

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 221

*Approved* April 28, 1988

RESOLVED, That the City Collector is hereby authorized to cause the taxes to be abated on that property under the SWAP Program, located along 195 Harrison Street, situated on Lot 251, as set out and delineated on City Assessor's Plat 31, for the sum of Five Thousand One Hundred Fifteen Dollars and Thirty-One (\$5,115.31) Cents, in accordance with the application filed by Joseph & Gwendolyn Wynkoop.

IN CITY COUNCIL

APR 28 1988

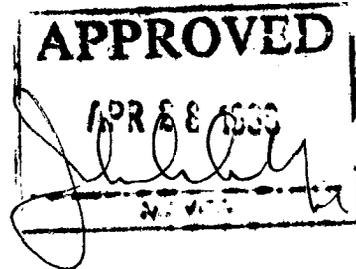
READ AND PASSED

*Michael W. Eaton*

PRES.

*Rose M. Mendonca*

CLERK



IN CITY COUNCIL  
APR 7 1985

FIRST READING  
REFERRED TO COMMITTEE ON

FINANCE

Roem Mendonca CLERK

THE COMMITTEE ON  
FINANCE

Approves Passage of  
The Within Resolution

Roem Mendonca  
Clerk Chairman

April 12, 1985

Councilman O'Connor (By Request)



Finance Department, City Collector

"Building Pride In Providence"

March 14, 1988

Mrs. Rose Mendonca  
City Clerk  
City Hall

Dear Mrs. Mendonca:

I am requesting that the following applications filed with the S.W.A.P. program for abatement of taxes be approved.

<u>Applicant</u>	<u>Plat</u>	<u>Lot</u>	<u>Tax Abatement</u>
Joseph & Gwendolyn Wynkoop	31	251	\$5,115.31
Diogenes Filipino	48	940	\$1,521.92
Richard Counts	45	214	\$2,486.02

Very truly yours,

Ronald L. Tarro  
City Collector

RLT/dl

**FILED**  
MAR 14 4 08 PM '88  
DEPT. OF CLERK  
PROVIDENCE, R.I.

ABANDONED BUILDING TAX ABATEMENTS: INITIAL APPLICATION FOR ABATEMENT

ACCOUNT # 07-093-770 DATE OF APPLICATION 7.15.85

PLAT / LOT 31/251

ADDRESS OF BUILDING 125 Harrison St

APPLICANT Joseph E. Swendolyn Wynkoop

MAILING ADDRESS same ZIP CODE \_\_\_\_\_

CONDITION OF BUILDING AT PURCHASE: (ATTACH DESCRIPTION) \_\_\_\_\_

ABATEMENT REQUEST:

YEAR	REAL ESTATE TAXES	INTEREST AND COSTS	OTHER LIENS (name)	TOTAL
19 - 1984	TAX TITLE			\$ 4482.79
1981 - 1985	Board up/land			1343.50
1978 - 81	water bill			289.02

TOTAL ABATEMENT REQUESTED: 5115.31

ABATEMENTS WILL BE CONSIDERED UNDER THIS ORDINANCE ONLY FOR BUILDINGS ABANDONED WHEN PURCHASED. "Abandoned building" shall mean any structure which 1) has been completely vacant for over 90 days. 2) has been boarded up, or has been scheduled to be boarded up by the Dept of Building Inspection or Division of Code Enforcement, as determined by Section 13-40 of the Housing Code, and Section 124.7 of the Building Code.

\_\_\_\_\_  
Certification received that building was abandoned when purchased by applicant. (Building inspector or sponsoring neighborhood organization).

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

Joseph E. Swendolyn Wynkoop  
APPLICANT'S SIGNATURE

APPLICATION FOR ABATEMENT OF BACK TAXES ACCEPTED \_\_\_\_\_ REJECTED \_\_\_\_\_

Kevin S. ...  
CITY COLLECTOR

ABATEMENT OF BACK TAXES MUST BE GRANTED BY THE CITY COUNCIL. For abatement of back taxes, all necessary documentation must be received by the City Collector. Upon receipt, request for abatement will be presented to the City Council by the City Collector. All property where an application for abatement is pending and deemed as bonifide by the City Collector shall not be offered for tax sale. Title on all property which has been sold at a prior tax sale and on which an application for abatement is pending shall not be assigned or transferred by the City Treasurer. No current tax payment shall be applied for satisfaction of back taxes due and owing.

SEE ATTACHED SHEET FOR LIST OF DOCUMENTATION TO BE COLLECTED FOR ABATEMENT.

(3)

ABANDONED BUILDING TAX ABATEMENTS: FINAL APPLICATION FOR ABATEMENT

ACCOUNT # 07-093-770 TODAY'S DATE 1/25/88

PLAT / LOT 31/251

ADDRESS OF BUILDING 195 Harrison St.

APPLICANT Joseph & Gwendolyn Wynkoop

TOTAL ABATEMENT REQUESTED \$5,115.31

CITY COLLECTOR:(at time of initial application) Ronald Tarro

DATE OF INITIAL APPLICATION FOR ABATEMENT: 7/15/85

ALL DOCUMENTATION MUST BE RECEIVED BY THE CITY COLLECTOR WITHIN THREE (3) YEARS OF DATE ON INITIAL APPLICATION FOR ABATEMENT.

DOCUMENTATION:( attach to back)

- 1..Sworn affidavit of occupancy by owner for at least one year. ✓
- 2. Certification of the Building Inspector that permits have been applied for and complied with. ✓
- 3. Certification from the Division of Minimum Housing that the property is in compliance with the Providence Minimum Housing Standards. ✓
- 4. A certificate of clear title, but for municipal liens. ✓

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

X Joseph Wynkoop  
X Gwendolyn Wynkoop  
APPLICANT'S SIGNATURE

I HAVE RECEIVED ALL NECESSARY DOCUMENTATION FOR ABATEMENT OF BACK TAXES ON REHABILITATED PROPERTY, AND RECOMMEND TO THE CITY COUNCIL THAT THE REQUESTED ABATEMENT OF BACK TAXES FOR THIS PROPERTY BE APPROVED.

January 27 88  
DATE

Ronald H. Jones  
CITY COLLECTOR

Presented at Council meeting:(date) \_\_\_\_\_  
Sponsoring Councilman \_\_\_\_\_

Abatement of Back Taxes Granted \_\_\_\_\_ Rejected \_\_\_\_\_  
Reason Rejected: \_\_\_\_\_

FORECLOSURE DEED

UNDER POWER OF SALE IN MORTGAGE

ALAN E. LEWIS and VERONICA A. LEWIS of

Rhode Island, holder of a Mortgage by STEVEN GAYDOS and PATRICIA GAYDOS, dated January 31, 1976 and recorded in Book 1145 at Page 1072 of the Records of Land Evidence of the City of Providence, State of Rhode Island, by the power conferred by said Mortgage and by every other power it thereunto available for \$400.00 (Four Hundred Dollars) paid, grants, bargains, sells and conveys unto JOSEPH WYNKOOP and GWENDOLYN WYNKOOP of 195 Harrison Street, Providence, Rhode Island, as Tenants By the Entirety and not as Tenants in Common, the following:

That certain lot or parcel of land, with all buildings and improvements thereon, situated on the westerly side of Harrison Street in the City of Providence, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point in the westerly line of said Harrison Street, fifty and 1/10 (50.1) feet, more or less, northerly from the northerly line of Warren Street, said point of beginning being the southeasterly corner of the parcel heretofore by described and the northeasterly corner of land now or lately of Domenico A. Moio et ux, formerly of Sarah L. Hazard; thence running westerly bounding southerly on said Moio land a distance of one hundred (100) feet, more or less, to land now or lately of Maria Roberti; thence turning and running northerly on a line parallel with and one hundred (100) feet distant westerly from the westerly line of Harrison Street a distance of sixty (60) feet, more or less, to land now or lately of Joseph Mallozzi et ux; thence turning and running easterly bounding northerly on said Mallozzi land a distance of one hundred (100) feet, more or less, to Harrison Street; thence turning and running southerly bounding easterly on said Harrison Street a distance of sixty (60) feet, more or less, to the point and place of beginning.

This conveyance is made subject to all taxes, assessments, and other encumbrances which may constitute a prior lien thereon, and is conveyed subject to any restrictions of record and rights of redemption for unpaid Federal taxes, if any, as shall notwithstanding this provision, constitute valid liens or encumbrances thereon after said sale.

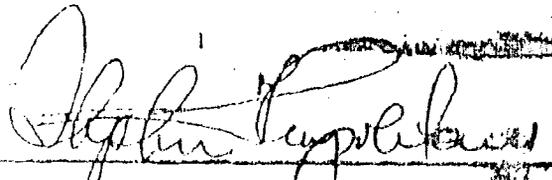
IN WITNESS WHEREOF, said ALAN E. LEWIS and VERONICA A. LEWIS have caused their names to be hereunto subscribed this \_\_\_\_\_ day of July, 1984.

Alan E. Lewis  
ALAN E. LEWIS

Veronica A. Lewis  
VERONICA A. LEWIS

STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE

In Providence in said County on the 30<sup>th</sup> day of July, 1984,  
before me personally appeared ALAN E. LEWIS and VERONICA A. LEWIS, to me known  
and known by me to be the persons executing the foregoing Deed of conveyance  
and they acknowledged said Deed by them executed to be their free act and  
deed.



Notary Public  
Rhode Island

Stephen T. Napolitano

AFFIDAVIT OF SALE UNDER  
POWER OF SALE IN MORTGAGE

We, ALAN E. LEWIS and VERONICA A. LEWIS, named in the foregoing  
Deed, make oath and say that the principal and interest of the obligation  
mentioned in the Mortgage above referred to were not paid or tendered or  
performed when due or prior to the sale, and that we caused to be mailed, by  
regular mail and certified mail, return receipt requested, postage prepaid,  
on July 3, 1984, addressed to the mortgagors, in care of the premises, which  
is the last known address of said mortgagors on the records of the said Mort-  
gagees, notice of the time and place of said sale and we caused to be published  
on July 3, 10, 17 and 24, 1984, a notice of said sale in the Providence Journal  
a public newspaper published in the City and County of Providence, State of  
Rhode Island, in accordance with the provisions of said Mortgage, of which the  
following is a true copy:

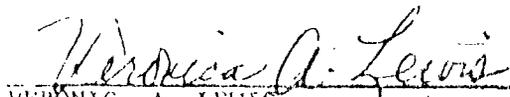
**MORTGAGEE'S SALE**  
105 Harrison Street  
Providence, RI  
Will be sold at public auction,  
on July 25, 1984 at 9 A.M.  
local time, on the premises  
hereinafter described by  
virtue of a Power of Sale  
contained in that certain  
Mortgage made and ex-  
ecuted by STEVEN GAY  
LEWIS and PATRICIA  
GAYLEGG dated January  
31, 1976 and recorded in  
the Office of the Register  
of Deeds on February 2,  
1976 at 11:12 A.M. in  
Mortgage Book 1145 at  
Page 1072, the condition  
of said Mortgage Deed  
having been broken.  
That certain lot or parcel of  
land, with all buildings and  
improvements thereon, situ-  
ated at the western corner of  
Harrison Street in the City of  
Providence, County of Provi-  
dence, State of Rhode Island,  
bounded and described as fol-  
lows:  
beginning at a point on the  
western line of said Harrison  
Street, fifty and 1/10 feet  
more or less, and thence  
from the northern line of  
Warren Street, said point of  
beginning to the south-  
easterly corner of the parcel  
hereby described and the  
northeasterly corner of land  
now or late of Donald A.  
Mandelus, thence to Sarah  
L. Hazard, thence running  
westerly bounding southerly  
on said Moorland a distance  
of one hundred (100) feet  
more or less, to the line of  
lot of No. 105 Harrison Street

thence running  
northerly a distance of  
with end line to the  
feet distance westerly  
westerly line of Harrison  
Street a distance of sixty (60)  
feet, more or less, to land now  
or late of Joseph Malozzi at  
ax, thence turning and run-  
ning easterly bounding northerly  
on said Malozzi land a  
distance of one hundred (100)  
feet more or less, to Harrison  
Street, thence turning and  
running southerly bounding  
easterly on said Harrison  
Street a distance of sixty (60)  
feet, to the line of lot of  
said Malozzi land.  
**TERMS:** Five Hundred  
dollars (500.00) down pay-  
ment in cash, cash, check,  
or bank check at time of sale.  
Other terms will be an-  
nounced at time of sale.  
Said premises are being  
sold subject to restrictions of  
record and to such unpaid tax-  
es, assessments, water and  
sewer charges, municipal  
taxes and rights of redemption  
for unpaid federal taxes, if  
any, as shall notwithstanding  
this provision constitute valid  
liens or encumbrances there-  
on after said sale.  
By order of the present  
holder of said Mortgage  
which hereby gives notice of  
its intention to bid at said sale  
or at any postponement or  
postponement thereof.  
STEPHEN T. NAPOLITANO,  
Attorney for Mortgagee  
of the Mortgage  
911 Texas Street, Providence, R.I.

That an investigation has been made as to whether any one having an ownership interest in the property so sold which might be cut off by said foreclosure, was at the time of the sale or within three months prior thereto in military services as defined by the "Soldiers' and Sailors' Relief Act of 1940", with amendments, and that said investigation shows that no one having such ownership interest in said property was, at the time of the sale or within three months prior thereto, in military services as so defined.

Pursuant to said notice at the time and place ~~therein provided~~, ALAN E. LEWIS and VERONICA A. LEWIS sold the mortgaged premises at public auc- tion by Manuel Ponte, a duly qualified auctioneer, to said JOSEPH WYNKOOP and GWENDOLYN WYNKOOP for Four Hundred Dollars (\$400.00), subject to ~~redemp-~~ tions and easements of record and to local, State and Federal taxes, ~~and~~ liens, assessments, water bills, mortgages and such other liens and charges, ~~if any~~, which constitute valid liens or encumbrances thereon after said sale, ~~and~~ by JOSEPH WYNKOOP and GWENDOLYN WYNKOOP being the highest bid ~~made~~ for ~~the~~ premises at said auction.

  
ALAN E. LEWIS

  
VERONICA A. LEWIS

Subscribed and sworn to by the said ALAN E. LEWIS and VERONICA A. LEWIS on the 30 day of July, 1984.

  
Notary Public  
Stephen T. Skapilans

# CERTIFICATE OF USE AND OCCUPANCY

No. 1682

MUNICIPALITY \_\_\_\_\_

THIS IS TO CERTIFY that the two and one-half (2½) story

SB Constructed, three (3) family dwelling

R-3 Use Group

Occupancies: Max. Allowable floor  
live loads per sq. ft.

Occupancy  
Load

Basement: N/A

1st Floor: One (1) family dwelling

2nd Floor: N/A

3rd Floor: N/A

4th Floor: \_\_\_\_\_

5th Floor: \_\_\_\_\_

6th Floor: \_\_\_\_\_

7th Floor: \_\_\_\_\_

8th Floor: \_\_\_\_\_

9th Floor: \_\_\_\_\_

10th Floor: \_\_\_\_\_

Roof: \_\_\_\_\_

erected on Plat No.: 31 Lot No.: 251

Addition: \_\_\_\_\_

Street and No.: 195 Harrison Street

Owner: Joseph Wynkoop Use Zone: R-4

Architect or Engineer: \_\_\_\_\_

Contractor: Joseph Wynkoop

Building Permit No.: 862 Plan No.: 6/4/85

has been inspected and the following occupancy thereof is  
hereby authorized:

This Certificate must be posted where required by the State Building Code, and permanently maintained in a conspicuous place at or close to the entrance of the building or structure referred to above.

November 9 1987

Merlin G. De C...

Building Official

Expiration Date none



Department of Inspections and Standards

*"Building Pride In Providence"*

January 22, 1988

Joseph Wynkoop & Gwendolyn Wynkoop  
188 Peace Street  
Providence, R.I.

Dear Mr. & Mrs. Wynkoop:

Regarding your property at 195 Harrison Street, Providence, Rhode Island, Mr. Malcolm Reis, Deputy Director of Building Safety will release all liens on said property.

If you have any further questions please contact me at 421-7740, Ext. 350.

Very truly yours,

A handwritten signature in cursive script that reads "Malcolm Reis, II".

Malcolm Reis, II  
Deputy Director of Building Safety

January 22, 1988.

To the City Collector of Providence,

Ref: Tax Abatement for: 195 Harrison  
Street, Providence, R.I., 02907.

Dear Mr. City Collector:

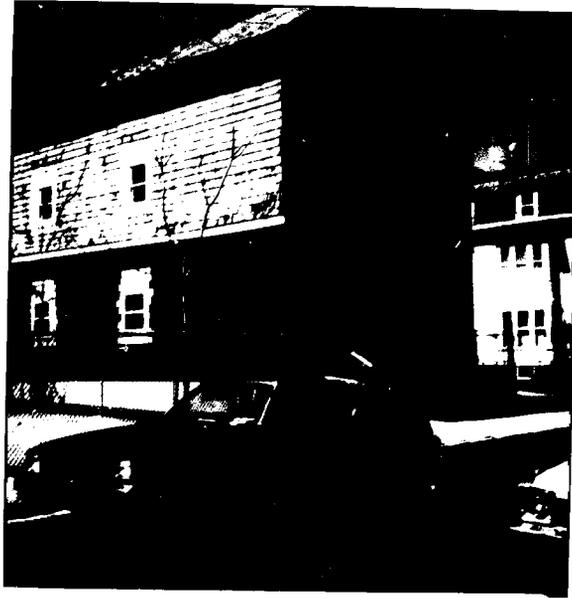
We, Joseph and Gwendolyn Wynkoop, have occupied 195  
Harrison Street, Providence, R.I., 02907, since November,  
1985, as our principal place of residence.

Sincerely,

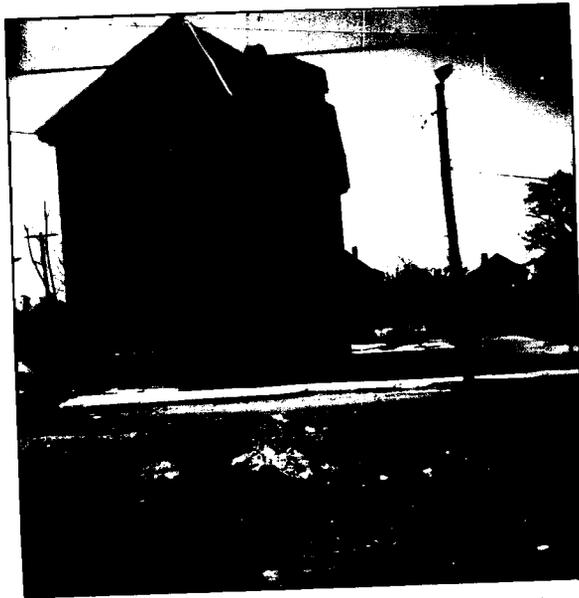
X Joseph Wynkoop  
( Joseph Wynkoop )

X Gwendolyn Wynkoop  
( Gwendolyn Wynkoop )

Janita Soto (Lic. expiration date)  
(signature of Notary Public) June, 1990



195 Harrison St.



195 Harrison St.-