

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 339

Approved June 10, 1980

RESOLVED, That His Honor the Mayor be and he is hereby authorized to execute a deed of conveyance to E. Turgeon Construction Corporation, 1 Harry Street, Cranston, Rhode Island, 02907, of that certain lot or parcel of land with all buildings and improvements thereon, known as the former Temple Street Elementary School, situated at 252 Public Street, said parcel being Lot No. 316, on City Assessor's Plat 46, containing approximately 30,588 square feet of land, more or less, in consideration of the sum of Fifteen Thousand Dollars (\$15,000.00).

IN CITY COUNCIL

JUN 5 1980
READ AND PASSED

Ralph Turgeon
PRES.
R. M. Mendonça
CLERK

APPROVED

MAYOR

Victor A. Bove, Jr.

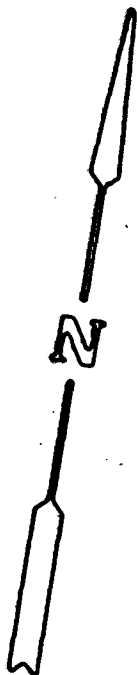
JUN 10 1980

THE COMMITTEE ON
CITY PROPERTY

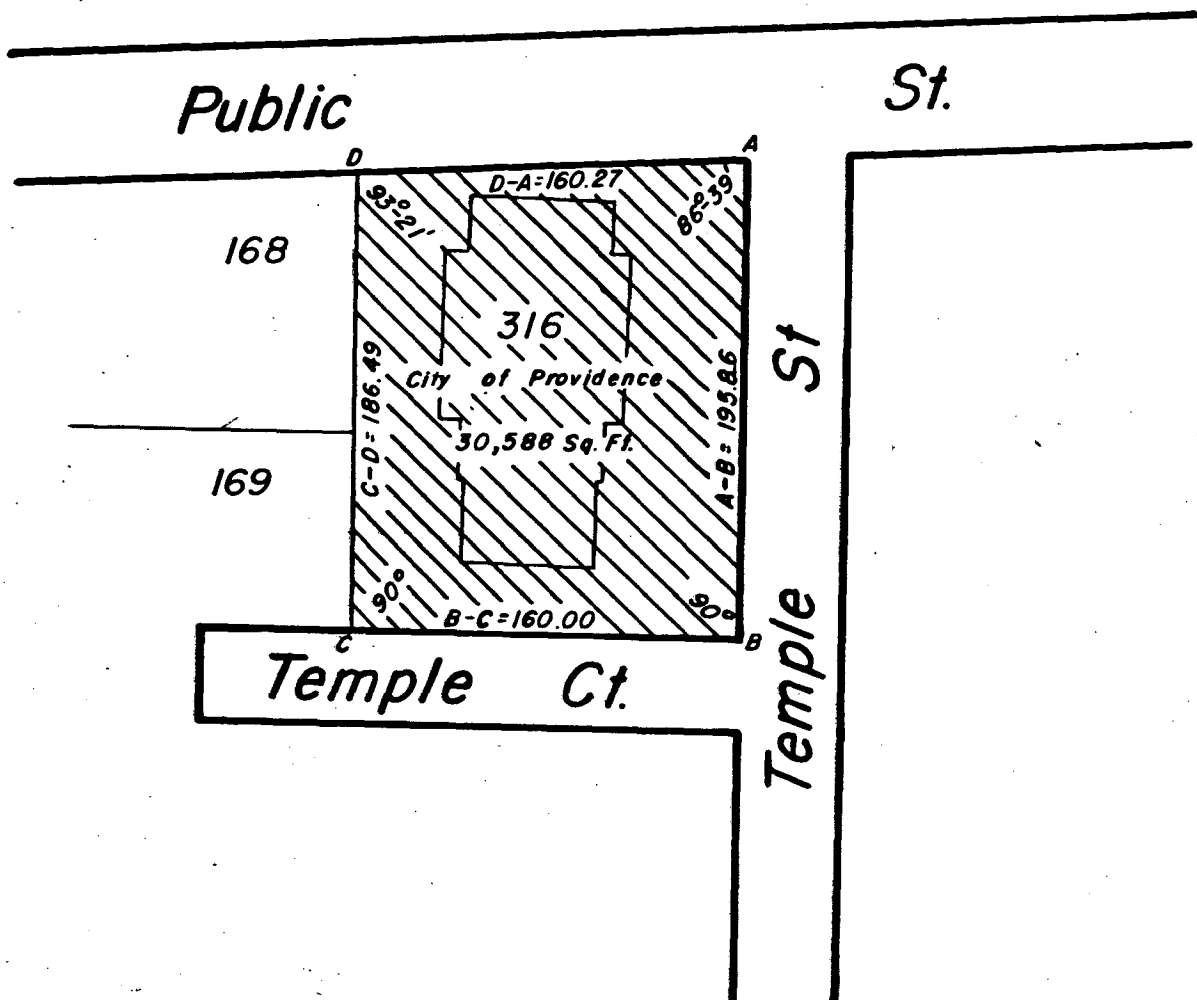
Approves Passage of
The Within Resolution

Rose M. Mendonca
Chairman

Clerk
May 12, 1980



PROVIDENCE R. I.
P. W. DEPT. ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. **064118**
Date **May 19, 1980**



Note:

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

Lot Contains 30,588 Sq. Ft.

CITY OF PROVIDENCE R. I.
Public Works Dept. Engineering Office
Showing Proposed Sale
Drawn by J.A.M. Checked by A.J.P.
Scale 1" = 80' Date 5-19-80
Corrected [Signature] Associate Engr.
Approved [Signature] CHIEF ENGINEER

Lot Numbers From Assessor's Plat 46

768
K-B

City Clerk's

RAF

KNOW ALL MEN BY THESE PRESENTS;

That the CITY OF PROVIDENCE, a municipal corporation, created by the General Assembly of the State of Rhode Island, in the County of Providence, in said State, for and in consideration of the sum of FIFTEEN THOUSAND (\$15,000) DOLLARS, to it paid by E. TURGEON CONSTRUCTION CORPORATION, a Rhode Island corporation, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said E. TURGEON CONSTRUCTION CORPORATION, its successors and assigns forever in fee simple, that certain tract or parcel of land with all buildings and improvements situated in the City of Providence, shown as cross-hatched area on the accompanying plan entitled "Providence, R.I., P.W. Dept. - Engineering Office, City Property Section, Plan No. 064118, Date: May 19, 1980", bounded and described as follows:

Beginning at the northwesterly intersection of Public and Temple Streets and point marked "A" on the accompanying plan; thence in a generally southerly direction along the westerly street line of Temple Street, one hundred ninety-five and 86/100ths (195.86') feet to the northwesterly intersection of Temple Court and Temple Street and point marked "B" on the accompanying plan; thence generally westerly, making an interior angle of 90° with last described line, and running along the northerly line of Temple Court, one hundred sixty and 00/100ths (160.00') feet to the southwesterly corner of herein described parcel and point marked "C" on the accompanying plan; thence generally in a northerly direction, making an interior angle of 90° and continuing one hundred eighty-six and 49/100 (186.49') feet to the southerly street line of Public Street and point marked "D" on the accompanying plan; thence in a generally easterly direction, making an interior angle of 93°-21' with last described line; and continuing along the southerly street line of Public Street one hundred sixty and 27/100ths (160.27') feet to the northwesterly intersection of Public and Temple Streets and point marked "A" on the accompanying plan; last described line makes an interior angle of 86°-39' with first herein described line.

Said parcel of land is further identified as being Lot 316 on City of Providence Assessor's Plat 46 and contains 30,588± square feet of land.

TO HAVE AND TO HOLD the same with all the rights, privi-

ledges and appurtenances thereunto appertaining, unto and to the use of the said E. TURGEON CONSTRUCTION CORPORATION, its successors and assigns forever in fee simple.

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

CITY OF PROVIDENCE

BY

Vincent A. Cianci, Jr.
MAYOR

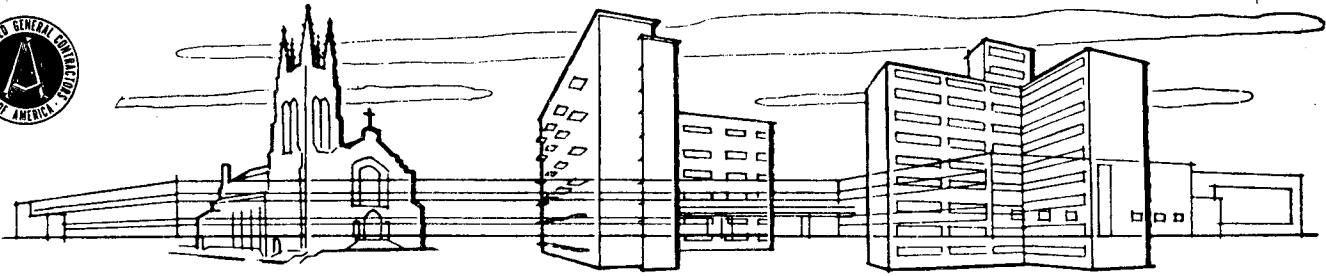
STATE OF RHODE ISLAND
PROVIDENCE, SC.

In Providence, in said County, on the 15th day of July, 1980, before me personally appeared the above-named VINCENT A. CIANCI, JR., Mayor of the City of Providence, to me known and known by me to be the person executing the foregoing instrument, and he acknowledged said instrument, by him executed to be his free act and deed in his said capacity and the free act and deed of the City of Providence.

Ronald F. Blatz

CORRECT IN FORM AND SATISFACTORY TO ME.

Ronald F. Blatz
CITY SOLICITOR



E. TURGEON CONSTRUCTION CORPORATION
1 HARRY STREET • CRANSTON, RHODE ISLAND 02907

CONSTRUCTION • ENGINEERING • PLANNING
TELEPHONE 401 / 943-0190

October 12, 1979

Mr. Harry Johnson
Providence City Council
Council Committee on Purchases
Providence City Hall
Providence, Rhode Island 02903

Dear Mr. Johnson:

I would like to make reference to my bid of \$15,000.00 for the Temple Street School. My intended use for this building is for commercial offices. I will be glad to meet with your committee to discuss my use of this building and to arrange for payment in full as soon as possible.

Sincerely yours,

Richard A. Johnson
Richard A. Johnson
Vice President

RAJ:dg

[Handwritten signature/initials]

[Handwritten notes: "W. A. Johnson"]

FILED
OCT 15 8 59 AM '79
DEPT. OF CITY CLERK
PROVIDENCE, R.I.

THE COMMITTEE ON
CITY PROPERTY

Recommends

Be Continued

Rose M. Mendonca
Clerk

12/17/79

1/8/80

4/12/80

Richard A. Johnson
One Harry Street
Cranston, Rhode Island 02907

September 11, 1979

Councilman Harry A. Johnson
Chairman, Committee on City Property
Department of the City Clerk
City Hall
Providence, Rhode Island 02903


Re: Former Temple Street Elementary School
252 Public Street
Providence, Rhode Island

Gentlemen:

I propose to purchase the Temple Street School as advertised for the sum of \$15,000.00. Enclosed is a certified check in the amount of \$1,500.00, the balance will be paid at the closing, if my proposal is accepted.

Thank you for your consideration, I remain

Very truly yours,


Richard A. Johnson

RAJ;dg

Enc.

THE COMMITTEE ON
CITY PROPERTY

Recommends

Be Continued

Rose M. Mendon

Clerk

9/11/79

September 12, 1979

Mr. Richard E. Johnson
One Harry Street
Cranston, Rhode Island 02907

Dear Mr. Johnson:

I am in receipt of your proposal submitted to the Committee on City Property for the purchase of the former Temple Street School.

I have been directed by Councilman Harry A. Johnson, Chairman of that Committee, to correspond with you and request that you notify the members as to your intended use of the former school.

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM/jld

City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: December 20, 1979

TO: Theodore C. Littler, City Assessor

SUBJECT: APPRAISED VALUATION SUBMITTED TO COMMITTEE

CONSIDERED BY: Councilman Harry A. Johnson, Chairman - Committee on City Property

DISPOSITION:

The Committee on City Property requests your attendance at its next scheduled meeting to be held Tuesday, January 8, 1980 at 6:30 o'clock P.M., in Committee Room "A", City Clerk's Department, City Hall, to review the appraisal you have submitted to said Committee, relative to Temple Street School

City Clerk



THE CITY ASSESSOR
CITY HALL, PROVIDENCE, RHODE ISLAND 02903

MEMORANDUM

TO: COMMITTEE ON CITY PROPERTY

FROM: THEODORE C. LITTLER
CITY ASSESSOR

DATE: JUNE 13, 1979

RE: APPRAISAL OF TEMPLE STREET SCHOOL

Pursuant to your request to submit an opinion of value for the property known as the "Temple Street School", assessor's plat 46, lot 316, the following is submitted.

The subject property is located in an R-3 Zone, residential, at the intersection of Temple and Public Streets. The surrounding neighborhood, lying two miles southeast of the Center City, is comprised of a mixed use of industrial M-1 and Commercial C-4, R-3 Residential zonings.

The parcel has all utilities, is flat, and encumbered by a two and three story masonry school, erected in 1908. The parcel has 30,585 square feet.

Comparable sales in the immediate area indicate a square foot price of 33¢. The building is in poor condition and needs a complete restoration. Plumbing, heating and lighting are in poor condition.

Sales of land more commensurate with the subject, over 10,000 sq. ft., indicate a value in the range of 50¢ to \$1.35 per sq. ft. For the purposes of this appraisal, it is our opinion that 70¢ a front foot, adjusted to 35¢ to reflect size and location would be an appropriate figure. Therefore, it is the opinion of this office that the subject has a fair market value, land and building, of \$106,000.

Respectfully submitted,

Theodore C. Littler
Theodore C. Littler
City Assessor

ads



APPRAISAL

TEMPLE ST. SCHOOL

FOR CITY PROP. COMMITTEE

AS OF 6-12-79



THE CITY ASSESSOR
CITY HALL, PROVIDENCE, RHODE ISLAND 02903

MEMORANDUM

TO: Committee on City Property

FROM: Theodore C. Littler, City Assessor

DATE: January 8, 1980.

RE: TEMPLE STREET SCHOOL

My apologies for not attending your meeting tonight to present information on the appraisal of the Temple Street School submitted to your committee some time ago.

In reviewing the appraisal and the information accumulated to develop such appraisal, I felt that the information is now too old to be relevant for your use, and request therefore your indulgence while this office accumulates new data and submits a revised appraisal of the property to you at the earliest possible date.

ads



THE CITY ASSESSOR
CITY HALL, PROVIDENCE, RHODE ISLAND 02903

MEMORANDUM

TO: COMMITTEE ON CITY PROPERTY

FROM: THEODORE C. LITTLER
CITY ASSESSOR

DATE: JUNE 13, 1979

RE: APPRAISAL OF TEMPLE STREET SCHOOL

Pursuant to your request to submit an opinion of value for the property known as the "Temple Street School", assessor's plat 46, lot 316, the following is submitted.

The subject property is located in an R-3 Zone, residential, at the intersection of Temple and Public Streets. The surrounding neighborhood, lying two miles southeast of the Center City, is comprised of a mixed use of industrial M-1 and Commercial C-4, R-3 Residential zonings.

The parcel has all utilities, is flat, and encumbered by a two and three story masonry school, erected in 1908. The parcel has 30,585 square feet.

Comparable sales in the immediate area indicate a square foot price of 33¢. The building is in poor condition and needs a complete restoration. Plumbing, heating and lighting are in poor condition.

Sales of land more commensurate with the subject, over 10,000 sq. ft., indicate a value in the range of 50¢ to \$1.35 per sq. ft. For the purposes of this appraisal, it is our opinion that 70¢ a front foot, adjusted to 35¢ to reflect size and location would be an appropriate figure. Therefore, it is the opinion of this office that the subject has a fair market value, land and building, of \$106,000.

Respectfully submitted
Theodore C. Littler
Theodore C. Littler
City Assessor

ads

May 8, 1980

Mr. Richard H. Johnson, Vice-President
E. Turgeon Construction Corp.
1 Harry Street
Cranston, .R.I. 02907

Dear Mr. Johnson:

Councilman Harry A. Johnson, Chairman of the Committee on City Property, has requested I invite you to attend the next scheduled meeting to be held Monday, May 12, 1980, at 7:00 o'clock P.M., in Committee Room #A, City Clerk's Department, City Hall, relative to your proposal for the purchase of the Temple Street School.

Very truly yours,

Rose M. Mendonça,
City Clerk.

RMM/jld



THE CITY ASSESSOR

CITY HALL, PROVIDENCE, RHODE ISLAND 02903

421-5900

MEMORANDUM

TO: City Property Committee

FROM: Theodore C. Littler, City Assessor

DATE: March 12, 1980

RE: Appraisal of Temple Street School
Assessor's Plat 46, Lot 316

This office has conducted a study of sales in an R-3 zone in the following areas: Plain Street, Staniford, Milk, Chester, Public, Blackstone, Robinson, Prairie Avenue, Plain, Public, Potters & Dudley Streets, showing that the following results are indicated as sales per square foot for various land area ranges:

From 3,000 to 5,000 sq. ft. - 33¢
from 3,500 to 10,000 sq. ft.- 44¢
from 12,000 to 20,000 sq.ft.- 50¢
from 25,000 to 50,000 sq.ft.- 45¢ to 60¢

The subject parcel is 30,585 sq. ft. With a range of 45¢ to 55¢ per sq. ft., the parcel would have a value range of \$13,800 to \$16,800, or say \$15,300 true sound value.

ads

June 12, 1980

Turgeon Construction Corporation
Richard A. Johnson, Vice President
1 Harry Street
Cranston, Rhode Island 02907

Dear Mr. Johnson,

Enclosed is certified copy of Resolution Number 339,
approved June 10, 1980, the same being self explanatory.

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

Very truly yours,

Rose M. Mendonca,
City Clerk.

RMM/jma
Enclosure