PROVIDENCE COMMUNITY RENEWAL PROGRAM 1964 - 1970

TECHNICAL SUPPLEMENT

APPENDIX D·E·F·G

BLAIR ASSOCIATES • PLANNERS • PROVIDENCE • RHODE ISLAND

COMMUNITY RENEWAL PROGRAM 1964 - 1970

TECHNICAL SUPPLEMENT

City of Providence
Rhode Island

Blair Associates Incorporated, Providence, 1964

BLAIR ASSOCIATES INCORPORATED PLANNERS

36 KENNEDY PLAZA PROVIDENCE, RHODE ISLAND 02903 351-4900

March 1964

Mr. Charles R. Wood
Urban Renewal Coordinator
City Hall
Providence, Rhode Island

Dear Mr. Wood:

This Technical Supplement contains seven appendix sections to the report Providence Community Renewal Program, 1964-1970. They describe the studies made by Blair Associates and other private and governmental organizations in analyzing the structures and environment which make up the physical city, as well as some of the methods by which this information was related to social and economic data and programs.

Additional working materials have been placed on file in your office. The data compiled in the course of these studies constitutes an important resource for many future city activities. These volumes and the supplementary files form the nucleus of an information storage center or data bank for continuing use in programming future renewal activities in Providence.

Yours very truly,

Lachlan F. Blair

LFB:las

PROVIDENCE COMMUNITY RENEWAL PROGRAM 1964 - 1970

TECHNICAL SUPPLEMENT

The materials in this Technical Supplement either show methods used in developing the Community Renewal Program or present detailed information not suitable for inclusion in the full report. The first four sections describe major studies in the order in which they were made. The final three sections provide more detailed information supplementing the earlier material. Further background material is contained in the separate social and economic study reports.

First Volume:

Appendix A: "Methodology". Development and application of methods for examining and classifying structural and environmental conditions.

Appendix B: "Classification of Residential Structures". Use of housing code and Federal Housing Administration standards in formulating treatment standards and programs.

Second Volume:

Appendix C: "Analysis of Planning Areas and Treatment Areas". Description areas, integrating physical, social, and economic data to determine appropriate treatment types.

Third Volume:

Appendix D: "Estimating Renewal Costs". Estimation of the cost of urban renewal activities.

Appendix E: "Case Studies: Rehabilitation Techniques". Case studies of potentials for improvement of selected residential structures and residential blocks.

Appendix F: "Conversion Table for 1960 Census Data". A table for use in converting data collected by the Bureau of the Census, United States Department of Commerce, to the areas used for analysis in the Community Renewal Program studies.

Appendix G: "Format for Punch Cards". Layouts for all IBM punch cards prepared as part of the Community Renewal Program studies.

D

APPENDIX D: ESTIMATING RENEWAL COSTS

The cost of undertaking alternative urban renewal activities is a major consideration in formulating a renewal program. Consequently, an estimate of the expenditures required on the part of the city (and of the federal government where appropriate) was prepared for those projects described in Appendix C which appeared to have some priority for inclusion in the program as finally developed. These cost estimates were essential to:

a. Relate the cost of urban renewal activities to other outlays contemplated by the city during the time period for which the program was developed.

b. Provide a means of comparing the cost of various projects with the possible benefits to be obtained. This is an approximation at best, since many of the expected benefits cannot be quantified, but serves as a relative measure of the results expected from alternative courses of action.[1]

These objectives set the scale of detail in which cost estimates were made. In preparing the estimates, three more practical limiting factors were encountered:

a. The method used to estimate costs should be less precise than that used in preparing a Survey and Planning Application for a specific project, in order to observe the spirit of Community Renewal Programming policy.[2]

---

[1] This is not intended to be a formal "cost-benefit analysis," which would require assignment of dollar values to all costs and benefits. Although such values might be arbitrarily assigned, the factors so quantified frequently lose weight when compared with factors whose dollar amounts are real, regardless of their true importance.

[2] Housing and Home Finance Agency "Local Public Agency Letter Number 276" (August 19, 1963) states that "survey and planning activities . . . are not eligible for financing with CRP grant funds." (page 7).

b. The experience of the Providence Redevelopment Agency has emphasized clearance projects. Only one project involving conservation activities has reached the execution stage. Consequently, very little information about past costs for this type of project was available.

c. Neighborhood or project plans were not available in sufficient detail to permit accurate estimation of many project costs. Preparation of such plans was clearly beyond the scope of the Community Renewal Program.

Within these limitations, a procedure for estimating the major costs of various projects which was adequate for the purposes of the Community Renewal Program was developed.

The major elements in determining the cost of any renewal project are:

a. The costs of survey and planning activities and of administering the project throughout the execution phase.

b. The cost of acquiring property in the project area, if necessary.

c. The cost of demolishing buildings and clearing the site, if necessary.

d. The cost of improvements needed to prepare the site for reuse, if necessary.

e. The cost of public improvements to be made in the area.

f. Gross project cost: the sum of items a through e above.

g. The amount to be received from sale of land in the project area.

h. Net project cost: the net loss or deficit incurred from project operations (the difference between items f and g above).

i. The cost to the city, in terms of both the total cost and the net cash requirement.

The method used in estimating each of these elements is described in the following sections.

Survey and Planning Activities and Administrative Expenses:

Costs incurred or anticipated by the Providence Redevelopment Agency for projects completed, in execution, or in planning were used to produce a cost per acre.[3] For all projects, this cost averaged $2,109 per acre. Excluding the Point Street and Willard Center I projects, the average was $1,904 per acre. (These two projects involved high

[3] Memorandum, Providence Redevelopment Agency, October 30, 1963.

costs per acre because of their small size.) An average cost of $2,000 per acre was used for the CRP projects.

Property Acquisition:

Acquisition costs were estimated from the assessed valuation of land and buildings in the project area and the number of structures of various types to be acquired. A separate average assessed value per structure was computed for each area and for each type of building (residential, commercial, industrial, and institutional). Examination of sales data obtained from the Federal Housing Administration indicated that market value was approximately 1.25 times the assessed valuation for several hundred structures. However, a factor of 1.5 was used to convert assessed valuations to acquisition costs for this study. An amount equal to 10 percent of the cost of acquiring commercial and industrial property was added to cover fixture damages.

Demolition:

From material on past demolition costs supplied by the Providence Redevelopment Agency, the following estimates of costs per structure were made for use in the CRP:[4]

Type of Structure	Demolition Cost
Residential	$ 500
Commercial	2,500
Industrial	25,000
Public or institutional	10,000

Site Improvements:

For clearance and conservation projects, site improvement costs were estimated at 10 percent of the cost of property acquisition. Although an arbitrary estimate, this ratio is supported by other experience.[5]

For arrested area development projects, a cost per improved lot of 7,000 square feet was estimated, using unit costs of land preparation (including fill), utilities, streets, and contractor's fees. The total cost per lot used was $1,700.

Public Improvements:

In order to estimate the potential credits which the city could claim as noncash grants in aid toward gross project cost, the cost of proposed major public improvements was ob-

[4] Memorandum, Providence Redevelopment Agency, undated.

[5] Renewal and Revenue (Detroit: City Plan Commission, 1962) Appendix D.

tained, and the proportion of the facilities' capacity which could be allocated to the project was estimated according to Urban Renewal Administration procedures.[6]

Additional expenditures would be made in most projects which would be credited as non-cash grants in aid. However, only major items were included in the cost estimating procedure.

Land Disposal Proceeds:

Sales prices for land in various projects as determined by the permitted reuse were furnished by the Providence Redevelopment Agency.[7] From this information, the following estimates were made:

Land Use	Disposal Price Per Acre
Residential:	
low density	$ 3,500
medium density	13,100
high density	34,000
Industrial	$35,000
Commercial	$44,000
Public and Institutional	$11,000

These estimates were used in computing the gross and net costs for each project. The cost estimates for those projects included in the program as finally formulated are given in Part V of Providence Community Renewal Program, 1964-1970. Although the techniques used in making cost estimates obviously result in only rough approximations, the method is internally consistent, so as to permit comparisons between two or more potential renewal projects, and is sufficiently accurate to permit comparison of possible renewal expenditures with items included in the city's capital improvement program.

---

6 Urban Renewal Manual (Washington D.C.: U. S. Government Printing Office, n.d.) Section 17-4.

7 Memorandum, Providence Redevelopment Agency, October 31, 1963.

E

APPENDIX E: CASE STUDIES: REHABILITATION TECHNIQUES

Detailed case studies of methods and costs of improving five selected residential structures and five residential blocks have been prepared as an extension of the housing studies described in Appendices A and B by Geometrics, Inc., architects of Cambridge, Massachusetts, as subcontractors to Blair Associates.

These case studies are designed to permit comparison of the increases in livability and efficiency gained through application of various improvement techniques to the cost and effort required to make the improvement. Although the five structures and five blocks selected for this analysis do not comprise a sample justifying automatic extension of the case study results to other buildings or areas, they do illustrate techniques which are widely applicable in any rehabilitation program undertaken in Providence.

This appendix is divided into two major parts, in each of which sketches, description and estimates are presented for five different case studies:

I. REHABILITATION OF STRUCTURES

These case studies explore the methods and costs of improving a residential structure at four distinct stages:

Stage 1: the improvement necessary to bring the structure into conformance with the Ordinance Providing Minimum Housing Standards of the City of Providence.

Stage 2: the improvement necessary to meet the Minimum Property Standards prepared by the Federal Housing Administration as described in Appendix A.

Stage 3: the minimum remodeling needed to secure either a change of use or variation in the existing scale of accommodation. In this stage, existing floor plan arrangements, plumbing stacks, and flues were used to the maximum extent possible.

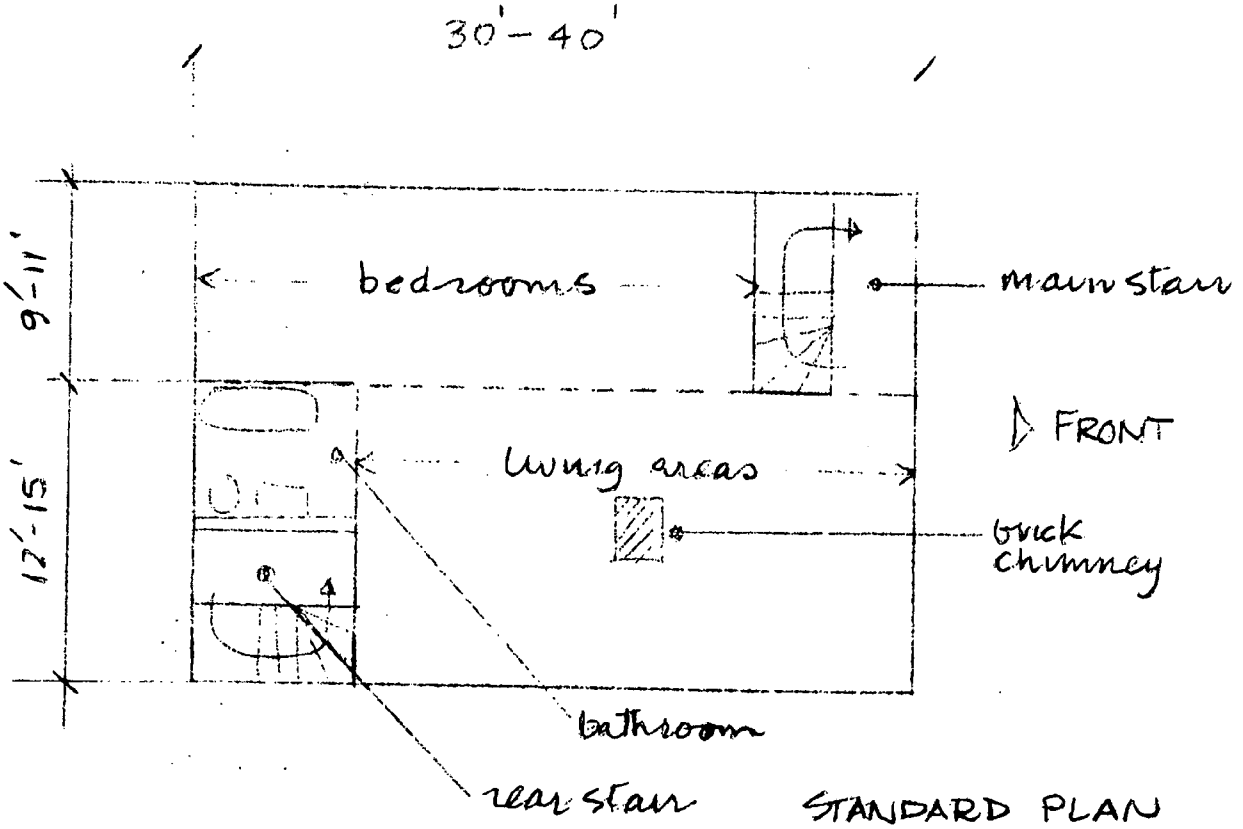
Stage 4: remodeling potentials were further explored without regard for the existing interior arrangement.

Initially, six structures were selected for this study: one containing one dwelling unit, two containing two dwelling units each, two containing three dwelling units each, and a large mansion suitable for conversion to several apartments. However, upon examination of the mansion-type building, and others of a similar size and character, it was realized that examples of this type building in need of and feasible of rehabilitation could not be found. Presumably, demand has been adequate to promote rehabilitation of this type of structure, and it was excluded from further study.

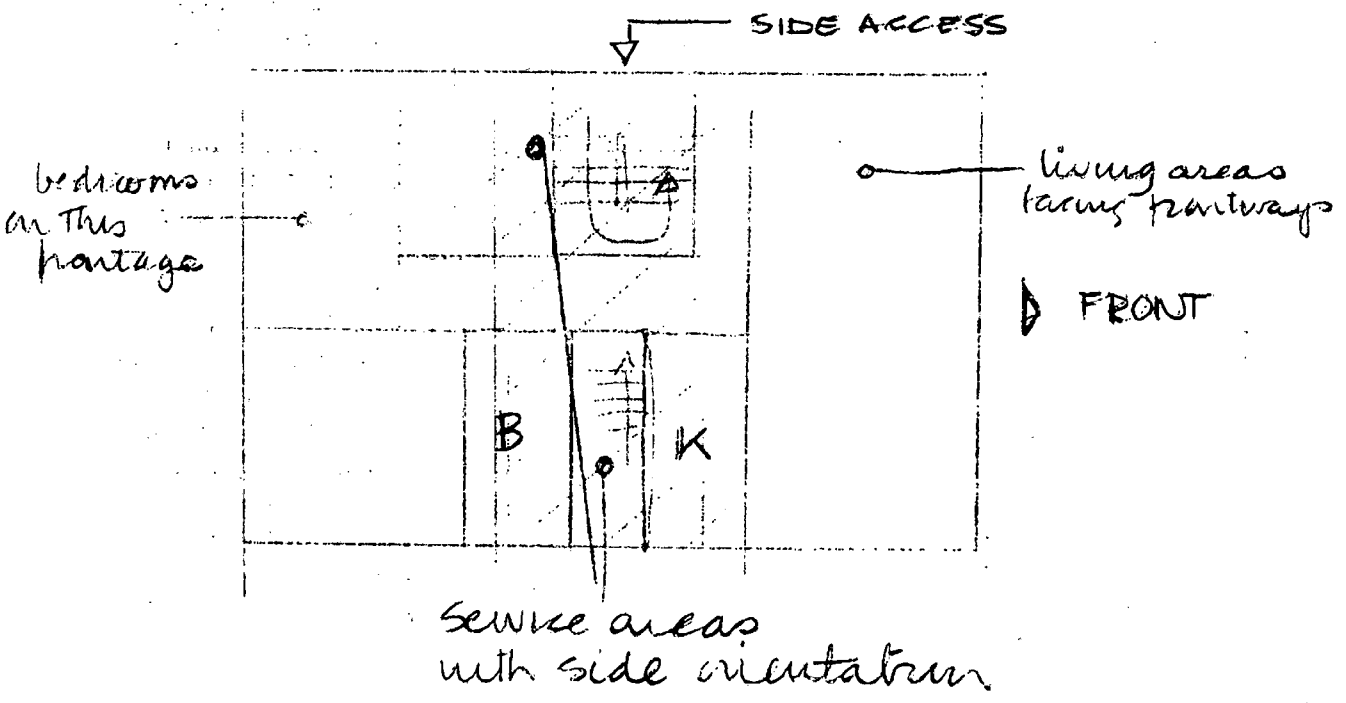
Stages one and two are identical in scope to the analysis of improvement costs made in Appendix B. Specific work needed to accomplish each stage is described in a series of five exhibits attached to this Appendix. The following discussion concerns accomplishment of stages three and four.

In the examination of the five prototypes, closer scrutiny showed that three of them, though outwardly different, were in fact all variations of the same basic plan arrangement. These three were the three family three-floor structure at 68 Pekin Street, the small two family at 43 Osborn Street, and the larger two family at 34 Hudson Street. As these structures represent common types within central residential areas, this coincidence does suggest that much of the housing under study is susceptible to similar action, and that the field experience gained on the actual treatment of one or two of these structures will have much broader application. In addition, as much of the interior arrangements are standardized, it will be possible to organize a mass treatment program for these structures should this become desirable.

This standard plan arrangement is shown in diagram form on page E-4. The plan is



STANDARD PLAN DISPOSITION - TWO & THREE FAMILY STRUCTURES (NOT TO SCALE)



DIAGRAMATIC OPTIMUM FORM FOR BASIC STRUCTURE

rectangular, the short sides being the street and rear elevations. The long side elevations usually face the adjacent house across a very narrow side yard. Structurally, the plan divides into two floor spans, the shorter is from 9 to 11 feet, and the larger ranges from 12 to 15 feet. The main staircase is always located on the front wall, within the shorter span. The rear staircase is always in the opposite diagonal corner, located within the larger span. The bathroom is also on the rear wall adjacent to the rear stair and filling the balance of the wider span. The chimney flue is located halfway down the depth of the plan, about the center of the wide span portion. This of course coincides with the partition line between the major rooms (living and kitchen/dining) which fill the wide span section. The bedrooms are located in the narrower span section.

This plan form with dual staircase access does permit the division of any floor into two halves, each with separate access, and the remodeling proposals exploit this particular feature although in stage three, the existing locations for bathroom and stack locations are retained.

For stage four, the following points emerge:

a. The best frontages for view, sun and acoustical separation are the shorter front and rear. The side yards are usually too narrow.

b. A large proportion of the best frontage is now occupied with service spaces of intermittent use, such as stairs and bathrooms.

c. Many of the major rooms, such as kitchens, family and bedrooms, only have outlooks to the side, or inferior orientations.

The stage four strategy is consequently to locate the service spaces in the center section of the plan, and with side elevation access and fenestration. The major living spaces now occupy the locations to the front and rear, which have the best light and view.

In the detailed proposals for remodeling each structure, these conclusions were not taken to the logical ultimate. Staircases and access were not moved. However, service spaces were relocated away from the front or rear. This was done in order to obtain data under the same conditions as stage three so as to give comparative pricing upon the assumption that the remodeling would be carried out on a unit by unit basis. However, if rehabilitation can ever be tackled on a large scale basis - such as many units at a time, then this more drastic treatment would be not only feasible but would also give the most efficient solution.

In determining the types of accommodation required through remodeling, the conclusions of the survey show fairly limited requirements. The most likely demand seems to be for small apartments at low rental for small families and unrelated individuals in rental units, perhaps coupled with increased owner-occupancy of larger units. In an effort to satisfy both of these demands, plans have been developed for the modernizing and in some cases enlarging of the owner apartment, and the division

of the rental space into separate small apartments. As in most structures of two of more family occupancy, the floor plan is the same at all levels, and the subdivision into smaller apartments could be applied at some levels to make structures containing either four or six small apartments.

The scope of remodeling of each of the five structures is described in detail in Exhibits 1 through 5 following. The results of the cost analysis for stages three and four may be briefly summarized as:

68 Pekin Street, a three family structure: The estimated cost per additional smaller unit was $2170 per unit for stage three, and $4000 for stage four. In this case the conversion of the structure was from three to six units.

43-45 Osborn Street, a two family structure: Remodeling cost from one to two smaller apartments for rental amounted to an additional cost of $4050 per unit for stage three remodeling, and an extra $350 per unit for stage four.

34 Hudson Street, a two family structure: The cost per apartment for stage three remodeling was $1560 per unit, and for stage four, $2500 per unit.

If we can assume that the income from two small apartments instead of the single larger one will result in an increase in total rent of at least $20 per month (say from $30 - $40 increased to $50 - $60) then the stage three remodelings of Hudson Street and Pekin Street structures would give a return of 15% and 11% respectively. All stage four remodelings and the stage three work at 43-45 Osborn Street are obviously not economically viable, as the return in all cases would be well below 10 percent per annum. Nevertheless in certain circumstances, such remodeling does appear feasible, such as in the larger two family structure at 34 Hudson Street, where there is more room for planning and therefore less interior rearrangement required.

The other two prototypes under study represented more specialized conditions.

The example located at 95 Gallup Street is a single family structure in the Lower South Providence area. To rehabilitate this structure after purchase would cost $10,425. With modernization and remodeling into a 4 bedroom, 1-1/2 bath single family structure, the cost would increase by $1,050.

Remodeling into two 2 bedroom apartments, one to each floor with separate access to each, would result in a total cost including purchase of $11,920. These estimates do not imply that this structure could be rehabilitated at any significant financial advantage over a corresponding scale of new accommodation, located in a suburban area.

The final structure, at 111 Knight Street, is a mixed use structure in the Federal Hill area. Because of its current mixed use, it will not qualify for a rehabilitation mortgage. Remodeling must therefore bring about elimination of the business use in order to qualify for financing. In this case, this has been done by converting the first floor store into garaging for four cars. The total estimated cost for this remodeling is

$14,700 plus the prerenewal value of the structure of $6,500, or a total of $21,200. This represents a cost of $5,100 for each one bedroom apartment unit. It is most doubtful that rental sufficient to amortize this investment can be obtained for this scale of apartment at this location, so this remodeling proposal does not appear economically feasible.

The following five exhibits present detailed information and cost data for improvement to each of the four stages, as well as floor plans for stages three and four. Each exhibit covers a separate structure. The material within each exhibit is arranged as follows:

A: Floor plan and elevations of the existing structure.

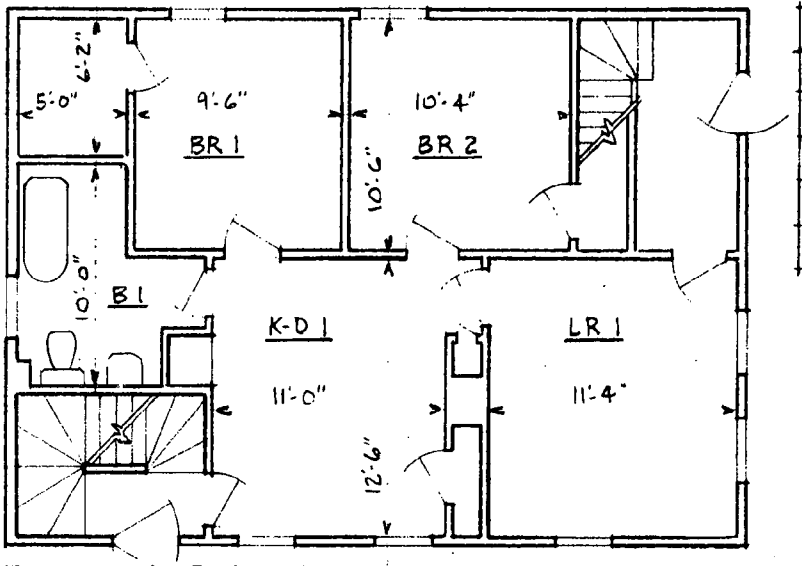
B: Analysis of the work required for improvement to stages one and two, and the estimated costs of this work.

C: Analysis of the work required for improvement to stages three and four, and the estimated costs of this work.

D: Floor plans illustrating improvement to stage three.

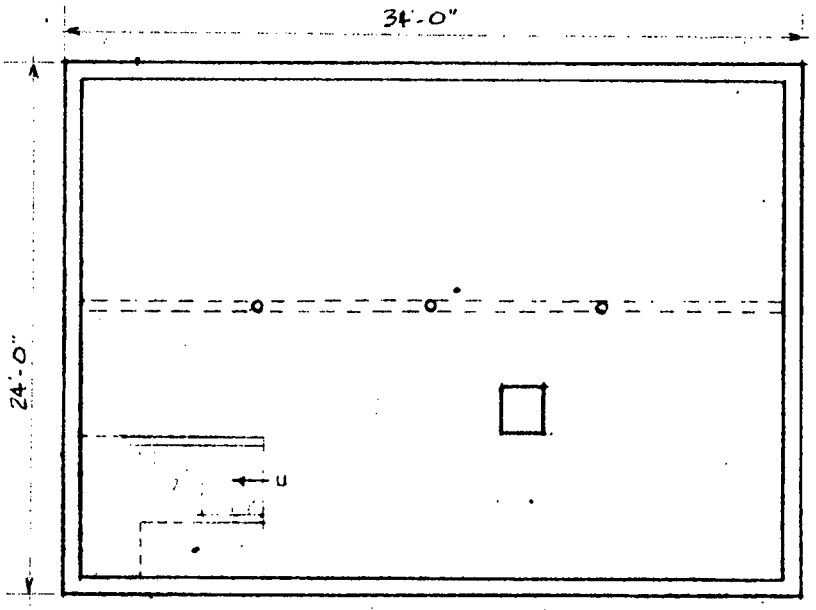
E: Floor plans illustrating improvement to stage four.

Exhibit 1: A three family wood frame structure at 68 Pekin Street.



ROOM	SQ'AREA	FHA REQ
B1	NA	OK
BR 1	100	100
BR 2	108	100
K-D 1	137	100
LR 1	141	160

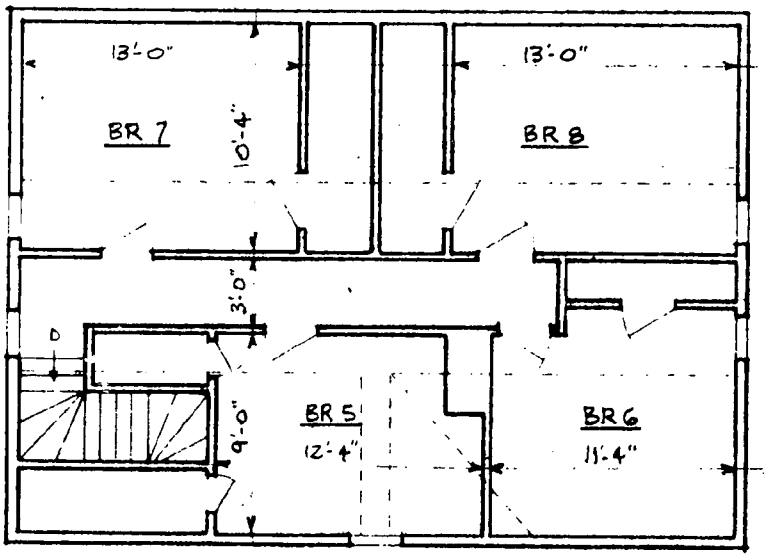
FIRST FLOOR PLAN
9'-0" CEILING



BASEMENT PLAN
7'-10" CEILING

68 PEKIN STREET
EXISTING CONDITIONS

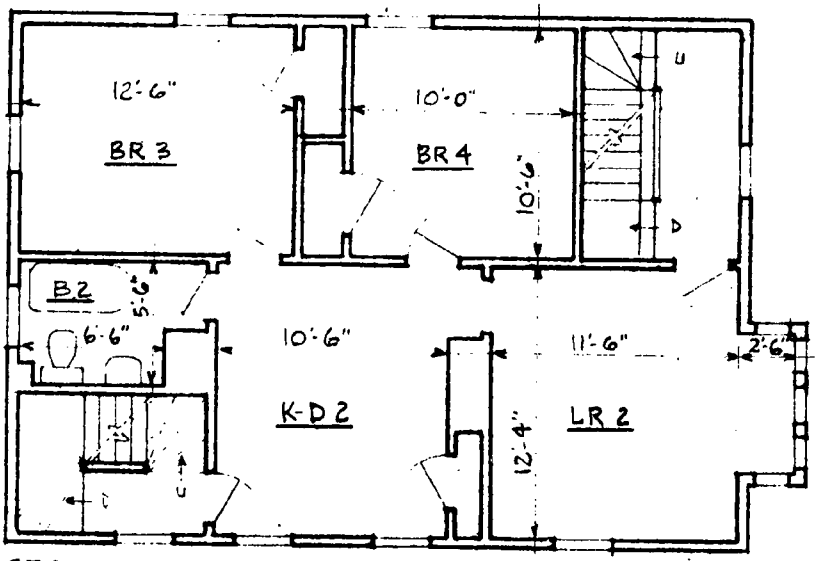
SCALE 1/8" = 1'-0"
Exhibit 1-A



FOURTH FLOOR PLAN
8'-0" CEILING

ROOM	SQ' AREA	FHA REQ
B 2	NA	OK
K-D 2	129	100
LR 2	142	160
BR 3	131	100
BR 4	105	100
BR 5	91.5*	100†
BR 6	80*	80†
BR 7	33.8*	100†
BR 8	33.8*	100†

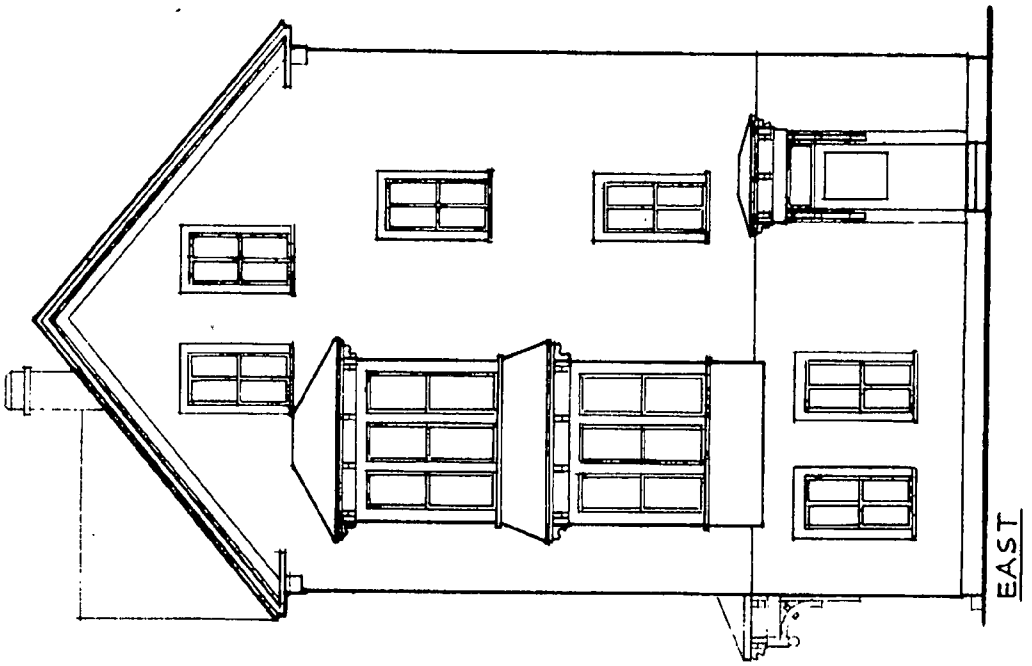
*AREA CALCULATED AS TWICE THAT WITH AT LEAST 7'-6" CEILING HEIGHT
†AREAS CALCULATED ASSUMING USE AS FOUR BEDROOM APARTMENT

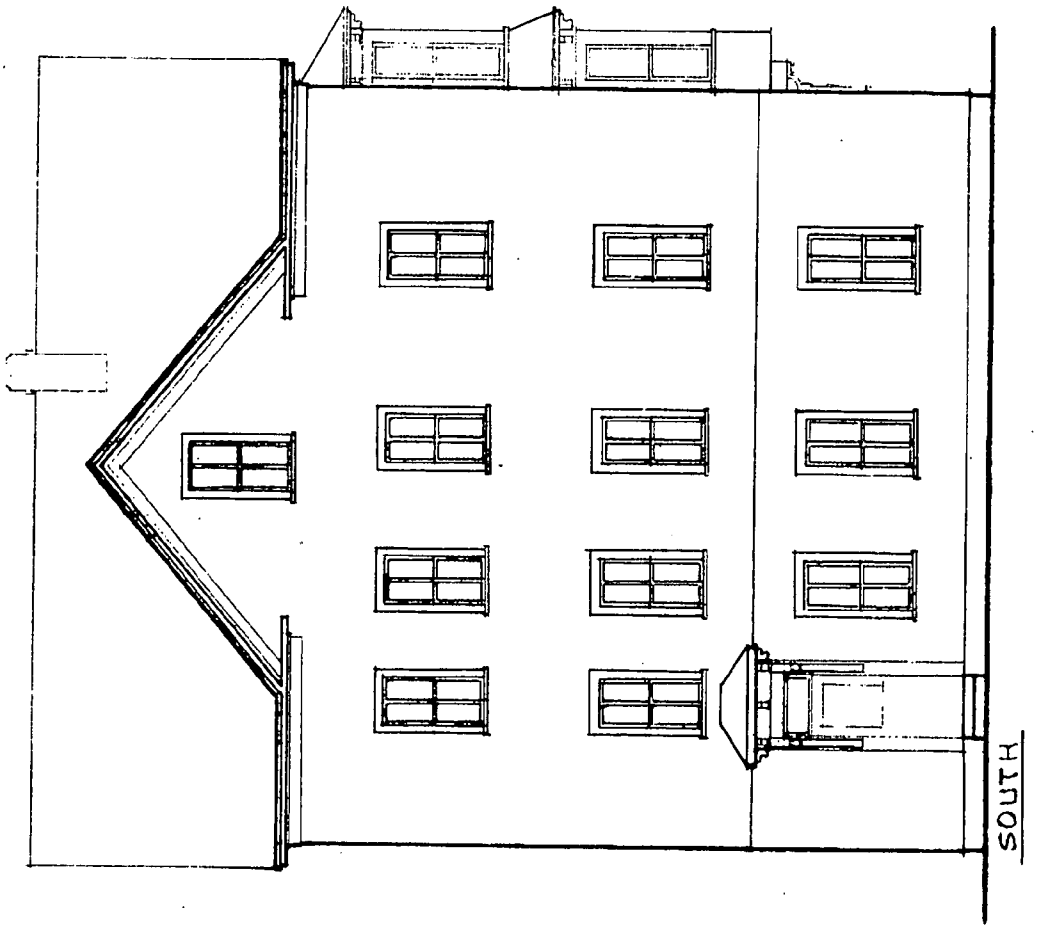


SECOND & THIRD FLOOR PLAN
9'-0" CEILING

68 PEKIN STREET
EXISTING CONDITIONS

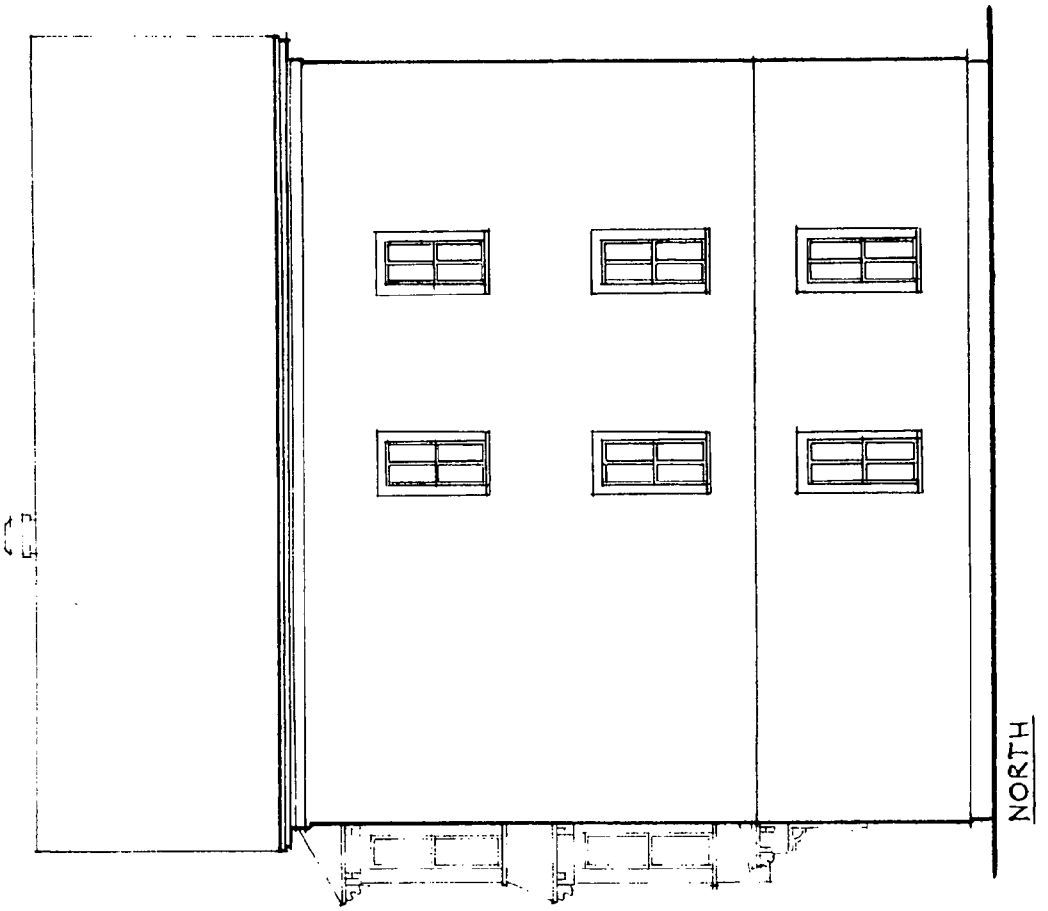
SCALE 1/8"=1'-0"
Exhibit 1-A

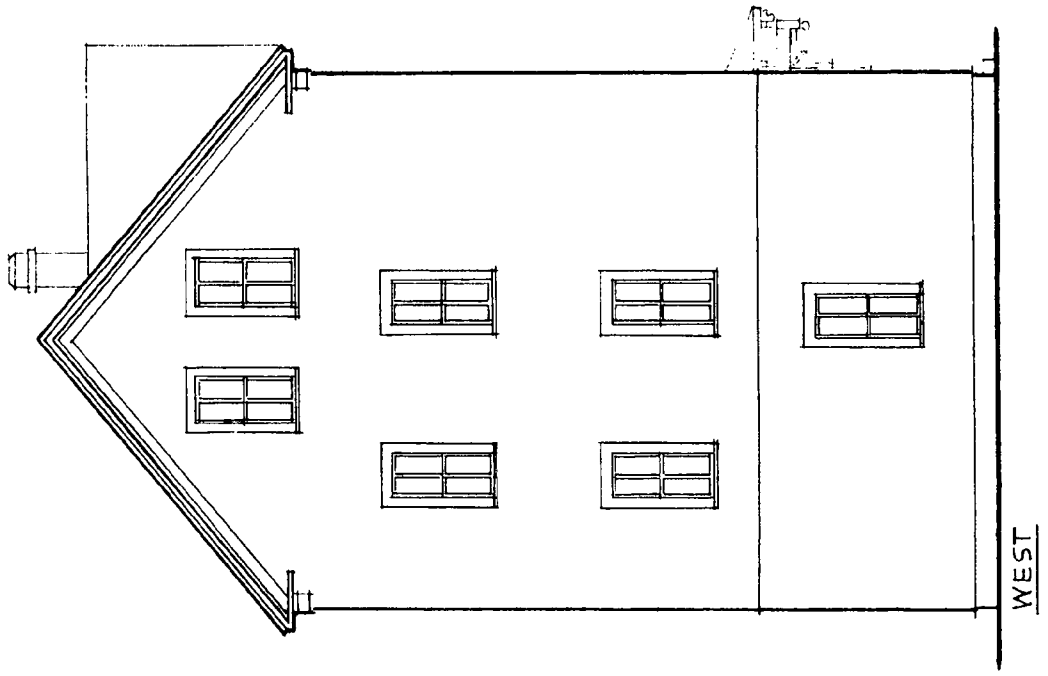




68 PEKIN STREET

SCALE 1/8"=1'-0"
Exhibit 1-A





68 PEKIN STREET

SCALE 1/8" = 1'-0"

Exhibit 1-A

COMMUNITY RENEWAL PROGRAM

EXHIBIT NO. 1

Subject: Wood frame (3) family — Date of Inspection: 12/6/62

Location: 68 Pekin Street, Providence, R.I.

Assessor's Lot: 589 — Date of Report: 12/13/62

Assessor's Plat: 69

FHA Submission by: /s/ Eugenio Corsini Appraiser (Rehabilitation)

1.	Replacement Costs: (Includes cost of acquisition, demolition of existing structure)	$30,800
2.	Improvement Costs:	
	a. To meet Providence Minimum Housing Standards	1,000
	b. To meet FHA Rehabilitation Standards	14,800
3.	Summation:	
	a. Prerenewal value plus Minimum Housing Standards Costs	5,200
	b. Prerenewal value plus FHA Rehabilitation Standards Costs	19,000
	Remaining economic life 30 years	
4.	Value Estimates:	
	a. Prerenewal value	4,200
	b. Postrenewal value to the Minimum Housing Standards	4,400
	c. Postrenewal value to the FHA Rehabilitation Standards	10,500

REMARKS:

The above indicates that the rehabilitation of the structure will not be feasible. Therefore we recommend that this property is one to be considered for demolition under the spot clearance program.

Exhibit 1-B

EXHIBIT NO. 1

Type: Wood Frame
840 2nd & 3rd
S. F. Area: 816 1st Height: 32

No. of Stories: 4 No. Families: 3

Other:
4 - 4 - 4
No. of rooms per floor: (4 storage rooms)

Lot size: 40x50 S. F. Area: 2000

FHA RECOMMENDED REPAIR AND IMPROVEMENT REHABILITATION SCHEDULE

By: /s/ John V. Saillant Construction Representative

Work Specifications	Cost Estimate
Heat	
Install FWA gas - 1st floor	$ 600.00
Install permanent automatic gas fired circulating type space heaters for 2nd and 3rd floors with new gas line	450.00
Electric	
Install 3 - 60 amp services	300.00
Install a minimum of 2 duplex receptacles in each room. Two 20 amp circuits will be required in each kitchen area (pantry will be included in kitchen)	200.00
Install front and rear doorbells for each unit	60.00
Install 3-way switches and lights in each hallway and to exterior entrances for each unit. Each living unit to have lights at all floor levels	396.00
Install cellar lights individually controlled by each unit	84.00
Exterior	
Repair asphalt siding (replace where missing)	50.00
Paint and cap chimney	40.00
Install all new downspouts	83.00
Install new gutters	156.00
Repair jet work	34.00
Install new front and rear doors including jambs, trim and hardware	200.00

Exhibit 1-B

Exterior (continued)	
Install interlocking weatherstripping on new exterior doors	40.00
Install new sash and repair all window jambs, casings, and install the necessary new hardware	820.00
Scrape, prime, and paint all exterior woodwork - new work to have 2 coats	460.00
Interior	
Cellar - remove rubbish	20.00
Repair concrete floor	15.00
Install new cellar stairs	75.00
Replace floor joists and sills where decayed	130.00
Install four (4) cellar windows with areaways to provide light and ventilation	88.00
Install new plaster ceilings throughout	685.00
Install new hard finish plaster in front and rear hallway walls	200.00
Repair all plaster walls where needed	100.00
Install new flooring throughout - 1/2 ply and inlaid linoleum. Plywood must be waterproof in baths & kitchens	1,773.00
Install new kitchen cabinets for each unit - 7 lineal ft. linoleum counter top and 4" backsplash 3 @ $170.	510.00
Convert present closet for hot water storage tanks to storage cabinets for kitchen 3 @ $30	90.00
Remove existing kitchen sinks and convert area to linen closet for bathrooms 3 @ $100	300.00
Install all new interior doors with necessary hardware; entrance doors to units to have keys 24 @ $25.	600.00
Install new tileboard or better wainscot in baths 6' at tub 3 @ $100	300.00
Plumbing	
Install 3 new kitchen sinks & trim Install 3 new modern baths & trim with all necessary plumbing	1,330.00
Remove existing vulcan heaters and storage tanks and install minimum 30 gal. gas hot water heaters for each floor with connections to all appropriate fixtures with new copper piping from heaters to fixtures 3 @ $140	420.00
Repair stack in cellar	30.00
Install 3 washer hookups in cellar complete with traps, check valves, hot and cold water supplies, and electric outlet	150.00

Exhibit 1-B

Redecorate	
All rooms - hallways and closets - remove all old wallpaper	1,542.00
Install asphalt on lot area not occupied by house	260.00
Total (this figure includes overhead and profit)	$12,590.00
General Contractor (15%) overhead and profit	1,888.00
	14,478.00
Incidental charges and fees	300.00
Total	$14,778.00

Improvement Costs: To meet Minimum Housing Standards

Repair floor joists and sill under 1st floor landing	$ 65.00
Replace missing composition shingles on exterior wall	50.00
Front hall walls and ceilings need repair	70.00
Right front downspout and gutter need repair	25.00
Left front downspout and left rear gutter need repair	30.00
All windows throughout house shall be made weather tight	164.00
Interior doors and front door should be made weather tight	130.00
Front fence needs repair	10.00
First Floor:	
Ceilings in kitchen, bath and 2 bedrooms need refinishing	40.00
Kitchen floor needs repair	66.00
Missing vent on gas water heater) Missing safety valve, vacuum breaker, and run off line on hot) water storage tank)	25.00
Second Floor:	
Missing vent on gas water heater) Missing safety valve, vacuum breaker, and run off line on hot) water storage tank)	25.00
Third Floor:	
Taped pipe on trap on kitchen sink should be properly repaired	11.00
A light or another electric convenience outlet must be added in living room	15.00
Bathroom walls need repair	15.00

Exhibit 1-B

Third Floor: (continued)

Missing vent on gas water heater) Missing safety valve, vacuum breaker, and run off line on hot water storage tank)	25.00
Current seepage around soil pipe in rear of cellar	30.00
Total (this figure includes overhead and profit)	$ 802.00
General Contractor (15%) overhead and profit	120.00
	922.00
Incidental charges and fees	75.00
Total	$ 997.00

Exhibit 1-B

Estimated costs of repairs per plans submitted. Conversion of this house from 3 family to 6 family. The original costs submitted will apply plus the listed changes.

Improvement to stage three:

Relocation of partitions, additional plastering, changing stairs and installation of new windows	$ 1,200.00
Install water resistant wall covering for 3 baths	320.00
Install 3 additional 60 amp services and revamp wiring	525.00
Install 2 fire escapes and platforms	320.00
Install 3 new 3-piece baths and 3 new kitchen sinks	1,800.00
Install 3 new permanent automatic gas fired circulating type space heaters for 2nd and 3rd floors with new gas line	450.00
Install new kitchen cabinets for new units	660.00
	5,690.00
Original cost estimate	12,590.00
Total (this figure includes overhead and profit)	$18,280.00
General Contractor (15%) overhead and profit	851.00
Total	$19,131.00

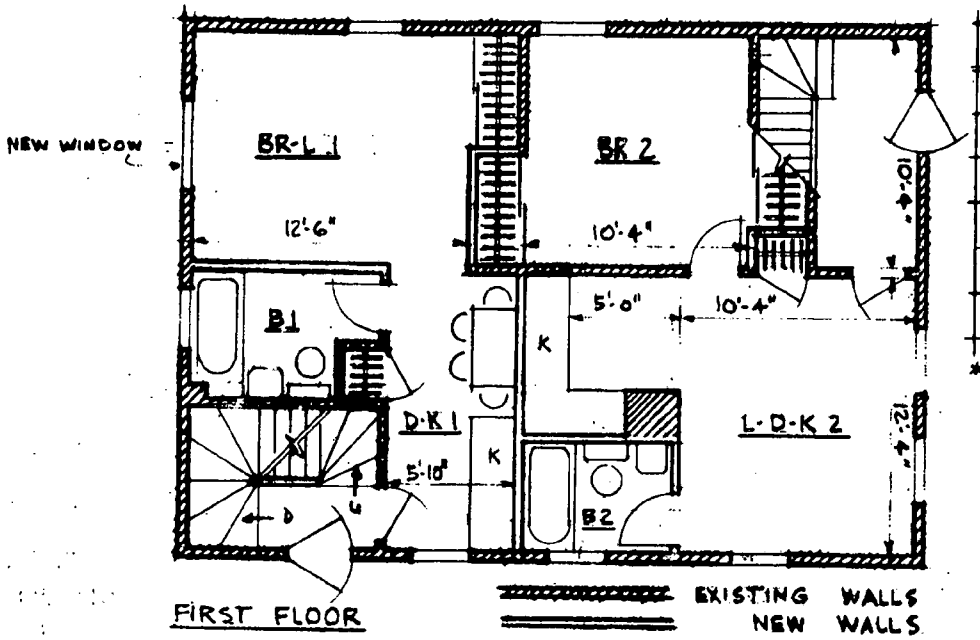
Improvement to stage four:

Relocation of partitions, additional plastering, changing stairs and installation of new windows	$ 2,000.00
Install water resistant wall covering for 3 baths	320.00
Install 3 additional 60 amp services and revamp wiring	525.00
Install 2 fire escapes and platforms	320.00
Install 3 new 3-piece baths and 3 new kitchen sinks	2,260.00
Install 3 new permanent automatic gas fired circulating type space heaters for 2nd and 3rd floors with new gas line	450.00
Install new kitchen cabinets for new units	660.00
	6,950.00
Original cost estimate	12,590.00
Total (this figure includes overhead and profit)	$19,540.00
General Contractor (15%) overhead and profit	1,043.00
Total	$20,583.00

/s/ John V. Saillant

Approved by: /s/ E. Corsini

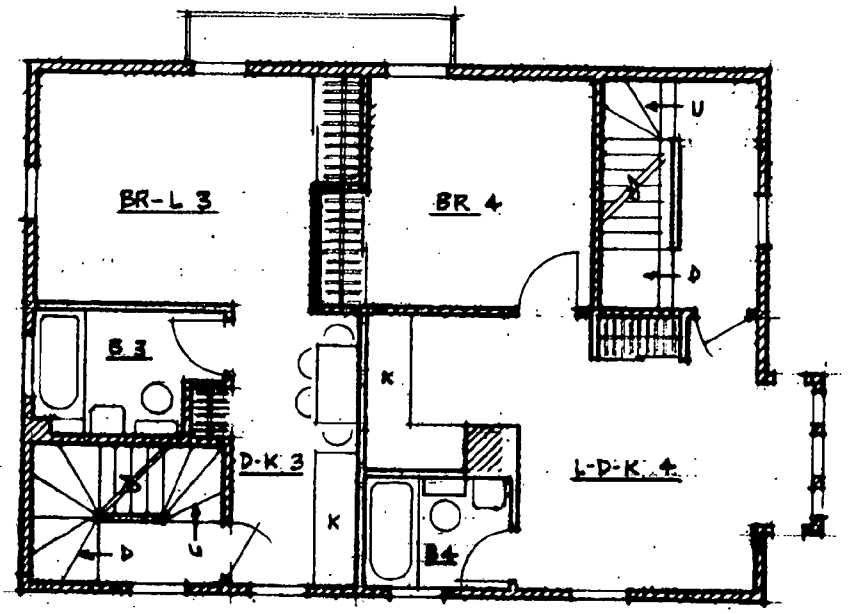
Exhibit 1-C



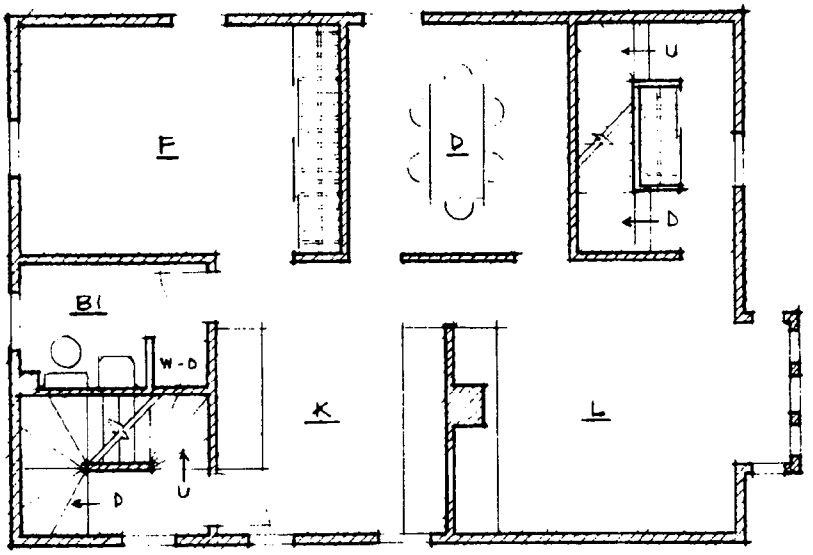
FIRST FLOOR

ROOM	SQ' AREA	FHA REQ
BR-L 1	129	190
B 1	NA	OK
D-K 1	72	100
BR 2	107	120*
L-D-K 2	184	200
B 2	NA	OK

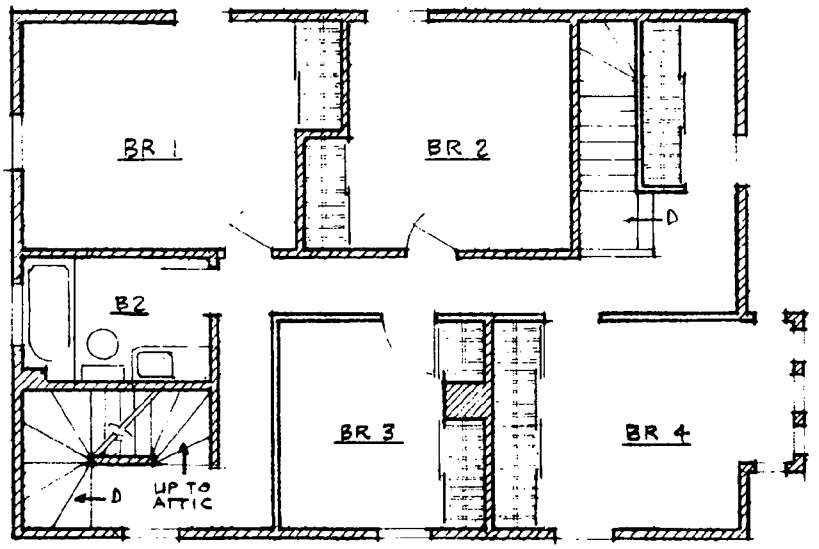
*CONSIDERING AS 1 BR



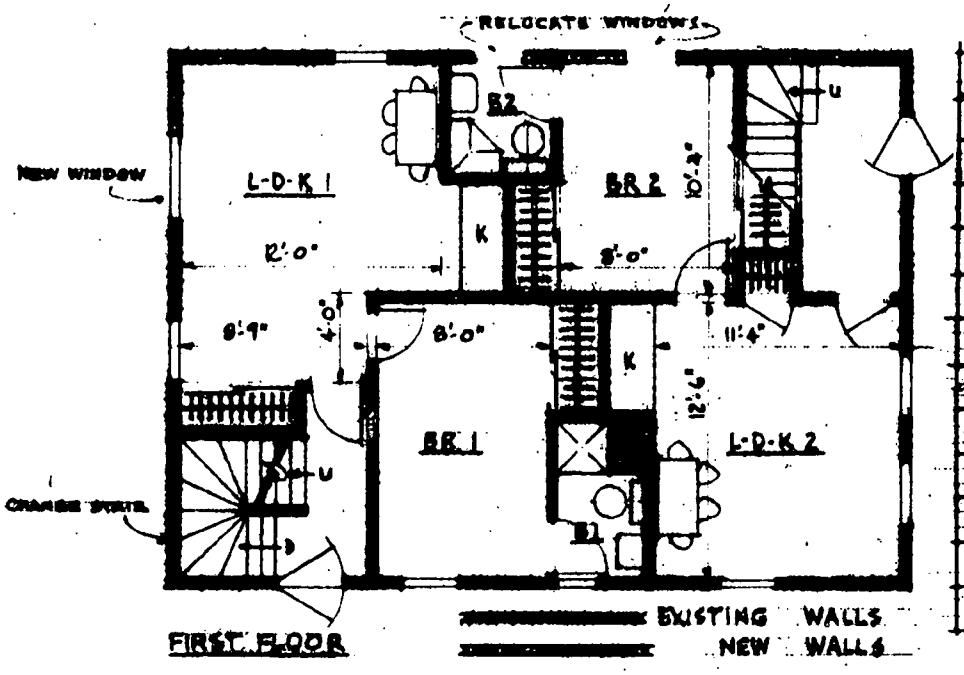
SECOND FLOOR



SECOND FLOOR

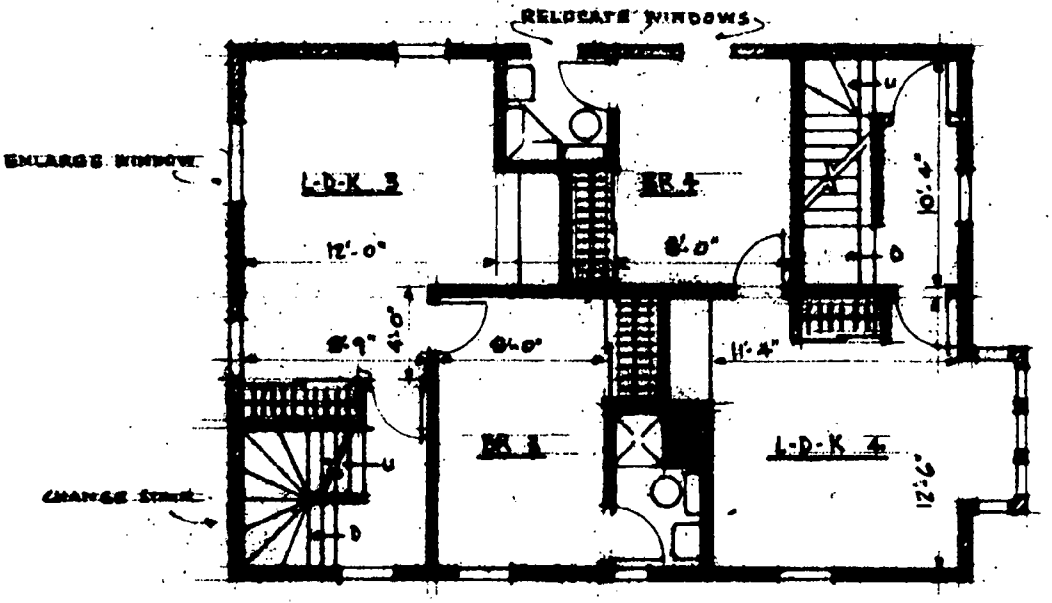


THIRD FLOOR



FIRST FLOOR

ROOM	SQ'AREA	FHA REQ
LD-K 1	159	200
BR 1	101	120
B 1	NA	OK
LD-K 2	142	200
BR 2	85	120
B 2	NA	OK
LD-K 3	159	200
BR 3	101	120
B 3	NA	OK
LD-K 4	142	200
BR 4	85	120
B 4	NA	OK



SECOND OR THIRD FLOOR

68 PEKIN STREET
SCHEME C

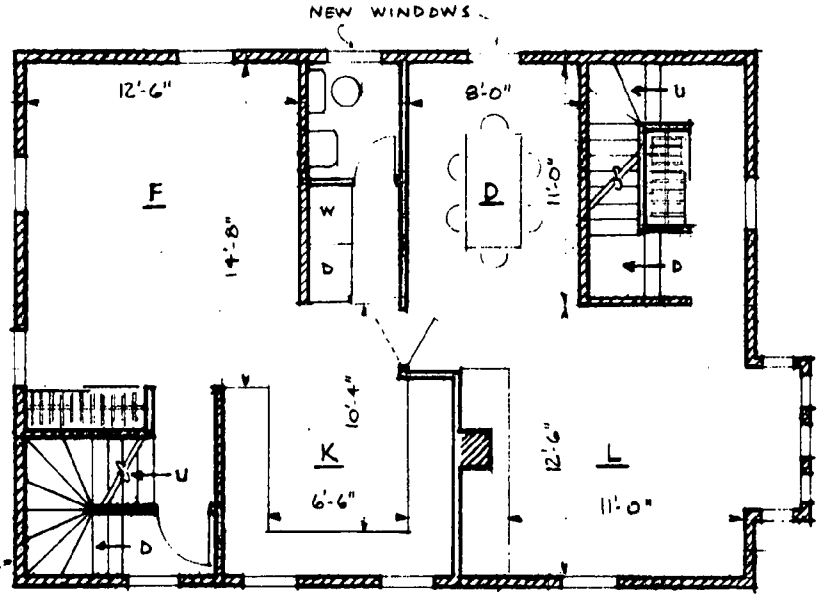
SCALE ⅛" = 1'-0"

Exhibit 1-E

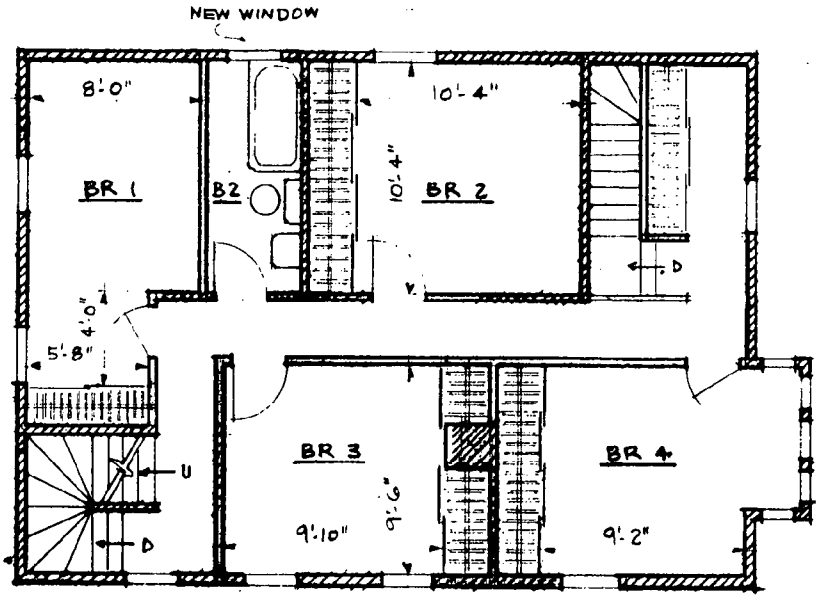
ROOM	SQ'AREA	FHA REQ
K	67	80
B	NA	OK
F	184	80 *
D	88	120
L	168	180
B2	NA	OK
BR1	105	100
BR2	106	100
BR3	92	80
BR4	103	100

CHANGE STAIR

* MIN. FOR HABITABLE RM.



SECOND OR THIRD FLOOR



CHANGE STAIR

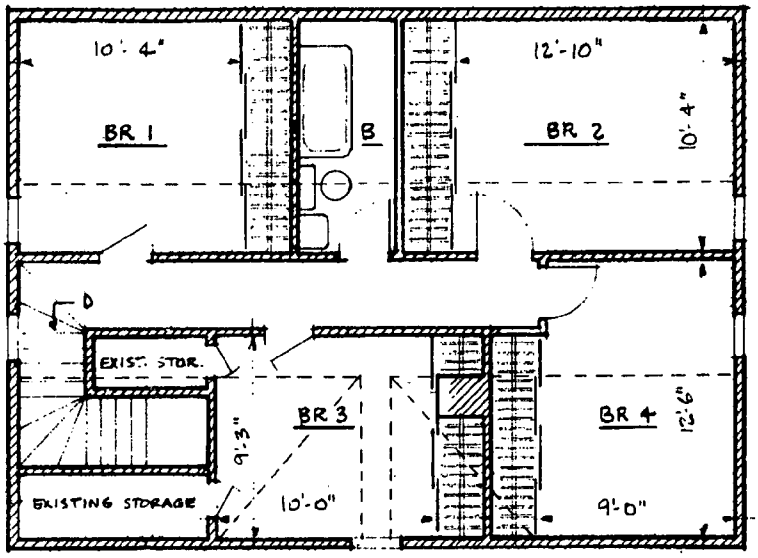
THIRD FLOOR

68 PEKIN STREET
SCHEME C

SCALE 1/8" = 1'-0"
Exhibit 1-E

ROOM	SQ' AREA	FHA REQ
B	NA	OK
BR 1	41.5	80
BR 2	46.5	100
BR 3	45.5	100
BR 4	54.0	100

*AREA CALCULATED AS TWICE THAT WITH AT LEAST 7'-6" CEILING HEIGHT

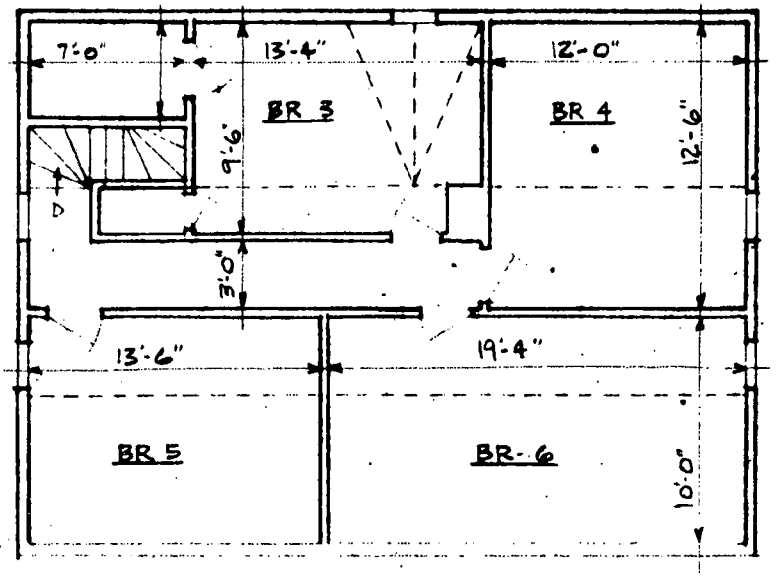


FOURTH FLOOR

68 PEKIN STREET
SCHEME C

SCALE 1/8"=1'-0"
Exhibit 1-E

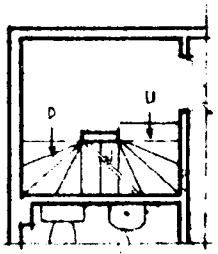
Exhibit 2: A two family wood frame structure at 43-45 Osborn Street.



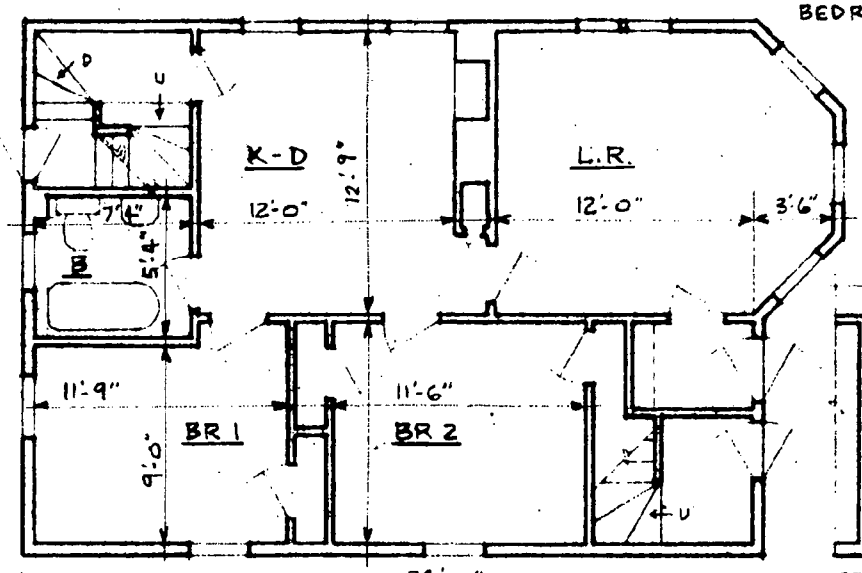
THIRD FLOOR PLAN
7'-10" CEILING

ROOM	SQ' AREA	FHA REQ
K-D	155	100
L.R.	177	160
B	NA	OK
BR 1	105	100
BR 2	103	100
BR 3	57.5 *	MIN 80 †
BR 4	142 *	100 †
BR 5	108 *	100 †
BR 6	154 *	100 †

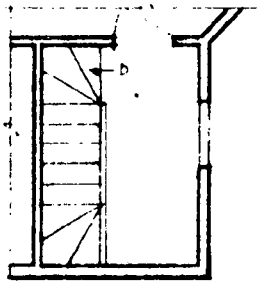
*AREA CALCULATED AS TWICE THAT WITH AT LEAST 7'-6" CEILING HT.
†AREAS CALCULATED ASSUMING USE AS FOUR BEDROOM APARTMENT



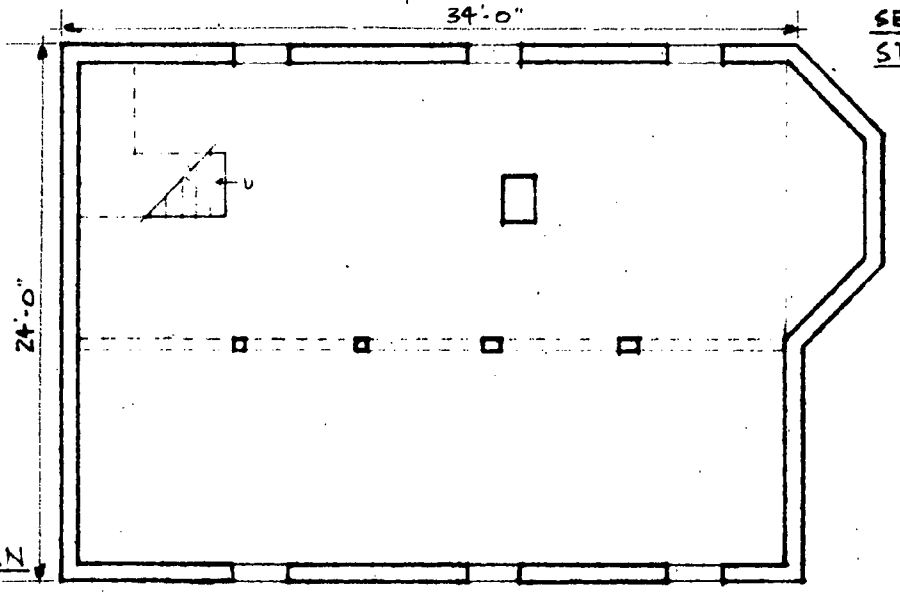
SECOND FLOOR
STAIR PLAN



FIRST & SECOND
FLOOR PLAN
8'-9" CEILING



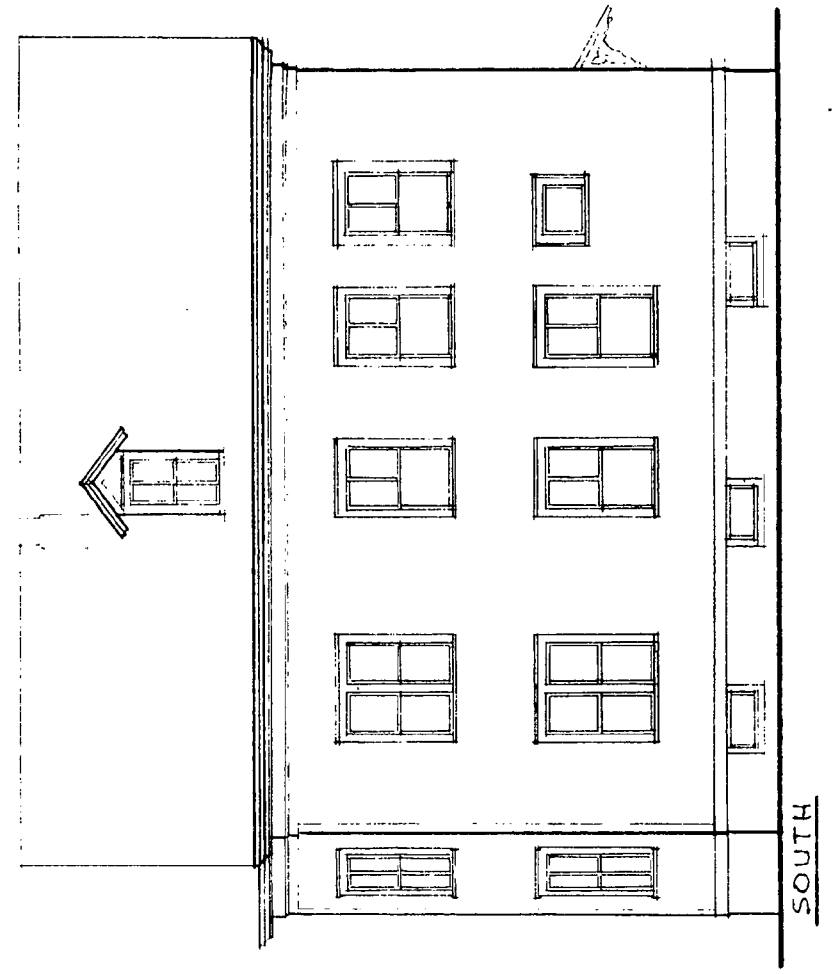
SECOND FLOOR
STAIR PLAN

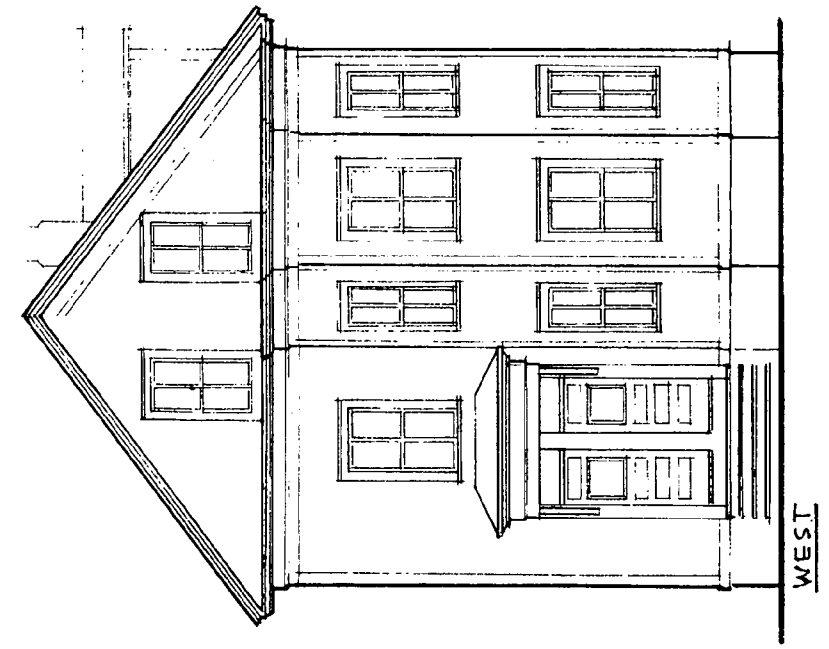


BASEMENT PLAN
7'-0" CEILING

43 OSBORN STREET
EXISTING CONDITIONS

SCALE 1/8" = 1'-0"
Exhibit 2-A

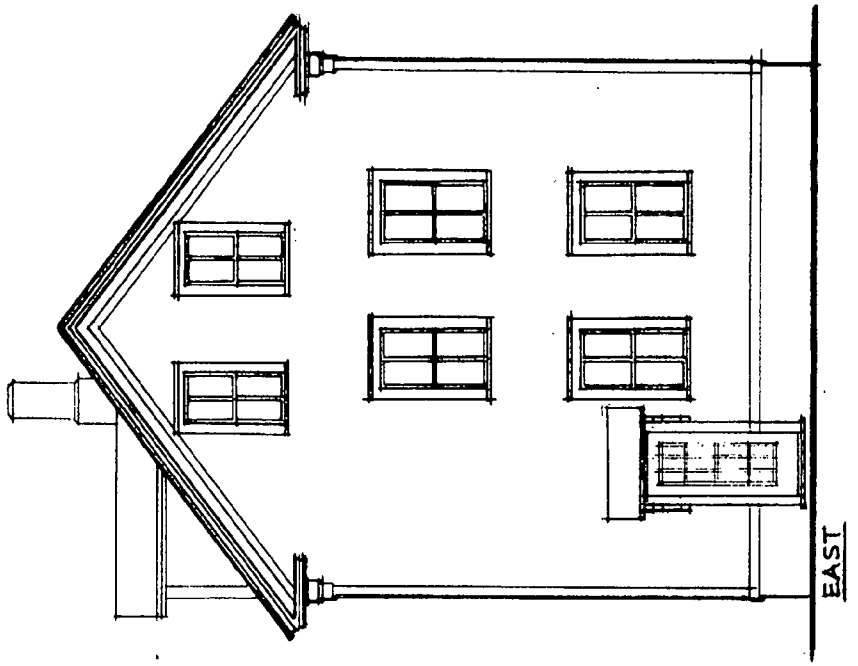


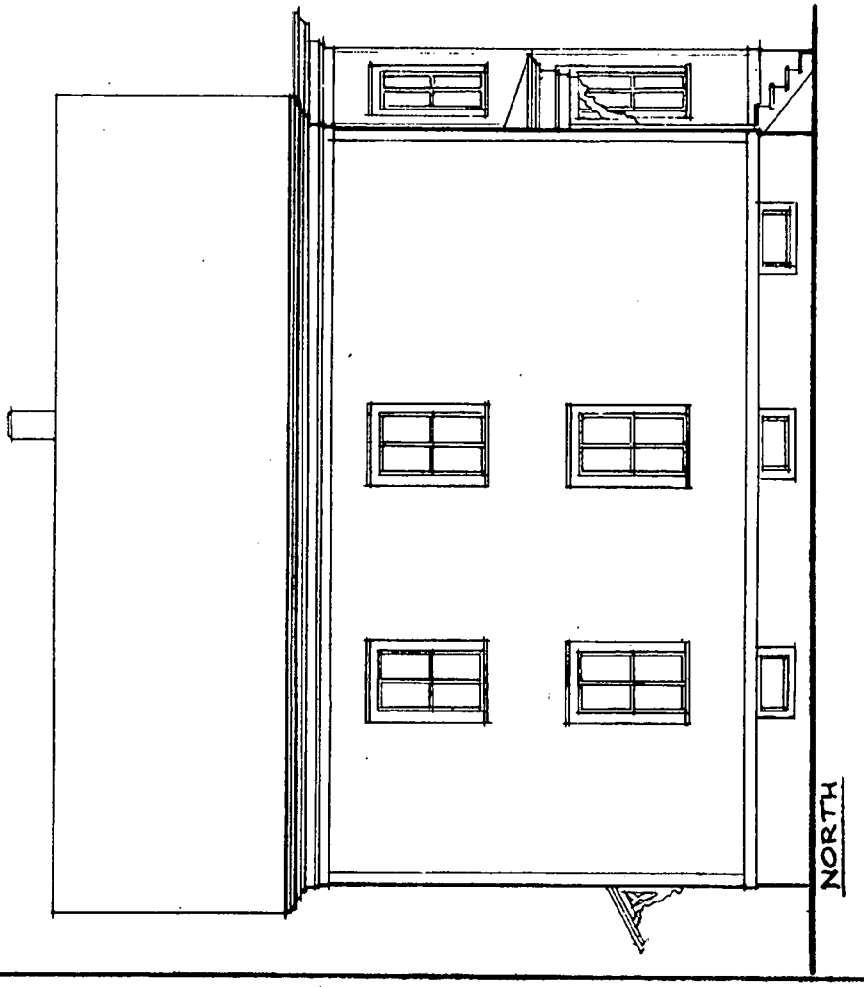


43 OSBORN STREET

SCALE 1/8"=1'-0"

Exhibit 2-A





43 OSBORN STREET

SCALE 1/8" = 1'-0"
Exhibit 2-A

COMMUNITY RENEWAL PROGRAM

EXHIBIT NO. 2

Subject: Wood frame (2) family Date of Inspection: 12/6/62

Location: 43-45 Osborn Street, Providence, R.I.

Assessor's Lot: 637 Date of Report: 12/13/62

Assessor's Plat: 69

FHA Submission by: /s/ Eugenio Corsini Appraiser (Rehabilitation)

1.	Replacement Costs: (Includes cost of acquisition, demolition of existing structure)	$25,800
2.	Improvement Costs:	
	a. To meet Providence Minimum Housing Standards	0
	b. To meet FHA Rehabilitation Standards	3,700
3.	Summation:	
	a. Prerenewal value plus Minimum Housing Standards Costs	8,000
	b. Prerenewal value plus FHA Rehabilitation Standards Costs	11,700
	Remaining economic life 40 years	
4.	Value Estimates:	
	a. Prerenewal value	8,000
	b. Postrenewal value to the Minimum Housing Standards	8,000
	c. Postrenewal value to the FHA Rehabilitation Standards	10,500

REMARKS:

The above indicates that this property would be one to consider for rehabilitation.

Under Section 220

A buyer acquiring this property for his own use - purchase price at $8,000.00

(4-a) $11,700 plus $300 (closing cost and prepaid expense)

Total acquisition cost	$12,000.00
Mortgage amount	11,600.00
Term of loan - 30 years	
Monthly payment	64.15
Plus FHA Insurance Premium	4.80

A mortgagor will require a net annual income of 4,200.00
(excluding any other outstanding indebtedness). Part of income can include rental from one apartment less 7% vacancy and credit loss.

Based on estimated annual operating expense:

Hazard Insurance	$ 40.00
Taxes	200.00
Maintenance & Repairs	130.00
Heating & Utilities	210.00
	$580.00

After rehabilitation - monthly rental value - $55.00 for each unit = $110.00.

Exhibit 2-B

EXHIBIT NO. 2

Type: Wood Frame

S. F. Area: 849 1st / 849 2nd Height: 25

No. of Stories: 2-1/2 No. Families: 2

Other:

No. of rooms per floor: 4 - 4 (4 storage rooms)

Lot size: 40 x 50 S. F. Area: 2000

FHA RECOMMENDED REPAIR AND IMPROVEMENT REHABILITATION SCHEDULE

By: /s/ John V. Saillant Construction Representative

Work Specifications	Cost Estimate
Exterior	
Good condition - no recommendations.	
Plumbing	
Remove existing sink and install washer hookups for each floor with trap, check valve, hot and cold water supplies and electric outlets . .	$ 125.00
Install modern 3-piece baths for each unit	640.00
Install FWA gas heat for first floor unit	600.00
Install 60 amp services for each unit. Install 2 - 20 amp circuits for each kitchen area and install necessary outlets to give each room a minimum of 2 duplex receptacles per room	325.00
Install water resistant wall covering on bathroom walls 4' high and 6' at tub	200.00
Install new floors throughout; 1/2 ply and inlaid linoleum.	1,280.00
Total (this figure includes overhead and profit)	$3,170.00
General Contractor (15%) overhead and profit	475.00
	3,645.00
Incidental charges and fees	75.00
Total	$3,720.00

Exhibit 2-B

Estimated costs of repairs per plans submitted. Conversion of this house from 2 family to 4 family. The original costs submitted will apply plus the listed changes.

Improvement to stage three:

Relocation of partitions and additional plastering	$ 2,490.00
Install water resistant wall covering for 2 new baths	200.00
Install 2 additional 60 amp services and new outlets	300.00
Install 2 fire escapes	160.00
Install 2 new three piece bathrooms	1,400.00
Install 4 new kitchen cabinets and sinks	1,600.00
Install new steam boiler for 2nd floor to be connected to present system	475.00
Install 2 - 30 gallon hot water heaters connected to new baths and kitchens	300.00
Install 2 additional washer hookups	125.00
	7,050.00
Original cost estimate	3,170.00
Total (this figure includes overhead and profit)	$10,220.00
General Contractor (15%) overhead and profit	1,533.00
Total	$11,753.00

Improvement to stage four:

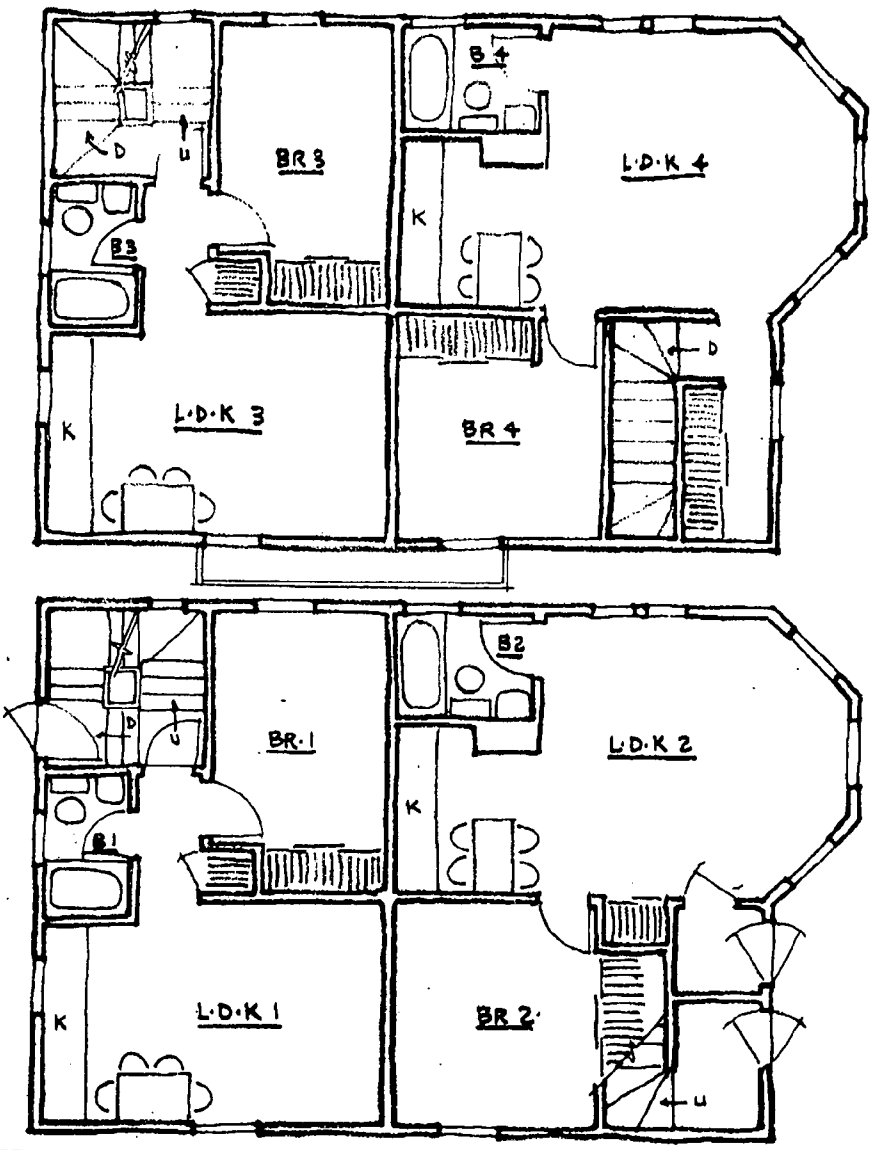
Relocation of partitions and additional plastering	$ 2,700.00
Install water resistant wall covering for 2 new baths	200.00
Install 2 additional 60 amp services and new outlets	300.00
Install 2 fire escapes	160.00
Relocation of baths	1,960.00
Install 4 new kitchen cabinets and sinks	1,600.00
Install new steam boiler for 2nd floor to be connected to present system	475.00
Install 2 - 30 gallon hot water heaters connected to new baths and kitchens	300.00
Install 2 additional washer hookups	125.00
	7,620.00
Original cost estimate	3,170.00
Total (this figure includes overhead and profit)	$10,790.00
General Contractor (15%) overhead and profit	1,619.00
Total	$12,409.00

/s/ John V. Saillant

Approved by: /s/ E. Corsini

Exhibit 2-C

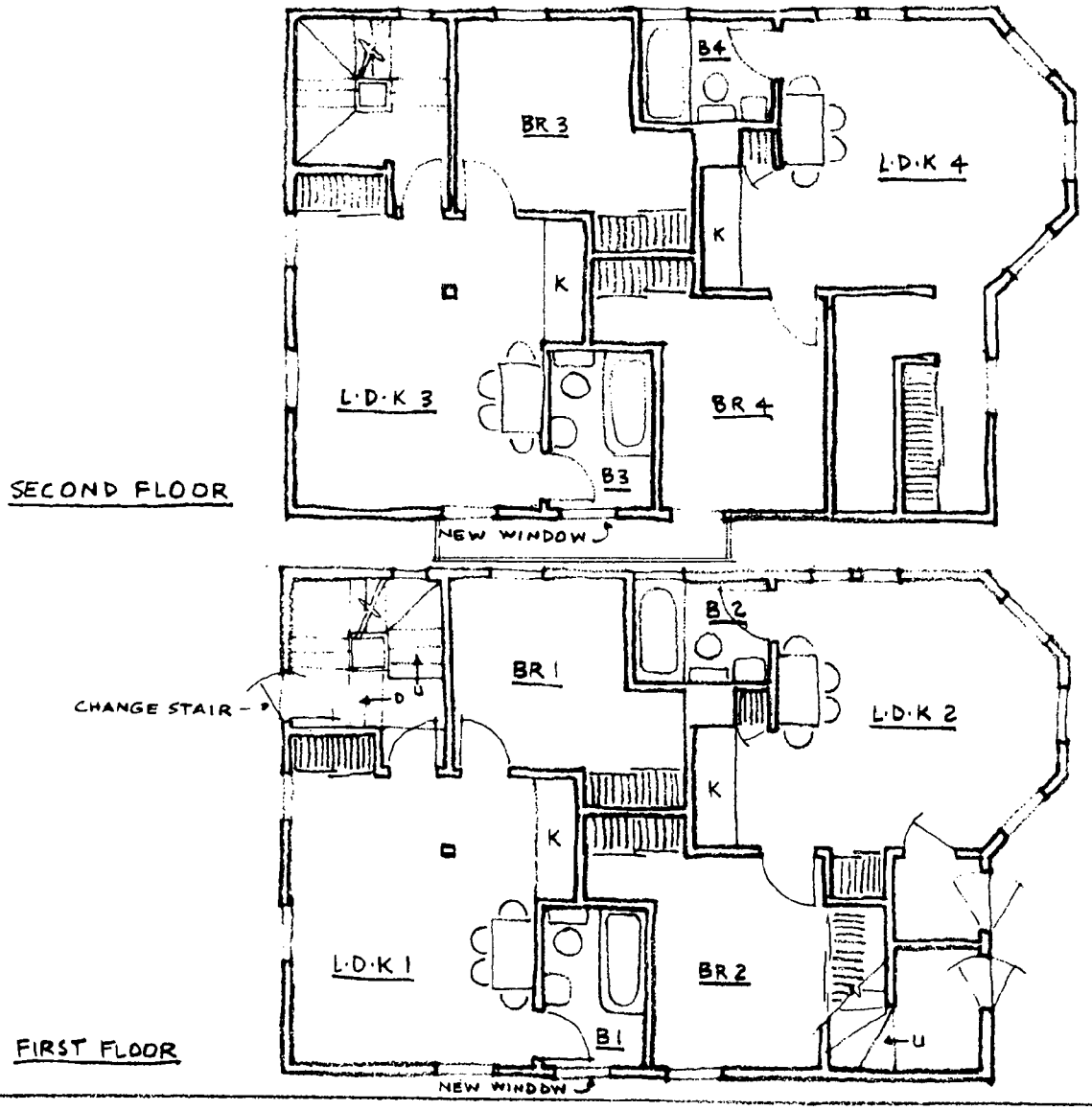
THIRD FLOOR UNCHANGED
USED AS STORAGE...



43 OSBORN ST
4- 1 BR APTS USING EXISTING STACKS WHERE POSS.

SCALE 1/8"=1'-0"
Exhibit 2-D

THIRD FLOOR UNCHANGED -
USED AS STORAGE .....



SECOND FLOOR

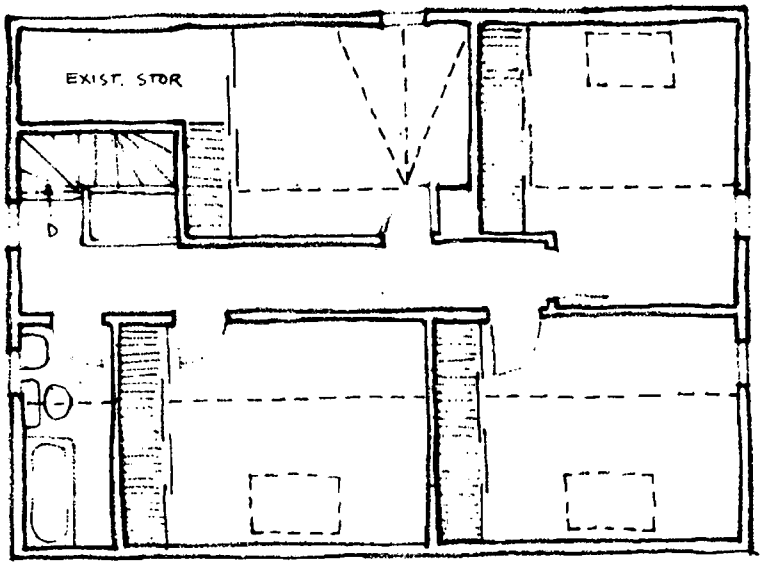
FIRST FLOOR

43 OSBORN ST

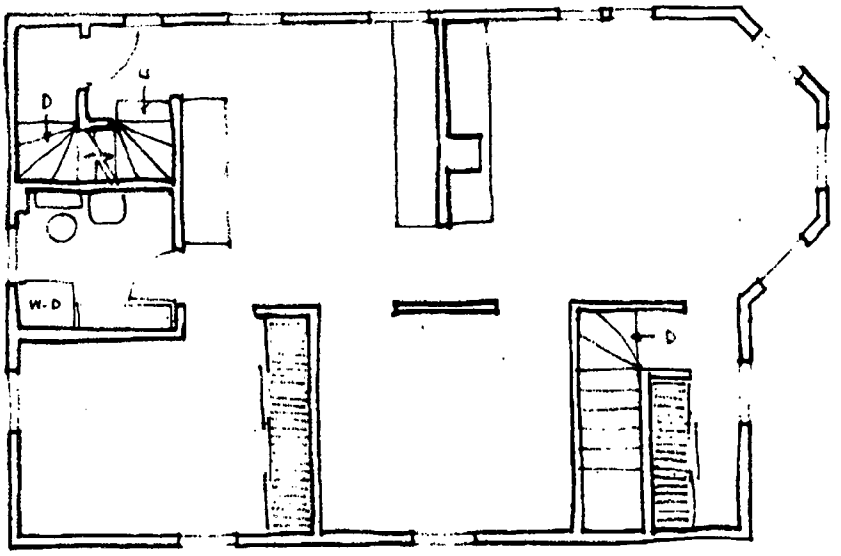
4- 1 BR APT WITH UTILITY CORE IN CENTER OF STRUCTURE

SCALE 1/8" = 1'-0"

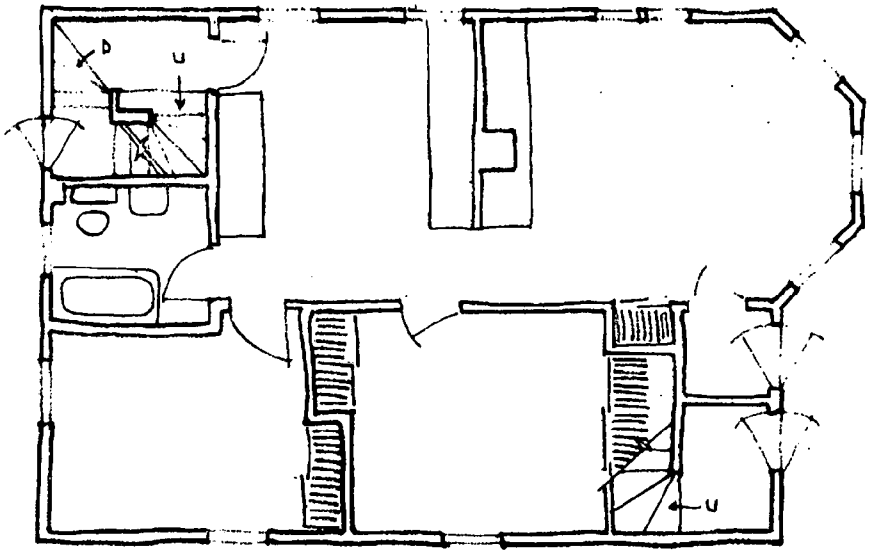
Exhibit 2-E



THIRD FLOOR



SECOND FLOOR



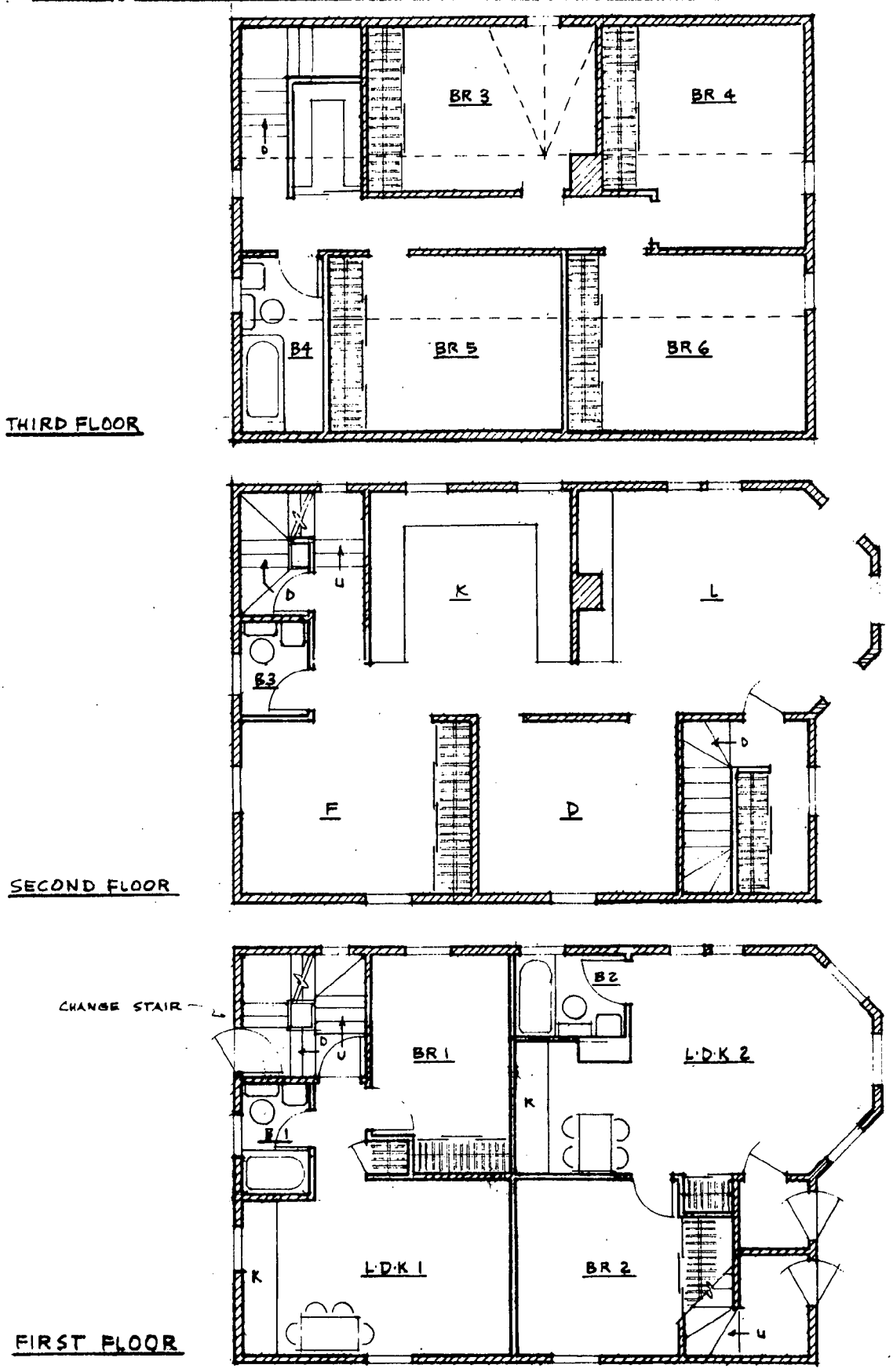
FIRST FLOOR

43 OSBORN ST

1-2 BR APT 1ST FLOOR, 1 FAMILY ABOVE
USING EXISTING STACKS WHERE POSSIBLE

SCALE 1/8" = 1'-0"

Exhibit 2-E

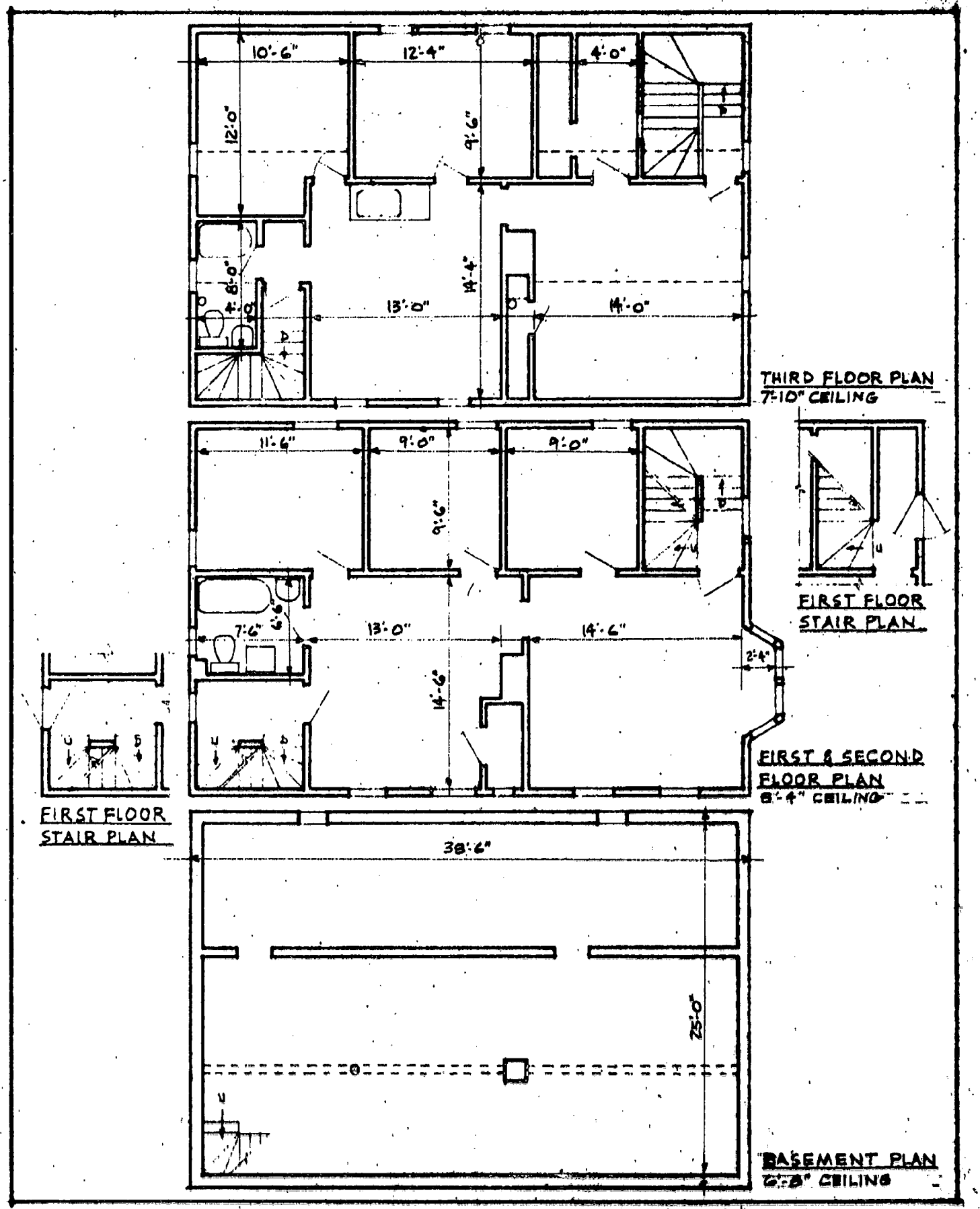


43 OSBORN STREET

2-1 BR APTS 1ST FL, 1 FAMILY ABOVE
USING EXISTING STACKS WHERE POSSIBLE

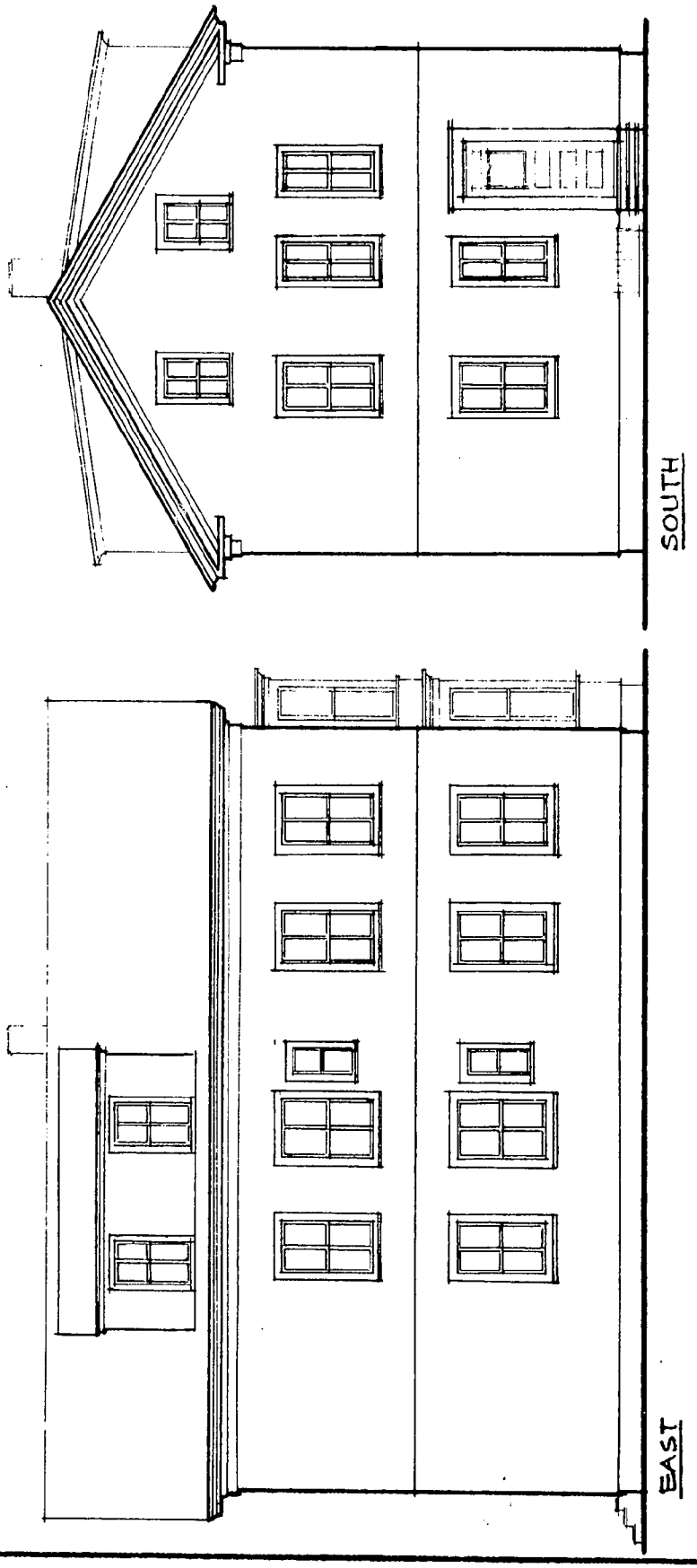
SCALE 1/8"=1'-0"
Exhibit 2-E

Exhibit 3: A three family wood frame structure at 34 Hudson Street.



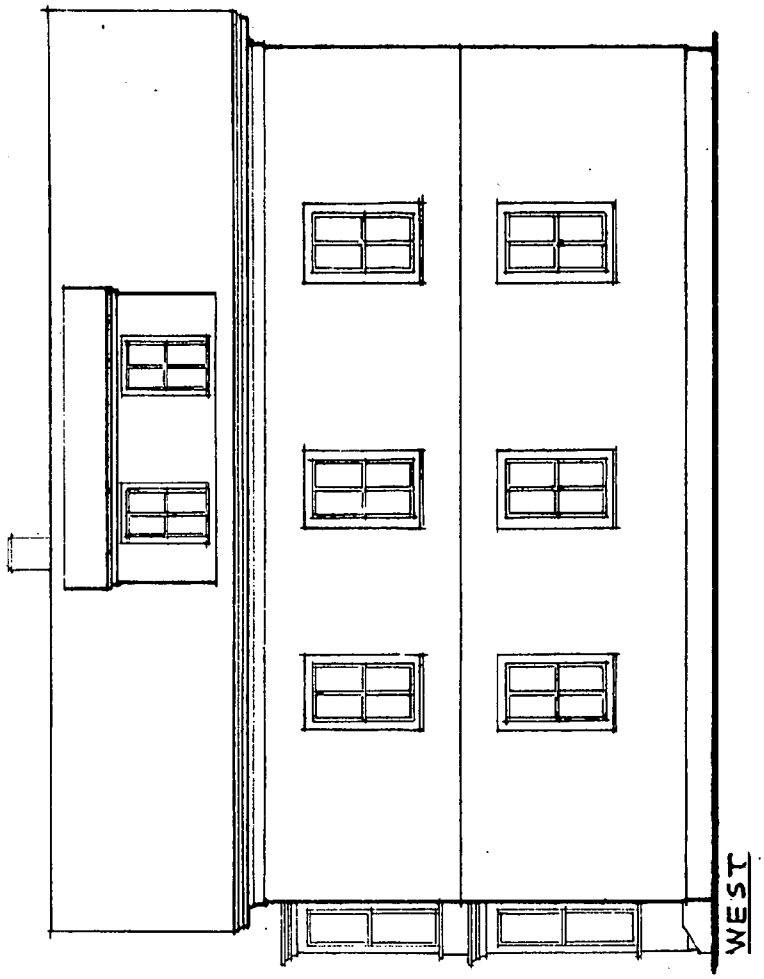
34 HUDSON STREET

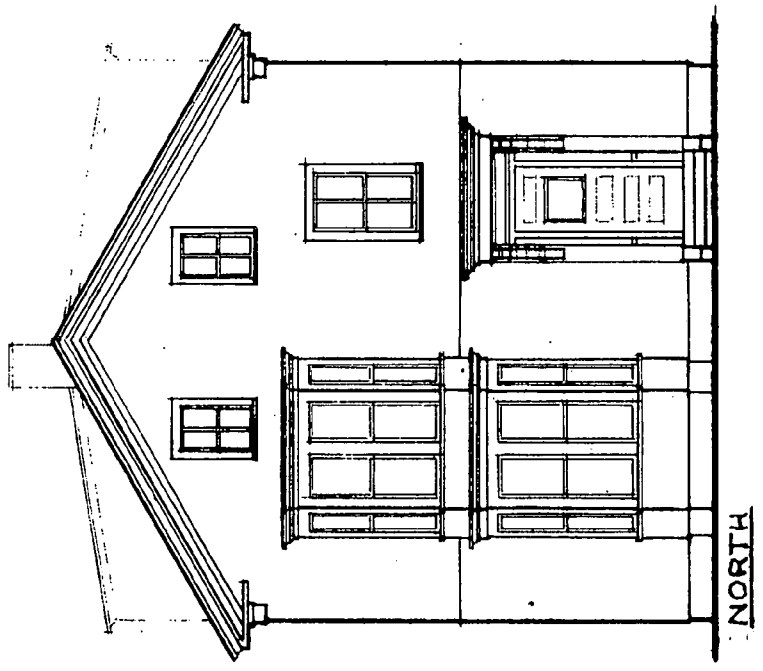
SCALE 1/8" = 1'-0"
Exhibit 5-A



34 HUDSON STREET

SCALE 1/8" = 1'-0"
Exhibit 3-A





34 HUDSON STREET

SCALE 1/8" = 1'-0"

Exhibit 3-A

COMMUNITY RENEWAL PROGRAM

EXHIBIT NO. 3

Subject: Wood frame (3) family — Date of Inspection: 12/4/62

Location: 34 Hudson Street, Providence, R. I.

Assessor's Lot: 55 — Date of Report: 12/17/62

Assessor's Plat: 36

FHA — Submission by: /s/ Eugenio Corsini — Appraiser (Rehabilitation)

1.	Replacement Costs: (Includes cost of acquisition, demolition of existing structure)	$28,100
2.	Improvement Costs:	
	a. To meet Providence Minimum Housing Standards	700
	b. To meet FHA Rehabilitation Standards	7,600
3.	Summation:	
	a. Prerenewal value plus Minimum Housing Standards Costs	8,200
	b. Prerenewal value plus FHA Rehabilitation Standards Costs	15,100
	Remaining economic life 40 years	
4.	Value Estimates:	
	a. Prerenewal value	7,500
	b. Postrenewal value to the Minimum Housing Standards	8,000
	c. Postrenewal value to the FHA Rehabilitation Standards	11,800

REMARKS:

Present Rent Schedule	After Rehabilitation -- Monthly Rental Value
1st - $45.00 (son paying $30.00)	1st - $55.00
2nd - $40.00 (owner)	2nd - $50.00
3rd - $30.00 (vacant)	3rd - $40.00

Under Section 220

A buyer acquiring this property for his own use - purchase price at $7,500.00

(3-b) $15,100 plus $300 (closing cost and prepaid expense)

Total cost	$15,400.00
Mortgage amount	13,100.00
Term of loan - 30 years	
Monthly payment	72.44
Plus FHA Insurance Premium	5.42

A mortgagor will require a net income of (as an owner occupant) 5,000.00
(excluding any other outstanding indebtedness). Part of income can include rental from two apartments less 7% vacancy and credit loss.

*In this case of owner-occupied three and four family dwelling debt service to net income may not exceed 95%. This requirement would limit the mortgage, in this case to $13,100.

*1. Replacement costs breakdown:

Acquisition	$ 7,500.00
Demolition	450.00
Replacement cost of building	20,163.00
	$28,113.00

Exhibit 3-B

EXHIBIT NO. 3

Type: Wood Frame

S. F. Area: 985 each floor Height: 25

No. of Stories: 2-1/2 No. Families: 3

Other:

No. of rooms per floor: Present 5 - 5 - 4 Revised plan 4 - 4 - 4

Lot size: 45 x 100 S. F. Area: 4500

FHA RECOMMENDED REPAIR AND IMPROVEMENT REHABILITATION SCHEDULE

By: /s/ John V. Saillant Construction Representative

Work Specifications	Cost Estimate
Exterior	
Repair broken and missing stucco on foundation	$ 25.00
Scrape, prime and paint exterior trim and millwork on 3rd floor dormer	100.00
Install new bulkhead doors and repair bulkhead where necessary. .	50.00
Cellar	
Repair loose, and replace missing stucco on rubble foundation . .	35.00
Repair steps to bulkhead and install new door at cellar	40.00
Electric	
Install 3 - 60 amp services. Install 2 - 20 amp circuits for each kitchen. Add the necessary outlets to give each room a minimum of 2 duplex receptacles per room. Install front and rear door bells for each unit. Install individually controlled front and rear entrance, and cellar lights for each unit. Install 3-way switches in hallways for each unit with lights at all landings.	680.00
Plumbing	
Install new modern 3-piece baths on all 3 floors	960.00
Install 3 washer hookups in cellar with trap, check valve, hot and cold water supplies and electric connections	150.00
Heating	
Install FWA heat on first floor.	600.00
Relocate permanent automatic gas fired circulating type space heater from 1st to 3rd floor	

Exhibit 3-B

Interior

Install new floors in bedrooms, and living room of first and second floor - 1/2 ply and linoleum. Complete floors on third floor unit. Install plywood where missing and install inlaid linoleum	1,250.00
Install new stair treads in rear hall from first to second floor . . .	90.00
Make changes as shown in revised floor plans for all floors (1st & 2nd floors to be converted from 3 B. R. to 2 B. R.).	700.00
Replaster rear hall walls and ceilings with hard finish plaster. Repair plaster in front hall. Replaster rear bedroom - 3rd floor. Replaster 2nd floor bath.	260.00
Install handrail front hall from 2nd to 3rd	18.00
Install water resistant wall covering in all baths 4' high and 6' at tub	270.00
Redecorate front and rear halls, bedrooms after changes and 3rd floor. All wallpaper to be removed & walls repaired before redecoration. All new work to have 2 coats	800.00
Total (this figure includes overhead and profit)	$6,028.00
General Contractor (15%) overhead and profit	904.00
	6,932.00
Incidental charges and fees	100.00
Total	$7,032.00

Work Specifications: To meet Minimum Housing Standards

Second Floor:

Repair and refinish walls and ceilings of bathroom	$ 60.00

Third Floor:

Repair walls of storage room	70.00
Living room and front bedroom floor should be properly covered	140.00
Repair and refinish walls of rear inside stairway	135.00
Replace or repair treads of rear inside stairway between 1st & 2nd floor landings	90.00
Repair bulkhead doors and bottom step of bulkhead stairs	55.00
Total (this figure includes overhead and profit)	$ 550.00
General Contractor (15%) overhead and profit	182.00
	632.00
Incidental charges and fees	35.00
Total	$ 667.00

Exhibit 3-B

Estimated costs of repairs per plans submitted. Conversion of this house from 3 family to 5 family. The original costs submitted will apply plus the listed changes.

Improvement to stage three:

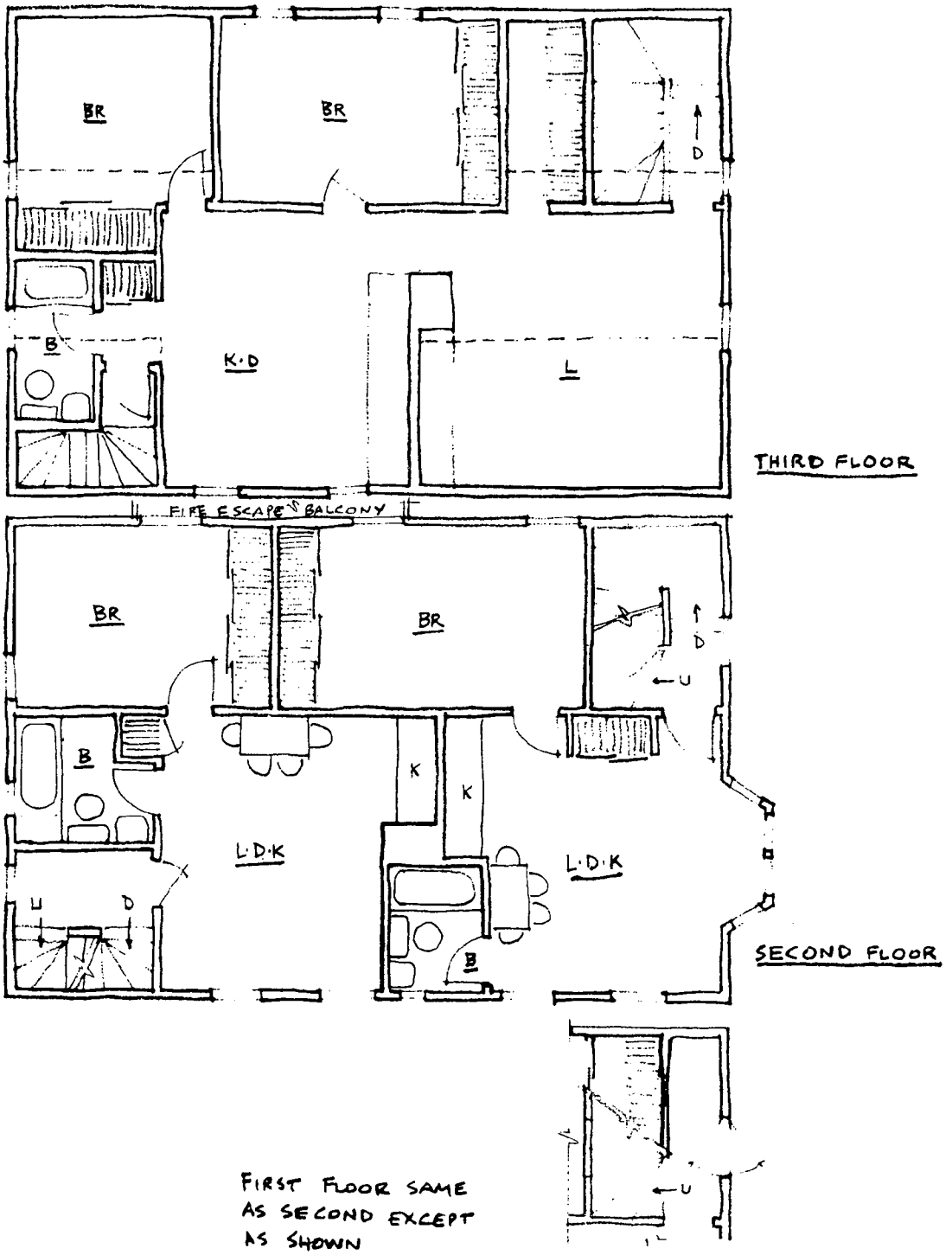
Relocation of partitions and additional plastering	$ 250.00
Install water resistant wall covering for 2 baths	200.00
Install 2 additional 60 amp services and new outlets	350.00
Install 2 fire escapes and platforms	160.00
Install 2 additional 3-piece baths and 4 new kitchen sinks	1,500.00
Install 1 permanent automatic gas fired circulating type space heaters for 2nd floor	250.00
	2,710.00
Original cost estimate	6,028.00
Total (this figure includes overhead and profit)	$ 8,738.00
General Contractor (15%) overhead and profit	1,313.00
Total	$10,051.00

Improvement to stage four:

Relocation of partitions and additional plastering	$ 1,100.00
Install water resistant wall covering for 2 baths	200.00
Install 2 additional 60 amp services and new outlets	350.00
Install 2 fire escapes and platforms	160.00
Install 2 additional 3-piece baths and 4 new kitchen sinks	540.00
Install 1 permanent automatic gas fired circulating type space heater for 2nd floor	250.00
	4,350.00
Original cost estimate	6,028.00
Total (this figure includes overhead and profit	$10,378.00
General Contractor (15%) overhead and profit	1,557.00
Total	$11,935.00

/s/ John V. Saillant
Approved by: /s/ E. Corsini

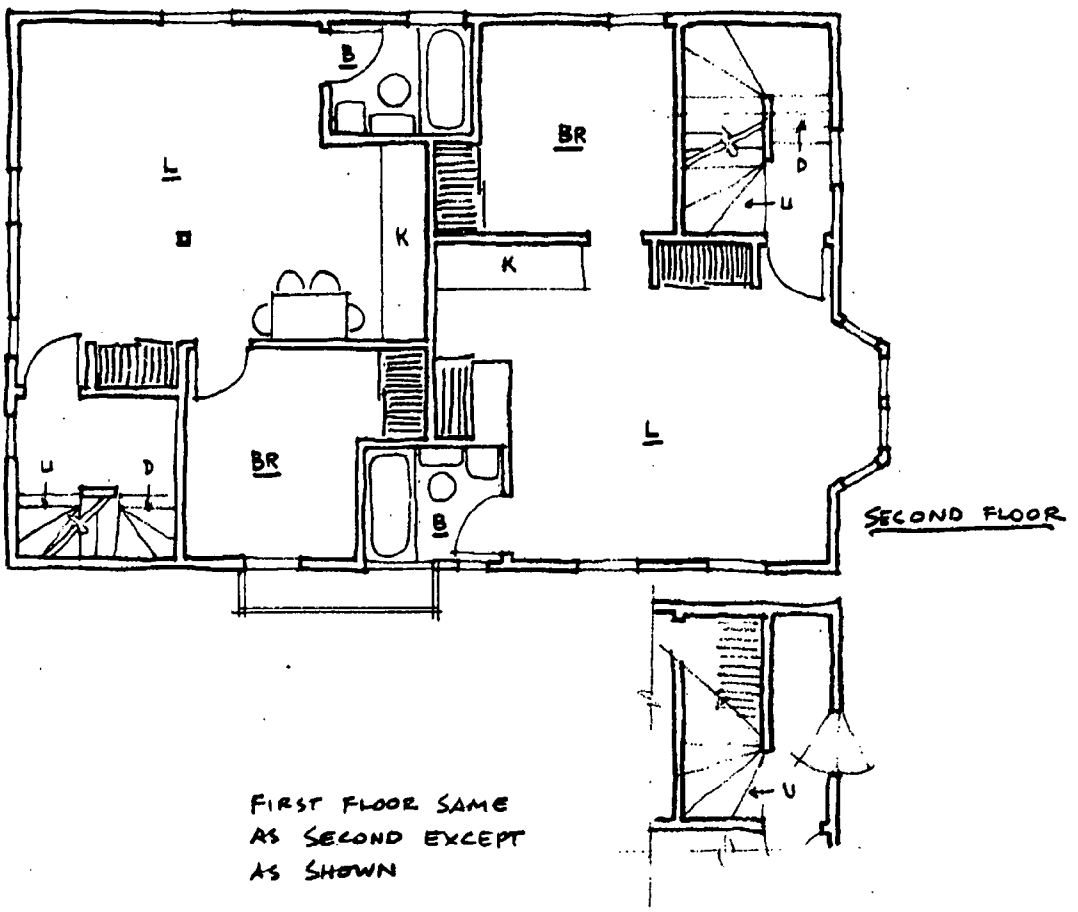
Exhibit 3-C



34 HUDSON ST

SCALE ⅛" = 1'-0"
Exhibit 3-D

THIRD FLOOR SAME AS
IN SCHEME 1 .....



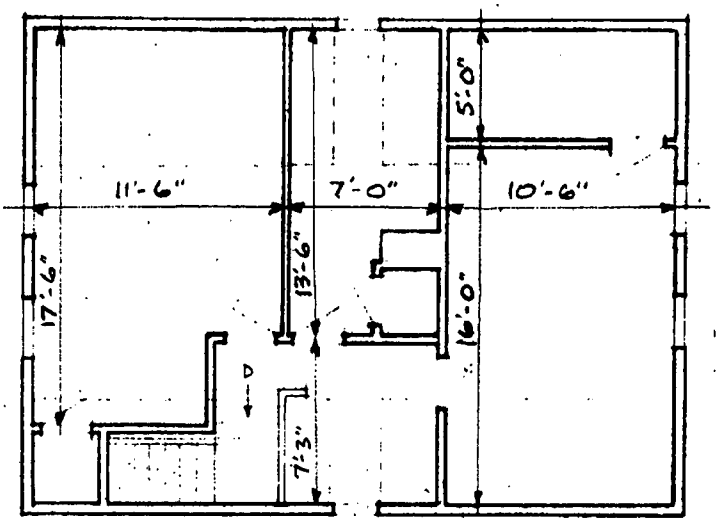
SECOND FLOOR

FIRST FLOOR SAME
AS SECOND EXCEPT
AS SHOWN

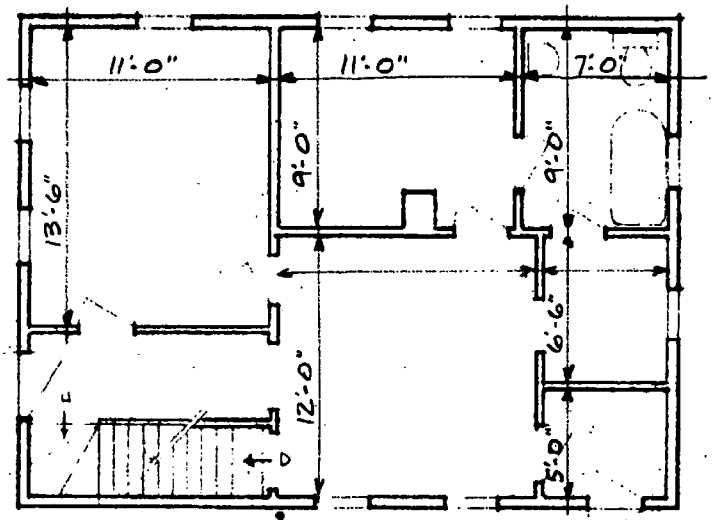
34 HUDSON ST.

SCALE 1/8" = 1'-0"
Exhibit 3-E

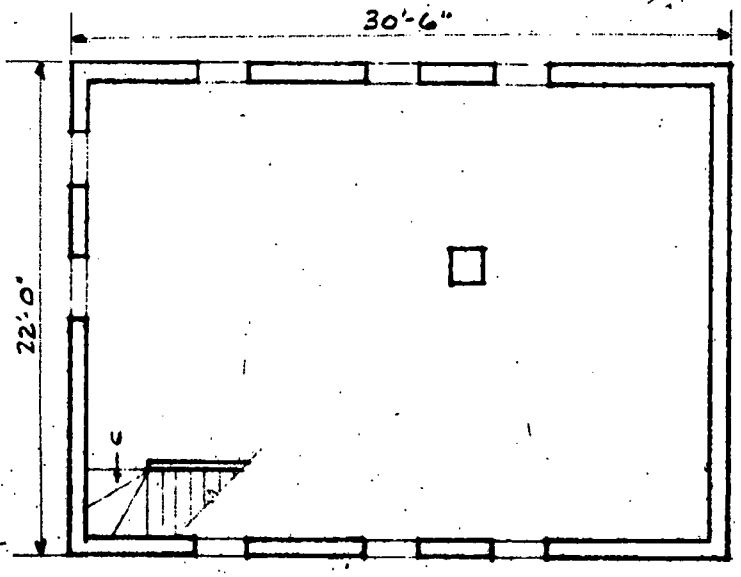
Exhibit 4: A single family wood frame structure at 95 Gallup Street.



SECOND FLOOR PLAN
7'-10" CEILING



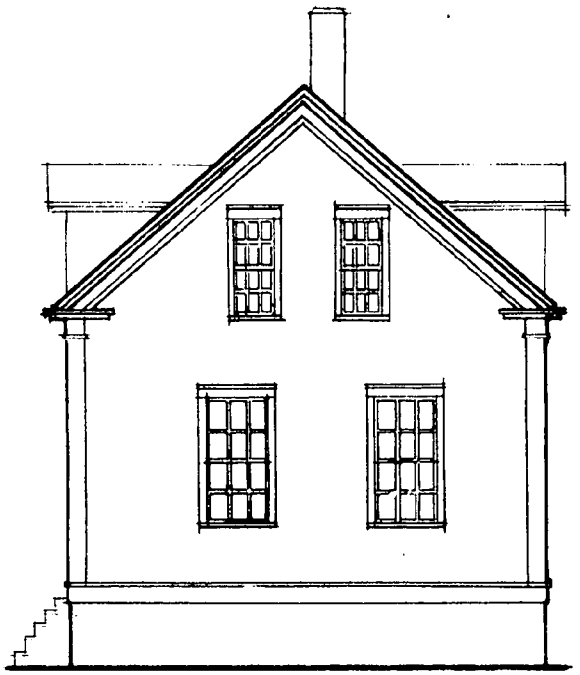
FIRST FLOOR PLAN
7'-10" CEILING



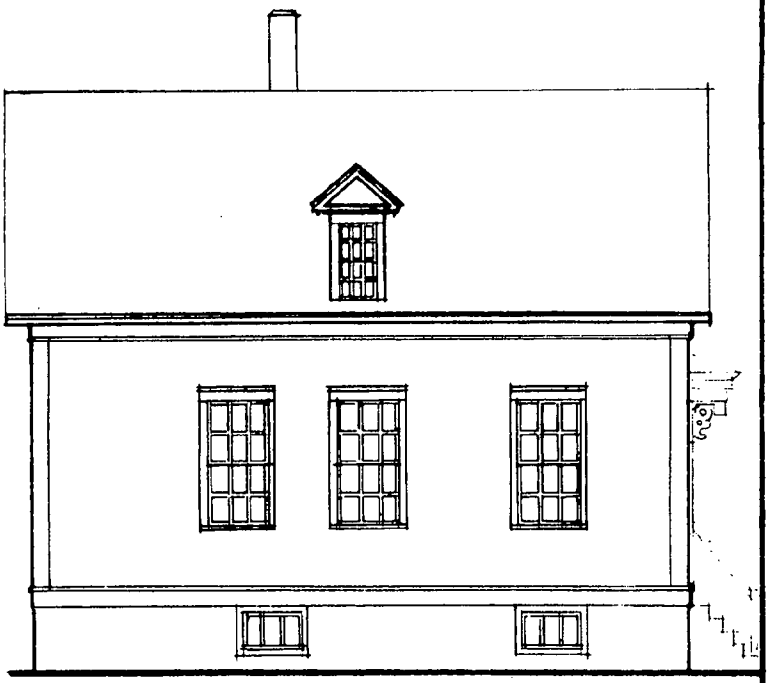
BASEMENT PLAN
7'-0" CEILING

95 GALLUP STREET

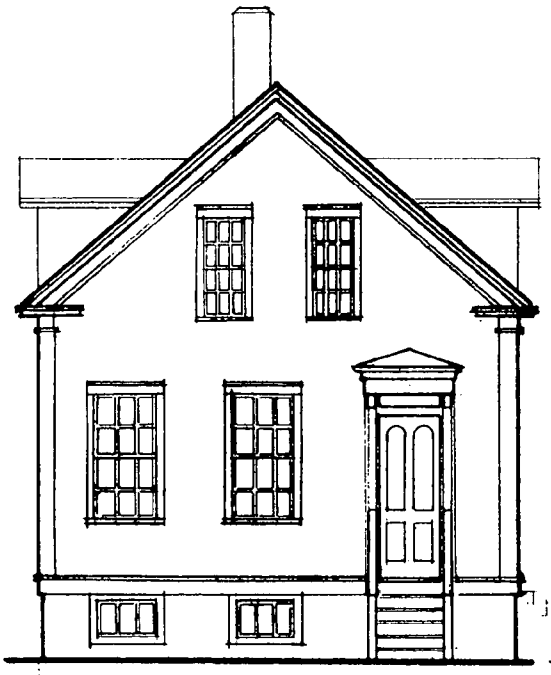
SCALE 1/8"=1'-0"
Exhibit 4-A



NORTH



WEST



SOUTH

EAST

95 GALLUP STREET

SCALE 1/8"-1'-0"

Exhibit 4-A

COMMUNITY RENEWAL PROGRAM

EXHIBIT NO. 4

Subject: Wood frame (single family) Date of Inspection: 12/5/62

Location: 95 Gallup Street, Providence, R.I.

Assessor's Lot: 73 Date of Report: 12/17/62

Assessor's Plat: 54

FHA Submission by: /s/ Eugenio Corsini Appraiser (Rehabilitation)

1.	Replacement Costs: (Includes cost of acquisition, demolition of existing structure)	$18,100
2.	Improvement Costs:	
	a. To meet Providence Minimum Housing Standards	700
	b. To meet FHA Rehabilitation Standards	7,200
3.	Summation:	
	a. Prerenewal value plus Minimum Housing Standards Costs	3,700
	b. Prerenewal value plus FHA Rehabilitation Standards Costs	10,200
	Remaining economic life 35 years	
4.	Value Estimates:	
	a. Prerenewal value	3,000
	b. Postrenewal value to the Minimum Housing Standards	3,500
	c. Postrenewal value to the FHA Rehabilitation Standards	9,500

REMARKS:

Under Section 220

A buyer acquiring this property for his own use - purchase price $3,000.00

(3-b) $10,200 plus $225.00 (closing costs and prepaid expense)

Total cost	$10,425.00
Mortgage amount	10,100.00
Term of loan - 25 years	
Monthly payment	60.60
Plus FHA Insurance Premium	4.17

A mortgagor will require a net income of (as owner occupant) 4,200.00

* Replacement costs breakdown:

Acquisition	$ 3,000.00
Demolition	350.00
Replacement cost of building	14,736.00
	$18,086.00

Exhibit 4-B

EXHIBIT NO. 4

Type: Wood Frame

S. F. Area: 671 1st / 671 2nd Height: 16

No. of Stories: 2 No. Families: 1

Other:

No. of rooms per floor: 3 - 2

Lot size: 40x80 S. F. Area: 3200

FHA RECOMMENDED REPAIR AND IMPROVEMENT REHABILITATION SCHEDULE

By: /s/ John V. Saillant Construction Representative

Work Specifications	Cost Estimate
Exterior	
Paint foundation where necessary	$ 15.00
Paint chimney and install new concrete cap	30.00
Install 4 new downspouts	42.00
Repair or replace exterior trim.	20.00
Repair or replace broken clapboards	35.00
Install new front and rear doors, jambs, casings, and hardware	200.00
Install interlocking weatherstrip on both exterior doors.	40.00
Install new sash in all windows and repair window jambs and casings where necessary. Install necessary hardware	300.00
Install new cellar windows including sash, jambs, hardware, etc.	290.00
Install new doors on bulkhead. Both entrance door and door in cellar. Make necessary repairs to bulkhead.	95.00
Scrape, prime and paint exterior, all new work to have 2 coats	275.00
Install handrails on rear stairs.	18.00
Cellar	
Remove all existing wooden floors, all partitions, all coverings from foundation, and all ceiling coverings. Leave cellar in clean condition	125.00
Install 3" concrete floor in cellar	112.00
Remove existing cellar stairs and install new stairs with handrail.	85.00

Exhibit 4-B

Electric	
Install 60 amp electric service and revamp wiring in house. Each room to have a minimum of 2 duplex receptacles per room. Two-20 amp circuits will be required in kitchen area. Three-way switches for 2nd floor hallway. Front and rear entrance lights. Doorbells for front and rear doors. Replace all broken and missing fixtures	260.00
Plumbing	
Install new 3-piece bath on second floor Install new 2-piece lavette on first floor Install new kitchen sink - all plumbing to have new piping and waste lines	1,175.00
Repair present heating system	50.00
Interior	
Make revisions as proposed in new floor plans for first and second floors. (framing changes)	366.00
Install new floors throughout - 1/2 ply with inlaid linoleum. Water-proof plywood to be used in baths and kitchen	964.00
Install 2 new stair treads to second floor	16.00
Replace missing and broken spindles in baluster to second floor.	52.00
Install water resistant wall covering in bath and lavette 4' high and 6' at tub.	260.00
Replaster entire first floor and do necessary patching and repairing on second floor	460.00
Install all new casings and millwork on first floor including door jambs and doors	314.00
Install new kitchen cabinets pine plywood, linotop, 4" back splash	231.00
On Site	
Install curb corners for proposed driveway.	75.00
Install minimum 2' wide concrete apron around perimeter of foundation.	64.00
Install minimum 10' wide asphalt drive from sidewalk to rear stairs	67.00
Finish grading and seeding of rear and side yards to slope water from house	100.00
Total (this figure includes overhead and profit)	$6,136.00
General Contractor (15%) overhead and profit	920.00
	7,056.00
Incidental charges and fees	100.00
Total	$7,156.00

Exhibit 4-B

Work Specifications: To meet Minimum Housing Standards

Repair driveway		$ 62.00
Repair front exterior door threshold Repair front exterior door hardware	))	100.00
Repair cellar stairs		75.00
Repair door of bulkhead and rear cellar door		95.00
Replace missing right front downspout		11.00
Remove plumbing fixtures in second floor bathroom and properly seal openings		50.00
Cold water supply line in cellar should be properly secured Opening in soil pipe should be sealed		15.00
Rotted wood flooring in cellar should be removed and cellar cleaned of debris		125.00
Repair and secure electrical fixtures in front bedroom and hallway - second floor		12.00
Total (this figure includes overhead and profit)		$545.00
General Contractors (15%) overhead and profit		82.00
		627.00
Incidental charges and fees		35.00
Total		$662.00

Exhibit 4-B

Estimated costs of repairs per plans submitted. Conversion of this house from 1 family to 2 family. The original costs submitted will apply plus the listed changes.

Improvement to stage three:

Relocation of partitions and additional plastering	$ 700.00
Installation of additional kitchen cabinets and kitchen sink	450.00
Installation of 1 - 60 amp service and revamping of wiring	150.00
	1,300.00
Original cost estimate	6,136.00
Total (this figure includes overhead and profit)	$7,436.00
General Contractor (15%) overhead and profit	1,115.00
Total	$8,551.00

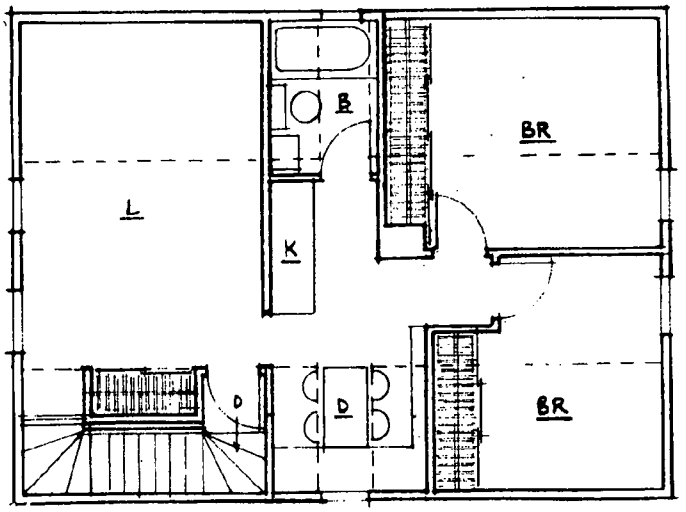
Improvement to stage four:

Leave unit as one family dwelling

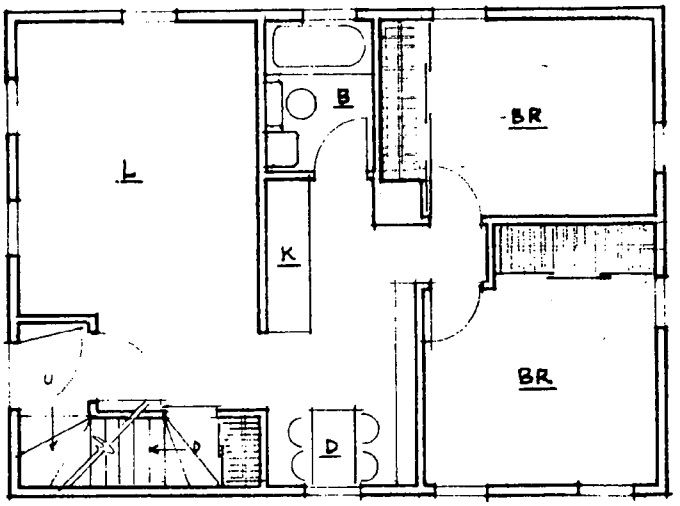
Relocation of partitions and additional plastering including changing stairs and lally columns	$ 900.00
Original cost estimate	6,136.00
Total (this figure includes overhead and profit)	$7,036.00
General Contractor (15%) overhead and profit	1,055.00
Total	$8,091.00

/s/ John V. Saillant
Approved by: /s/ E. Corsini

Exhibit 4-C



SECOND FLOOR



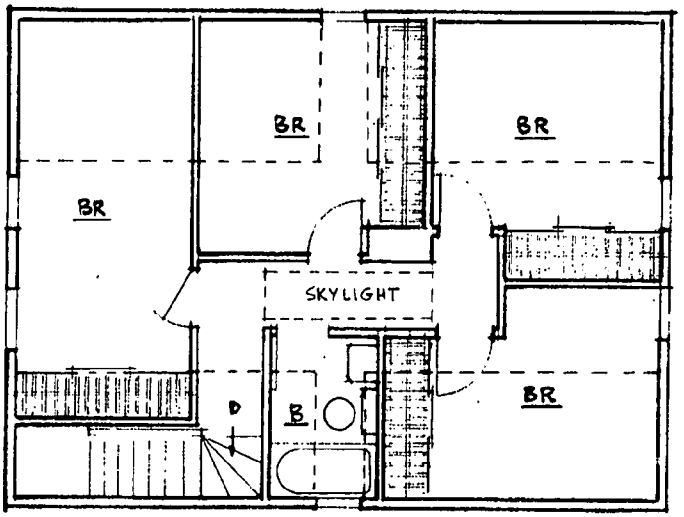
FIRST FLOOR

95 GALLUP STREET

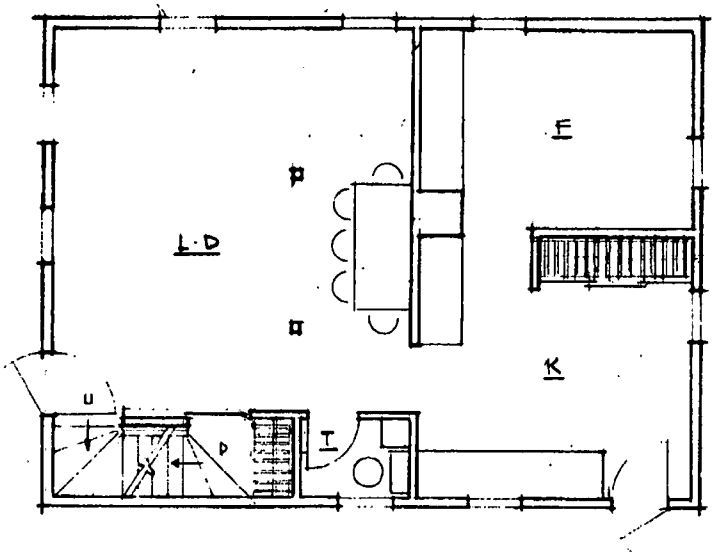
SCHEME 1

SCALE 1/8" = 1'-0"

Exhibit 4-D



SECOND FLOOR

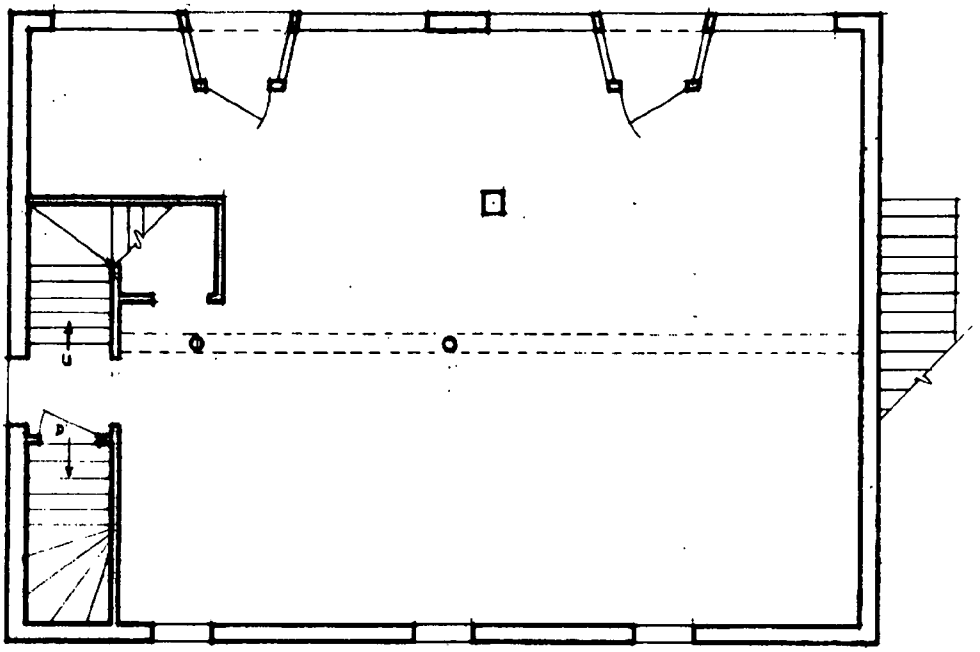


FIRST FLOOR

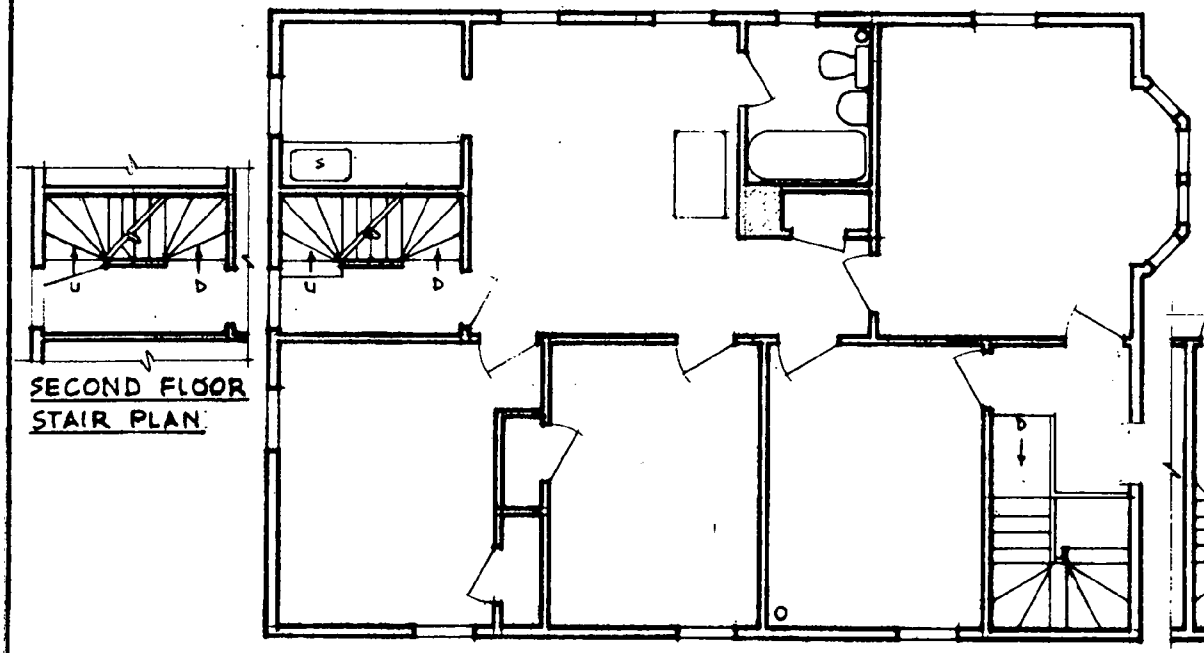
95 GALLUP STREET
SCHEME 2

SCALE 1/8" = 1'-0"
Exhibit 4-E

Exhibit 5: A two family and commercial structure of wood frame and masonry construction at 109-111 Knight Street.

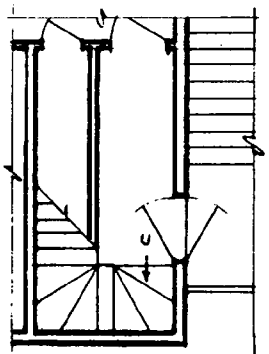


FIRST FLOOR PLAN



SECOND FLOOR
STAIR PLAN

SECOND & THIRD FLOOR PLAN

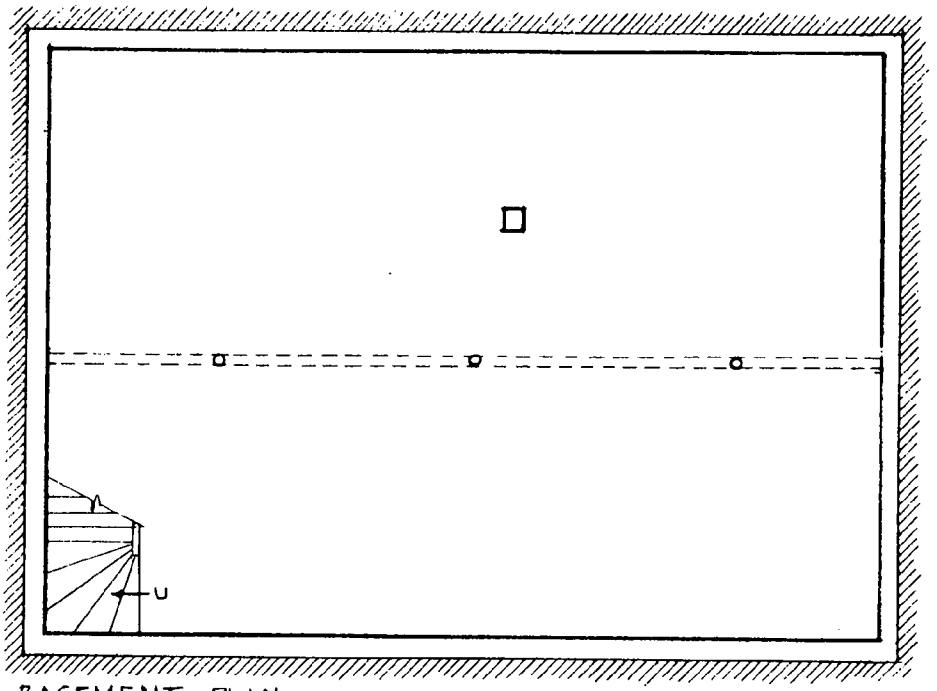


SECOND FLOOR
STAIR PLAN

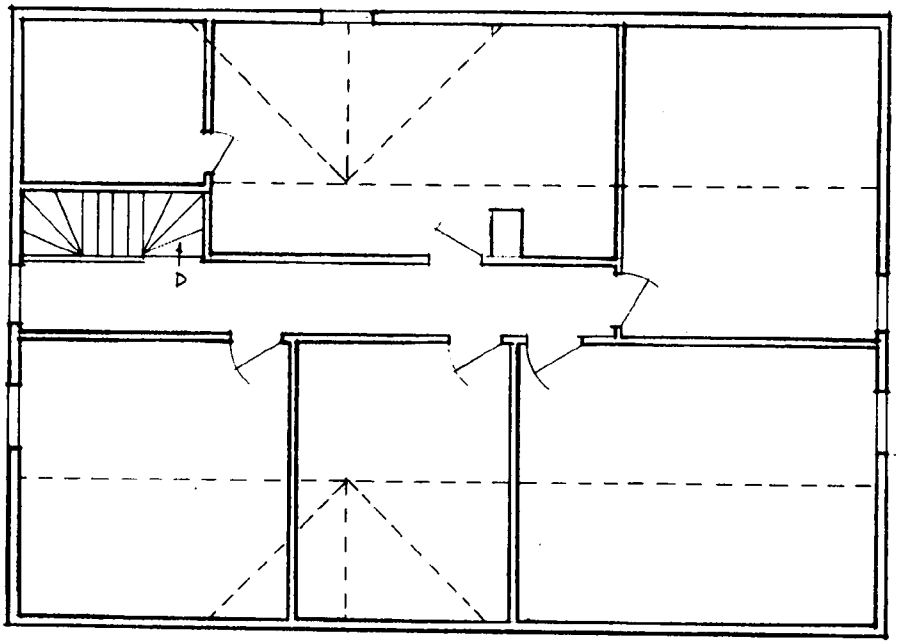
111 KNIGHT STREET

SCALE 1/8"=1'-0"

Exhibit 5-A



BASEMENT PLAN

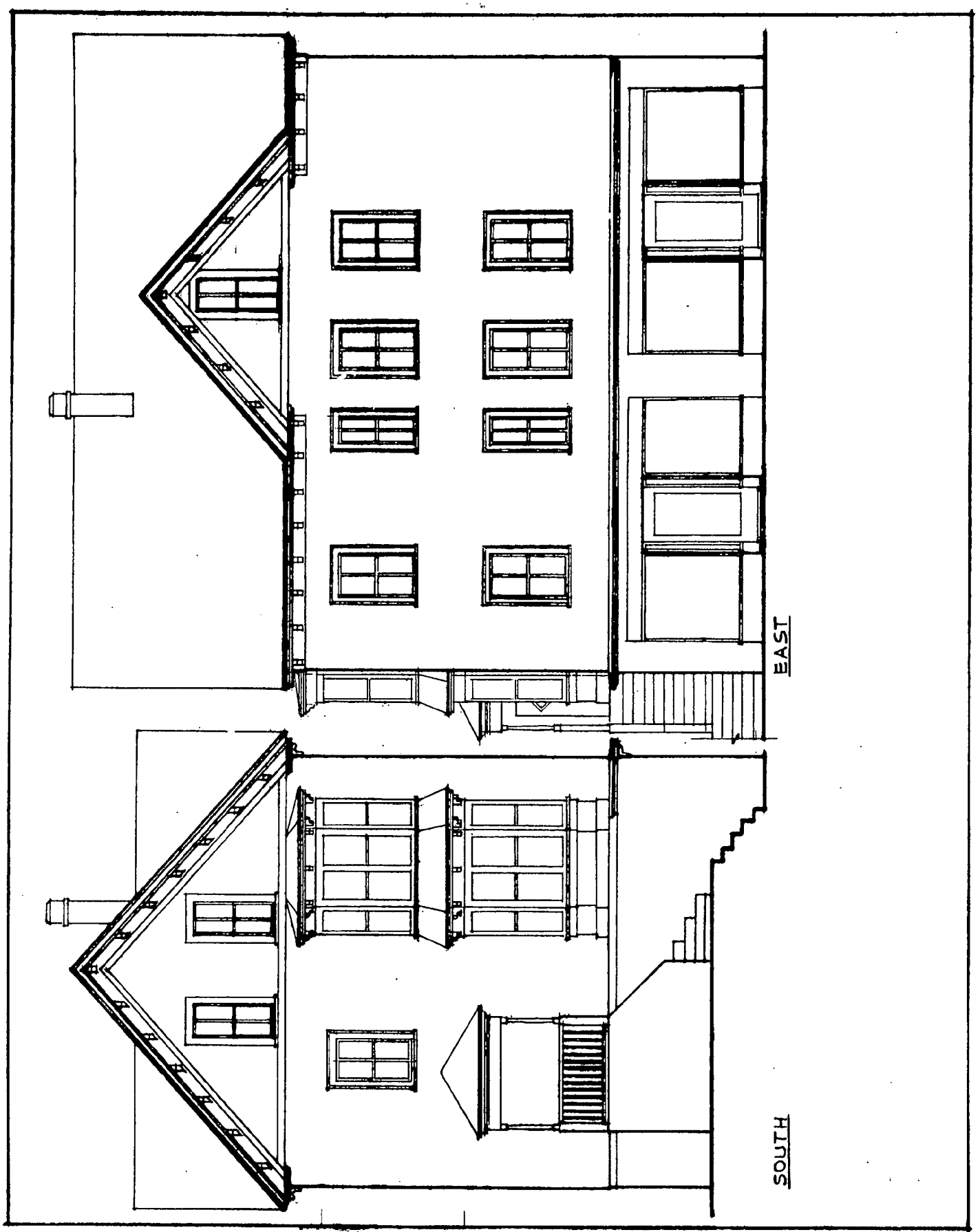


FOURTH FLOOR PLAN

111 KNIGHT STREET

SCALE 1/8"=1'-0"

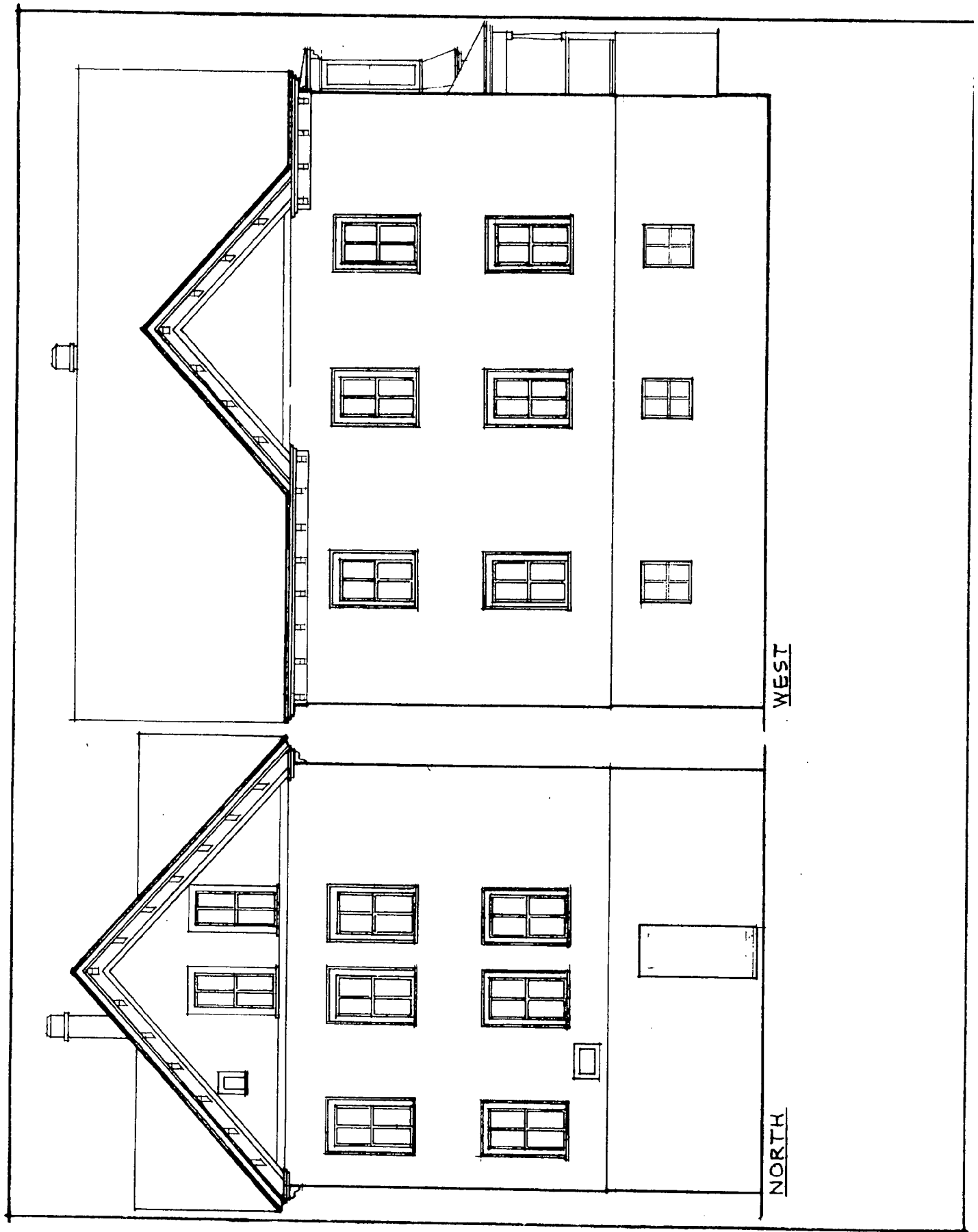
Exhibit 5-A



111 KNIGHT STREET

SCALE 1/8"=1'-0"

Exhibit 5-A



111 KNIGHT STREET

SCALE 1/8"=1'-0"

Exhibit 5-A

COMMUNITY RENEWAL PROGRAM

EXHIBIT NO. 5

Subject: (2) Family with Store Wood Frame and Masonry Date of Inspection: 12/3/62

Location: 109-111 Knight Street, Providence, R.I.

Assessor's Lot: 652 Date of Report: 12/18/62

Assessor's Plat: 33

FHA Submission by: /s/ Eugenio Corsini Appraiser (Rehabilitation)

1.	Replacement Costs: (Includes cost of acquisition, demolition of existing structure)	$30,100
2.	Improvement Costs:	
	a. To meet Providence Minimum Housing Standards	700
	b. To meet FHA Rehabilitation Standards	9,400
3.	Summation:	
	a. Prerenewal value plus Minimum Housing Standards Costs	7,200
	b. Prerenewal value plus FHA Rehabilitation Standards Costs	15,900
	Remaining economic life 30 years	
4.	Value Estimates:	
	a. Prerenewal value	6,500
	b. Postrenewal value to the Minimum Housing Standards	7,000
	c. Postrenewal value to the FHA Rehabilitation Standards	10,200

REMARKS:

Two-family house with store on street level and 5 finished rooms (no bath or kitchen) on 4th floor, suitable only for storage. Store occupying approximately 32% of total floor area. Cost involved in converting storage rooms 4th floor to a living unit would not be economically justified.

This property would not be acceptable to FHA because:

1. Residential use is subordinate to nonresidential use. A property which has over 25% of the floor area devoted to nonresidential use does not qualify for mortgage insurance.

2. This property is typical of other properties in neighborhood. Commercial use in this block is so great that the marketability of residential properties is adversely affected to such an extent that they are not acceptable for mortgage insurance.

The difference in the above figures stated in 3b and 4c indicates that rehabilitation of structure will not be feasible.

NOTE: No estimate for repairs or reconditioning to the store area was considered.

*1. Replacement costs breakdown:

Acquisition	$ 6,500.00
Demolition	650.00
Replacement cost of building	22,960.00
	$30,110.00

Exhibit 5-B

EXHIBIT NO. 5

Type: Wood Frame and Masonry

S. F. Area: 1120 each floor + 20 sq. 'bays Height: 34

No. of Stories: 4 No. Families: 2

Other: Store (on street level)

No. of rooms per floor: 5 - 5 (5 storage rooms)

Lot size: 45/53 x 56.9/48.9 S. F. Area: 2650

FHA RECOMMENDED REPAIR AND IMPROVEMENT REHABILITATION SCHEDULE

By: /s/ John V. Saillant Construction Representative

Work Specifications	Cost Estimate
Exterior	
Paint brick and block on first floor	$ 25.00
Replace gutters and repair jet	210.00
Replace downspouts	88.00
Replace roof and flashing - bay window	40.00
Permanently cover windows at rear of store	60.00
Re-roof storage area at front stairs, repair storage wall under exterior stairs, and install permanently secured handrail	45.00
Install new rear door with hardware and install interlocking weatherstripping	65.00
Scrape, prime and paint exterior wood and concrete block. All new work to have 2 coats	425.00
Electric	
Install 2 - 60 amp services for 2nd and 3rd floor units. Install 2 - 20 amp circuits for kitchen and pantry areas on 2nd and 3rd floors. Install 3-way switches for each unit in stairways with lights at each landing. Install interior controlled lights at both entrances for each unit and for cellar. Install a minimum of 2 duplex receptacles in each room. Install front and rear door bells for each unit	770.00
Heating	
Install permanent automatic gas fired circulating type space heaters in living rooms of each unit. Heaters to be vented to chimney. Also provide register opening between base of living room and front bedroom wall to receive heat from space heaters	450.00

Exhibit 5-B

Plumbing

Install modern 3-piece baths in both units and install new kitchen sinks	670.00

Interior

Install new floors on 2nd and 3rd floors - 1/2 ply and inlaid linoleum waterproof plywood to be used in bath, kitchen, and pantry area	1,680.00
Install water resistant wall covering in baths 4' high and 6' at tub	250.00
Install new kitchen cabinets in pantry. A minimum of 8 lineal ft. linoleum top and 4" backsplash	420.00
Close opening of existing doors from front bedrooms to stairway. Construct closets in front hallways where possible and in pantry areas	390.00
Replace all broken glass, properly fit windows and doors	170.00
Replace all stair treads in rear hall and replace cellar stairs	265.00
Install new doors at rear entrance of both units with locks and keys	90.00
Install new ceilings throughout - replaster rear hallway with hard finish plaster. Repair plaster where necessary.	830.00
Redecorate all rooms and hallways - all wallpaper to be removed before redecoration	1,060.00
Install asphalt paving in balance of rear yard	80.00
Total (this figure includes overhead and profit)	$8,083.00
General Contractor (15%) overhead and profit	1,212.00
	9,295.00
Incidental charges and fees	125.00
Total	$9,420.00

Work Specifications: To meet Minimum Housing Standards

Exterior -	Trim needs protective coating	$ 425.00
	Repair gutter and downspout	45.00
Interior -	Repair basement stairs	30.00
	Third floor unit - refinish living room ceiling caused by leak over bay window	70.00
	Total (this figure includes overhead and profit)	$ 570.00
	General Contractor (15%) overhead and profit	85.00
		655.00
	Incidental charges and fees	35.00
	Total	$ 690.00

Exhibit 5-B

Estimated costs of repairs per plans submitted. Conversion of this house from 2 family to 4 family. The original costs submitted will apply plus the listed changes.

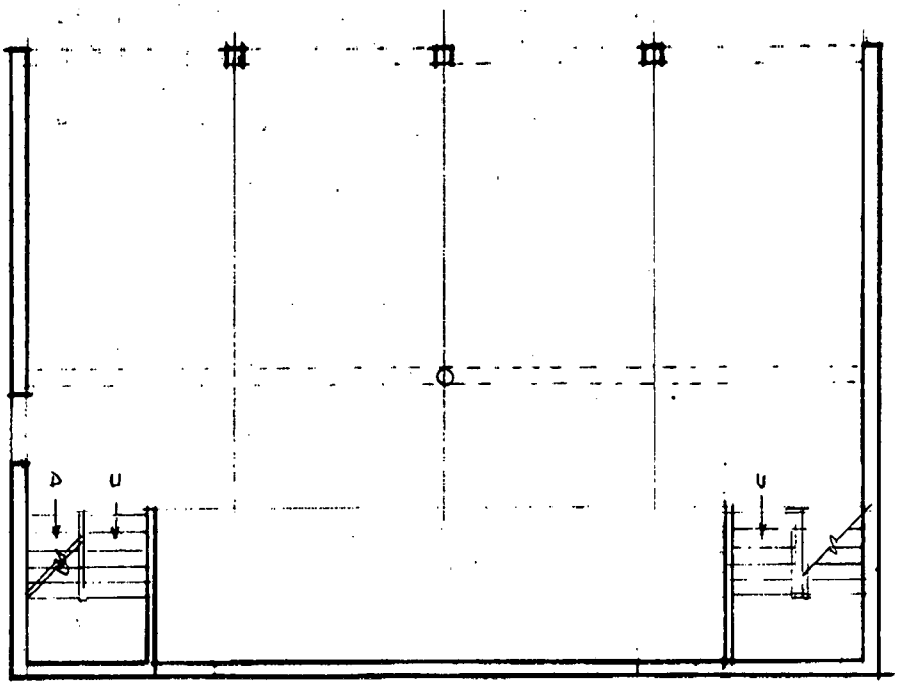
Improvement to stage four: (Stage three improvement omitted for this structure.)

Relocation of partitions and additional plastering, including lally columns and beams, changing of stair location	$ 1,400.00
Installation of fire escapes for all units	320.00
Install 2 additional 60 amp services and revamp wiring	500.00
Install 2 permanent automatic gas fired circulating type space heaters for new units with new gas lines	450.00
Install 2 new 3-piece baths and kitchen sinks	1,300.00
Install kitchen cabinets in new units	420.00
Install water resistant wall covering in new baths	200.00
	4,690.00
Original cost estimate	8,083.00
Total (this figure includes overhead and profit)	$12,773.00
General Contractor (15%) overhead and profit	1,916.00
Total	$14,689.00

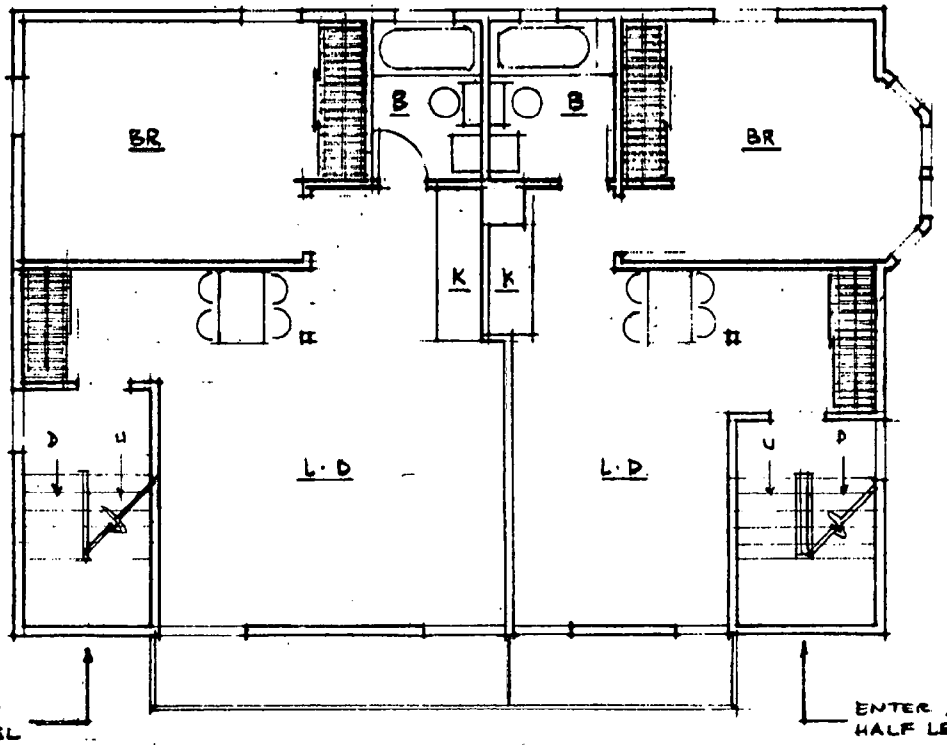
/s/ John V. Saillant

Approved by: /s/ E. Corsini

Exhibit 5-C



FIRST FLOOR



SECOND AND THIRD FLOOR

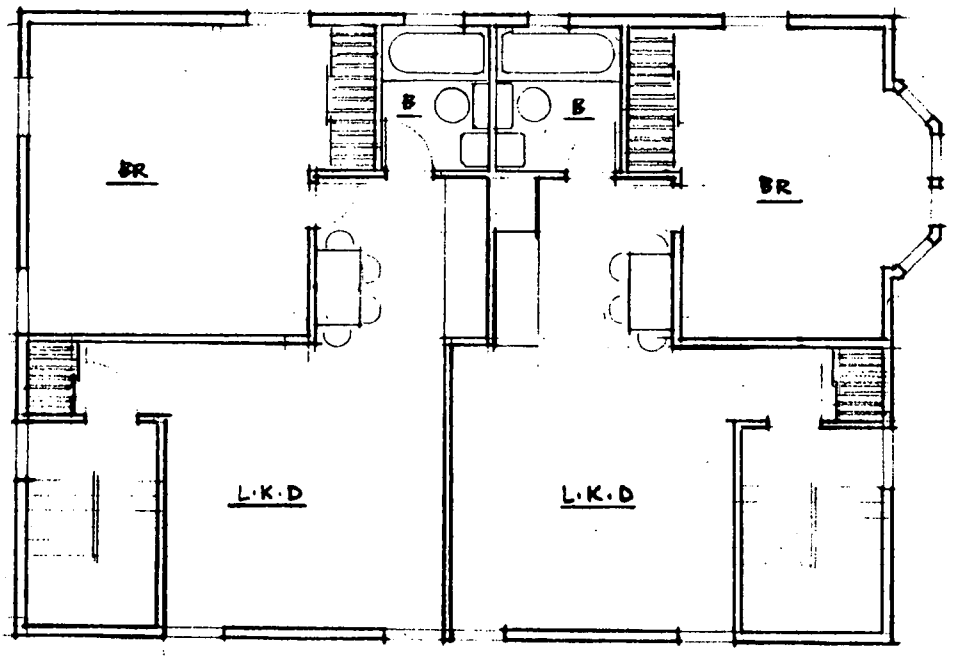
111 KNIGHT ST

SCHEME 1

SCALE 1/8" = 1'-0"

Exhibit 5-D

FIRST FLOOR USED AS
PARKING FOR 4 CARS..

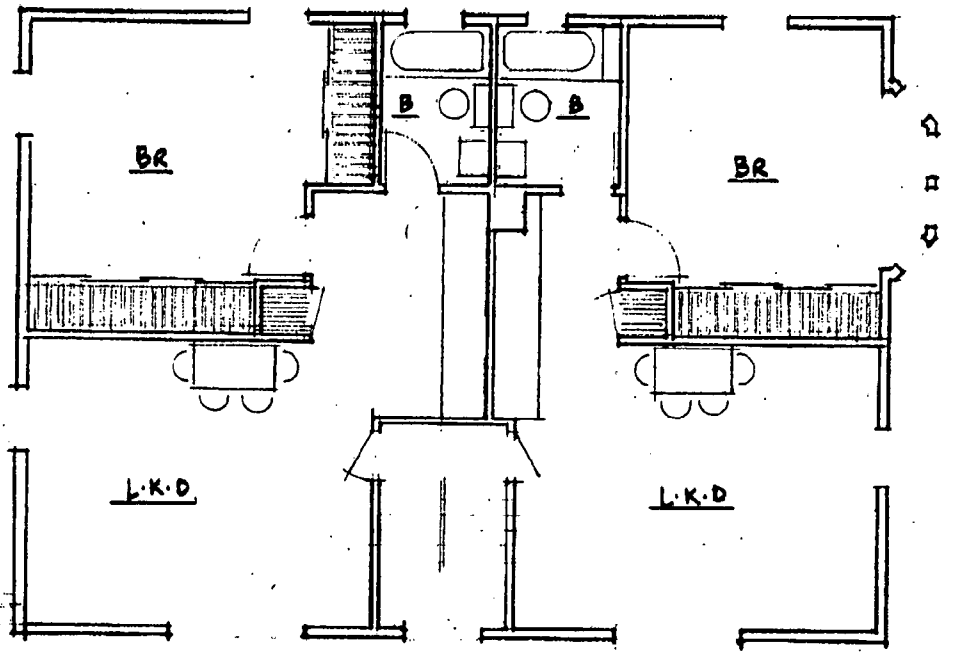


SECOND AND
THIRD FLOORS

111 KNIGHT ST
SCHEME 2

SCALE 1/8"=1'-0"
Exhibit 5-D

FIRST FLOOR USED AS
PARKING FOR 4 CARS..



SECOND AND
THIRD FLOORS

111 KNIGHT ST
SCHEME 3

SCALE 1/8"=1'-0"
Exhibit 5-D

II. IMPROVING THE RESIDENTIAL ENVIRONMENT

A comprehensive effort in neighborhood conservation includes both rehabilitation of structures and correction of environmental problems. Accordingly, the second group of case studies in rehabilitation techniques has been directed at defining some principles for environmental treatment, as this area is not well established, nor readily defined by available techniques. A proven technique in neighborhood rehabilitation is urgently needed, as it is obvious that in any comprehensive program for rehabilitation, the structure and its immediate environment must be considered as inseparable pieces of the same problem.

The five sample blocks chosen for this study, besides each containing a majority of one type of housing, typify a characteristic block situation within the city. Because each is made up of different scale structures, and has different topography and surrounding environments, the recommended treatment for the blocks varies in each case. However, underlying each different solution are basic principles applicable to all. Some of these principles come from defining probable user requirements for the next twenty to forty years, such as increased parking facilities; but the majority derive from seeking simple methods of increasing the amenity or general "livability" of the neighborhood without incurring large initial expenditure or subsequent heavy maintenance costs.

To be effective and economical, these methods must be directed at the treatment of the block or neighborhood as a whole. Though fine in their own way, "face lifting" and paint-ups of individual structures will not by themselves remake a dull environment, nor increase the total amenity of an area. This conclusion is amply demonstrated on some of the blocks in the study, where although large sections of houses are freshly painted and in good repair, the general atmosphere is unchanged. An equal investment applied to one crucial problem such as establishing some central open space, or the planting of trees where space permits, or the reorganization of traffic circulation to increase amenity, could so improve the total atmosphere of the block, that individual property improvements would be likely to follow. This has occurred in the downtown areas of some cities, where the creation of a pedestrian shopping mall by closing a section of street to vehicles has stimulated increased retail activity and individual store rehabilitation.

One measure for improvement which is readily discernible is the provision of sufficient centrally located off-street parking so that the streets and spaces around and behind dwellings do not all become parking lots. In most of our study area, there are delapidated structures which should be demolished in the immediate or near future; in addition, all statistical trends point to increased vacancies and lower densities. All these factors will make land available for such new uses as parking lots, community spaces, or even the increase of the lot sizes of adjoining properties.

The freeing of space does permit greater scope in architectural treatment, but it does not automatically follow that increased attractiveness will result by leaving vacant spaces where land happens to become available. Indeed in the sample block in

Lower South Providence there exists such vacant space (mainly in undeveloped lots) sprinkled throughout the block area. This reduces the overall density, but because these open spaces are not being used for any function sympathetic to their residential location, and in some cases are used for such disruptive purposes as truck parking, the general atmosphere is one of a marginal underdeveloped fringe area of little community identity or amenity. One way to improve this situation would be to judiciously increase the density by developing some of the vacant lots with additional housing. This method is also applicable to other areas, and one very potent tool in rehabilitation is the development of some new housing in the area which would broaden the available types of accommodation. Single family, two floor row housing or single level patio housing is suitable to tight sites and economically feasible for this purpose.

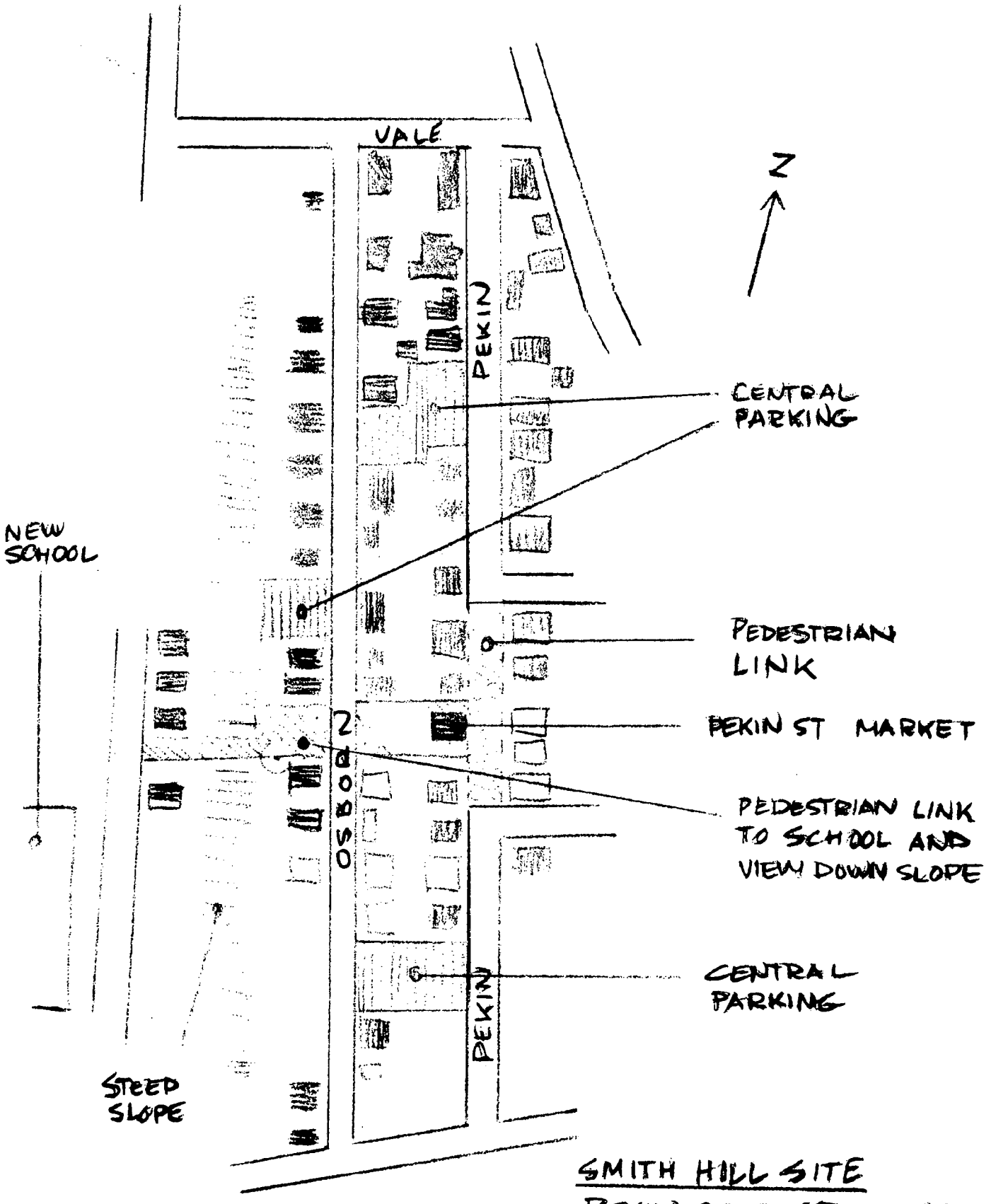
Perhaps the major principle to apply to block rehabilitation is to capitalize on what is already there. The available resources for overall treatment are likely to be small. For this reason rules of thumb cannot be rigidly applied but must accept each location in its existing form. The case study recommendations are based upon the potential discovered in the current situation, though perhaps at present unexploited and hidden from view. For example, two of the sample blocks are adjacent to new schools. With the Lower South Providence block, this relationship is visually apparent from the block. However, at the Smith Hill site, although the school is almost as close, there is no apparent link between the two. In spatial organization the long thin introverted Pekin Street block needs some interruption to its length and a definitely established connection to the wider visual and social landscape which the school provides. (Further detail of this point is given in discussion of this block later in this Appendix.)

Another area of importance in block treatment is the "street picture." This "public face" not only is the major factor by which outsiders assess the character and social status of a neighborhood, but is also the main identification symbol for the inhabitants themselves. This cannot be created on the basis of small scale treatment of the individual houses, but must be of a scale that will impose an order or pattern on the whole street organization. This pattern should be strong enough to be readily discerned but still allow considerable variation in the separate structures which make up the street. Such measures could be an avenue of trees when road widths permit, or an induced rhythm in the street facades by interspersed open spaces at periodic intervals (which could be parking), or as is possible with the Federal Hill block, the orientation of the houses to a comparatively large central open space.

Recommended Individual Block Treatment

1. Smith Hill Site

This sample block is composed entirely of two and three family structures on two or three floors. The streets are long and narrow with about 35 feet between building frontages and front yards are minute. The length of the street is exaggerated by this proportion of width to building height, and as they terminate in streets of similar scale and character, the block is visually disconnected from any community or topographical



SMITH HILL SITE

PEKIN ST & OSBORN ST

RECOMMENDED BLOCK TREATMENT

DIAGRAMMATIC - NOT TO SCALE

features which would imply the larger environment of the city and dispel the stagnant backwater impression. Features of both topographic and community interest exist immediately adjacent to the site, where the sharp drop in grade and the new school and open space are located on the west side of the houses on Osborn Street.

The visual linking of these features with the center of gravity of the block would open the tight spatial enclosure and also provide a safer and more direct route to the school. The best location for this pedestrian link would be near the center of the block to connect with the open space at the rear of the Pekin Street Market.

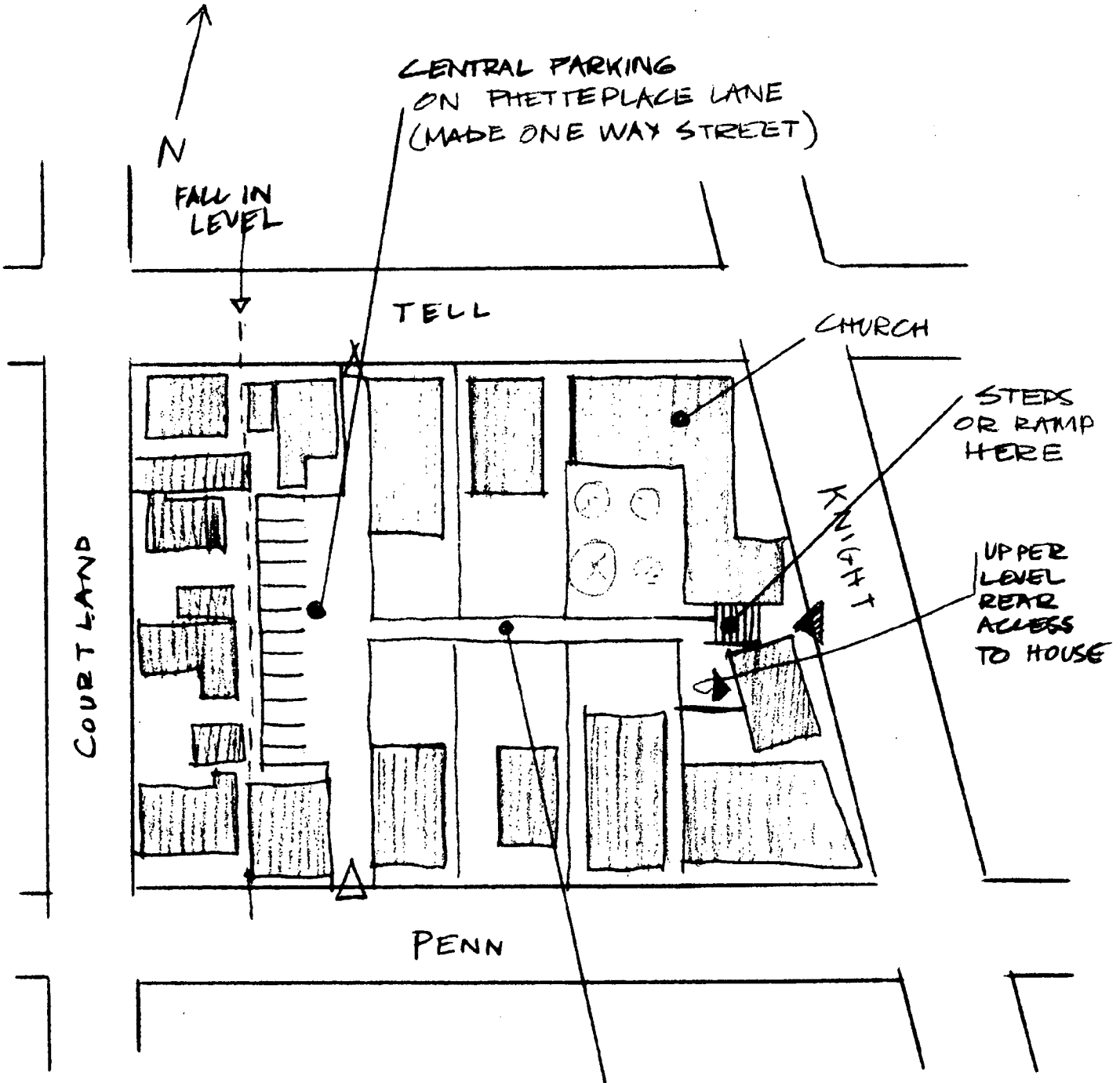
This small area could be paved, and with trees planted would become a low upkeep pedestrian open area. Similar treatment to the center section of Pekin Street between the two streets entering from the east could make a necessary break in the street length and also create a central pedestrian walk at the center of the block. The planting and paving treatment to the Pekin Street section would be designed so as to permit emergency vehicle access to the few houses fronting on this section.

The future pattern of use of the housing here is likely to remain the same as at present, the majority two family, owner-occupied. With new school facilities immediately available there will likely continue to be school age children in the block. In the future parking will be needed on the scale of at least one car per dwelling unit. There is not space in the average lot to accommodate this total even if this were desirable. Therefore some off street parking facilities are or will be necessary. Fortunately the existing small amount of open space and the few structures justifying immediate demolition occur in locations which will both further break up the street pattern into fairly evenly divided sections and also give parking areas located at reasonable distances from all of the houses. If further thinning out of structures occurs in the future, where adjacent to the newly created open spaces they should be used to augment these areas for parking, until these facilities are adequate. If the vacant spaces subsequently made by demolition do not relate to other open areas, they should not be used to make extra openings, but should be redeveloped with housing, if feasable or else adjoining owners should be given the option to purchase portions to increase their own lot sizes.

2. Federal Hill Site

In form, this block is very compact and small, though made up of the greatest variety of different uses and structures, including stores and churches. Knight Street is the busiest frontage on the block. Road access is available to the center of the block, and access to the structures through the back yards is possible on all sides except to the housing on Courtland Street where a ten foot drop in ground level prevents this. This barrier means all access to these houses comes off Courtland Street and the social orientation of them is away from the central back yard space which is the natural focus of the other housing.

Block treatment here should be mainly a matter of tidying up these existing arrangements. The parking now spread over the western side of the block could be consolidated as a strip on the west side of Phetteplace Lane. By making a pedestrian pathway down the center of the interior space on the rear lot lines to connect Phetteplace Lane through to



FEDERAL HILL SITE

RECOMMENDED BLOCK TREATMENT.

DIAGRAMMATIC - NOT TO SCALE.

Knight Street with a flight of steps to pick up the change in levels, the amenity of this interior space would be improved and would be given a stronger orientation to the more active life of Knight Street. The back yards would remain privately owned but by controling the parking elsewhere they can be used for purposes more visually attractive than someone else's parked car. It is possible that the church could use their yard as main access to the building, and so draw more activity and interest into the area.

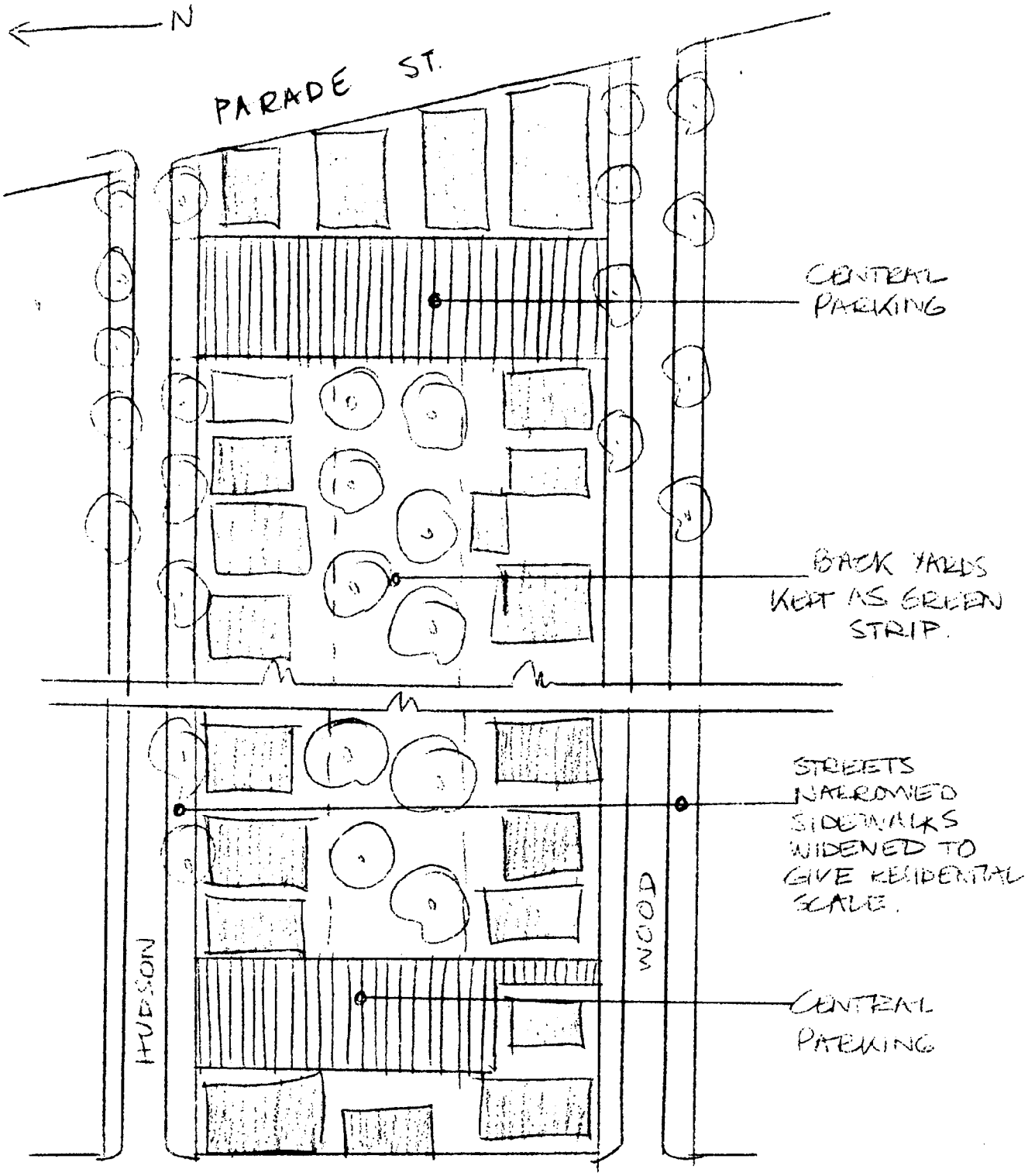
The Knight Street structure which has been given individual study (as reported earlier in Exhibit 5 to this Appendix) has been investigated with this re-orientation in mind. Any remodeling of the other structures could also adapt for access from the rear and in the event of demolition, any new housing could be definitely oriented inward to the central court. The general environment of this block is still very lively and active, so it is possible that the density could be maintained and new building on lots made available by demolition would be economically feasible. If a decrease in density did occur in this area, it would be better to clear whole blocks (which are small sized ones), and maintain the existing densities on the remaining blocks, rather than thin out every block on an equal basis, and so loose the existing bustling urban quality.

3. West End Site

Though similar in housing type to Smith Hill, this block and its buildings are on a larger scale. The streets are wider and the larger lot sizes allow more back yard trees and greenery. Many of the structures have been subdivided into more smaller apartments, so the amenity now present is becoming overrun by parking requirements, and some house lots have been entirely made over into parking areas and so interrupt the continuity of the back yard green strip. The most urgently needed requirement is centralized parking for these "overflow" cars. This can be done by clearing space at the west end of the block on the site of a large old barn, and at the east end by consolidating an area currently occupied by coach houses and garages.

In this block, there is a noticeable deterioration of structure and upkeep as one proceeds away from the Parade Street end. The housing at Sycamore Street exhibits incipient blight, which can probably be remedied by individual rehabilitation, but which is also indicative of a larger scale condition which probably needs a more fundamental solution. The introduction of the parking area here will make a strong separation between the Sycamore Street houses and the rest of the block. Another proposal (and one made without knowledge of the traffic patterns around the block, nor the location and accessibility of the under road services) is to break the visual continuity of the roads from this block to the blocks to the west, by narrowing down the roadways on both Hudson and Wood streets to a minimum two car width, and then use the fifteen feet or so which is gained either as grass strips, or better as extensions of the present rather skimpy front yards which would then be the maintenance responsibility of the individual owners. By this treatment what is now in the scale and appearance of a main thoroughfare will be converted into a residential access road of appropriate size and character.

In general, the density and organization of the housing does not need change, though there are one or two instances of loss of amenity through too close siting. Any lot



WEST END SITE

RECOMMENDED BLOCK TREATMENT

DIAGRAMMATIC-NOT TO SCALE

vacancy caused by demolition is probably best treated by increasing the lots of adjoining owners. If larger open space becomes available, the density should be maintained by building new single family housing.

4. Upper South Providence Site

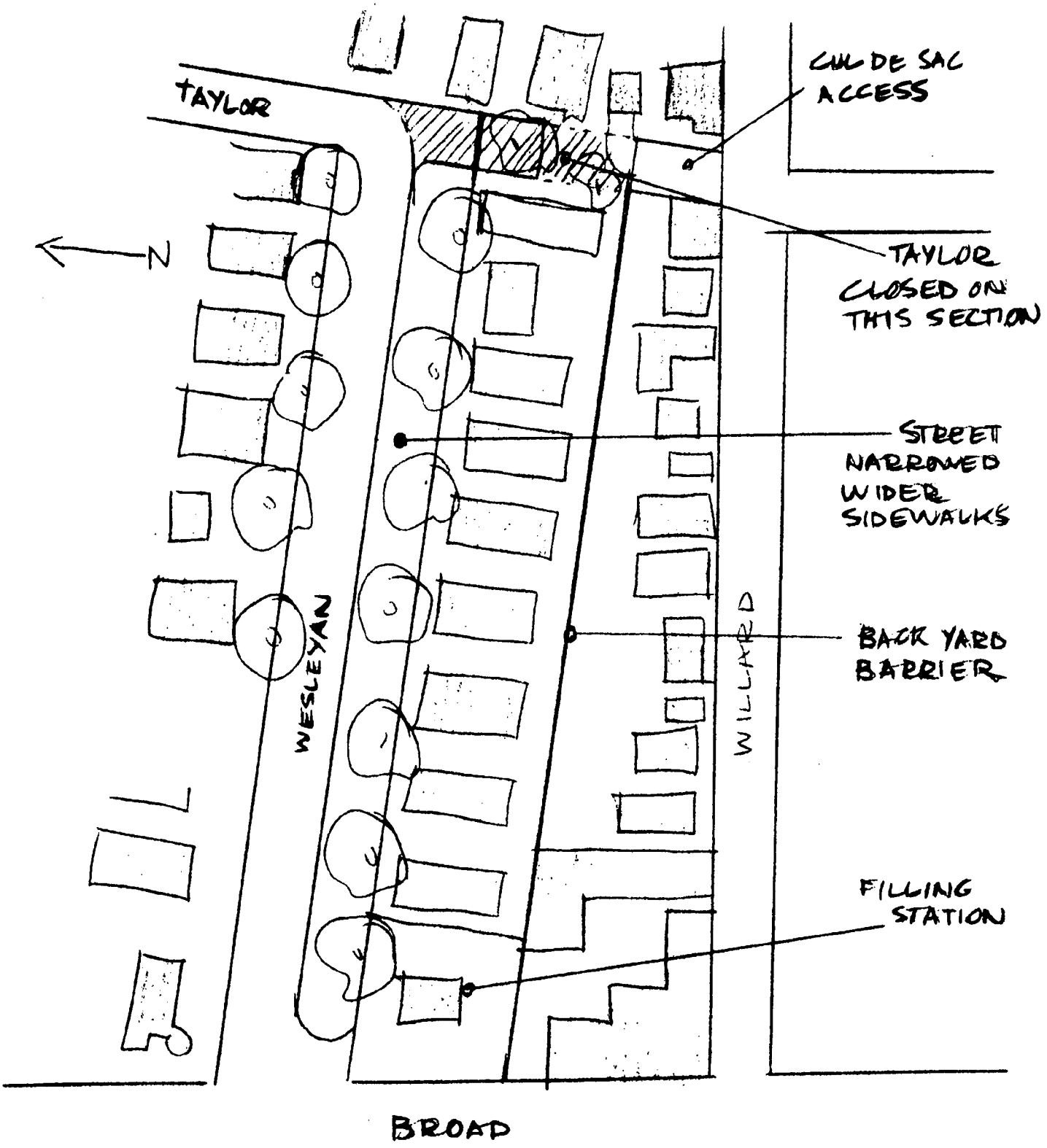
This block has a split personality, and is good demonstration that the street rather than the block is the unifying element of both visual and social organization. In this particular case, rehabilitation should be aimed at preserving this clear-cut split. The scale and character of housing on Wesleyan Street range from large one and two family structures up to mansions, their state of repair, with one or two minor exceptions at the east end of the street, is extremely good, and obviously not in need of additional rehabilitation attention. Willard Avenue is narrower, the houses smaller and more dense, and very decrepit, the majority of which are only fit for reconditioning or demolition. This street is blighted and ripe for renewal.

With the housing falling at the two extremes of classification there appears little scope for individual structural rehabilitation. The block itself needs treatment however, to limit the contagion of blight, and to reinforce the present "back yard barrier." At the eastern end of Wesleyan, the demarcation is loosest and the barrier is in danger of being breached. It can be re-established by closing the short section of Taylor Street, and so cutting the direct connection between Wesleyan and Willard Streets. Road access to the two dwellings fronting on this section of Taylor will be by means of a cul-de-sac. The interruption of Taylor not only separates Wesleyan from the different character neighborhood to the south, but more definitely ties it to the similar type housing to the north and west.

One final measure (which will increase the street attractiveness, but is not a crucial issue to rehabilitation) is to narrow the street width down to 25 feet, and increase the sidewalk widths. This would give a stronger separation at the Broad Street end between the commercial character and scale (exemplified by the filling station and junk car lot), and the desired residential atmosphere of Wesleyan Street.

5. Lower South Providence Site

This area contrasts with the other sites by having considerably lower density and generally smaller scale housing. The main impression of the area is of diffuseness, and lack of community adhesion, as though it is overflow housing from somewhere else. In some ways, this atmosphere is generated by the lower densities and undeveloped open spaces, but the solution does not necessarily lie in increasing the density by filling the open lots with houses. Though a more definite "center of gravity" or nucleus to the block is necessary, and probably needs some building up adjacent to the junction of Miner and Mystic Streets, other open spaces should be left as such, but given some function that becomes a positive factor in the total environment, and no longer appears derelict or unused. One such space occurs at the rear of the wood working factory. Here the two nearest houses on Miner Street show pronounced dilapidation, perhaps due to their proximity to the plant. There are two possibilities open; one to relocate the plant, and the other to create around it a more effective separation of residential and industrial uses.



RECOMMENDED BLOCK TREATMENT

UPPER SOUTH PROVIDENCE SITE

DIAGRAMMATIC - NOT TO SCALE

As this factory is not an obnoxious activity, the second course seems the best answer for the near future, and with clearance of the two structures, the whole space could be treated as an entity. It could be developed as a parking lot for the factory employees, with access only from the north and a planting strip on the east side to give separation of the plant from the Miner Street frontage.

The new Fogarty school on the north side of the block is the main community amenity of the area, and has direct visual connection with Burnside Street. Its connection with Miner and Mystic Streets is more tenuous, and separated by the change of character given by the factory and the civil defense building. Therefore some additional focus is needed for this section. The most logical location is on the south side of Mystic, where a tighter, more urban setting should be made by construction of row housing or other compact dwellings on the site of the existing club and other vacant lots. This complex, set back from the street by an open paved area, would make a stronger nucleus which could be further reinforced by providing direct pedestrian pathway access to both Burnside and Gallup Streets. Then more active and complete use of this space by all inhabitants of the block is possible, even if only as pedestrian short cuts from one street to another.

The most run down section of the area is the south side of Gallup Street. The type and density of housing here make it the most likely area for subsequent clearance and rebuilding. When this is done with the prior establishment of some new housing on Mystic, a satisfactory link of the new character to the focal center of the block is easily established.

These proposals indicate the kind of environmental treatment required to upgrade a residential neighborhood. Basic to these proposals is the problem of ownership and maintenance of the common spaces such as recreation areas or parking lots. There are two major alternatives:

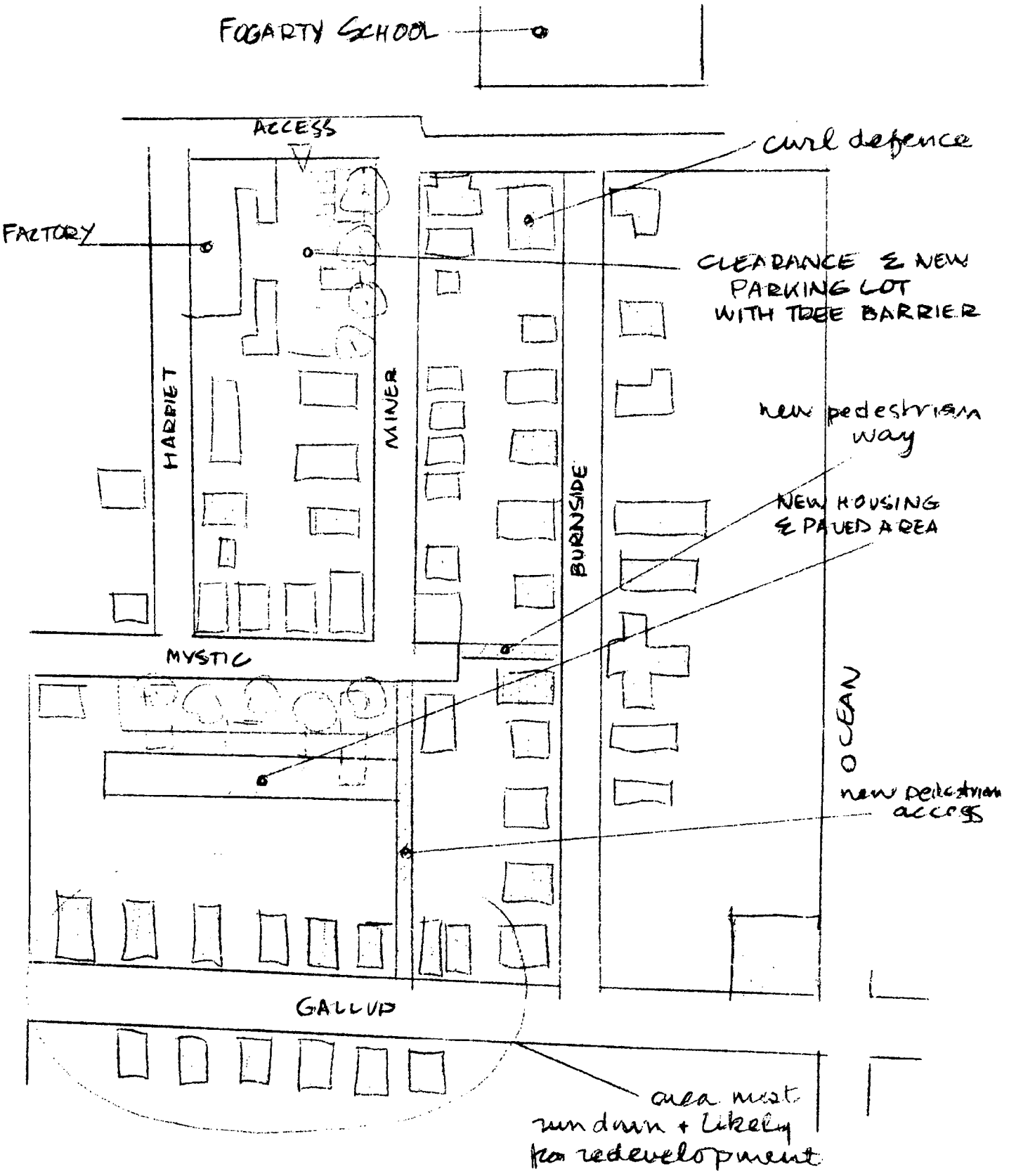
a. Ownership and maintenance by the city.

b. Ownership and maintenance by neighborhood associations, perhaps organized as nonprofit corporations.

It is doubtful that the city could afford to assume this responsibility, particularly in light of the maintenance burden presented by small scattered sites and the number of these facilities needed throughout the city. On the other hand, ownership and maintenance by neighborhood groups would demonstrate real interest in the future of the area, would probably reduce maintenance costs by encouraging local participation, and would strengthen the existence of the organization.

In instances where parking areas are actually part of the street, such as in the Federal Hill site, ownership and maintenance by the city may be more feasible. The estimated cost of constructing such a facility excluding the cost of the land is:

Pavement of parking area	$2,000
Asphalt car stops	150
Sidewalks	1,700
Street roadway	3,300
Total	$7,150



RECOMMENDED BLOCK TREATMENT

LOWER SOUTH PROVIDENCE SITE

DIAGRAMMATIC - NOT TO SCALE

A second major problem arising from these case studies concerns the disposition of small areas resulting from demolition of scattered structures and/or installation of open spaces or parking lots. The most desirable course appears to be to sell to adjoining owners for use as additional yard space, even if the sale price is nominal. The benefits of placing the property on the tax rolls and transferring the maintenance costs from public to private auspices should outweigh the sale price considerations.

F

APPENDIX F: CONVERSION TABLE FOR 1960 CENSUS DATA

The following table lists the census tracts and blocks which make up each of the planning districts, planning areas, and treatment areas in Providence. The tract and block numbers are taken from "United States Census of Housing: 1960; City Blocks, Providence, Rhode Island" (U. S. Department of Commerce, Bureau of the Census, 1961) Series HC (3) - 357, Table 2 and accompanying map.

In a few instances where large tracts are identified by a single block number and are divided between two or more treatment areas, land use maps were used to locate the existing dwellings on the block. The block number was assigned to that treatment area which included the existing dwellings, although most of the block might lie in some other treatment area. As a result, Appendix Table F is oriented to tabulation of population and housing data, but requires minor modification when used with land use or other data.

APPENDIX TABLE F

CONVERSION TABLE FOR 1960 U.S. CENSUS DATA

PLANNING DISTRICT	PLANNING AREA	TREATMENT AREA	CENSUS TRACT	CENSUS BLOCKS
DOWNTOWN	None	Weybosset Hill	8	11-22,24-37,39, 76-94, 130-135
		Railroad Relocation	8	3,8-10,49-53
			25	39, 42, 43, 54
			31	48
		State House	25	34-36
			26	44, 64-72
		Retail and Office Core	8	23, 38, 40-48, 54, 58-75, 95-110, 114-129
		Pine Street	8	136-154
MOSHASSUCK RIVER INDUSTRIAL	Randall Square	RS	30	6,7,24-34,45-50
			31	34-39, 58-67
	West River	WR-1	30	52-54
		WR-2	30	8, 42-44, 51
			29	115-118
	Smithfield Avenue	SA	29	32-34
			30	1-5
			33	5-16, 46-52
WOONASQUATUCKET RIVER INDUSTRIAL	Valley Street	VS-1	22	28-35, 45-52
		VS-2	25	16, 17, 20-25, 33, 37, 51-53
		VS-3	22	53-59, 61, 67, 68
			25	45-50
	Olneyville	O-1	19	75, 76, 84-89, 91, 101, 104-114
		O-2	19	22, 23, 26, 27, 54-62, 78, 99

APPENDIX TABLE F (Continued)

PLANNING DISTRICT	PLANNING AREA	TREATMENT AREA	CENSUS TRACT	CENSUS BLOCKS
WOONASQUATUCKET RIVER (Cont.)	Olneyville (Cont.)	O-3	19	1-7,37-42,45-47,69, 70,74,98,103
WATERFRONT INDUSTRIAL	Point Street	PS-1	7	17,73,75
		PS-2	7	4-16,74,76-83,86-90, 116,123
	Eddy Street	ES	5	3,4,7,8,52-57
			6	2,9,10,19,20,26-28, 39,42,47,48,52-55
	Allens Avenue	AA	5	1,2,5,6
			6	1,21-25,40,41,49-51
			7	1,84,85,117-120
	Manucenter	MC	1	3,10,11,16-19,25,26, 31,32,53,54,109,110
	Fields Point	FP	1	2,106,107
MASHAPAUG POND INDUSTRIAL	Huntington	H-1	3	54,65,66
			14	45,51,52
			15	2-26,28-35,43,87,88
		H-2	15	92
	Elmwood Avenue	EA	2	23,24,63,64,66-72, 75-77,107
			3	64
			15	70-72,84-86
EAST RESIDENTIAL	Fox Point	FX-1	37	3-6,8-16,19,20, 37-52,54-77,81, 83-101,114-117
		FX-2	37	17,102,103
	College Hill	CH-1	8	1,2,4-7,55-57,111-113, 157-158
			31	28-32,41-44,49-51, 53-55,69-78

APPENDIX TABLE F (Continued)

PLANNING DISTRICT	PLANNING AREA	TREATMENT AREA	CENSUS TRACT	CENSUS BLOCKS
EAST RESIDENTIAL (Cont.)	College Hill (Cont.)		36	6,7,18,44-46,49,68, 69,84,101,102,104
			37	21-23,104-113
		CH-2	36	8-17,19-21,23-25, 27-34,36-43,52-64, 67,70-73,82,83,85, 103,105
		CH-3	36	1-5,26
		CH-4	36	74-80,87-100,106
	Wayland Square	WS-1	35	70-72,75-79
		WS-2	35	34-39,49-63,66-69,80
		WS-3	35	1-33,40-48
	Elmgrove	EG	32	1-3,19-29,42-45
			34	25-28,30-32,34-42, 44-53,55-67,70-73, 76-107,109-128, 132-143
	Camp Street	CS-1	31	16-20,22,25-27
		CS-2	31	2-6,9-15,23,24,56,57
			32	8-10,13,33-39,49-51
		CS-3	31	1,7,8
			32	4-7,14-18,30-32,40, 41,46-48
	Hope Street	HS-1	33	17,28,29,45,53,66-70 81-83,88
		HS-2	33	54-58,61-65,71-74, 79,80
		HS-3	33	1,4,18-22,24-27, 30-44,59,60,75-78, 84-87
			34	1,3,4,6-21,129-131

APPENDIX TABLE F (Continued)

PLANNING DISTRICT	PLANNING AREA	TREATMENT AREA	CENSUS TRACT	CENSUS BLOCKS
NORTH RESIDENTIAL	North End	NE-1	29	70-73,97-109,111-114
		NE-2	29	50-52,61-63,65-69, 74-78,90-96
		NE-3	29	1,28,30,31,35-38, 41-47,79-89,110
		NE-4	29	2-5,25-27,29,39,40, 48,49
		NE-5	29	6-24,53-60,64
	Wanskuck	W-1	28	46-50
		W-2	28	8-19,41-45,51-61, 68-75
		W-3	28	4-7,20-23,26,29-33, 35-39,62-64,67
		W-4	28	1-3,24,25
		W-5	27	1-4
			28	76-94
		W-6	27	12-21,23-32,43-45
		W-7	27	5-11,33-38
	Smith Hill	SH-1	27	42,51
		SH-2	27	39-41,52-58
		SH-3	26	1-7,33-43,45-48
		SH-4	25	6-15,26-32
			26	8,9,27-32,49-63
		SH-5	25	1-5
			26	10-26
			27	46-50
	Elmhurst	EH-1	22	3-27,36-42
		EH-2	23	46-52

APPENDIX TABLE F (Continued)

PLANNING DISTRICT	PLANNING AREA	TREATMENT AREA	CENSUS TRACT	CENSUS BLOCKS
NORTH RESIDENTIAL (Cont.)	Elmhurst (Cont.)	EH-3	22	66
			23	1-45,53-62
			24	1-37,39-43,45-65,97
			27	22
	Mount Pleasant	MP-1	19	8-21,28-36,48-53, 65-68,71
		MP-2	21	79,81,101-123
		MP-3	21	70-75,78,80
		MP-4	21	11-15,28-39,64-67
		MP-5	21	1-10,16-27,40-63, 68,69,76,77,83-100
			24	68-71,77,78,80-89 96,98-101
	Manton	M-1	20	64
		M-2	20	33,34,47-53,56, 62,63
		M-3	20	35-46,54,55,57-61
		M-4	20	1-32
ANNEX RESIDENTIAL	Webster Avenue	WA-1	18	121,124
		WA-2	16	1-27,39,40
			18	98,99,125
		WA-3	16	28,36,37,45,46, 48-50,71,72,75-79
		WA-4	16	38,41-44,51-70
	Hartford Avenue	HA-1	18	87-92,102-108
		HA-2	18	57-72,74-86,109-111, 122,123
		HA-3	18	3-34,43-56,112,113, 119,120

APPENDIX TABLE F (Continued)

PLANNING DISTRICT	PLANNING AREA	TREATMENT AREA	CENSUS TRACT	CENSUS BLOCKS
ANNEX RESIDENTIAL (Cont.)	Silver Lake	SL-1	17	17,18,21,22,25,26, 30-39,45-50,58,59
		SL-2	17	1-5,16,19,20,23,24, 27-29
		SL-3	17	6,7,10-15,40,41,43, 44,51-57,60,61
		SL-4	17	8,42
CENTRAL RESIDENTIAL	Federal Hill	FH-1	9	73-75
		FH-2	9	1-8,14-26,29-40, 63-72,76
		FH-3	9	9-13,41-52,56-62
		FH-4	9 10	53-55 1-11,13,41,42
		FH-5	10 11	18-22,27-36,43,44 15-18
		FH-6	10 11	23-26 19,20,53,54
		FH-7	11	31-39,41-43,46, 49-51,55,59-65
		FH-8	11	1-14,21-30
	West End	WE-1	7 12	25,27-40 1-4,26-31,33,37,38, 40,41,60
		WE-2	12	32,35,36
		WE-3	12	5-22
		WE-4	12 14	23-25,42-59 1-6
		WE-5	13	1-3,9-15,19-23, 28-31,40,43-46

APPENDIX TABLE F (Continued)

PLANNING DISTRICT	PLANNING AREA	TREATMENT AREA	CENSUS TRACT	CENSUS BLOCKS
CENTRAL RESIDENTIAL (Cont.)	West End (Cont.)	WE-6	13	24-27,32-38
			14	10-16,19-22,29,30
		WE-7	14	7-9,17,18
		WE-8	3	50-53
			14	23-28,31-44,46-50
		WE-9	3	29,31,32,41-49, 56-63
		WE-10	3	4-6,9-12,16-19, 24,30
	Elmwood	EW-1	3	1-3,7,8,13
		EW-2	3	14,15,20-23,25-28, 33,34,37-40
		EW-3	2	1,2,6-9,17-19
			3	35,36
		EW-4	2	3-5,10-16,20-22, 25-61,65
	Upper South Providence	USP-1	4	4
		USP-2	4	2,3,5-15,19,20
		USP-3	4	16-18
			6	3,4,6-8,11-18
			7	115,125-128,140
		USP-4	4	1
			6	5
			7	92-94,108,109, 112-114,129-139
		USP-5	7	50-64,99-107
		USP-6	7	19-23,41-49,65-69, 95-98,110,111

APPENDIX TABLE F (Continued)

PLANNING DISTRICT	PLANNING AREA	TREATMENT AREA	CENSUS TRACT	CENSUS BLOCKS
CENTRAL RESIDENTIAL (Cont.)	Lower South Providence	LSP-1	5	40
		LSP-2	5	14-23,37,38,41-43
		LSP-3	5	9-13,24-36,39, 44-51,58,59
		LSP-4	6	29-38,43-46,56-60
		LSP-5	4	21-46
SOUTH RESIDENTIAL	Washington Park	WP-1	1	4-9,12-14,20-24, 33-36,44,45,51,52, 68,92
		WP-2	1	27,30,55-65,108
		WP-3	1	66,67,76-91
		WP-4	1	37-39,41-43,46-48, 50,69,72,111
			2	104,106
	South Elmwood	SE	2	78-101
	Reservoir Avenue	RA-1	15	44-52,54
		RA-2	15	53,55-68,73-81,83, 89-91,93-95

G

APPENDIX G: FORMAT FOR IBM PUNCH CARDS

Statistical data collected for the Providence Community Renewal Program has been transferred to IBM punch cards for ease of analysis and, perhaps more important, to permit updating for use in the future. Cards have been prepared at three scales: lots, blocks, and census enumeration districts. The format of each deck is described in the following pages.

These decks form the basis for the central records system, the establishment of which is proposed in the Providence Community Renewal Program, 1964-1970. Operation of this data center, including continuous updating of the information tabulated to date, is one of the most important functions to be performed by the proposed Office of the Urban Development Coordinator.

Cards Punched at the Lot Scale

Cards Punched at the Block Scale

Cards Punched at the Enumeration District Scale

CARDS PUNCHED AT THE LOT SCALE

1953 Land Use Deck

Item	Digits	Columns
Plat number	3	30 - 32
Lot number	4	33 - 36
Lots in parcel (One of-)	4	37 - 40
Land valuation	7	41 - 47
Total valuation	8	48 - 55
Area	8	56 - 63
Census tract	2	64 - 65
Block number	3	66 - 68
Zoning	2	69 - 70
Use	2	71 - 72
Number of parcels	4	73 - 76
Number of dwelling units	4	77 - 80

1961 Land Use Deck

Plat number	3	30 - 32
Lot number	4	33 - 36
Lots in parcel (One of-)	4	37 - 40
Land valuation	7	41 - 47
Total valuation	8	48 - 55
Area	8	56 - 63
Census tract	2	64 - 65
Block number	3	66 - 68
Zoning	2	69 - 70
Use	2	71 - 72
Number of parcels	4	73 - 76
Number of dwelling units	4	77 - 80

Deck 1201: Commercial and Industrial Survey, Card 1

Item	Digits	Columns	Remarks
Census tract	3	1 - 3	001 - 037
Origin and destination	3	4 - 6	
Assessors plat	3	7 - 9	001 - 129
Enumeration district	4	10 - 13	6001 -
Census block	3	14 - 16	001 -
Lot number	4	17 - 20	(Duplicated as per cols. 25 & 26)
Zone	2	21 - 22	01 - See explanation
Land use number	2	23 - 24	
Number of businesses	2	25 - 26	Total number of individual establishments in one building A separate card will be punched for every business
S. I. C. category	3	27 - 29	
Number of employees	4	30 - 33	
Building designed for present use	1	34	1 = yes 5 = no
Number of stories	2	35 - 36	
Building grade	1	37	A = 1 B = 2 C = 3 D = 4, etc.
Fire protection	1	38	1 = yes 5 = no
Elevators	2	39 - 40	Total number in building
Basement	1	41	1 = yes 5 = no
Type of construction	2	42 - 43	See explanation
Street deficient	1	44	1 = yes 5 = no
Trend of district	1	45	See explanation
Number of lots	2	46 - 47	
Deck and card number	4	77 - 80	

Explanation of Deck 1201

Census tract: U. S. Census Tracts. In the City of Providence there are 37.

Origin and destination: City Plan Commission, in conjunction with the traffic survey of the city of Providence. They are numbered 1 through 44.

Assessors plats: From the Tax Assessors Plat books, City of Providence, 1 through 129.

Enumeration districts: The areas covered by one enumerator during a census. They are divisions of Census Tracts. There are 216 in Providence.

Census block: Numbered and defined by the U. S. Census.

Lot number: Divisions of blocks as shown by the Tax Assessors Plat Book.

Zone: Source: Zoning Book prepared by C.P.C. There are 10 zoning districts in Providence.

Land use number: City Plan Commission, land use maps.

Number of businesses: Indicates how many businesses per lot.

S.I.C. category: Standard Industrial Classification to the third digit.

Number of employees: Any business with five or more. Source: Labor Department Division of Industrial Inspection, the Providence Journal-Bulletin Almanac, and telephone interviews.

Building designed for present use: Yes/No. Field Survey.

Number of stories: Maximum height of building in which the business is located.

Building grade: One through five. Source: Assessor's office.

Fire protection: Yes/No. Source: Assessor's office.

Elevators: Total number of (including all kinds) from the Assessor's office.

Basement: Assessor's cards (5=no) (4=0-1/4B.) (3=1/4 - 1/2B.) (2=1/2 - 3/4B.) (1=3/4 - full basement)

Type of construction: General material used, from the Assessor's cards.

Street deficient: Yes/No. Source: field sheets.

Trend of district: 1 through 4. Source: Assessor's cards.

Number of lots: The number in this column indicates how many lots are involved with one business, important when there are more than one. The lot number given on the card is just one of the total number. For the other numbers, refer to the field sheets. When information such as land area is given on such a card, all the footages for the total number of lots is added up and punched in as one total.

Deck 1202: Commercial and Industrial Survey, Card 2

Item	Digits	Columns	Remarks
Census tract	3	1 - 3	
Origin and destination	3	4 - 6	
Assessors plat	3	7 - 9	
Enumeration district	4	10 - 13	
Census block	3	14 - 16	
Lot number	4	17 - 20	
Zone	2	21 - 22	
Lot area	7	23 - 29	In square feet
Lot coverage	3	30 - 32	Percentage
Land value	8	33 - 40	1st business only
Building value	8	41 - 48	1st business only-nonduplicated
Date of construction	4	49 - 52	
Total floor area	6	53 - 58	Includes all and only the non-residential square footage, first floor in the case of mixed uses
Percent vacancy	3	59 - 61	Duplicates
Rent	6	62 - 67	Total rent for all
Off-street parking	3	68 - 70	In percent of lot devoted to parking
Deck and card number	4	77 - 80	

Explanation of Deck 1202

Census tract through Zone is the same as the first card.

Lot area: Total square footage for the lot or lots. Source: Assessors Plat Book.

Lot coverage: In percent, the approximate percent that the building covers of a lot. Source: field sheets.

Land value: Value according to the Assessor's records.

Building value: Calculated figure - new value when given by the Assessor's cards.

Date of construction: Whenever possible this was taken from the Assessor's card, otherwise it is an approximation on the field surveyor's part.

Total floor area: The number of floors times the square footage of the first floor, except in the case of buildings with mixed uses in them, then just the first floor footage is punched in.

Vacancy: In percent, taken from the field sheets, the percent of the total structure.

Rent: When indicated, from the Assessor's cards.

Off-street parking: In percent, the amount of the lot devoted to parking.

Note: Adjustments had to be made during the coding of the information when the following conditions occurred:

More than one building per lot

More than one lot to a building or business

Lot listed more than once, because of several businesses, but square footage listed only once. There will be discrepancies in this figure due to the probable error of missing the lot number the second or third time. This also occurs with lot values.

Zones:	R 1	01
	R 2	02
	R 3	03
	R 4	04
	C 1	05
	C 2	06
	C 3	07
	C 4	08
	M 1	09
	M 2	10

Trend of District:	Improving	1
	Static	2
	Declining	3
	Blighted	4

Type of Construction:	Wood Frame	01
	Wood Frame/Asphalt Shingles	02
	Wood and Brick	03
	Brick	04
	Brick Veneer	05
	Concrete or Cinder Block	06
	Reinforced Concrete	07
	Stone	08
	Metal Steel	09
	Stucco	10
	Bevel Siding	12
	Novelty Siding	13
	Aluminum	14
	Asbestos Shingle	15
	Wood Siding	16
	Enamel	17
	Plywood	18
	Others	19

Deck 1203: Nonresidential Buildings

Item	Digits	Columns
Assessors plat number	3	7 - 9
Lot number	4	17 - 20
Number of stories high	2	21 - 22
Building grade	1	23
Fire protection	1	24
Number of elevators	2	25 - 26
Basement	1	27
Construction material	2	28 - 29
Trend of district	1	30
Land value	8	31 - 38
Building value	8	39 - 46
Year built	4	47 - 50
Floor area	6	51 - 56
Rent per month	7	57 - 62
Sequence number		
Deck number	2	77 - 78
Card number	2	79 - 80

Deck 1204: Residential Data from Assessor's Office

Item	Digits	Punched Columns	Marked Columns
Plat number	2	1 - 3	1 - 9
Lot number	4	4 - 7	10 - 21
Number of dwelling units	2	8 - 9	22 - 27
Blank	1	10	29 - 30
Number of baths	2	11 - 12	31 - 36
Number of water closets	2	13 - 14	37 - 42
Number of washbasins	2	15 - 16	43 - 48
Number of kitchen sinks	2	17 - 18	49 - 54
Water	1	19	55 - 57
Lighting	1	20	58 - 60
Central heating	2	21 - 22	61 - 66

Explanation of Deck 1204

Information given on the appraisal cards on file in the Tax Assessor's Office was transferred to the Mark-Sense cards for subsequent machine punching and tabulation. The mask provided with the Mark-Sense cards indicates how information on the following items was recorded:

1.	Plat number	3 columns allowed
2.	Lot number	4 " "
3.	Number of dwelling units	2 " "
4.	Blank	1 " "
5.	Number of baths	2 " "

6.	Number of water closets	2 columns allowed
7.	Number of washbasins	2 " "
8.	Number of kitchen sinks	2 " "
9.	Water	1 " "
10.	Lighting	1 " "
11.	Central heating	2 " "

Where each of these items was found, and how it was recorded, is described below.

1. Plat Number

Found on front of card, upper left corner. Record as 3-digit number in first 3 Mark-Sense columns: for example, Plat No. 36 is recorded as 036 in the first three Mark-Sense columns.

2. Lot Number

Found on front of card, next to plat number. Record as 4-digit number on Mark-Sense columns 4 - 7: for example, Lot No. 291 is recorded as 0291 in Mark-Sense columns 4 - 7.

3. Number of Dwelling Units

Found on back of card, upper left corner. Record as 2-digit number in Mark-Sense columns 8 and 9. If the lot is classified as residential but has no major residential structure on it, record "00". If totally a rooming house, record "99".

4. Blank

Leave Mark-Sense column 10 blank.

5. Number of Baths

The next 5 items involve the use of information in the "plumbing" section of the appraisal card. The number of baths is determined by the number following the "bathroom" item on the appraisal card; plus any additional tubs or showers. It is recorded as a 2-digit number.

6. Number of Water Closets

The number of water closets is determined by the sum of the numbers following these items: bathrooms, toilet rooms, water closet. It is recorded as a 2-digit number.

7. Number of Washbasins

The number of washbasins is determined by the sum of the numbers following these items: bathrooms, lavatory, toilet room. It is recorded as a 2-digit number.

8. Number of Kitchen Sinks

The number of kitchen sinks is read from the kitchen sink item and recorded as a 2-digit number.

9. Water

This item in concerned with information given concerning the water heater. One of three answers is possible: no water, cold water, or hot water. "No water" is indicated by "No plumbing;" record 5. "Cold water" is indicated by no water heater, but the presence of some plumbing facilities; record 3. "Hot water" is indicated by a water heater; record 1.

10. Lighting

Found below "plumbing" items on back of card. Recorded as "yes" or "no" answer. If "no lighting" is checked, record 5; if yes, record 1.

11. Central Heating

Found on back of card. Record the number of units with central heating as a 2-digit number. No central heating exists if any one of these is checked:

Pipeless Furnace
Unit Heaters
No Heating.

In the case of more than one residential structure on a lot, the information about each structure is recorded on a separate card, each with the same plat and lot number.

Deck 1205: Residential Field Survey

Item	Digits	Punched Columns
Plat number	3	1 - 3
Lot number	4	4 - 7
Main access	1	8
Structure type	1	9
Number of stories	2	10 - 11
Number of residential stories	2	12 - 13
Deterioration of foundation walls	1	14
Exterior wall material	1	15
Deterioration of the exterior walls	1	16
Window deterioration	1	17
Roof deterioration	1	18
Porch and stair deterioration	1	19
Garage deterioration	1	20
Improved parking spaces	2	21 - 22
Daylight obstruction	1	23
Total parking spaces	2	24 - 25

CARDS PUNCHED AT THE BLOCK SCALE

Deck 2 Card 01 - 1950 Block Data - U. S. Census

Item	Digits	Columns
Census tract	3	1 - 3
Origin and destination	3	4 - 6
Enumeration district	4	7 - 10
Census block	3	11 - 13
Total dwelling units	3	14 - 16
Owner-occupied	3	17 - 19
Renter-occupied	3	20 - 22
Vacant	2	23 - 24
1.51 or more persons per room	2	25 - 26
Non-White occupancy	3	27 - 29
Average monthly rent	5	30 - 34
Average value	5	35 - 39
Card and deck number	4	77 - 80

Deck 22 Card 01 - 1960 Block Data - U. S. Census

Census tract	3	1 - 3
Origin and destination	3	4 - 6
Assessors plat - now blank	3	7 - 9
Enumeration district	4	10 - 13
Census block	3	14 - 16
Total population	4	17 - 20

Deck 22 Card 01 - 1960 Block Data - U. S. Census (Cont.)

Item	Digits	Columns
Total housing units	3	21 - 23
Sound with all plumbing facilities	3	24 - 26
Owner-occupied	3	27 - 29
Average value	5	30 - 34
Average number of rooms	2	35 - 36
Renter-occupied	3	37 - 39
Average contract rent	3	40 - 42
Average number of rooms	2	43 - 44
Non-White occupancy	3	45 - 47
1.01 persons or more per room	3	48 - 50
Card and deck number	4	77 - 80

Deck 2202: Residential Environmental Survey

Census tract	2	1 - 2
Census block	3	3 - 5
Area of block covered by structures	5	6 - 10
Average number of stories	2	11 - 12
Number of street frontages	1	13
Number of minor street frontages	1	14
Number of residential street frontages	1	15

Deck 2202: Residential Environmental Survey (Cont.)

Item	Digits	Columns
Railroad type within 1000'	1	16
Distance to railroad	1	17
Frontages lacking public sewage	1	18
Frontages lacking public water	1	19
Distance to elementary school	1	20
Number of major traffic crossings	1	21
Distance to park	1	22
Number of major traffic crossings	1	23

CARDS PUNCHED AT THE ENUMERATION DISTRICT SCALE

Deck 32 Card 01 - 1960 U. S. Census Enumeration District Data

Item	Digits	Columns
Census tract	3	1 - 3
Origin and destination	3	4 - 6
Enumeration district	4	7 - 10
White owners	3	11 - 13
Non-White owners	2	14 - 15
White renters	3	16 - 18
Non-White renters	3	19 - 21
Total white population	4	22 - 25
Total negro population	3	26 - 28
Total other	2	29 - 30
Total Population		
Population in households	4	31 - 34
Heads of households	3	35 - 37
Head of primary family	3	38 - 40
Primary individuals	3	41 - 43
Population in group quarters	3	44 - 46
Population per household	3	47 - 49
Non-White		
Population in households	4	50 - 53
Heads of households	3	54 - 56

Deck 32 Card 01 - 1960 U. S. Census Enumeration District Data (Cont.)

Item	Digits	Columns
Head of primary family	3	57 - 59
Primary individuals	3	60 - 62
Population in group quarters	3	63 - 65
Population per household	3	66 - 68
Card and deck number	4	77 - 80

Deck 32 Card 02 - 1960 U. S. Census Enumeration District Data

Census tract		3	1 - 3
Origin and destination		3	4 - 6
Enumeration district		4	7 - 10
Available vacant		2	11 - 12
For rent		3	13 - 15
For sale		2	16 - 17
20 years only	3	3	18 - 23
Under 5	3	3	24 - 29
5 - 9	3	3	30 - 35
10 - 14	3	3	36 - 41
15 - 19	3	3	42 - 47
20 - 24	3	3	48 - 53
25 - 29	3	3	54 - 59
30 - 34	3	3	60 - 65
35 - 39	3	3	66 - 71
Deck number		4	77 - 80

Deck 32 Card 03 - 1960 U. S. Census Enumeration District Data

Item	Digits	Columns
Census tract	3	1 - 3
Origin and destination	3	4 - 6
Enumeration district	4	7 - 10
40 - 44	3 3	11 - 16
45 - 49	3 3	17 - 22
50 - 54	3 3	23 - 28
55 - 59	3 3	29 - 34
60 - 64	3 3	35 - 40
65 - 69	3 3	41 - 46
70 - 74	3 3	47 - 52
75 - 79	3 3	53 - 58
80 - 84	3 3	59 - 64
85+	3 3	65 - 70
Deck and card number	4	77 - 80

Deck 32 Card 04 - 1960 U. S. Census Enumeration District Data

Census tract	3	1 - 3
Origin and destination	3	4 - 6
Enumeration district	4	7 - 10
All housing units	3	11 - 13
1	3	14 - 16
2	3	17 - 19

Deck 32 Card 04 - 1960 U. S. Census Enumeration District Data (Cont.)

Item	Digits	Columns
3	3	20 - 22
4	3	23 - 25
5	3	26 - 28
6	3	29 - 31
7	3	32 - 34
8 or more	3	35 - 37
Median	3	38 - 40
Housing units occupied by non-white	3	41 - 43
1	3	44 - 46
2	3	47 - 49
3	3	50 - 52
4	3	53 - 55
5	3	56 - 58
6	3	59 - 61
7	3	62 - 64
8 or more	3	65 - 67
Median	3	68 - 70
Deck and card number	4	77 - 80

Deck 32 Card 05 - 1960 U. S. Census Enumeration District Data

Item	Digits	Columns
Census tract	3	1 - 3
Origin and destination	3	4 - 6
Enumeration district	4	7 - 10
All occupied housing units	3	11 - 13
1	3	14 - 16
2	3	17 - 19
3	3	20 - 22
4	3	23 - 25
5	3	26 - 28
6 or more	3	29 - 31
Median	3	32 - 34
Housing units occupied by non-white	3	35 - 37
1	3	38 - 40
2	3	41 - 43
3	3	44 - 46
4	3	47 - 49
5	3	50 - 52
6 or more	3	53 - 55
Deck and card number	4	77 - 80

R. I. Council of Community Services, Inc. Social Pathology Index Data Code

Card #1

Card Column Number	Data
1	
2	Enumeration district number
3	
4	Type E. D. (1=N, 2=P, 3=PT)
5	
6	Census tract number
7	
8	Card #1
9	
10	O'Rourke Children's Center - court disposition
11	cases for neglect and dependency, 1958-59-60-61
12	
13	Court disposition children - neglect, 1958-59-60-61
14	
15	
16	Court disposition children - dependency, 1958-59-60-61
17	
18	
19	Family Court - petitions for divorce, Jan.-June, 1962
20	
21	
22	R. I. Division of Alcoholism
23	First commitments, 1958-59-60-61
24	
25	Joseph R. Ladd School
26	Total admissions
27	
28	Substandard sanitation complaints
29	Providence Health Department

Card Column Number	Data
30	
31	Complaints - rodents
32	
33	
34	Complaints - dirty yards
35	
36	
37	Unemployment insurance payments
38	D. E. S. - February 9, 1962
39	
40	General public assistance cases
41	
42	
43	A. D. C. Active case load
44	December, 1961
45	
46	A. D. C. Number of children receiving
47	benefits, December, 1961
48	
49	A. D. C. Number of parents receiving
50	benefits, December, 1961
51	O. A. A. Active case load
52	December, 1961
54	
55	Aid to blind and disabled
56	Active case load, December, 1961
57	
58	Residence fires - Providence Fire Department
59	Total 1960-61 -- all causes
60	Residence fires - intentional, 1960-61
61	
62	Residence fires - accidental, 1960-61
63	

Card Column Number	Data
64 65	Residence fires - due to defects or neglect, 1960-61
66 67 68 69	Registered borrowers - Providence Public Library Central Library, 1962
70 71 72 73	Registered borrowers - Providence Public Library Branches other than Central, 1958
74 75 76 77	Non-naturalized foreign born Department Adult Education

R. I. Council of Community Services, Inc. Social Pathology Index Data Code

Card #2

Card Column Number	Data
1 2 3	Enumeration district number
4	Type E.D. (1=N, 2=P, 3=PT)
5 6 7	Census tract number
8	Card #2
9 10 11	School drop-outs P. S. D. 1959-60-61
12 13 14	R. I. Training Schools Total admissions 1960-61

Card Column Number	Data
15	R. I. Training School - Boys
16	Admissions, 1960-61
17	R. I. Training School - Girls
18	Admissions, 1960-61
19	
20	Truants - Providence School Department
21	
22	
23	Behavior - Providence School Department
24	
25	
26	Parolees - Division of Probation and Parole
27	1958-59-60-61
28	
29	Juvenile arrests
30	Providence Police Department, 1961
31	Juvenile arrests
32	Providence Police Department, Part I
33	
34	Juvenile arrests, 1961
35	Part II
36	Adult arrests, Providence Police Department
37	Total, Jan.-April -- July-Oct.
38	1959-60-61
39	
40	Adult arrests - Total
41	Part I
42	
43	Adult arrests - Total
44	Part II
45	Juvenile Bureau - adult arrests
46	Total
47	1959-60-61

Card Column Number	Data
48	Juvenile Bureau - adult arrests
49	1959-60-61
50	Part I
51	
52	Juvenile Bureau - adult arrests
53	Part II, 1959-60-61
54	
55	Detective arrests
56	Total, 1959-60-61
57	
58	Detective arrests
59	1959-60-61, Part I
60	
61	Detective arrests
62	1959-60-61, Part II
63	
64	Traffic Arrests - Total
65	1959-60-61
66	
67	Traffic arrests, 1959-60-61
68	Part I
69	
70	Traffic arrests, 1959-60-61
71	
72	
73	Precinct arrests, 1959-60-61
74	
75	
76	Precinct arrests, 1959-60-61
77	Part I
78	
79	Precinct arrests, 1959-60-61
80	Part II

R. I. Council of Community Services, Inc. Social Pathology Index Data Code

Card #3

Card Column Number	Data
1	
2	Enumeration district number
3	
4	
5	
6	Census tract number
7	
8	Card #3
9	
10	Probation cases - Division of Probation and Parole
11	
12	
13	Admissions - R. I. Medical Center
14	
15	
16	R. I. resident deaths -- age 0-19
17	1959-60-61
18	
19	Deaths under 1 year
20	
21	
22	Deaths 1-5 years
23	
24	
25	Deaths 6-10 years
26	
27	
28	Deaths 11-14 years
29	

Card Column Number	Data
30	
31	Deaths 15-19 years
32	
33	
34	Syphilis and gonorrhea
35	1952-60
36	
37	Poliomyelitis
38	1955-60
39	
40	Hepatitis
41	1959-60-61
42	Illegitimate births
43	Division of Vital Statistics
44	1959-60-61