

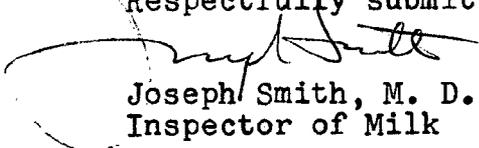
City of Providence  
DEPARTMENT OF MILK INSPECTION  
C. V. Chapin Hospital  
153 Eaton Street, Providence, R.I.

May 5, 1961

To the Honorable The City Council of the City of Providence, Gentlemen:

The following list of individuals, firms, companies, corporations, etc., with the approval of the Inspector of Milk, respectfully request licenses to sell milk, cream and skimmed milk in the City of Providence.

Respectfully submitted,

  
Joseph Smith, M. D.,  
Inspector of Milk

898 ADAMS DRUG CO., INC.  
200 Academy Avenue  
Providence, R. I.

903

UPTOWN TAVERN  
51 Atwells Ave.  
Providence, R.I.

899 MICHAEL MAGNELLI  
215 Academy Ave.  
Providence, R.I.

904

JOSEPH MARZILLI & JOSEPH GEMMA  
THE OLD CANTEEN, INC..  
120 Atwells Avenue  
Providence, R.I.

900 RESTIVO'S MARKET  
PHILLIP RES T IVO  
297 Admiral S treet  
Providence, R.I .

905

NICHOLAS J. CARBONE  
132 Atwells A venue  
Providence, R hode Island

901 VALLEY VIEW MARKET  
Gelsomino Giacchi  
864 Admiral Street  
Providence, R.I.

906

RICKY'S LUNCH  
194 Atwells Avenue  
Providence, R.I.

902 STERLING DINER  
PASCO CARRIGLIA  
2 Allens Avenue  
Providence, R.I.

907

I VAZZO'S TOMATO LIES  
EMILIO I VAZZO  
210 Atwells Avenue  
P rovidence, R.I .

908	FEDERAL GRILLE SALVATORE M. CACCHIOTTI 294 Atwells Avenue Providence, R.I.	921	CHARLES TAPPER 935 Broad S treet Providence, Rhode Island
909	G. MATTERA & SONS MKT. 408 Atwells Avenue Providence 9, Rhode Island	922	William Vangel 1167 Broad Street Providence, R.I.
910	EDDIE JACK'S SPA EDWARD MENDONCA 686 Atwells Ave. Providence, R.I.	923	PULLMAN PANCAKE, INC . 1209 Broad Street Providence, Rhode Island
911	RICHARDS PHARMACY 923 Atwells Avenue Providence, R hode I sland	924	GANSETT RESTAURANT MANUEL BOTELLO 33 Broadway Providence, R .I.
912	J & C VARIETY 87 Bogman Street Providence, R.I.	925	ERNEST COLANDO Broadway Lunch 500 Broadway Prov. R. I.
913	MOSCO'S MARKET 543 Branch Avenue Providence, R hode Island	926	DEL MONTE MARKET 277 Cranston S treet Providence, R .I.
914	IRVING W. IRONS, JR. 565 Branch Avenue Providence, R .I.	927	EDDIE'S DINER 326 Cranston S treet Providence, Rhode Island
915	ANTHONY GIACOBI 884 Branch Ave. Providence, R. I.	928	RAYMOND F. FRICKER 77 Daboll Street Providence, Rhode Island
916	MORTY DECOF 240 Broad St. Providence, R. I.	929	VINCENT LUCREZIANO 96 De Pasquale Avenue Providence, Rhode Island
917	HOWARD BRENNAN 850 Broad Street Providence, R.I.	930	CARMINE PETRUCCI 113 De Pasquale A v nue Providence, R hode Island
918	Broad Street Fish & Chip 854 Broad Street Providence, R. I.	931	THE MERMAID CAMELLA M. POMPSELLI 344 Douglas Avenue Providence, R .I.
919	COZY GRILLE 884 Broad Street Providence, R .I.	932	WILLIE'S RESTAURANT 1140 No. Main S treet Providence 4, Rhode I sland
920	COLE ICE CREAM COMPANY THOMAS M. FOGARTY 912 Broad Street Providence, Rhode Island	933	SYDNEY FOOD STORE LOUIS SYDNEY 47 Ocean Street Providence, R.I.

- 934 CUMBERLAND FARMS DAIRY, INC.  
909 Cumberland Hill Road  
Woonsocket, R. I .
- 935 NARRAGANSETT FOOD SERVICE, INC.  
1111 Atwells Avenue  
Providence, Rhode Island
- 936 NARRAGANSETT FOOD SERVICE, INC .  
1385 Broad Street  
Providence, R. I.
- 937 NARRAGANSETT FOOD SERVICE, INC.  
561 Charles Street  
Providence, Rhode Island
- 938 NARRAGANSETT FOOD SERVICE, INC.  
568 Hartford Avenue  
Providence, Rhode Island
- 939 NARRAGANSETT FOOD SERVICE, INC.  
248 Pocasset Avenue  
Providence, Rhode Island
- 940 NARRAGANSETT FOOD SERVICE, INC.  
224 Prairie Avenue  
Providence, Rhode Island

IN CITY COUNCIL

MAY 5 1961

READ AND GRANTED

*D. Everett Whelan*  
CLERK

City of Pawtucket  
Rhode Island

Office of the Mayor



LAWRENCE A. McCARTHY

Mayor

May 1, 1961

To The Honorable the City Council  
City Hall  
Providence, Rhode Island

Gentlemen:

This is to acknowledge receipt of a resolution approved by your honorable body on April 21, 1961 concerning the operation of an incinerator near the Providence-Pawtucket city line.

We realize that the incinerator is not what we would like to continue for a very long period. However, the installation has not yet been completed. The owner is installing other much needed equipment in connection with the burner. When this is installed it is our hope that there will be no further trouble.

Yours very truly,

Lawrence A. McCarthy  
Mayor

LAM/mln

IN CITY COUNCIL

MAY 5 1961

READ:

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

CLERK

CITY OF PROVIDENCE, RHODE ISLAND

BOARD OF CANVASSERS AND REGISTRATION

BOARD

THOMAS A. CAHIR  
EDWARD L. CASEY  
GAETANO LANZI

CITY HALL, PROVIDENCE 3

310

May 3, 1961

To The Honorable City Council  
City of Providence  
City Hall  
Providence, R. I.

Gentlemen:

I wish to express my appreciation for your message  
of sympathy on the death of my mother.

Sincerely yours

*Gaetano Lanzi*

IN CITY COUNCIL

MAY 5 1961

READ:

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*Robert Whelan*  
CLERK

FILED

MAY 3 3 46 PM '61

CITY CLERK'S OFFICE  
PROVIDENCE, R.I.



**COLLEGE HILL 1961**  
progress after planning



Anno Domini MCMLX

## The American Institute of Architects

cites with honor

An Organization in the Field of Planning

### The Providence [R.I.] City Plan Commission

for its leadership in effecting the  
College Hill Demonstration Grant Study  
whereby there has been held up for all to  
see the possibilities of restoring to a city  
some of the amenities of man's environment,  
lost for a while, but still recapturable  
by a resolute community

*Mybannon*  
Secretary

*Thurston*  
President

# COLLEGE HILL 1961

## progress after planning

CITY PLAN COMMISSION

CITY HALL

PROVIDENCE 3, R.I.

APRIL 1961

IN CITY COUNCIL

MAY 5 1961

READ:

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*Robert Whelton*  
CLERK

*Many planning reports are released each year. But what happens after publication? Was the plan well or ill received? Are forces for implementing the plan's proposals at work? Or, has the plan, like far too many others, been relegated to the archives to collect dust? Spectacular projects receive national publicity, but the more limited renewal activities are not usually known outside of their city. This report is intended to fill this gap in information concerning College Hill. A plan for College Hill was published and distributed in 1959, and there are visible results. We in Providence are proud of the urban renewal efforts underway on the Hill, and we wish to document this progress after planning in order to serve those individuals and groups who are engaged in similar work elsewhere.*

**T**he Providence Preservation Society was formed in April of 1956 for the purpose of trying to stop the decay which was gradually stripping College Hill of its architectural heritage, and of finding methods to renew this historic area. The Society approached the City for assistance and through this private-public linkage an application for financial assistance in a study of the methods and techniques for developing a program for preservation, restoration, and renewal of a historic area was submitted in December 1956 to the Urban Renewal Administration and approved. With a two-thirds cash grant from the Demonstration Program Branch of U.R.A. and the remaining one-third from the Providence Preservation Society and the City, the \$73,000 College Hill Study was begun by the City Plan Commission and Blair Associates of Providence, planning consultants. The study was completed in January of 1959 and the report distributed the following July.

Among the many honors received by the City Plan Commission for the report was the 1960 Citation of an Organization from the American Institute of Architects. At that time, only one other American City had received the Citation.

The downtown area is contiguous to College Hill's western side. The City Plan Commission's other Demonstration Study, citizen participation in downtown master planning, has been completed and the final report will be issued shortly. Many of the proposals in the College Hill Report have been incorporated into the Downtown Master Plan.

The College Hill Report set forth a nine-point program based on the hope that private citizens, institutions and various levels of government could and would work together to bring about the improvements spelled out in the plan. Extraordinary effort would be necessary but it was felt that the results would be worth the effort.

The recommended program was:

1. an organization to guide the development of the plans;
2. a federally-assisted urban renewal program;
3. historic area zoning regulations;
4. a tourist trail along Benefit Street;
5. a national historic park at the site of Roger Williams Spring;
6. institutional activities;
7. municipal improvement and regulatory programs;
8. publicity, education, and information programs; and
9. aids to private investment activities.

Not all of the recommendations have been acted upon, but significant progress has been made which is summarized in this report.

• • •

### **1. An Organization to Guide the Development of the Plans**

A College Hill Coordinating Committee of twenty persons was organized while the study was underway. It was instrumental in laying the groundwork for eventual implementation of the Plan. Now, the "Committee to Implement the College Hill Study," which represents a cross section of the community, is at work.

### **2. Federally-assisted Urban Renewal Program**

A part of the historic area within College Hill was recommended for urban renewal, and has since been incorporated into the East Side Renewal Project now being carried out by the Providence Redevelopment Agency. Completion of the Survey and Planning phase is scheduled for the latter part of 1962.

A large part of the work involved probably will be through the process of rehabilitation since over 60% of the structures seem salvageable. It appears that the East Side Project will be one of the most ambitious and dramatic renewal activities in the country.

### **3. Historic Area Zoning Regulations**

A state enabling act for Historic Area Zoning was recommended in the College Hill Report. This legislation was enacted through the efforts of the City and the citizen groups in 1959. North Kingstown and South Kingstown, two towns in Rhode Island, quickly passed historic zoning regulations, and in 1960 the Providence City Council passed the Historic District Zoning Ordinance. Under the Ordinance a seven-member Historic District Commission was established and has already considered several referrals.

▲ to safeguard the heritage of the city by preserving a district which reflects elements of its cultural, social, economic, political and architectural history;

▲ to stabilize and improve property values;

▲ to foster civic beauty;

▲ to strengthen the local economy; and,

▲ to promote the use of historic districts for the education, pleasure, and welfare of the people.

Study of the structures in the area confirmed the fact that unlike other cities with historic area controls, College Hill does not have a single style concentration. For this reason today's philosophy of architectural design is encouraged so it can take its place with its forebears.

The intent of the ordinance, then, is to safeguard the outstanding and valuable structures that best represent historic architectural styles; and to be flexible in regard to new construction.

Administrative procedures for carrying out the special zoning regulations have been worked out and sent to architects and others who may be involved in work affecting the exterior appearance of structures within the District.

#### 4. A Tourist Trail Along Benefit Street

The Committee to Implement the College Hill Study has delegated to the Preservation Society the task of developing Benefit Street along the lines indicated in the report. Towards this end, the Society has formed the Benefit Street Development Committee, which has in turn formed sub-committees on Signs and Markers; Traffic and Parking; Historic Mile; and Roger Williams Spring Park. These sub-committees are now at work on their various jobs and it is anticipated that the Benefit Street Historic Trail will become a reality in the near future, perhaps within a year.

#### 5. A National Historic Park at the Site of Roger Williams Spring

One important proposal is the Roger Williams Spring National Historic Park (see map, inside back cover). The establishment of this park is viewed as an important step in the upgrading of the northern section of College Hill.

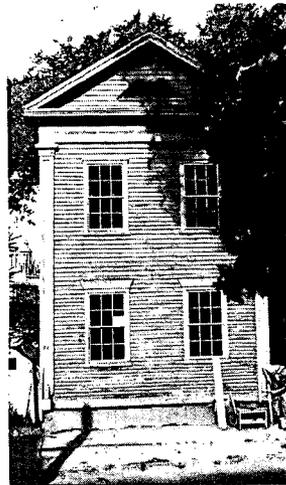
Due to the efforts of Senator Theodore Francis Green, a bill to establish this Park was passed by the Senate at the 1960 session, but unfortunately, due to the pressure of time, the bill died in the House. Introduction at the 1961 session is expected, and no objections to its passage are foreseen. If passage is achieved, development of this park can proceed concurrently with the urban renewal project.

#### 6. Institutional Activities

It is unfortunate that the major educational institutions have not lent strong support to the entire program in line with their role as intellectual leaders of the community. Instead, their attitude has varied from mild interest and neutrality to strong opposition depending on the degree of direct involvement. It is hoped that much better cooperation can be attained in the future.

#### 7. Municipal Improvement and Regulatory Program

Being carried out now by the municipal government are the following recommendations of the College Hill Study: Building Code and Zoning enforcement; Minimum Housing Standards enforcement on a complaint basis; the urban renewal program; historic zoning enforcement; and traffic and parking control.



### 8. Publicity, Education, and Information Programs

The Providence Preservation Society has assumed a large part of the responsibility for publicity, education and information programs. Their activities have consisted of active support for all the programs of the plan; encouragement of private capital investment; a series of public lectures on the architectural characteristics of the area; guided tours; biennial street festivals, featuring the opening of private homes; information services; and a consultant service available to homeowners seeking advice on restoration.

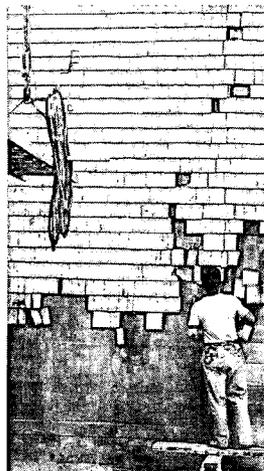
### 9. Aids to Private Investment Activities

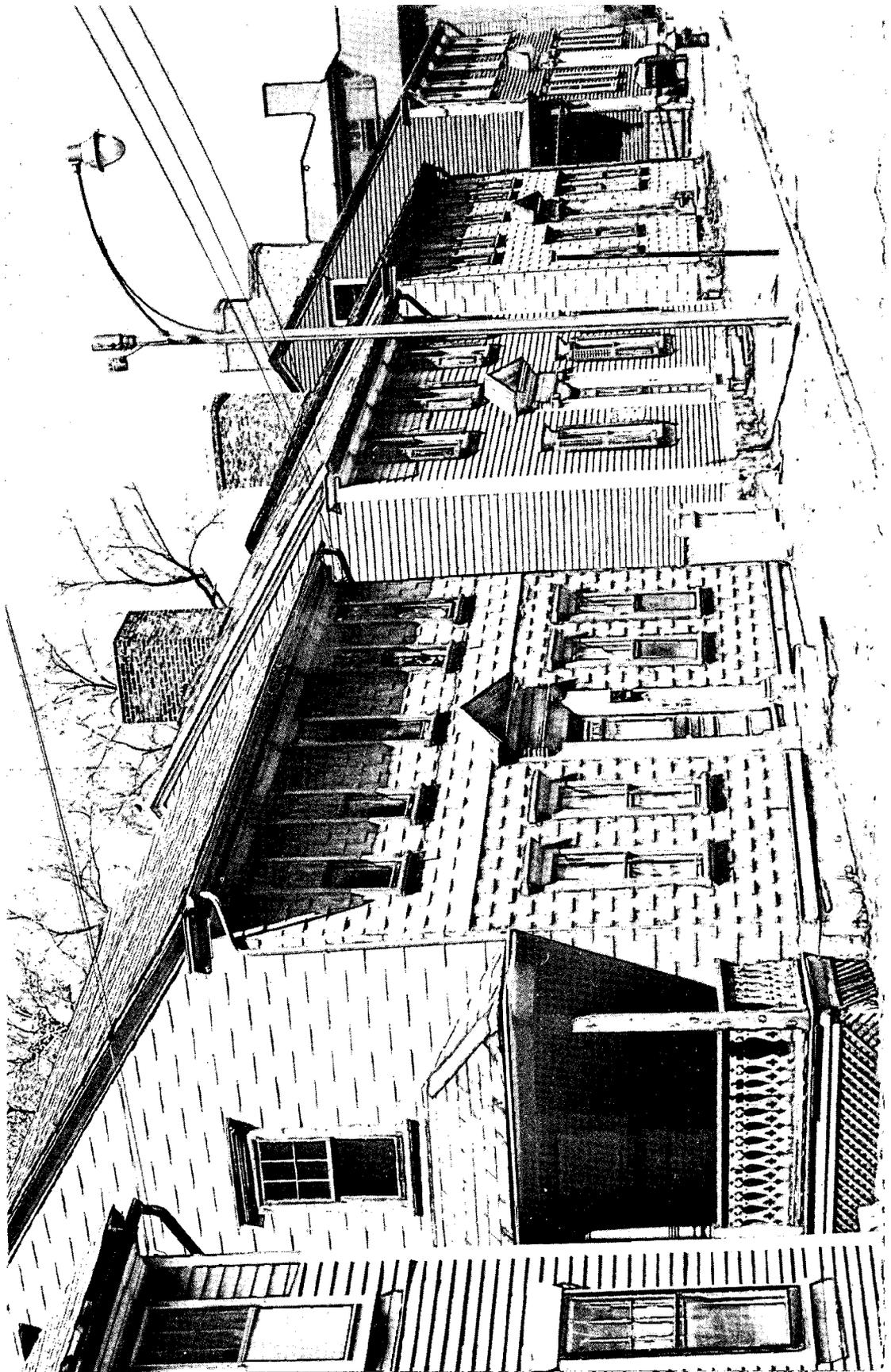
During the past four years about thirty pre-1840 houses have been bought by private individuals or corporations for restoration. Some of these were bought even before the College Hill Study was completed; the very fact that there was a study in progress brought the area to the attention of many people who saw the opportunities in rehabilitating an old house for their own family, or for investment.

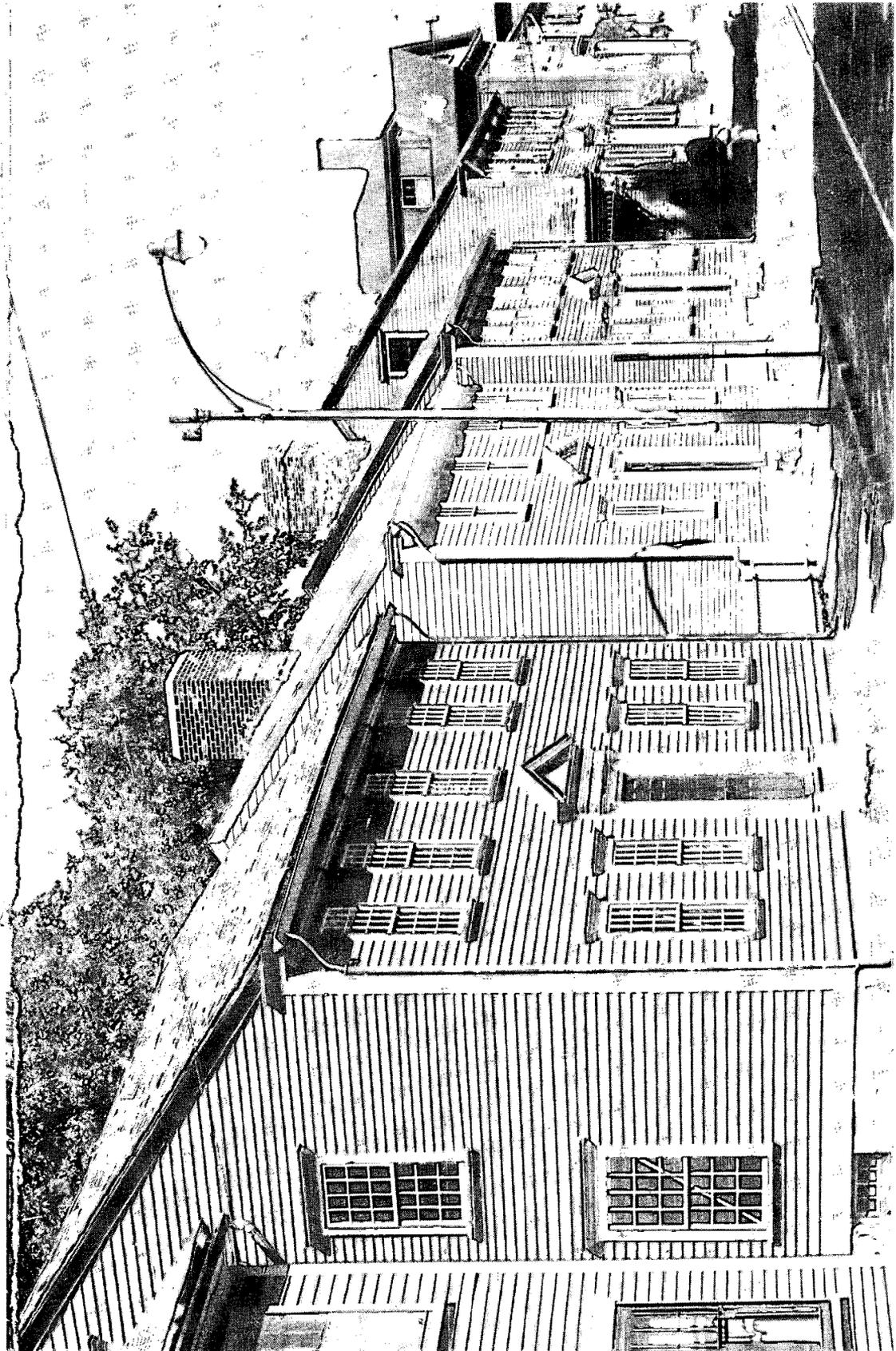
The Burnside Corporation (Mrs. Malcolm G. Chace, Jr.) has purchased fifteen houses; the exteriors have been restored and the purchasers will restore the interiors. Foxes Hill Corporation has purchased three, one of which has been completely renovated and is now rented. More than ten houses have been purchased by individuals and are presently being restored. The Episcopal Diocese of Rhode Island has restored three houses on Benefit Street and converted their interiors into apartments for elderly persons. Much of this restoration work was done by a construction firm headed by Mr. Roger A. Brassard. People who were interested in upgrading College Hill realized that the neighborhood would not be renewed if only one house at a time were restored. Therefore, some have joined forces and finances in order to purchase more than one, and a major in-road has been made into the blighted areas on the Hill.

• • •

*The following pages show several of these restorations. Overleaf are before and after photos of three restored houses on Benefit Street. The map spots each house renovated since the College Hill Study began.*









Providence Journal

Nine Church Street, built by Abel and Darius Allen between 1790 and 1797. This is a typical small gable-roofed house with central chimney – central hallway plan. The quoin doorway denotes its late eighteenth century date; the ell at the rear is a later addition. The photo above was taken soon after restoration had begun. The porch and tree have been removed, showing the original doorway of the house. Much of the shingling has been ripped off, revealing the original clapboards and the rusticated windows on the first floor. Note, however, that the asbestos cover had not hidden the simplified Greek Key cornice which indicated the structure's age to the restoration specialist.

Providence Journal

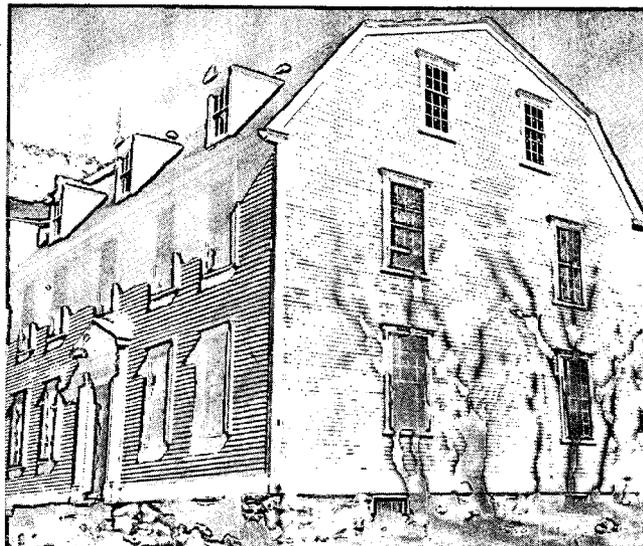




L. Tilley

Forty-three Benefit Street, built by Joseph Jenckes in 1774. This large clapboard gambrel roofed house belongs to the true Colonial tradition of building construction. It is built on the central chimney – five room plan and much of the interior paneling is still in place. A very large fireplace with beehive-oven on the back wall was discovered in the old kitchen. Structural evidence indicates that the ell was an integral part of the original house. The photo above, left, shows the house as it looked before 1910, with many changes influenced by the Greek Revival mode, but still in very fine physical condition. The photo below was taken while the house was being restored to its original lines; the stones on the property were used to make a low, dry stone wall.

M. Adler

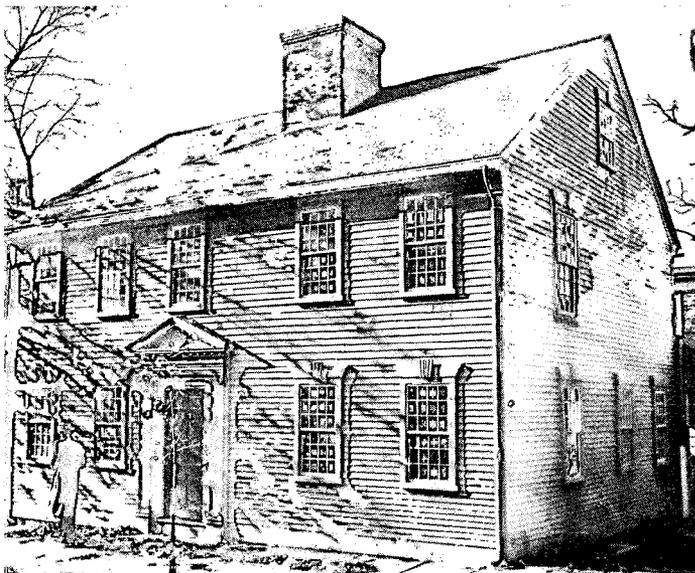


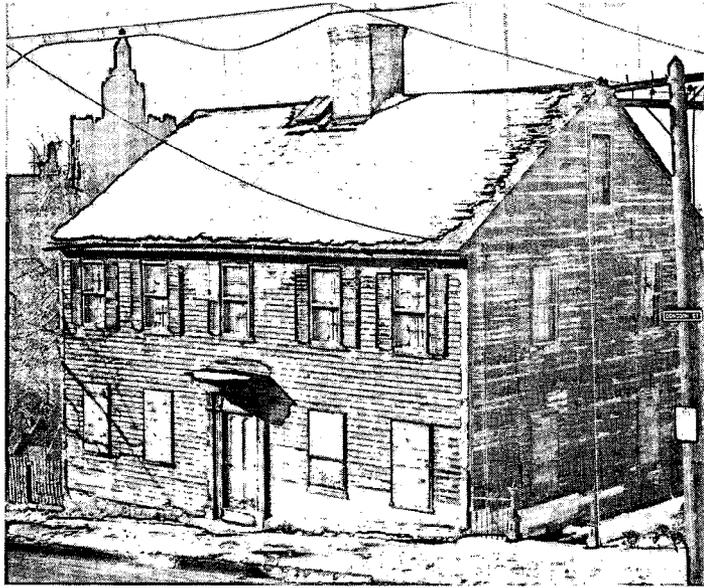


L. Tilley

Fifty-six Benefit Street, built c. 1793 by Jabez Gorham, father of the founder of the Gorham Silver Company. This house is typical of many of the houses that line the sidewalks of Benefit Street. The central doorway with its Ionic pilasters, cushion frieze, and pediment is of a type found in many houses built in the last half of the eighteenth century. The window caps, made of wood, are cut with molded key blocks to look like stone. Although these central chimney houses do not seem overpowering in size, they often have as many as twelve good-sized rooms in them. Their hillside location means that some of the basements can have full-sized windows. The flagstone sidewalk dates back to the days when walks were first laid in the town.

M. Adler

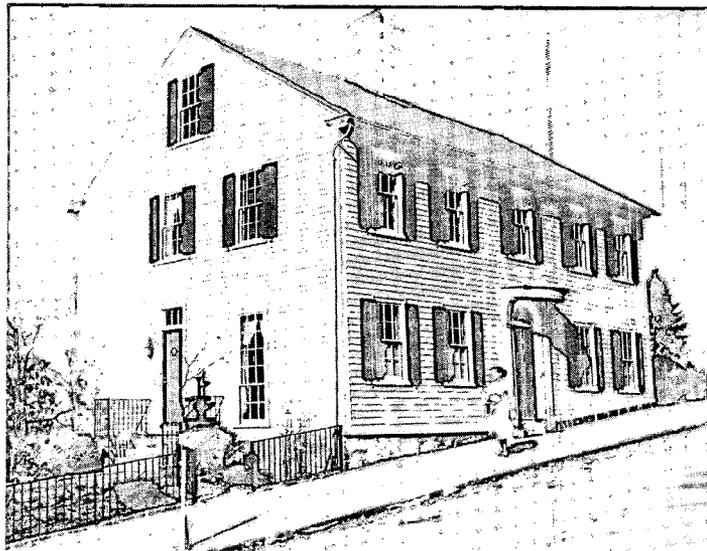


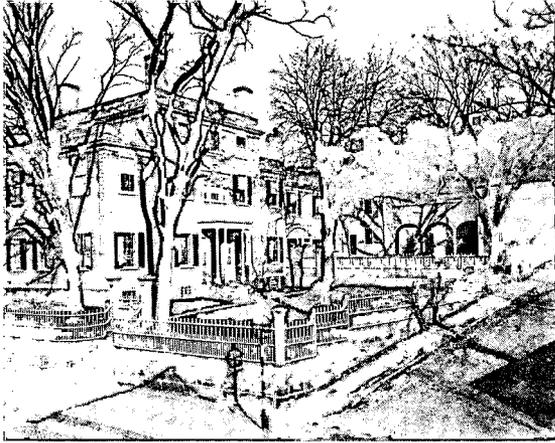


Providence Journal

Forty-eight Congdon Street, built by Joseph Dorr in about 1820. Although this two-story gable roofed house still adheres to the mid-eighteenth century central chimney – five room plan, the more delicate detail and lighter scale is consistent with its early nineteenth century date. The fan doorway and bracketed curving hood is one of its outstanding features. All the walls are brick-filled, a somewhat unusual mode of construction for Providence houses which generally had thin walls constructed of vertical boarding. The site of this house is particularly beautiful. It is on a hill, 130 feet above the low-lying downtown area which can be seen from its rear windows. The photo below shows the new terraced side entrance; the opposite end faces a public park, part of which can be seen.

M. Adler





1877 Photo from R. I. Historical Society

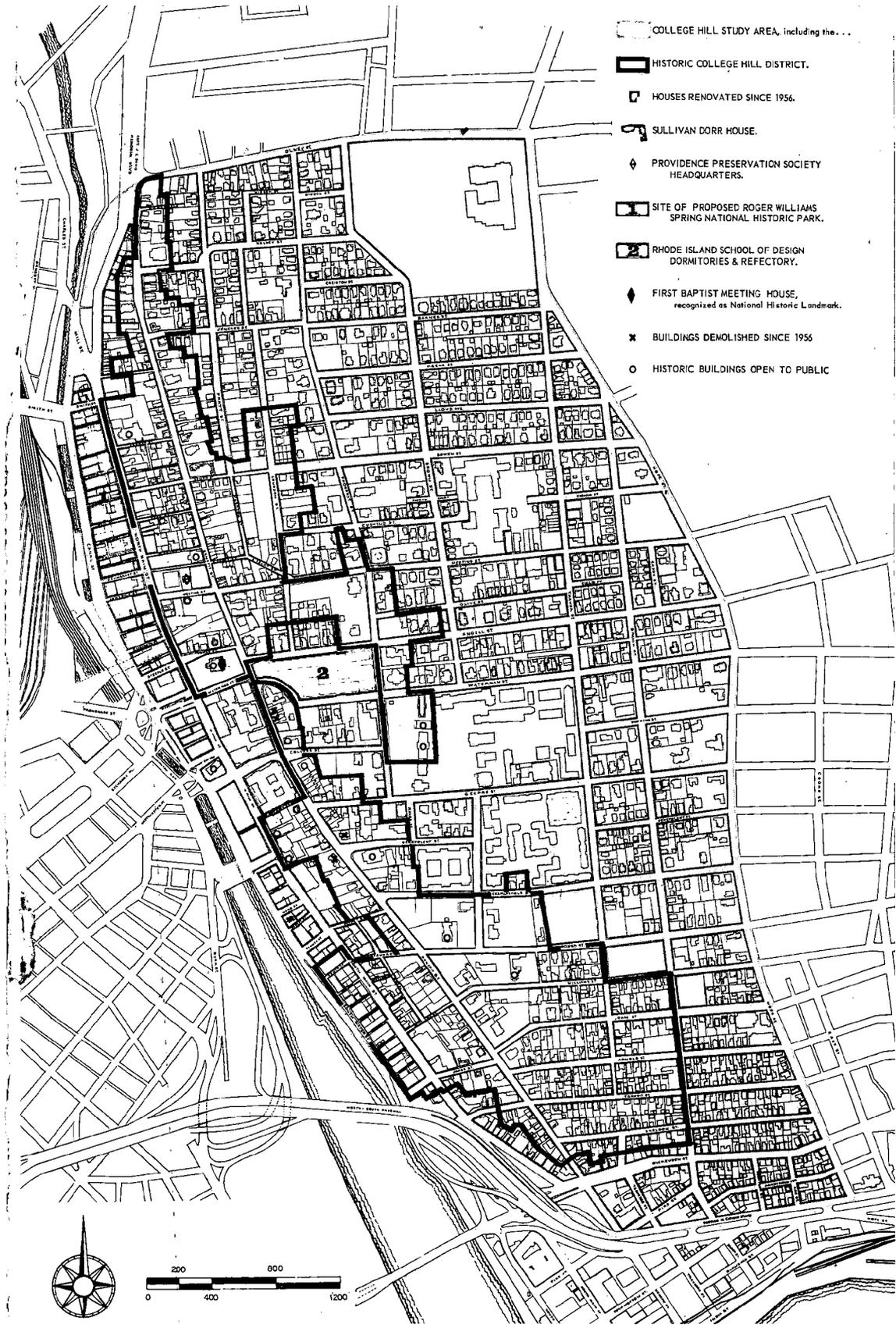
One Hundred Nine Benefit Street, built by Sullivan Dorr in 1809, John Holden Greene architect. The basic design – raised central section, two-story flanking wings, parapet rails concealing flat roofs – was supposedly influenced by Pope's villa at Twickenham; its mixed Palladian, Georgian, and Gothic detailing is due to the taste of the period, the builder, and the owner.

The kitchen ell joined to the east wing, and the arrangement of stable and carriage house set at right angles to the main section combine to make one of Greene's outstanding achievements in site planning. The house has been little altered, except for an addition to the east wing. It was given to the Providence Preservation Society in 1956 and is presently being restored to its original form.

One of the outstanding features of the Sullivan Dorr House is the series of wall decorations in the lower and upper halls and parlor. They were executed by Michel Felice Corné (1792–1845), a Neapolitan who came to this country in 1800 and decorated several other houses in New England. The Dorr House paintings, now being carefully restored by the Preservation Society, are the most complete set of wall decorations by Corné to survive to the present time. They are painted directly on the walls, using both oils and water colors. The varnish has darkened over the years, and the paintings have also suffered from four previous "restorations," which altered more than they restored. The photo below, left, shows part of an oil mural in process of restoration; that on the right of a water color. When fully restored, the Sullivan Dorr House, because of these original decorations, will be one of the outstanding early American homes.

Constantine Cavusi





- COLLEGE HILL STUDY AREA, including the...
- ▭ HISTORIC COLLEGE HILL DISTRICT.
- ◻ HOUSES RENOVATED SINCE 1956.
- ◻ SULLIVAN DORR HOUSE.
- ◊ PROVIDENCE PRESERVATION SOCIETY HEADQUARTERS.
- ◻ SITE OF PROPOSED ROGER WILLIAMS SPRING NATIONAL HISTORIC PARK.
- ◻ 2 RHODE ISLAND SCHOOL OF DESIGN DORMITORIES & REFECTORY.
- ◊ FIRST BAPTIST MEETING HOUSE, recognized as National Historic Landmark.
- x BUILDINGS DEMOLISHED SINCE 1956
- HISTORIC BUILDINGS OPEN TO PUBLIC





THE FOLLOWING HAVE BEEN ACTIVE IN  
THE RENEWAL WORK SHOWN ON THESE PAGES  
AND HAVE SPONSORED THIS REPORT

Blair Associates  
Roger A. Brassard, Realtor  
Mrs. Malcom G. Chace, Jr.  
City of Providence  
Providence Preservation Society  
Sentry Offset Service, Inc.

#### **REPORT CREDITS**

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Steward W. Stein

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PROVIDENCE, R.I.