

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 116

Approved February 26, 1981

RESOLVED, That His Honor the Mayor is hereby authorized to execute a Deed of Conveyance to Mrs. Teresa Ise' Comella, 94 Stamford Avenue, Providence, Rhode Island of that lot or parcel of land, containing approximately 1,086 square feet of land more or less, as set out and delineated as Lot 150, on City Assessor's Plat 90, situated at the junction of Stamford Avenue and Spooner Street for the sum of One Hundred Fifty Dollars (\$150.00).

IN CITY COUNCIL  
FEB 19 1981

READ AND PASSED

Ralph Fagnoli PRES.

Rose M. Mendonca CLERK

APPROVED  
Vincent A. Cianci  
MAYOR

FEB 26 1981

THE COMMITTEE ON  
CITY PROPERTY

Approves Passage of  
The Within Resolution

*Rose M. Mendonca*  
Chairman

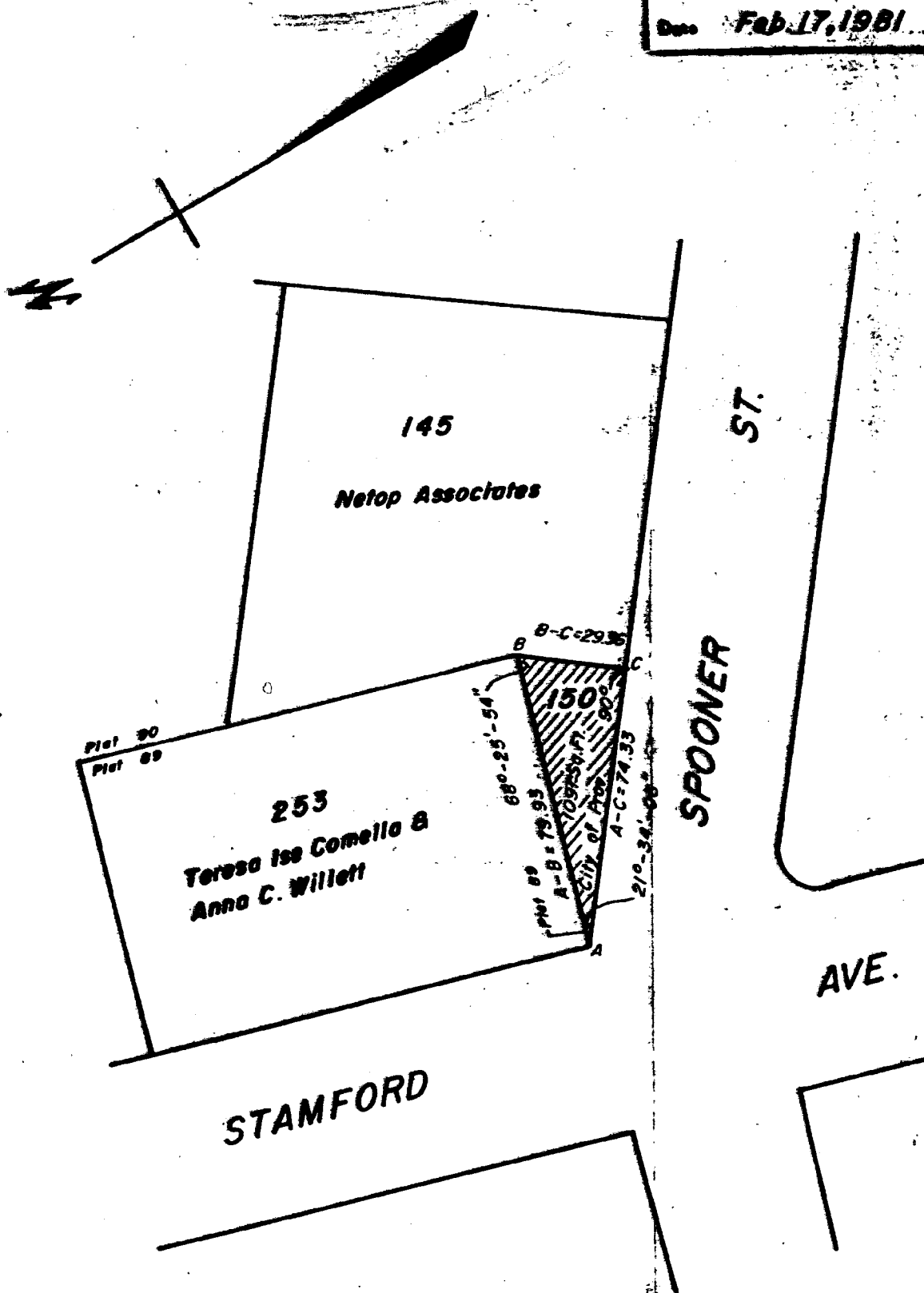
February 9, 1981

12-10-80  
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PROVIDENCE, R. I.  
 P. U. DEPT. - ENGINEERING OFFICE  
 CITY PROPERTY SECTION  
 Plan No. 064136  
 Date Feb 17, 1981



**Notes:**

Cross-Hatched Area (A-B-C-A) Indicates Proposed Sale.

Cross-Hatched Area Contains 1091-Sq.Ft.

Lot Numbers From Assessor's Plats 89 & 90

CITY OF PROVIDENCE, R. I.  
 Public Works Dept. Engineering Office  
 Showing Proposed Sale  
 Drawn by Petruska Checked by J.A.M.  
 Scale 1"=50' Date Feb. 17, 1981  
 Corrected by [Signature] Associate Eng.  
 Approved by [Signature] CHIEF ENGINEER

768  
K-22

*City Clerk*

RAF

KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF PROVIDENCE, a municipal corporation created by the General Assembly of the State of Rhode Island, in the County of Providence, in said State, for and in consideration of the sum of ONE HUNDRED FIFTY (\$150) DOLLARS, to it paid by TERESA ISE COMELLA and her daughter, ANNA COMELLA WILLETT (widow), both of the City and County of Providence, State of Rhode Island, does hereby grant, bargain, sell and convey unto the said TERESA ISE COMELLA and ANNA COMELLA WILLETT, as joint tenants and not as tenants in common, their heirs and assigns forever in fee simple, that certain tract or parcel of land situated in the City of Providence, R.I., shown as cross-hatched area and designated by the letters A-B-C-A on the accompanying plan, entitled "Providence, R.I. -P.W. Dept., City Property Section, Plan #064136-Date: February 17, 1981" bounded and described as follows:

Beginning at the northeasterly intersection of Spooner Street and Stamford Avenue and point marked "A" on the accompanying plan; thence easterly, bounded northerly by land now or lately of Terese Ise, Camella & Anna C. Willet, seventy-nine and 93/100ths (79.93') feet to the northeasterly corner of herein described parcel and point marked "B" on the accompanying plan; thence southwesterly, making an interior angle of 68°-25'-54", bounded easterly by land now of lately of Netop Associates twenty-nine and 36/100ths (29.36') feet to the northerly street line of Spooner Street and point marked "C" on the accompanying plan; thence westerly along the northerly line of Spooner Street, seventy-four and 33/100ths (74.33') feet to the northeasterly intersection of Spooner Street and Stamford Avenue, and point marked "A" (over) on the accompanying plan; the last described line makes an interior angle of 21°-34'-06" with the first herein described line.

The above described parcel contains 1091 square feet of land.

TO HAVE AND TO HOLD the same with all the rights, privileges and appurtenances thereunto appertaining, unto and to the use of the said TERESA ISE COMELLA and ANNA COMELLA WILLETT, as joint tenants and not as tenants in common, their heirs and assigns forever in fee simple.

This Deed is authorized by City Council Resolution  
No. 116, Approved February 26, 1981.

IN WITNESS WHEREOF, the said CITY OF PROVIDENCE has  
caused these presents to be signed and its corporate seal to be  
hereunto affixed by VINCENT A. CIANCI, JR., its Mayor, thereunto  
duly authorized, this 23<sup>rd</sup> day of APRIL, A.D. 1981.

SIGNED AND SEALED IN  
PRESENCE OF:

CITY OF PROVIDENCE

15/ Margaret M. McLochan

BY

15/ Vincent A. Cianci, Jr.  
MAYOR

STATE OF RHODE ISLAND

COUNTY OF PROVIDENCE

In Providence, in said County, on the 23 day of May ~~APRIL~~,  
A.D. 1981, before me personally appeared the above named  
VINCENT A. CIANCI, JR., Mayor of the City of Providence, to me  
known and known by me to be the person executing the foregoing  
instrument, and he acknowledged said instrument, by him  
executed, to be his free act and deed in his said capacity and  
the free act and deed of the City of Providence.

15/ Margaret M. McLochan  
Notary Public

CORRECT IN FORM AND SATISFACTORY TO ME.

15/ John J. Tondelli, Jr.  
CITY SOLICITOR

2/9/81

14

94 Stamford Ave.  
Providence, R.I. 02907  
Jan. 26, 1981.

Harry A. Johnson, Chairman  
Committee on City Property  
City Hall  
Providence, R.I.

% Rose M. Mendonca, City Clerk

Dear Mr. Johnson,

In accordance with the letter of Jan. 22, 1981  
from City Clerk Rose M. Mendonca relative to Lot 150,  
City Assessor's Plot 90, I hereby agree to pay \$150.00  
for said lot.

Very truly yours,

Teresa Isé Comella

Mrs. Teresa Isé Comella

2-1-81  
p. 1

**FILED**

**JAN 27 9 22 AM '81**

**DEPT. OF CITY CLERK  
PROVIDENCE, R.I.**

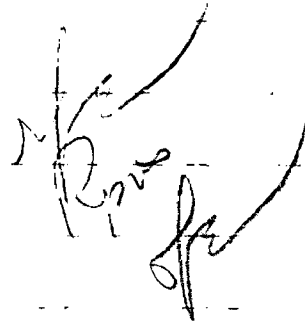
90 XI 17

44

94 Stamford Ave.  
Providence, R.I. 02907

May 12, 1980

Harry A. Johnson, Chairman  
Committee on City Property  
City Hall  
Providence, R.I.



Dear Mr. Johnson:

I live at 94 Stamford Ave., with my husband, who has been totally disabled for the past 45 years. I am 77 and he is 78. I am his legal guardian.

My house is on the easterly side of Stamford Ave, and the land extends southerly to Spooner Street. At the present time it touches Spooner Street at only one point.

In the past my lot was always considered to be a "corner lot" - abutting on Spooner Street in its entirety. The City originally planned to extend Spooner Street straight ahead in an easterly direction by my land.

However, a few years ago the City did extend Spooner Street, but changed its direction to a southeasterly direction - away from my land. Thus my lot ceased to be a corner lot.

Changing the direction of Spooner Street created a small triangular sliver of land between my lot and the Spooner.



Street extension - designated on Assessor's Plat 90 as Lot #150.

This small wedge-shaped piece separating my lot from Spooner Street actually is of no practical value to anyone; but it would restore my property to its former corner status, of which I feel I have been unjustly deprived.

A lot of people throw cans, bottles, cartons and other junk on this strip of land; a lot of it spills on to my land. It has become a convenient dumping ground. I have managed to keep it clean up to now, as it is an eyesore in the neighborhood. However, there is no incentive to keep on cleaning it up any longer if it is not my property.

In view of the foregoing would I be out of order in asking the City to give me ownership of this small piece of land?

If a free transfer of ownership is not possible I will offer to pay \$100 to \$200. This is all I can afford as we live on a fixed limited income.

May I respectfully request your favorable consideration of my proposal.

Yours very truly,

Teresa Asi Cornella

DEPENDENCE ST  
DE  
11 11 11

11 11 11 11 11 11

P.S. My land is designated lot #253.

FILED

MAY 12 12 33 PM '80

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

THE COMMITTEE ON  
CITY PROPERTY

Recommends

Offer

*Dee W. Newdover*  
Clerk

1802/

THE COMMITTEE ON  
CITY PROPERTY

Recommends

Be Referred

*Dee W. Newdover*  
Clerk

5/12/80

94 Stamford Ave  
Providence, R.I. 02907  
May 12, 1980

Harry A. Johnson, Chairman  
Committee on City Property  
City Hall  
Providence, R.I.

Dear Mr. Johnson

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May I respectfully request your favorable consideration of my proposal.

Yours very truly,

*Teresa Lee Comella*

RECEIVED  
DE  
APR 15 1980

P.S. My land is designated Lot #253.

January 22, 1980

Mrs. Teresa I. Comella  
94 Stamford Avenue  
Providence, RI 02907

Dear Mrs. Comella:

I have been directed by Councilman Harry A. Johnson, Chairman of the Committee on City Property, to correspond with you relative to your communication dated May 12, 1980, in which you request to purchase a parcel of land abutting your property same being Lot 150, on City Assessor's Plat 90.

In accordance with an appraised valuation from City Assessor Littler, who indicates a fair market value for the subject land is One Hundred Fifty Dollars (\$150.00), it was the vote of the members of that Committee to offer that Lot to you for the sum stated.

If this meets with your approval, kindly inform the Chairman of that Committee by communication in care of this department and a Resolution will be presented to the City Council, recommending said purchase.

Very truly yours,

Rose M. Mendonca,  
City Clerk.

RMM:hgg



## THE CITY ASSESSOR

CITY HALL, PROVIDENCE, RHODE ISLAND 02903

421-5900

### MEMORANDUM

TO: CITY PROPERTY COMMITTEE  
FROM: THEODORE C. LITTLER, CITY ASSESSOR  
DATE: JUNE 3, 1980  
RE: REQUEST FOR APPRAISED VALUE

*As requested, the following is submitted pursuant to your request for an appraised value of the property located on Assessors Plat 90, Lot 150.*

*The parcel is located at the junction of Stamford Street and Netop Drive, is triangular in shape and was created by the City after the alteration of the street roadway.*

*In reviewing the situation I am of the opinion that the lot would have value only to the abutting owner who has made the request to purchase the lot from the City and has offered a stipend of \$100 to \$200. Inasmuch as the lot, in my opinion, is valueless except to this individual, and taking into consideration the size [1,086 sq. ft.] and shape of the parcel, I would recommend that you accept the offer as submitted and convey the parcel to Teresa Ise Comella.*

*ads*

The map is a plat of a residential subdivision. It features the following streets and lot information:

- HATHAWAY ST**: Located on the right side of the map, running north-south. It is 16.05' wide.
- BISSELL ST**: Located on the right side of the map, running north-south. It is 16.05' wide.
- SPOONER ST**: Located in the center of the map, running north-south. It is 16.05' wide.
- SAWYER ST**: Located in the center of the map, running north-south. It is 16.05' wide.
- THURSTON ST**: Located in the center of the map, running north-south. It is 16.05' wide.
- DIXON ST**: Located in the center of the map, running north-south. It is 16.05' wide.
- HAMLIN AVE**: Located on the left side of the map, running north-south. It is 16.05' wide.

The lots are numbered and contain various numerical data, likely representing area or volume. The map also shows a large body of water on the right side. The map is oriented with North at the top.

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: February 10, 1981

TO: James F. Lembo, Deputy Director of Public Works and Robert Quigley,  
Engineering  
Office

SUBJECT: REQUEST FOR TRACING OF PROPERTY

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

DISPOSITION:

Will you kindly submit as soon as practical a tracing for that property located at the junction of Stamford Street and Neetop Drive, same being a portion of Lot 150 on City Assessor's Plat 90.

Attached is a report from the City Assessor together with his map.

City Clerk