

*Rescinded by
Res. No. 732*

Approved: December 22, 1987 STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CITY OF PROVIDENCE

*Rescinded by
Res. No. 648*

Approved: Dec. 19, 1986

RESOLUTION OF THE CITY COUNCIL

No. 443

Approved: August 8, 1986

WHEREAS, The former Berkshire Street School, located at 20 Berkshire Street, has ceased to be utilized for public purposes and

WHEREAS, Said school is situated on Lot 565, as set out and delineated on City Assessor's Plat 70, consisting of approximately 24,000 square feet of land, more or less, and

WHEREAS, The City of Providence wishes to divest itself of the former Berkshire Street School,

NOW, THEREFORE, BE IT RESOLVED, That His Honor the Mayor is hereby authorized to execute a purchase and sales agreement, deed and other necessary documents, for the payment of Fifty-Two Thousand (\$52,000.00) Dollars to J.A.N. Builders, Inc., 195 Woodstock Lane, Cranston, RI 02920, in order to effectuate a conveyance of said school upon such terms and conditions established by the Committee on City Property of the City Council, His Honor the Mayor and the City Solicitor, which shall be incorporated into any deed agreement, or other documents transferring the premises and agreed upon by the parties, including the following restrictions and conditions:

1. That there be no more than fourteen (14) one(1) and two (2) bedroom unit apartments-family oriented-no subsidized housing and all privately financed.

2. That the property be properly landscaped.

3. That substantial rehabilitation be in progress within six (6) months of the transfer from the City; substantial rehabilitation being defined as the following:

- a. The building must be completely gutted;
- b. A new heating system installed;
- c. Installation of the requisite utilities;
- d. All rough petitioning and structural work complete;
- e. Basic interior and exterior work complete.

4. That the completion date be no more than twelve (12) months from transfer of the deed from the City.

5. In the event any of these conditions are not met, the property shall revert to the City of Providence.

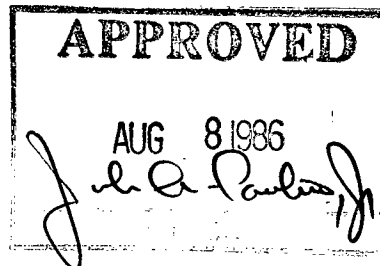
IN CITY COUNCIL

AUG 7 1986

READ AND PASSED

Nicholas W. E. E. E. PRES.

Rose M. Menlove CLERK



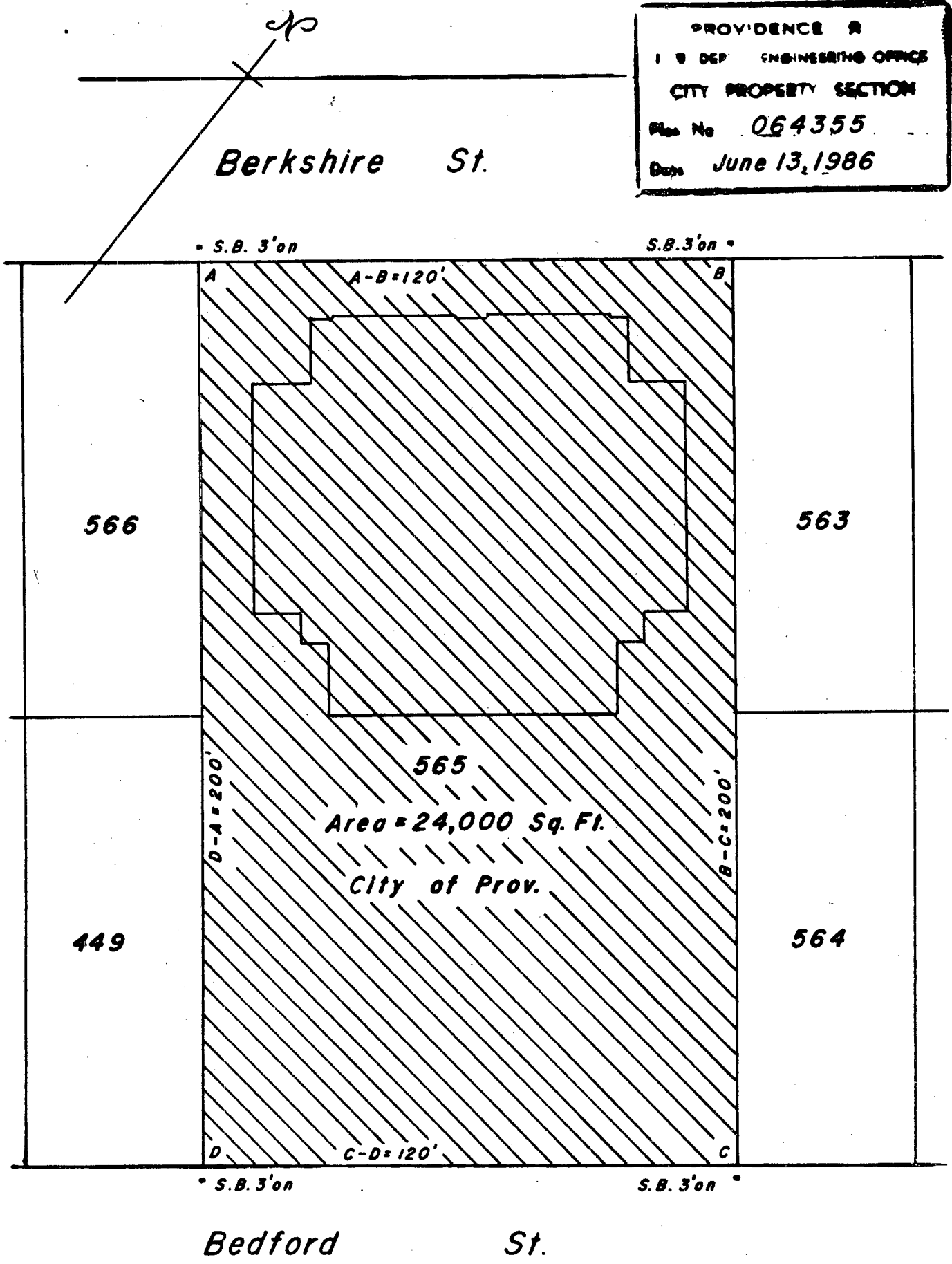
**THE COMMITTEE ON
CITY PROPERTY**

**Approves Passage of
The Within Resolution**

Rose M. Mendonca
Clerk Chairman

July 2, 1986

PROVIDENCE R.
 I & DEP. ENGINEERING OFFICE
 CITY PROPERTY SECTION
 Plan No. 064355
 Date June 13, 1986



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

CITY OF PROVIDENCE, R. I.
 Public Works Dept. - Engineering Office
 Showing Proposed Sale Lot 565
 Drawn by J. A. M. Checked by R. J. Q.
 Scale 1" = 30' Date 6-13-86
 Corrected by J. A. M. - Associate Eng.
 Approved Maknoon H. Megall 7/15/86

Lot Numbers From Assessor's Plot 70

J. A. N. Builders, Inc.

GENERAL CONTRACTORS

CARPETING - BUILDING

195 WOODSTOCK LANE

CRANSTON, R. I. 02920

To Councilman, Andrew J. Arnaldo
Chairman, Committee of City Prop.
Dept. of City Hall
Providence City Hall

Date April 9, 1986

Propose to change Berkshire Street School into approx.
12 apartments having an average of 1,000 sq. ft. per unit.

Our proposals are as follows:

Parking: Repair lot and refurbish existing grounds.
If needed additional parkingg will be created
along wall.

Exterior of Bldg.: Wash and clean bricks. Replace
windows, and painting where needed.

Interior of Bldg.: Laundry facilities, recreation room,
storage facilities, central heating and air
conditioning. All work and safety codes as
per state and local codes.

Description of Unit: Each unit will have 4½ rooms,
consisting of two bedrooms, bath, kitchen,
dining area and storage area. Each unit will
have heat and cool units.

For the above mentioned we submit a price of \$52,000.00
(FIFTY-TWO THOUSAND AND LARS AND NO CENTS)



The City Plan Commission

40 FOUNTAIN STREET

PROVIDENCE, RHODE ISLAND 02903

April 19, 1983

Committee on City Property
c/o City Clerk
City Hall
Providence, Rhode Island 02903

Attention: Rose Mendonca, City Clerk

Subject: Referral No. 2083 - Proposed Sale of City Property - Lot 565 on A.P. 70
(former Berkshire Street School).

Gentlemen:

The City Plan Commission at its April 5, 1983 regular monthly meeting reviewed and evaluated the subject referral. The Commission's comments and recommendations are as follows:

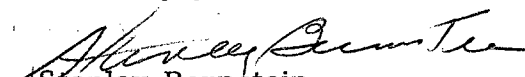
The subject lot which is located at 99 Berkshire Street contains a two and one-half story brick structure that is boarded and in deteriorating condition. The site is within an R-3 General Residence Zone and contains 24,000 square feet of land which provides ample space for off-street parking. The structure has 8,288 square feet of building area and a total floor area of 16,576 square feet.

Within a 100 ft. radius, all the surrounding land is used for residential purposes with a couple of vacant lots on Berkshire Street across from the school. The residential structures are predominantly two (2) and three (3) family types which are in good to fair condition. The immediate area is not congested except for the nearby Chad Brown Housing Project which is in the advanced stages of deterioration.

The Commission

Voted: - To recommend to the Committee on City Property that the proposed sale of the subject lot, known as the Berkshire Street School site, be approved with the Commission's restrictions that the regulations and controls of the R-3 General Residence Zone must be maintained and that the subject property be advertised for sale as required by the Home Rule Charter of Providence.

Sincerely yours,


Stanley Bernstein
Director

SB/BMS
SDC

cc: Councilman James A. Petrosinelli

FILED

APR 21 10 07 AM '83

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

THEODORE C. LITTLER
CITY ASSESSOR



JOSEPH R PAOLINO JR
~~VINCENT A. GIANGI JR~~
MAYOR

21

FINANCE DEPARTMENT CITY ASSESSOR

MEMORANDUM

TO: Councilman Andrew J. Annaldo, Chairman
Committee on City Property

FROM: Theodore C. Littler, City Assessor

DATE: September 4, 1984

REQ: Request for Appraised Valuation
Berkshire Street School

I have carefully reviewed the subject property as requested and submit the following information for your consideration.

The subject property is a vacant city school building, built approximately 1900. The building is masonry construction, 2½ story brick building with basement, approximately 6,814 sq. ft. of building area.

The lot identified as assessors plat 70, lot 565 is rectangular in shape and approximately 24,000 sq. ft. in size and is located in an R-3 zone.

Based on its size, shape, zoning, condition of the building, and the fact that it is located near the Chad Brown Housing Project, it is my opinion that the value of this property is approximately Twenty Thousand Five Hundred Dollars (\$20,500.00).

ads
attahcment

FILED

SEP 6 9 49 AM '84

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

DEPARTMENT OF PUBLIC SCHOOLS
211 VEAZIE STREET
PROVIDENCE, RHODE ISLAND 02904

ROBERT RICCI, Ph.D.
SUPERINTENDENT

March 12, 1982

Chairman
City Property Committee
c/o Rose Mendonca
City Clerk
Providence City Hall
Providence, Rhode Island

Dear Chairman:

Enclosed please find a copy of Resolution No. 96 adopted by the Providence School Committee on March 11, 1982 returning the Berkshire Street School to the City of Providence effective March 12, 1982.

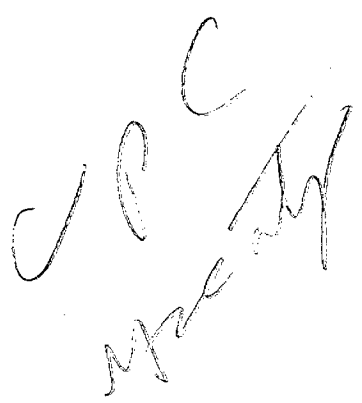
Sincerely,



Dr. Robert Ricci
Superintendent

RR:ecm
CC: Mr. Charles Matoian
Mr. George Moorachian

Enclosure: Resolution No. 96



FILED

MAR 18 12 38 PM '82

DEPT. OF CITY CLERK
PROVIDENCE, R.I.

THE CITY OF PROVIDENCE

SCHOOL COMMITTEE

No. 96

ADOPTED MAR 11 1982
OK

RESOLUTION declaring Berkshire Street School Surplus Property.

PRESENTED BY Superintendent Robert Ricci

RESOLVED, That the Berkshire Street School Building is no longer necessary and useful, and there being no other school function which the building will serve, said property is herewith declared surplus and returned to the City of Providence effective March 12, 1982.

March 11, 1982

YEAR REPORTED -- 76
 SCHOOL TYPE -- PUBLIC SCHOOL
 COMMUNITY -- 28 PROVIDENCE
 SCHOOL # -- 20 BERKSHIRE STREET

RHODE ISLAND SCHOOL BUILDING FACILITIES INVENTORY

REPORT DATE 7/12/77
 RIJC-CRC

GROSS AREAS (SQ FT)		AREA USAGE (SQ FT)		BUILDING HISTORY		ENROLLMENT	
TOTAL BUILDING	20,240	INSTRUCTIONAL	8,316	YEAR ERCTED	1900	CAPACITY	200
BASEMENT	6,670	AUX. INSTRUCT	1,760	YEAR ACQUIRED	1900	ENROLLED	147
FIRST FLOOR	6,756	SERVICE AREAS	10,164	YEAR LATEST ADDITION		EXCESS ENROLL	
SECOND FLOOR	6,814			YEAR DISPOSED			
OTHER FLOORS				OWNERSHIP	CITY OR TOWN		
				CONSTRUCTION	COMBUSTIBLE		

USE -- INSTRUCTIONAL
 GRADES INCLUDED -- K-5

AREA STATISTICS

*** INSTRUCTIONAL AREAS ***			AUXILIARY INSTRUCTIONAL AREAS			** SERVICE AREAS **		INSTRUCTIONAL ROOMS	
ROOM TYPE	NUMBER ROOMS	AREA (SQ FT)	ROOM TYPE	NUMBER ROOMS	AREA (SQ FT)	AREA TYPE	AREA (SQ FT)	AVAILABLE	
GEN CLASSROOMS	6	8,316	LIBRARY			OPER & MAINT	3,123	SUB-STANDARD	8
KINDERGARTEN	2		GYMNASIUM		1,152	TOILET ROOMS	800	ADDED SINCE LAST YR	
SCIENCE			AUDITORIUM			SHOWER&LKR RMS		ABANDONED LAST YEAR	
COMMERCIAL			CAFETERIA			CIRCULATION AR	6,241	GAINED CONVERSION	
SHOPS			KITCHEN			MISC SER AREA		LOST CONVERSION	
HOMEMAKING			GUIDANCE					NEEDED, EXCESS ENROLL	
ART			HEALTH	1				NEEDED, SUB-STANDARD	
MUSIC			LOUNGE		288			NEEDED, TOTAL	
OTHER			BUILDING OFF	1					
TOTAL	8	8,316	CLERKS OFFICE		320				
			CENT ADMIN OFF						
			OTH AUX INSTR						
			TOTAL	2	1,760				

SERVICE SYSTEMS

***** HEATING *****		***** UTILITIES *****		***** COMMUNICATIONS *****	
SYSTEM TYPE	DELIVERY	UTILITY	TYPE	SYSTEM	TYPE
CENTRAL HEAT	RADIATORS	WATER SUPPLY	MUNICIPAL OR TCWN	COMMUNICATIONS SYSTEM	NONE
ZONED HEAT		SEWAGE DISPOSAL	MUNICIPAL OR TCWN	PROGRAM SYSTEM	NO
ROOM FIRED		ELECTRICAL SYSTEM	COMPLETELY WIRED	CODE CALL SYSTEM	NO
MIXED TYPES				TELEVISION	NONE
SOURCE(FUEL)	GAS				
VENTILATION	WINDOW ONLY				

***** FIRE PROTECTION *****			***** SITE *****		
NUMBER ALARM BOXES - NO FIRE DEPARTMENT CONNECTION			NUMBER OF BUILDINGS	1	*COST*
NUMBER ALARM BOXES - FIRE DEPARTMENT CONNECTION	3		YEAR OF ACQUISITION	1901	ORIGINAL SITE
NUMBER AUTOMATIC SPRINKLER HEADS	436		YEAR OF DISPOSAL	1900	OUTDOOR SVC SYSTEMS
NUMBER FIRE HOSE CABINETS			OWNERSHIP - CITY OR TOWN		OUTDOOR PLAY AREA
NUMBER FIRE EXTINGUISHER STATIONS	3		AREA IN ACRES	.1	FENCES, WALLS, ETC.
			LOCATION:		OTHER
			LATITUDE		TOTAL
			LONGITUDE		1,500



FINANCE DEPARTMENT
CITY ASSESSOR

MEMORANDUM

TO: THE HONORABLE ANDREW J. ANNALDO, CHAIRMAN
COMMITTEE ON CITY PROPERTY

FROM: THEODORE C. LITTLER, CITY ASSESSOR

DATE: JULY 8, 1983

RE: REQUEST FOR APPRAISED VALUATIONS

This office has reviewed your request for our opinion as to the valuation of several Providence school properties and submit the following as our estimate as to the worth of each. Copies of assessor's plat maps showing the areas in question are attached for your information.

Althea Street School

Plat 42, lot 79	Zoned R-3	
Land:	18,537 sq. ft. @ 25¢ per sq. ft.	\$ 4,600
Building	16,848 sq. ft. \$1.00 per sq. ft.	<u>16,800</u>
Estimated value		<u>\$21,400</u>

Berkshire Street School

Plat 70/ lot 565	Zoned R-3	
Land:	24,000 sq. ft. @ 75¢ per sq. ft.	\$18,000
Building	16,576 sq. ft. \$1.00 per sq. ft.	<u>16,600</u>
Estimated value		<u>\$34,600</u>

Branch Ave School

Plat 71, lot 296	Zoned R-3/C-2	
Land	24,511 sq. ft. \$1.50 per sq. ft. @80% for shape adjustment	\$29,400
Building	20,240 sq. ft. \$1.00 per sq. ft.	<u>20,200</u>
Estimated Value		<u>\$49,600</u>

Jenkins Street School

Plat 8, lot 20	Zoned R-3	
Land	23,049 @ 50¢ per sq. ft.	\$11,500
Building	19,619 @ \$1.00 per sq. ft.	<u>19,600</u>
Estimated Value		<u>\$31,100</u>

1000

BERKSHIRE ST.
91 99

Plat 30

BERKSHIRE STREET SCHOOL

ADMIRAL

DONELSON

SUFFOLK

172.4	168.70	164	161
39,466	39,466	39,466	39,466
557	554	553	54
3947	3947	3947	39
39,466	100		
580	4000		
40	551		
4000			
552			
4000			
468			
4000			
469			
4000			
470			
4000			
579			
4000			

Rose M. Mendonca
City Clerk



Michael R. Clement
First Deputy

Clerk of Council

Grace Nobrega
Second Deputy

Clerk of Committees

DEPARTMENT OF CITY CLERK
CITY HALL

August 14, 1986

J.A.N. Builders, Inc.
195 Woodstock Lane
Cranston, RI 02920

Dear Sir:

Enclosed is certified copy of Resolution No. 443, authorizing a deed of conveyance to J.A.N. Builders, Inc., the same being self-explanatory.

Please contact the City Solicitor, Edward C. Clifton, so that the deed may be executed for the property involved.

Very truly yours,

Michael R. Clement
1st Deputy City Clerk

MRC/jma