

ANNUAL REPORT
of the
CITY PLAN COMMISSION
City of Providence

33

for the
Fiscal Year Ended
September 30, 1953



City Plan Commission

GEORGE HURLEY, *Chairman*
JERRY V. LORENZO RALPH MATERA

WALTER H. REYNOLDS, *Mayor*
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUZI, *Vice Chairman*
HARRY PINKERSON EDWARD WINSON

FRANK H. MALLEY, *Director*
MILLARD HUMSTONE, *Senior Planner*

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

December 31, 1953

The Honorable Walter H. Reynolds, Mayor
The Honorable City Council
of the City of Providence
City Hall
Providence, Rhode Island

Gentlemen:

In accordance with the provisions of Section 11 of Chapter 329 of the General Laws of Rhode Island, 1938, and of Section 179½ of Chapter 2 of the Revised Ordinances of the City of Providence, 1946, the City Plan Commission submits herewith its Annual Report for the fiscal year ending September 30, 1953.

Respectfully yours,

George Hurley
GEORGE HURLEY
CHAIRMAN
CITY PLAN COMMISSION

GH:MMH

IN CITY COUNCIL
JAN 7 - 1954

READ:
WHEREFORE IT IS ORDERED THAT
THIS CASE BE REOPENED.

D. Everett Whelan
CLERK

I. ORGANIZATION AND FUNCTIONS

A. Legal Basis

The City Plan Commission operates under two basic legal documents. The State Enabling Act and the Ordinance adopted by the Providence City Council in 1944. The first authorizes the cities and towns of the State of Rhode Island to establish planning agencies, and lists some of their powers and responsibilities. The second prescribes the organization and specific duties of the City Plan Commission.

B. Membership

The City Plan Commission consists of the Mayor (ex officio), five qualified citizens appointed by the Mayor, and two councilmanic members elected by the City Council. The present members and officers are:

Mr. George Hurley, Chairman	to January, 1954
Mr. Paul A. San Souci, Vice Chairman	to January, 1957
Mr. Lucio E. Carlone, Secretary	to January, 1955
Mayor Walter H. Reynolds	to January, 1955
Councilman Hector D. Laudati*	to January, 1955
Councilman Jerry Lorenzo	to January, 1955
Councilman Ralph Matera	to January, 1955
Mr. Harry Pinkerson	to January, 1958
Mr. Edward Winsor	to January, 1956

C. Staff

1. The technical work for the Commission is carried on by a staff headed by Director Frank H. Malley, who is appointed by the Commission. The present Staff of the Department is as follows:

Mr. Millard Humstone	Senior Planner
Mr. John W. Ault**	Associate Planner
Mr. Anthony A. Verrecchia	Associate Planner
Mr. Harold T. Toal**	Associate Analyst
Mr. Roger C. Van Tassel	Associate Analyst
Mr. Harold T. Stearns	Planning Technician
Mr. Anthony N. Meleo	Planning Technician
Mr. Melvin Susi**	Asst. Planning Technician
Mr. Robert C. Smith	Asst. Planning Technician
Mr. Joseph T. Corrente	Asst. Planning Technician
Mrs. Mary M. Hannan	Secretary
Mrs. Virginia E. Bohlin**	Librarian-Stenographer
Miss Marion Weiner	Librarian-Stenographer

2. The Department operates under an annual budget of about

* Councilman Matera replaced Councilman Laudati on January 1, 1953.

** Mr. John W. Ault resigned April 17, 1953
** Mr. Harold T. Toal resigned December 31, 1952
** Mr. Melvin Susi resigned January 19, 1953
** Mrs. Virginia E. Bohlin resigned July 26, 1953

\$49,000. Expenditures for the fiscal year ending September 30, 1953 and for the previous year, 1951-1952 are tabulated in Appendix A.

D. Operations

1. The purpose of the City Plan Department is to give technical advice and assistance to the Council, the Mayor, and the various departments and boards of the city administration, and to the people of the community.

2. The major role of the Department is the preparation of the various elements of a Master Plan for the City of Providence. These are developed by the staff and adopted by the Commission following public hearings.

3. All matters which come before the City Council dealing with physical improvements within the city, are required to be referred to the Commission for study and advisory opinions. The Director advises on all cases coming before the Zoning Board of Review.

Since the Department's inception in 1944, it has dealt with 530 Council Referrals, and 509 Board of Review Referrals. In Appendix B, Part I is a tabulation of the City Council Referrals for 1952-1953, and Part II is a tabulation of the Board of Review Referrals for the past fiscal year.

4. Since 1944 the Commission has published ten Master Plans (listed below), three Annual Reports, and three supplements to the CAPITAL IMPROVEMENT PROGRAM of 1950-1956.

FUTURE POPULATION OF PROVIDENCE, 1945	(Out of Print)
A PLAN FOR FIELDS POINT PORT AND INDUSTRIAL DISTRICT, 1946	(Out of Print)
MASTER PLAN FOR THOROFARES, 1946 Amended in 1950	(Out of Print)
MASTER PLAN FOR LAND USE AND POPULATION DISTRIBUTION, 1946	(Out of Print)
MASTER PLAN FOR THE REDEVELOPMENT OF RESIDENTIAL AREAS, 1946	(Out of Print)
ZONING ORDINANCE, 1948 Approved 1951	(Out of Print)
MASTER PLAN FOR PUBLIC SCHOOL SITES, 1950	(Out of Print)
CAPITAL IMPROVEMENT PROGRAM 1950-1956	(Out of Print)
PARKING IN DOWNTOWN PROVIDENCE, 1950	
CAPITAL IMPROVEMENT PROGRAM, Supplement 1951-1957	(Out of Print)
CAPITAL IMPROVEMENT PROGRAM, Supplement 1952-1958	(Out of Print)
CAPITAL IMPROVEMENT PROGRAM, Supplement 1953-1959	(Out of Print)
MASTER PLAN FOR PLAYGROUNDS AND PLAYFIELDS, 1953	

II. MAJOR ACTIVITIES 1952-1953

A. At the first meeting of the Commission of this fiscal year the Director announced that the New Haven Railroad officials had released preliminary plans for the relocation of Union Station. Throughout the year the Director participated in numerous conferences with representatives of the City, State and Railroad Officials regarding this project. The staff, early in the summer, made a Land Economics Study to determine the most desirable uses for the 90 acres of land

which would become available for development should the station be re-located. Mr. Coleman Woodbury, a land economist, was employed by the staff on a consulting basis to assist in the study. As a result of this study a PRELIMINARY REPORT ON THE RELOCATION OF THE RAILROAD STATION was prepared by the staff and, at present, is being edited for offset.

B. The Effect of Expressway Construction on Surrounding Property has been a subject for discussion for some time, especially in relation to disturbance to businesses caused by construction. In an effort to appraise this situation realistically an economic study of the Olneyville Shopping District was made as a case study. The results of this investigation were being developed at the end of the fiscal year.

C. The final report of the MASTER PLAN FOR PLAYGROUNDS AND PLAYFIELDS was published following approval by the Commission. This report is the tenth Master Plan published by the City Plan Commission.

D. During the year the City completed negotiations with the Veterans Administration for the use of part of Davis Park to be developed by the City for use as a playfield. The City has been tendered a revocable license from the Veterans Administration relative to the easterly portion of Davis Park for playfield purposes. This is an extension of the previous license under which the Recreation Department has operated a playground. In connection with this project the staff of the Commission, with a few members of the Recreation Department staff, prepared preliminary site plans and cost estimates of developing the Davis Park area.

E. The Department staff has continued to assist the Recreation Department in the preparation of site plans for playground and playfield development. In addition to Davis Park, mentioned above, final site plans together with grading and planting plans were prepared for the Sackett Street Playground, Fox Point Elementary School Playground and preliminary studies were made for the expansion and development of the Patrick A. Cunningham Memorial Park as a playground to serve the Nelson Street School and its adjacent neighborhood.

F. The Department, in collaboration with the Finance Director, submitted to the City Council a Capital Budget for 1953-1954 of \$4,790,479, exclusive of the Water Supply Board. Of this total \$414,404 is to be financed from current revenue and \$4,376,075 from bond authorities.

G. The latter part of the fiscal year the staff concentrated its efforts on a study of all the unimproved streets in the City. The primary purpose of this study is to achieve an orderly program for improvement of streets based on need and economic justification. It is intended that the study will be completed before the next Capital Improvement Program.

H. During the year field work was completed in connection with new Land Use Maps. This information was plotted on maps and then transferred onto punch cards. Arrangements were made with the Finance Department for the Tabulating Division to punch the cards and to tabulate them in eight separate reports. These reports, in process at the

end of the fiscal year, will record information on the use, size, assessed valuation and zoning of every lot in the City. They will also provide useful summaries of land uses by blocks, census tracts and city as a whole, and correlations of land use and zoning information, lot sizes and housing densities. Many other useful statistical summaries and analyses can be easily made by machine as the need arises.

APPENDIX A

Expenditures and Appropriations

of the

City Plan Department

	<u>1951-1952</u>	<u>1952-1953</u>
PERSONAL SERVICES (Salaries)	\$ 43,763.65	\$ 44,351.90
SERVICES OTHER THAN PERSONAL (Printing, Transportation, Miscellaneous, Fees, etc.)	3,155.46	3,375.10
MATERIALS AND SUPPLIES (Stationery, Office Supplies, etc.)	901.26	862.99
EQUIPMENT	<u>54.04</u>	<u>354.15</u>
Total Expenditures	\$ 47,874.41	\$ 48,944.14
Appropriation	<u>48,257.92</u>	<u>48,974.61</u>
Difference (Returned to General Fund)	\$ 383.51	\$ 30.74

APPENDIX B
PART I

Summary of Action Taken on Petitions

Referred from City Council

1952-1953

Subject	City Plan Commission Action			Subsequent Action by City Council and Mayor			
	Total No. of Referrals	No Objection	Recommended Denial	In Accord With CPC Recommendation	Opposite to CPC Recommendation		No Action
Zoning Amendments	44	11	33	19	11 (11)*		14
Abandonment of Streets	7	6	1	2			5
Sale or Lease of City-owned Property	13	11	2	9			4
Redemptions of Tax Title Property	11	25**	6**	25**			6**
Miscellaneous	<u>3</u>	<u>3</u>	<u>—</u>	<u>3</u>	<u> </u>		<u>—</u>
	78	56	42	58	11 (11)		29

* The figures in parentheses indicate the number of petitions granted by the City Council following City Plan Commission recommendation for denial.

** Some of the redemption referrals have been treated in separate actions thus resulting in a greater number of actions than total referrals.

APPENDIX B
PART II

Summary of Action on Referrals from
the Zoning Board of Review
through September 30, 1953

<u>Total No. of Referrals</u>	<u>Plan Department Action</u>		<u>Subsequent Action By Board of Review</u>		
	<u>No Objection</u>	<u>Recommended Denial</u>	<u>In Accord with CPC Recommendation</u>	<u>Opposite to CPC Recommen- dation</u>	<u>No Action</u>
132	64	68	79	50 (40)*	3

* The figure in parentheses indicates the number of changes granted by the Board of Review following City Plan Commission staff recommendations for denial.

AS REQUESTED THIS WILL SHOW THE ACTIVITIES, AND STATISTICAL RECORD OF THE SANITARY ENGINEER OF PLUMBING AND DRAINAGE DEPARTMENT, FOR THE FISCAL YEAR STARTING OCT, 1 1952 and ENDING SEPT, 30 1953.

PLUMBING INSPECTIONS	4149		
DRAIN INSPECTIONS	<u>1575</u>	TOTAL	5724
PLUMBING PLANS FILED	1061		
DRAIN PLANS FILED	<u>615</u>	TOTAL	1676
WORK ON OLD HOUSES	814		
WORK ON NEW HOUSES	<u>247</u>	TOTAL	1061
SEWER CONNECTIONS	1039		
CESSPOOL CONNECTIONS	<u>22</u>	TOTAL	1061
ESTIMATED COST OF PLUMBING PLANS	\$ 74,1300.00		
ESTIMATED COST OF DRAIN PLANS	<u>\$ 78003.00</u>	TOTAL \$	819303.00
LTD, LIC, MASTER PLUMBERS	4		
LTD, LIC, MASTER DRAIN LAYERS	<u>7</u>	TOTAL	11
FEEES PAID LTD, LIC, MASTER PLUMBERS	\$ 100.00		
FEEES PAID LTD, LIC, MASTER DRAIN LAYERS	<u>\$ 105.00</u>	TOTAL	\$ 205.00
FEEES RECEIVED FOR PLUMBING & DRAIN WORK	\$ 5555.00	TOTAL	\$ 5555.00
TOTAL FEEES RECEIVED FOR PLUMBING, DRAINAGE, & LICENSE FEEES.			\$ 5760.00

APPROVAL OF PLANS.

THERE WERE ABOUT 343 BLUE PRINTS & SPECIFICATIONS APPROVED, FOR ARCHITECTS & ENGINEERS, INCLUDING 846 ENGINEERING QUESTIONS TO SETTLE, OTHER THAN BLUE PRINTS, MAKING A TOTAL OF 1189 TECHNICAL QUESTIONS AND BLUE PRINT PLANS. THIS WORK WAS NECESSARY IN ORDER TO SEE THAT THE WORK TO BE INSTALLED AND CONSTRUCTED IN THE BUILDINGS, WOULD COMPLY WITH THE CITY OF PROVIDENCE PLUMBING LAWS.

COURT CASES.

THERE WERE 106 ILLEGAL PLUMBING AND DRAINAGE INSTALLATIONS THAT WERE CORRECTED AND LEGALIZED WITHOUT COURT ACTION, BY SENDING THE PARTY INVOLVED LEGAL LETTERS.

AGED AND CONVALESCENT HOMES.

THE SANITARY ENGINEERS DEPT, INSPECTED 16 HOMES FOR AGED AND CONVALESCENT PERSONS, THIS WAS REQUESTED BY THE STATE OF R.I, SOCIAL WELFARE DEPT, THE INSPECTIONS WERE REQUIRED UNDER THE R.I, STATE LAW CHAPTER 374, THE VISITS, AND INSPECTIONS MADE TO THE 16 HOMES BY THE SANITARY ENGINEER DEPT, WAS FOR THE APPROVAL OF THE LICENSE, OR THE APPROVAL FOR RENEWAL OF THE LICENSE APPLIED FOR THE HOME. AND TO SEE THAT THE PLUMBING FIXTURES WERE IN GOOD WORKING CONDITION, THE NUMBER OF FIXTURES REQUIRED FOR THE HOME, AND IF IT COULD BE PASSED BY THIS DEPT, BEFORE THE SOCIAL WELFARE DEPT, ISSUED THE LICENSE OR THE RENEWAL OF THEIR LICENSE TO THE PARTY TO CONDUCT THE HOME.

IN CITY COUNCIL
JAN 7 - 1954

Edward P. Drumm
SANITARY ENGINEER OF
PLUMBING & DRAINAGE

AWG

RECORDED:
WHEN RECEIVED IT IS CONSIDERED THAT
THE CASE IS RECEIVED.

H. Everett Whelan
CLERK

JAN -4 1954

REPORT OF THE CITY MESSENGER

For the month of NOVEMBER

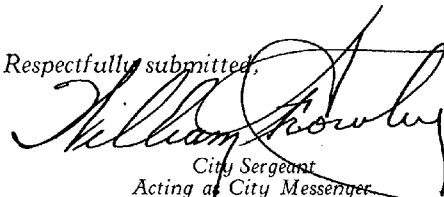
1953

TO THE HONORABLE THE CITY COUNCIL OF THE CITY OF PROVIDENCE:

Complying with the provisions of the City Ordinances the undersigned reports to your honorable body the following statement of "the expenditures and liabilities incurred in the care and superintendence of the City Hall and adjacent sidewalks," for the months of

For lighting City Hall,.....	\$ 682 59
" power,	192 28
" fuel,	43 60
" pay-roll of clerks, engineer, fireman, janitors, elevator men, watchman, etc.,	6 333 57
" supplies,	776 79
" salary of City Sergeant and Deputy,	1 167 50
" new furniture,	359 55
" furnishings and repairs,.....	
" telephone service, excess calls.....	1 989 81
Rent - Studley Land Co.	300 00
	<u>\$ 11,845 69</u>

Respectfully submitted,



City Sergeant
Acting as City Messenger

IN CITY COUNCIL
JAN 7 - 1954

RECORDED:
WHEN RECEIVED IT IS UNDERSTOOD THAT
THE SAME IS RECEIVED.

W. Everett Whelan
CLERK

REPORT
OF THE
CITY MESSENGER
FOR THE

Month of

674 130
JAN 2 2 03 PM '54
CITY CLERK'S OFFICE
PROVIDENCE, R. I.