

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 351

Approved June 12, 1981

RESOLVED, That His Honor the Mayor be and he is hereby authorized to execute a deed of conveyance to David Newman, 49 North Avenue, Providence, Rhode Island, of that certain lot or parcel of land with all buildings and improvements thereon, known as the Former John Howland School, situated at 116 Cole Avenue, said parcel being Lot 243 on City Assessor's Plat 86, containing approximately 48,803 square feet of land, more or less, in consideration of the sum of One Hundred Twenty-Five Thousand Dollars (\$125,000.00).

IN CITY COUNCIL

JUN 4 1981

READ AND PASSED

*Ralph Tanguet*  
Clerk

*Rose M. Mendonca*  
Clerk

*Anthony A. Canino*  
APPROVED  
MAYOR

JUN 12 1981

*James M. McInerney*  
Chairman  
May 11, 1981  
Approves Passage of  
The Within Resolution

THE COMMITTEE ON  
NO PROPERTY

Approves Passage of  
The Within Resolution  
Chairman

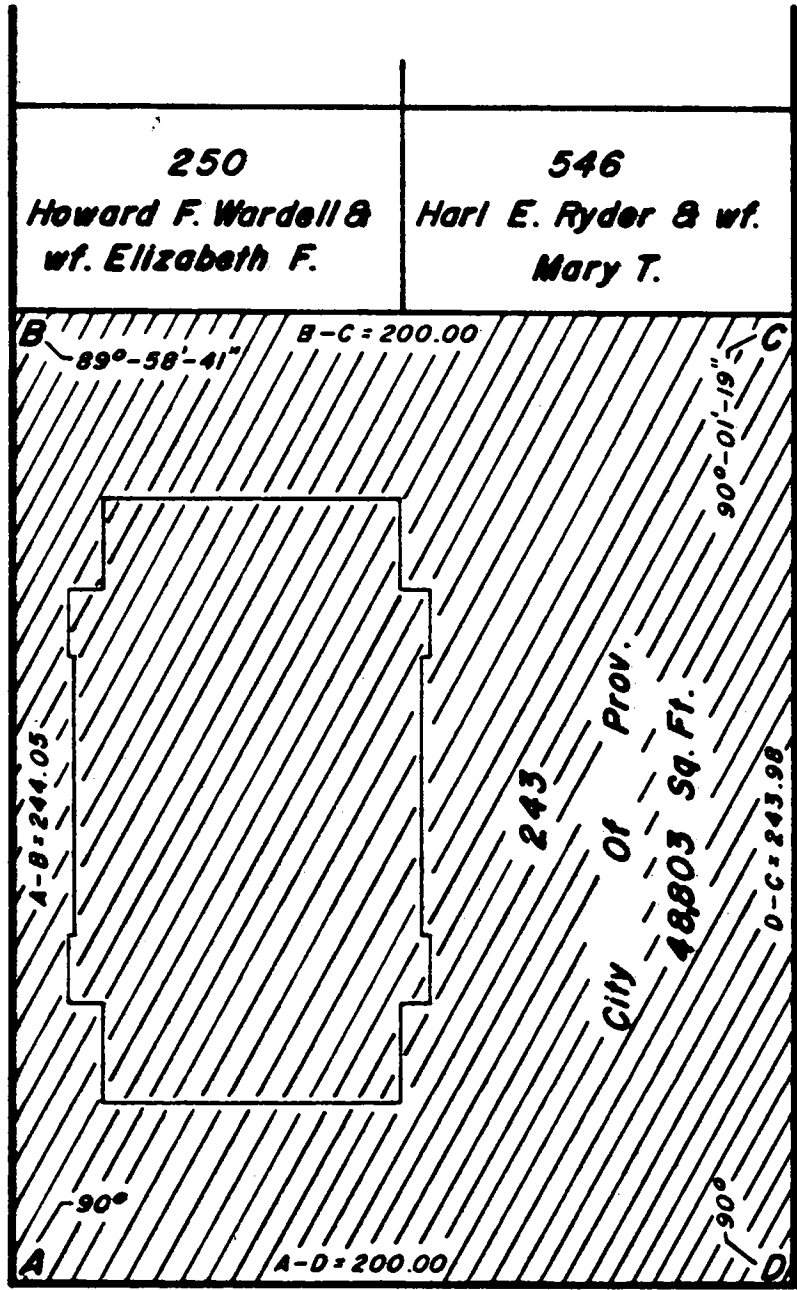
100 100

PROVIDENCE R. I.  
 P. W. DEPT - ENGINEERING OFFICE  
 CITY PROPERTY SECTION  
 Plot No 064146  
 Date MAY 15, 1981



LUZON AVE.

LAUREL AVE.



COLE AVE.

Note:

Cross-Hatched Area (A-B-C-D-A) Indicates Proposed Sale.  
 Said Area Contains 48,803 Sq. Ft.

CITY OF PROVIDENCE R. I.  
 Public Works Dept Engineering Office  
 Showing Proposed Sale  
 Drawn by Petruska Checked by B.Q.  
 Scale 1" = 50' Date May 15, 1981  
 Corrected by H.O. Sank Associate Engr.  
 Approved by [Signature] CHIEF ENGINEER

Lot Numbers From Assessor's Plat 86

PLEASE RETURN THIS RECEIPT to City Clerk, Providence, R. I. 02903

No. ....

David Newman  
49 North Avenue  
Providence, RI

Date February 12, 1981

RECEIVED OF THE CITY CLERK, Certified Check No. ....

on Old Stone Bank, Providence Bank for \$ 12,500.00 said check

having been deposited with BID submitted to Board of Contract & Supply on 2/3/ 1981

to cover execution of contract for Sale of John Howland Elementary School

Signature *David Newman*

By .....

February 2, 1981

49 North Avenue  
Providence, RI 02906

Councilman Harry A. Johnson  
Chairman, City Property Committee  
City Hall  
Providence, RI 02903

Re: John Howland School  
Assessor Plat 86, Lot 243

Dear Mr. Johnson:

4/27  
5/11  
I submit herewith a proposal to acquire the said John Howland School property for the purpose of developing luxury condominiums.

The condominiums would result from architectural studies which would determine the feasibility of rehabilitation or demolition of the school building and construction of new condominiums units. The condominiums units will in all probability range over \$100,000 each.

Such a proposal will certainly benefit the City of Providence from a real estate tax point of view and strengthen the residential character of the East Side Neighborhood.

My offer to the City of Providence for the subject property is \$125,000 cash. If you select my offer, I would want to take over the property within thirty days of the acceptance of this offer.

Your favorable consideration will be appreciated.

Sincerely,

David Newman

David Newman

DN:cd

February 9, 1981

David Newman  
49 North Avenue  
Providence, RI 02906

Councilman Harry A. Johnson  
Chairman, City Property Committee  
City Hall  
Providence, RI 02903

Re: John Howland School  
Assessor Plat 86, Lot 243

Dear Mr. Johnson:

As a follow-up of an offer to your Committee contained in my letter dated February 2, 1981, I would like to acquaint you and the Committee with the results of further investigations relating to the development of the subject school property.


It appears fairly definite now that retention of the building and its rehabilitation will be economically impossible. Further, retention of this building as residential use, in opinions given to me, would not be compatible with the scale of the surrounding residential neighborhood.

Secondly, my advice is to utilize a variety of building designs in the formation of eight duplex townhouses which would create a maximum of sixteen, two bedroom dwelling units. This design approach would be in keeping with the density of the neighborhood while providing a stunning low profile of housing design. Also, this design would insure adequate off-street parking for the residents.

Finally, it is my opinion that owner occupancy is a prime pre-requisite for the proposed housing development. To insure this goal, my plan is to form a Condominium whereby the maximum advantage of open space and tenant amenities can be developed into the site plan.

I will be happy to meet with your Committee, at your convenience, to further respond to any questions the Committee may have. My objective, as I have reported, is to make a distinctive architectural creation for the John Howland School site while being sensitive to the objectives of the neighborhood and to the City.

Sincerely,

  
David Newman

DN:cd

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: May 12, 1981

TO: James Lembo, Deputy Director of Public Works

SUBJECT: REQUEST FOR TRACING

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

DISPOSITION: VOTED: To request tracing, as soon as practical of the former John Howland School, as situated on Lot 243, Assessor's Plat 86, located along Cole Avenue.

  
City Clerk

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: May 12, 1981

TO: Robert Quigley, Engineering Office, Department of Public Works

SUBJECT: REQUEST FOR TRACING

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

DISPOSITION: VOTED: To request tracing, as soon as practical of the former John Howland School, as situated on Lot 243, Assessor's Plat 86, located along Cole Avenue.

City Clerk



June 17, 1981

Mr. David Newman  
49 North Avenue  
Providence, RI 02904

Dear Mr. Newman,

Enclosed is a certified copy of Resolution No. 351,  
approved June 12, 1981, 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