



472  
CITY OF PROVIDENCE • RHODE ISLAND • Walter H. Reynolds • Mayor

## TRAFFIC ENGINEERING DEPARTMENT

ROGER T. CHANDLER  
Traffic Engineer  
EDWIN F. COLBY  
Assistant Traffic Engineer

147 Fountain Street  
Providence 3, R. I.

June 13, 1957

The Honorable City Council  
City Hall  
Providence, Rhode Island

Gentlemen:

The Traffic Engineering Department has investigated the advisability of establishing intersection control at the intersection of Dora Street, Shafter Street and Terrace Avenue, as requested in a petition.

Investigation of conditions at this intersection indicates that there is a relatively low volume of traffic using each of these streets, and that the intersection has been relatively accident free for the past six years, with a total of only five accidents being reported in all of the six years.

In view of the results of this investigation, the minimum warrants for the establishment of STOP or YIELD control have not been met; and therefore no control devices are recommended at this location at the present time.

Very truly yours,

*Roger T. Chandler*  
Roger T. Chandler  
Traffic Engineer

RTC:gd

IN CITY COUNCIL

JUL 11 1957

READ:  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*D. Everett Whelan*  
CLERK

**The City of Providence — Legislative Department**  
**CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM**

Providence, R. I. February 2, 1914

**TO:** Traffic Engineer  
**SUBJECT:** Installation of stop or yield signs at certain intersection.  
**CONSIDERED BY:** Committee on Public Works  
**ACTION TAKEN:** VOTED: to refer to Traffic Engineer for study, report and recommendation the request for stop or yield signs at the intersections of;

1. Dora, Shafter and Terrace Avenue
2. Simmons Street and Ethan Street.
3. Mercy Street and Ethan Street.
4. Sophia Street and Ethan Street.
5. Farmington Avenue and Plainfield Street.

*W. Everett Wilson*  
City Clerk

# PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

*The undersigned hereby petition your honorable body for*

~~Electric Lights on~~ Stop or yield signs at intersections of:-----

1. Dora, Shafter and Terrace Avenues.
2. Simmons Street and Ethan Street.
3. Mercy Street and Ethan Street.
4. Sophia Street and Ethan Street
5. Farmington Avenue and Plainfield Street.

*Hector D Landuti*

PETITION OF

TO THE

CITY COUNCIL

FOR

STOP & YIELD SIGNS  
~~ELECTRIC SIGNS~~

ON

IN CITY  
COUNCIL

FEB 7 - 1957

FIRST READING  
REFERRED TO COMMITTEE ON  
*Engineering*  
*Barbara W. Dow* CLERK



## TRAFFIC ENGINEERING DEPARTMENT

ROGER T. CHANDLER  
Traffic Engineer  
EDWIN F. COLBY  
Assistant Traffic Engineer

147 Fountain Street  
Providence 3, R. I.

June 12, 1957

The Honorable City Council  
City Hall  
Providence, Rhode Island

Gentlemen:

A resolution establishing Lee Street from Sutton to Vinton for one-way traffic has been referred to this department for consideration.

Lee Street is a relatively narrow street one block in length, connecting Sutoon Street and Vinton Street. By establishing Lee Street as a one-way street from Sutton to Vinton, a one-way rotary pattern will be established on three of the four streets surrounding this one block.

In view of the very small volume of traffic, this department offers no objection to the proposed one-way street.

Very truly yours,

*Roger T. Chandler*  
Roger T. Chandler  
Traffic Engineer

RTC:gd

IN CITY COUNCIL  
JUL 11 1957

READ:

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*Deverett Whelan*  
CLERK

TO THE HONCRABLE THE CITY COUNCIL OF THE CITY OF PROVIDENCE:

RESOLVED, That the following detailed estimates of the amount of money which will be required for the support of the public schools for the fiscal year ending September 30, 1958, be and the same are approved.

The said estimates shall constitute the minimum budget of the School Committee, and the total amount thereof, less \$1,912,144.00 estimated receipts from various sources, is the sum of money required as an appropriation from the general tax levy.

--SALARIES--		
Administrative -----	\$471,143.04	
Includes School Committee, administrative officers, clerks, Personnel, Placement, Purchasing, Attendance Departments, and Promotion of Health.		
Custodial -----	1,085,245.40	
Includes supervisors, custodians, assistant custodians, women assistants and maintenance employees.		
Day Schools -----	5,695,803.63	
Includes directors, supervisors, principals, teachers and school clerks.		
Evening Schools -----	<u>17,700.00</u>	
		\$7,269,892.07
\$600 State Aid Grant -----		<u>696,000.00</u>
Pensions		
City Pension -----	\$ 78,100.00	
State Pension -----	192,600.00	
Social Security -----	<u>33,000.00</u>	
		303,700.00
Blue Cross -----		<u>67,000.00</u>
		\$8,336,592.07
Total Salaries, Blue Cross, and Pension Costs -----		

--OTHER EXPENSES--

Books -----	\$ 120,200.00	
Equipment, New -----	81,094.77	
Equipment, Maintenance -----	28,462.23	
Equipment, Replacement -----	91,640.65	
Fuel -----	250,000.00	
Lunches -----	5,500.00	
Miscellaneous -----	1,500.00	
Postage -----	3,000.00	
Printing -----	<u>5,200.00</u>	
Amounts carried forward	\$ 586,597.65	\$8,336,592.07

Amounts brought forward -----	\$586,597.65	\$8,336,592.07
Rent -----	5,350.00	
Repairs & Alterations -----	500,000.00	
Supplies, Educational -----	173,159.40	
Supplies, Janitorial -----	28,000.00	
Supplies, Maintenance -----	40,000.00	
Telephones -----	29,000.00	
Transportation -----	70,000.00	
Travel -----	5,000.00	
Tuition -----	23,000.00	
Water, Light & Power -----	116,000.00	
Total Other Expenses -----		<u>1,576,107.05</u>
Total Estimate -----		<u><u>\$9,912,699.12</u></u>

Sources of Revenue

Available from Tax Levy (1.1%) -----	\$7,397,890.17	
Based on official valuation of real and tangible personal property of \$672,535,470.00.		
Estimated Ordinary Miscellaneous Receipts -----	361,000.00	
\$600 State Aid Grant -----	696,000.00	
New State Aid Grant -----	855,144.00	
Special appropriation from City Council -----	602,664.95	
		<u><u>\$9,912,699.12</u></u>

Adopted by the Providence School Committee  
June 24, 1957.

Respectfully Submitted,

*James H. Kelly*  
Secretary School Committee.

IN CITY COUNCIL  
JUL 11 1957

READ:  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*R. Everett Whelan*  
Clerk

Weekly Report of the Superintendent of the Dexter Asylum  
To the Honorable Mayor and the Honorable the City Council of Providence

The Superintendent of the Dexter Asylum herewith reports on admissions  
and discharges for the week ending .....June 9,.....1957

Admitted           0                   Discharged       0                   Remaining       22

ADMISSIONS

Date	Name	Age	Birthplace	Admitted by Director of Public Welfare

DISCHARGES

Name	Discharged by	No.

Respectfully submitted,  
*James H. Green*  
.....Superintendent  
Director of Public Welfare

In City Council.....

Read, wheroupon it is ordered that the same be received.

*Deverette Helan*  
.....Clerk.

Weekly Report  
of the  
Dexter Asylum  
Week Ending  
June 9, 1957

.....

.....

.....

.....

Weekly Report of the Superintendent of the Dexter Asylum  
 To the Honorable Mayor and the Honorable the City Council of Providence

The Superintendent of the Dexter Asylum herewith reports on admissions  
 and discharges for the week ending June 16,.....1957

Admitted            0            Discharged            0            Remaining            22

ADMISSIONS

Date	Name	Age	Birthplace	Admitted by Director of Public Welfare

DISCHARGES

Name	Discharged by	No.

Respectfully submitted,

*James V. McCreary*  
 .....Superintendent  
 Director of Public Welfare

In City Council.....  
 JUL 27 1957

Read, whereupon it is ordered that the same be received.

*Everett Helan*  
 .....Clerk.

Weekly Report of the Superintendent of the Dexter Asylum  
 To the Honorable Mayor and the Honorable the City Council of Providence

The Superintendent of the Dexter Asylum herewith reports on admissions  
 and discharges for the week ending ..... June 23, .....1957

Admitted            0                    Discharged            0                    Remaining            22

ADMISSIONS

Date	Name	Age	Birthplace	Admitted by Director of Public Welfare

DISCHARGES

Name	Discharged by	No.

Respectfully submitted,

*James H. ...*  
 .....Superintendent  
 Director of Public Welfare

JUN 21 1957  
 In City Council.....

Read, whereupon it is ordered that the same be received.

*Thomas ...*  
 .....Clerk.

Weekly Report of the Superintendent of the Deaf-Blind Asylum  
 To the Honorable Mayor and the Honorable the City Council of Providence

The Superintendent of the Deaf-Blind Asylum herewith reports on admissions and discharges for the week ending June 30, 1957

Admitted            0            Discharged            0            Remaining            22

ADMISSIONS

Date	Name	Age	Birthplace	Admitted by Director of Public Welfare

DISCHARGES

Name	Discharged by	No.

Respectfully submitted,

*Samuel M. Green*  
 .....Superintendent  
 Director of Public Welfare

JUL 11 1957

In City Council.....

Read, whereupon it is ordered that the same be received.

*David S. Shelton*  
 .....Clerk.

✓

Weekly Report of the Superintendent of the Dexter Asylum  
To the Honorable Mayor and the Honorable the City Council of Providence

The Superintendent of the Dexter Asylum herewith reports on admissions  
and discharges for the week ending .....July 7.....1957

Admitted           0           Discharged           0           Remaining           22

ADMISSIONS

Date	Name	Age	Birthplace	Admitted by Director of Public Welfare

DISCHARGES

Name	Discharged by	No.

Respectfully submitted,

*Charles M. DeCruz*  
.....Superintendent  
Director of Public Welfare  
*DeCruz*

JUL 11 1957

In City Council.....

Read, whereupon it is ordered that the same be received.

*W. H. ...*  
.....City Clerk.

Weekly Report  
of the  
Dexter Asylum  
Week Ending  
July 7, 1957

.....

.....

.....

.....

JAMES P. MURPHY  
CHAIRMAN  
ARTHUR W. DREW  
HORACE A. CUSSON



JOHN L. McELROY  
SECRETARY

BOARD OF TAX ASSESSMENT REVIEW  
CITY HALL, PROVIDENCE 3, RHODE ISLAND

May 20, 1957

To the Honorable City Council of the City of Providence:

The undersigned, the Board of Tax Assessment Review of the City of Providence, respectfully reports to the City Council of the City of Providence that pursuant to the provisions of Section 12 of Chapter 1665 of the Public Laws of 1945, as amended, said Board of Tax Assessment Review has reviewed taxes and has made changes authorized by said act, as follows:

Board of Review Meeting of May 14, 1957.

Original	Total Real Estate		Total Tax
1956, 01 170 802 Alfred A. Angelone et al 132 Union Av. Warwick, R. I.	30 430		\$1 004.19
Correction No. 56-5 1956, 01 170 802 Alfred A. Angelone et al 132 Union Av. Warwick, R. I.	29 380		\$969.54
Original 1956, 03 228 400 Gesuelo Castaldi 1466 Westminster St.	21 700	Tang. 1 400	762.30 33.00 Vet. Ex. <u>\$729.30</u>
Correction No 56-6 1956, 03 228 400 Gesuelo Castaldi 1466 Westminster St.	19 700	1 400	696.30 33.00 Vet. Ex. <u>\$663.30</u>
Original 1956, 03 625 200 Luigi Costagliola 567 Woodward Rd. No. Prov. R. I.	9 430		\$311.19
Correction No 56-7 1956, 03 625 200 Luigi Costagliola 567 Woodward Rd. No. Prov. R. I.	8 120		\$267.96

forward

JAMES P. MURPHY  
CHAIRMAN  
ARTHUR W. DREW  
HORACE A. CUSSON



JOHN L. McELROY  
SECRETARY

BOARD OF TAX ASSESSMENT REVIEW  
CITY HALL, PROVIDENCE 3, RHODE ISLAND

forward

Original	Total Real Estate	Total Tax
1956, 04 118 800 Rose DeBernardo et al 10 Grant St.	10 700	\$353.10
Correction No. 56-8 1956, 04 118 800 Rose DeBernardo et al 10 Grant St.	10 200	336.60
Original 1956, 06 078 700 Minnie Feldman 24 Bernon St.	5 770	190.41
Correction No. 56-9 1956, 06 078 700 Minnie Feldman 24 Bernon St.	4 270	140.91
Original 1956, 12 297 680 Wm. J. Lonergan et al 342 Plain St.	5 440	179 52
Correction No. 56-10 Wm. J. Lonergan et al 342 Plain St.	5 160	170.28
Original 1956, 13 221 510 Martin Shore Realty Corp. c/o Healey & Mondlick 85 Westminster St.	221 360	7 304.88
Correction No. 56-11 1956, 13 221 510 Martin Shore Realty Corp. c/o Healey & Mondlick 85 Westminster St.	206 360	6 809.88

forward

JAMES P. MURPHY  
CHAIRMAN  
ARTHUR W. DREW  
HORACE A. CUSSON



JOHN L. McELROY  
SECRETARY

BOARD OF TAX ASSESSMENT REVIEW  
CITY HALL, PROVIDENCE 3, RHODE ISLAND

Meeting of May 16, 1957.

forward

	Total Real Estate	Total Tax
Original 1956, 13 545 800 Wm. Melillo et al 121 Sabin St.	40 440	\$1,334.52
Correction No. 56-12 Wm. Melillo et al 121 Sabin St.	38 190	\$1,260.27
Original 1956, 13 708 020 Mabel Monti 987 West Shore Rd. Shawmut Beach, R. I.	14 460	\$477.18
Correction No. 56-13 1956, 13 708 020 Mabel Monti 987 West Shore Rd. Shawmut Beach, R. I.	13 560	\$447.48
Original 1956, 16 034 700 Wm. Palmieri et al Barrington, R. I.	9 490	\$313.17
Correction No. 56-14 1956, 16 034 700 Wm. Palmieri et al Barrington, R. I.	7 940	\$262.02
Original 1956, 18 013 362 Tom Raimondo & wf. 94 Gray St.	7 720	\$254.76
Correction No. 56-15 Tom Raimondo & wf. 94 Gray St. 1956, 18 013 362	7 220	\$238.26

forward

JAMES P. MURPHY  
CHAIRMAN  
ARTHUR W. DREW  
HORACE A. CUSSON



-4-  
JOHN L. MCELROY  
SECRETARY

BOARD OF TAX ASSESSMENT REVIEW  
CITY HALL, PROVIDENCE 3, RHODE ISLAND  
forward

Original	Total Real Estate	Total Tax
1956,19 478 501 Matteo P. Squillante & wf. 89 Sweet Fern Rd. Warwick, R. I.	8 440	\$278.52
Correction No.56-16 1956,19 478 501 Matteo P. Squillante & wf. 89 Sweet Fern Rd. Warwick,R. I.	5 640	\$186.12
Original 1956,25 021 320 John Yunis 91 Dean St.	13 340	\$440.22
Correction No.56-17 John Yunis 91 Dean St. 1956,25 021 320	11 310	\$373.23
Original 1956,02 452 12 John P. Brennan et al 1376 Smith St. No. Prov. R. I.	26 400	\$871.20
Correction No. 56-18 1956,02 452 12 John P. Brennan et al 1376 Smith St. No. Prov. R. I.	25 400	\$838.20

Respectfully submitted,

*James P. Murphy*  
*Arthur W. Drew*  
*Horace A. Cusson*

IN CITY COUNCIL

JUL 11 1957

READ:

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*D. Everett Whelan*  
CLERK

BOARD OF TAX ASSESSMENT REVIEW.

JAMES P. MURPHY  
CHAIRMAN  
ARTHUR W. DREW  
HORACE A. CUSSON



JOHN L. McELROY  
SECRETARY

BOARD OF TAX ASSESSMENT REVIEW  
CITY HALL, PROVIDENCE 3, RHODE ISLAND

June 20, 1957

To the Honorable City Council of the City of Providence:

The undersigned, the Board of Tax Assessment Review of the City of Providence, respectfully reports to the City Council of the City of Providence that pursuant to the provisions of Section 12 of Chapter 1665 of the Public Laws of 1945, as amended, said Board of Tax Assessment Review has reviewed taxes and has made changes authorized by said act, as follows:

Board of Review Meeting of June 4, 1957.

<u>Original</u>	<u>Real Estate</u>	<u>Tang.</u>	<u>Intang.</u>	<u>Total Tax</u>
1956, 02 565 800 Richmond B. Bullock 36 Nisbet St.	48,610	140	4,000	\$1,624.75
<u>Correction No. 56-19</u>				
1956, 02 565 800 Richmond B. Bullock 36 Nisbet St.	42,650	140	4,000	\$1,428.07
<u>Original</u>				
1956, 04 312 880 Wm. H. Diederich et al 170 Westminster St. c/o G.L.&H.J. Gross, Inc.	301,180	-	-	\$9,938.94
<u>Correction No. 56-20</u>				
1956, 04 312 880 Wm. H. Diederich et al 170 Westminster St. c/o G.L.&H.J. Gross, Inc.	224,020	-	-	\$7,392.66
<u>Original</u>				
1956, 10 041 100 Stephen H. Jenckes, Trustee 100 Franklin St. Boston, Mass.	333,700	-	-	\$11,012.10
<u>Correction No. 56-21</u>				
1956, 10 041 100 Stephen H. Jenckes, Trustee 100 Franklin St. Boston, Mass.	292,480	-	-	\$9,651.84

continue

JAMES P. MURPHY  
CHAIRMAN  
ARTHUR W. DREW  
ALBERT F. DAIGNEAULT



JOHN L. McELROY  
SECRETARY

BOARD OF TAX ASSESSMENT REVIEW  
CITY HALL, PROVIDENCE 3, RHODE ISLAND

<u>Original</u>	<u>Real Estate</u>	<u>Tang.</u>	<u>Intang.</u>	<u>Total Tax</u>
1956, 11 173 200 Abraham Klemer Jr. 128 Mitchell St.	9 920	380	8 000	\$ 371.90
<u>Correction No.56-22</u>				
1956, 11 173 200 Abraham Klemer Jr. 128 Mitchell St.	9 420	380	8 000	355.40
<u>Original</u>				
1956, 13 001 120 M. & J. Realty Co. Inc. c/o Diaper Service 121 Laura St.	24 560	-	-	810.48
<u>Correction No.56-23</u>				
1956, 13 001 120 M. & J. Realty Co. Inc. c/o Diaper Service 121 Laura St.	22 560	-	-	744.48
<u>Original</u>				
1956, 19 273 800 Clara Shuster 57 Harvard Av.	26,530	-	20 000	955.49
<u>Correction No.56-24</u>				
1956, 19 273 800 Clara Shuster 57 Harvard Av.	23 050	-	20 000	840.65
<u>Original</u>				
1956, 19 497 510 Standish-Chapman, Inc. 220 India St.	53,760	-	-	1,774.08
<u>Correction No.56-25</u>				
1956, 19 497 510 Standish-Chapman, Inc. 220 India St.	43 760	-	-	1,444.08

continue

JAMES P. MURPHY  
CHAIRMAN  
ARTHUR W. DREW  
HORACE A. CUSSON



JOHN L. McELROY  
SECRETARY

BOARD OF TAX ASSESSMENT REVIEW  
CITY HALL, PROVIDENCE 3, RHODE ISLAND

<u>Original</u>	<u>Intangible</u>	<u>Total Tax</u>
1956,11 233 000		
Adolf Kwiatkowski	3 330	\$13.32
27 Chafee St.		

<u>Correction No.56-26</u>		
1956,11 233 000		
Adolf Kwiatkowski	0	0
27 Chafee St.		

Respectfully submitted,

*James P. Murphy*  
*Arthur W. Drew*  
*Horace A. Cusson*

IN CITY COUNCIL  
JUL 11 1957

BOARD OF TAX ASSESSMENT REVIEW

READ:  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*D. Everett Whelan*  
CLERK



# PROVIDENCE REDEVELOPMENT AGENCY

CITY HALL PROVIDENCE 3, RHODE ISLAND GASPEE 1-7740

JUL 8 1957

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

Gentlemen:

The Providence Redevelopment Agency in accordance with the provisions of Section 40(j) of Chapter 365h of the Public Laws of Rhode Island, 1956, hereby reports concerning the proposed sale of real property within the West River Project No., UR R.I. 1-6.

This Agency proposes to sell to The Erco Corporation, a Rhode Island corporation, three lots or parcels of land which are described in the attached agreement stating the terms and conditions of the transaction. It is believed that the agreement complies with all the provisions of the Official Redevelopment Plan for the project area with the exception of Paragraph 3(n) at page 5. This subparagraph requires that the provisions of the Building Code adopted by your Honorable Body on December 21, 1956 shall be applicable to all improvements to be constructed. There is presently pending before you a recommendation that the ordinance approving the Redevelopment Plan be amended to effectuate this change.

The Erco Corporation, the prospective purchaser, is the owner of a substantial industrial plant adjacent to the boundaries of the project area. The land described in the agreement bounds on this plant. The proposed sale will afford to this corporation an opportunity to expand its present facilities. Negotiations with this corporation were carried on pursuant to Section 4 i(7) of the Redevelopment Plan which permits this Agency to negotiate the sale of land adjoining plants adjacent to the project area to the owners of these plants for off-street parking and loading or for expansion purposes.

Respectfully submitted,

*Chester R. Martin*  
Chester R. Martin  
Chairman

IN CITY COUNCIL  
JUL 11 1957

READ:  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

CRM:jfd

*Deverett Whelan*  
CLERK

CHESTER R. MARTIN  
CHAIRMAN  
MORRIS S. WALDMAN  
VICE CHAIRMAN

ALBERT HARKNESS  
EDMUND M. MAURO  
TIMOTHY A. PURCELL

CHARLES R. WOOD  
ACTING EXECUTIVE DIRECTOR  
JOHN R. KELLAM  
SECRETARY

A G R E E M E N T

AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 1957 between the Providence Redevelopment Agency, a corporation existing under and by virtue of an Act of the General Assembly of the State of Rhode Island, hereinafter called the "Agency", and the Erco Corporation, a Rhode Island corporation with a principal place of business in the City and County of Providence, State of Rhode Island, hereinafter sometimes called "Erco".

1. The Agency hereby agrees to sell and Erco hereby agrees to purchase certain tracts or parcels of land within the Agency's West River Project No. UR P.I. 1-6 as hereinafter described:

Lot A

That certain parcel of land situated on the southerly side of Charles Street in said City of Providence, County of Providence and State of Rhode Island, and bounded and described as follows:

Beginning at the northerly corner thereof on the southwesterly line of Charles Street; said point of beginning being seven hundred and twenty-five one-hundredths (700.25) feet northwesterly from the northwesterly corner of Charles and Conanicut Streets, measured along the said southwesterly line of Charles Street;

thence S-42°-49'-50"-E, along the said southwesterly line of Charles Street, a distance of thirty-eight and thirty one-hundredths (38.30) feet to a corner;

thence, turning an interior angle of ninety degrees (90°-00'-00") and running S-47°-10'-10"-W, bounded southeasterly by land now or formerly of Erco Corporation, a distance of twenty-nine and seventy one-hundredths (29.70) feet to a corner;

thence turning an interior angle of ninety degrees (90°-00'-00") and running N-42°-49'-50"-W, bounded southwesterly by said Erco Corporation land, a distance of fifteen and sixty one-hundredths (15.60) feet to a corner;

thence turning an interior angle of two hundred seventy degrees (270°-00'-00") and running S-47°-10'-10"-W, bounded southeasterly by said Erco Corporation land, a distance of three and eighty one-hundredths (3.80) feet to another corner;

thence turning an interior angle of ninety degrees (90°-00'-00") and running N-42°-49'-50"-W, bounded southwesterly by said Erco Corporation land, a distance of three and forty one-hundredths (3.40) feet to another corner;

thence turning an interior angle of two hundred seventy degrees (270°-00'-00") and running S-47°-10'-10"-W, bounded southeasterly by said Erco Corporation land, a distance of four and ninety one-hundredths (4.90) feet to another corner;

thence turning an interior angle of ninety degrees and running N-42°-49'-50"-W, bounded southwesterly by said Erco Corporation land, a distance of ten and sixty one-hundredths (10.60) feet to another corner;

thence turning an interior angle of two hundred seventy degrees (270°-00'-00") and running S-47°-10'-10"-W, bounded southeasterly by said Erco Corporation land, a distance of four and fifty one-hundredths (4.50) feet to another corner;

thence turning an interior angle of ninety degrees (90°-00'-00") and running N-42°-49'-50"-W, bounded southwesterly by said Erco Corporation land, a distance of ten and sixty one-hundredths (10.60) feet to another corner;

thence turning an interior angle of ninety degrees (90°-00'-00") and running N-47°-10'-10"-E, bounded northwesterly by said Erco Corporation land, a distance of thirteen and seventy one-hundredths (13.70) feet to another corner;

thence turning an interior angle of ninety degrees (90°-00'-00") and running S-42°-49'-50"-E, bounded northeasterly by said Erco Corporation land, a distance of one and ninety one-hundredths (1.90) feet to another corner;

thence turning an interior angle of two hundred seventy degrees (270°-00'-00") and running N-47°-10'-10"-E, bounded northwesterly by said Erco Corporation land, a distance of twenty-nine and twenty one-hundredths (29.20) feet to the point and place of beginning.

The last mentioned course making an interior angle of ninety degrees (90°-00'-00") with the southwesterly line of Charles Street.

The above described parcel contains one thousand three hundred eighty-three and fifty-two one-hundredths (1,383.52) square feet of land.

#### Lot B

That certain parcel of land situated on the southwesterly side of Charles Street, in said City of Providence, and bounded and described as follows:

Beginning at the northerly corner thereof on the southwesterly line of Charles Street, and at the easterly corner of land now or formerly of Emilio Santaniello; said point of beginning being eight hundred fifty-two and fifty-five one-hundredths (852.55) feet northwesterly from the northwest corner of Charles and Conanicut Streets, as measured along the said southwesterly line of said Charles Street;

thence S-42°-49'-50"-E, along the southwesterly line of Charles Street, a distance of fifty and fifteen one-hundredths (50.15) feet to the northerly corner of land now or formerly of Erco Corporation;

thence turning an interior angle of ninety degrees (90°-00'-00") and running S-47°-10'-10"-W, bounded southeasterly by said Erco Corporation land, a distance of one hundred and thirty one-hundredths (100.30) feet to the northerly corner of land now or formerly of E. G. and A. Southworth and leased to Erco Corporation, and the easterly corner of land now or formerly of Erco Corporation;

thence turning an interior angle of ninety degrees (90°-00'-00") and running N-42°-49'-50"-W, bounded southwesterly by said Erco Corporation land, a distance of fifty and fifteen one-hundredths (50.15) feet to the southeasterly line of above mentioned Santaniello land;

thence turning an interior angle of ninety degrees (90°-00'-00") and running N-47°-10'-10"-E, bounded northwesterly by said Santaniello land, a distance of one hundred and thirty one-hundredths (100.30) feet to the southwesterly line of Charles Street and point and place of beginning.

The last mentioned course making an interior angle of ninety degrees (90°-00'-00") with the said southwesterly line of Charles Street.

The above described parcel contains five thousand and thirty (5,030) square feet of land.

#### Lot C

Also that certain parcel of land situated on the northeasterly side of Ashburton Street in said City of Providence, and bounded and described as follows:

Beginning at the northwesterly corner of the parcel herein described, at the northwesterly corner of land now or formerly of E.G. and A. Southworth, on the said northeasterly line of Ashburton Street;

thence running N-47°-10'-10"-E, along the northwesterly line of said Southworth land, bounded northwesterly by land now or formerly of Erco Corporation, a distance of sixty-nine and sixty-eight one-hundredths (69.68) feet to the southerly corner of land now or formerly of Isidor Shechtman;

thence turning an interior angle of ninety degrees (90°-00'-00") and running S-42°-49'-50"-E, along the northeasterly line of said Southworth land, bounded northeasterly by said Erco Corporation land, a distance of thirty-two and fifteen one-hundredths (32.15) feet to the easterly corner of said Southworth land;

thence turning an interior angle of ninety degrees (90°-00'-00") and running S-47°-10'-10"-W, along the southeasterly line of said Southworth land, bounded southeasterly by said Erco Corporation land, a distance of seventy-nine and forty-four one-hundredths (79.44) feet to the northeasterly line of Ashburton Street;

thence turning an interior angle of seventy-three degrees, seven minutes and thirty seconds (73°-07'-30") and running N-25°-57'-20"-W, along the said northeasterly line of Ashburton Street, a distance of thirty-three and fifty-nine one-

hundredths (33.59) feet to the point and place of beginning.

The last mentioned course making an interior angle of one hundred and six degrees, fifty-two minutes and thirty seconds (106°-52'-30") with the first mentioned course.

The above described parcel contains two thousand three hundred and ninety-seven (2,397) square feet of land.

2. Said premises are to be conveyed on or before September 3, 1957 by a good and sufficient bargain and salesdeed of the Agency conveying a good and clear title to the same, free from all incumbrances, except as to the restrictions hereinafter set forth, subject to the right, title and interest of the Erco Corporation in Lot C hereinbefore described under and by virtue of a certain lease executed by and between the Erco Corporation and Ellen Southworth on the 29th day of October, 1945 and recorded in Book 887 at page 310 of the records of the Recorder of Deeds of the City of Providence, and for such deed and conveyance Erco is to pay the sum of Five Thousand (\$5,000.00) Dollars for Lot A and a total of One Thousand (\$1,000.00) Dollars for Lots B and C of which Five Hundred (\$500.00) Dollars have been paid this day and Five Thousand Five Hundred (\$5,500.00) Dollars are to be paid in cash upon the delivery of said deed.

3. The aforementioned deed shall contain the following covenants which it is expressly agreed are to run with the land:

a) That only the uses permitted and in the manner permitted in the M-1 General Industrial Zone by the Zoning Ordinance of the City of Providence approved September 21, 1951 and as amended to July 12, 1956 shall be permitted on any or all of the lots of land hereinbefore described; that none of the uses allowable in any of the Commercial Zones of said Zoning Ordinance shall be permitted; that there shall be no residential uses or structures permitted on any of said land and further that no building or structure shall be erected for any use other than that which is solely and specifically permitted in said M-1 General Industrial Zone as above defined and limited nor shall any building structure or land be used for any other use than is so permitted therein.

b) That no building constructed on the land hereinbefore described shall exceed six stories or 75 feet in height, measured from the average elevation of the finished lot grade at the front of the building to the roof line. Penthouses or roof structures for the housing of elevators, tanks, ventilating fans or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, television or radio antennas, chimneys, smoke stacks, similar structures, or permitted signs on top of parapet may be erected above the height limits herein described, but no penthouse or roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space for industrial or office use or for sign display other than the permitted signs on top of the

parapet.

c) That front yards measuring at least 20 feet from property line to building line shall be provided for all structures constructed on the land herebefore described. This shall apply to extensions of and additions to existing structures.

d) That coverage by structures constructed on each of the lots herebefore described shall not exceed 60 percent of the gross area of each lot.

e) That five hundred (500) square feet of off-street parking area shall be reserved for every 1000 square feet of gross floor area of any building constructed. Parking area may be provided anywhere on the lot except in the required minimum front yard.

f) That the minimum requirement for off-street loading facilities shall be one loading space at least 10' x 25' with a 14 foot height clearance, if covered for every 20,000 square feet or fraction thereof of floor area over 4,000 square feet of any structures constructed on any of the lots herebefore described. Loading bays shall be located only on those sides of any proposed building not facing the street.

g) That required front yards of a building or structure constructed shall be maintained in grass except for walks, drives, planting and flagpoles. Suitable planting shall be provided and maintained in front of the building or incorporated in the architecture of the structure by means of planting boxes. No driveway parallel to the street shall be permitted in the required minimum front yard. A partial foundation planting shall be provided for any side yard.

h) That all areas subject to wheeled traffic shall be paved with bituminous, concrete or equivalent surfacing and shall have appropriate bumper or wheel guards where needed.

i) That wherever a parking area is provided between the front of the building and the required minimum front yard it shall be screened from view from the street. Light standards for the illumination of parking areas shall be shielded in such a way that the light source will not be visible from the street or from adjacent properties. Any area not paved shall be maintained in grass and landscape.

j) That the following sign regulations pertain to all buildings constructed unless otherwise specified:

(1) Number of Signs Permitted - A maximum of two signs will be permitted for each industry occupying a building, including any sign which is part of the buildings architecture, but not including the plaque and directional signs permitted below. In multiple unit buildings the same number of signs will be allowed for each industry, provided that on any such building either wall signs or parapet signs will be permitted, but not both, and no sign fixed to the wall

may ~~be~~ extend above the roof or parapet.

(2) Subject Matter - Signs shall pertain only to the identification of the business conducted within the building and the products sold or manufactured and to the direction of visitors. No pictures or samples will be permitted on a sign except as part of a trade mark.

(3) Types of Signs - Only the following types of signs will be permitted:

(a) Horizontal wall signs otherwise known as belt or face signs, excluding signs painted on the wall itself.

(b) Parapet signs, including signs on top of canopy or marquee.

(c) Plaques attached to the face of building in close proximity to the main entrance and bearing the name or trade mark of the industry.

(d) All necessary directional signs on the lot occupied by the building to which such signs pertain.

(4) Sign Dimensions - Wall signs and parapet signs shall have a maximum height of 4 feet; a maximum area of not more than three square feet for each running foot of the face of the building displaying such sign; and a maximum projection of not more than 12 inches from the face of the building.

Plaques shall have a maximum area of 8 square feet.

(5) Sign Illumination - Any spotlight or similar illumination shall be so directed or shielded that the light source is not visible from the street or from adjacent properties. No animated signs will be allowed.

k) That except for the loading and unloading of trucks, the parking of vehicles, and open storage, all uses shall be conducted wholly within a building. No open storage shall be permitted except in suitably screened or enclosed location.

l) That architectural and landscaping plans and specifications as well as any other information relating to structure or topography as may be necessary shall be submitted by Erco to the Agency for its approval to insure their conformance with the provisions of the Redevelopment Plan for West River Project No. UR R.I. 1-6, approved July 12, 1956.

m) That no more than three concerns other than those operated or controlled by stockholders of Erco shall be permitted to occupy any one building.

n) That the construction of buildings shall conform to the regulations set forth in the Building Ordinance of the City of Providence, adopted December 21, 1956 and effective March 31, 1957.

4. In addition to the foregoing said deed shall contain a covenant which shall run with the land and which shall obligate Erco, its successors and assigns:

a) To submit to the Agency for its approval plans and specifications for the initial improvements to be constructed or placed on said real property within twelve months of the date of the tender of the deed to said property.

b) To begin and complete the building of such improvements within a period of two years after the date of approval by the Agency of said plans and specifications.

c) To prohibit the sale or other disposition of the land <sup>at a profit</sup> until such time as it has completed the construction of such initial improvements provided, however, that the Agency when these improvements have been completed shall forward to the Erco a certificate to that effect.

d) To submit to the Agency for its approval plans and specifications for all subsequent improvements.

e) To use and devote such real property only for the purposes and in the manner stated in the official Redevelopment Plan for West River Project No. UR R.I. 1-6 as approved by Chapter 1044 of the Ordinances of the City of Providence, adopted July 12, 1956.

f) To maintain said real property and any improvements thereon in such manner so that it will not cause surrounding properties to be depreciated or impaired in value.

g) To include a covenant or other appropriate requirement in every deed or lease prohibiting the execution of any covenant, agreement or other instrument restricting the sale, lease, occupancy or use of such real property upon the basis of race, creed or color.

5. That all of the above mentioned restrictions shall remain in full force and effect until July 12, 1996 unless sooner modified by the parties in accordance with said Redevelopment Plan and shall then terminate and cease, except for the covenant pertaining to the prohibition of any covenant, agreement or other instrument restricting the sale, lease, occupancy or other use on the basis of race, creed or color and set forth above, which said covenant shall run for a perpetual length or period of time.

6. Full possession of the said premises, is to be delivered to Erco at the time of delivery of the deed, the said premises to be then in the same condition in which they now are reasonable use and wear and damage by fire or other unavoidable casualty excepted.

Taxes Assessed December 31, 1956 and water charges shall be apportioned as of the day of delivery of the deed.

The deed is to be delivered and consideration paid, if Erco so requires, at the Registry of Deed at which the deed should by law be recorded on September 3, 1957 at 2:30 P.M. unless some other place and time should be mutually agreed upon.

If the Agency shall be unable to give title or to make conveyance as above stipulated, any payments made under this agreement shall be refunded, and all other obligations of either party hereunto shall cease, but the acceptance of a deed and possession by Erco shall be deemed to be a full performance and discharge hereof.

This Agreement is subject to the approval of the Administrator of the Housing and Home Finance Agency and shall not be effective until at least ten days after the City Council of the City of Providence has received from the Agency a report concerning said sale. In the event the Administrator of the Housing and Home Finance Agency does not give his approval to this Agreement or in the event the Agency does not submit to the City Council of the City of Providence a report concerning this Agreement, then this Agreement is to be null and void, all sums paid hereunder shall be refunded and the rights and obligations of the parties hereto shall cease.

This Agreement is authorized by Resolution No. \_\_\_\_\_ of the Providence Redevelopment Agency approved \_\_\_\_\_, 1957.

In Witness Whereof, the Erco Corporation has caused this instrument and another instrument of like tenor to be signed and its corporate seal to be hereunto affixed by \_\_\_\_\_, its \_\_\_\_\_, thereunto duly authorized and said Providence Redevelopment Agency has caused this instrument and another instrument of like tenor to be signed and its seal to be hereunto affixed by CHESTER R. MARTIN, its Chairman, thereunto duly authorized this \_\_\_\_\_ day of \_\_\_\_\_, 1957.

Signed and sealed in the presence of

\_\_\_\_\_  
\_\_\_\_\_

THE ERCO CORPORATION

By \_\_\_\_\_

PROVIDENCE REDEVELOPMENT AGENCY

By \_\_\_\_\_  
Chairman

State of Rhode Island  
County of Providence

In Providence, in said county on the \_\_\_\_\_ day of \_\_\_\_\_, 1957  
before me personally appeared the above named  
of The Erco Corporation, to me known and known by me to be the person executing  
the foregoing instrument, and he acknowledged said instrument by his executed to  
be his free act and deed individually and in his said capacity and the free act  
and deed of The Erco Corporation.

\_\_\_\_\_  
Notary Public

State of Rhode Island  
County of Providence

In Providence, in said county on the \_\_\_\_\_ day of \_\_\_\_\_, 1957  
before me personally appeared the above named CHESTER R. MARTIN, Chairman of  
the Providence Redevelopment Agency, to me known and known by me to be the person  
executing the foregoing instrument, and he acknowledged said instrument by him  
executed to be his free act and deed individually and in his said capacity and  
the free act and deed of the Providence Redevelopment Agency.

\_\_\_\_\_  
Notary Public