

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 193

Approved March 6, 1953

Whereas, the Providence Redevelopment Agency pursuant to the provisions of Article 5 of the "Slum Clearance and Redevelopment Act," constituting Chapter 2574 of the Public Laws of 1950 of the State of Rhode Island and Providence Plantations, has formulated and submitted on January 15, 1953 a Tentative Plan for a project area within Redevelopment Area D-2 designated by the City Council on July 6, 1948, Chapter 103 of the Ordinances of the City of Providence under the provisions of Section 22 of the Community redevelopment act, Chapter 1802 of the Public Laws of 1946 as amended, and

WHEREAS, a copy of said Tentative Plan was transmitted to the City Plan Commission on January 14, 1953, and said Commission reported to the City Council on February 3, 1953 that said Tentative Plan is in conformity with the master or general plan of the City of Providence, and

WHEREAS, detailed inspections of 97 of the 115 occupied dwelling units within said Project Area made by inspectors of the Providence Department of Health using survey methods adopted and recommended by the United States Public Health Service indicate that 95% of the dwelling units inspected have serious deterioration, 78% have no central heating, 53% have no inside hot water, 42% have considerable daylight obstruction, 20% have seriously inadequate room facilities, 18% have no private bath, 18% have no bath available, 14% have serious overcrowding, 8% have no private or adequate toilet, and 2% have no dual egress, and

WHEREAS, the same survey shows that 86% of the dwelling units surveyed are considered inadequate because of insufficient dwelling facilities, deterioration, or obsolescent, hazardous or insanitary conditions, and

WHEREAS, said survey also indicates that 95% of the project area's dwelling units have one or more basic deficiencies, and 9% of the dwelling units have three or more major deficiencies, and

WHEREAS, the Insurance Maps of Providence, Rhode Island, Volume I, published by the Sanborn Map Company, reveal that more than 60% of the structures containing dwelling units are of predominantly wooden construction three stories or over in height, and that nearly all the buildings are less than 12 feet away from other major buildings, and

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Whereas, it is reported by the Providence Redevelopment Agency that all 37 of the lots occupied by dwellings within said Project Area are below the 5,000 square foot minimum for new construction established in the Providence Zoning Ordinance, and

WHEREAS, it is reported by the Providence Redevelopment Agency that one-third of the residential structures in said project area also contain stores or other non-residential uses, and

WHEREAS, the records of the Providence Health Department and State Health Department indicate that the incidence of venereal disease, tuberculosis and illegitimate births is proportionately higher in the area bounded by Blackstone, Plain, and Bogman Streets and Prairie Avenue, of which said Project Area is a part, than for the city as a whole, and

WHEREAS, the records of the Providence Department of Public Welfare and the Rhode Island Department of Social Welfare indicate that the incidence of aid to dependent children cases and training school admissions is disproportionately high in the said area of which said Project Area is a part,

NOW, THEREFORE, BE IT RESOLVED,

(1) That redevelopment of the Project Area Described in the Tentative Plan submitted by the Providence Redevelopment Agency on January 15, 1953 be and hereby is determined to be in the public interest and would tend to effectuate the purposes and policy of said Slum Clearance and Redevelopment Act; and that it be and hereby is determined that said Project Area is an approved redevelopment project area and shall be known as the Willard Center Unit One Project Area and shall be numbered D2-A1.

(2) That it be and hereby is determined that said Willard Center Unit One Project Area D2-A1 comprises that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded and described as follows:

Beginning at the northeasterly corner of the tract herein described, said corner being the intersection of the center lines of Blackstone and Gay Streets; thence running approximately S-9^o-00' E, along the center line of Gay Street, a distance of 364.00 feet, more or less, to an angle in the said center line of Gay Street;

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thence turning in a clockwise direction an exterior angle of $173^{\circ}-23'$, more or less, and running approximately $S-15^{\circ}-37'$ E, along the said center line of Gay Street, a distance of 19.00 feet, more or less, to the intersection of the said center line of Gay Street with the northeasterly extension of the northerly line of Willard Avenue;

thence turning in a counter clockwise direction an interior angle of $102^{\circ}-38'$, more or less, and running approximately $S-61^{\circ}-45'$ W, along the said northerly line of Willard Avenue and the said extension thereof, a distance of 36.15 feet, more or less, to an angle in the said northerly line of Willard Avenue;

thence turning in a counter clockwise direction an interior angle of $163^{\circ}-45'$, more or less, and running approximately $S-78^{\circ}-00'$ W, along the said northerly line of Willard Avenue, a distance of 376.60 feet, more or less, to the southeasterly corner of land now or lately of Mae Katz;

thence turning in a counter clockwise direction an interior angle of $90^{\circ}-00'$, more or less, and running approximately $N-12^{\circ}-00'$ W, along the line bounded westerly by land now or lately of said Mae Katz and easterly by land now or lately of Clara Shuster, a distance of 95.01 feet, more or less, to the southerly line of land now or lately of Bessie Goodman;

thence turning in a clockwise direction an exterior angle of $82^{\circ}-45'$, more or less, and running approximately $S-70^{\circ}-45'$ W, along the line bounded northerly by land now or lately of said Bessie Goodman and southerly by land now or lately of said Mae Katz, a distance of 9 feet, more or less, to the southeasterly corner of land now or lately of Agnes Carr et al;

thence turning in a counter clockwise direction an interior angle of $82^{\circ}-45'$, more or less, and running approximately $N-12^{\circ}-00'$ W, along the line bounded westerly by lands now or lately of said Agnes Carr et al and easterly by land now or lately of said Bessie Goodman a distance of 110.02 feet, more or less, to the southerly line of Robinson Street;

thence turning in a counter clockwise direction an interior angle of $90^{\circ}-00'$, more or less, and running approximately $N-78^{\circ}-00'$ E, along the said southerly line of Robinson Street, a distance of 23 feet, more or less, to the intersection of the said southerly line of Robinson Street with the southerly extension of the line bounded westerly by land now or lately of Minnie Gursky and easterly by land now or lately of Gertrude L. Newman;

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thence turning in a clockwise direction an exterior angle of $90^{\circ}-00'$, more or less, and running approximately $N-12^{\circ}-00'$ W, along the said line bounded westerly by land now or lately of said Minnie Gursky and easterly by land now or lately of said Gertrude L. Newman, a distance of 90.00 feet, more or less, to the southeasterly corner of land now or lately of Anna Harrigan;

thence continuing approximately $N-12^{\circ}-00'$ W, along the line bounded westerly by land now or lately of said Anna Harrigan and easterly by land now or lately of said Gertrude L. Newman, a distance of 20.80 feet, more or less, to the southerly line of land now or lately of Francesco Aquino and Rosina Aquino;

thence turning in a counter clockwise direction an interior angle of $74^{\circ}-30'$, more or less, and running approximately $S-86^{\circ}-30'$ E, along the line bounded northerly by land now or lately of said Francesco Aquino and Rosina Aquino and southerly by land now or lately of said Gertrude L. Newman, a distance of 9 feet, more or less, to the southwest corner of land now or lately of Manuel S. Texiera;

thence turning in a clockwise direction an exterior angle of $90^{\circ}-30'$, more or less, and running approximately $N-4^{\circ}-00'$ E, along the line bounded westerly by land now or lately of said Francesco Aquino and Rosina Aquino and easterly by land now or lately of said Manuel S. Texiera, and along the northerly extension of the said line, a distance of 76.45 feet, more or less, to the center line of Blackstone Street;

thence turning in a counter clockwise direction an interior angle of $90^{\circ}-00'$, more or less, and running approximately $S-86^{\circ}-00'$ E, along the said center line of Blackstone Street, a distance of 27.50 feet, more or less, to an angle in the said center line of Blackstone Street;

thence turning in a clockwise direction an exterior angle of $167^{\circ}-00'$, more or less, and running approximately $N-81^{\circ}-00'$ E, along the said center line of Blackstone Street, a distance of 358.20 feet, more or less, to the intersection of the center lines of Blackstone and Gay Streets, at the point and place of beginning.

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The within described tract may be otherwise described as being all of lots 584, 162, 166, 167, 168, 169, 425, 468, 171, 762, 172, 85, 314, 790, 170, 173, 604, 174, 175, 176, 177, 178, 263, 264, 265, 266, 267, 268, 142, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, and 282 on the City of Providence Assessor's Plat No. 45, dated December 31, 1951, together with those portions of Blackstone Street, Gay Street and Robinson Street as contained within the project area boundary line hereinbefore described.

(3) That it be and hereby is found and determined in relation to Willard Center Unit One Project Area D2-A1 on the basis of the facts set forth in the reports and documents mentioned in the Preamble of this Resolution:

(a) That within the Willard Center Unit One Project Area D2-A1:

- (i) 95% of the dwelling units surveyed have serious deterioration;
- (ii) 78% of the dwelling units surveyed have no central heating;
- (iii) 53% of the dwelling units surveyed have no inside hot water;
- (iv) 42% of the dwelling units surveyed have considerable daylight obstruction;
- (v) 20% of the dwelling units surveyed have seriously inadequate room facilities;
- (vi) 18% of the dwelling units surveyed have no private bath;
- (vii) 18% of the dwelling units surveyed have no bath available;
- (viii) 14% of the dwelling units surveyed are seriously overcrowded;
- (ix) 8% of the dwelling units surveyed have no private or adequate toilet;
- (x) 2% of the dwelling units surveyed have no dual egress;
- (xi) 86% of the dwelling units surveyed are inadequate because of insufficient dwelling facilities, deterioration, or obsolescent, hazardous or insanitary conditions;
- (xii) 95% of the dwelling units surveyed have one or more major deficiencies, and 9% of the project area's dwelling units have three or more basic deficiencies;
- (xiii) More than 60% of the structures containing dwelling units are of predominantly wooden construction three stories or over in height and the narrow passageways between the buildings constitute serious fire hazards;
- (xiv) One-third of the residential structures also contain stores or other non-residential uses resulting in close intermixture of business and industry and housing;

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- (b) That within the area bounded by Blackstone, Plain, and Bogman Streets and Prairie Avenue of which said Project Area is a part:
- (i) The incidence of venereal disease, tuberculosis and illegitimate birth cases is proportionately higher than in the city as a whole;
 - (ii) The incidence of training school admissions and aid to dependent children cases is disproportionately high;
- (4) That it be and hereby is found and determined that said facts demonstrate that because of a predominance of conditions of dilapidation, deterioration, obsolescence, inadequate provision for light, sanitation and open spaces between buildings, overcrowding of population, insanitary and unsafe character and condition of physical construction, mixed character of uses which injuriously affect the entire area and constitute a menace to the public health, safety and welfare of the inhabitants of the area and of the community generally, said Project Area is a slum-blighted area within the meaning of Sections 2 (A) and 7 (A) of the "Slum Clearance and Redevelopment Act" of 1950 and that said Willard Center Unit One Project Area numbered D2-A1 is hereby determined to be a slum-blighted area.
- (5) That the following constitutes the approved Tentative Plan for the Redevelopment of Willard Center Unit One Project Area, D2-A1:
- (a) LOCATION AND DESCRIPTION OF BOUNDARIES
The Willard Center Unit One Project Area is located in Upper South Providence. A legal description of the boundaries of the Project Area is included in Section (2) of this Resolution;
 - (b) DESCRIPTION OF CONDITIONS EXISTING IN AND IN THE VICINITY OF THE PROJECT AREA
That part of the Tentative Plan describing the condition of housing and social conditions is set forth in the Preamble and Section 3 of this Resolution. Approximately 390 people occupy 115 dwelling units in the Project Area. 88% of the lots are occupied by the 44 structures containing these dwelling units, most of which have been individually classified as inadequate on account of major defects and serious deterioration. Fifteen of the 44 buildings containing dwelling units are partially occupied by commercial concerns. Social data on the larger blighted area bounded by Blackstone Street, Plain Street, Bogman Street and Prairie Avenue, of which the Project Area is a typical part, reflect the severe social pressures placed upon many of these people, particularly the children, living in an area of poor housing.

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The land varies from about 56 feet above mean sea level at the corner of Blackstone and Gay Streets to about 72 feet along its western boundary.

About 75% of the dwelling units in this vicinity of Willard Center were built before 1900, and almost all of the remaining units between 1900 and 1920. In this vicinity, as bounded above, average monthly contract rentals for dwelling units increased only \$1.09 from 1940 to 1950 compared with a citywide increase of \$2.67 for the same period. Since 1945, assessed land values in this area have decreased 11% while the value of land within the city generally held virtually even. The character of the commercial and industrial investments within this area has been such as to discourage any further residential investment for either new construction or remodeling.

(c) REASONS FOR SELECTION OF WILLARD CENTER UNIT ONE AS A PROJECT AREA

Redevelopment of the Willard Center Unit One Area is to be undertaken at this time for the following reasons:

(i) The Removal of Blighted Conditions

The conditions described in the Preamble and Section 3 of this Resolution demonstrate that the Project Area is severely blighted.

(ii) The Scheduling of Other Public Improvements

The City's Capital Improvement Program schedules the construction of an elementary school for Upper South Providence within the next few years. Bonds for financing the construction of this school were approved by referendum in 1950.

Redevelopment of the Willard Center Unit One Project Area with an elementary school will permit the eventual provision of adequate recreation facilities for the school, since existing blight that must be cleared covers a larger area than is contained in the project. Since only the minimum space demands for these uses can be met in such a densely built up area as South Providence, these public improvements are feasible only if consolidated in one location. The opportunity is present in Willard Center to replace blight by, first, an elementary school, and then by these other well-integrated improvements around it.

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(iii) The Improvement of Adjacent Housing Areas

It is expected that the removal of substandard housing and blight-producing non-residential uses from the Willard Center Area as a whole and the provision of school and recreation facilities will stimulate a general improvement of housing conditions in areas adjacent to Willard Center. The recovery of real estate values and the investment of funds by private owners for improvements on their property will thereby be promoted. In addition, as a later project, redevelopment can provide an opportunity for new shopping facilities to be replaced by those now inadequate. This should further encourage people to remain in South Providence and to improve their properties.

(d) GENERAL STATEMENT OF REDEVELOPMENT PROPOSALS

The redevelopment plan shall provide for the elimination of the blighted housing within the Project Area and shall provide for the acquisition of lands, buildings or improvements necessary to assure the proper clearance and redevelopment of the entire area and to prevent the spread or recurrence of conditions of blight thereby protecting the health, safety and welfare of the inhabitants of the City of Providence.

An elementary school and recreational open space are to be the re-uses of the cleared sites in the Project Area.

There shall be no resident population in the Project Area after complete redevelopment.

(e) CONFORMITY OF REDEVELOPMENT PROPOSALS TO THE MASTER PLAN

The following principal features of the master or general plan apply to this Project Area:

The Project Area is within Redevelopment Area D2 defined by the City Plan Commission in the Master Plan for Redevelopment of Residential Areas adopted by the City Plan Commission November 25, 1946.

The school re-use herein proposed for the Project Area is in conformance with the Master Plan for Public School Sites approved by the City Plan Commission October 18, 1949.

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(f) FINANCIAL FEASIBILITY OF THE TENTATIVE PLAN

The expenditures for property acquisition, street improvements, demolition of structures, regrading, and other project development activities to accomplish the purpose of slum clearance and redevelopment have been estimated at \$385,000. These expenditures will exceed the amount the City of Providence would be able to pay for the improved site. The fair re-use value to the City of Providence of the site which could be made available has been estimated at \$70,000.

The difference between the total gross cost of undertaking the project and the fair re-use value is the cost of redevelopment. This project appears to be eligible for the Federal assistance needed to enable the City of Providence to finance redevelopment. Under the provisions of the Housing Act of 1949, two-thirds of the estimated cost of redevelopment of this Project Area could be covered by a Federal Grant. The balance would be the net redevelopment cost to the City of Providence.

This total cost of redevelopment and the net redevelopment cost to the City to be financed out of the authorized Redevelopment Revolving Fund will be precised in the redevelopment plan.

(g) HOW PURPOSES OF THE SLUM CLEARANCE AND REDEVELOPMENT ACT OF 1950 WOULD BE ATTAINED BY THE PROPOSED REDEVELOPMENT OF THE PROJECT AREA

Article 2 Section 4 of said "Slum Clearance and Redevelopment Act" of 1950 declares that "The purposes of this Act are . . . to eliminate and redevelop slum-blighted areas . . . in the manner and by the means provided in this Act, thereby to carry out the policy of this State . . . to protect and promote the health, safety and welfare of the people of the State . . ."

(6) That it be and hereby is determined that it is necessary that the blighted conditions be eliminated and said Project Area be redeveloped in accordance with the approved tentative plan to attain the purposes of the Slum Clearance and Redevelopment Act, and

(7) That the Providence Redevelopment Agency be and hereby is directed to prepare and submit a redevelopment plan for said Project Area based upon the approved tentative plan, and

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Whereas

- (8) That the City Clerk be and hereby is authorized and directed to transmit a copy of this Resolution to the Redevelopment Agency and to the Inspector of Buildings Department, and
- (9) That the City Clerk be and hereby is authorized and directed to file in the Registry of Deeds of the City of Providence a description of the land within the Project Area and a statement that proceedings for the redevelopment of said Project Area have been instituted under the "Slum Clearance and Redevelopment Act" of 1950.
- (10) That this Resolution shall take effect immediately.

APPROVED

IN CITY COUNCIL

MAR 5 - 1953

READ and PASSED

Thomas J. Francis
Robert A. Melan
Clerk

MAR 6 1953

Walter H. Reynolds
.....
MAYOR

RESOLUTION
OF THE
CITY COUNCIL.

TENTATIVE PLAN
J A N U A R Y 1 9 5 3

WILLARD CENTER

UNIT ONE
PROJECT AREA D2-A1

PROVIDENCE REDEVELOPMENT AGENCY

CHESTER R. MARTIN, CHAIRMAN
ALBERT HARKNESS, VICE CHAIRMAN
EDMUND M. MAURO
TIMOTHY A. PURCELL
MORRIS S. WALDMAN



DONALD M. GRAHAM
~~XXXXXXXXXXXX~~
EXECUTIVE DIRECTOR
CHARLES R. WOOD
SECRETARY

PROVIDENCE REDEVELOPMENT AGENCY
CITY HALL, PROVIDENCE 3, RHODE ISLAND

December 18, 1952

The Honorable City Council
City of Providence
City Hall
Providence 3, Rhode Island

Gentlemen:

The Providence Redevelopment Agency submits herewith the Tentative Plan for Willard Center Unit One, Project Area D2-A1. It is one of a series of redevelopment projects designed to help stabilize residential values in South Providence and to improve that neighborhood as a place to live by replacing unsafe, insanitary dwelling units and other hazardous conditions by urgently needed community facilities.

The Project Area is a part of a larger blighted area in the vicinity of Willard Avenue in which the intermixture of shops, salvage yards, and substandard housing constitutes an environment so deteriorated that it must be corrected. The redevelopment project proposed herein is the first for the Willard Avenue vicinity, and comprises the site for the proposed South Providence elementary school. In itself, it is a small area, so that fewer families need to be relocated at this time, but it constitutes the first step toward the elimination of blight in the Willard Avenue section.

The Redevelopment Agency has found in this Tentative Plan that the Project Area is a slum-blighted area, in accordance with the provisions of Chapter 2574 of the Public Laws of Rhode Island, "The Slum Clearance and Redevelopment Act" of 1950. This plan describes existing conditions that are a menace to the public health, safety, and welfare, and sets forth proposals for the redevelopment of the area. The Agency therefore recommends that the City Council approve this Tentative Plan and direct the Agency to prepare a Redevelopment Plan for the Project Area.

The cooperation of many individuals and many public and private agencies too numerous to mention has made this plan possible. The Agency owes to each of them an expression of appreciation.

IN CITY COUNCIL

JAN 15 1953

REFERRED TO FEB 5 - 1953
FOR PUBLIC HEARING
WITH ORDER OF NOTICE

CRM:amt

W. Everett Whelan

CLERK

Respectfully submitted,

Chester R. Martin
CHESTER R. MARTIN
CHAIRMAN
REDEVELOPMENT AGENCY

APPROVED

MAR 6 1953

.....
MAYOR

February 26, 1953
The Committee on Ordinances
recommends the within
Tentative Plan for Willard
Center Unit One Project Area

D2-A-1

John F. Brack
Chairman

Vincent Vespa
Clerk

IN CITY
COUNCIL

FEB 5 - 1953

FIRST READING
REFERRED TO COMMITTEE ON
ORDINANCES and PUBLIC WORKS

.....
Deverett Whelan (Clerk)

The Committee on Public
Works recommends the
within Tentative Plan
for Willard Center Unit
One Project Area D2-A-1

Miguel Biello - Chairman
Vincent Vespa - Clerk

February 26, 1953

MEMORANDUM

TO: Mr. D. Everett Whelan, City Clerk
FROM: Mr. Donald M. Graham, Executive Director, Redevelopment Agency
DATE: January 12, 1953
SUBJECT: RECOMMENDED SCHEDULE OF ACTIONS TOWARD APPROVAL BY CITY COUNCIL
OF TENTATIVE PLAN FOR WILLARD CENTER UNIT ONE, PROJECT AREA D2-A1

January 15, 1953

Tentative Plan Report from Redevelopment Agency referred by City Council to Thursday, February 5, 1953, at 8:00 o'clock PM (EST) for Public Hearing with notice required by Slum Clearance and Redevelopment Act of 1950.

City Clerk then places Notice of Public Hearing in Journal and Bulletin on three successive Mondays; January 19, January 26, and February 2, 1953. (To be paid for by Agency)

February 5, 1953

Public Hearing by full City Council. Consider report of City Plan Commission. Consider recommendations of Redevelopment Agency. Take such other evidence and testimony as shall be presented.

Council refers Tentative Plan and Report of Plan Commission to Committee on Ordinances.

(The Agency will furnish draft resolution and legal description of project boundaries to Ordinance Committee.)

February 19, 1953 or
March 5, 1953

Ordinance Committee presents Resolution Approving the Tentative Plan for Willard Center Unit One Project Area D2-A1 with adoption recommended.

The City Clerk will then transmit copies of the approved resolution to the Redevelopment Agency and the Building Inspector.

The City Clerk will file in the Recorder of Deeds a description of the land within the project area and a statement that proceedings for the redevelopment of said project area have been instituted under the Redevelopment Act. (Description and statement will be furnished by the Agency).

DONALD M. GRAHAM
EXECUTIVE DIRECTOR
PROVIDENCE REDEVELOPMENT AGENCY

CHESTER R. MARTIN, CHAIRMAN
ALBERT HARKNESS, VICE CHAIRMAN
EDMUND M. MAURO
TIMOTHY A. PURCELL
MORRIS S. WALDMAN



DONALD M. GRAHAM
~~XXXXXXXXXXXX~~
~~XXXX~~ EXECUTIVE DIRECTOR
CHARLES R. WOOD
SECRETARY

PROVIDENCE REDEVELOPMENT AGENCY
CITY HALL, PROVIDENCE 3, RHODE ISLAND

January 13, 1953

Mr. D. Everett Whelan, City Clerk
City of Providence
City Hall
Providence 3, Rhode Island

Dear Mr. Whelan:

The Providence Redevelopment Agency transmits herewith thirty (30) copies of the "Tentative Plan for Willard Center Unit One, Project Area D2-A1." This is the report which the Agency is submitting to the City Council at the regular City Council meeting Thursday, January 15, 1953.

In accordance with Section 29 of the "Slum Clearance and Redevelopment Act - Chapter 2574, Public Laws of 1950," the Redevelopment Agency is also transmitting ten (10) copies of this tentative plan to the City Plan Commission. A copy of the letter from the Providence Redevelopment Agency to the City Plan Commission is enclosed.

Sincerely yours,

CHESTER R. MARTIN, CHAIRMAN
PROVIDENCE REDEVELOPMENT AGENCY

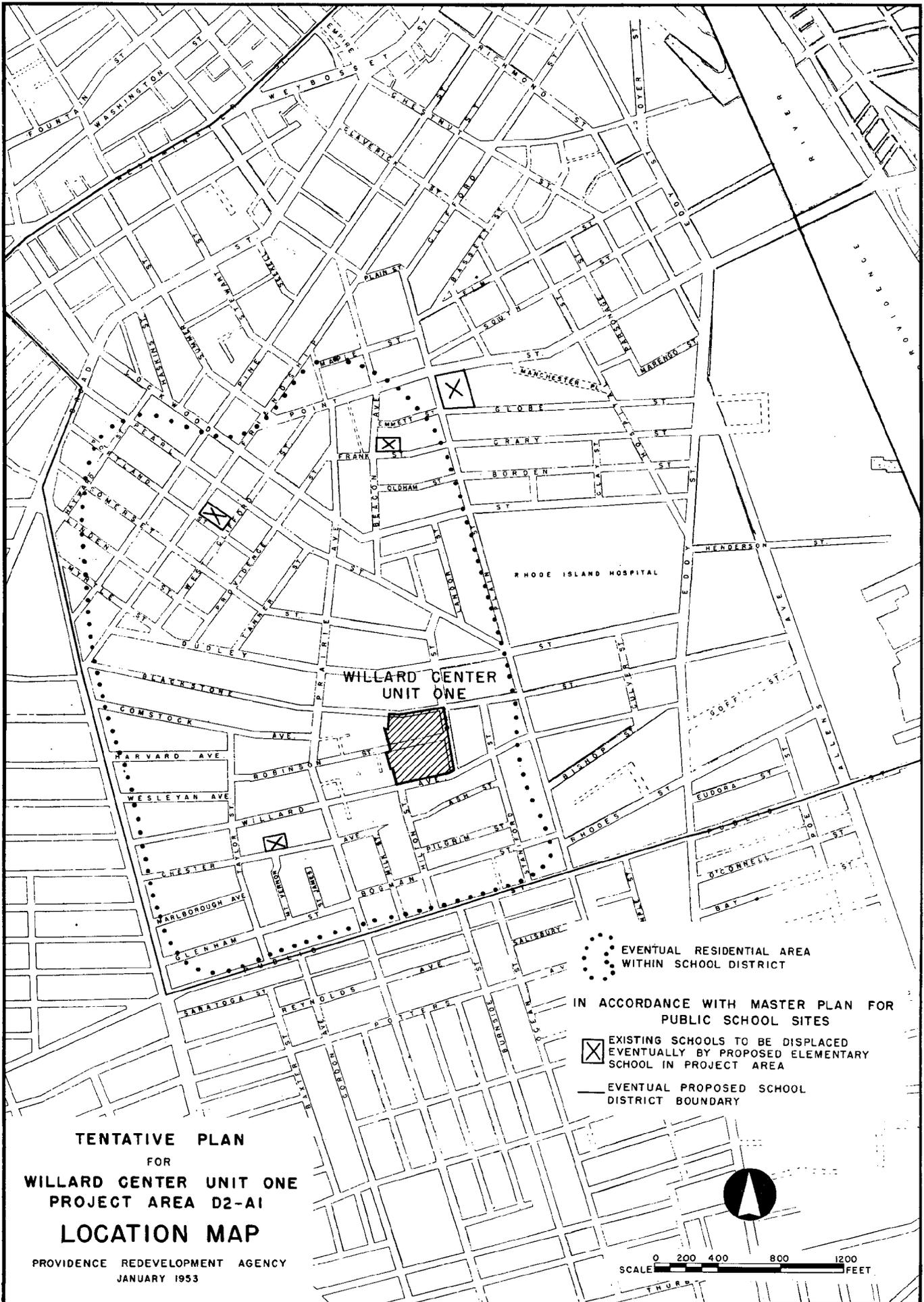
CRM:ant

Enclosures

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WILLARD CENTER
UNIT ONE

RHODE ISLAND HOSPITAL

● EVENTUAL RESIDENTIAL AREA
WITHIN SCHOOL DISTRICT

IN ACCORDANCE WITH MASTER PLAN FOR
PUBLIC SCHOOL SITES

⊗ EXISTING SCHOOLS TO BE DISPLACED
EVENTUALLY BY PROPOSED ELEMENTARY
SCHOOL IN PROJECT AREA

— EVENTUAL PROPOSED SCHOOL
DISTRICT BOUNDARY

TENTATIVE PLAN
FOR
WILLARD CENTER UNIT ONE
PROJECT AREA D2-A1
LOCATION MAP

PROVIDENCE REDEVELOPMENT AGENCY
JANUARY 1953

0 200 400 800 1200
SCALE FEET



LOCATION OF PROJECT AREA AND DESIGNATION AS A BLIGHTED AREA
Project Area D2-A1

• • • • •
The Willard Center Unit One Project Area is located in South Providence, about one mile south of the Providence Central business district. Map 1 shows the project area location. Comprising some four acres of land, the project area lies between Blackstone Street and Willard Avenue and includes the eastern half, approximately, of the blocks bounded by Prairie Avenue on the west and Gay Street on the east.

Analysis and surveys made by the Redevelopment Agency demonstrate that the Willard Center Unit One Project Area is in an area of crowded-substandard homes, deteriorating shops, and hazardous salvage yards. It is a slum-blighted area within the meaning of "The Slum Clearance and Redevelopment Act" of 1950.

Previous to the work of the Redevelopment Agency, the City Plan Commission analyzed existing physical, social and economic conditions in the residential sections of the city. Seventeen areas in which blighting conditions predominated were defined as areas in need of redevelopment in The Master Plan for Redevelopment of Residential Areas, (1946). South Providence contains one of these areas.

On July 6, 1948, the City Council concurred in these findings by the Plan Commission of a preponderance of blight, and officially designated these seventeen areas as Redevelopment Areas (Chapter 103 of the Ordinances of the City of Providence, 1948). The Willard Center Unit One Project Area is within Redevelopment Area D2.

The conditions found to exist in the project area and its surroundings are described in the following sections.

CONDITIONS EXISTING IN THE PROJECT AREA
Project Area D2-A1

Within the 3.85 acres of land which comprise the Willard Center Unit One Project Area, approximately 118 families, or 390 people, live in an area characterized by unsafe, insanitary, and overcrowded conditions. Dwellings in the area are predominately inadequate. They are crowded together on the land, adversely affected by the lack of open spaces and play areas, and by the hazardous and insanitary conditions of nearby non-residential activities.

EXISTING LAND USE

The Willard Center Unit One Project Area is a predominately residential area with an encroachment of commercial uses along Willard Avenue and Gay Street. These businesses are located for the most part on the ground floors of deteriorated frame residential structures. Fifteen of the 44 buildings containing dwelling units in the area are partially occupied by commercial concerns. In spite of there being 13 business establishments and 7 vacant stores in the Area, there are only 6 completely commercial structures.

TABLE 1: LAND USE AND OCCUPANCY CHARACTERISTICS

Land Use	Net Area		Structures		Assessor's Lots	
	Acres	Percent	Number	Percent	Number	Percent
Residential	1.36	43.7	29	50.0	22	51.2
Mixed Res. and Non-Res.	1.19	38.3	15	25.9	15	34.9
Auxiliary	-	-	7	12.1	-	-
Supporting Facilities	0.11	3.6	1	1.7	1	2.3
TOTAL RESIDENTIAL	2.66	85.6	52	89.7	38	88.4
Commercial	0.20	6.4	6	10.3	2	4.7
Industrial	-	-	-	-	-	-
TOTAL NON-RESIDENTIAL	0.20	6.4	6	10.3	2	4.7
Total Open Land	0.25	8.0	-	-	3	6.9
PROJECT NET TOTAL	3.11	100.0	58	100.0	43	100.0

The project area ranges in elevation from about 56 feet above mean sea level at the corner of Blackstone and Gay Streets to about 72 feet along its western boundary.

NON-RESIDENTIAL CHARACTERISTICS

There are 7 retail establishments in the project area: one liquor store, one fuel and appliance store, and five selling groceries, meat, and poultry. Some poultry is slaughtered on the premises. The other establishments include three contractors, a tire shop, a grocery wholesaler, and an industrial cleaning supply firm.

In December 1952 7 stores, or one-third of the 21 store spaces in the area were vacant. Nine of the 13 operating business establishments were found to be owner-occupants. Of the 21 structures in the project area containing non-residential uses, 1 is in "good" condition, 6 are in "fair" condition, and 14 are in "poor" condition, according to field estimates. Eighteen of these structures are entirely of wood frame construction, and the remainder have frame construction in some portion of their exterior walls. Of the 6 structures in wholly non-residential use, none appear to be in "good" condition, 3 appear in "fair" condition, and 3 in "poor" condition.

RESIDENTIAL USE CHARACTERISTICS AND SUPPORTING FACILITIES

More than 60 per cent of the 44 residential structures are of wooden construction three stories or over in height. Nearly 80 per cent of the project area's dwellings are contained in such structures. One-third of the project area's residential structures also contain stores or other non-residential uses. About one-third of the area's dwelling units are in these mixed-use structures.

The South Providence Hebrew Congregation synagogue on Willard Avenue is within the project area.

OVERCROWDING ON THE LAND

All 37 of the lots in the area occupied by dwellings are below the city's 5,000 square foot minimum standard for new construction, while about 90 per cent of these lots have less yard area around their buildings than the minimum standard applicable to new development. Nearly all the buildings are less than 12 feet away from other major buildings. Almost one-half of all dwelling units surveyed were found to be in structures having considerable daylight obstruction because walls of adjacent structures blocked the venting of air and sunlight through windows.

CONDITIONS OF OCCUPANCY AND OVERCROWDING IN DWELLINGS

Only 13 per cent of the dwelling units in the project area are owner-occupied, as compared with about 30 per cent for the City of Providence as a whole and 15 per cent for all standard units in the City as reported in the U. S. Census of Housing, 1950. The owners live in 30 per cent of the residential and combined-use structures in the project area.

Thirty-two per cent of the dwelling units were found to be occupied by non-white families at the time of the Housing Quality Survey in 1950-1951.

Fourteen per cent of the dwellings in the project area are seriously overcrowded. They house an excessive number of persons in relation to the number of total rooms and sleeping rooms available and are characterized by deficiencies in floor space in living areas and in space available in sleeping rooms. Doubling of basic families occurs in three dwelling units.

DWELLING CONDITIONS

The quality of the dwellings which house the project area's 118 families was evaluated by a careful survey based upon the American Public Health Association's widely recognized method for measuring the quality of housing*. Field inspections were made by housing inspectors of the Providence Health Department.

Nearly 84 per cent of the dwelling units in the project area are of quality grade C or below. These units are INADEQUATE because of deteriorated and insanitary conditions and obsolescent dwelling equipment. Some 48 per cent of the units are of quality grade D or below and are so inadequate as to be SUBSTANDARD, being characterized by extreme deterioration and conditions especially hazardous to health, while 14 per cent of the project area's dwelling units representing the POOREST DWELLINGS, are of quality grade E and are characterized by serious, wide-spread, and multiple deficiencies in facilities and maintenance.

The following typical group of deficiencies would characterize a grade E dwelling: extreme deterioration in both the structure and the unit, the lack of adequate stairs and fire escapes, no bath available, no inside hot water, no wash basin, lack of dual egress from a third floor location, no central heating, lack of adequate living space and sleeping area, and hazardous space heaters or electric wiring.

A dwelling which is grade C would have such a typical group of deficiencies as a shared toilet and bath located outside the dwelling unit, no wash basin, insufficient living space and sleeping area, inadequate room sizes, and obstruction of sunlight and air.

Thirty-four per cent of the dwelling units have two or more major substandard conditions. Only 5 per cent of the project area's dwelling units have no major deficiencies.

Major physical defects such as lack of available bath, lack of dual egress and serious deterioration cannot be cured except by structural changes so basic and costly as to be out of keeping with the worth of the structures. In many cases there are secondary conditions such as small room sizes and obstruction of light by adjacent structures which are difficult or impossible to remedy without rebuilding. But it is the combination of basically substandard conditions rather than individual deficiencies alone that violates the fundamentals of decent living. The shared toilets, the lack of repair and the room crowding which have been of chief concern in the past are basic and necessary indices, but other deficiencies are also measures of substandard housing. Lack of piped hot water and wash basins impose a serious and constant obstacle to housekeeping and personal cleanliness; lack of central heating is a good index of obsolescent buildings; and obstruction of windows by other buildings is good evidence of overcrowding of the land.

* This method has been used since 1944 in many other cities including New Haven, Cambridge, Portland (Maine), St. Louis, Miami, Atlanta, Minneapolis, Battle Creek, Los Angeles, Syracuse, Philadelphia, and Washington (D.C.), and is now endorsed and directed by the U.S. Public Health Service.

TABLE II

DWELLING CONDITIONS
Project Area D2-A1

• • • • •
2 % grade A : excellent
12 % grade B : acceptable
38 % grade C : intermediate)
33 % grade D : substandard) inadequate
14 % grade E : slum)

95 % one or more major deficiencies
34 % two or more major deficiencies
9 % three or more major deficiencies

78 % considerable lack of facilities
29 % serious lack of facilities
6 % extreme lack of facilities

97 % considerable deterioration
95 % serious deterioration
83 % extreme deterioration

31 % considerably insanitary conditions
8 % seriously insanitary conditions

58 % considerably inadequate room facilities
20 % seriously inadequate room facilities

• • • • •
OTHER SELECTED DEFICIENCIES

78 % have no central heating
53 % have no inside hot water
42 % have considerable daylight obstruction
18 % have no private bath
18 % have no bath available
14 % have serious overcrowding
8 % have no private or adequate toilets
2 % have no dual egress



-  RESIDENTIAL
-  INSTITUTIONAL
-  SYNAGOGUE
-  SCHOOL
-  OTHER
-  NON-STRUCTURAL
-  MIXED
-  COMMERCIAL AND INDUSTRIAL
-  STRUCTURAL
-  NON-STRUCTURAL

TENTATIVE PLAN
 FOR
 WILLARD CENTER UNIT ONE
 PROJECT AREA D2-A1
EXISTING PROPERTY USE

PROVIDENCE REDEVELOPMENT AGENCY
 JANUARY 1953



CONDITIONS EXISTING IN THE VICINITY OF THE PROJECT
Project Area D2-A1

• • • • •
A four acre plot of ground such as constitutes the Willard Center Unit One Project Area cannot be isolated from its surroundings in measuring the effect of existing conditions on the people living in it. It is also important to investigate conditions beyond its limits.

ENVIRONMENTAL QUALITY • • • • •

The quality of the neighborhood environment was carefully evaluated by block frontages through the use of American Public Health Association methods.

The neighborhood environment in the project area is inadequate, chiefly because of the intrusion of undesirable commercial and industrial uses to a predominately residential area. The increasing inadequacy of environment has provided the area's home owners little encouragement to improve their properties or to resist the continual overcrowding of land and the physical deterioration which has ultimately placed their homes and their neighborhood beyond the point of economically feasible rehabilitation.

The impact of environmental deficiencies on the project area's households can be seen from the fact that all of the area's dwellings are on frontages rating quality grade C or below. About 16 per cent of the area's dwellings are located along block frontages which are rated as quality grade D or below. In other words, the dwellings in the project area are located in an environment which is INADEQUATE for the needs of sound, wholesome neighborhoods.

The environmental inadequacy of the area is determined by the crowding of buildings on the land, the lack of minimum unbuilt residential yard areas, the high incidence of non-residential uses along block frontages and the existence of many non-residential sources of hazard and nuisance extremely inimical to residential occupancy.

THE SOCIAL ENVIRONMENT • • • • •

Evidence of social inadequacy in a larger area of which the project area is a typical part is apparent from the records of health, welfare and law enforcement agencies. This larger area, this social environment of the project area, which was carefully defined and studied is bounded by Blackstone Street, Plain Street, Bogman Street, and Prairie Avenue. In this larger area over recent periods of time there were proportionately 3.0 times as many cases of aid to dependent children in this area as in the city as a whole; 5.8 times as many training school admissions; 1.4 times as many old age assistance cases; 2.8 times as many general public assistance cases; 1.2 times as many venereal disease cases; 1.7 times as many tuberculosis

cases; and 4.0 times as many illegitimate births reported. Several of these rates particularly reflect the severe social pressures placed upon children living in an area of poor housing. Most of these indices reflect the end result of a particular type of social disorganization; no single index or group of indices will yield a complete and accurate picture of social conditions in the area. The measures of inadequacy used here have been reviewed by a committee of the Council of Community Services charged with appraisal of indices used to evaluate social breakdown in small areas of the city; such data are regarded as indicative of advanced social disorganization.

The impact which the poor housing conditions of the area may have upon its social environment is indicated by the coincidence of these measures of social inadequacy with the degree to which the area's dwelling and neighborhood environment are substandard. These dwellings, it must be remembered, are characterized by inadequate room and sanitary facilities, lack of piped hot water and dual egress, by deterioration and daylight obstruction, while their neighborhood environment shows a gross lack of community facilities, open space and yard area, being characterized by a high incidence of non-residential uses and such attendant nuisances and hazards as smoke, dust, noise, and vibration, heavy street traffic and insanitary conditions.

LAND USES IN THE VICINITY OF THE PROJECT

Since an area around the Willard Center Unit One Project Area is also blighted, the Redevelopment Agency has studied both the project area and its surroundings in detail. The project area is a part of this larger area called Willard Center, studied for redevelopment purposes, bounded by Prairie Avenue, Blackstone Street, Gay Street, Willard Avenue, Staniford Street, Pilgrim Street, and the rear lot lines of the block between Chester Avenue and Willard Avenue.

This larger Willard Center area is a predominately residential area, characterized by a complex of incompatible land uses. One-fourth of the residential buildings in the area are partially occupied by industrial or commercial concerns. Both sides of Ash Street along its one-block length are occupied by salvage yards, the main concentration of these facilities in the State of Rhode Island. Retail outlets, located for the most part on the ground floors of deteriorated frame residential structures, are concentrated along both sides of Willard Avenue, as well as being scattered along Gay Street and Prairie Avenue.

The 8 scrap yards along Ash Street occupy 1.78 acres or about 66 per cent of all the non-residential land in this Willard Center area. These salvage yards are in good condition for the most part. Their prosperity has been, however, to the economic and physical disadvantage of the residential area which they have invaded. Rapid turnover of waste and scrap supplies increases truck traffic, while storage of these materials adds visibly to the burden of blight upon the neighborhood. About 66 per cent of the land covered by this industry is open land intensively used for the storage and handling of many types of salvage materials.

Severe fire hazards throughout the area, considered one of the worst in the City by the Providence Fire Department's Fire Prevention Bureau, constitute another obstacle to the successful operation of these commercial and industrial establishments. A large portion of the junkyard area was destroyed by fire on October 1st and 2nd, 1947. A number of cinder-block buildings have since been constructed in the Ash Street area, but fire insurance companies have nevertheless found conditions such as to necessitate insurance rates so high that many establishments cannot afford them. The Willard Avenue and Prairie Avenue commercial frontages are also hazardous, the spaces between the predominately wooden structures ranging from one or two feet to eight or ten feet in width.

The highly congested and substantially deteriorated shopping area centering along Willard Avenue occupies about one-third of the land in the larger Willard Center Area. These stores along Willard Avenue comprise a declining center of shops specializing in kosher products.

The institutions in the area consist of three synagogues, a Negro community center, and a Ukrainian Orthodox Church. The synagogues together with the kosher markets remain a focal point for the life of the declining Jewish community and serve small orthodox congregations, while the Negro community center houses the Trinity of Christ Church in a recreation hall located above one of the Willard Avenue stores.

TRENDS IN CONSTRUCTION AND ASSESSED VALUATIONS

About 75 per cent of the dwelling units in the vicinity of Willard Center were built before 1900, and almost all the remaining units between 1900 and 1920. Only about 1 per cent were built between 1920 and 1930. None have been constructed during the past twenty years. In many cases, these older dwellings were not originally and never have been provided with facilities now considered necessary for health and safety.

In this vicinity, as bounded by Blackstone, Plain, Bogman Streets and Prairie Avenue, monthly contract rentals increased on the average from \$15.98 in 1940 to \$17.07 in 1950, a difference of \$1.09 compared with a general increase of about \$2.67 throughout the city over the same period. The average rents in 1950 were \$21.77 and \$30.05 respectively in the two census tracts (4 and 6) across whose common boundary the Willard Center area is located.

Since 1945, total assessed valuations in the larger Willard Center area have fallen sharply in relation to the city-wide trend. Land values in this area decreased 11 per cent, while the value of land within the city generally held virtually even. By 1950, while building valuations increased 22 per cent throughout the city as a result of a general reassessment, building valuations in this area increased only 18 per cent. The increase for total valuations in the city was 14 per cent, while in the Willard Center area, the increase was only 10 per cent. Since 1950 these differences in valuation have been substantially the same. This condition reflects, in part, a fairly extensive demolition of structures in this area during that period -- another indication of economic decline.

In an auction of eight parcels of land in the area held in July 1952, only three parcels were sold at a price above the assessed valuation for the property. The highest ratio of selling price to valuation was 1.29. After some of the purchasers reneged, five of these same parcels were again up for auction, in September 1952, but there were no takers.

Although the first junkyards intruded upon this residential area at about the turn of the century, the bulk of this junkyard investment occurred after 1920, by which time the residential construction had virtually stopped. Almost no new construction compatible with the residential character of the area has occurred subsequently. Of the estimated \$70,000 worth of new construction evidenced by a detailed examination of assessment records covering the past 15 years, about \$50,000 has been heavy commercial and industrial replacement of fire losses experienced in the junkyard conflagration of 1947. The remaining \$20,000 comprises a scattering of minor commercial investments throughout the area. The character of this latter activity has been such as to discourage any further residential investment for either new construction and remodeling.

This analysis of conditions beyond the limits of the Willard Center Unit One Project Area suggests the need for subsequent redevelopment action in the entire Willard Center area.

REASONS FOR SELECTION OF WILLARD CENTER UNIT ONE AS A PROJECT AREA
Project Area D2-11

• • • • •
The Willard Center Unit One Project Area was selected for immediate redevelopment because it provides a feasible site for an elementary school scheduled for early construction. It serves as a first step in a long-range effort to redevelop all of the Willard Center area.

THE REMOVAL OF BLIGHTED CONDITIONS • • • • •

Selection of the larger Willard Center Area for redevelopment action is based primarily on the fact that it contains (1) some of the poorest housing in South Providence, and (2) junkyards and deteriorated stores - hazards and nuisances which contribute heavily to the deterioration of the Willard Center neighborhood. This blight has been forcing people away from South Providence and has caused a great decline in property values in the neighborhood.

Complete redevelopment of the Willard Center area will go far toward arresting this decline, preventing the occurrence of substandard housing conditions in adjacent areas, and providing for the removal of deficiencies of the environment which are now encouraging the spread of blight in South Providence. The blight-producing concentration of salvage yards, and the incompatible mixture of insanitary shops and poor housing must be removed and replaced by the community facilities and public uses necessary if a sound residential neighborhood is to be maintained.

THE SCHEDULING OF OTHER PUBLIC IMPROVEMENTS • • • • •

The City's Capital Improvement Program schedules the construction of an elementary school for Upper South Providence within the next few years. Bonds for financing the construction of this school were approved by referendum in 1950. The Plan Commission and the School Committee have indicated that the project area offers a suitable location for such a school.

Redevelopment of the Willard Center Unit One Project Area with an elementary school will permit the eventual provision of adequate recreation facilities for the school, since existing blight that must be cleared covers a larger area than is contained in the project. Since only the minimum space demands for these uses can be met in such a densely built up area as South Providence, these public improvements are feasible only if consolidated in one location. The opportunity is present in Willard Center to replace blight by, first, an elementary school, and then by these other well-integrated improvements around it.

THE IMPROVEMENT OF ADJACENT HOUSING AREAS

It is expected that the removal of substandard housing and blight-producing non-residential uses from the Willard Center area as a whole and the provision of school and recreation facilities will stimulate a general improvement of housing conditions in areas adjacent to Willard Center. The recovery of real estate values and the investment of funds by private owners for improvements on their property will thereby be promoted. In addition, as a later project, redevelopment can provide an opportunity for new shopping facilities to be replaced by those now inadequate. This should further encourage people to remain in South Providence and to improve their properties.

GENERAL STATEMENT OF REDEVELOPMENT PROPOSALS
AND CONFORMITY TO MASTER PLAN
Project Area D2-A1

• • • • •
The sole re-use for the land in the first project, Willard Center Unit One, is for an elementary school and, on the school site, a temporary play space. As land is made available through redevelopment action in adjacent areas, sites can be provided for a consolidated playground and playfield and a modern shopping center.

Within the Willard Center Unit One Project Area, Robinson Street would be abandoned at its eastern end to make way for the school and a temporary pavement provided between Robinson Street and either Blackstone Street or Willard Avenue. The necessary adjustments in the utilities in Robinson Street would be made so that the properties facing that street west of the project area would continue to be served.

There would be no resident population in the project area after redevelopment. The school structure will be designed to conform to all building regulations.

The proposal for the project area conforms to the master plan for Providence. An elementary school for this section has retained "Priority 2" in the Master Plan for Public School Sites, (1950) and is recommended for construction as soon as possible over eleven other school site proposals. Bonding authority for land acquisition and construction was approved by referendum in 1950 and by the General Assembly, and expenditures are proposed for 1953-1955 by the Capital Improvement Program 1952-1958.

There is no conflict with the Master Plan for Thorofares, (1946).

The Master Plan for Land Use and Population Distribution, (1946) calls for a reduction of the overall densities in South Providence and the substantial increase of play facilities in such residential neighborhoods. It calls for the abandonment of industrial uses in residential areas, and therefore the salvage yards in the congested Ash Street vicinity are eventually to be relocated. That Plan also recommends a shopping center in this part of South Providence. Such a shopping center is planned for a later project. Following completion of the Master Plan for Playgrounds and Playfields, proposals for the subsequent adjacent redevelopment projects with recreational re-uses will further the objectives of that plan.

THE FEASIBILITY OF REDEVELOPMENT PROPOSALS
Project Area D2-11

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The re-use proposals for the Willard Center area lend themselves well to stage development. The site for the school can be cleared now as recommended in this plan and the sites for recreation uses and for an improved shopping center can be cleared later as part of future redevelopment projects. Thus the two-to-three year job of building the new school can get under way without further delay, and the relocation of families and businesses in this congested area can be kept to a minimum at any given time.

RELOCATION OF FAMILIES AND BUSINESSES

Redevelopment of the Willard Center Unit One Project Area will require the relocation of 118 families and 13 businesses. For aid in rehousing these families and businesses, the Agency will call upon the city's Family Relocation Service and Business Relocation Bureau. The rehousing job will be eased to a large extent by the volume of low-rent public housing units now in operation and under construction. The current volume of new private housing construction and the expanding vacancy ratios for certain types of housing will also have some effect. A few families from the project area may be accommodated in the city-owned Valley View veterans development.

Nearly 1100 new low-rent public housing units will be completed in the near future. The Family Relocation Service worked successfully in Olneyville. These facts indicate that families in the project area can be relocated without undue hardship.

COSTS OF REDEVELOPMENT

Preliminary studies of the problems of project development indicate that the cost of acquiring and clearing the land, relocating the families, and other project development activities will be approximately \$385,000. This project total excludes the costs of all preliminary surveys and plans made to date by the Redevelopment Agency which total about \$150,600 as well as an estimated \$18,500 to spend for final surveys and plans for this project. Most of the preliminary planning costs may be absorbed by the Point Street project.

The cost of redevelopment is the difference between the total gross cost of undertaking the project and the amount recovered from the sale of the land at a fair market value. This recovery is estimated at \$70,000. Since this project appears to be eligible for Federal financial assistance under provisions of the Housing Act of 1949, two-thirds of the cost of redevelopment would be paid with Federal funds. The City of Providence therefore would be required to pay only one-third the cost of redevelopment. Expenditures for redevelopment purposes already made by the City are expected to be credited toward the City's one-third contribution.

The cost of redevelopment and the City's one-third share will be precised in the Redevelopment Plan. At this time, however, the preliminary financial analysis of the proposed redevelopment plan demonstrates that the project is unquestionably financially feasible.

ACCOMPLISHMENT OF REDEVELOPMENT PURPOSES
Project Area D2-A1

• • • • •

The purposes of the "Slum Clearance and Redevelopment Act" of 1950 will be furthered by the redevelopment of the project area. Article 2 Section 4 of the "Slum Clearance and Redevelopment Act" of 1950 declares that ". . . the purposes of this act are . to eliminate and redevelop slum blighted areas . . . in the manner and by the means provided in this act, thereby to carry out the policy of this state, . . . to protect and promote the health, safety and welfare of the people of the state and particularly of the people of the communities of the state in which slum blighted areas . . . are found to exist."

Article 3 Section 7A declared that "'Slum blighted area' means any area in which there is a predominance of buildings or improvements, either used or intended to be used for living, commercial, industrial or other purposes, or any combination of such uses, which by reason of (1) dilapidation, deterioration, age or obsolescence, (2) inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities, (3) high density of population and overcrowding, (4) defective design or insanitary or unsafe character or condition of physical construction, (5) defective or inadequate street or lot layout, (6) mixed character or shifting of uses to which they are put, or any combination of such factors and characteristics, are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, injuriously affect the entire area and constitute a menace to the public health, safety and welfare of the inhabitants of the community and of the state generally."

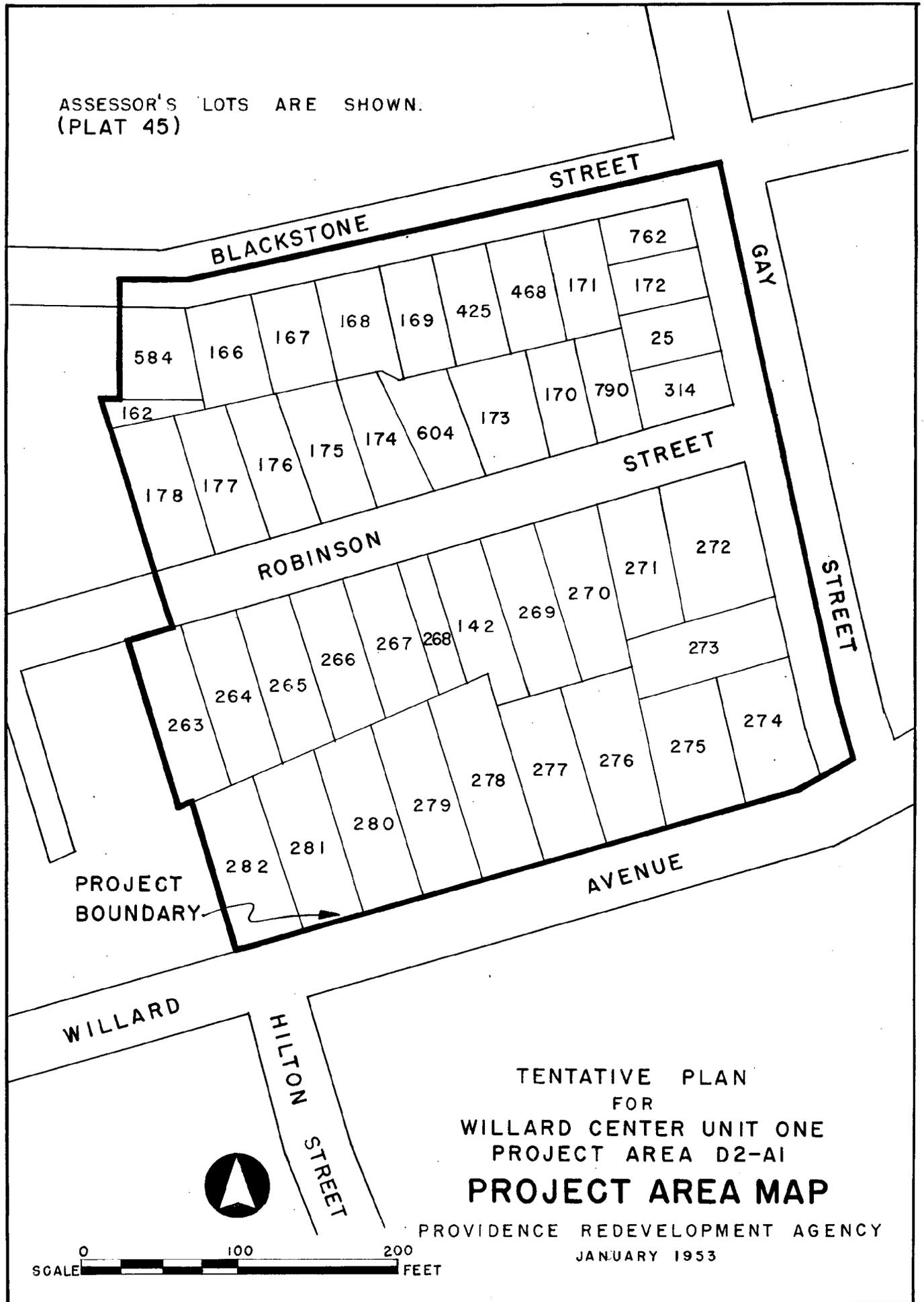
Conditions within this area, described in this report, demonstrate that the Willard Center Unit One Project Area is a slum blighted area within the meaning of the "Slum Clearance and Redevelopment Act" of 1950. To eliminate and redevelop this slum blighted area, it will be necessary for the City to take action under the provisions of that Act. The Redevelopment Agency recommends that the City Council approve this Tentative Plan and direct the Agency to prepare a Redevelopment Plan for this Project Area.

GENERAL DESCRIPTION OF PROJECT BOUNDARIES
Project Area D2-A1

• • • • •
The Willard Center Unit One, Project Area D2-A1, as shown on the
Project Area Map is bounded as follows:

By the center-line of Blackstone Street; the center-line of Gay Street;
the northerly property line of Willard Avenue; the property line between
Assessor's Lots 282 and 283; the property lines between Lot 263 and Lots
283, 260, and 262; the southerly property line of Robinson Street; the
property line between Lots 178 and 179 and its extension to the southerly
property line of Robinson Street; the property line between Lot 162 and
Lots 252 and 585; and the property line between Lots 584 and 585 and its
extension to the center-line of Blackstone Street.

ASSESSOR'S LOTS ARE SHOWN.
(PLAT 45)



TENTATIVE PLAN
FOR
WILLARD CENTER UNIT ONE
PROJECT AREA D2-A1
PROJECT AREA MAP

PROVIDENCE REDEVELOPMENT AGENCY
JANUARY 1953

SCALE 0 100 200 FEET



CITY OF PROVIDENCE · RHODE ISLAND · Walter H. Reynolds · Mayor

D. Everett Whelan
City Clerk

OFFICE OF THE CITY CLERK

CITY HALL

Vincent Vespia
First Deputy
William E. McWilliams
Second Deputy

March 13, 1953

Mr. Edward M. Flanagan, Recorder
Recorder of Deeds Department
City Hall
Providence 3, Rhode Island

*Original of this
communication filed
with Recorder of Deeds
March 16, 1953. D.E.W.*

Dear Mr. Flanagan:

In compliance with Paragraph 9, City Council Resolution No. 193, approved March 6, 1953, and entitled "Resolution of the City Council Approving the Tentative Plan for Willard Center Unit One Project Area D2-A1" and in compliance with Section 36, Chapter 2574 of the Public Laws of 1950 of the State of Rhode Island and Providence Plantations entitled the "Slum Clearance and Redevelopment Act," public notice is hereby given that proceedings for the redevelopment of the Willard Center Unit One Project Area D2-A1 have been instituted under the Slum Clearance and Redevelopment Act.

In further compliance with the provisions of law cited above, I submit herewith the attached "Descriptions of the Several Lots of Land lying within the Willard Center Unit One Project Area D2-A1," as true copies taken from the latest deeds of record in the Office of the Recorder of Deeds of the City of Providence. The lot identification numbers refer to the lot numbers on the City of Providence Assessor's Plat No. 45, dated December 31, 1951.

Also attached herewith is a map entitled "Project Area Map, Tentative Plan for the Approved Willard Center Unit One Project Area D2-A1, Providence Redevelopment Agency, March 1953" which shows the Assessor's lots (Plat No. 45) and the boundary of the approved Willard Center Unit One Project Area D2-A1.

A legal description of the project area, as established in said City Council Resolution No. 193 follows:

"... that certain tract of land situated in the City of Providence and State of Rhode Island, which is bounded and described as follows:

Beginning at the northeasterly corner of the tract herein described, said corner being the intersection of the center lines of Blackstone and Gay Streets; thence running approximately S-90°-00' E, along the center line of Gay Street, a distance of 364.00 feet, more or less, to an angle in the said center line of Gay Street; thence turning in a clockwise direction an exterior angle of 173°-23', more or less, and running approximately S-15°-37' E, along the said center line of Gay Street, a distance of 19.00 feet, more or less, to the intersection of the said center line of Gay Street with the northeasterly extension of the northerly line of Willard Avenue;

Mr. Edward M. Flanagan
Page 2
March 13, 1953

thence turning in a counter clockwise direction an interior angle of $102^{\circ}-38'$, more or less, and running approximately $S-61^{\circ}-45' W$, along the said northerly line of Willard Avenue and the said extension thereof, a distance of 36.15 feet, more or less, to an angle in the said northerly line of Willard Avenue;

thence turning in a counter clockwise direction an interior angle of $163^{\circ}-45'$, more or less, and running approximately $S-78^{\circ}-00' W$, along the said northerly line of Willard Avenue, a distance of 376.60 feet, more or less, to the southeasterly corner of land now or lately of Mae Katz;

thence turning in a counter clockwise direction an interior angle of $90^{\circ}-00'$, more or less, and running approximately $N-12^{\circ}-00' W$, along the line bounded westerly by land now or lately of said Mae Katz and easterly by land now or lately of Clara Shuster, a distance of 95.01 feet, more or less, to the southerly line of land now or lately of Bessie Goodman;

thence turning in a clockwise direction an exterior angle of $82^{\circ}-45'$, more or less, and running approximately $S-70^{\circ}-45' W$, along the line bounded northerly by land now or lately of said Bessie Goodman and southerly by land now or lately of said Mae Katz, a distance of 9 feet, more or less, to the southeasterly corner of land now or lately of Agnes Carr et al;

thence turning in a counter clockwise direction an interior angle of $82^{\circ}-45'$, more or less, and running approximately $N-12^{\circ}-00' W$, along the line bounded westerly by lands now or lately of said Agnes Carr et al and easterly by land now or lately of said Bessie Goodman a distance of 110.02 feet, more or less, to the southerly line of Robinson Street;

thence turning in a counter clockwise direction an interior angle of $90^{\circ}-00'$, more or less, and running approximately $N-78^{\circ}-00' E$, along the said southerly line of Robinson Street, a distance of 23 feet, more or less, to the intersection of the said southerly line of Robinson Street with the southerly extension of the line bounded westerly by land now or lately of Minnie Gursky and easterly by land now or lately of Gertrude L. Newman;

thence turning in a clockwise direction an exterior angle of $90^{\circ}-00'$, more or less, and running approximately $N-12^{\circ}-00' W$, along the said line bounded westerly by land now or lately of said Minnie Gursky and easterly by land now or lately of said Gertrude L. Newman, a distance of 90.00 feet, more or less, to the southeasterly corner of land now or lately of Anna Harrigan;

thence continuing approximately $N-12^{\circ}-00' W$, along the line bounded westerly by land now or lately of said Anna Harrigan and easterly by land now or lately of said Gertrude L. Newman, a distance of 20.80 feet, more or less, to the southerly line of land now or lately of Francesco Aquino and Rosina Aquino;

thence turning in a counter clockwise direction an interior angle of $74^{\circ}-30'$, more or less, and running approximately $S-86^{\circ}-30' E$, along the line bounded northerly by land now or lately of said Francesco Aquino and Rosina Aquino and southerly by land now or lately of said Gertrude L. Newman, a distance of 9 feet, more or less, to the southwest corner of land now or lately of Mamel S. Texiera;

thence turning in a clockwise direction an exterior angle of $90^{\circ}-30'$, more or less, and running approximately $N-4^{\circ}-00' E$, along the line bounded westerly by land now or lately of said Francesco Aquino and Rosina Aquino and easterly by land now or lately of said Mamel S. Texiera, and along the northerly extension of the said line, a distance of 76.45 feet, more or less, to the center line of Blackstone Street;

Mr. Edward M. Flanagan
Page 3
March 13, 1953

thence turning in a counter clockwise direction an interior angle of $90^{\circ}-00'$, more or less, and running approximately $S-86^{\circ}-00'$ E, along the said center line of Blackstone Street, a distance of 27.50 feet, more or less, to an angle in the said center line of Blackstone Street;

thence turning in a clockwise direction an exterior angle of $167^{\circ}-00'$, more or less, and running approximately $N-81^{\circ}-00'$ E, along the said center line of Blackstone Street, a distance of 358.20 feet, more or less, to the intersection of the center lines of Blackstone and Gay Streets, at the point and place of beginning.

The within described tract may be otherwise described as being all of lots 584, 162, 166, 167, 168, 169, 425, 468, 171, 762, 172, 85, 314, 790, 170, 173, 604, 174, 175, 176, 177, 178, 263, 264, 265, 266, 267, 268, 142, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, and 282 on the City of Providence Assessor's Plat No. 45, dated December 31, 1951, together with those portions of Blackstone Street, Gay Street and Robinson Street as contained within the project area boundary line hereinbefore described."

Yours very truly,

D. Everett Whelan
D. Everett Whelan
City Clerk

DEW:amt

Enclosures

DESCRIPTIONS

of the Several Lots of Land
lying within the

WILLARD CENTER UNIT ONE PROJECT AREA D2-A1

Taken from the
latest deeds of record
in the
Office of the Recorder of Deeds
City of Providence

PROVIDENCE REDEVELOPMENT AGENCY

February 27, 1953

February 27, 1953

The following lots constitute the eastern half approximately of the block bounded northerly by Blackstone Street, easterly by Gay Street, and southerly by Robinson Street.

Lot 584: That certain lot or parcel of land with all the buildings and improvements thereon situated on Blackstone Street in the City of Providence and State of Rhode Island, bounded and described as follows:—

Beginning at a point in the southerly line of Blackstone Street, said point of beginning being at the northwesterly corner of land now or lately of Sarah R. Huhhes, and running thence southerly bounding easterly on said Hughes land a distance of 58.60 feet to land now or lately of Gertrude L. Newman, thence turning and running westerly bounding southerly on said Newman land a distance of 52.9 feet to land now or lately of Rozina (Rozina) Aquino, thence turning and running northerly bounding westerly on said Aquino land a distance of 58.95 feet to said Blackstone Street, thence turning and running easterly bounding northerly on said Blackstone Street a distance of 40 feet to said Hughes land and the point or place of beginning. Book 945, Page 428.

Lot 166: That certain lot of land with all buildings and improvements thereon situate on the southerly side of Blackstone Street in the City of Providence, laid out, described and delineated as Lot 242 (two hundred forty-two) and the portion of Lot No. 241 (two hundred forty-one) on that plat entitled, "Plat of Land in Cranston belonging to the Heirs of the late Governor James Fenner, Surveyed and platted November 21, 1846 by Benoni Lockwood and H. F. Walley", which said plat is duly recorded in the records of Land Evidence for the City of Providence.

Being the same premises conveyed to Thomas J. Hughes and wife, Delia M. Hughes, from Sara R. Hughes and dated April 17, 1945 and recorded in the Recorder of Deeds Office in the said City of Providence in Deed Book 877 at Page 325. Book 989, Page 359.

Lot 167: (4) THAT LOT OF LAND with all the buildings and other improvements thereon situated on the southerly side of Blackstone Street in said City of Providence and bounded and described as follows: Begining at a point on the southerly side of Blackstone Street forty one and 40/100 (41.40) feet westerly from the northeast corner of lot 240 (two hundred and forty) on that plat entitled "Plat of land in Cranston belonging to the Heirs of the Late Gov. James Fenner, surveyéd & platted Nov. 21, 1846 by Benoni Lockwood & H. F. Walling" which plat is recorded in the office of the Recorder of Deeds in said Providence on Plat Card 233, thence running westerly bounding northerly on said Blackstone Street forty one and 40/100 (41.40) feet and holding that width extends back southerly to land now or formerly of John Lyons and land now or formerly of Ada Baker, the parcel hereby conveyed being a westerly portion of said lot 240 and an easterly portion of lot 241 on said plat. Book 760, Page 146.

Lot 168: A certain lot or parcel of land with all the buildings and other improvements thereon situated on the southerly side of Blackstone Street in said City of Providence, and bounded and described as follows:-
Beginning at the northeast corner of lot laid out and designated as Lot 240 (two hundred and forty) on that plat entitled "Plat of land in Cranston belonging to the Heirs of the Late Gov. James Fenner, surveyed and platted Nov. 21, 1846 by Benoni Lockwood & H. F. Walling" which plat is recorded in the office of the Recorder of Deeds in said Providence on Plat Card 233, thence westerly bounding northerly on said Blackstone Street forty-one and 40/100 (41.40) feet, thence southerly on a line parallel with the easterly line of said Lot 240 and forty-one and 40/100 (41.40) feet distant therefrom, to the southerly line of said Lot 240, thence easterly bounding southerly on land now or formerly of Wolf Semonof to the southeast corner of said Lot 240, thence northerly bounding easterly on land now or formerly of Mary Bolston to Blackstone Street and the point of beginning, being an easterly portion of said Lot 240. Being the same premises conveyed to Rose Wexler by Harry Boothkas and wife Eva Boothkas by deed dated November 20, 1913, recorded in Book 542 page 93. Book 598, Page 430.

Lot 169: That lot of land with all buildings and improvements thereon, situated on the southerly side of Blackstone Street in the City of Providence and State of Rhode Island, and bounded and described as follows:

Beginning at the northeasterly corner of said lot, at a point in Blackstone Street at the northwesterly corner of land now or lately of Willis E. Chandler and wife, said point being distant one hundred sixty-five and 90/100 (165.90) feet westerly from the southwest corner of Gay Street and Blackstone Street; thence westerly bounding northerly on Blackstone Street thirty-five and 30/100 (35.30) feet to land now or lately of Phillip Keller; thence southerly bounding westerly on said Keller land seventy-three (73) feet to land now or lately of Harry Biller and wife; thence easterly bounding southerly on said Biller land thirty-five and 30/100 (35.30) feet, more or less, to said Chandler land; thence northerly bounding easterly on said Chandler land seventy-one and 87/100 (71.87) feet to Blackstone Street at the point of beginning, containing 2556.96 square feet of land. Book 907, Page 327.

Lot 425: That lot of land, with all buildings and improvements thereon, situated in the City of Providence and State of Rhode Island, laid out and delineated as Lot No. 2 (two) on that plat entitled "Plat of land belonging to the Wm. W. Rickard Company by J. A. Latham Dec. 1894" and recorded in the office of the Recorder of Deeds in said Providence in Plat Book 23 at page 30 and (copy) on Plat Card No. 706.

Said lot bounds northerly on Blackstone Street thirty five and 30/100 (35.30) feet and holding that width extends southerly to and bounds southerly on Lot No. 7 (seven) of said plat, bounding westerly on land now or lately of Nancy Marangiolo and easterly on land now or lately of Rubin Gorman. Book 859, Page 187.

Lot 468: That lot or parcel of land, with the buildings and improvements thereon situated in the City of Providence and State of Rhode Island, on the Southerly line of Blackstone Street ninety-five and $3/10$ (95.3) feet Westerly from Gay Street; bounding Northerly on Blackstone Street thirty-five and $3/10$ (35.3) feet and holding that width extending Southerly and bounding Southerly in part on land now or lately of Bertha Marks et al and in part on land now or lately of Annie Biller; bounding westerly on land now or lately of Cosimo Distanto and wife seventy and $74/100$ (70.74) feet, and Easterly on land now or lately of James Aliferakes and wife sixty nine and $60/100$ (69.60) feet. Book 904, Page 212.

Lot 171: That lot or parcel of land, with all buildings and improvements thereon, situated in the City of Providence, County of Providence and State of Rhode Island and beginning at a point on the southerly line of Blackstone Street at the northwesterly corner of land of William H. Smira, which point of beginning is sixty (60) feet westerly from the southwesterly corner of Blackstone Street and Gay Street; thence westerly bounding northerly on Blackstone Street thirty five and $30/100$ (35.30) feet to land of Rubin Gorman; thence southerly bounding westerly on said Gorman land sixty nine and $6/10$ (69.6) feet to land of Mike Humlak and wife; thence easterly bounding southerly in part on said Humlak land, and in part on land of Jacob Eckstein and wife to land of Henry Davis and wife; thence northerly bounding easterly in part on said Davis land, in part on land of Harry Biller, and in part on land of William H. Smira, in all sixty eight and $47/100$ (68.47) feet to point of beginning. Book 980, Page 290.

Lot 762: THAT LOT OF LAND with all the buildings and other improvements thereon situated at the southwest corner of Gay and Blackstone Streets in said City of Providence and bounded and described as follows: Beginning at the northeast corner of said lot at said junction of Gay and Blackstone Streets, thence running southerly bounded easterly on said Gay Street thirty three and $245/1000$ (33.245) feet to land now or formerly of Nathan Davis and Mary Baskin, and holding the same width extending westerly sixty (60) feet to land now or formerly of Louis and Ida S. Goldstein, bounded northerly by Blackstone Street and southerly by said land now or formerly of Nathan Davis and Mary Baskin. Book 833, Page 93.

Lot 172: That certain tract of land, with all buildings and improvements thereon, situated on the westerly side of Gay Street, in said City of Providence, in the County of Providence and State of Rhode Island, bounded and described as follows:

Beginning at the northeasterly corner of said tract which is 33.245 feet southerly from the southwesterly corner of Blackstone Street and Gay Street; thence southerly bounded easterly by Gay Street, thirty-three and $245/1000$ (33.245) feet to a corner; thence, at right angles with Gay Street, westerly, bounded southerly on land now or lately of Simon Strauss et ux Sadie, sixty (60) feet to a corner; thence, at right angles, northerly, bounded westerly on land now or lately of Louis S. and Ida S. Goldstein thirty-three and $245/1000$ (33.245) feet to a corner 33.245 feet southerly from Blackstone Street; thence easterly, bounding northerly on land now or lately of Alfred Carlson et ux Hedberg Carlson sixty (60) feet to Gay Street and the point and place of beginning: Being lot 172 on Assessors' Plat 45 as set out in the office of Assessors of Taxes for Providence for year 1939-1940. Book 999, Page 420.

Lot 85: THAT LOT OF LAND, with all buildings and improvements thereon, situated in the City of Providence, in the State of Rhode Island, on Gay Street, about thirty-three and one-quarter ($33\frac{1}{4}$) feet northerly from Robinson Street, or about sixty-six and one-half ($66\frac{1}{2}$) feet southerly from Blackstone street, bounding easterly on said Gay Street thirty-three and $245/100$ (33.245) feet, more or less, and holding that width back westerly about sixty (60) feet therefrom; bounding northerly on land now or lately of Nathan Davis et al.; southerly on land now or lately of Bertha Marks and westerly chiefly on land now or lately of Samuel Rosen and in small part on land now or lately of Sarah and Ida S. Goldstein.
Being the same premises described in Deed Book 636 at page 103.
Book 785, Page 220.

Lot 314: ALSO that certain lot of land together with the buildings and improvements thereon, located in the City and County of Providence and State of Rhode Island, situated at the northwesterly corner of Robinson and Gay Streets, bounded and described as follows:

Beginning at the southeasterly corner of said lot; thence northerly bounded easterly on said Gay Street, thirty-three and $245/1000$ (33.245) feet to a corner; thence at a right angle westerly, bounding northerly on land now or lately of Morris Broomfield et ux, sixty (60) feet to a corner; thence at a right angle southerly, bounded westerly by land now or lately of Jacob Ekstein et ux, thirty-seven and $125/1000$ (37.125) feet to Robinson Street; thence easterly, bounded southerly on said Robinson Street, to the point or place of beginning; Being lot 314 on Assessors' Plat 45 as set out in the office of the Assessors of Taxes for the City of Providence for the year 1939-1940.
Book 999, Page 420.

Lot 790: That certain lot or parcel of land with all the buildings and improvements thereon, situate on the Northerly side of Robinson Street in the City of Providence, bounded and described as follows:

Beginning at a point on the Northerly side of said Robinson Street sixty and $12/100$ (60.12) feet Westerly from Gay Street, and running thence Westerly bounding Southerly on said Robinson Street a distance of thirty (30) feet to land now or lately of Mike Humlak and wife; thence turning and running Northerly bounding Westerly on said Humlak land a distance of sixty-nine and $385/1000$ (69.385) feet to land now or lately of James Alexion and wife; thence turning and running Easterly bounding Northerly on said Alexion land a distance of thirty (30) feet, more or less, to land now or lately of Morris Broomfield and wife; thence turning and running Southerly bounding Easterly in part on said Broomfield land and in part on land now or lately of Harry Biller, a distance of sixty-eight and $47/100$ (68.47) feet to said Robinson Street at the starting point. Book 911, Page 242.

Lot 170: That certain lot or parcel of land with all buildings and improvements thereon situate on the northerly side of Robinson Street in the said City of Providence commencing one hundred twenty and twelve one-hundredths (120.12) feet westerly from the corner of Gay Street; thence running northerly a distance of seventy and thirty one-hundredths (70.30) feet; thence running easterly a distance of twenty nine and

Lot 170: 975/1000 (29.975) feet to land now or formerly of Marcus Schmira;
(Cont) thence running southerly to Robinson Street sixty nine and 385/1000
(69.385) feet; thence running westerly thirty (30) feet to the point
of beginning on Robinson Street, and are the same premises conveyed
by Michael Humlak et al to Isaac Marks, et al by deed dated the
second day of June, 1934 and recorded in the Recorder of Deeds office
in the City of Providence in book 778 at page 96. Book 885, Page 189.

Lot 173: That certain lot of land with all the buildings and other improvements
thereon, situated on the northerly side of Robinson Street in the City
of Providence and State of Rhode Island and bounded and described as
follows:---

Beginning at the southeasterly corner of the within described lot at a
point in said northerly line of Robinson Street, 120.12 feet westerly
from the northwesterly corner of Robinson Street and Gay Street, and
at the southwesterly corner of land now or lately of Mike Humlak and
wife; thence northerly bounding easterly on said Humlak land seventy
and 3.10 (70.3) feet to land now or lately of D. Corrige; thence west-
erly at an interior angle of 88°10' with the last described line and
bounding northerly in part on said Corrige land and in part on land
now or lately of Sarah Gordon and in part on land now or lately of
Jacob Grabstein 53.31 feet to land now or lately of Harry Biller and
wife; thence southerly bounding westerly on said Biller land 72.2 feet
to said Robinson Street; thence easterly bounding southerly on said
Robinson Street 43.87 feet more or less, to the point of beginning.

This conveyance is made subject to a first mortgage upon which there is
due \$3140.00, and subject to a second mortgage upon which there is due
\$3530.00, and subject to an easement of record.

Being the same premises conveyed to Benjamin Lodge et al by deed from
Joseph Jassie et al recorded in the City of Providence, in Deed Book
675 at page 146, reference thereto being hereby made for a more
particular description thereof. Book 680, Page 243.

Lot 604: (4) That tract of land with all the buildings and improvements thereon,
situated on the northerly side of Robinson Street in said City of
Providence and bounded and described as follows:-

Beginning at a point on the northerly line of Robinson Street, it being
at the southeast corner of land now or lately of Max Horowitz and wife,
thence easterly with said Robinson Street thirty-two feet, thence
northerly at an interior angle of 87 degrees 48 minutes bounding east-
erly on other land of this grantor about 72.20 feet to land now or lately
of Mary Bolston; thence westerly bounding northerly on said Bolston land
about twenty-eight feet; thence southerly, at an interior angle of 91
degrees 50 minutes bounding westerly on land of Harry Botchkas and wife
Eva 2.52 feet; thence northwesterly bounding northeasterly on said
Botchkas land about 13.12 feet; thence southerly bounding westerly on
said Horowitz land about 79.72 feet to said Robinson Street and the
point of beginning.

Together with the right to maintain fire escapes on the building located
on the above described land in such a manner as to extend over and upon
the land lying easterly of the land hereby conveyed as appears of
record in the Office of the Recorder of Deeds for the City of Providence
in Deed Book 571 at page 341.

However otherwise bounded and described, being lot 604 on Assessors Plat
45, as set out in the Office of the Assessors of Taxes for the City of
Providence for the year 1939-1940. Book 845, Page 82.

Lot 174: THAT LOT OF LAND with all buildings and other improvements thereon, situated in the City of Providence on Robinson Street and laid out and delineated as lot No. 20 on that plat entitled "Plot of House Lots in Cranston, Rhode Island belonging to Josiah W. Robinson, surveyed and plotted May 16, 1846, by Atwater & Schubarth", recorded in the Town Clerk's office in said City of Cranston and copies in the office of the Recorder of Deeds in said City of Cranston, in Plat Book No. 9, at page 5 and on Plat Card No. 223, and however otherwise known and described, are the same premises conveyed by deed of Ann Lyons to Max Horowitz and wife, Jennie Horowitz, dated November 19, 1906, and recorded in Deed Book 483 at page 234 of the Records of Deeds of said Providence.

Said lot bounds southerly on said street on which it measures forty-two and $13/100$ (42.13) feet more or less, westerly on land now or formerly of Amity Corcoran, Eighty and $4/10$ (80.4) feet more or less, northerly on land now or formerly of F. McMann and easterly on land now or formerly of O and Mary A. Martin seventy-nine and $2/10$ (79.2) feet more or less. Containing by estimation 2731 square feet of land more or less. Book 826, Page 263.

Lot 175: That lot of land with the buildings and improvements thereon situated on the northerly side of Robinson Street in the City of Providence and State of Rhode Island, laid out and delineated as Lot No. 19 (nineteen) on that plat entitled "Plat of House Lots in Cranston belonging to Josiah W. Robinson surveyed and platted May 16, 1846 by Atwater & Schubarth" and recorded in the office of the Recorder of Deeds in said Providence in Plat Book 9 at page 5 and (copy) on Plat Card No. 233.

Said lot bounds southerly on Robinson Street thirty-five (35) feet more or less, westerly on land now or lately of Ennis Mangum et al. eighty two and $80/100$ (82.80) feet more or less, northerly on land now or lately of park Realty Co. about forty (40) feet and easterly on land now or lately of Annie Biller about eighty (80) feet. Book 978, Page 452.

Lot 176: That lot of land, with all buildings and improvements thereon situated in the City of Providence and State of Rhode Island, and laid out and delineated as Lot No. 18 (eighteen) on that plat entitled, "Plat of House Lots in Cranston belonging to Josiah W. Robinson, Surveyed and platted May 16, 1846 by Atwater and Schubarth" and recorded in the office of the Recorder of Deeds in said Providence in Plat Book 9 at page 5 and (copy) on Plat Card No. 233.

Said lot bounds southerly on Robinson Street thirty-five and $11/100$ (35.11) feet, westerly on land now or formerly of Solomon Shorogowitz eighty-five and $2/10$ (85.2) feet, northerly on land now or formerly of Eva Bochkas in part, and in part on land now or formerly of Rose Wexler, and easterly on land now or formerly of Sam Kotlen, eighty-two and $8/10$ (82.8) feet. Book 952, Page 223.

Lot 177: That lot of land, with the buildings and improvements thereon, situated on the northerly side of Robinson Street in the City of Providence and State of Rhode Island, laid out and delineated as Lot No. 17 (seventeen) on that plat entitled "Plat of House Lots in Cranston belonging to Josiah W. Robinson surveyed & platted May 16, 1846 by Atwater & Schubarth" and recorded in the office of the Recorder of Deeds in said Providence in Plat Book 9 at page 5, and (copy) on Plat Card No. 233.

Said lot bounds southerly on Robinson Street thirty-five and 1/10 (35 1/10) feet, more or less, and extends back northerly in parallel lines at or about at right angles therefrom till it comes to the north line (in that place) of the plat, and bounds easterly on land now or lately of Adele R. Wood and westerly on land now or lately of Gertrude L. Newman. Containing about three thousand square feet of land, more or less. Book 787, Page 321.

Lot 178: That lot of land with all the buildings and other improvements thereon, situated on the Northerly side of Robinson Street, in said City of Providence, and laid out and designated as lot number sixteen (16) on that plat entitled "Plat of House Lots in Cranston, belonging to Josiah W. Robinson, surveyed and platted May 16, 1846 by Atwater & Schubarth" which plat is recorded in the office of the Recorder of Deeds in said Providence in Plat Book 9 at page 5 and a copy thereof on Flat Card 233; being the same lot conveyed to Andrew Anderson by Maggie McMann by deed dated November 13, 1890 and recorded in said office in Deed Book 360 at page 423. Book 689, Page 136.

Lot 162: Also that small lot of land in the rear of said lot 16 (sixteen) and of lot No. 17 (seventeen) on said plat bounded Southerly on said lots 16 (sixteen) and 17 (seventeen), easterly on land now or formerly of Maggie McMann, northerly partly on land now or formerly of James F. Smith and partly on land now or formerly of Owen S. Smith and westerly on land formerly of Andrew Winsor and Joseph F. Brown and land now or formerly a gangway, being the second described lot in that deed to said Andrew Anderson from said Maggie McMann, dated June 24, 1892, and recorded in said Office in Deed Book No. 371 at page 499.

Being the same premises described in deed book 629 at page 216, of the said records of the Recorder of Deeds of said Providence, Rhode Island, Book 689, Page 136.

The following lots constitute the eastern half approximately of the block bounded northerly by Robinson Street, easterly by Gay Street, and southerly by Willard Avenue:

Lot 263
and
Lot 264: Those two certain lots of land with all the buildings and improvements thereon, situated in the city and county of Providence and state of Rhode Island, laid out and designated as lots numbered 25 and 26 on "Plat of House Lots in Cranston, belonging to Josiah W. Robinson, surveyed and platted May 16th 1846 by Atwater & Schubarth" which said plat is recorded in the land evidence records of said city of Providence, on Plat Card No. 233.

Also the easterly end of lot number 31 on said plat, together with all the improvements and buildings thereon, being so much of said lot number 31 as lies southerly of said lot number 26. Book 876, Page 462.

Lot 265,
Lot 266
and
Lot 267: Those three certain lots or parcels of land with all the buildings and improvements thereon situate on the southerly side of Robinson Street in the City of Providence and laid out and designated as lots numbered twenty two (22), twenty three (23) and twenty four (24) on that certain plat entitled "Plat of House Lots in Cranston Belonging to Josiah W. Robinson Surveyed and Plotted May 16, 1846 by Atwater and Schubarth" which plat is on record with the records of Land Evidence for the City of Cranston and Copy thereof in the Office of the Recorder of Deeds in the City of Providence in Plat Book 9 at page 5 and copy on Plat Card #233. Book 885, Page 189.

Lot 268: NOW, THEREFORE, the CITY OF PROVIDENCE, a municipal corporation of the State of Rhode Island, in consideration of the sum of ONE HUNDRED SIXTY-SEVEN DOLLARS (\$167.00) to it paid by ABIE SIEGAL of Providence, in the County of Providence, State of Rhode Island, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto said grantee and his heirs forever, all the right, title and interest in and to that certain lot of land situated in the City of Providence, Rhode Island and laid out as Lot No. 268 on Plat No. 45 of the Assessors' Plats of said City of Providence as the same appeared on June 15th, 1935 in the office of the Tax Assessors of said City of Providence, which was purchased at tax sale held February 25th, 1937 and which was conveyed to the City of Providence by Walter F. Fitzpatrick, City Treasurer, by deed dated March 8th, 1937 and recorded in the Recorder of Deeds Office in said City of Providence in Deed Book No. 810 at page 416. Book 839, Page 61.

Lot 142: THAT CERTAIN LOT OF LAND together with all the buildings and other improvements thereon, situate on the southerly side of Robinson Street, in the City and County of Providence, and laid out and designated as Lot No. 3 (three) on that certain plat of land, belonging to Sigmund Rosen on record in the office of the Recorder of Deeds of said City of Providence, on Plat Card 904, and being the same lot of land described as Lot No. 142 on Assessors' Plat 45, on record in the Office of Assessors of Taxes in said City of Providence, Rhode Island. Book 777, Page 42.

Lot 269 and Lot 270: Those two lots of land with all buildings and improvements thereon, situated on the southerly side of Robinson Street in the City of Providence and State of Rhode Island, and laid out and delineated as Lots Nos. 1 (one) and 2 (two) on that plat entitled, "Plan of Land belonging to Sigmund Rosen by J.A. Latham May 1905" and recorded in the office of the Recorder of Deeds in said City of Providence on Plat Card No. 904.

Said lots together form one parcel bounding northerly on Robinson Street, seventy five and $47/100$ (75.47) feet, more or less, easterly on land now or lately of David C. Horowitz in part, and in part on land now or lately of Annie Biller, one hundred two and $40/100$ (102.40) feet, more or less, southerly on land now or lately of Clara Korn in part, and in part on land now or lately of Jennie Metz, sixty eight and $09/100$ (68.09) feet, more or less and westerly on land now or lately of Rose Siegal, ninety nine and $93/100$ (99.93) feet, more or less. Book 961, Page 387.

Lot 271: That certain lot or parcel of land, with all buildings and improvements thereon, situated on the southerly side of Robinson Street, in the City of Providence, in the State of Rhode Island, being described and bounded:

Beginning at a point sixty and $13/100$ s (60.13) feet westerly from the southwesterly corner of Gay Street and Robinson Street, and bounding northerly on Robinson forty (40) feet and holding that width extending southerly eighty-one and $68/100$ s (81.68) feet, bounding easterly on land now or lately of Annie Biller, southerly on land now or lately of Annie Biller, and westerly on land now or lately of Sam Teller eighty-one and $58/100$ s (81.58) feet, more or less. Book 1000, Page 56.

Lot 272: That lot of land with all buildings and improvements thereon situated in the City of Providence and State of Rhode Island on the southwesterly corner of Robinson and Gay Streets, bounding northerly on said Robinson Street on which it measures sixty and $3/10$ (60.3) feet, more or less, and holding the same width back southerly eighty one and $68/100$ (81.68) feet, more or less, therefrom, bounding easterly on Gay Street, southerly on land now or lately of Harry Biller and wife and westerly on land now or lately of Joseph Jassie and wife.

Being the same premises conveyed by deed of Christopher R. Gannon to Jacob Abramowitz and wife, dated May 18, 1912 and recorded in the office of the Recorder of Deeds in said Providence in Book 526 at page 356. Book 744, Page 412.

Lot 273: That lot of land with all the buildings and improvements thereon, situated in the City of Providence, in the State of Rhode Island, on the westerly side of Gay Street, about mid-way between Robinson Street and Willard Avenue, and bounding easterly on said Gay Street on which it measures forty and $84/100$ (40.84) feet more or less, and holding that width back westerly one hundred and $3/10$ (100.3) feet, more or less therefrom, bounding southerly on land now or lately of Samuel Askinis and land now or lately of Jacob Kollodoff, westerly on land now or lately of David Korn and land now or lately of Samuel Teller and wife and northerly on land now or lately of Jacob Abramowitz and land now or lately of Joseph Jassie. Book 616, Page 140.

Lot 274: THAT CERTAIN LOT OR PARCEL OF LAND with all the buildings and improvements thereon, situate on the northwesterly corner of Willard Avenue and Gay Street, in the City of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point on the northerly line of Willard Avenue, at the southwesterly corner of land herein described, and the southeasterly corner of land now or lately of Putnam Savings Bank; thence northerly, bounding westerly on said Putnam Savings Bank Land, eighty-one and $63/100$ (81.63) feet, more or less, to land now or lately of Harry Biller and wife; thence easterly, bounding northerly on said Biller land, forty-nine and $2/10$ (49.2) feet, to said Gay Street; thence southerly, bounding easterly on said Gay Street, forty-nine and $88/100$ (49.88) feet, to an angle in the westerly line of said Gay Street; thence continuing southerly along the westerly line of said Gay Street, to Willard Avenue; thence westerly, bounding southerly on said Willard Avenue, to the point or place of beginning. Book 806, Page 439.

Lot 275: That certain lot of land with all buildings and improvements thereon, situated in the City of Providence, and State of Rhode Island, and bounded and described as follows:

Beginning at a point on the northerly line of Willard Avenue, at the southwesterly corner of Lot No. 101 of that plat hereinafter referred to, and at the southeasterly corner of land now or lately of David Korn; thence northerly bounding Westerly on said Korn land 81.63 feet to land now or lately of Harry Biller and wife; thence easterly bounding northerly on said Biller land 51 feet more or less, to land now or lately of Samuel Askinis; thence southerly in a line parallel with the westerly line of land hereby conveyed, bounding easterly on said Askinis land 81.63 feet to Willard Avenue; thence westerly, bounding southerly on Willard Avenue 51 feet to the point of beginning.

Said lot comprises the westerly portions of Lots Nos. 101 and 102 on that plat entitled "Plot of House Lots in Cranston belonging to the Heirs of James Pettey Surveyed and plotted January 1849 by Atwater, Schubarth & Haines, copied by N. B. Schubarth Feb. 1857" and recorded in the office of the Recorder of Deeds in said Providence in Plat Book 10 at page 20 and (copy) on Plat Card No. 273. Book 858, Page 458.

Lot 276: One certain lot of land with all improvements thereon situated in said Providence in that portion now or formerly the Ninth ward (formerly Cranston) and is laid out and designated as lot numbered One Hundred (100) on a "plat of house lots in Cranston belonging to the heirs of James Pettey, surveyed and platted January 1849 by Atwater, Schubarth and Harris", and copied by N. B. Schubarth, February 1857" said plat is recorded in the Town Clerks office in the Town of Cranston, reference thereto being had. Being the same property conveyed to this grantor by Warranty Deed dated September 19th 1902 and recorded in the office of the Recorder of Deeds in said Providence in Book 450 at page 114. Book 484, Page 256.

Lot 277: That lot of land with the buildings and improvements thereon, situated on the northerly side of Willard Avenue a short distance westerly from Gay Street in the City of Providence and State of Rhode Island and laid out and delineated as lot No. 99 (ninety-nine) on that plat entitled, "Plot of House Lots in Cranston belonging to the Heirs of James Pettey, surveyed & plotted January 1849 by Atwater, Schubarth & Haines copied by N.B. Schubarth Feb. 1857" and recorded in the office of the Recorder of Deeds in said Providence in Plat Book 10 at page 21 and (copy) on Plat Card No. 273.

Said lot bounds southerly on Willard Avenue on which it measures forty and $12/100$ (40.12) feet and holding that width extends northerly one hundred two (102) feet more or less, and bounds northerly on land now or lately of Abie Seigal in part and in part on land now or lately of Sam Teller and wife, easterly on land now or lately of Clara Korn and westerly on land now or lately of South Providence Hebrew Congregation. Containing 4092 square feet of land, more or less. Book 809, Page 322.

Lot 278: A lot of land formerly in the eastern part of the Town of Cranston but now on Willard Avenue (formerly Clinton Street) in said City of Providence, being lot number ninety eight (98) on a plat of house lots laid out by the heirs of James Pettey, recorded in Plat Book No. 10 page 21 and on Card No. 273. And is the same lot conveyed to Stephen Horton by David W. Pettey by deed dated May 13, 1858, measuring forty (40) feet on Willard Avenue (formerly Clinton Street) and averaging in depth about one hundred and eighteen (118) feet being lot number two hundred and seventy eight (278) on Assessors Plat number forty five (45) and containing about four thousand seven hundred and eighty (4780) square feet. Being the same lot of land conveyed to Simon Sandler by deed from Abraham Jacobs dated December 21, 1900 and recorded in Deed Book No. 438 at page 105, together with the buildings and improvements thereon. Book 476, Page 292.

Lot 279: That certain lot or parcel of land with all the buildings and improvements thereon, situate on Willard Avenue in the City of Providence, State of Rhode Island, laid out and designated as lot No. 97 on that plat entitled, "Plot of House Lots in Cranston Belonging to the Heirs of James Pettey Surveyed & plotted January 1849 by Atwater, Schubarth & Haines Copied by N. B. Schubarth Feb. 1857," which plat is recorded in the office of the Recorder of Deeds in said Providence in Plat Book 10 at page 21 and (copy) on Plat Card 273.

Said lot is bounded and described as follows: Beginning at a point in the northerly line of Willard Avenue, two hundred fourteen (214) feet, more or less, westerly from the westerly line of Gay Street, said point of beginning being at the southwesterly corner of land now or lately of South Providence Hebrew Congregation, and running thence northerly bounding easterly on said last named land, a distance of one hundred sixteen and $34/100$ (116.34) feet, more or less, to land now or lately of Bertha Marks et al; thence turning and running westerly bounding northerly on said Marks land, to land now or lately of Gertrude L. Newman et al; thence turning and running southerly bounding westerly on said Newman land, a distance of one hundred eleven and $1/10$ (111.1) feet, more or less, to Willard Avenue; thence turning and running easterly bounding southerly on said Willard Avenue, a distance of forty and $12/100$ (40.12) feet to said land of South Providence Hebrew Congregation and the point or place of beginning. Book 908, Page 439.

Lot 280: THAT LOT OF LAND with all buildings and improvements thereon, situated in the City of Providence and State of Rhode Island, and laid out and delineated as lot No. 96 (ninety six) on that plat entitled "Plot of House Lots in Cranston belonging to the heirs of James Pettey Surveyed & plotted January 1849 by Atwater Schubarth & Haines Copied by N.B. Schubarth Feb. 1857" and recorded in the office of the Recorder of Deeds in said Providence in Plat Book 10 at page 21 and (copy) on plat card No. 273.

Said lot bounds southerly on Willard Avenue forty (40) feet, westerly on land now or lately of Simon Friedman and wife one hundred five and 50/100 (105.50) feet, more or less, northerly on land now or lately of Bertha Marks et al. and easterly on land now or lately of Aaron Feiner one hundred ten and 75/100 (110.75) feet, more or less. Book 846, Page 306.

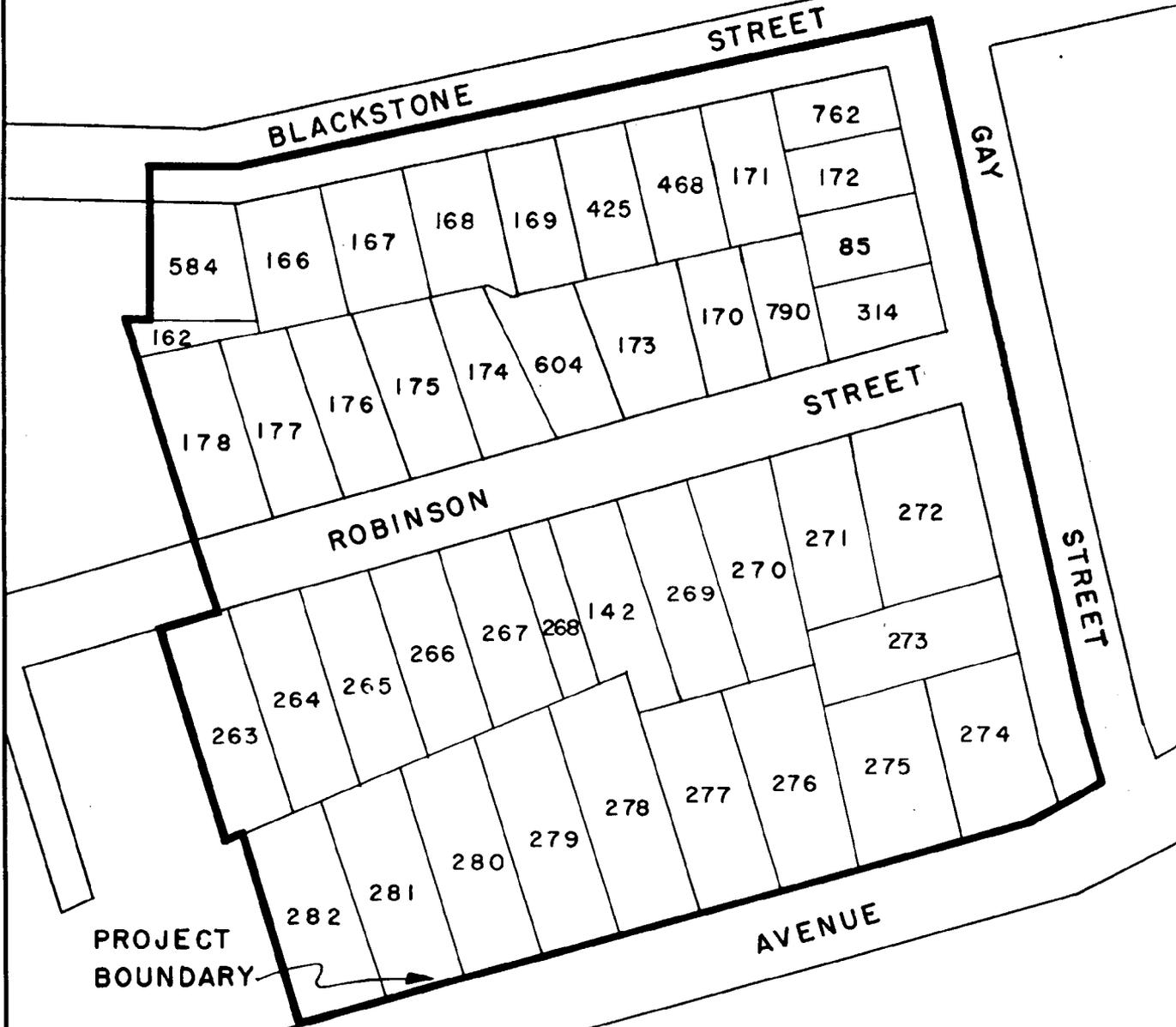
Lot 281: That lot of land with all the buildings and other improvements thereon, situated in said city of Providence and laid out and delineated as Lot No. 95 on that plat of land entitled "Plot of House Lots in Cranston, belonging to the heirs of James Pettey, surveyed and plotted January, 1849 by Atwater, Schubarth and Haines, copied by N. B. Schubarth Feb. 1857," and recorded in said records on Plat Card No. 273.

Said lot bounds southerly on Willard Avenue 40 feet, easterly on land now or lately of Sophie Gordon 105.8 feet westerly on land now or lately of Isaac Ackerman, et al., 100.25 feet and northerly on land now or lately of George Goodman and wife and on land now or lately of Bertha Marks.

Being the same premises conveyed by deed from Joseph Greene and wife, Rose, to Simon Friedman and wife, Annie, dated April 1, 1929 and recorded in Book 720 at page 322. Book 885, Page 416.

Lot 282: THAT LOT OF LAND with all the buildings and other improvements thereon situated on the northerly side of Willard Avenue in said City of Providence, and laid out and designated as lot numbered 94 (ninety-four) on that plat entitled "Plot of House Lots in Cranston belonging to the Heirs of James Pettey surveyed and plotted January 1849 by Atwater, Schubarth & Haines, copied by N. B. Schubarth Feb. 1857", which plat is recorded in the office of the Recorder of Deeds in said Providence on Plat Card 273. Book 837, Page 302.

ASSESSOR'S LOTS ARE SHOWN.
(PLAT 45)



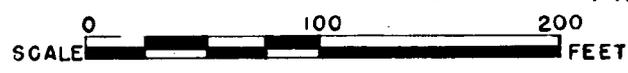
PROJECT BOUNDARY

PROJECT AREA MAP

TENTATIVE PLAN
FOR THE APPROVED

WILLARD CENTER UNIT ONE
PROJECT AREA D2-A1

PROVIDENCE REDEVELOPMENT AGENCY
MARCH 1953



STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS

PROVIDENCE CITY COUNCIL CHAMBERS

PROVIDENCE, R. I.

PUBLIC HEARING

re

TENTATIVE PLAN FOR WILLARD
CENTER UNIT ONE, PROJECT AREA D2-A1
PROVIDENCE REDEVELOPMENT AGENCY

Heard Before:

The Providence City Council,
Thomas Luongo, President.

Time & Place:

February 5, 1953, 8:00 P.M.,
City Hall, Providence, Rhode Island.

Vincent A. Walsh,
Superior Court,
Providence, R. I.,
Court Reporter.

STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS

PROVIDENCE CITY COUNCIL CHAMBERS

PROVIDENCE, R. I.

PUBLIC HEARING

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TENTATIVE PLAN FOR WILLARD
CENTER UNIT ONE, PROJECT AREA D2-A1,
PROVIDENCE REDEVELOPMENT AGENCY

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Vincent A. Walsh,
Court Reporter,
Superior Court,
Providence,
Rhode Island.

(Thomas Luongo, President, Providence City Council, opened meeting of the City Council in re public hearing pursuant to the requirements of Sections 26 and 31 of Chapter 2574 of the Public Laws of Rhode Island, 1950. Public hearing concerned with the Tentative Plan for Willard Center Unit One, Project Area D2-A1.

(Mr. Chester R. Martin, Chairman of the Providence Redevelopment Agency, is introduced to the gathering.)

MR. MARTIN: Mr. President and Members of the City Council, Ladies and Gentlemen of the City of Providence, it gives me a great deal of pleasure to be here this evening as the chairman of the Redevelopment Agency of the City of Providence in order that we may present to you tentative plans for the Willard Center.

We are here because there is a real need for a school in the Willard Avenue area, or the South Providence section of this city. We are willing, our agency, to assist the school department and the city in acquiring that location for a school. We, as parents, are keenly interested in seeing that our children get as good schooling in one part of the city as they do in the other and particularly in an area which is so congested

as South Providence. That area should have, and must have, schooling which is appropriate for them. Therefore, in connection with the duties of our agency it is my privilege, Mr. President, to present Mr. Donald R. Graham, the executive director of the agency.

MR. LUONGO: All persons or agencies who desire to speak may now come forward, give their name and address, and address the public hearing.

MR. GRAHAM: Mr. President, Members of the City Council, Ladies and Gentlemen, before anybody else comes up here I would like to say a few words in explanation.

This public hearing tonight is being called to consider a school site. Usually the City of Providence acquires school sites without the assistance of the Redevelopment Agency. However, in this case the Redevelopment Agency is participating because this proposed school site is in a blighted area and I would like to explain why the Redevelopment Agency is interested.

Back in 1947, acting under the provisions of the State Redevelopment Act, the City Council established the Redevelopment Agency. It directed the agency to prepare plans for the blighted areas of the City of Providence.

In 1948, on the recommendation of the planning commission, the City Council designated seventeen (17) areas in the City of Providence as blighted areas. South Providence, as far south as Public Street, is one of the blighted areas.

Now, any plans that the Redevelopment Agency makes are in the interest of the community. The general plan for the community, prepared by the city planning commission, is the guide of the agency in the preparation of these plans.

Now, in South Providence, between Point Street and Public Street and between Plain Street and Broad Street, it is a neighborhood of homes and any plans for that area should be designed to preserve and protect that area as a place to live. If the people are going to be encouraged to live in that area, to remain in that area and to improve their properties, there are certain public improvements required.

First, these improvements include a new school. It includes play space for school children and teenagers and it includes neighborhood stores.

This tentative plan tonight is concerned with the school site for this area. This school is recommended in the master plan for public school sites. The first school recommended in that plan was the Fox

Point School which is now under construction. The South Providence school is to follow. \$1,600,000 in bonds has already been voted by the voters in 1950 for the construction of this school.

Now, obviously, if we are going to provide these public improvements, certain changes in the neighborhood must be made. When it is necessary to acquire a house, it should be a more deteriorated house that we acquire. In South Providence, the Redevelopment Agency found an area deteriorated, of congested housing, existing in the vicinity of Willard Avenue.

With the co-operation of the Health Department, the Redevelopment Agency studied this area in detail and inspected every dwelling unit. The agency also consulted the State Health Department, the Public Welfare Department, the Fire Department, the Police Department, the Courts, and other social agencies.

A copy of this tentative plan for Willard Center Unit One is available in the Redevelopment Agency office for any of you to study. Now, we are concerned with just the school site, but I want to point out that there are other improvements to be required in the Willard Center, or the Willard Avenue area. The school children and the young people of South Providence have gone too long now without a place to play. The

progressive shopkeepers along Willard Avenue and along Prairie Avenue, we hope, will be interested in a new shopping center before much longer.

Should the City Council approve this tentative plan, the Redevelopment Agency will be directed to prepare the detailed plans for this area. The Redevelopment Agency will not buy any property until after the final redevelopment plan has been submitted to, and approved by, the City Council. Therefore, there will be no purchase of any property until early fall, 1953, at the earliest.

When the time comes for the relocation of families, which will not be before the end of the year, the agency policy and the federal law states that no family can be moved unless it has some place to go. Therefore, the purpose of this hearing is to receive the comments and suggestions of interested people. Now, those of you that do have suggestions, you are free to make them now. If you prefer to talk them over with us personally, you are always welcome in the office of the Redevelopment Agency on the first floor.

MR. LUONGO: Are there any persons that want to speak in favor of this? Are there any people against it?

COUNCILMAN EDMUND WEXLER: Mr. President,

I don't know whether the people who are here, who have come here this evening, understand fully that if they have anything to say about the proposal which is now pending before the City Council and which has been explained at great length in the public press, that they have an opportunity at this time to express their own views in regard to this matter. If they are satisfied with the explanation which has been given, and I might reiterate and emphasize the invitation which has been extended to every person living in the area or having a business in the area, that the office of the Redevelopment Agency, which is situated on the ground floor of the City Hall, will be at all times open to every individual so that each one may acquaint himself or herself with the full details of the plan and of the planning as it progresses. Now, I would request the President again to find out whether or not any individual desires to be heard on any phase of this plan.

MR. LUONGO: Are there any persons that want to be heard? Are there any persons that want to be heard? Come forward, please, give your name and address to the clerk here.

VOICE: George Berlinsky, 252 Willard Avenue.

MR. LUONGO: The gentleman will start his remarks.

MR. BERLINSKY: What I wanted to find out was in the case of these new buildings that may be erected for business just how will they be operated, just what is the procedure for a man that has a business on that street, what will he have to do?

MR. GRAHAM: Who has property at the present time?

MR. BERLINSKY: Yes.

MR. GRAHAM: Dwelling unit or a store?

MR. BERLINSKY: Store.

MR. GRAHAM: There is nothing that should be done at the present time. In other words, there will be no purchase of property until the fall at the earliest.

MR. BERLINSKY: Who is going to build the buildings and who is going to rent them? Who is going to lease them? Who will they belong to after they are built?

MR. GRAHAM: There are no new buildings involved in this first site except the school building.

MR. BERLINSKY: Well, I am referring to the business district which will be built eventually.

MR. GRAHAM: Later on what we have in mind is a modern shopping center, the sort of thing which the people down there can get together on, or they can rent spaces in a building built by somebody else.

MR. BERLINSKY: Will that be owned by the City or will that be owned privately? In other words, say if you own property, will that land that he owns be condemned?

MR. GRAHAM: The land he owns now will be purchased by the Redevelopment Agency.

MR. BERLINSKY: What will happen to that land?

MR. GRAHAM: Later on the land, depending on where it is, will become part of the school site and possibly part of the shopping center site and, then, in the case of the shopping center, the land would be sold to a redeveloper interested in developing the center. Now, it might be some of the merchants that are down there today.

MR. BERLINSKY: I see. That's what I wanted to know.

MR. LUONGO: Is there any other person that wants to be heard? Is there any other person who wants to be heard? Any objectors? Is there any objectors?

VOICE: Eleana DiStante, 224 Blackstone Street.

ELEANA DISTANTE: We like to know when we find a suitable place to live or if we got to wait first for a letter from the City to move out or if we find a place to live, can we move? I mean, if we find a place before the City send a letter asking we got to move away we find a home to live in, can we move in before the time or do we have to wait until the City sends a notice?

MR. GRAHAM: Separate the questions. If you have a place to go before we buy your property, can you go?

ELEANA DISTANTE: Yes.

MR. GRAHAM: Of course. If you want to go tomorrow you are perfectly willing to do so.

ELEANA DISTANTE: We losing all the rent when we move. We losing all the rent of the house.

MR. GRAHAM: You own property?

ELEANA DISTANTE: Yes.

MR. GRAHAM: Well, it wouldn't be advisable then for you, if you are going to lose rents, to move out yet. I think it would be advisable to wait and see a little bit more what the schedule is going to be first before we buy the property.

ELEANA DISTANTE: You will give us time to find a home for ourselves?

MR. GRAHAM: Yes, we will.

MR. LUONGO: Is there any objector?

(No objection registered from any of the persons present at the public hearing.)

MR. LUONGO: Mr. Quigley.

COUNCILMAN EDWARD P. QUIGLEY: Mr.

President, Gentlemen of the Council, Ladies and Gentlemen, this proposition that is before the Council is one that has given me much concern. We are in the section of the city that has been neglected for many years. When there was plenty of land available no planning was ever made or done to assist the people of our section. We haven't a playground that is of any size. We haven't a new school. All sections of Providence has been taken care of very handsomely with the exception of South Providence. We have been a neglected child so to speak, but we have had planning

going on and in the planning--in the overall picture for a better and bigger Providence--improvements are planned for all South Providence.

These planning experts have gone along and have planned for a manufacturing section which will result from Plain Street to the river and from Basset Street to Thurbers Avenue. On the west side of Plain Street we are zoned for homes, apartment houses and no manufacturing. We are going to need a school centrally located and our planners are going ahead and giving us that plan right now, along with further plans to give us a playfield for the children and a large field for the adults of our section.

Ladies and Gentlemen, we need these things in South Providence. We are a very congested section. We have on the records more communicable disease rampant in our section than any where else due to the fact that the dwellings that our people live in sometimes are not adequate or not sanitary. I assure you that if you will go along with the planning of this group who is doing such a magnificent job for the city that in the end you will agree that it was a job well done and the place where you and I were born and raised will be a bigger and a better place to live in.

I personally, unless you people here en

masse say no, am going along and vote for this plan and I hope and trust that you will see your way clear to go along with us in this very constructive and progressive piece of legislation to help to build a bigger and better Providence.

MR. LUONGO: Mr. Wexler.

MR. WEXLER: A preliminary survey or information has been given by Mr. Graham and again I wish to repeat his invitation that his office is open to each and every individual that has any interest whatsoever in the area. I might also add as councilman from the area, speaking for my colleague Councilman Quigley, that we also will be available to any individual living in the area or concerned with the area who may have any problems with which we may be of any assistance. I might also emphasize at this time that this matter is before the Council upon a tentative plan for Willard Center. I wish to emphasize that this is a tentative plan. This is a proposal which is being submitted by the Redevelopment Agency to your City Council. If the City Council approves of this tentative plan, the agency will be authorized to proceed and prepare a final plan and before that final plan can be adopted, there will be another public hearing at which time all people who

have any interest in the plan or in the area will again be given an opportunity to come to this council chamber and to express their opinions or their objections to the final plan which will then be pending before this City Council.

At this time, Mr. President, I move that the report be referred to the ordinance committee and a copy to the public works committee for their consideration.

MR. QUIGLEY: Mr. President, I second the motion.

MR. LUONGO: Moved and seconded.
All persons or agencies who desire to submit communications in writing may now come forward and do so.

(No one indicated a desire to be heard or submitted any written communication)

MR. LUONGO: Are there any remarks?
All those voting in the affirmative say "aye." Those opposed? So voted and referred to the ordinance and public works committees. The public hearing is closed.

X-----X

I certify that the foregoing is a true & accurate transcript of my shorthand notes.

Richard A. Walsh
