

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

4
5/12/80

RESOLUTION OF THE CITY COUNCIL

No. 342

Approved June 10, 1980

RESOLVED, That His Honor the Mayor be and he is hereby authorized to execute a deed of conveyance to John P. Hawkins, Esquire, of that certain lot or parcel of land with all buildings and improvements thereon, known as the Former Fruit Hill Avenue School, situated at the corner of Manton Avenue and Fruit Hill Avenue; said parcel being Lot No. 14 on City Assessor's Plat 80, in consideration of the sum of Twenty Thousand Dollars (\$20,000.00), containing approximately 21,227 square feet of land more or less.

IN CITY COUNCIL

JUN 5 1980
READ AND PASSED

Ralph Fagnano
COUNCIL

Rose M. Mendore
CLERK

APPROVED

MAYOR

Steven J. Ciani

JUN 10 1980

THE COMMITTEE ON
CITY PROPERTY

Approves Passage of
The Within Resolution

Rose M. Mendonca
Clerk *April 14, 1980*

BY CITY COUNCIL

MAY 1 1980
FIRST READING

REFERRED TO COMMITTEE ON CITY PROPERTY

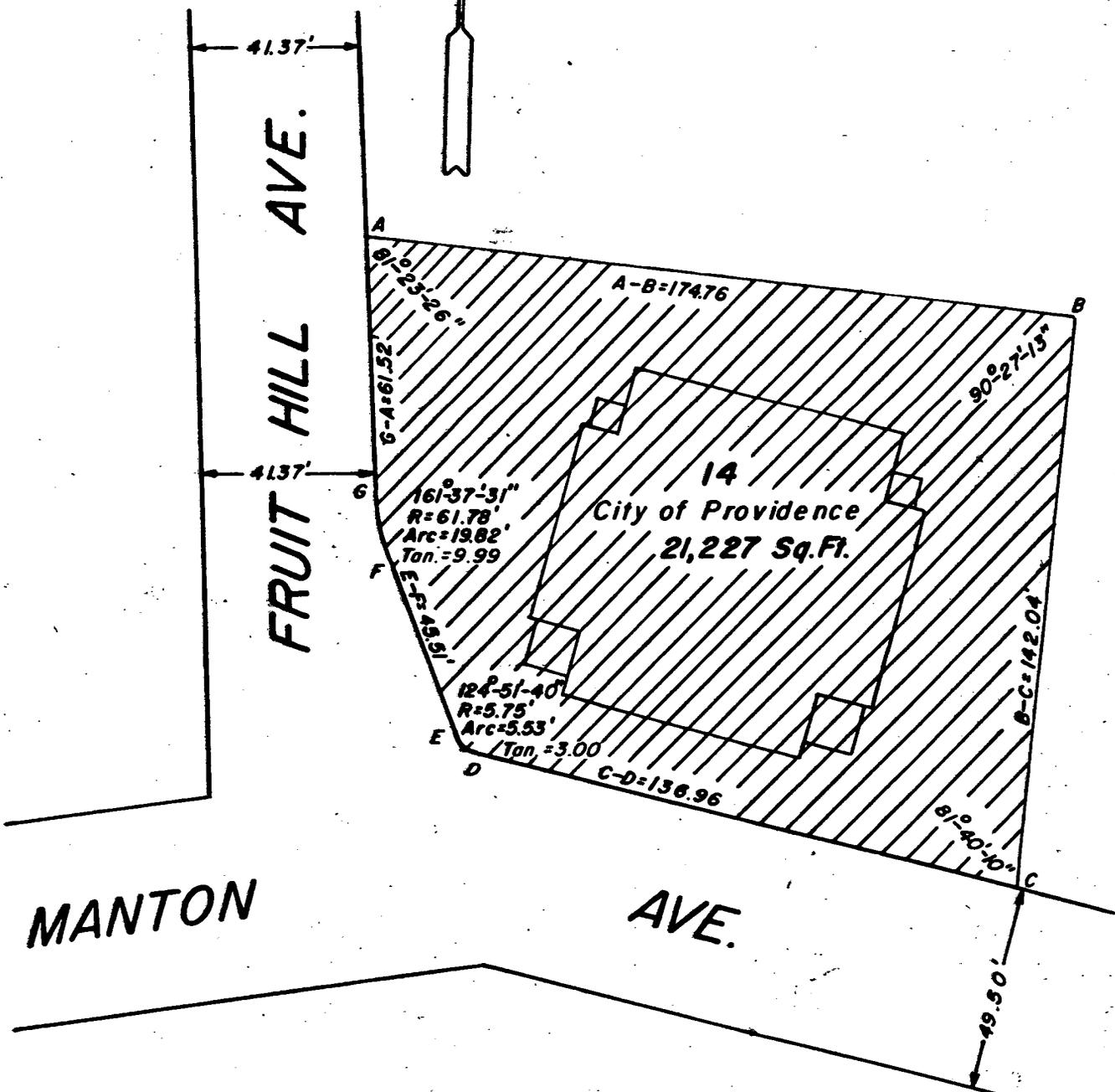
Back
Rose M. Mendonca CLERK

THE COMMITTEE ON
CITY PROPERTY

Approves Passage of
The Within Resolution a *Second*
Time

Rose M. Mendonca
Clerk *May 12, 1980*

PROVIDENCE, R. I.
 P. W. DEPT. - ENGINEERING OFFICE
 CITY PROPERTY SECTION
 Plan No. 064114
 Date April 22, 1980



Note:
 Cross-Hatched Area (A-B-C-D-E-F-G-A)
 Indicates Proposed Sale.

CITY OF PROVIDENCE, R. I.
 Public Works Dept - Engineering Office
 Showing Proposed Sale

Drawn by J.A.M. Checked by A.L.R.
 Scale 1"=40' Date 4-22-80
 Correct B. G. Zingales Associate Engr.
 Approved James F. Healy CHIEF ENGINEER

Lot Number From Assessor's Plat 80

June 12, 1980

John P. Hawkins, Esq.
Hawkins & Hoopis
134 Francis Street
Providence, R.I. 02903

Dear Mr. Hawkins:

Enclosed is certified copy of Resolution Number 342,
approved June 10, 1980, the same being self explanatory.

Will you kindly communicate with the City Solicitor's
Office so that the deed of conveyance for said land will be
executed.

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM/jld
Enclosure

10

HAWKINS & HOOPIS
ATTORNEYS AT LAW
134 FRANCIS STREET
PROVIDENCE, RHODE ISLAND 02903

JOHN P. HAWKINS
HARRY J. HOOPIS
VINCENT J. MONTECALVO

421-7000
AREA CODE 401

March 13, 1980

Councilman Harold Johnson
Chairman, Properties Committee
Providence City Council
Providence City Hall
Providence, Rhode Island 02903

Dear Councilman Johnson:

Over the past year the people of the Manton section of Providence have become concerned over the deterioration and the vandalism of the vacant Manton Avenue School building situated at the corner of Manton and Fruit Hill Avenue.

This structure has become a hangout for undesireables and thieves who have vandalized it repeatedly. It is also rapidly becoming an eyesore with broken windows and plywood boarding. It is potentially a fire hazard because it is not protected and as such could prove a danger to surrounding properties.

I would like to purchase this building off the City of Providence if it is for sale in order to alleviate the present situation and also to refurbish the structure for apartments or an office building if allowable under the existing zoning. This would also put this structure back on the tax rolls in Providence to help that situation.

Would you please advise if this property is available to be sold and at what price the City would be seeking. It is my belief that the price would have to be reasonable considering the deterioration and the refurbishing necessary to make this a viable project and clear up a potential nuisance.

Very truly yours,


John P. Hawkins

amh
CC: City Clerk Rose Mendoca
Councilman Xavier
Councilman Cirelli



THE CITY ASSESSOR

CITY HALL, PROVIDENCE, RHODE ISLAND 02903
421-5900

May 12, 1980

Harry Johnson, Chairman
City Property Committee
City Council
Providence, Rhode Island

Re: Requested Appraisal -
Manton School

Dear Mr. Johnson:

As requested by your Committee this office has reviewed the property known as the Manton School to determine its current market value.

After a thorough review of the premises, its condition and location, it is the opinion of this office that the property - land and building, has a value of approximately Twenty-eight Thousand Dollars (\$28,000.00).

However I would like to pose one further opinion at this time: that it is my further recommendation that your Committee review any sincere offer to purchase this property in order to facilitate an early reconstruction/rehabilitation of the premises and return of the parcel to the city's tax rolls.

Respectfully submitted,

A handwritten signature in cursive script that reads "Theodore C. Littler".

Theodore C. Littler
City Assessor

ads

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 13, 1980

TO: James Lembo, Deputy Director of Public Works, Bob Quigley, Engineers Office, Department of Public Works

SUBJECT: REQUESTS FOR TRACINGS

CONSIDERED BY: Rose M. Mendonca, City Clerk

DISPOSITION:

Will you kindly submit to my Department prior to the next meeting of the City Council, tracings for the following properties:

The Temple Street School, Lot 316, Assessor's Plat 46
Former Bridgham Street School
The Kennedy Plaza Bus Comfort Station

Will you kindly transmit the tracings to me prior to May 30, 1980.

Rose M. Mendonca

City Clerk

KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF PROVIDENCE, a municipal corporation, created by the General Assembly of the State of Rhode Island, in the County of Providence, in said State, for and in consideration of the sum of TWENTY THOUSAND (\$20,000) DOLLARS, to it paid by JOHN P. HAWKINS, of the City and County of Providence, State of Rhode Island, and HARRY J. HOOPIS, of the Town of Johnston, County of Providence, State of Rhode Island, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said JOHN P. HAWKINS and HARRY J. HOOPIS, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, their heirs and assigns forever in fee simple, that certain tract or parcel of land with all buildings and improvements thereon shown as cross-hatched area on the accompanying plan entitled "Providence, R.I., P.W. Dept. - Engineering Office, City Property Section, Plan No. 064114, Date: April 22, 1980", bounded and described as follows:

Beginning at a point on the easterly line of Fruit Hill Avenue and point marked "A" on the accompanying plan; thence easterly one hundred seventy-four and 76/100ths (174.76) feet to the northeasterly corner of herein described parcel and point marked "B" on the accompanying plan; thence generally southerly, making an interior angle with last described line of $90^{\circ}-27'-13''$, one hundred forty-two and 04/100ths (142.04') feet to the northerly street line of Manton Avenue and point marked "C" on the accompanying plan; thence westerly along the northerly street line of Manton Avenue, making an interior angle of $81^{\circ}-40'-10''$ with last described line, one hundred thirty-six and 96/100ths (136.96') feet to a T.P. of a curve and point marked "D" on the accompanying plan; thence generally westerly on the arc of a curve having a radius of 5.75' and a central angle of $55^{\circ}-08'-20''$ and an arc of five and 53/100ths (5.53') feet to point marked "E" on the accompanying plan; thence in a generally northwesterly direction along the easterly street line of Fruit Hill Avenue forty-five and 51/100ths (45.51') feet to a T.P. and point marked "F" on the accompanying plan; thence generally northerly on an arc of a curve having a radius of 61.78' and a central angle of $18^{\circ}-22'-29''$ and an arc of nineteen and 82/100ths (19.82') feet to a P.C. and point marked "G" on the accompanying plan; thence northerly along the easterly line of Fruit Hill Avenue sixty-one and 52/100ths (61.52') feet to the northwesterly corner of herein described parcel and point marked "A" on the accompanying plan; said point being

point and place of beginning. The last herein described line makes an interior angle of 81°-23'-26" with first herein described line.

Said parcel is further identified as being Lot 14, on City of Providence Assessor's Plat 80, and contains 21,227 sq. ft. of land.

TO HAVE AND TO HOLD the same with all the rights, privileges and appurtenances thereunto appertaining, unto and to the use of the said JOHN P. HAWKINS and HARRY J. HOOPIS, AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, their heirs and assigns forever in fee simple.

This Deed is authorized by City Council Resolution No. 342, Approved June 10, 1980.

IN WITNESS WHEREOF, the said CITY OF PROVIDENCE has caused these presents to be signed, and its corporate seal to be hereunto affixed by VINCENT A. CIANCI, JR., its Mayor, thereunto duly authorized, this 15th day of ~~JUNE~~ ^{July}, A.D. 1980.

CITY OF PROVIDENCE

BY

15/ Vincent A. Cianci, Jr.
MAYOR

STATE OF RHODE ISLAND
PROVIDENCE, SC.

In Providence, in said County, on the _____ day of JUNE, A.D. 1980, before me personally appeared the above-named VINCENT A. CIANCI, JR., Mayor of the City of Providence, to me known and known by me to be the person executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed in his said capacity and the free act and deed of the City of Providence.

15/ Ronald Gladky

CORRECT IN FORM AND SATISFACTORY TO ME.

15/ Ronald Gladky
CITY SOLICITOR

CITY OF PROVIDENCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

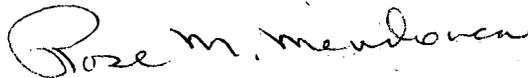
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A true copy,
Attest:



Rose M. Mendonca,
City Clerk.

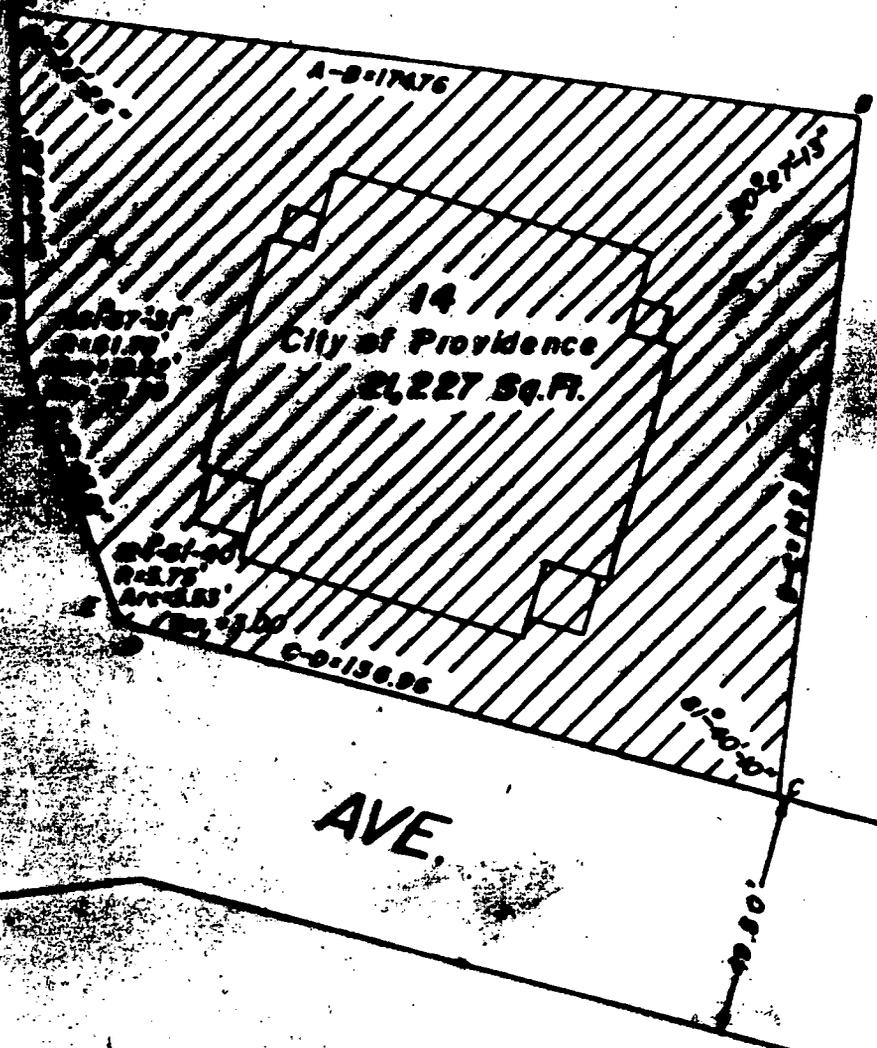
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FRUIT HILL AVE.

MANTON

AVE.



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CITY OF PROVIDENCE, R. I.
 Public Works Dept. - Engineering Office
 Showing Proposed Sale

Drawn by d.l.p. Checked by d.l.p.
 Scale 1"=40' Date 4-22-80
 Corrected by [Signature] Associate Eng.
 Approved [Signature] Eng. Supervisor