

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 5

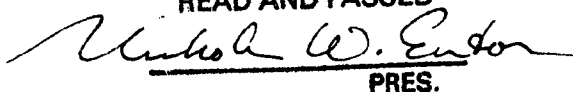
*Approved* January 12, 1988

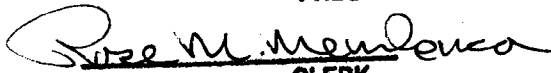
RESOLVED, That His Honor the Mayor is hereby authorized and empowered on behalf of the City of Providence to execute a Deed of Conveyance to the Providence Redevelopment Agency for the sum of One (\$1.00) Dollar, Lot 529, as set out and delineated on City Assessor's Plat 23, situated along 108 West Clifford Street.

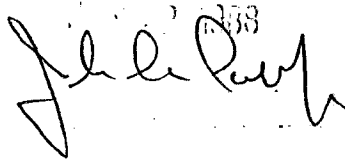
IN CITY COUNCIL

JAN 7 '88

READ AND PASSED

  
PRES.

  
CLERK



**THE COMMITTEE ON**

**CITY PROPERTY**

**Approves Passage of  
The Within Resolution**

Rose M. Newlove  
Chairman

December 1, 1987



# **S.W.A.P.**

## **STOP WASTING ABANDONED PROPERTY**

To: Councilman Thomas O'Connor

From: David Karoff, Executive Director

Re: 108 West Clifford Street

Date: August 5, 1987

SWAP has determined that the City of Providence is in possession of a piece of property at 108 West Clifford Street (Plat 23, Lot 529), deeded to it in 1975 by a Ms. Alice H. Burnham. The City Council approved the transfer of title from Ms. Burnham to the City on August 15, 1975 in Resolution No. 663. In this resolution it was stated that the City will "promote the preservation and rehabilitation of said area."

SWAP proposes that the City deed this property to SWAP for the purpose of providing desperately needed housing in the South Providence area and countering the blight which is prevalent in the area.

SWAP has an excellent track record for this type of development. In the last year it produced four units of rehabilitated and new housing and currently has five more units in progress. We employ and train local residents, use local subcontractors and sell our units to local families at 80% of median income. Our housing is produced without subsidy and is of superior quality.

The urgent nature of this request is contained in the present availability of a multi-family house which is slated for demolition in the near future. Without a suitable lot, more housing in South Providence will be destroyed. With this lot, we will be able to save the house and ensure that the resulting units remain in the hands of low-moderate income families in perpetuity.

I am, of course, available at any time, including at the council meeting, to help in this process. I've enclosed a copy of the 1975 resolution accepting transfer of the property to the City.

Thank you for all of your help, particularly in light of the short notice.

**439 Pine St., Providence, R.I. 02907**  
**(401) 272-0526**



# **S.W.A.P.**

## **STOP WASTING ABANDONED PROPERTY**

November 10, 1987

Councilman Thomas F. O'Connor, Jr.  
c/o Michael Clement  
City Clerk's Office  
City Hall  
Providence, RI 02903

Dear Councilman O'Connor:

As we spoke of yesterday on the telephone, enclosed please find a copy of Resolution of the City Council No. 75-663. As you can see, the City of Providence accepted the deed to this piece of property for the express purpose of "promoting the preservation and rehabilitation of the neighborhood." SWAP, in its pursuit of the same goals, would greatly appreciate your introducing a resolution in the City Council transferring this property, without cost, to SWAP for the purpose of constructing a new two family dwelling for low-moderate income families. The property address is 108 West Clifford Street and the Plat/Lot number is 23/529.

If you have any questions about this matter please feel free to call me. A speedy resolution will result in both an improved neighborhood and a fine, owner-occupied home in an area that has seen more than its share of disinvestment and speculation over the past decade. Thank you for your help.

Sincerely,

David A. Karoff  
Executive Director

Enclosure

**439 Pine St., Providence, R.I. 02907**

**(401) 272-0526**



Department of Law  
*"Building Pride In Providence"*

December 11, 1987.

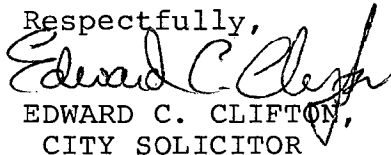
Councilman Andrew Annaldo,  
Chairman,  
Committee on City Property,  
c/o City Clerk's Office,  
City Hall,  
Providence, R.I. 02903.

Dear Councilman Annaldo:

Please find the response of Law Department to your request dated December 8, 1987, which was prepared by members of my staff.

To summarize the opinion, there are no restrictions on the face of the deed to one of the ultimate grantors to the City, Alice H. Burnham. As the opinion states further, there were no restrictions imposed during the ten-year period (1965-1975), when the title came into the City.

Insufficient time precluded this department from determining the existence of any liens, etc.

Respectfully,  
  
EDWARD C. CLIFTON,  
CITY SOLICITOR

ECC:RAF

ENCS.

FILED

DEC 15 9 08 AM '87

DEPT. OF JUSTICE  
PROVIDENCE, R.I.

TO: ED CLIFTON

FROM: LAVONNE THOMPSON and JOHN T. D'AMICO

DATED: 12/11/87

RE: 108-114 West Clifford Street, Providence, R.I.

---

We are in receipt of your request dated 12/10/87 with respect to correspondence from Chairman Annaldo, dated December 8, 1987.

We have reviewed the most significant portion of the chain of title to the above-referenced address.

The title was examined from 1965 through 1975. The former was chosen as a date of origination, insofar as members of the same family had been in possession of the situs since 1917.

The 1965 deed has no restrictions contained on its face. (See attached). Additionally, the 10-year examination reveals no restrictions imposed on title.

The 1975 deed was chosen since the City of Providence came into possession of the locus at that time, through City Council Resolution 663. We also examined all plat cards for the locus, and noted no recorded plat restrictions.

It should be noted that:

(1) This review of title assumes that no restrictions existed prior to the 1965 deed, which notion is supported by the fact that they do not appear on the face of that deed.

(2) that this review has not concerned itself with liens, violations and the like, since its purpose was to note restrictions on the property;

(3) that this review did not examine the property from the acceptance of it by the City in 1975.

(4) this review did not concern itself with any existing unpaid

assessments.

While, in order to avoid the problems that have manifested themselves previously, the Providence Redevelopment Agency, the Department of Public Parks, and the City Clerk might be contacted; it appears from our examination of the records that there are no existing restrictions on these premises.

RAF



That I, Lydia A. Battey (also known as Alice L. Battey)

(DESCRIPTION, AND INCUMBRANCES, IF ANY)

Said premises being 108-114 West Clifford Street, Providence and also designated as Lot 529 on Assessors' Plat 23.

The consideration for this deed is such that no revenue stamps are required.

Witness my hand this 15th day of February 1965.

Lydia a Battery

to me known and known by me to be the person who executed the foregoing instrument, and she acknowledged said instrument to be her free act and deed.

Stephen J. Siegel  
Notary Public

Received for Record at 9 o'clock 21 min Ac M  
FEB 26 1965 General of Planning Recorder of Deeds

	Card
7 / 11	189
25 / 11	740
28 / 16	895
31 / 70	909
35 / 88	1088

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 663

Approved August 15, 1975

RESOLVED that there is presently located in the City of Providence a certain parcel of land which is vacant and in a littered and deteriorated condition; and

WHEREAS, the City of Providence is vitally interested in the preservation and rehabilitation of neighborhoods throughout the City; and

WHEREAS, the owner of this certain parcel, Alice H. Burnham, now residing in Brookfield, New Hampshire, is willing to convey title of this parcel of land which is located in the City of Providence without cost to the City; and

WHEREAS, by the acceptance of this deed, the City of Providence will be able to promote the preservation and rehabilitation of said area,

NOW, THEREFORE, BE IT RESOLVED, that the City of Providence hereby accepts deed in fee simple to the land hereinafter described from the above owner thereof:

That certain lot or parcel of land, with all the buildings and improvements thereon, situated in the City of Providence, State of Rhode Island, and laid out and designated as Lot 12 upon a certain plat entitled "Map of Weybosset Plains Lots belonging to the heirs of Hope Ives and others Surveyed and drawn by Wm. S. Haines April 1867" and recorded in the records of land evidence in said City of Providence in Book of Plats No. 7 Page 11.

IN CITY COUNCIL  
AUG 7 1975

READ AND PASSED

Ralph F. ... PRES.  
ACTING  
Ernest ... CLERK

Anna ...  
MAYOR

AUG 15 1975

A true copy,  
Attest:

Rose M. Mendonca  
Rose M. Mendonca,  
City Clerk

*E.C.C. 12/9/87 Law Dept*

City of Providence



Rhode Island

## Department of City Clerk

### MEMORANDUM

DATE: December 8, 1987

TO: City Solicitor Edward C. Clifton

SUBJECT: REQUEST FOR AN OPINION

CONSIDERED BY: Councilman Annaldo, Chairman - Committee on City Property

DISPOSITION:

Accompanying is a Resolution sponsored by Councilman Thomas F. O'Connor, Jr., recommending property located along 108 West Clifford Street be transferred to SWAP.

Also attached is a Resolution conveying the lot to the City by Alice H. Burnham in 1975.

The City Property Committee has voted to transfer the property to the Redevelopment Agency to be conveyed to SWAP once it has been determined there are no restrictions in the deed.

You are requested to review the deed and respond, as soon as practical and the matter will be transmitted to the City Council.

*Rose M. Menlove*  
City Clerk

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: April 29, 1988

TO: Providence Redevelopment Agency

SUBJECT: ACCOMPANYING RESOLUTION

CONSIDERED BY: Rose M. Mendonca, City Clerk

DISPOSITION: This Resolution was transmitted previously with the accompanying information, as it was the vote of the Committee on City Property the lot be transferred to the Providence Redevelopment Agency to be sold to S.W.A.P.

City Clerk