

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 436

Approved July 11, 1963

WHEREAS, by Resolution No. 195 approved March 22, 1963, The City Council of the City of Providence authorized His Honor, the Mayor, to convey to the Providence Redevelopment Agency all of the right, title and interest of the City of Providence in that parcel of land bounded by Fountain, Aborn, Washington and Beverly Streets located within the Providence Redevelopment Agency's Weybosset Hill Project R. I. R-7; and

WHEREAS, by Resolution No. 201 approved March 22, 1963, the City Council of the City of Providence authorized the Providence Redevelopment Agency to undertake early land activities with respect to that area hereinbefore described

WHEREAS, on April 5, 1963, His Honor, the Mayor, signed the deed conveying to the Providence Redevelopment Agency all of the right, title and interest of the City of Providence in the area hereinbefore described in accordance with Resolution No. 195 approved March 22, 1963 by the City Council of the City of Providence; and

WHEREAS, The Providence Redevelopment Agency is desirous of leasing the aforementioned area to Providence Off-Street Parking, Inc., a non-profit corporation organized under the laws of the State of Rhode Island, which said non-profit corporation was organized specifically to provide low-cost parking in downtown Providence, for the erection thereon of a multistory parking facility containing approximately 440 parking spaces; and

WHEREAS, the erection of the low-cost parking facility by the non-profit corporation is a necessary step in the revitalization of downtown Providence.

RESOLVED, that the Providence Redevelopment Agency is hereby authorized to lease that certain area bounded by Fountain, Beverly, Washington and Aborn Streets in the City of Providence to Providence

RESOLUTION
OF THE
CITY COUNCIL

authorizing the Providence
Redevelopment Agency to lease
certain lands within its
Weybosset Hill Project R. I.
R-7.

The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PAGE 2

Off-Street Parking, Inc., for the erection thereon of a multistory parking facility containing approximately 440 low-cost parking spaces.

IN CITY COUNCIL

JUL 10 1963

READ and PASSED

John J. Bank
.....
President
Walter H. Han
.....
Clerk

APPROVED

JUL 11 1963

Walter H. Han
.....
MAYOR

CHAPTER

AN ORDINANCE

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IN CITY COUNCIL

JUN 6 - 1963

FIRST READING REFERRED TO COMMITTEE ON FINANCE

Devereaux Holan CLERK

Mr. Wampler, by request

RESOLUTION OF THE CITY COUNCIL

No. 437

Approved July 11, 1963

Resolved,

That

His Honor, the ^{Mayor, DEN.} ~~City~~ be and hereby is authorized to enter into an agreement with the American Federation of State, County and Municipal Employees AFL-CIO in accordance with the accompanying memorandum of agreement and His Honor the Mayor is authorized to sign said agreement for and on behalf of the city.

IN CITY COUNCIL

JUL 10 1963

READ and PASSED

John P. Bush
President
Robert W. Helaw
Clerk

APPROVED

JUL 11 1963

Walter A. Helms
MAYOR

AMERICAN FEDERATION OF STATE, COUNTY &
MUNICIPAL EMPLOYEES, AFL-CIO

MEMORANDUM OF AGREEMENT

In this Agreement entered into this _____ day of _____
19____ by and between the City of Providence and the American
Federation of State, County and Municipal Employees, AFL-CIO,
Local 278 hereinafter referred to as the Union, the parties hereby
agree as follows:

PURPOSE

It is the purpose of this Agreement to carry out the personnel
policy of the City of Providence in encouraging a harmonious and
cooperative relationship between the City and its employees by
providing for procedures which will facilitate free and frequent
communications between city and the employees of the City of
Providence.

By means of this Agreement, therefore, the signatories hereto bind
themselves to maintain and improve the present standards of service
to the people of the City of Providence, and agree further that
high morale and good personnel relations are essential to carry out
this end.

The City employees as individual members of the Union are to regard
themselves as City Servants, and as such, they are to be governed
by the highest ideals of honor, loyalty and integrity in all their
public, personal and official relationships in order that they may
merit the respect and confidence of the General Public, the City
Council and the Mayor.

ARTICLE I
RECOGNITION

Section 1.

The City agrees to recognize the American Federation of
State, County and Municipal Employees, AFL-CIO, Local 278 as the
sole and exclusive bargaining agent for any of its members employed
by the City of Providence.

Section 2.

In consideration of such agreement the Union for itself and
its members agrees to foster and promote the ideals set forth above
and cooperate with the City in accomplishing the same.

ARTICLE II
SENIORITY

Section 1.

The City shall establish a seniority list and it shall be
brought up to date semi-annually and the same shall be made
available to the Secretary of the Union.

Section 2.

The City agrees in principle with the concept of Seniority
and further agrees that this principle and ability should be
applied unless there are clear reasons for the contrary in indi-
vidual instances, with respect to:

- a. Promotional Appointments
- b. Preferred Shift Vacancies
- c. Any other questions of preference among employees
that may arise but are not specifically mentioned
hereinabove.

Section 3.

Should a grievance arise over the application of the
Seniority Rule by an Appointing Authority of the City it shall be
considered a grievance under terms of this Agreement and the uses
of the grievance procedure shall be applicable.

ARTICLE III
VACATIONS

Section 1.

The time for taking vacations shall be approved by the department heads. Employees with seniority shall have preference in setting up vacations subject to departmental programs. Employees desiring vacation period at a time other than that designated on the posted vacation list must make a written request to the head of the department at least two weeks prior to the commencement of the designated vacation period and such request shall be honored whenever practicable.

Section 2.

Whenever a holiday falls during the employee's vacation, the said employee shall receive an additional day off.

ARTICLE IV
HOURS OF WORK

Section 1.

An employee called back to work after leaving his place of employment in a period other than his regular work schedule shall be credited with a minimum of four hours pay during any 24 hour period.

Section 2.

In the event of overtime, all employees are subject to assignment to additional duty as required provided that they shall be given opportunity to work said overtime in their proper work skills in order of their seniority.

ARTICLE V
GRIEVANCE PROCEDURE

The purpose of the grievance procedure shall be to settle employee grievances including problems concerning working conditions on as low a level as possible and as quickly as possible to insure efficiency and employee morale. This procedure also recognizes the right of any employee to discuss with his immediate supervisor and his Union representative any grievances or suggestions relative to his work.

By means of this procedure, therefore both the Union and the City agree to maintain and improve the present high standards of service to the people of the City of Providence.

Section 1.

- Step 1. An employee who is aggrieved has the right to discuss his grievance with his supervisor and with or without his chosen Union representative.
- Step 2. In the event the grievance is not resolved with his immediate supervisor, the aggrieved and/or his chosen Union representative shall submit his grievance in writing to the Division Chief. The Division Chief shall have two working days in which to give his answer also in writing to the Union.
- Step 3. In the event the grievance is not satisfactorily resolved with the Division Chief, the aggrieved and/or his representative shall submit a grievance form in duplicate to the Director of Personnel. The Director of Personnel shall have five working days in which to give his answer in writing to the Union.
- Step 4. If the grievance is not satisfactorily resolved with the Director of Personnel, the aggrieved and/or his representative shall meet with the Mayor. The Mayor shall have ten calendar days in which to give his answer in writing to the Union.

Article V, Grievance Procedure, cont'd.

Section 2.

Union stewards and officers shall be granted sufficient time off during working hours to investigate and seek to settle grievances, without loss of pay.

Section 3.

Aggrieved Union employees shall be guaranteed the right to Union representation during the course of the grievance procedure.

Section 4.

It is recognized that no procedure can possibly foresee all situations that might occur. It is further recognized that this procedure will be as effective only as the good faith of both parties concerned. To this end it shall be incumbent upon parties to seek to settle all grievances and disputes that arise at the lowest possible level.

ARTICLE VI
TERMINATION

Section 1.

This Agreement shall become effective as of the date of its signature and shall remain in full force and effect and shall be automatically renewed yearly thereafter unless either party shall give written notice to the other at least thirty (30) days before anniversary date or any subsequent anniversary date that it desires to amend, modify or terminate any or all provisions of this Agreement.

Mayor, City Of Providence

For AFSCME, AFL-CIO

President, Local 278, AFSCME,
AFL-CIO

Secretary, Local 278, AFSCME,
AFL-CIO

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petition your honorable body

Petition of THOMAS MICHELOVITCH to change from an R-3 General Residence Zone to a C-2 General Commercial Zone lot 161 as set out and delineated on City Assessors' Plat 57, said lot being designated as 85 Aldrich Street.

Thomas Michelovitch
16 Elmway St. Prov. R.I.

ATTORNEY:

Edward F. Choiniere
84 Sackett Street
Providence 7, Rhode Island
STUART-1-7995

IN CITY COUNCIL

JUL 10 1963

REPORT OF COMMITTEE RECEIVED:
ORDERED THAT THE PETITIONER BE
GRANTED LEAVE TO WITHDRAW.

D. Everett Whelan
CLERK

P-1
Chart 3/2/63

MAR 14 1963

MAR 14 12 09 PM '63
CITY CLERK'S OFFICE
PROVIDENCE, R. I.

**CITY
COUNCIL**

MAR 21 1963
FIRST READING
REFERRED TO CITY COMMITTEE ON
PUBLIC WORKS

.....
City Clerk

THE COMMITTEE ON

Admission 3/29/63
Recommends Indefinite
Postponement *Continued*
Committee Clerk

THE COMMITTEE ON

Admission 6-27-63
Recommends Indefinite
Postponement *Leave & Withdraw*
Committee Clerk

Mr. Connor by request

CITY COUNCIL

1963

DATE March 14, 1963

RECEIVED OF Thomas Michelovitch, 16 Elmway Street, City

TEN AND 00/100 DOLLARS

Fee for Petition to the City Council for a change in the Zoning of

Lot 161 Plat 57 Said lot being designated as 85
Aldrich Street

\$10.00

City Collect
James M. Gaden
City Collect

910-2
18
MAR-14-63

The City of Providence — Legislative Department
CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM

TO: City Plan Commission

Providence, R. I., ~~March 22, 1963~~

SUBJECT: Petition of Thomas Michelovitch-85 Aldrich street

CONSIDERED BY: Committee on Ordinances

ACTION TAKEN: Referred for study and report the accompanying copy
of petition on above subject for change in zoning
at said address.

Vincent Vespia
1st Deputy City Clerk

City Clerk



City Plan Commission

EDWARD WINSOR, *Chairman*
ALBERT BUSH-BROWN JERRY LORENZO

WALTER H. REYNOLDS, *Mayor*
HARRY PINKERSON, *Secretary*

JAMES B. LEACH, *Vice Chairman*
RALPH MATERA RAYMOND J. NOTTAGE

FRANK H. MALLEY, *Director*
DIETER HAMMERSCHLAG, *Deputy Director*

*Suite 103, City Hall,
Providence 3, Rhode Island*

April 17, 1963

Committee on Ordinances
City Hall
Providence, R. I.

SUBJECT: Referral No. 1319 - ZONING CHANGE AT 85 ALDRICH STREET

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, April 16, 1963.

This referral is a request for a change in zoning from an R-3 General Residence Zone to a C-2 General Commercial Zone of Lot 161 on Assessor's Plat 57 located at 85 Aldrich Street. The area in question contains 41,887 square feet of land.

An inspection and photographic survey determined that the property in question was a vacant lot now used for the parking of private automobiles, and that the lot is adjacent to the New York, New Haven and Hartford Railroad tracks just east of Broad Street.

Reference is made to Referral No. 975, dated March 5, 1958, from the Urban Renewal Coordinator, requesting a change in zoning on Aldrich Street of an area, which includes the lot in question, from R-3 to M-1. This petition was referred to committee and no action has as yet been taken. Reference is also made to Referral No. 1892, dated February 21, 1963, from the Zoning Board of Review, concerning the relocation of a bar from 1168 Broad Street to the lot in question on Aldrich Street. The staff felt that a bar in this area could seriously hazard the safety of workers and recommended denial. The Zoning Board of Review denied this petition on February 19, 1963. The aforementioned petition and the present one now under consideration were submitted by Thomas Michelovitch.

April 17, 1963

For the above-mentioned reasons, and that the General Plan soon to be completed by the City Plan Commission will recommend that this area be zoned M-1,

The Commission

VOTED: To recommend that this petition be denied.

Very truly yours,



FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH

c.c. Councilman Joseph P. McNulty
Councilman Charles H. O'Connor

Zoning Change

Aldrich Street

Plat 57

Lot 160 Thomas Michelovitch & wf. Martha

16 Elmway Street

161 Ditto

10 Division Realty Corporation

81 Aldrich Street

187 Fred S. Tenenbaum & Marian Tenenbaum

1206 Broad Street

186 William C. DaFoe & wf. Irene E.

33 Betsy Williams Dr. - Warwick, R.I.

185 Lawrence S. Brown & wf. Nellie D.

R.F.D. 2 - Nop Scituate, R.I.

184 Bernardino Mancini & wf. Juanita

27 Northup Ave.

183 Anvin Realty Co.

100 Aldrich St.

182 Anvin Realty Co.

100 Aldrich St.

181 Ditto

180 Henry F. Cauchan, Sr. & wf. Elizabeth G.

196 Melrose St.

179 Belcourt Foundation, Inc.

Belcourt Castle, Newport, R.I.

177 Golden Gate Corporation

505 Industrial Trust Bldg.,

176 William McKenna, Sr. William McKenna, Jr. & John W. McKenna

D/B/A Narragansett Lumber Co. - 110 Byfield St.

159 Richard Joyce Smith, William J. Kirk & Harry W. Dorigan,
Trustees for the New York, New Haven & Hartford Railroad Co.

54 Meadow Street, New Haven, Conn.

319 City of Providence

Councilman McNulty

" O'Connor

Edward F. Choiniere - 84 Sackett Street

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 438

Approved July 11, 1963

RESOLVED,

THAT His Honor, the Mayor, is hereby authorized to execute a Supplemental Cooperation Agreement, substantially in accordance with the accompanying draft agreement, between the City of Providence and the Providence Redevelopment Agency, providing for cooperation between the City of Providence and the Providence Redevelopment Agency with respect to the redevelopment project for the "Central-Classical Project No. R. I. R-2," supplementing that Cooperation Agreement entered into between the City of Providence and the Providence Redevelopment Agency dated August 17, 1961, approved by Resolution No. 426 of the City Council of the City of Providence, which said resolution was approved August 11, 1961.

IN CITY COUNCIL

JUL 10 1963

READ and PASSED

John P. Burke
President
DeBerettichelan
Clerk

APPROVED
JUL 11 1963
[Signature]
MAYOR

50A

RESOLUTION
OF THE

CITY COUNCIL

Authorizing His Honor, the Mayor, to execute a Supplemental Cooperation Agreement with the Providence Redevelopment Agency with respect to the Central-Classical Project No. R. I. R-2.

APR 15 10 32 AM '63
CITY CLERK'S OFFICE
PROVIDENCE, R. I.

IN CITY
COUNCIL

APR 18 1963

FIRST READING

REFERRED TO COMMITTEE ON

ORDINANCES and Committee on Public Works
D. Everett W. L. P. M. CLERK

THE COMMITTEE ON

Dr. L. M. ... 4/29/63
Recommends Indefinite Postponement
Committee Clerk

Mr. Weyler, by request

THE COMMITTEE ON

Ordinance 6-27-63
Approves Passage of The Within Ordinance Resolution
Committee Clerk

THE COMMITTEE ON

Public Works 7-9-63
Approves Passage of The Within Resolution
Committee Clerk

SUPPLEMENTAL COOPERATION AGREEMENT

This Supplemental Cooperation Agreement entered into this _____ day of _____, 1963, by and between the Providence Redevelopment Agency, a public body, corporate and politic, in the State of Rhode Island (hereinafter called the "Agency") and the City of Providence, a municipal corporation in the County of Providence, State of Rhode Island (hereinafter called the "City").

W I T N E S S E T H:

WHEREAS, the Agency has processed a redevelopment plan for the redevelopment of the project area known as the "Central-Classical Project No. R. I. R-2;" and

WHEREAS, said plan has been approved and adopted by ordinance (Chapter 1419, No. 421, dated August 11, 1961) of the City Council of the City of Providence; and

WHEREAS, the City Council of the City of Providence by Resolution No. 426 approved August 11, 1961, authorized the Mayor to execute a Cooperation Agreement between the City of Providence and the Providence Redevelopment Agency providing for cooperation between the City of Providence and the Providence Redevelopment Agency with respect to the redevelopment plan for the Central-Classical Project No. R. I. R-2; and

WHEREAS, said Cooperation Agreement between the City of Providence and the Providence Redevelopment Agency was signed on August 17, 1961; and

WHEREAS, the Agency has processed modifications to the redevelopment of the project area known as the "Central-Classical Project No. R. I. R-2;" and

WHEREAS, such modifications to the redevelopment plan have been approved and adopted by ordinance (Chapter _____, No. _____, dated _____, 1963) of the City Council of the City of Providence prior to any action commencing thereto; and

WHEREAS, the City and the Agency desire to supplement said Cooperation Agreement entered into between the City and the Agency on August 17, 1961, in certain respects to properly effectuate and carry out the modifications to the redevelopment plan for the Central-Classical Project No. R. I. R-2 as approved by the City Council of the City of Providence.

NOW THEREFORE, it is hereby agreed by and between the parties hereto on their own behalf and on behalf of the government as follows:

1. That paragraph 3 A 1 of the Cooperation Agreement approved by the City Council of the City of Providence by Resolution No. 426, on August 11, 1961, and entered into by the City and Agency on August 17, 1961, with the exception of the description included therein, be deleted and the following paragraph be included therein in its place:

When the Agency shall require possession thereof and title thereto in execution of the Redevelopment Project, the City will convey to the Agency all of its right, title and interest in the three parcels of land or any buildings or improvements situated thereon described below and shall receive credit on its obligations hereunder for the full and fair market value of its interest therein, as approved by the Government, now currently estimated as One Hundred Forty-Six Thousand Five Hundred (\$146,500.00) Dollars.

2. That paragraph 3 B 1 of the Cooperation Agreement approved by the City Council of the City of Providence by Resolution No. 426, on August 11, 1961, and entered into by the City and the Agency on August 17, 1961:

The City shall furnish the Agency with the sum of One Million, Nine Hundred Sixty-Five Thousand, Two Hundred Seventy Two and 00/100 (\$1,965,272.00) on request and the Government shall be under no obligation to make any payment on account of the Project Temporary Loan or the Project Capital Grant under this Agreement until the said sum of One Million, Nine Hundred Sixty-Five Thousand, Two Hundred Seventy Two and 00/100 (\$1,965,272.00) Dollars has been provided by the City towards its estimated one-third share of the Project Cost.

3. The Cooperation Agreement approved by the City Council of the City of Providence on August 11, 1961, and entered into on the 17th day of August, 1961, is hereby ratified and confirmed in all other respects.

IN WITNESS WHEREOF the City and the Agency have caused this Supplemental Cooperation Agreement to be duly executed in triplicate as of the day and year first above written.

Attest:

CITY OF PROVIDENCE, RHODE ISLAND

City Clerk

Mayor

Attest:

PROVIDENCE REDEVELOPMENT AGENCY

Secretary

Chairman

**PROVIDENCE
REDEVELOPMENT AGENCY**
410 HOWARD BUILDING
PROVIDENCE, R. I.

PETITION TO THE CITY COUNCIL

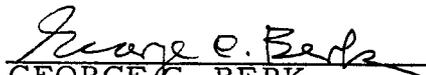
TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

To change from an R-1, One-Family Zone to a C-4 Heavy Commercial Zone, Lots 475, 476, 477, 478, 517 and 518 on Plat 77; as recorded in the office of the Tax Assessor of the City of Providence; said lots being situated between Swift and DePinedo Streets; also south of DePinedo Street; said lots being also east of Windmill Street.

Angelo D'Agostino and Eva D'Agostino

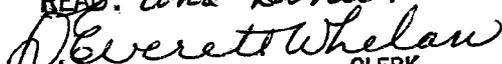
By their Attorney,


GEORGE C. BERK

IN CITY COUNCIL

JUL 10 1963

READ: *and Denied*


CLERK

FILE

MAR 28 4 38 PM '63

CITY CLERK'S OFFICE
PROVIDENCE, R.I.

IN CITY
COUNCIL

APR 4 1963

FIRST READING

REFERRED TO COMMITTEE ON
ORDINANCES

Everett S. Pan
CLERK

THE COMMITTEE ON

C-27-63

Recommends Indefinite
Postponement

Robert W. P. ...

Committee Clerk

From The Clerk's Desk

'CITY' COUNCIL

DATE Mar. 28, 1963 19

RECEIVED OF Geo. C. Berk Atty for ~~Agostino~~ Angelo D'Agostino and
Eva D'Agostino

TEN AND 00/100

DOLLARS

Fee for Petition to the City Council for a change in the Zoning of

Lot 475, 476, 477, 478,
517 and 518

Flat

77

(between Swift and DePinedo Streets)

\$10.00

Zoning Change
Swift & DePinado Street
(Windmill St.)

Plat 77

Lot 475 Angelo D'Agostino & wf. Eva A.

476 Ditto

477 "

478 "

517 "

518 "

787 Blanche Nero

91 Windmill Street

474 Angelo D'Agnostino & wf. Eva A.

473 Ditto

472 "

405 Leonardo Casina & wf. Domenica

70 Job Street

479 Angelo D'Agnostino & wf. Eva A.

480 Ditto

481 "

514 "

515 "

516 "

686 Luigi Martino

34 Luna Street

687 Ditto

688 Fortunato Mosca

23 Peter Street

689 Ditto

690 Peter Corrente & wf. Emilia

139 Windmill Street

692 Fortunato Mosca

23 Peter Street

693 Ditto

Plat 97

Lot 344 City of Providence
(School Department)

380 Angelo DiMario & wf. Dora V.

110 Windmill Street

74 Ditto

73 Antimo Lepore & wf. Josephine, & Yolanda Lepore

140 Windmill Street

48 Joseph Sollecito & Margaret Sollecito

144 Windmill Street

47 Guido A. Iadevaia & wf. Carmella I.

148 Windmill Street

Councilman Beatini

" Prete

Edmund J. Carberry, Jr.,
529 Industrial Bank Bldg.,
Providence 3, R.I.

George C. Berk
530 Industrial Bank Bldg.,
Providence 3, R.I.



City Plan Commission

EDWARD WINSOR, *Chairman*
ALBERT BUSH-BROWN JERRY LORENZO

WALTER H. REYNOLDS, *Mayor*
HARRY PINKERSON, *Secretary*

JAMES B. LEACH, *Vice Chairman*
RALPH MATERA RAYMOND J. NOTTAGE

FRANK H. MALLEY, *Director*
DIETER HAMMERSCHLAG, *Deputy Director*

*Suite 103, City Hall,
Providence 3, Rhode Island*

April 17, 1963

Committee on Ordinances
City Hall
Providence, R. I.

SUBJECT: Referral No. 1320 - ZONING CHANGE ON LOTS 475, 476, 477, 478, 517 AND 518 ON ASSESSOR'S PLAT 77 LOCATED BETWEEN SWIFT AND DEPINEDO STREETS; ALSO SOUTH OF DEPINEDO STREET; SAID LOTS BEING ALSO EAST OF WINDMILL STREET

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, April 16, 1963.

This referral is a request for a change in zoning from R-1 to C-4 Lots 475, 476, 477, 478, 517 and 518 on Assessor's Plat 77 located between Swift and DePinedo Streets; also south of DePinedo Street; said lots being also east of Windmill Street. The area in question contains 20,156 square feet of land area and is located in an R-1 Zone.

An inspection and photographic survey determined the lots in question to be vacant lots on the top of a high cliff on Windmill Street and running down the face of this cliff. The surrounding area on top of the cliff is an extremely attractive hilltop residential neighborhood composed primarily of brick homes.

There are several previous referrals concerning the redemption or sale of these lots to which the City Plan Commission offered no objection; and one, numbered 1279 dated July 25, 1962, from the Committee on Ordinances, which is identical to the present petition now under consideration. This referral stated, "The present petition is a gross miscarriage of good planning and a prime example of spot zoning. Cases such as this should be most emphatically discouraged if a city's Zoning Ordinance is to function properly and efficiently." The Commission voted: To recommend that this petition be denied. Therefore, for the above-

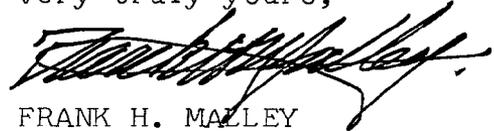
April 17, 1963

stated reason and recommendation, and the fact that this area is an extremely pleasant residential area which affords a picturesque panoramic view of the city from Pawtucket to Cranston and should not be destroyed by the insertion of a commercial use,

The Commission

VOTED: To earnestly recommend that this petition be denied.

Very truly yours,



FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH

c.c. Councilman Salvatore A. Beatini
Councilman Joseph F. Prete

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 439

Approved July 11, 1963

RESOLVED,

That His Honor, the Mayor is hereby authorized to accept deeds from Amelio D. Ricci and wife Lucia N. and from Luigi Rufo, conveying certain land for highway purposes situated on the southerly side of Christopher Street, shown as shaded areas and designated by the letters C-E-B-C and A-B-L-F-A on the accompanying plan entitled, "Providence, R. I., P. W. Dept.--Engineering Office, City Property Section, Plan No. 062311, Date April 26, 1962"

IN CITY COUNCIL

JUL 10 1963

READ and PASSED

John D. Bunk
.....
President
Robert Whelan
.....
Clerk

APPROVED

JUL 11 1963

Walter J. ...
.....
MAYOR

RESOLUTION
OF THE
CITY COUNCIL

THE COMMITTEE ON

Franklin D. Murphy 7-9-63
Approves Passage of
The Within Resolution

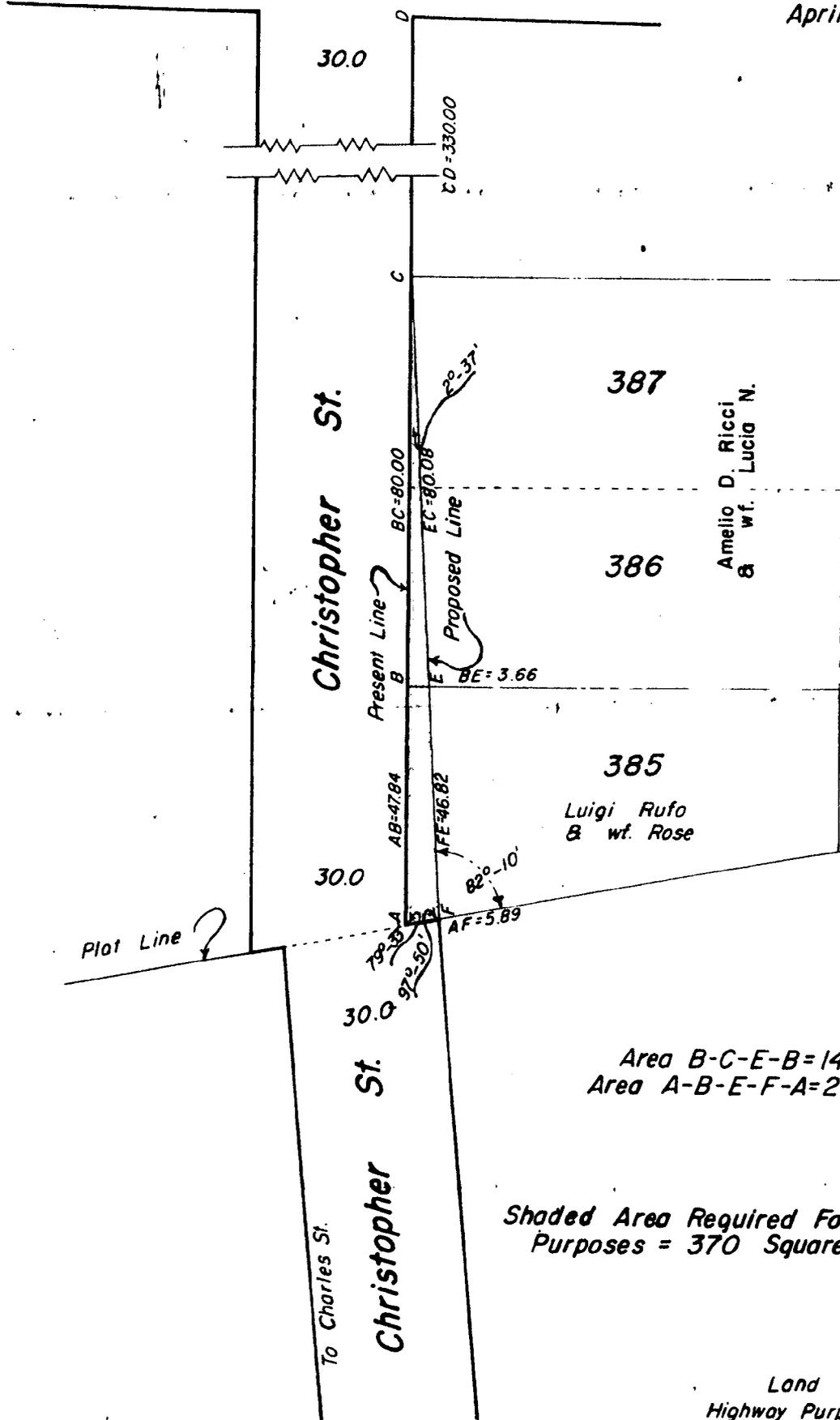
Kenneth W. Moore
~~Chairman~~
Committee Clerk

Windmill

St.

062311

April 26, 1962



Area B-C-E-B = 146 sq. ft.
 Area A-B-E-F-A = 224 sq. ft.

Shaded Area Required For Highway
 Purposes = 370 Square Feet.

Land To Be Deeded For
 Highway Purposes.

W.J.B.
 1" = 30'

R.J.Q.
 4/26/62

John V. Meade

Revised February 28, 1963

Lot Numbers From Assessor's Plat 97

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body
to change from an R-3 General Residence Zone to an M-1 General
Industrial Zone lots 12, 13, 14, 575, 576 and 577 as set out and
delineated on City Assessor's Plat 101; said lots being designated
as 57, 61, 65, 69, 73 and 77 Chapman Street.

Clifford Land Company
Thomas P. Dimes
V. President

Thomas P. Dimes
individual

IN CITY COUNCIL

JUL 10 1963

READ: *and Dimes*
P. Everett Whelan
CLERK

FILED

APR 2 11 00 AM '63
CITY CLERK'S OFFICE
PROVIDENCE, R. I.

IN CITY
COUNCIL

APR 4 1963

FIRST READING

REFERRED TO COMMITTEE ON
ORDINANCES

Edward J. ...
CLERK

THE COMMITTEE ON

Ordinances 6-27-63

Recommends Indefinite

Postponement

of

Ordinance 6-27-63

Committee Work

From the Clerk's Desk

CITY COUNCIL
DATE 19

Clifford Land Co

RECEIVED OF

TEN AND 00/100 DOLLARS

Fee for Petition to the City Council for a change in the Zoning of

Lot 12, 13, 14, 575, 576 and 577

Flat 101

(57, 61, 65, 69, 73 and 77 Chapman St.)

\$10.00

The City of Providence — Legislative Department

CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM

APRIL 5, 1963

Providence, R. I.,

City Plan Commission

TO:

Change of Zoning Lots 12, 13, 14, 575, 576 and 577 on City Assessor's Plat 101; said lots designated as 57, 61, 65, 69, 73 and 77.

SUBJECT:

Chapman Street.

Committee on Ordinances

CONSIDERED BY COMMITTEE ON ORDINANCES

report and recommendation

ACTION TAKEN: Voted to refer for study, report and recommendation Attached petition.

City Clerk



City Plan Commission

EDWARD WINSOR, *Chairman*

ALBERT BUSH-BROWN JERRY LORENZO

WALTER H. REYNOLDS, *Mayor*

HARRY PINKERSON, *Secretary*

JAMES B. LEACH, *Vice Chairman*

RALPH MATERA RAYMOND J. NOTTAGE

FRANK H. MALLEY, *Director*

DIETER HAMMERSCHLAG, *Deputy Director*

*Suite 103, City Hall,
Providence 3, Rhode Island*

April 17, 1963

Committee on Ordinances
City Hall
Providence, R. I.

SUBJECT: Referral No. 1321 - ZONING CHANGE AT 57, 61, 65, 69, 73 AND 77 CHAPMAN STREET

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, April 16, 1963.

This referral is a request for study, report, and recommendation of a petition to change the zoning of Lots 12, 13, 14, 575, 576 and 577 on Assessor's Plat 101 from R-3 to M-1. The area in question contains 17,706 square feet of land area and is located in an R-3 Zone.

An inspection and photographic survey determined the area in question was on top of a hill above and behind the City's Municipal Garage. Except for a strip of commercial zoning along Allens Avenue, the area is predominantly residential.

A previous referral numbered 1082 and dated April 8, 1959, from the City Treasurer, concerned a request to purchase Lots 14 and 576 from the city. No objection was offered by the City Plan Commission.

It is felt that the excessive drop in terrain to the north of the lots in question is an excellent buffer between the industrial and residential zones which come together at this hill. To allow industrial uses to come up the hill and encroach on the residential neighborhood would disregard this natural barrier and be detrimental to the property values of home owners in the R-3 Zone. Therefore,

The Commission

VOTED: To recommend that this petition be denied.

Very truly yours,

FRANK H. MALLEY
DIRECTOR
CITY PLAN COMMISSION

FHM:MMH

c.c. Councilman Edward S. Goldin
Councilman Robert J. McOsker

Zoning Change
Chapman Street

Plat 101

Lot 575 Clifford Land Company
c/o Dimeo Const. Co. - 511 Westminster St.

12 Clifford Land Company Ditto

576 Thomas P. Dimeo
511 Westminster Street

13 Clifford Land Company
511 Westminster Street

577 Melrose Realty Co.,
287 Thayer Street

578 Pease & Curren Realty Co., Inc.,
780 Allens Avenue

15 Pease & Curren Realty Co., Inc.,
780 Allens Ave.

579 Ditto

574 Albert E. Robishan & wf. Julia J.
47 Chapman Street

10 Ditto

32 Max Levine
42 Chapman Street

31 Augustus P. Simas & wf. Margaret M.
2 Tennessee Avenue

30 Mildred R. Pieri
58 Chapman Street

29 Chi Fou Chin
62 Chapman Street

28 Ditto

27 Lawrence S. Legris
Box 1360 - R.F.D. - Colfax, Calif.

26 Joseph C. Andrade & wf. Eleanor M.
252 Hartford Ave.

25 Camella T. Leonelli
74 Chapman Street

24 Carlson - Wicklund Co., Inc.
146 Oxford Street

14 Thomas P. Dimeo
511 Westminster Street

Plat 101

Lot 23 Standish - Chapman, Inc.,
11 Ives Street
22 Ditto
4 City of Providence
11 Albert E. Robishaw & wf. Julia J.
47 Chapman Street

Councilman Golden

" McOsker