



Executive Chamber, City of Providence, Rhode Island

Vincent A. Cianci, Jr.  
MAYOR

May 10, 1977

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

Dear Honorable Members:

I am this day disapproving and vetoing a Resolution authorizing me to execute a conveyance of Lot 340 as set out and delineated on City Assessor's Plat 15, and Improvements thereon, located at 392 Waterman Street, Providence, to Ronald Oakes, Providence. I take this step because the title search of this property has not yet been completed and thus has not determined the clear ownership of this property by the City of Providence.

Respectfully submitted,

VINCENT A. CIANCI, JR.  
Mayor of Providence

IN CITY COUNCIL

MAY 16 1977

READ:

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

CLERK

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No.

Approved

RESOLVED, that His Honor the Mayor is authorized to execute a Deed of Conveyance of Lot 340, as Set Out and Delineated on City Assessor's Plat 15, with improvements thereon, located at 392 Waterman Street, Providence, to Ronald Oakes, Providence, and as further identified on accompanying map entitled, "Providence, Rhode Island, P.W. Dept., Engineering Office, City Property Section, Plan No. 064018, Date May 3, 1977", for the sum of Thirteen Thousand, Five Hundred (\$13,500.00) Dollars, and

BE IT FURTHER RESOLVED, that His Honor the Mayor and the Acting City Solicitor are hereby authorized to make such terms and conditions as may be in the best interest of the City of Providence.

IN CITY COUNCIL

MAY 5 1977  
READ AND PASSED

*Robert J. Norton*  
VPRES.  
*Vincent Vespa*  
CLERK

*I hereby disapprove  
and veto-*

*Veronica Crane*  
*Mayor - May 16, 1977*

THE COMMITTEE ON

CITY PROPERTY

Approves Passage of  
The Within Resolution

Vernant Vespera

April 27, 1977 Clerk

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 24, 1976

TO: Philip J. Pitassi, City Collector

SUBJECT: DEPOSITS-PROPOSED SALE - REAL PROPERTY.

CONSIDERED BY: Committee on City Property

DISPOSITION: The accompanying cash is for the following deposits:

392 Waterman Street, Lot 340, Plat 15,  
\$400.00 in cash for the highest bid submitted this date by Ronald Oakes, 36 Sheldon Street, Providence, R.I. for the amount bid of \$13,500.00;

Ohio Avenue, Lots 727 and 728, Plat 87,  
\$200.00 in cash for the highest bid submitted this date by Mr. Willie L. Bellamy, 40 Michigan Avenue, Providence, R.I. for the total amount bid for both lots \$1,800.00.

Received from Vincent Vespia  
City Clerk

A handwritten signature in cursive script, reading "Philip J. Pitassi".

Philip J. Pitassi

A handwritten signature in cursive script, reading "Vincent Vespia".

City Clerk



9  
CITY OF PROVIDENCE, RHODE ISLAND  
MAYOR VINCENT A. CIANCI, JR.

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DEPARTMENT OF PUBLIC WORKS . 700 ALLENS AVENUE . 02905

Daniel E. Healy, Director

Joseph J. Campo, Deputy Director

April 4, 1977


Harry Johnson, Chairman  
Committee on City Property  
c/o City Clerk's Office  
City Hall  
Providence, Rhode Island 02903

Dear Mr. Johnson:

In reply to your recent inquiry regarding the City owned property at 392 Waterman Street, commonly known as the Gate Keeper's House at the Red Bridge site in Providence, I am submitting the following information:

1. The Gate Keeper's house is leased to Daniel Mello of 77 Ives Street for \$15.00 per month;
2. There are no sanitary sewers servicing said house; and
3. There is an existing water service which has been discontinued since 3/16/74.

Very truly yours,

  
Daniel E. Healy  
Director of Public Works

DEH:cmv

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

**March 23, 1977**

**DATE:**

**TO:**

**Acting Finance Director Bernardo**

**SUBJECT:**

**RED BRIDGE GATE KEEPER'S HOUSE**

**CONSIDERED BY:**

**Committee on City Property**

**DISPOSITION:**

**Attached is copy of Resolution of the City Council, No. 459, approved September 9, 1976, the same being self-explanatory.**

**The Resolution was never answered. Accordingly, will you respond to its provisions.**

*Eminent Respect*

City Clerk

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: March 23, 1977

TO: Deputy City Solicitor Rotondi

SUBJECT: LAND AND BUILDING - 392 WATERMAN STREET, (LOT 340, PLAT 15)

CONSIDERED BY: Committee on City Property

DISPOSITION: Attached is photocopy of Memorandum addressed to you dated July 12, 1976, the same being self-explanatory.

The subject Committee desires a response to that Memorandum. For your further edification, a photocopy of correspondence from Robert A. Bronson of Providence, on the matter originally raised the question.

*Erment Vespi*

City Clerk

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: **March 23, 1977**

TO: **Director Healy**

SUBJECT: **SURVEY - 392 WATERMAN STREET**

CONSIDERED BY: **Committee on City Property**

DISPOSITION: **Attached is copy of Memorandum to you dated August 12, 1976. For your information, the survey should be concerned with the sanitary and water lines, particularly.**

*Eugene Uopica*

City Clerk



City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: July 12, 1976

TO: John Rotunda, Deputy City Solicitor

SUBJECT: LAND & BUILDING AT 392 WATERMAN STREET (LOT 340, PLAT 15)

CONSIDERED BY: Committee on City Property

DISPOSITION: VOTED: To refer above subject to you so that you may determine whether or not there are any restrictions on the land and building; if it is on the National Historic Register; and if so, are there any restrictions to the buyer.

*Ernest Desjardis*

City Clerk

Good morning Mr. Johnson,

I spoke last Friday with the City Solicitors office concerning the sale of city property at 392 Waterman Avenue.

My conversation with you in early June was about how the tax records indicated that the building was outside the bounds of the property in question; and that perhaps the sale should be reviewed to make sure any buyer knew that he was or was not buying land and building--or just land.

Mr. Vespia indicated that the City Solicitor and you would take the matter up. The Solicitor's dept. apparently knows nothing about it --I spoke with a Mr. Rotundo there.

Could you please tell me what the decision is about the aforementioned parcel. Is the sale final yet? Will there be another sale? Does the house have a lien because it is infringing on someone else's property?

I may be reached at 331-2021 after 9:30 AM.

Thank you!

*Robert A Bronson*

Robert A Bronson  
16 Dove St  
Providence, R.I.

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: August 12, 1976

TO: Director Daniel E. Healy

SUBJECT: SURVEY - 392 WATERMAN STREET

CONSIDERED BY: Committee on City Property

DISPOSITION: The subject Committee requests that a Survey be undertaken and report, in writing, made to it, concerning the above property, commonly known as the Gate Keeper's House at the Red Bridge Site in Providence.

A handwritten signature in cursive script, appearing to read "Vincent Lopez".

City Clerk



CITY ASSESSOR

VINCENT A. CIANCI, JR.  
MAYOR

## OFFICE OF CITY ASSESSOR

CITY HALL, PROVIDENCE, R. I. 02903

May 5, 1976

City Property Committee  
Honorable City Council  
Providence, Rhode Island

Re: Assessor's Plat 15, Lot 340 (Exempt Property)  
392 Waterman Street at Richmond Square/Red Bridge

Gentlemen:

The following is submitted pursuant to your request for an appraisal of the former bridge building and land thereon. The building is an old one story brick building over a stone and stucco basement with attic above.

The building measures 30 feet front and 25 feet deep with a ground floor area of 750 square feet.

This office has no record of the actual age of the building, but by its architectural structure is estimated to be 75 to 100 years. The physical plant has a salvage value of \$1,500<sup>±</sup> from loss by the elements along with desirability and usefulness.

The land lies at the water's edge on the northwesterly side of the Red Bridge, ten to twelve feet below the street grade.

Actual area sales, as shown on the attached, indicate that beyond the point easterly of East River Street the values have dropped considerably with the closing of the Red Bridge.

Through traffic in an easterly direction is being diverted over the new Bridge, bypassing this area, to the northeasterly side of East River Street. This property will increase in value, in conjunction with a higher and better use of the adjacent land (lots 343, 453 and 2). With the inaction of development, this property lies dormant.

City Property Committee  
Page Two  
May 5, 1976

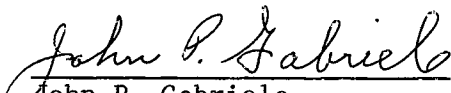
This site is deal for developments pertaining to mariner enterprise.

The subject property is located in a C-4 zone, sec. 54- a heavy commercial zone.

In the opinion of this appraiser, the subject property as of this date has a market value of Four Thousand Dollars (\$4,000.00).

|   |                 |
|---|-----------------|
| Land @ \$1.33 sq. ft. x 1,699 sq. ft. = | \$2,260.00      |
| Improvements                            | <u>1,830.00</u> |
| Total Land and buildings                | \$4,090.00      |

Respectfully submitted,  
and prepared by

  
John P. Gabriele  
Chief Appraiser

  
Theodore C. Littler  
Acting City Assessor

AD  
Attachment (1)

ATTACHMENT #1

Actual Area Sales: Assessor's Plat 15  
Laird Study, 1972 (Street Price @ \$1.00 sq. ft.)  
Commercial Properties

Subject: Lot 340 (Exempt)  
Area: 1,699 sq. ft. @ 90¢ sq. ft.  
Land: \$1,520 (2,260)  
Building: 3,120

| LOT  | LAND<br>AREA | ASSESSMENTS<br>LAND | BUILDING | LAND<br>ASSMT. | SELLING<br>PRICE | DATE    | SELLING<br>PRICE SQ.FT. |
|------|--------------|---------------------|----------|----------------|------------------|---------|-------------------------|
| 2    | 31,805       | 6,360               | -0-      | .20 sqft       |                  | 5/13/75 |                         |
| 3    | 12,474       | 7,480               | 30,000   | .60 sq.ft      |                  |         |                         |
| 8    | 74,433       | 19,790              | 93,890   | .27 sq.ft.     |                  |         |                         |
| 14   | 5,000        | 1,890               | 10,520   | .38 sq.ft      | 40,000           | 3/1/73  | 4.80 sq.ft.             |
| 37*  | 13,088       | 17,400              | -0-      | 1.33 sq.ft     | 75,000*          | 1/2/69  | 2.88*sq.ft.             |
| 60*  | 2,750        | 1,300               | 66,090   | .47 sq.ft.     | *                | 1/2/69  | *                       |
| 341  | 1,830        | 1,140***            | 4,000*** | .62 sq.ft      |                  |         |                         |
| 342* | 1,960        | 390                 | 170      | .20 sq.ft.     | *                | 1/2/69  | *                       |
| 343  | 4,000        | 8,000               | -0-      | 2.00 sq.ft     | 8,000            | 9/17/64 | 2.00 sq.ft.             |
| 362* | 6,403        | 1,930               | 1,540    | .30 sq.ft.     | *                | 1/2/79  | *                       |
| 451  | 15,198       | 4,100               | 57,300   | .27 sq.ft      | 70,000           | 1/19/71 | .86 sq.ft.              |
| 452  | 1,000        | 560                 | 2,420    | .56 sq.ft.     |                  |         |                         |
| 453  | 54,012       | 6,360               | -0-      | .12 sq.ft.     |                  | 5/13/65 |                         |
| 461  | 1,882        | 1,050               | 450      | .65 sq.ft.     | *                | 1/2/69  | *                       |

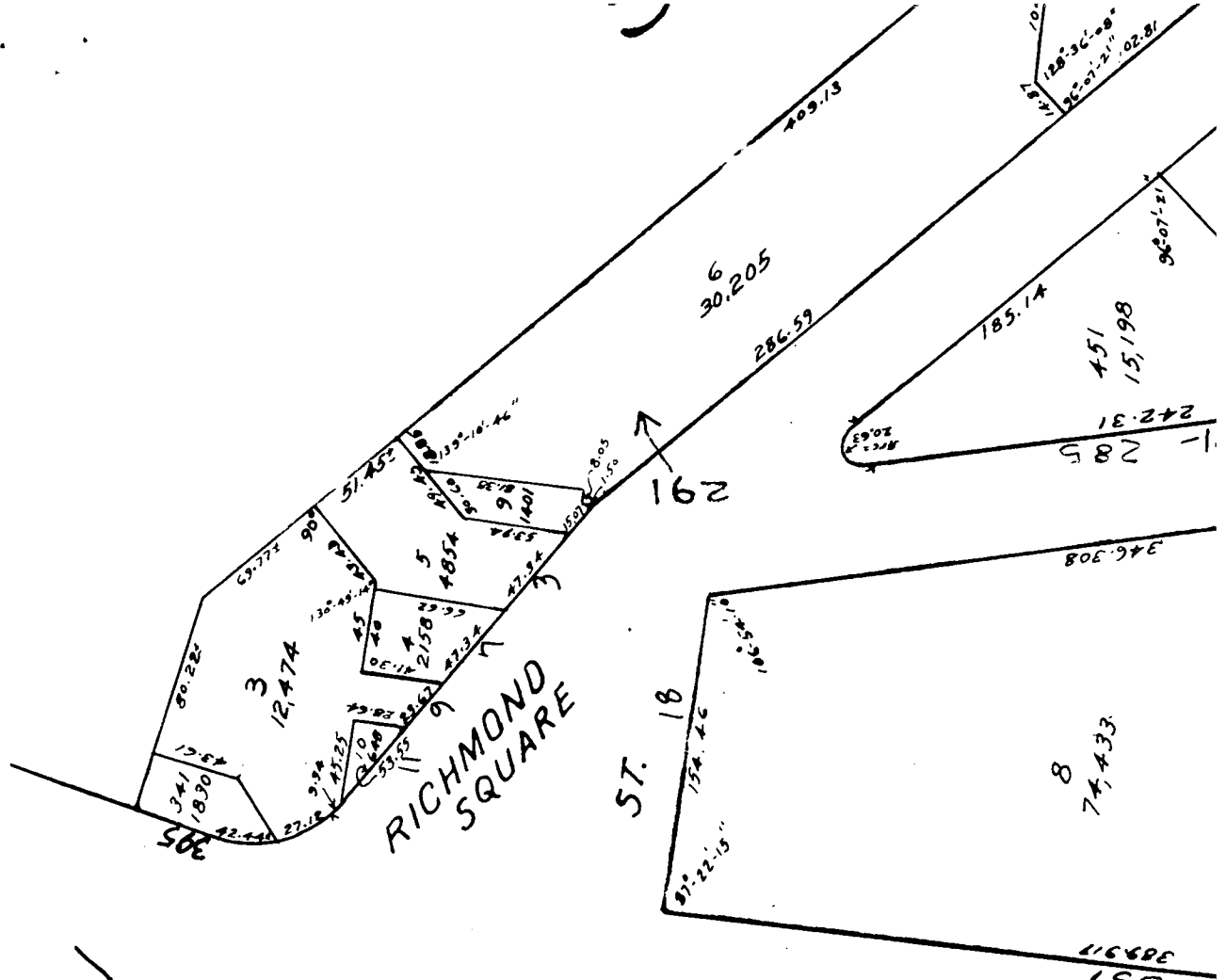
In the 100% area, selling price is at an average of \$1.90 (of sales available)

The subject is less than all comparables - 30% less - or approximately \$1.33 sq.ft.

\*Are all part of one sale.

\*\*\*Exempt

subject



ASSESSOR'S PLAT 15  
LOT 340  
DEC., 31, 1972

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 459

Approved September 9, 1976

RESOLVED, that the Finance Director is requested to provide a sum of money, as may be necessary, for a title search of that City Owned property located at 392 Waterman Street, Providence, commonly known as the Red Bridge Gatekeeper's House.

IN CITY COUNCIL  
SEP 2 1976

READ AND PASSED

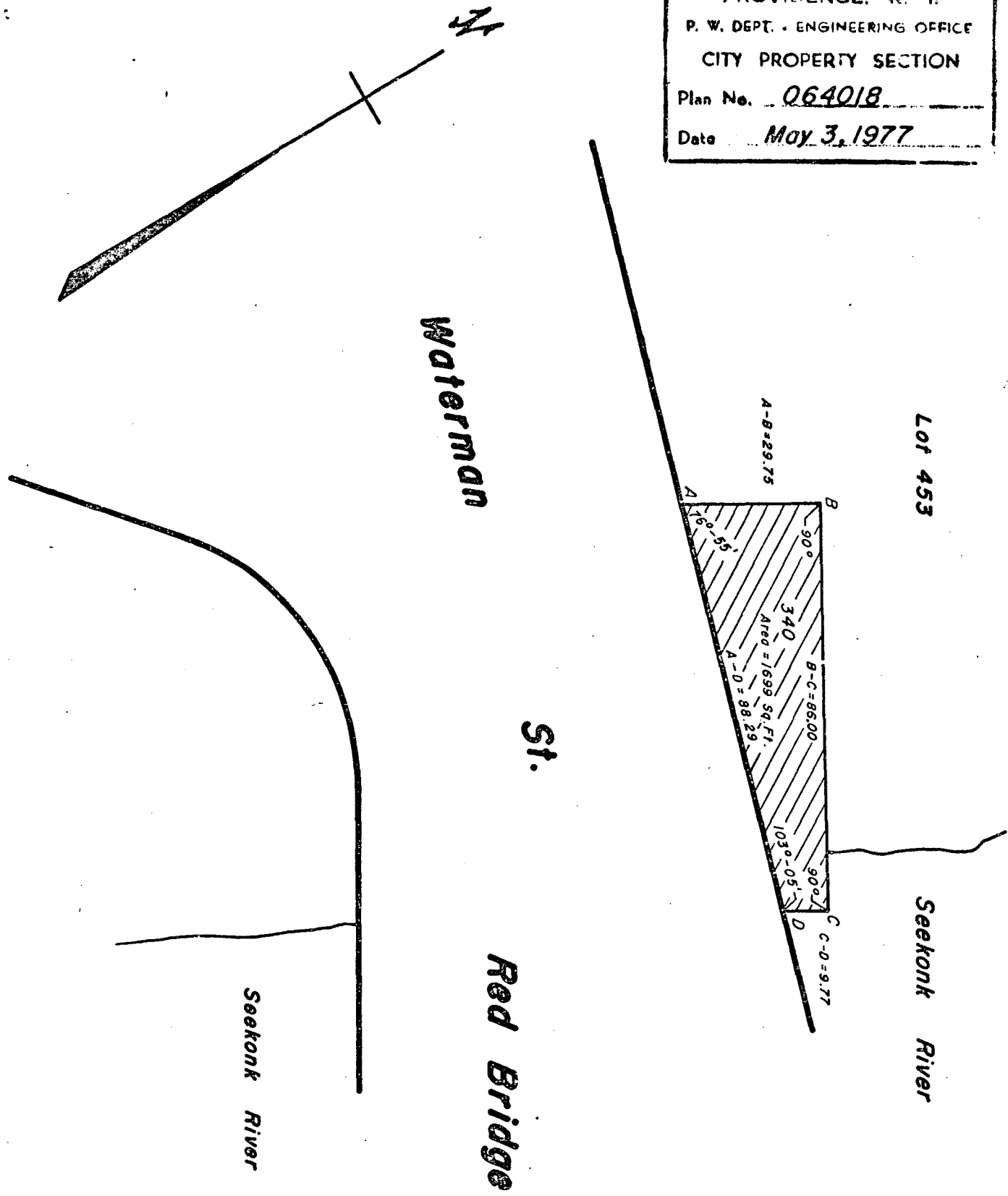
*Rolph Fargnoli* ACTING  
PRES.  
*Vincent Crespi*  
CLERK

APPROVED  
*Vincent Crespi*  
MAYOR

SEP 9 1976



PROVIDENCE, R. I.  
P. W. DEPT. - ENGINEERING OFFICE  
CITY PROPERTY SECTION  
Plan No. 064018  
Date May 3, 1977



Note:

Cross-Hatched Area (A-B-C-D-A)  
Indicates Proposed Sale.

CITY OF PROVIDENCE, R. I.  
Public Works Dept - Engineering Office  
Showing Proposed Sale (Lot 340 - A.P. 15)  
Drawn by Petruska Checked by J.A.M.  
Scale 1" = 30' Date May 3, 1977  
Correct [Signature] Associate Engr.  
Approved [Signature] CHIEF ENGINEER

Lot Numbers From Assessor's Plat 15