

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 187

Approved March 22, 1974

RESOLVED, that His Honor the Mayor is authorized to execute a deed of conveyance to H. Charles Tapalian of Providence of Lot 586, and all improvements thereon, as set out and delineated on City Assessor's Plat 23, being land and building of the former Beacon Avenue Elementary School at 106 Beacon Avenue, Providence, more particularly described on accompanying Plan entitled, "Providence, Rhode Island, P. W. Department, Engineering Office, City Property Section, Plan No. 063794, date: September 18, 1973", a copy of which is hereto attached; the said conveyance shall be for the price of ten thousand (\$10,000) dollars, the sum total of which shall be paid to the City of Providence upon the adoption of this Resolution, approval by His Honor the Mayor, and the issuance of a deed of conveyance by the City Solicitor.

IN CITY COUNCIL

MAR 21 1974

READ AND PASSED

Robert J. Hayton  
PRES.  
Vincent Vecchia  
CLERK

APPROVED

MAYOR

Joseph H. Hawley  
MAR 22 1974

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## THE COMMITTEE ON

Let's Property

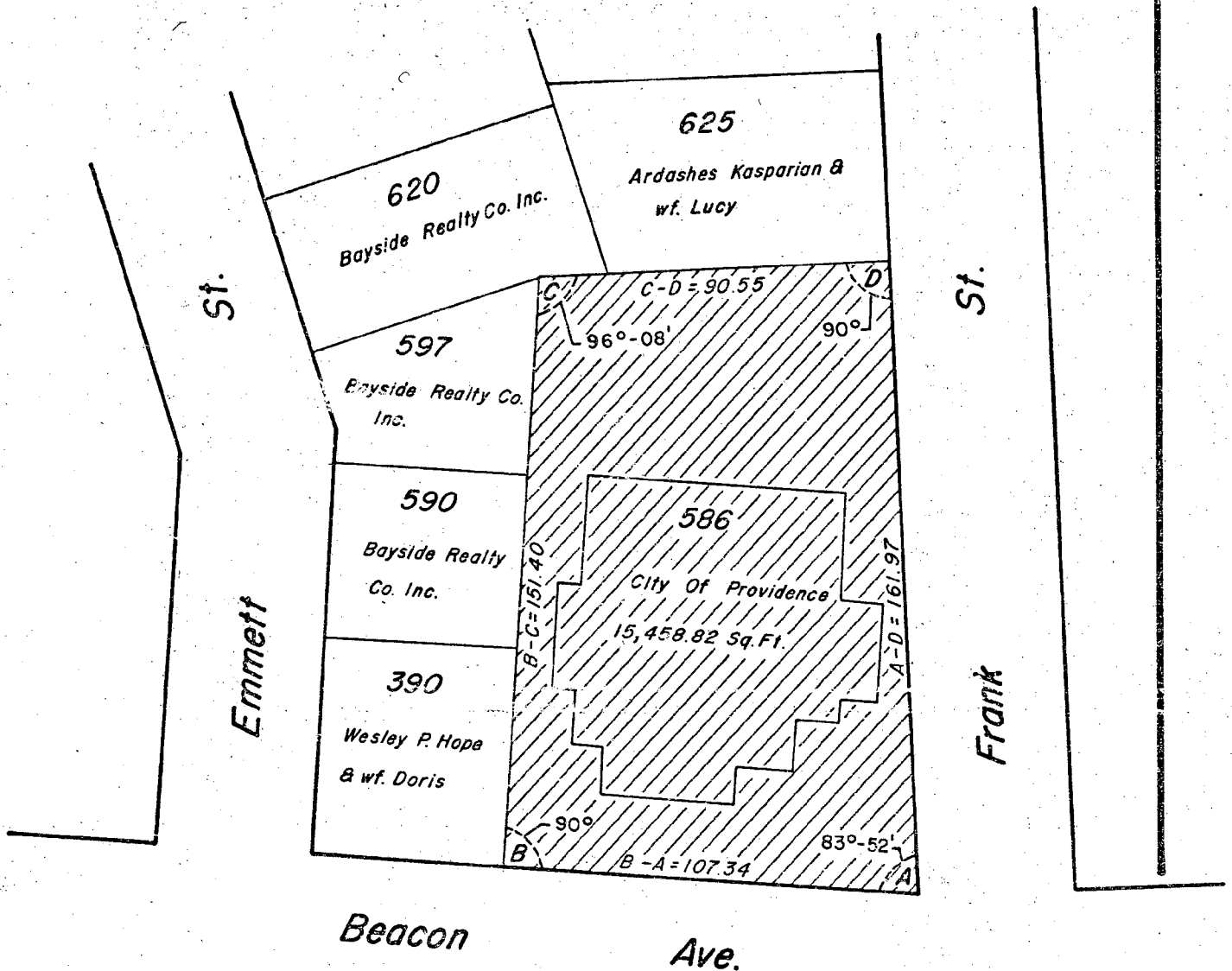
## Approves Passage of The Within Resolution

## The Within Resolution

*1. maximum Vespers:*

March 15, 1974

PROVIDENCE, R. I.  
P. W. DEPT. - ENGINEERING OFFICE  
CITY PROPERTY SECTION  
Plan No. 063794  
Date September 18, 1973



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  
  
Drawn by Petruska Checked by R.J.Q.  
Scale 500' = 1" Date Sept. 18, 1973  
Correct R. J. Quigley Associate Engr.  
Approved Joseph J. Camp CHIEF ENGINEER

Lot Numbers From Assessor's Plat 23

REPORT OF COMMITTEE ON CITY PROPERTY

OF THE

CITY COUNCIL

WHEREAS, Your Committee on City Property had offered the sale of land and building of the former Beacon Avenue Elementary School, by public newspaper advertisements five separate and distinct times, and

WHEREAS, no sealed proposals, as advertised, were received by Your Committee on the date designated, being December 17, 1973, and

WHEREAS, Your Committee received two offers for the purchase of the same; one dated January 3, 1974, from H. Charles Tapalian of Providence in the amount of Ten Thousand (\$10,000) Dollars; and one postmarked January 24, 1974, from Victor Poitras of Riverside, Rhode Island, in the amount of Ten Thousand Two Hundred (\$10,200) Dollars, and

WHEREAS, Your Committee did invite both Messrs. Tapalian and Poitras to appear before it on March 18, 1974, to consider the said offers, and

WHEREAS, Mr. Tapalian did so appear before Your Committee and Mr. Poitras did not appear on that date. Mr. Tapalian has informed Your Committee that he proposes to utilize, if successful in acquiring that property, as an adjunct to a two hundred bed nursing home, in close proximity to the former Beacon Avenue School, the cost of conversion for such use being between Two Hundred to Three Hundred Thousand Dollars.

Accordingly, Your Committee, after due consideration, voted to recommend to the City Council to accept this offer of H. Charles Tapalian of Providence to purchase the former Beacon Avenue School for the total sum of Ten Thousand Dollars (\$10,000) in "as is" condition at the time of delivery of a deed of conveyance, if so voted.

Respectfully Submitted,

Councilman Michael E. Kelly  
Chairman for the  
Committee on City Property

March 18, 1974

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: March 26, 1974  
TO: City Collector Pitassi  
SUBJECT: CHARLES H. TAPALIAN DEPOSIT  
CONSIDERED BY: City Clerk Vincent Vespia

DISPOSITION: Accompanying is Charles H. Tapalian Check No. 154, dated March 19, 1974, payable to the order of City of Providence in the amount of One Thousand (\$1,000) Dollars, as deposit on purchase of Beacon Avenue School, leaving a balance of Nine Thousand (\$9,000) Dollars.

Will you kindly retain in escrow the accompanying check.

The attached copy of Resolution of the City Council No. 187, approved March 22, 1974, is an explanation of the transaction.

Received of Vincent Vespia, City Clerk,  
above described check.

A handwritten signature in cursive script, appearing to read "Vincent Vespia", is written over a horizontal line.

A handwritten signature in cursive script, appearing to read "Vincent Vespia", is written.

City Clerk

## KNOW ALL MEN BY THESE PRESENTS:

THAT the CITY OF PROVIDENCE, a municipal corporation, created by the General Assembly of the State of Rhode Island, in the County of Providence, in said State, for and in consideration of the sum of TEN THOUSAND (\$10,000) DOLLARS, to it paid by HAIG CHARLES TAPALIAN of Providence, Rhode Island and PETER HAJIAN of Cranston, Rhode Island, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said HAIG CHARLES TAPALIAN and PETER HAJIAN, AS JOINT TENANTS and not as tenants in common, their heirs and assigns forever in fee simple, that certain tract or parcel of land with all the improvements thereon situated at the northeasterly corner of Frank Street and Beacon Avenue in the City of Providence, R.I., shown as crosshatched area and designated by the letters A-B-C-D-A on the accompanying plan entitled, "Providence, R.I., P.W. Dept. Engineering Office, City Property Section, Plan No. 063794, Date September 18, 1973," bounded and described as follows:

Beginning at the northeasterly intersection of Frank Street and Beacon Avenue and point marked "A" on the accompanying plan; thence northerly along the easterly line of Beacon Avenue one hundred and seven and 34/100 (107.34') feet to the northwesterly corner of herein described parcel and point marked "B" on the accompanying plan, thence easterly bounded northerly in part by land now or lately of Wesley P. Hope and wife Doris and Bayside Realty Co., Inc., a distance of one hundred fifty-one and 40/100 (151.40') feet to the northeasterly corner of herein described parcel and point marked "C" on the accompanying plan; thence southerly making an interior angle of ninety-six degrees and eight minutes (96°-08') a distance of ninety and 55/100 (90.55') feet to the northerly line of Frank Street and point marked "D" on the accompanying plan; thence westerly along the northerly line of Frank Street one hundred and sixty-one and 97/100 (161.97') feet to the northeasterly intersection of Frank Street and Beacon Avenue, said point being point and place of beginning.

Said parcel is further identified as being lot 586 on City of Providence Assessor's Plat 23, parcel contains 15,458.82 square feet.

TO HAVE AND TO HOLD the same with all the rights, privileges and appurtenances thereunto appertaining, unto and to the use of the said HAIG CHARLES TAPALIAN and PETER HAJIAN, as JOINT TENANTS and not as tenants in common, their heirs and assigns forever in fee simple.

This Deed is authorized by City Council Resolution No. 187, approved March 22, 1974.

IN WITNESS WHEREOF, the said CITY OF PROVIDENCE has caused these presents to be signed and its corporate seal to be hereunto affixed by JOSEPH A. DOORLEY, JR., its Mayor, thereunto duly authorized this 29th day of April, 1974.

SIGNED AND SEALED  
IN PRESENCE OF:

CITY OF PROVIDENCE

By Joseph A. Doorley, Jr. MAYOR

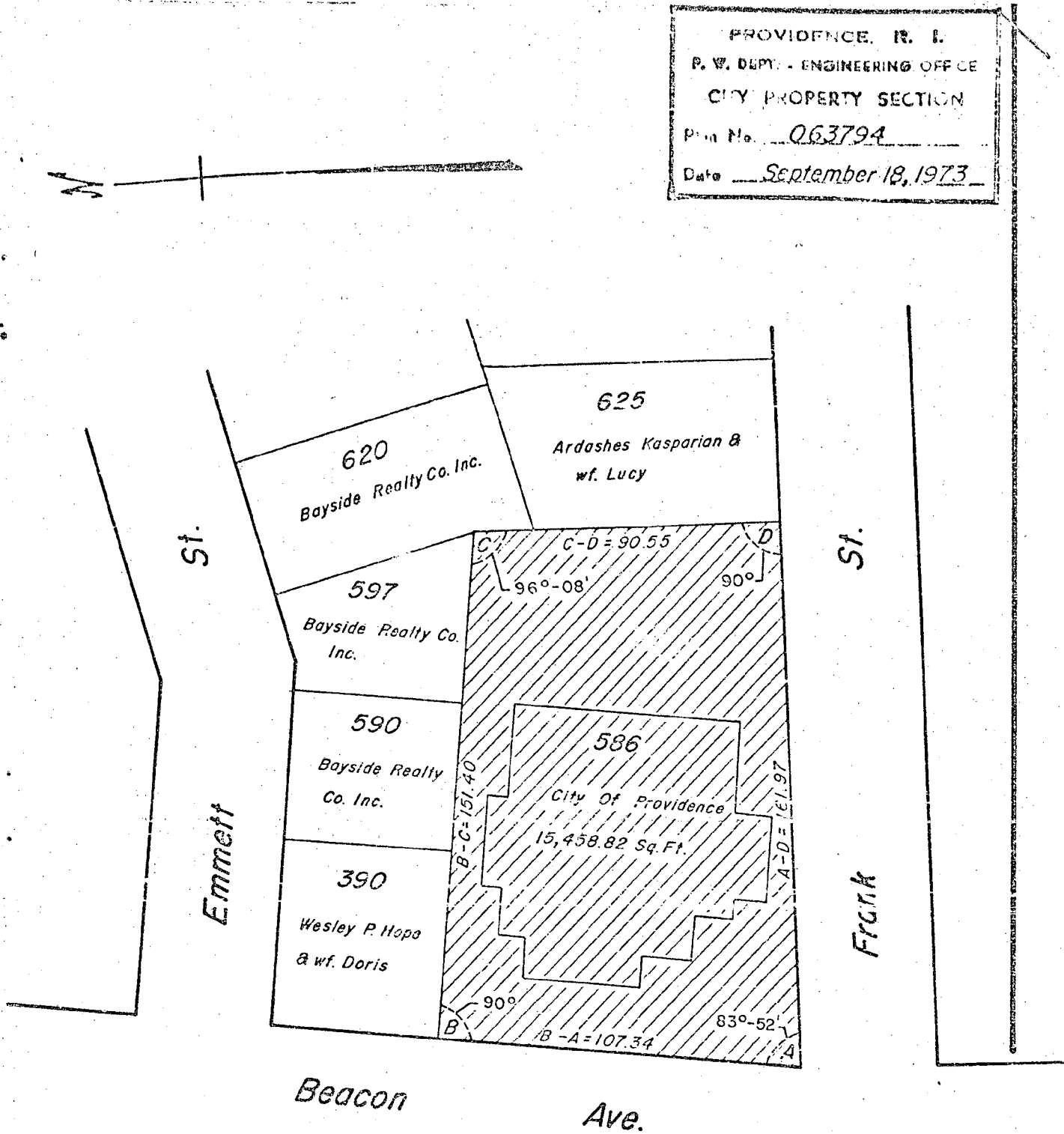
STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

In Providence, in said County, on the 29th day of April, A.D. 1974, before me personally appeared the above named JOSEPH A. DOORLEY, 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.

Louis A. Martin  
NOTARY PUBLIC

THE CITY OF PROVIDENCE, R. I. ENGINEERING OFFICE  
 PUBLIC WORKS DEPARTMENT - ENGINEERING OFFICE  
 CITY PROPERTY SECTION  
 Plan No. 063794  
 Date September 18, 1973



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  
 Drawn by Patruska Checked by R.J.G.  
 Scale 500' = 1" Date Sept. 18, 1973  
 Correct R.J.G. Associate Eng.  
 Approved [Signature] CITY ENGINEER

Lot Numbers From Assessor's Plat 23



City of Providence



Rhode Island

Department of City Clerk

MEMORANDUM

DATE: May 8, 1974  
TO: Fire Chief Moise and Director DiMase  
SUBJECT: BEACON AVENUE SCHOOL, SO-CALLED  
CONSIDERED BY: City Clerk Vincent Vespia

DISPOSITION: The subject school has, as of April 29, 1974, been conveyed to Haig Charles Tapalian and Peter Hajian therefore releasing the City of Providence from ownership for responsibility of its maintenance, since complaints have been registered with me concerning its security.

I suggest future considerations in this area be forwarded to the present owners.

*Vincent Vespia*

City Clerk

LOUIS A. MASCIA  
CITY SOLICITOR  
RONALD H. GLANTZ  
DEPUTY CITY SOLICITOR  
JOHN CAPPELLO  
JOSEPH A. FLORIO  
STEVEN S. SABER  
ASSISTANTS  
HENRY J. ALMAGNO  
SPECIAL COUNSEL  
ROBERT J. PACI  
CLAIMS ADJUSTER



LAW DEPARTMENT  
CITY HALL, PROVIDENCE  
RHODE ISLAND 02903  
421-7740 EXT. 381  
AREA CODE 401

MAYOR  
JOSEPH A. DOORLEY, JR.

May 7, 1974.

City Collector,  
City Hall,  
Providence, R.I.

Dear Sir:

Enclosed find check in the sum of NINE THOUSAND (\$9,000) DOLLARS made payable to the City Collector and dated 5/6/74.

Check represents payment by Haig Charles Tapalian and Peter Hajian, in accordance with Resolution of the City Council No. 187, approved March 22, 1974.

On March 19, 1974 a check was made payable to the City of Providence in the sum of ONE THOUSAND (\$1,000) DOLLARS by Mr. Tapalian and was given to the City Clerk.

You will note that the deed authorized by said Resolution No. 187 was in the amount of TEN THOUSAND (\$10,000) DOLLARS.

Very truly yours,

LOUIS A. MASCIA,  
CITY SOLICITOR

LAM:RAF

ENC. 1 check

*CREDIT - REAL ESTATE SALES PROCEEDS*  
*TRUST + SPECIAL*

PAID—City of Providence—Philip J. Brown, City Collector

MAY-8-74 145 9RM-1 10,000.00