

The City of Providence
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 908

No. 578 AN ORDINANCE

IN AMENDMENT OF THE ZONING MAP, WHICH

IS PART OF THE ZONING ORDINANCE, CHAPTER 544, OF THE ORDINANCES OF THE CITY OF PROVIDENCE, APPROVED SEPTEMBER 21, 1951, AS AMENDED, ENTITLED "AN ORDINANCE ZONING THE CITY OF PROVIDENCE AND ESTABLISHING USE, HEIGHT, AND AREA REGULATIONS".

Approved November 5, 1954

Be it ordained by the City of Providence:

SECTION 1: The Zoning Map accompanying and made a part of Chapter 544, approved September 21, 1951, entitled "An Ordinance zoning the City of Providence and Establishing Use, Height, and Area Regulations" is hereby amended by changing:

From a General Residence R-3 Zone to a Limited Commercial C-1 Zone
Lots 180, 181, 260, and part of Lot 184 on Assessor's Plat 12.

(Waterman Street between Brook and Thayer Streets). Bounded and described as follows:

Beginning at the northwesterly corner of Waterman and Brook Streets; thence westerly along the northerly line of said Waterman Street to the southwesterly corner of Lot 181 on Assessor's Plat 12; thence northerly along the easterly line of Lot 183 to the southerly line of Fones Alley; thence easterly along the said southerly line of Fones Alley to the southwesterly corner of said Fones Alley and Brook Street; thence southerly along the westerly line of said Brook Street to the northwesterly corner of Waterman and Brook Streets and the point and place of beginning.

From a General Residence R-3 Zone to a Limited Commercial C-1 Zone Lots 30, 283, 287, 437, and part of Lots 436 and 453 on Assessor's Plat 108. (Webster Avenue, Pocasset Avenue, and Magnolia Street). Bounded and decribed as follows:

Beginning at a point in the northerly line of Pocasset Avenue at the southeasterly corner of Lot 283 on Assessor's Plat 108; thence westerly along the said northerly line of Pocasset Avenue to the southwesterly corner of Lot 30; thence northerly along the easterly line of Lot 282 to the northwesterly corner of Lot 283; thence easterly along the northerly line of said Lot 283 to the northeasterly corner of said Lot 283; thence southerly along the westerly line of Lot 284 to the northerly line of Pocasset Avenue and the point and place of beginning.

Beginning at a point in the southerly line of Pocasset Avenue at the northeasterly corner of Lot 287 on Assessor's Plat 108; thence southerly along the westerly line of Lot 286 to the southeasterly corner of said Lot 287; thence westerly along the northerly line of Lot 331 to the southwesterly corner of said Lot 287; thence northerly along the easterly line of Lot 288 to the southerly line of Pocasset Avenue and the northwesterly corner of Lot 287; thence easterly along the said southerly line of Pocasset Avenue to the point and place of beginning.

*moving
change
#59*

*moving
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#60*

No.

CHAPTER
AN ORDINANCE

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PAGE 2.

Beginning at a point in the easterly line of Webster Avenue at the northwesterly corner of Lot 437 on Assessor's Plat 108; thence easterly along the southerly line of Lot 460 to the northeasterly corner of said lot 437; thence northerly along the westerly line of Lot 436 to the southerly line of Magnolia Street and the northwesterly corner of Lot 436; thence easterly along the said southerly line of Magnolia Street to a point one hundred (100) feet easterly from the easterly line of Webster Avenue; thence southerly in a line one hundred (100) feet easterly from and parallel with the easterly line of Webster Avenue to the northerly line of Lot 361; thence westerly along the northerly lines of Lots 361 and 412 to the easterly line of Webster Avenue and the southwesterly corner of Lot 437; thence northerly along the said easterly line of Webster Avenue to the point and place of beginning.

Beginning at a point in the southeasterly line of Pocasset Avenue at the present northeasterly boundary of the Limited Commercial Zone (C-1) thence northeasterly along the said southeasterly line of Pocasset Avenue to the range of the center line of Dunford Street; thence southerly along the said range of the center line of Dunford Street to the northerly line of Magnolia Street; thence westerly along the said northerly line of Magnolia Street to the present northeasterly boundary of the Limited Commercial Zone (C-1); thence northwesterly along the said present northeasterly boundary of the Limited Commercial Zone (C-1) to the southeasterly line of Pocasset Avenue and the point and place of beginning.

From a Multiple Dwelling R-4 Zone to a Heavy Commercial C-4 Zone Lot 336 on Assessor's Plat 32. (Westminster Street between Dodge and Bridgham Streets). Bounded and described as follows:

Beginning at a point in the southerly line of Westminster Street at the northwesterly corner of Lot 336 on Assessor's Plat 32; thence easterly along the said southerly line of Westminster Street to the northeasterly corner of said Lot 336; thence southerly along the westerly line of Lot 436 to the southeasterly corner of Lot 336; thence westerly along the northerly lines of Lots 390 and 369 to the southwesterly corner of Lot 336; thence northerly along the easterly line of Lot 367 to the southerly line of Westminster Street and the point and place of beginning.

From a General Residence R-3 Zone to a General Commercial C-2 Zone Lot 167 and part of Lots 166 and 168 on Assessor's Plat 46. (Public at Plain Streets). Bounded and described as follows:

Beginning at a point in the southerly line of Public Street at the northwesterly corner of Lot 167 on Assessor's Plat 46; thence easterly along the said southerly line of Public Street to the northeasterly corner of Lot 167; thence southerly along the westerly line of Lot 168 and the range thereof to a point one hundred (100) feet southerly from the southerly line of Public Street; thence westerly along a line one hundred (100) feet southerly from and parallel with the said southerly line of Public Street to the easterly line of Lot 166; thence northerly along the easterly lines of Lots 166 and 380 to the southerly line of Public Street and the point and place of beginning.

From a Limited Commercial C-1 Zone to a Heavy Commercial C-4 Zone part of Lots ⁵⁶⁶~~665~~ and 666 on Assessor's Plat 95. (Atwells Avenue between Parnell and Dutton Streets). Bounded and described as follows:

Beginning at a point in the easterly line of Parnell Street at the northwesterly corner of Lot 661 on Assessor's Plat 95; thence northerly along the said easterly line of Parnell Street to the intersection of said easterly line of Parnell Street and a line one hundred (100) feet northerly from, and parallel with, the northerly line of Atwells Avenue; thence easterly along the said last described line, crossing Lots 665

No.

CHAPTER
AN ORDINANCE

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PAGE 3.

and 666 to the westerly line of Dutton Street, thence southerly along the said westerly line of Dutton Street; to the northeasterly corner of Lot 664; thence westerly along the northerly lines of Lots 664, 663, 662, and 661 to the easterly line of Parnell Street and the point and place of beginning.

From a One-Family R-1 Zone to a Two-Family R-2 Zone Lots 635 and 638 on Assessor's Plat 97. (Charles Street between Leo Avenue and City Line). Bounded and described as follows:

Beginning at the northeasterly corner of Charles Street and Leo Avenue; thence northerly along the easterly line of said Charles Street to the northwesterly corner of Lot 635 on Assessor's Plat 97; thence easterly along the southerly line of Lot 636 to the northeasterly corner of said Lot 635; thence southerly along the westerly line of Lot 639 to the northerly line of Leo Avenue; thence westerly along the said northerly line of Leo Avenue to the northeasterly corner of Charles Street and Leo Avenue and the point and place of beginning.

Beginning at a point in the easterly line of Charles Street at the southwesterly corner of Lot 638 on Assessor's Plat 97; thence northerly along the said easterly line of Charles Street to the City Line; thence easterly along the said City Line to the southerly line of Lot 638; thence westerly along the said southerly line of Lot 638 to the easterly line of Charles Street and the point and place of beginning.

From a Multiple Dwelling R-4 Zone to a General Commercial C-2 Zone Lot 117 and part of Lots 299 and 515 on Assessor's Plat 9. (Captain Davis Boulevard at Olney Street). Bounded and described as follows:

Beginning at the northwesterly corner of Olney and Clorane Streets; thence westerly along the northerly line of Olney Street to the southwesterly corner of Lot 117 on Assessor's Plat 9; thence northerly along the westerly line of Lot 117 to the northwesterly corner of said Lot 117; thence westerly along the southerly line of Lot 515 to the present westerly boundary of the General Commercial Zone (C-2); thence southerly along the said present westerly boundary of the General Commercial Zone (C-2) to the northerly line of Olney Street; thence westerly along the said northerly line of Olney Street to the easterly boundary of the Heavy Commercial Zone (C-4); thence northerly along the said present easterly boundary of the Heavy Commercial Zone (C-4) crossing Lots 299 and 121 to a point in the range of a line one hundred (100) feet northerly from and parallel with the northerly line of Olney Street; thence easterly along the said last described line, crossing Lots 121 and 515 to the westerly line of Clorane Street; thence southerly along the said westerly line of Clorane Street to the northwesterly corner of Olney and Clorane Streets and the point and place of beginning.

SECTION 2: This Ordinance shall take effect upon its passage.

IN CITY
COUNCIL

OCT 21 1954

FIRST READING

READ AND PASSED

D. Everett Whelan
CLERK

APPROVED

NOV 5 1954

Walter N. Reynolds
MAYOR

IN CITY
COUNCIL

NOV 4 - 1954

FINAL READING

READ AND PASSED

James A. Fudge
PRESIDENT
D. Everett Whelan
CLERK

No.

CHAPTER

AN ORDINANCE

Zoning Change No

Shaded Area To Be Changed From
A General Residence R-3 Zone To
A Limited Commercial C-1 Zone.

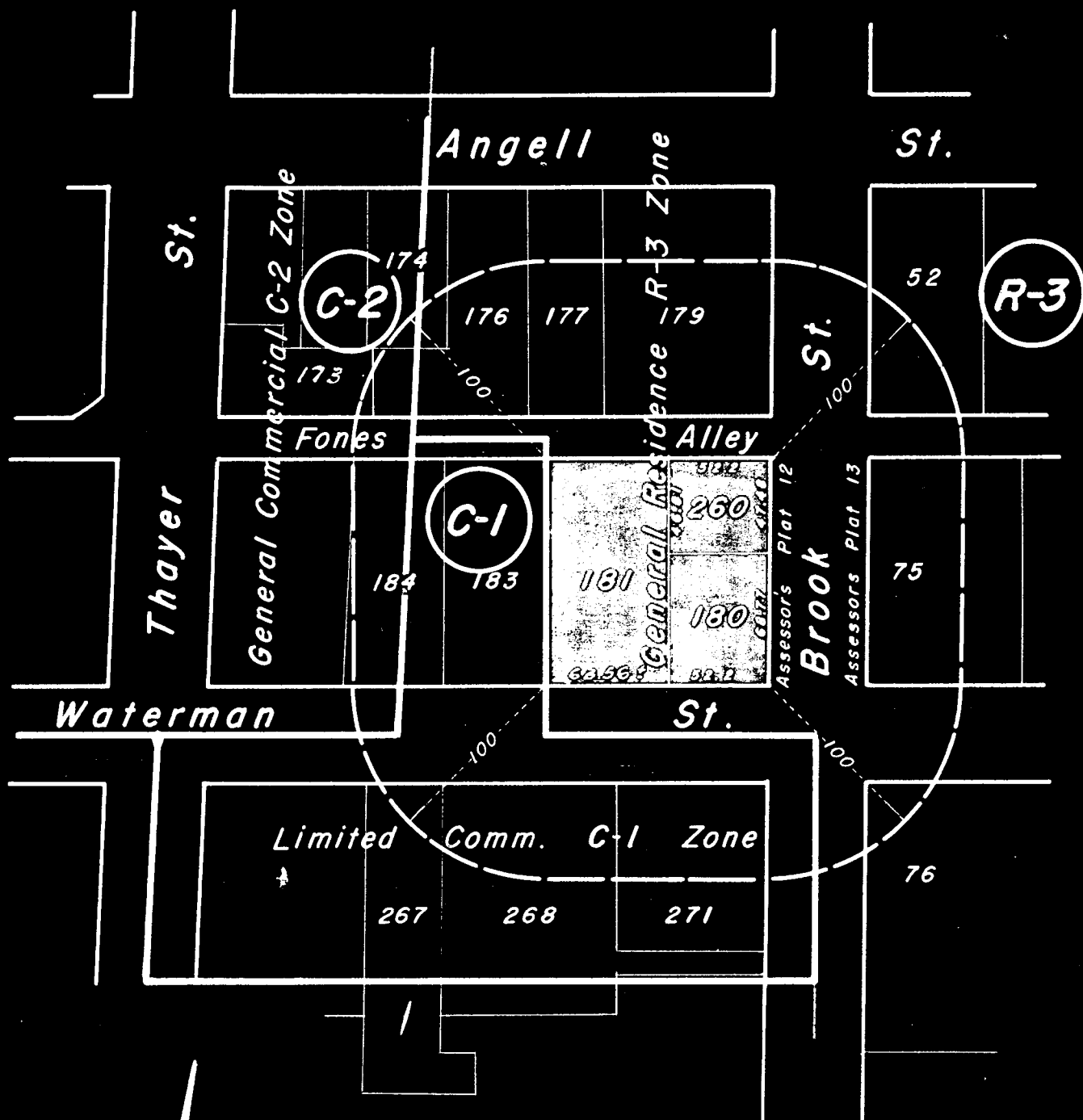
PROVIDENCE, R. I.

P. W. DEPT. - ENGINEERING OFFICE

CITY PROPERTY SECTION

Plan No

Date July 6, 1954



CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing **Zoning Change No.**

Drawn by *Reid* Checked by *W. L. B.*

Scale *1" = 80'* Date *July 6, 1954*

Corrected by *William J. Bagley* Associate Engr.

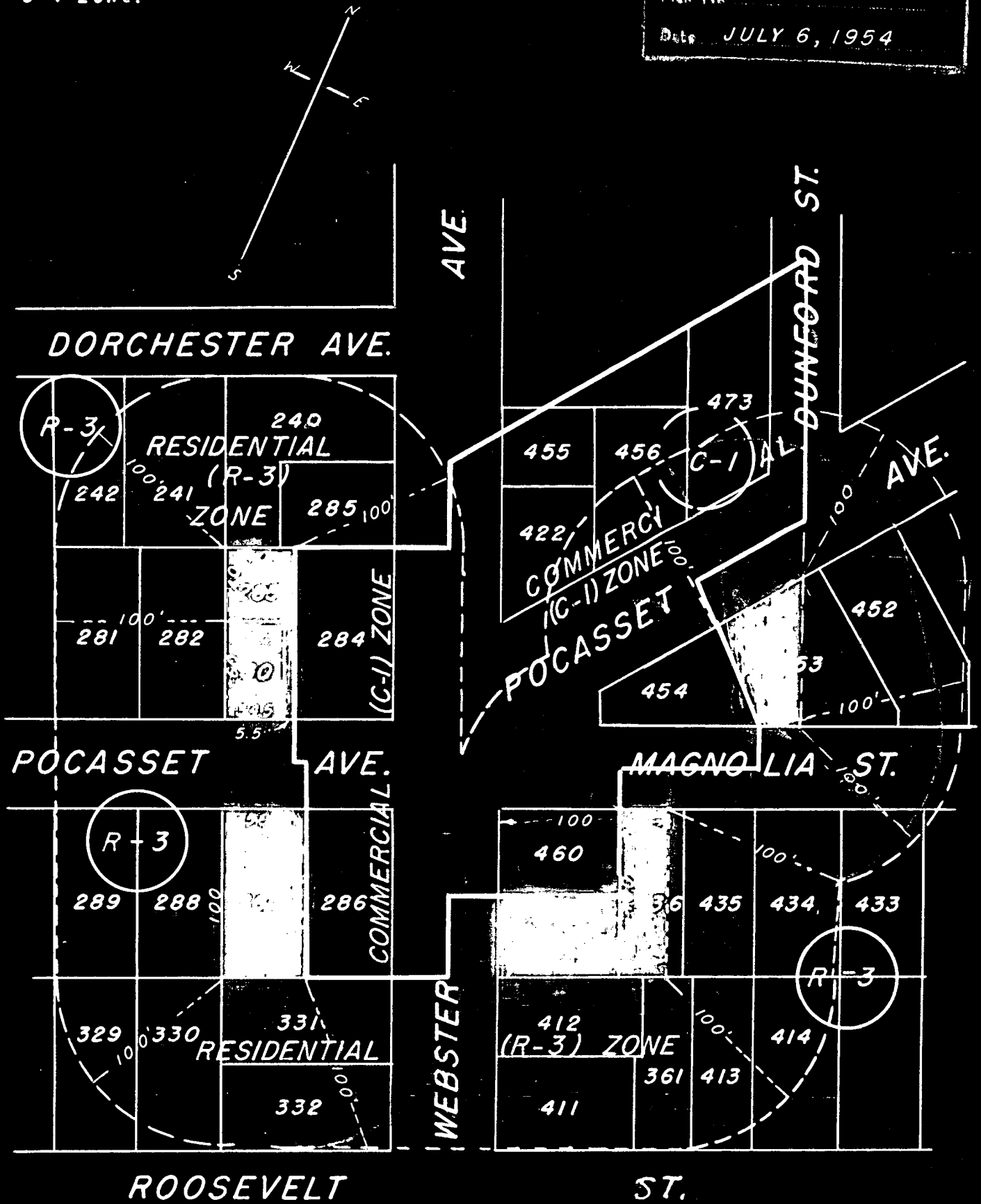
Approved *John H. Campbell* CHIEF ENGINEER

Assessor's Plat 12, 13.

ZONING CHANGE NO.

Shaded area to be changed
from a General Residential R-3
Zone to a Limited Commercial
C-1 Zone.

PLANNING DEPARTMENT
PLANNING AND ZONING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date JULY 6, 1954



Assessor's Plot 108

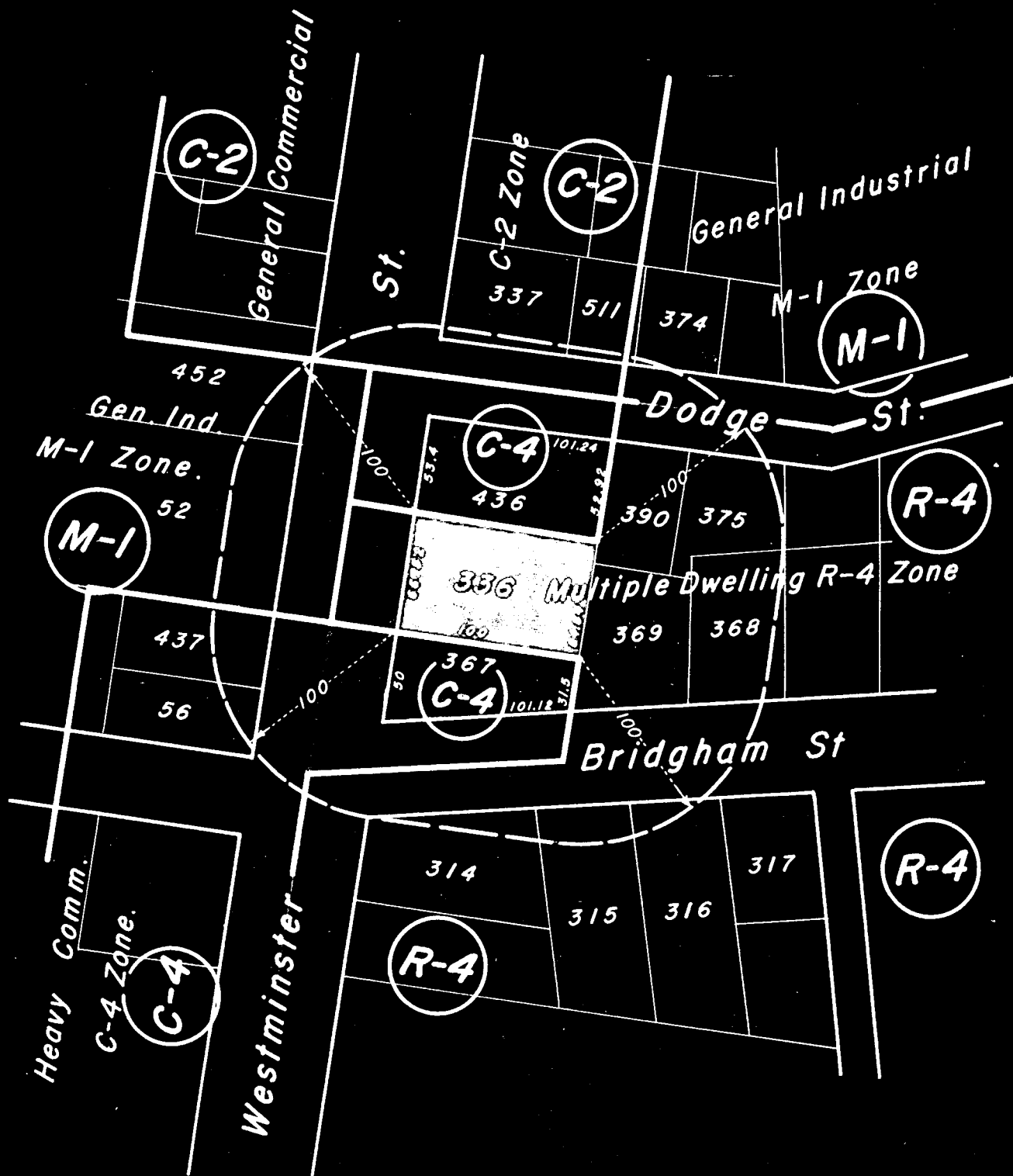
Zoning Change No.

Toppi
1" = 80'
W.L.B.
7-6-54
Approved: *William L. Bagley*
Robert L. Smith
CHIEF ENGINEER

Zoning Change No.

Shaded Area To Be Changed From
A Multiple Dwelling R-4 Zone To
A Heavy Commercial C-4 Zone.

PROVIDENCE, R. I.
P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date July 8, 1954



CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing Zoning Change No.
Drawn by Reid Checked by W. L. B.
Scale 1" = 80' Date July 8, '54
Corrected by William P. Bagley Associate Engr.
Approved [Signature] CHIEF ENGINEER

ZONING CHANGE NO.

Shaded area To Be Changed From A General
Residence R-3 Zone A General Commercial
C-2 Zone.

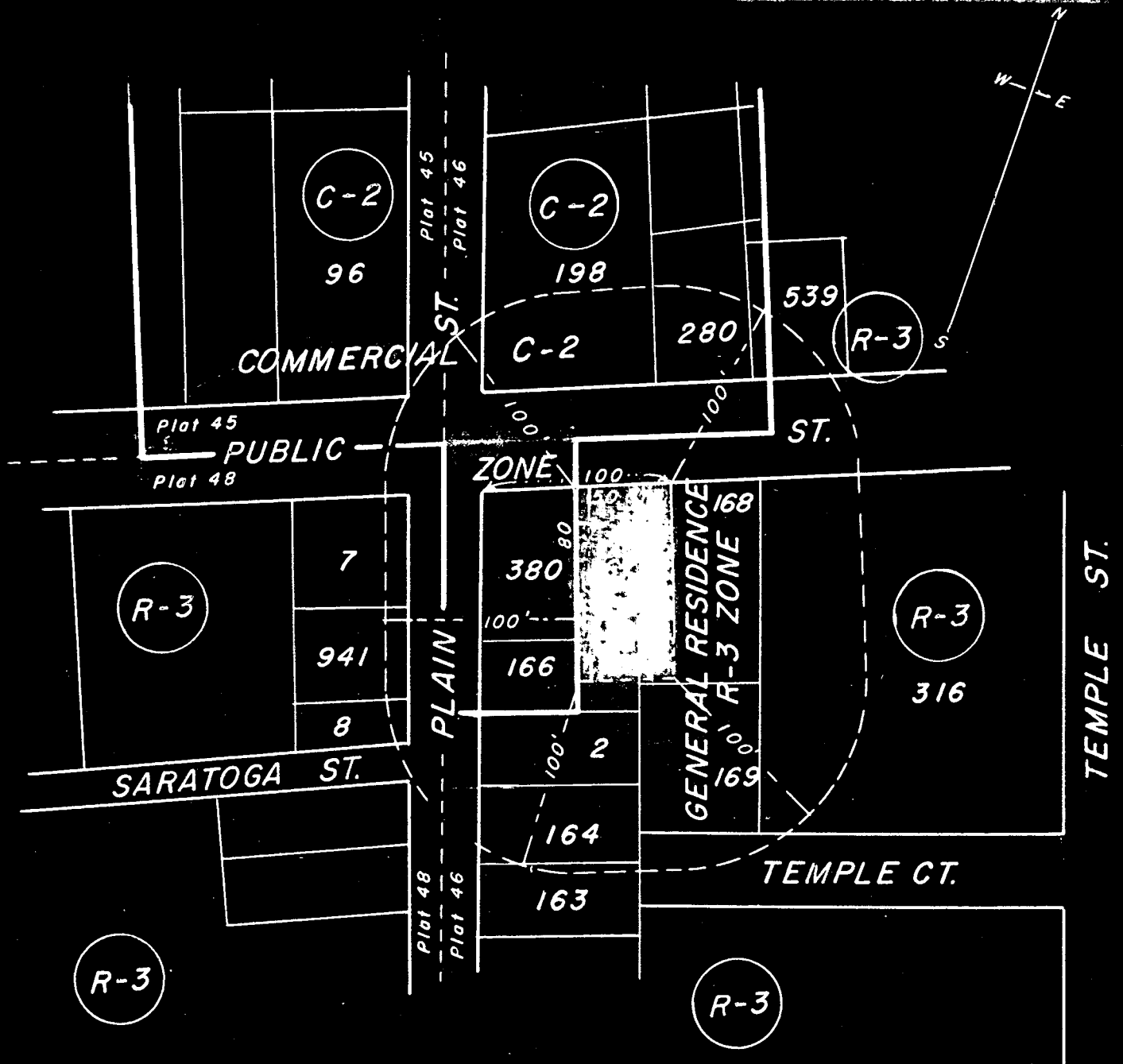
PROVIDENCE, R. I.

P. W. DEPT. - ENGINEERING OFFICE

CITY PROPERTY SECTION

Plan No

Date JULY 8, 1954



Assessors Plots 45 - 46 - 48

CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing ZONING CHANGE NO.
Drawn by E. F. Toppi Checked by W. L. B.
Scale 1" = 80' Date 7-8-54
Corrected by William L. Bagby
Approved [Signature] CITY ENGINEER

Zoning Change No.

Shaded Area To Be Changed From
A Limited Commercial C-1 Zone
To A Heavy Commercial C-4 Zone.

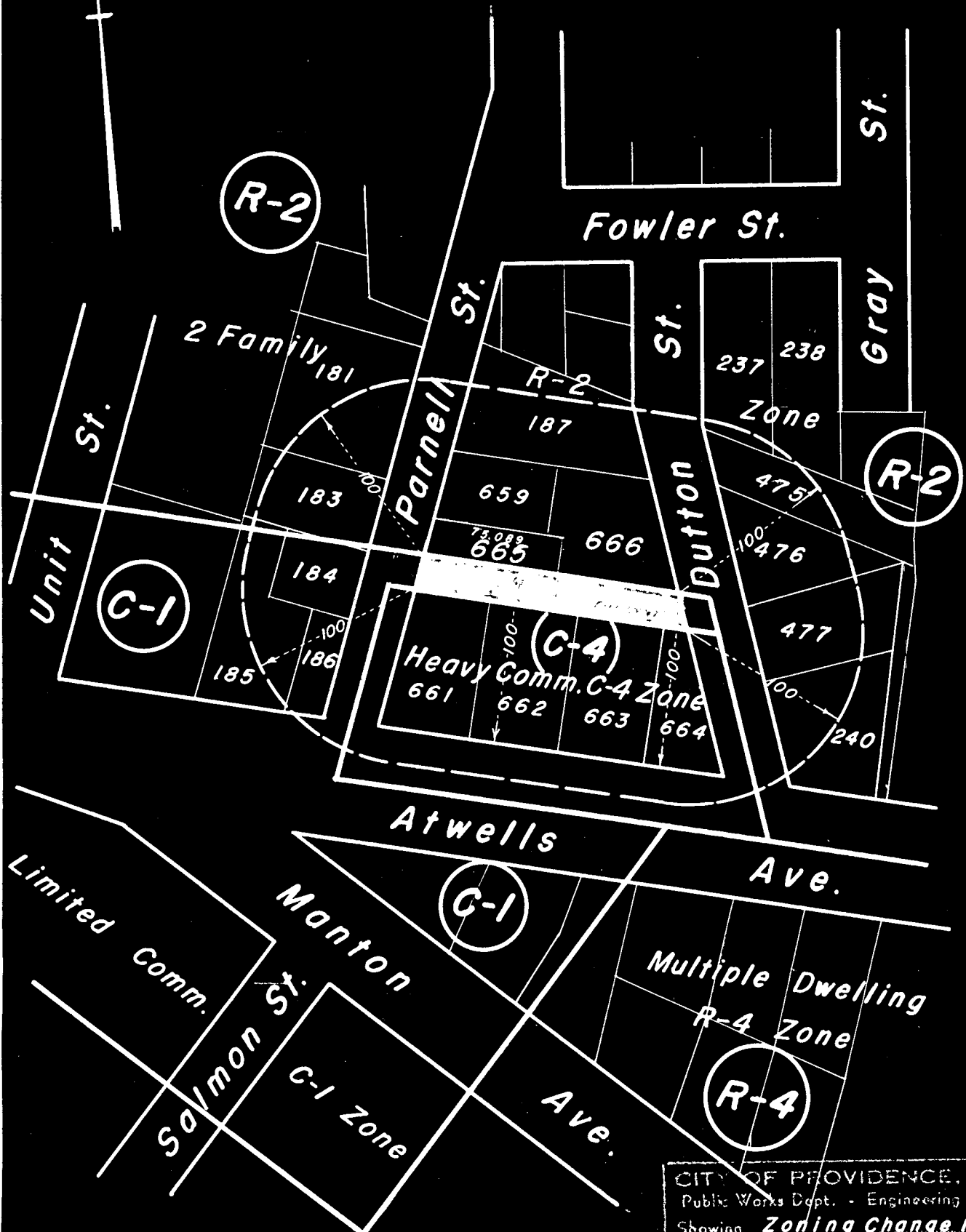
PROVIDENCE, R. I.

P. W. DEPT. - ENGINEERING OFFICE

CITY PROPERTY SECTION

Plan No.

Date July 9, 1954



CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing Zoning Change No.

Drawn by Reid Checked by W.L.B.
Scale 1" = 80' Date July 9, '54
Corrected by William L. Bagley Associate Engr.
Approved [Signature] CHIEF ENGINEER

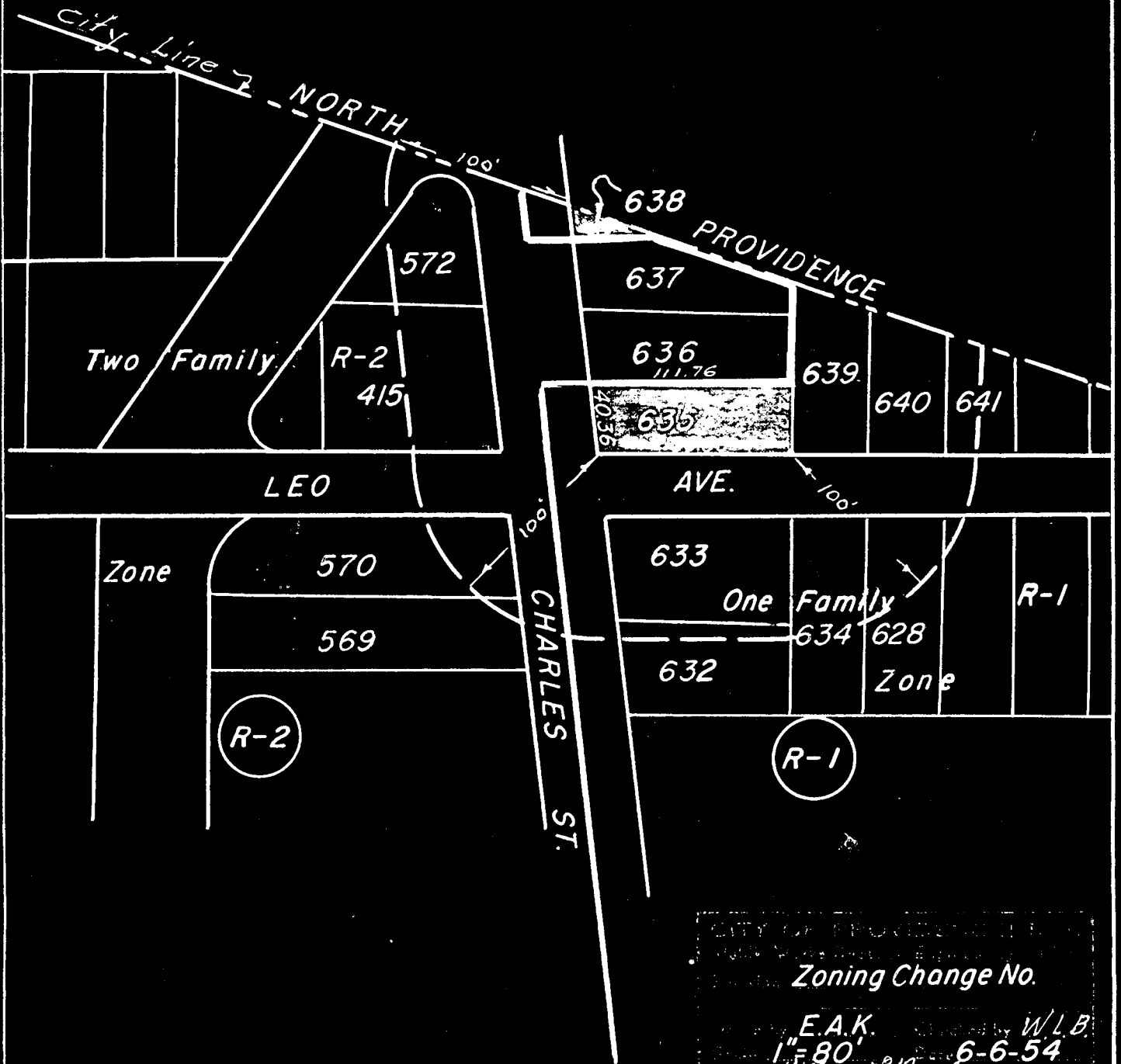
Assessors Plat 95

Zoning Change No.

Shaded area to be changed
from a One Family R-1 Zone to
a Two Family R-2 Zone.



PROVIDENCE, R. I.
P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date **July 6, 1954**



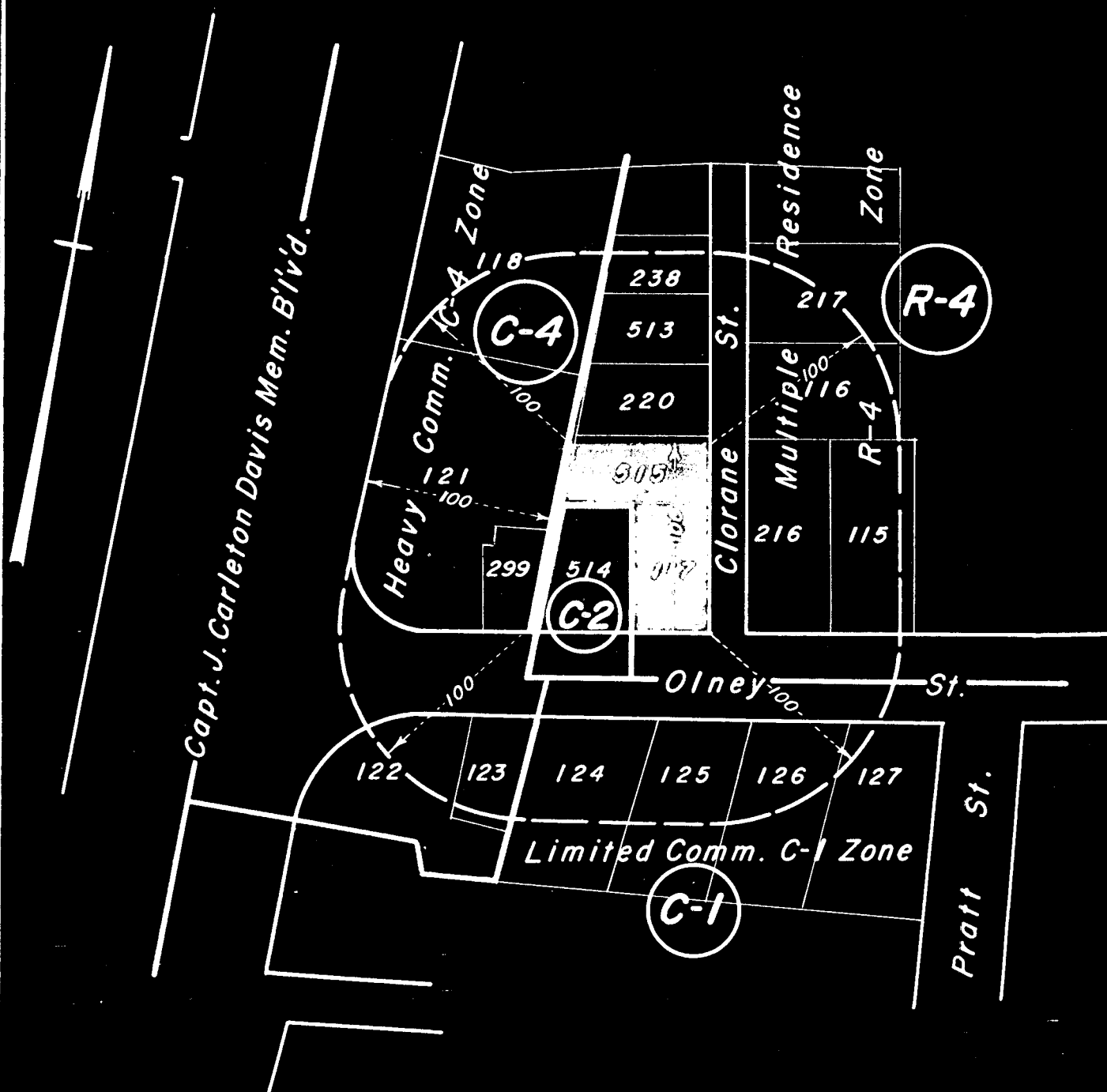
Assessor's Plat 97

CITY OF PROVIDENCE, R. I.
P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Zoning Change No. _____
Proposed by **E.A.K.** Checked by **W.L.B.**
Scale **1"=80'** Date **6-6-54**
City Engineer **William J. Bagley**
Approved **Robert L. Corbett**
CHIEF ENGINEER

Zoning Change No.

Shaded Area To Be Changed From
A Multiple Dwelling R-4 Zone
To A General Commercial C-2 Zone.

PROVIDENCE, R. I.
P. W. DEPT. - ENGINEERING OFFICE
CITY PROPERTY SECTION
Plan No. _____
Date July 19, 1954



CITY OF PROVIDENCE, R. I.
Public Works Dept. - Engineering Office
Showing Zoning Change No. _____
Drawn by *Reid* Checked by *W.L.B.*
Scale 1" = 80' Date 7-19-54
Corrected *William P. Bagley* Associate Engr.
Approved *Robert A. Mull* Chief Engineer

~~1919~~

RESOLUTION OF THE CITY COUNCIL

No. 579

Approved November 5, 1954

Resolved,

That the City Council hereby accepts eight deeds to land in Champlain Place and the extension thereof for highway purposes under the provisions of Chapter 987 of the Public Laws of 1913, shown shaded and designated as Parcels 1 to 9 on that certain plan entitled "Providence, R.I., P.W. Dept.-Engineering Office, Street Line Section, Plan No. 060932, Date Oct. 5, 1954";

Luigi Di Orio and wife Vincenza, John Valletta and wife Carrie, Frank Bianco and wife Margaret, William W. Bonner and wife Angela and Alfonso Taliaferri, Vincenzo Latina, Thomas Perrotta and wife Mary, Carrie Mandella, widow of Michael and William W. Bonner and wife Angela F.

IN CITY COUNCIL

NOV 4 - 1954

READ and PASSED

Thomas J. J. J.
Devereaux
Clerk

APPROVED

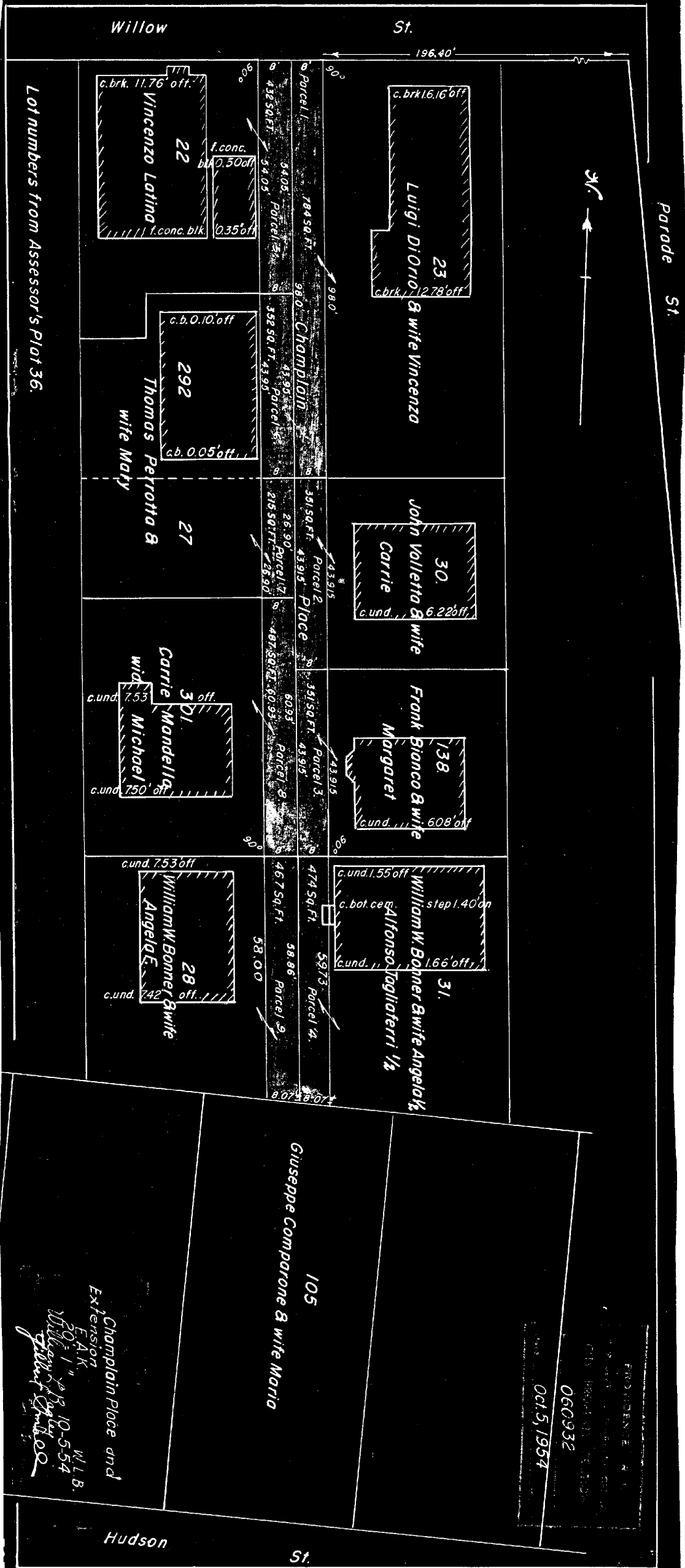
NOV 5 1954

Walter H. Reynolds
MAYOR

Deeds were delivered to Mr. William L. Bagley on November 9, 1954

**RESOLUTION
OF THE
CITY COUNCIL**

accepting deeds to land in
Champlain Place and the ex-
tension thereof for highway
purposes under the provisions
of Chapter 987 of the Public
Laws of 1913.



RESOLUTION OF THE CITY COUNCIL

No. 580

Approved November 5, 1954

Resolved,

That permission be and hereby is granted to Providence Journal Company, a corporation created and existing under the laws of the State of Rhode Island, to install an underground conduit in Mathewson Street between Fountain Street and Sabin Street, between the Providence Journal Building and the Providence Journal Garage, in accordance with the accompanying plan attached hereto, as approved by the City Engineer of the City of Providence, the Public Service Engineer and the Deputy Director of Public Works, and in accordance with the provisions of "An Act Authorizing the City of Providence to Permit the Owner or Owners of Estates Situated upon Opposite Sides of a Street or Highway to Build and Maintain a Subway Conduit or Pipe Under or Across Such Street or Highway", being Chapter 1418 of the Public Laws, approved April 4, 1916.

The permission hereby granted is upon the condition that said underground conduit for steam and electricity shall be so constructed as not to interfere with the use of said Mathewson Street by the public or by any person or corporations having the right to maintain pipes or conduit under or in said street; and it is further provided that the permission hereby granted is upon the condition that said underground conduit for steam and electricity shall be constructed under the supervision and control and to the satisfaction of the Director of Public Works, and upon the condition that said underground conduit shall be removed upon ninety (90) days' previous notice from the City Council whenever in the opinion of said City Council the public interest may require the removal of the same or any part thereof; and upon the condition that in case the City of Providence shall at any time hereafter be authorized to assess abutting owners for the private use and occupation of the public highway, the passage of this Resolution shall not in any manner affect the right of the City to charge and collect rent for the use of said Mathewson Street by the Providence Journal Company

RESOLUTION
OF THE
CITY COUNCIL

RESOLUTION OF THE CITY COUNCIL

No.

Approved

~~Resolved~~

~~That~~

its successors and assigns, or for maintaining thereunder said underground conduit for steam and electricity and upon condition that said Providence Journal Company, its successors and assigns, shall hold and keep said City of Providence harmless, safe and indemnified from and against all loss, cost, damage, payment and expense on account of any injuries to persons, or damage to property, for which said City may become liable on account of the construction, maintenance, use or repair, or neglect to properly maintain or repair, or any defect in said underground conduit, pipes, wires, or other facility for steam and electricity under and across said Mathewson Street, unless the wrongful act or negligence of said City, its officers or employees, shall cause such injury or damage as mentioned aforesaid; and upon condition that said Providence Journal Company, its successors and assigns, before commencing the work of constructing said conduit file a bond in the sum of Five Thousand (\$5,000) Dollars in form satisfactory to the City Solicitor to hold and keep said City harmless, safe and indemnified as aforesaid, and it is agreed by the acceptance hereof that the amount of said bond shall not be construed or held to limit their general obligation to hold and keep said City harmless, safe and indemnified as aforesaid; and upon the condition that said Providence Journal Company, its successors and assigns, shall repair and keep in repair so much of said Mathewson Street and the sidewalks of said Mathewson Street at and near where said underground conduit cross the same as shall be required by the Director of Public Works and to his satisfaction, and also upon the

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

~~SECRET~~

RESOLUTION OF THE CITY COUNCIL

No.

Approved

~~Resolved,~~

~~That~~

condition that said [Providence Journal Company, its successors and assigns, shall before commencing the construction of said underground conduit, file with the City Clerk a written acceptance of the terms and conditions of this Resolution and an agreement to perform and observe all of said terms and conditions.

IN CITY COUNCIL

NOV 4 - 1954

READ and PASSED
Thomas A. Young.....
President
Robert H. Chelau
Clerk

APPROVED

NOV 5 1954

Walter H. Reynolds
MAYOR

17-24-54-17-4

RESOLUTION
OF THE

CITY COUNCIL

GRANTING THE PROVIDENCE
JOURNAL COMPANY PETITION
TO INSTALL AN UNDERGROUND
CONDUIT IN MATHEWSON STREET
BETWEEN FOUNTAIN STREET AND
SABIN STREET, CONNECTING
THE PROVIDENCE JOURNAL BUILD-
ING WITH THE PROVIDENCE
JOURNAL GARAGE.

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

to adopt a Resolution to issue a permit to Providence Journal Company, a corporation organized under the laws of the State of Rhode Island, which is now the owner of two estates situated in the City of Providence respectively opposite each other upon the easterly and westerly sides of Mathewson Street in said City between Fountain Street and Sabin Street, to build and maintain a subway, conduits or pipes under and across said Mathewson Street between said two estates, for the purposes of connecting such estates and in accordance with a plan or plans and specifications filed by the undersigned herewith in the Office of the City Clerk.

The passage of said Resolution is prayed under the provisions of Rhode Island Public Laws of 1916, Chapter 1418, and subject to all of the terms and conditions set forth in said statute.

Said subway, conduits or pipes shall be used for the transmission ~~(a) of steam and (b) of electricity~~ between said two estates.

The passage of said Resolution is prayed for the following reasons:

~~(a)~~ The boiler located in the estate now used as a garage and located on the westerly side of Mathewson Street has for a long time given unsatisfactory service, among other reasons because of low petroleum storage capacity incident thereto. Said boiler was flooded during the hurricane on August 31, 1954, and has been inoperative since that date. In lieu of attempting to put said boiler back in service, the petitioner forthwith desires to hook up the aforesaid garage building to its principal steam plant located in the basement of its main building on the easterly side of said Mathewson Street. Its present boiler capacity in the main building is ample for the purpose without the necessity of operating said equipment under any overload. It is expected that if your petitioner is allowed to do this it will affect operating economies and will result in more efficient heating of the garage building. Said garage building is at present without heat of any kind.

~~(b) In view of the fact that the street will have to be excavated anyway for the purposes outlined in paragraph (a) above, at the same time your petitioner desires to lay a pipe for ultimate use at a later time in conducting electrical transmission wires from one building to another. The petitioner intends, subject to obtaining later approval by appropriate city officials, to install an emergency or break-down electrical generating unit on one of the upper floors of said garage building for the purpose of supplying both buildings, and particularly the main building, with electricity in the event of another flood, hurricane or similar emergency which might otherwise result in a power failure in said main building.~~

Providence Journal Company

By its attorneys

Edward B. Angell

General W. Hamington

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

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to adopt a Resolution to issue a permit to Providence Journal Company, a corporation organized under the laws of the State of Rhode Island, which is now the owner of two estates situated in the City of Providence respectively opposite each other upon the easterly and westerly sides of Mathewson Street in said City between Fountain Street and Sabin Street, to build and maintain a subway, conduits or pipes under and across said Mathewson Street between said two estates, for the purposes of connecting such estates and in accordance with a plan or plans and specifications filed by the undersigned herewith in the Office of the City Clerk.

The passage of said Resolution is prayed under the provisions of Rhode Island Public Laws of 1916, Chapter 1418, and subject to all of the terms and conditions set forth in said statute.

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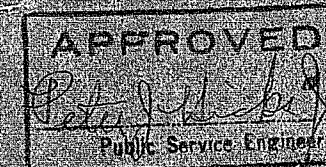
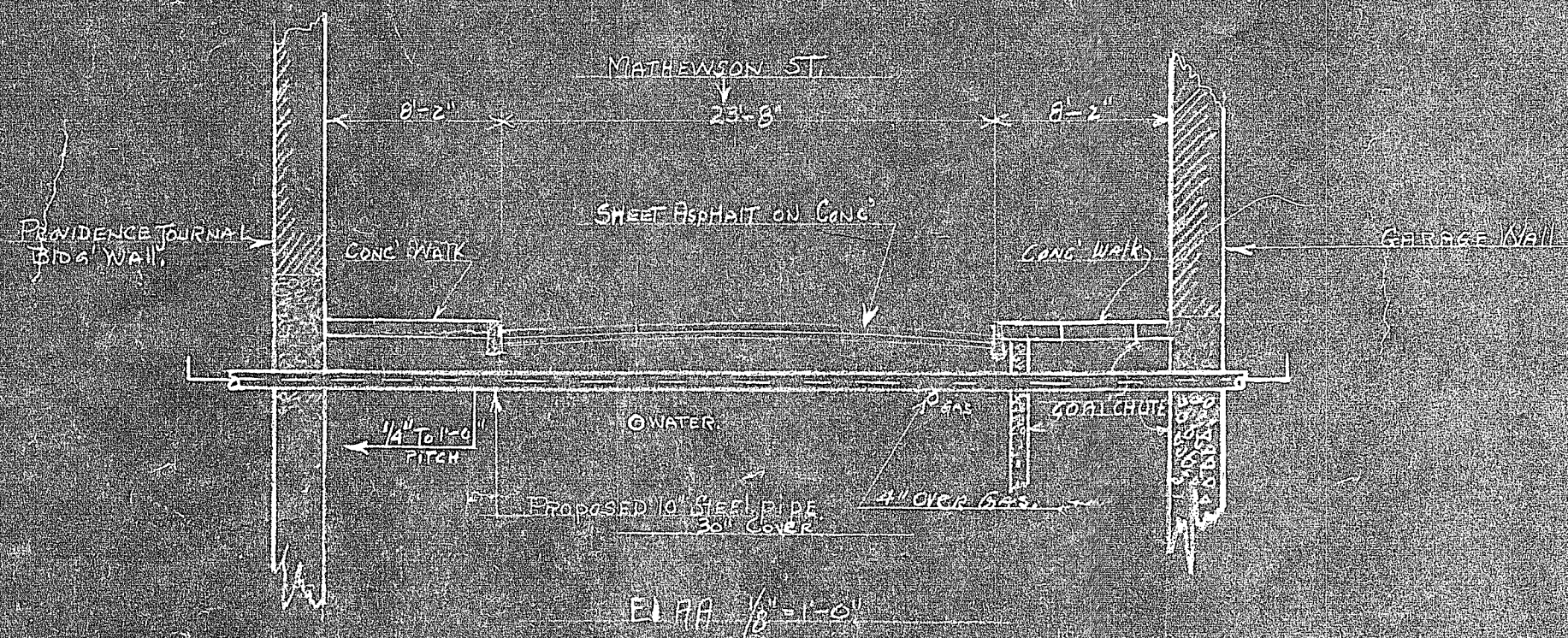
~~(b) In view of the fact that the street will have to be excavated anyway for the purposes outlined in paragraph (a) above, at the same time your petitioner desires to lay a pipe for ultimate use at a later time in conducting electrical transmission wires from one building to another. The petitioner intends, subject to obtaining later approval by appropriate city officials, to install an emergency or break-down electrical generating unit on one of the upper floors of said garage building for the purpose of supplying both buildings, and particularly the main building, with electricity in the event of another flood, hurricane or similar emergency which might otherwise result in a power failure in said main building.~~

Providence Journal Company

By its attorneys

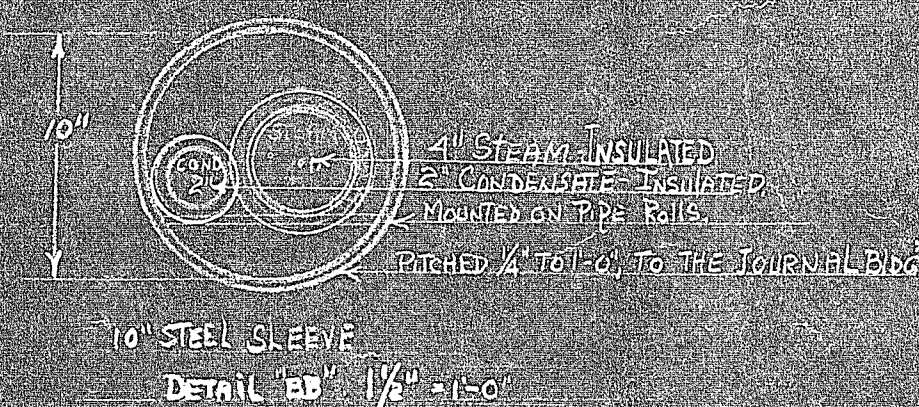
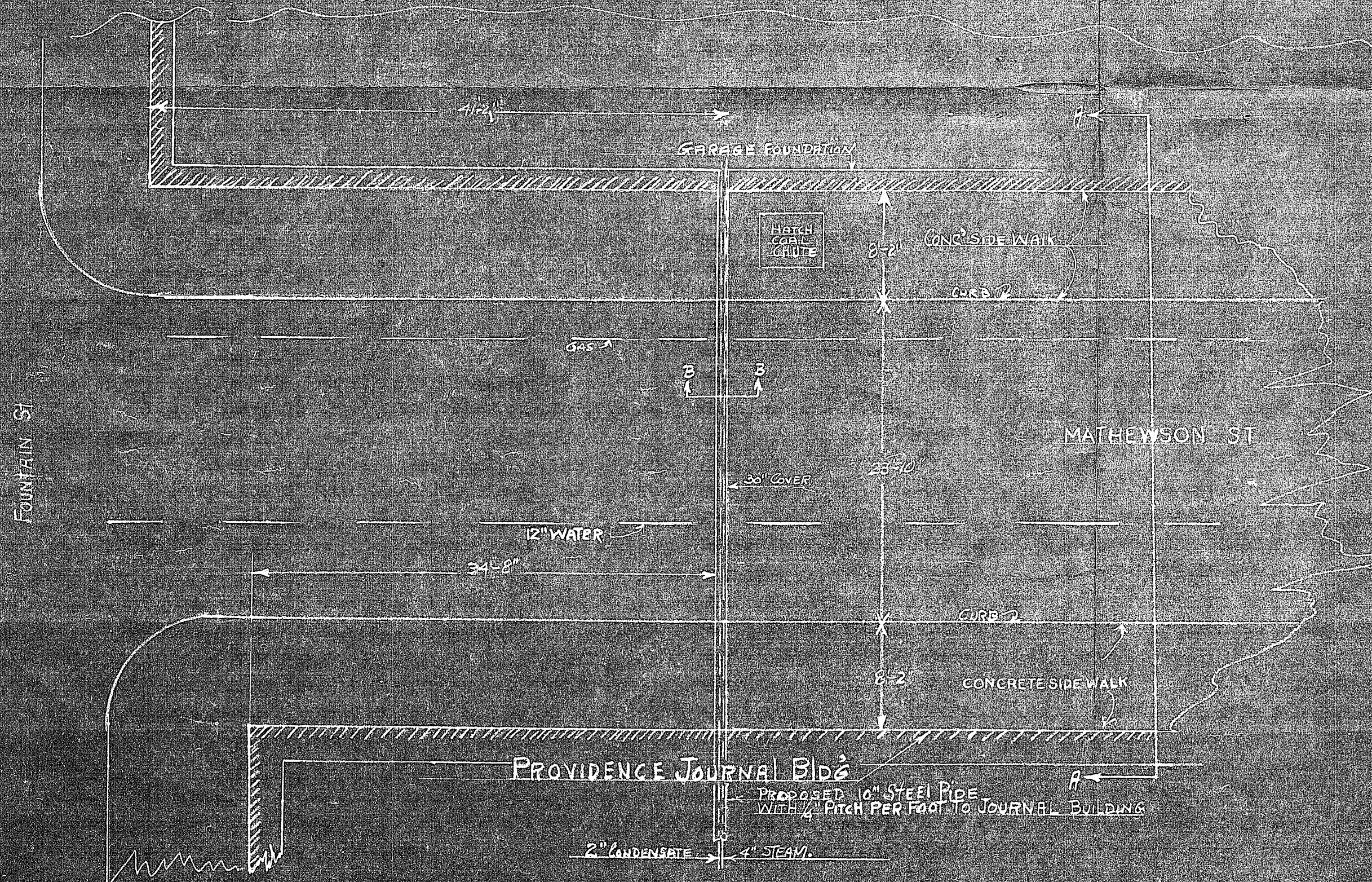
Edwards & Angell

Lynd W. Harrington



Public Works Dept. - Engineering Office
 Approved *Oct 19 1954*
Gilbert Small
 Chief Engineer

Approved
J. E. Merkle
 Dep. Dir. of Public Works



PROPOSED METHOD
 OF
 SUPPLYING STEAM HEAT & RETURN
 FROM
 PROVIDENCE JOURNAL BUILDING
 TO GARAGE.

SCALE 1/8" = 1'-0" 10-7-54