres; c) introduce at the intersection of Bridgham and Cranston Streets a C-2 Limited Commercial Zone intended to serve primarily the new residential development; d) indicate the abandonment of the remaining "stub-end" of Knight Street; and e) delete identification of Classical High School,

Central High School Gymnasium and Central High School Heating Plant and add identification of new school buildings.

During the past several months this Agency has been working closely with the Trustees of the Providence Building, Sanitary and Educational Association, a non-profit organization, more commonly referred to as the "Wiggin Group", who have undertaken architectural and cost studies to determine the feasibility of developing moderate cost housing in the Central-Classical Project. Their proposed 221 (d) (3) development provides for the creation of some 283 dwelling units and approximately 15,000 square feet of commercial floor area. The modifications a) through d) identified above are designed to accommodate their plan as well as revised recreational requirements recommended by the City Plan Commission.

The original Redevelopment Plan for this project proposed the retention of the Classical High School, Central High School Gymnasium and Central High School Heating Plant since the City had expended considerable sums of money over the past years to keep said property in reasonable condition. Review of the Redevelopment Plan by the School Department and the City Administration resulted in an agreement that the cleared land being made available by the project offered an opportunity to create an outstanding development for two of the City's four high schools. The School Department requested the City of Providence to seek voter approval of a bond issue to finance the construction of a new educational center. The voters of the City of Providence in the general election of November 1962 approved such a bond issue. The City then conducted an architectural competition to determine the most appropriate development for the site. The winning design called for the elimination of the above identified buildings. In view of the foregoing, Map No. 1 has been modified as indicated in item e) above.

Map Nos. 3, 4, 5, 6, and 7 are changed to reflect the above changes to Map No. 1.

THE CITY OF PROVIDENCE

Office of the City Clerk

MEMORANDUM

Providence, R. I., November 25, 1964

TO: City Plan Director Malley

SUBJECT: AN ORDINANCE IN AMENDMENT OF AND IN ADDITION TO CHAPTER 1419 OF THE ORDINANCES OF THE CITY OF PROVIDENCE

CONSIDERED BY: Committee on Ordinances and Committee on Public Works

ACTION TAKEN: Attached is copy of subject Ordinance for study and report.

This matter was considered and recommended by the above Committees for City Council consideration without the knowledge that it had not been referred to the Plan Commission.

Vincent Cooper
City Clerk

City Plan Commission

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

Suite 103, City Hall,
Providence, Rhode Island 02903

November 30, 1964

Committee on Public Works
City Hall
Providence, R. I.

SUBJECT: Referral No. 1406 - PROPOSED MODIFICATIONS TO THE OFFICIAL REDEVELOPMENT PLAN FOR CENTRAL-CLASSICAL PROJECT NO. R.I. R-2

Gentlemen:

Attached is a copy of a letter in re the above referral which was sent to Mr. James F. Reynolds under date of October 2, 1964, and which is self explanatory.

Very truly yours,

FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH
ENC.

FILED

Nov 30 12 14 PM '64

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

City Plan Commission

Suite 103, City Hall,
Providence, Rhode Island 02903

October 2, 1964

Mr. James F. Reynolds, Executive Director
Providence Redevelopment Agency
Room 410 - Howard Building
Providence, R. I.

SUBJECT: Referral No. 1406 - PROPOSED MODIFICATIONS TO THE OFFICIAL REDEVELOPMENT PLAN FOR CENTRAL-CLASSICAL PROJECT NO. R. I. R-2

Dear Mr. Reynolds:

At a meeting of the City Plan Commission held on Thursday, October 1, 1964, the Commission reviewed the modifications to the official redevelopment Plan for Central-Classical Project No. R.I. R-2 together with the accompanying report which was the basis for the proposed modifications.

The Commission

VOTED: To approve the proposed modifications to the official redevelopment plan for Central-Classical Project No. R. I. R-2.

Very truly yours,

FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH

c.c. Redevelopment Agency - 3
Mr. Vincent Vespia, City Clerk

City Plan Commission

[illegible]

[illegible]
[illegible]

[illegible]
[illegible]

October 2, 1961

Mr. James A. Reynolds, Executive Director
Providence Redevelopment Agency
Room 410 - Power Building
Providence, R. I.

SUBJECT: Referral No. 1706 - PROPOSED MODIFICATIONS TO THE OFFICIAL REDEVELOPMENT PLAN FOR CENTRAL-CLASSICAL PROJECT NO. R. I. R-2

Dear Mr. Reynolds:

At a meeting of the City Plan Commission held on Thursday, October 1, 1961, the Commission reviewed the modifications to the official redevelopment plan for Central-Classical Project No. R.I. R-2 together with the accompanying report which was the basis for the proposed modifications.

The Commission

VOTED: To approve the proposed modifications to the official redevelopment plan for Central-Classical Project No. R. I. R-2.

Very truly yours,

EDWARD H. [illegible]
DIRECTOR
CITY PLAN COMMISSION

EH:[illegible]

c.c. Redevelopment Agency - 3
Mr. Vincent Vespia, City Clerk

City Plan Commission

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

Suite 103, City Hall,
Providence, Rhode Island 02903

November 30, 1964

Committee on Ordinances
City Hall
Providence, R. I.

SUBJECT: Referral No. 1406 - PROPOSED MODIFICATIONS TO THE OFFICIAL REDEVELOPMENT PLAN FOR CENTRAL-CLASSICAL PROJECT NO. R.I. R-2

Gentlemen:

Attached is a copy of a letter in re the above referral which was sent to Mr. James F. Reynolds under date of October 2, 1964, and which is self explanatory.

Very truly yours,

FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH
ENC.

City Plan Commission

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

Suite 103, City Hall,
Providence, Rhode Island 02903

October 2, 1964

Mr. James F. Reynolds, Executive Director
Providence Redevelopment Agency
Room 410 - Howard Building
Providence, R. I.

SUBJECT: Referral No. 1406 - PROPOSED MODIFICATIONS TO THE OFFICIAL REDEVELOPMENT PLAN FOR CENTRAL-CLASSICAL PROJECT NO. R. I. R-2

Dear Mr. Reynolds:

At a meeting of the City Plan Commission held on Thursday, October 1, 1964, the Commission reviewed the modifications to the official redevelopment Plan for Central-Classical Project No. R.I. R-2 together with the accompanying report which was the basis for the proposed modifications.

The Commission

VOTED: To approve the proposed modifications to the official redevelopment plan for Central-Classical Project No. R. I. R-2.

Very truly yours,

FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH

c.c. Redevelopment Agency - 3
Mr. Vincent Vespia, City Clerk

City Plan Commission

Suite 403, City Hall
Providence, Rhode Island 02903

October 2, 1964

Mr. James F. Reynolds, Executive Director
Providence Redevelopment Agency
Room 410 - Howard Building
Providence, R. I.

SUBJECT: Referral No. 1406 - PROPOSED MODIFICATIONS TO THE OFFICIAL REDEVELOPMENT PLAN FOR CENTRAL-CLASSICAL PROJECT NO. R. I. R-2

Dear Mr. Reynolds:

At a meeting of the City Plan Commission held on Thursday, October 1, 1964, the Commission reviewed the modifications to the official redevelopment Plan for Central-Classical Project No. R.I. R-2 together with the accompanying report which was the basis for the proposed modifications.

The Commission

VOTED: To approve the proposed modifications to the official redevelopment plan for Central-Classical Project No. R. I. R-2.

Very truly yours,

FRANK H. FALLON
DIRECTOR
CITY PLAN COMMISSION

FHF:ICH

c.c. Redevelopment Agency - 3
Mr. Vincent Vespia, City Clerk

PROVIDENCE REDEVELOPMENT AGENCY

410 HOWARD BUILDING · PROVIDENCE, RHODE ISLAND 02903
TELEPHONE 831-6550

November 27, 1964

Mr. Vincent Vespia
City Clerk
City Hall
Providence, R. I.

Dear Mr. Vespia:

We have received a photocopy of correspondence from Rita Perron relative to her interest in purchase of Lot 21 on Plat 34.

This property is not presently within a redevelopment area, and this Agency, therefore, has no objection to its sale or lease. We suggest, however, that inquiries be made to Mr. Charles R. Wood as to whether the Community Renewal Program will effect said property.

Sincerely yours,

Nathan Bell
for James F. Reynolds
Executive Director

JFR/rds
nb

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1671

782

No. AN ORDINANCE IN AMENDMENT OF CHAPTER 1079 OF THE ORDINANCES OF THE CITY OF PROVIDENCE APPROVED DECEMBER 21, 1956 WHICH SAID ORDINANCE IS ENTITLED "BUILDING ORDINANCES OF THE CITY OF PROVIDENCE" TO DELETE THEREFROM A CERTAIN SECTION OF THE CENTRAL-CLASSICAL REDEVELOPMENT PROJECT AREA OF THE PROVIDENCE REDEVELOPMENT AGENCY FROM FIRE DISTRICT ONE.

APPROVED December 18, 1964

BE IT ORDAINED BY THE CITY OF PROVIDENCE:

WHEREAS, the City Council of the City of Providence did on the 20th. day of December, 1956 adopt Chapter 1079 of the Ordinance of the City of Providence, which said Ordinance was duly approved December 21, 1956 and this said Ordinance is entitled "Building Ordinance of the City of Providence"; and

WHEREAS, said Ordinance sub-divides the City of Providence into Fire Districts for the purpose of controlling all use and construction of buildings; and

WHEREAS, the Providence Redevelopment Agency is desirous of deleting a certain section of the Central-Classical Redevelopment Project area from Fire District 1 under Section 301.1 of Chapter 1079 of the Ordinances of the City of Providence entitled "Building Ordinances of City of Providence" approved December 21, 1956.

BE IT ORDAINED BY THE CITY OF PROVIDENCE:

1) That Chapter 1079 of the Ordinances of the City of Providence entitled "Building Ordinance of City of Providence" approved December 21, 1956 be and the same is hereby amended by deleting therefrom in Section 301.1 of the said Ordinance a certain section of the Central-Classical Redevelopment Project area which is described as follows:

Beginning at the intersection of the center line of former Knight St. and the center line of Cranston St.;

thence, southwesterly along said Cranston St. center line to its intersection with the center line of Dodge St.;

thence, northerly along the center line of former Dodge St. to its intersection with the center line of Westminster St.;

thence, easterly along said Westminster St. center line to its intersection with the center line of Knight St.;

thence, southeasterly along the center line of former Knight St. to the point and place of beginning at the intersection of said former Knight St. center line and said Cranston St. center line.

2) That said Section 301.1 of Chapter 1079 of the Ordinances of the City of Providence entitled "Building Ordinance of City of Providence" is hereby ratified and affirmed in all other respects.

3) This Ordinance shall take effect on its passage and shall be filed with the City Clerk who is hereby authorized and directed to forward a certified copy thereof to the Providence Redevelopment Agency.

IN CITY COUNCIL
DEC 3 - 1964
FIRST READING
READ AND PASSED
Vincent Crispin
CLERK

IN CITY COUNCIL
DEC 17 1964
FINAL READING
READ AND PASSED
ACTING PRESIDENT
Vincent Crispin
CLERK

APPROVED
DEC 18 1964
Walter H. Reynolds
MAYOR

FILED
OCT 30 3 56 PM '64
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

IN CITY COUNCIL

NOV 5 - 1964

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES
Vincent Vespia, CLERK

THE COMMITTEE ON
Ordinances
Recommends
Reference Dept of Bldg. Inspection
Vincent Vespia
Clerk
11-13-64

THE COMMITTEE ON
Ordinances
Approves Passage of
The Within Ordinance
Vincent Vespia
~~Councilmen~~ Clerk
11-30-64

Mr. Wexler, by request

CITY OF PROVIDENCE - RHODE ISLAND - Walter H. Reynolds, Mayor

Vincent DiMase
Director

Department of Building Inspection

112 Union Street, Providence 3, R. I.
TEmple 1-6500

Peter J. Hicks, Jr.
Deputy Director
Chief Electrical Inspector
Nicholas DiBenedetto
Chief Inspector of
Structures and Zoning
Genaro Costantino
Chief Air Pollution and
Mechanical Inspector
Joseph B. Dempsey
Chief Plumbing, Drainage
and Gas Piping Inspector

December 4, 1964

City Clerk's Office
City Hall
Providence, Rhode Island

CITY ORDINANCE COMMITTEE

Gentlemen:

Please be advised that I have reviewed the proposed amendment to Chapter 1079 of the Ordinances of the City of Providence approved December 21, 1956 which said Ordinance is entitled "Building Ordinances of the City of Providence" to Delete therefrom a Certain Section of the Central-Classical Redevelopment Project Area of the Providence Redevelopment Agency from Fire District One, and find no objection to this change.

Very truly yours,

Vincent DiMase

Vincent DiMase, Director
Department of Building Inspection

VDM/np

FILED

DEC 7 12 24 PM '64

DEPT. OF CITY CLERK
PROVIDENCE, R. I.

M

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1672

No. 783 AN ORDINANCE AMENDING "AN ORDINANCE ESTABLISHING A PEDESTRIAN MALL ON A PORTION OF WESTMINSTER STREET AND CERTAIN INTERSECTING STREETS."

Approved December 18, 1964

Be it ordained by the City of Providence:

SECTION 1. The City Council of the City of Providence, pursuant to its authority granted to it by Chapter 176, Public Laws, Rhode Island, 1962, hereby amends the regulations relating to the Pedestrian Mall within the central business district of the City of Providence, as established by Chapter 1563, Ordinance No. 507, approved September 6, 1963.

SEC. 2. Section 3b, c, d, j and k of said Chapter 1563, approved September 6, 1963, is hereby amended to read as follows:

"b. Westminster Street - all vehicular traffic prohibited from Dorrance Street to Snow Street, two way traffic permitted between Snow Street and Empire Street;

"c. Eddy Street - One Way in a northwesterly direction from Weybosset Street to Washington Street. All vehicular traffic shall be prohibited between Middle Street and Fulton Street except buses and service vehicles. Service vehicles shall be prohibited from stopping, loading, or unloading between Weybosset Street and Fulton Street during the period from 7 a.m. to 6 p.m. weekdays;

"d. Middle Street - One Way in a northeasterly direction from Eddy Street to Dorrance Street. Between Eddy Street and Union Street - One Way in a southwesterly direction and all vehicular traffic except service vehicles shall be prohibited;

"j. Snow Street - One way in a northwesterly direction from Weybosset Street to Chapel, two way from Chapel Street to Westminster Street and one way in a southeasterly direction from Washington Street to Westminster Street;

"k. Aborn Street - One way in a southeasterly direction from Washington Street to Westminster Street.

SEC. 3. This Ordinance shall take effect upon its passage.

No.

CHAPTER

AN ORDINANCE AMENDING "AN ORDINANCE ESTABLISHING A PEDESTRIAN MALL ON A PORTION OF WESTMINSTER STREET AND CERTAIN INTERSECTING STREETS"

THE COMMITTEE ON
Public Works
Approves Passage of
The Within Ordinance
Vincent Cooper
Chairman
11-30-64
Clerk

IN CITY COUNCIL
DEC 3 - 1964
FIRST READING
READ AND PASSED
Vincent Cooper
CLERK

APPROVED
DEC 18 1964
Walter A. McNichols
MAYOR

IN CITY COUNCIL
DEC 17 1964
FINAL READING
READ AND PASSED
ACTING PRESIDENT
Vincent Cooper
CLERK

CITY OF PROVIDENCE - RHODE ISLAND - Walter H. Reynolds, Mayor

TRAFFIC ENGINEERING DEPARTMENT

ROGER T. CHANDLER
Traffic Engineer
JOHN I. LOGAN
Assistant Traffic Engineer

147 Fountain Street
Providence 3, R. I.

November 13, 1964

The Honorable City Council
Committee on Public Works
City Hall
Providence, Rhode Island

Gentlemen:

I have reviewed the proposed Ordinance amending the Pedestrian Mall Ordinance, and I suggest the following changes as points of clarification.

In Section 2c -- Eddy Street -- I suggest that the paragraph read as follows: Eddy Street - One Way in a northwesterly direction from Weybosset Street to Washington Street. All vehicular traffic shall be prohibited between Middle Street and Fulton Street except busses and service vehicles. Service vehicles shall be prohibited from stopping, loading, or unloading between Weybosset Street and Fulton Street during the period from 7 a.m. to 6 p.m. weekdays.

I suggest that paragraph d -- Middle Street -- be changed to read as follows: Middle Street - One Way in a northeasterly direction from Eddy Street to Dorrance Street. Between Eddy Street and Union Street - One Way in a southwesterly direction and all vehicular traffic except service vehicles shall be prohibited.

I do not have any further changes to suggest with respect to this Ordinance.

Very truly yours,

Roger T. Chandler
Traffic Engineer

RTC:EM

CITY OF PROVIDENCE - RHODE ISLAND - Walter H. Reynolds, Mayor

EXECUTIVE DEPARTMENT

Jeremiah H. Cannon
Public Information Officer

CITY HALL

November 18, 1964

The Honorable City Council
Committee on Public Works
City Hall
Providence, Rhode Island

Gentlemen:

With reference to "An Ordinance amending 'An Ordinance establishing a Pedestrian Mall on a portion of Westminster Street and certain intersecting streets'." which was introduced into the Council and referred to your committee on November 5th, the traffic engineer, the law department and I agree that in Section 2, paragraph "c" should be amended for clarity to read:

"c. Eddy Street - One Way in a northwesterly direction from Weybosset Street to Washington Street. All vehicular traffic shall be prohibited between Middle Street and Fulton Street except busses and service vehicles. Service vehicles shall be prohibited from stopping, loading or unloading between Weybosset Street and Fulton Street during the period from 7:00 a.m. to 6:00 p.m. weekdays."

In addition we agree that paragraph "d" of Section 2 should be amended for clarity to read as follows:

"d. Middle Street - One Way in a northeasterly direction from Eddy Street to Dorrance Street. Between Eddy Street and Union Street, One Way in a southwesterly direction and all vehicular traffic except service vehicles shall be prohibited."

It is hoped that these suggestions are given favorable consideration.

Respectfully,

Jeremiah H. Cannon
Public Information Officer

JHC:clh

FILED

Nov 18 3 00 PM '64

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1673

No. 784 **AN ORDINANCE** REGULATING THE ERECTION AND MAINTENANCE OF FENCES.

Approved December 18, 1964

Be it ordained by the City of Providence:

SECTION 1. Lawful Fences Defined. The fences hereinafter described as partition fences, namely fences erected upon a common division line between two or more lots, are and shall be adjudged to be lawful fences, to wit:

A. A hedge planted on the dividing line only when both adjoining owners shall agree in writing to keep, trim, and maintain their respective sides and top of the hedge. A copy of the agreement signed by both parties shall be filed with the fence viewer of the City of Providence, who shall keep said agreement on file in his office. If either party shall refuse to keep, trim and maintain his side and top of the hedge, the aggrieved party shall complain to the fence viewer, and if he shall find said complaint to be true, he shall in writing notify the delinquent party and order him to trim, keep and maintain his side and top of the hedge within fifteen (15) days after notice. If such order shall not be complied with, the complainant may have said hedge trimmed, and when the work shall be completed to the satisfaction of the fence viewer, complainant shall ascertain the cost thereof, and shall be entitled to demand and recover of the party delinquent double the cost, plus interest at the rate of ten (10%) per cent per annum in an action of debt.

No hedge consisting of shrubs, trees, flowers, or any other kind of plant or evergreen, shall be constructed, erected or grown as a partition fence, except as provided hereinabove.

No.

CHAPTER

AN ORDINANCE

B. A stone wall fence used as a partition fence in a residential section constructed of flat field stone, not exceeding four (4) feet high and having a flat stone top thereof, not exceeding twelve (12) inches in width, and having the same finish on both sides. No partition fence shall be constructed of concrete, brick, cement blocks, cobble stones, boulders or any other materials except as herein provided, unless same shall be properly capped and shall be finished on both faces in a neat and workman like manner.

C. A woven wire partition fence of wire not less than number nine gage firmly fastened to posts not more than sixteen (16) feet apart, woven of not less than eleven (11) horizontal wires, the bottom wire to be not more than two (2) inches from the ground and with stays or uprights not more than six (6) inches apart. There shall be no sharp prongs on top of said fence, and all prongs shall be either meshed or turned over.

All other kinds of partition fences not herein otherwise particularly described shall be four and one-half ($4\frac{1}{2}$) feet high, unless both adjoining owners agree in writing to a different height.

SECTION 2. Notwithstanding any other provisions of this ordinance, no fence other than a wire fence which runs or is to run adjacent to a residential driveway shall be over thirty-six (36) inches high along that portion of the fence extending from the property line back a distance of twenty (20) feet.

SECTION 3. Barbed-Wire Fence. No fence shall be constructed wholly or in part of barbed wire, as a line fence between adjoining owners. Any adjoining owner may complain of the erection of said type fence to the fence viewer and it shall then be the duty of said fence viewer to notify in writing the other adjoining owner to forthwith remove said fence. If said fence shall not be removed within fifteen (15) days after the giving of said notice, then it shall be the duty of said fence viewer to forthwith remove said fence, store or deliver said fence materials so removed to the owner.

No.

CHAPTER

AN ORDINANCE

Said owner shall pay to the fence viewer all expenses necessary to remove, store and deliver said fence. If said owner shall fail to pay said expenses for removal, storing and delivering of said barbed wire, the fence viewer may institute an action of debt to recover the same. This section shall not apply to fences erected surrounding commercial or industrial property where fences at least eight (8) feet high may be erected provided the barbed wire portion is attached to metal stays projecting inwardly from the top of the fence.

SECTION 4. Complaint of neglect to maintain or remove fence. Whenever any proprietor, possessor or owner of land shall neglect or refuse to repair, remove or rebuild any partition fence, the adjoining owner may complain to the fence viewer of the City of Providence, who, after ten (10) days' notice to such proprietor, possessor, or owner, shall attend and view the same; said notice if the address of the owner is not known to the said fence viewer, to be given by, (1) mailing a copy to owner to his address as it appears on the City Assessor's records, and (2) by delivering a copy to any occupant of the land; (3) by posting the same in three (3) or more public places in the City of Providence, one of which shall be on the land. If he shall find said complaint to be true after taking a view, he shall in writing order the delinquent party to repair, remove or rebuild the same within such time as he shall therein appoint, not less than thirty (30) days, and shall keep a copy of said order in his office.

SECTION 5. Construction or repair of fence by complainant - Action for cost and penalties. If such order shall not be complied with, the complainant may repair, or rebuild the said fence in the manner set forth in said order, and when the same shall be completed to the satisfaction of such fence viewer, who shall ascertain the cost thereof and give a certificate for one-half of said cost of the same, including also his fees, to the complainant, who shall be entitled to demand and recover of the party delinquent double the sum in said certificate mentioned, and interest at the rate of

No.

CHAPTER

AN ORDINANCE

ten (10%) per cent per annum. In an action of debt the said fence viewer shall lodge a like certificate, to be signed by him, in the office of the Recorder of Deeds, and the double sum above-mentioned shall be a lien on the land of such delinquent for two years, and shall attach at and from the time of the filing of the certificate.

SECTION 6. Division line. Whenever a dispute arises between abutting land owners with respect to a division line for the purpose of erecting a partition fence, the fence viewer after complaint to him, shall meet with both parties, and if the parties cannot agree, the fence viewer shall appoint a surveyor. The fee of such surveyor shall be apportioned and each of the parties shall pay one-half (½) thereof, and if one party shall refuse to pay his share, the other party shall pay the entire fee and shall be entitled to recover said entire fee plus the fence viewer fee and interest at the rate of ten (10%) per cent annum from the party delinquent in an action of debt.

SECTION 7. Viewer's fees. The fence viewer shall be allowed six ($6) dollars per day for viewing any fence on complaint made to him for that purpose, which fee shall be paid in the first instance by the person complaining to him. Said fees shall be paid over to the City Collector.

SECTION 8. Removal of Fence. No fence or other structure in the nature of a fence which exceeds six (6) feet in height and which is located in or adjacent to a residential use shall be erected. It shall be removed upon order of the fence viewer upon notice as set forth in Section 4. If not removed within thirty (30) days of said notice from the fence viewer, the abutting owner may have said fence removed and shall be entitled to recover from the adjoining owner double the cost of removal of said fence, plus interest at the rate of ten (10%) per cent in an action of debt.

No.

CHAPTER

AN ORDINANCE

SECTION 9. Partition fences - costs - facing. Whenever a dispute shall arise between abutting land owners with respect to the type of fence to be erected on a dividing line, the fence viewer, if requested, shall view the abutting parcels of land and determine the cost of the fence selected by each abutting land owner and should the fence viewer approve the more expensive fence, then the abutting owner who initially selected this fence shall bear the greater share of the cost of such fence, plus the fence viewer's fee. The person whose fence shall have been rejected by the viewer shall bear one-half (½) the cost of the fence he selected; provided, further, however, the person bearing the greater cost of the fence erected on the dividing line shall have the right to face it on his side.

SECTION 10. The fence viewer shall receive a salary of FIVE HUNDRED ($500) DOLLARS per annum.

SECTION 11. If any portion of the within Ordinance shall be held invalid for any reason whatsoever, such invalidity shall not affect the remaining portions of this ordinance which shall remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

SECTION 12. This ordinance shall take effect upon its passage, and all ordinances or parts of ordinances inconsistent herewith are hereby repealed.

IN CITY COUNCIL
DEC 3 - 1964
FIRST READING
READ AND PASSED
Vincent Crespia
CLERK

IN CITY COUNCIL
DEC 17 1964
FINAL READING
READ AND PASSED
ACTING PRESIDENT
Vincent Crespia
CLERK

APPROVED
DEC 18 1964
Walter H. Reynolds
MAYOR

No.

CHAPTER

AN ORDINANCE

THE COMMITTEE ON ORDINANCE AND WORKS

THE COMMITTEE ON

Ordinances

Approves Passage of
The Within Ordinance

Assistant Vice Mayor
~~Chairman~~

11-30-64 Clerk

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1674

No. 785 AN ORDINANCE AMENDING CHAPTER 544 OF 1951 BY CHANGING FROM A C-4 HEAVY COMMERCIAL ZONE TO A M-1 GENERAL INDUSTRIAL ZONE, LOTS 457 AND 498 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 32; SAID LOTS BEING DESIGNATED AS 1205 WESTMINSTER STREET.

Approved December 18, 1964

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, 1951, as heretofore amended, and entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", is hereby further amended by changing from a C-4 Heavy Commercial Zone to an M-1 General Industrial Zone, Lots 457 and 498 as set out and delineated on City Assessor's Plat 32; said lots being designated as 1205 Westminster Street, bounded and described as follows:

Beginning at a point on the northerly line of Westminster Street at the southwesterly corner of Lot 498 on Assessor's Plat 32; thence northerly along the easterly line of Lot 392 to the Zoning Division Line of the present M-1 General Industrial Zone and the present C-4 Heavy Commercial Zone; thence easterly along the said Zoning Division Line to the westerly line of Lot 450; thence southerly along the westerly lines of Lots 450 and 393 to the northerly line of Westminster Street at the southeasterly corner of Lot 457; thence westerly along the northerly line of Westminster Street to the southwesterly corner of Lot 498 and the point and place of beginning.

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

IN CITY COUNCIL
DEC 3 - 1964
FIRST READING
READ AND PASSED
Clement Crispi
CLERK

APPROVED
DEC 18 1964
Walter H. Kenyon Jr.
MAYOR

IN CITY COUNCIL
DEC 17 1964
FINAL READING
READ AND PASSED
ACTING PRESIDENT
Clement Crispi
CLERK

No.

CHAPTER

AN ORDINANCE

THE COMMITTEE ON

Ordinances

Approves Passage of
The Within Ordinance

Vincent Lesperia
~~Chairman~~
Clerk

11-24-64

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 petitions your honorable body

to rezone from C-4 to M-1 thoseportions of lots 457 and 498 on plat 32 which are now C-4. These are located at 1205 Westminster Street. They are adjacent to an M-1 zone which is occupied by Blacher Brothers, Inc. The company desires to erect a two story building with off-street unloading on these two lots. It will connect with another building on an adjacent lot.

HARBEN REALTY COMPANY

Stanley P. Blacher, Pres.

Stanley P. Blacher

Tel: Gaspee 1-9393

IN CITY COUNCIL

AUG 13 1964

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Vincent Vespia, CLERK

From the Clerks Desk

THE COMMITTEE ON
Ordinances
Recommends Be Continued

Vincent Vespia
Clerk
11-13-64

THE COMMITTEE ON
Ordinances
Recommends Be Granted

Vincent Vespia
Clerk
11-24-64

DATE _____ 19__

CITY COUNCIL

RECEIVED OF Harben Realty Co.

Ten and.....00/100 DOLLARS

Fee for petition to the City Council for a change in the zoning of

Lot 457 and 498 on Plat 32 (1205 Westminster St.)

$

PAID—City of Providence—Philip J. Dixon, City Collector

JUL-14-64 0 4 6 9 RK—3 10.00

THE CITY OF PROVIDENCE

Office of the City Clerk

MEMORANDUM

Providence, R. I., August 14, 1964

TO: City Plan Commission

SUBJECT: HARBEN REALTY COMPANY

CONSIDERED BY: Committee on Ordinances

ACTION TAKEN: VOTED: To refer for study and report attached copy of above Petition.

Vincent Vespia

City Clerk

City Plan Commission

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

Suite 103, City Hall,
Providence, Rhode Island 02903

October 2, 1964

Committee on Ordinances
City Hall
Providence, R. I.

SUBJECT: Referral No. 1396 - ZONING CHANGE AT 1205 WESTMINSTER STREET

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Thursday, October 1, 1964.

This referral is a request to rezone from C-4 to M-1 those portions of Lots 457 and 498 on Assessor's Plat 32. These lots are located at 1205 Westminster Street. The property in question contains 17,693 square feet of land.

On an inspection and photographic survey it was determined that the property in question contains two, one-story greenhouses.

Any further extention of the M-1 Zone by lot-line process as requested in this petition would only increase the haphazard zoning in this area and provide precedent for more industrial expansion. 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 Francesco Caprio
Councilman Jerry Lorenzo

ZONING CHANGE

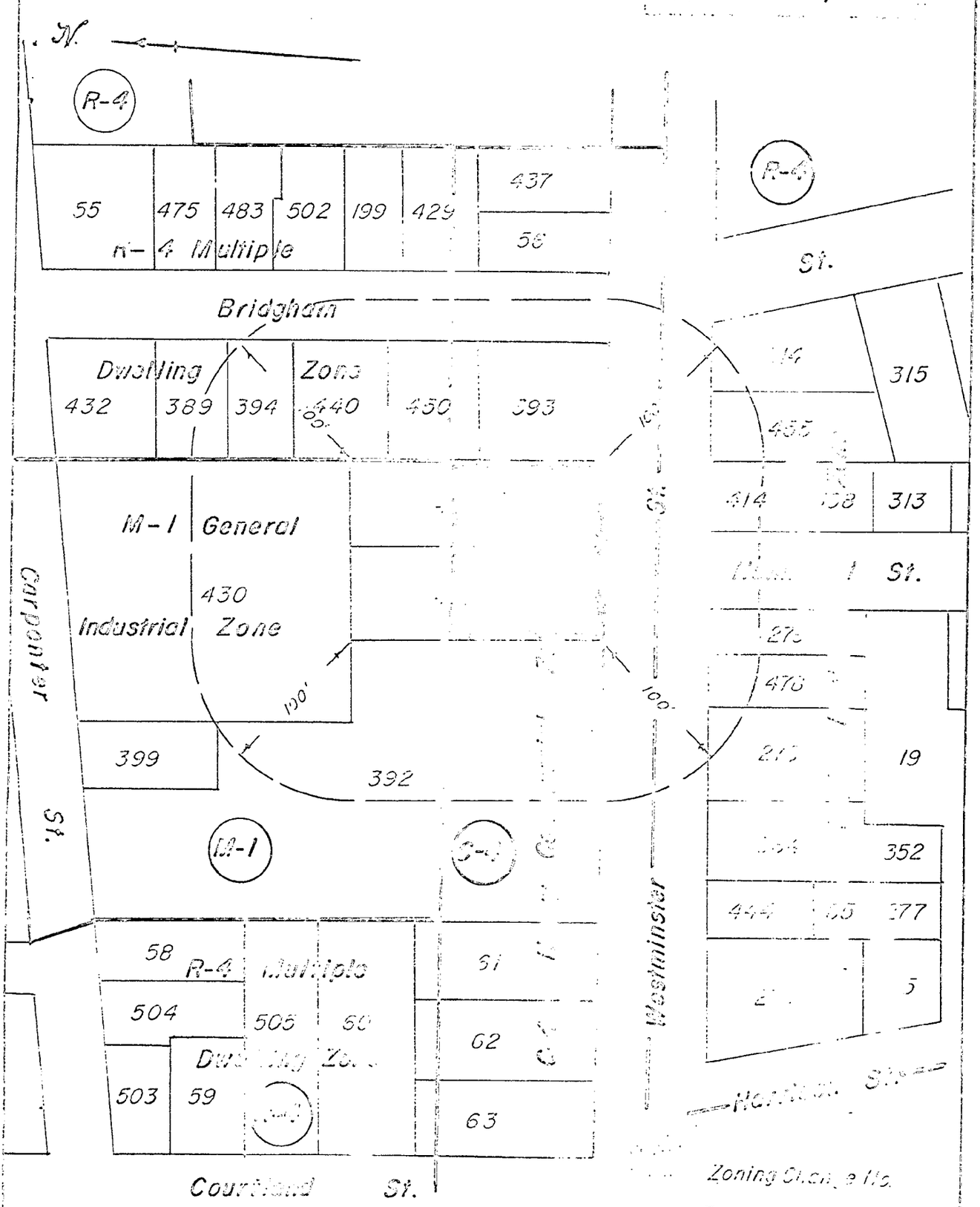
WESTMINSTER STREET

Plat 32		
Lot	457	Harben Realty Co.
		299 Carpenter St.
	498	" " "
	392	City Hall Hardware Co.
		150 Washington St.
	430	Harben Realty Co.
		299 Carpenter St.
	399	Aries, Inc.
		326 Carpenter St.
	389	Berado Quartaroli & wf. Jennie
		1175 Elmwood Avenue
	394	Antonio DeLuca & wf. Assunta
		186 Bridgham St.
	440	Harold J. White et al
		184 Bridgham St.
	450	Giovanno Simeoni
		180 Bridgham St.
	393	Angelo Orabona et al
		60 Park Forest Road
	314	Ralph V. Sullivan & wf. ~~Anna~~ Dorothy
		1192 Westminster St.
	455	Frank M. Pirozzi & wf. Anna
		111 Elsie St.
	414	Maria DeLurenzo
		1206 Westminster St.
	279	Melville H. Comstock
		1228 Westminster St.
	478	Pilot Realty Co.
		100 Medway St.
	278	Ida & Bartholomeo Lo Verde
		c/o Walter Johnson 1005 Tr. Bldg.
		Councilman Caprio and Lorenzo

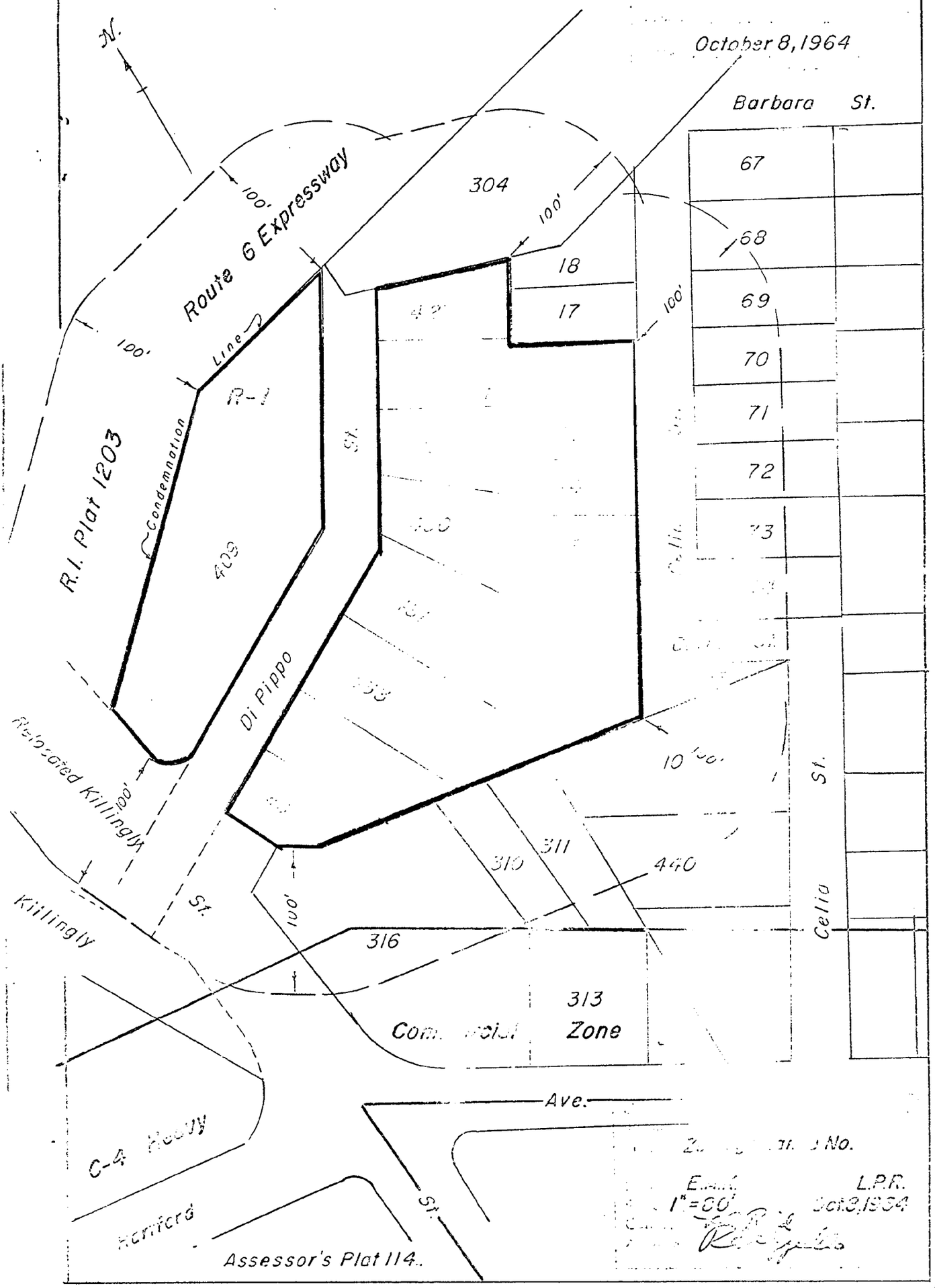
Zoning Change No.

Shaded area to be changed from a C-4 Heavy Commercial Zone to an M-1 General Industrial Zone.

October 14, 1954



Zoning Change No. Shaded area to be changed from an R-1 One Family Zone to a C-2 General Commercial Zone



The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1075

No. 786 **AN ORDINANCE** AMENDING CHAPTER 544 OF 1951 BY CHANGING FROM AN R-1 ONE FAMILY ZONE TO A C-2 GENERAL COMMERCIAL ZONE, LOTS 11, 12, 13, 14, 15, 16 and 427, 428, 429, 430, 431, 433, 434, 435 and 409 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 114; SAID LOTS BEING LOCATED ON THE EASTERLY SIDE OF KILLINGLY STREET, NORTHEASTERLY SIDE OF CELIA STREET AND THE SOUTHERLY SIDE OF ROUTE 6 EXPRESSWAY.

Approved December 18, 1964

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, 1951, as heretofore amended, and entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", is hereby further amended by changing from an R-1 One Family Zone to a C-2 General Commercial Zone, Lots 11, 12, 13, 14, 15, 16 and 427, 428, 429, 430, 431, 433, 434, 435 and 409 as set out and delineated on City Assessor's Plat 114; said lots being located on the easterly side of Killingly Street, northeasterly side of Celia Street and southerly side of Route 6 Expressway, bounded and described as follows:

Beginning at a point on the northwesterly line of Celia Street at the northeasterly corner of Lot 16 on Assessor's Plat 114; thence southwesterly along the northwesterly line of Celia Street to the southeasterly corner of Lot 11; thence westerly along the northerly lines of Lots 10, 311, 310 and 316 and the northeasterly line of Relocated Killingly Street to southeasterly line of DiPippo Street at the northwesterly corner of Lot 435; thence northeasterly along the southeasterly line of DiPippo Street to the northwesterly corner of Lot 427; thence easterly along the southerly line of Lot 304 to the northeasterly corner of Lot 427; thence southwesterly along the northwesterly lines of Lots 17 and 18 to the northwesterly corner of Lot 16; thence southeasterly along the southwesterly line of Lot 17 to the northwesterly line of Celia Street at the northeasterly corner of Lot 16 and the point and place of beginning.

Also beginning at the northeasterly corner of Lot 409 on Assessor's Plat 114 at the northerly termination of DiPippo Street; thence southwesterly along the northwesterly line of DiPippo Street to the easterly line of Relocated Killingly Street; thence northerly along the easterly line of Relocated Killingly Street to the condemnation line of State of Rhode Island Plat 1203 taken for Route 6 Expressway; thence northeasterly along said condemnation line and the northwesterly line of Lot 409 to the northeasterly corner of Lot 409 and the point and place of beginning.

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

No.

CHAPTER

AN ORDINANCE

THE COMMITTEE ON

Ordinances

Approves Passage of The Within Ordinance

Vincent Cespedes
Chairman

11-24-64

Vincent Cespedes
Clerk

Approved December 18, 1964

Be it ordained by the City of Providence:

Section 1: The zoning map accompanying and made a part of Chapter 342 of the Ordinances of the City of Providence, approved September 21, 1954, as heretofore amended, and entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Restrictions", is hereby further amended by changing from an R-1 One Family Zone to a C-2 General Commercial Zone, Lots 11, 12, 13, 14, 15, 16 and 17, 24, 25, 29, 30, 31, 33, 34, 35 and 409 as set out and delineated on City Assessor's Plat 114; said lots being located on the southerly side of Killingly Street, northeasterly side of Colla Street and southerly side of Route 6 Expressway, bounded and described as follows:

Beginning at a point on the northwesterly line of Colla Street at the most easterly corner of lot 16 on Assessor's Plat 114; thence southwesterly along the northwesterly line of Colla Street to the southeasterly corner of lot 11; thence westerly along the northerly line of Lots 11, 12, 13, 310 and the northwesterly line of Relocated Killingly Street to the southeasterly line of Dirigo Street at the northwesterly corner of lot 409; thence northeasterly along the southeasterly line of Dirigo Street to the most westerly corner of lot 427; thence southeasterly along the northeasterly line of Lot 304 to the northwesterly corner of Lots 29, 30, 31, 33, 34, 35; thence southeasterly along the northeasterly lines of Lots 14 and 15 to the most easterly corner of lot 16; thence southwesterly along the northwesterly line of lot 17 to the northeasterly line of Colla Street and the point and place of beginning.

Also beginning at the northwesterly corner of lot 409 on Assessor's Plat 114, in the northerly termination of Dirigo Street; thence southeasterly along the northwesterly line of Dirigo Street to the easterly line of Relocated Killingly Street; thence northerly along the easterly line of Relocated Killingly Street to the southerly line of Route 6 Expressway; thence northwesterly along the southerly line of Route 6 Expressway to the northerly termination of Dirigo Street; thence southeasterly along the northeasterly line of Lot 409 and the northeasterly extension thereof to the point and place of beginning.

Section 2: This ordinance shall take effect upon its passage.

IN CITY COUNCIL
DEC 3 - 1964
FIRST READING
READ AND PASSED
Vincent Cespedes
CLERK

APPROVED
DEC 18 1964
Walter H. Reynolds
MAYOR

IN CITY COUNCIL
DEC 17 1964
FINAL READING
READ AND PASSED
ACTING PRESIDENT
Vincent Cespedes
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 amend the zoning map which accompanies the Zoning Ordinance, as same pertains to Tax Assessor's Lots numbered (11, 12, 13, 14, 15, 16, and [illegible], 427, 428, 429, 430, 431, 433, 434, 435 and 409,) on Assessor's Plat 114,(located on the easterly side of Killingly Street, northeasterly side of Celia Street and on the southerly side of Route 6 Expressway,) in the City of Providence, from their present residential R-1 zone classification to a C-2 general commercial zone classification.

John Palumbo
Dorothy Palumbo
52 Celia Street
Providence, R.I.

William Carnoto
Amelia Carnoto
54 Celia Street
Providence, R.I.

LIBERATA PALIOTTA
(her mark)
103 Mercy Street
Providence, R.I.

George J. Dionne
Carmela Dionne
78 Celia Street
Providence, R.I.

Ronald A. Zoglio
Clementina Zoglio
30 DiPippo Street
Providence, R.I.

Salvatore Salzillo
Virginia Salzillo
18 DiPippo Street
Providence, R.I.

Americo Gemma
Margaret Gemma
20 DiPippo Street
Providence, R.I.

Vincent A. Ragosta
Carmela C. Ragosta
161 Gentian Avenue
Providence, R.I.

Silvestri Bros., Inc.
By: Albert Silvestri, Pres.
Shun Pike
Johnston, R.I.

By their Attorney,
Anthony DeSimone
Anthony DeSimone

FILED

AUG 7 12 13 PM '64

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

IN CITY COUNCIL

AUG 13 1964

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES

Vincent Vespia, CLERK

THE COMMITTEE ON

Ordinances

Recommends To be Continued

Vincent Vespia
Clerk

11-13-64

Mr. Pisaturo, by request

ZONING CHANGE

CELIA STREET

Plat 114

Lot 11	John Palumbo & wf. Dorothy 52 Celia St.
12	William Caruolo & wf. Amelia 54 Celia St.
13	William Caruolo & wf. Amelia 54 Celia St.
14	Liberina Paliotta widow Angelo A. 103 Mercy St.
15	" " "
16	" " "
17	George J. & Carmela Dionne 78 Celia St.
18	" " "
304	Sofia Realty Co. 559 Killingly St. Johnston, R. I.
68	Vincent H. DeMasi & wf. Josephine 1315 Westminster St.
69	Elena DiBenedetto 70 Lowell Avenue
70	" "
71	Pompelia Marocco 222 Pocasset Avenue
72	" "
73	Michael Lonardo 714 So. Washington St. No. Attleboro, Mass.
74	" "
75	George I. & Carmela Dionne 78 Celia St.
10	c/o Church of the Holy Cross 18 King Phillip St.
311	Sofia Realty Co. 559 Killingly St. Johnston, R. I.
310	" " "
316	" " "

Plat 114

435	Salvatore Salzillo & wf. Virginia
	18 DiPippo St.
434	" " " "
433	Americo Gemma & wf. Margaret
	20 DiPippo St.
431	Romolo A. Zoglio & wf. Clementina
	397 Killingly St.
430	Silvestri Bros. Inc.
	Shun Pike Johnston R. I.
429	" " "
428	Silvestri Bros., Inc.
	Shun Pike Johnston R. I.
427	George J. Dionne & Carmela Dionne
	78 Celia St.
409	Vincent Ragosta & wf. Carmela C.
	161 Genlian Avenue
440	Romola & Clementina Zoglio
	30 DiPippo St.
	Councilman Pisaturo & Kelley

City Plan Commission

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

Suite 103, City Hall,
Providence, Rhode Island 02903

October 2, 1964

Committee on Ordinances
City Hall
Providence, R. I.

SUBJECT: Referral No. 1397 - ZONING CHANGE ON THE EASTERLY SIDE OF KILLINGLY STREET, THE NORTHEASTERLY SIDE OF CELIA STREET AND THE SOUTHERLY SIDE OF ROUTE 6 EXPRESSWAY

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Thursday, October 1, 1964.

This referral is a request for a change in zoning from an R-1 Zone to a C-2 Zone Lots 11, 12, 13, 14, 15, 16 and 427, 428, 429, 430, 431, 433, 434, 435 and 409 on Assessor's Plat 114 located on the easterly side of Killingly Street, the northeasterly side of Celia Street and on the southerly side of Route 6 Expressway. The area in question contains 78,164 square feet of land.

On an inspection and photographic survey it was determined that the property in question contains 4, one-family dwellings and one, two-family dwelling, the rest of the land in question is undeveloped.

To rezone this area from an R-1 to a C-2 Zone would be creating a case of spot zoning and would jeopardize the dwelling units within the property in question which are of high quality and would also downgrade the surrounding property values. 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