

## CHAPTER 1981-43

No. 441 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF 1951, BY CHANGING FROM AN R-3 GENERAL RESIDENCE ZONE AND A C-4 HEAVY COMMERCIAL ZONE TO AN M-1 GENERAL INDUSTRIAL ZONE, LOTS 56, 320 AND 487 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 46, SAID LOTS BEING SITUATED AT 226 PUBLIC STREET.

Approved August 15, 1981

**Be it ordained by the City of Providence:**

SECTION 1. The Zoning Map, accompanying and made a part of Chapter 544 of the Ordinances of the City of Providence, approved September 21, 1951, as heretofore amended and entitled, "An Ordinance Zoning the City of Providence and Establishing Use, Height and Area Regulations", is hereby further amended by changing from an R-3 General Residence Zone and a C-4 Heavy Commercial Zone to an M-1 General Industrial Zone, Lots 56, 320 and 487, as set out and delineated on City Assessor's Plat 46, said lots being situated at 226 Public Street, bounded and described as follows:

Beginning at the southwesterly intersection of Eddy Street and Public Street, thence westerly along the southerly line of Public Street to the southeasterly intersection of Temple Street and Public Street, thence southerly along the easterly line of Temple Street to the southwesterly corner of Lot 56 on City of Providence Assessor's Plat 46; thence easterly to the southeasterly corner of Lot 56; thence northerly to the northeasterly corner of Lot 56; thence easterly to an angle at the intersection of the southerly lines of Lots 487 and 320 on City of Providence Assessor's Plat 46; thence generally in a southeasterly direction to the southeasterly corner of Lot 320 on City of Providence Assessor's Plat 46; thence northerly along the westerly line of Eddy Street to the southwesterly intersection of Eddy Street and Public Street; said point being point and place of beginning.

SECTION 2. This Ordinance shall take effect upon its Passage.

IN CITY COUNCIL

JUL 2 1981  
FIRST READING  
READ AND PASSED

IN CITY  
COUNCIL

AUG 6 1981

FINAL READING  
READ AND PASSED

*Ralph Fargnoli*  
PRESIDENT

*Rose M. Mendonca*  
CLERK

APPROVED  
*James D. Camp*  
Mayor

AUG 15 1981

No.

**CHAPTER**  
**AN ORDINANCE**

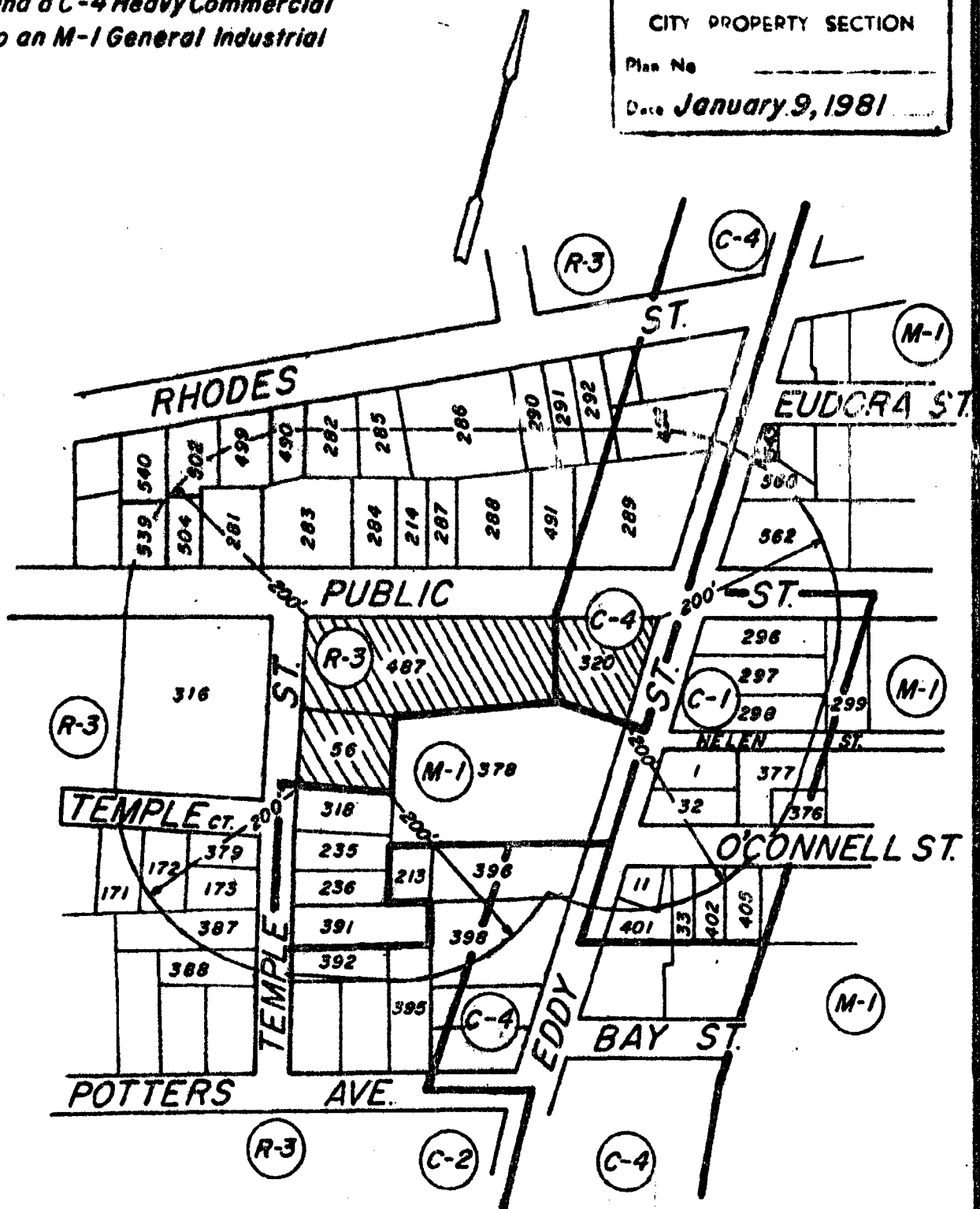
**THE COMMITTEE ON**  
**ORDINANCES**

Approves Passage of  
The Within Ordinance

Chairman

**Zoning Change No. 284**  
**Cross-Hatched Area to be Changed**  
**From an R-3 General Residential**  
**Zone and a C-4 Heavy Commercial**  
**Zone to an M-1 General Industrial**  
**Zone.**

PROVIDENCE R. I.  
 P. W. DEPT. - ENGINEERING OFFICE  
 CITY PROPERTY SECTION  
 Plan No. \_\_\_\_\_  
 Date **January 9, 1981**



CITY OF PROVIDENCE R. I.  
 Public Works Dept. Engineering Office  
 Showing **Zoning Change No.** \_\_\_\_\_  
 Drawn by **J. A. M.** Checked by **A. J. P.**  
 Scale **Not to Scale** Date **Jan. 9, 1981**  
 Corrected **[Signature]** Associate Eng.  
 Approved **[Signature]** **CHIEF ENGINEER**

**Lot Numbers From Assessor's Plat 46**



CITY OF PROVIDENCE, RHODE ISLAND  
MAYOR VINCENT A. CIANCI, JR.

---

DEPARTMENT OF PUBLIC WORKS . 700 ALLENS AVENUE . 02905

Joseph C. DiSanto, Director

James F. Lembo, Deputy Director

ZONING CHANGE NO: \_\_\_\_\_  
EDDY STREET, PUBLIC STREET, TEMPLE STREET  
LOTS: 320, 487, 56 on CITY OF PROV. ASSESSORS PLAT 46

Cross hatched area to be changed from an R-3 General Residential Zone and a C-4 Heavy Commercial Zone to an M-1 General Industrial Zone:

Beginning at the southwesterly intersection of Eddy Street and Public Street, thence westerly along the southerly line of Public Street to the southeasterly intersection of Temple Street and Public Street, thence southerly along the easterly line of Temple Street to the southwesterly corner of lot 56 on City of Providence Assessors Plat 46; thence easterly to the southeasterly corner of lot 56; thence northerly to the northeasterly corner of lot 56; thence easterly to an angle at the intersection of the southerly lines of lot 487 and 320 on City of Providence Assessors Plat 46; thence generally in a southeasterly direction to the southeasterly corner of lot 320 on City of Providence Assessors Plat 46; thence northerly along the westerly line of Eddy Street to the southwesterly intersection of Eddy Street and Public Street; said point being point and place of beginning.



**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**PETITION TO THE CITY COUNCIL**

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

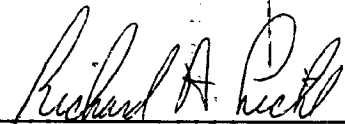
RECEIVED TO CITY CLERK  
FIRST RECEIVING  
CITY COUNCIL

*The undersigned respectfully petitions your honorable body*

to amend the zoning ordinance in the zoning map for the City of Providence from R-3, general residential zone and C-4, heavy commercial zone, to M-1, general industrial zone for lots 56, 320 and 487 as set out and delineated on Tax Assessor's plat 46. Said lots being designated as 226 Public Street, Providence, Rhode Island.

CARNATION COMPANY

By its Attorneys:



RICHARD A. LICHT  
LETTS, QUINN & LICHT  
1616 Hospital Trust Tower  
Providence, Rhode Island  
October 29, 1980

DEPARTMENT OF CITY CLERK  
RECEIVED

OCT 30 1980

*Ree M. Mendonca*  
CITY CLERK OF PROVIDENCE, R. I.

*Pd by Cr # 13594*  
*Amount \$100.00*

FILED

OCT 30 11 49 AM '80

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

RECEIVED

THE COMMITTEE ON *April 13, 1981*  
ORDINANCES

Recommends

*Be Continued*  
*Michael R. Clement* Clerk

IN CITY COUNCIL

NOV 6 1980  
FIRST READING

REFERRED TO COMMITTEE ON ORDINANCES

*Rose M. Mendonça* CLERK

*From the Clerk's Desk*

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: November 7, 1980

TO: Clement Cesaro, Director of Public Works

SUBJECT: ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION:

Attached is a copy of the subject Petition for your study and report back in writing to the said Committee, also a map and list of abutting owners for subject area.

*Michael R. Clement*

FIRST DEPUTY City Clerk

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

DATE: November 7, 1980

TO: Stanley Bernstein, Director of PUD

SUBJECT: ZONING CHANGE

CONSIDERED BY: Committee on Ordinances

DISPOSITION:

Attached is a copy of the subject Petition for your study  
and report back in writing to said Committee.

*Michael R. Clement*

FIRST DEPUTY

City Clerk



STANLEY BERNSTEIN  
DIRECTOR



VINCENT A. CIANCI, JR.  
MAYOR

**DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT**

40 FOUNTAIN ST., - PROVIDENCE, R. I. 02903 - TEL. 401-831-6550

December 16, 1980

Committee on Ordinances  
c/o City Clerk  
City Hall  
Providence, Rhode Island 02903  
Attn: Michael Clement

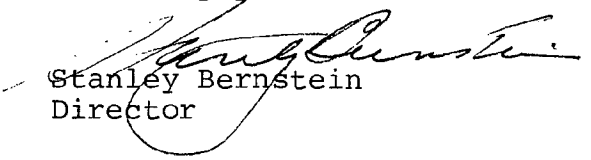
Re: - Referral No. 2038 - Proposed Zone Change from C-4 and R-3  
to M-1 for Lots 56,487 and 320 on  
A.P. 46 on Public Street

Gentlemen:

Attached hereto is this Department's recommendation for the above referred to zone change which was to be presented to the City Plan Commission at its November 25, 1980 regular monthly meeting. Unfortunately, the meeting was cancelled due to no quorum and the referral could not be formerly considered.

However, this Department has reviewed and taken photographs of the area and is attaching that material together with site maps to assist in your deliberations. Additionally, attached hereto is this Department's recommendations in regard to the petition for zone change.

Sincerely yours,

  
Stanley Bernstein  
Director

SB/cd  
enc

City of Providence



Rhode Island

DEPARTMENT OF PLANNING  
AND URBAN DEVELOPMENT

NOV 12 1980

Department of City Clerk

MEMORANDUM

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and report back in writing to said Committee.

*Michael R. Clement*  
FIRST DEPUTY City Clerk

**CITY OF PROVIDENCE**  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**PETITION TO THE CITY COUNCIL**

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

*The undersigned respectfully petitions your honorable body*  
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from R-3, general residential zone and C-4, heavy commercial zone, to M-1,  
general industrial zone for lots 56, 320 and 487 as set out and delineated  
on Tax Assessor's plat 46. Said lots being designated as 226 Public Street,  
Providence, Rhode Island.

**CARNATION COMPANY**

**By its Attorneys:**

*Richard A. Licht*

**RICHARD A. LICHT  
LETTS, QUINN & LICHT  
1616 Hospital Trust Tower  
Providence, Rhode Island  
October 29, 1980**

**DEPARTMENT OF CITY CLERK  
RECEIVED**

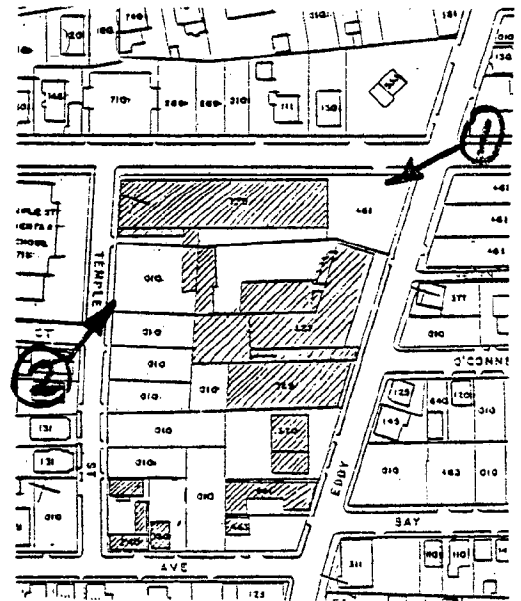
**OCT 30 1980**

*Eric M. Mendonca*  
**CITY CLERK OF PROVIDENCE, R. I.**

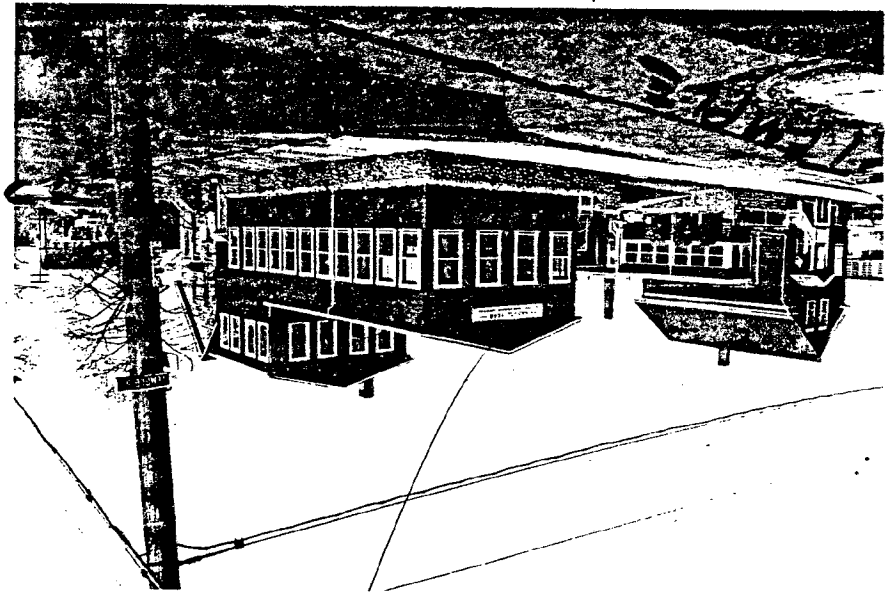
*Placed by Clerk #13594  
Amount \$100.00*



① SOUTHERLY VIEW OF LOTS 320 & 487 from INTERSECTION OF EDDY & PUBLIC STS.

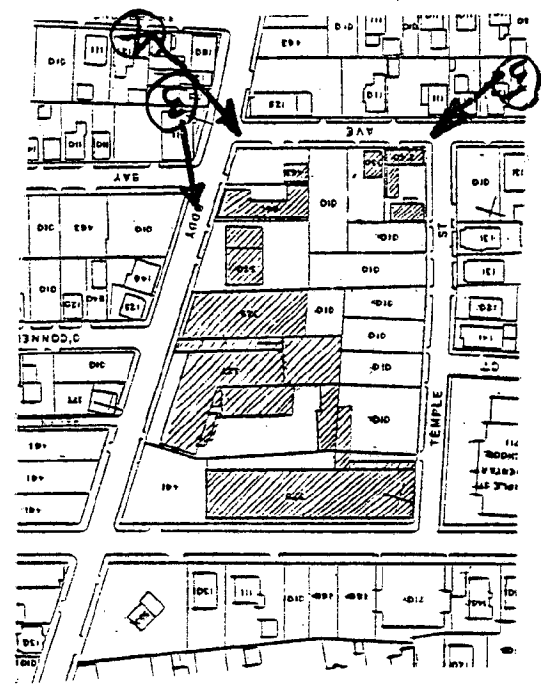
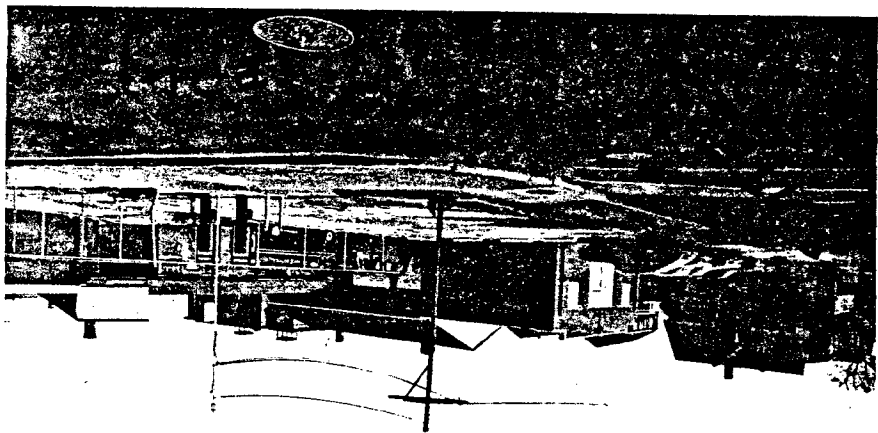


② NORTHERLY VIEW OF LOTS 56 & 487 from TEMPLE ST.

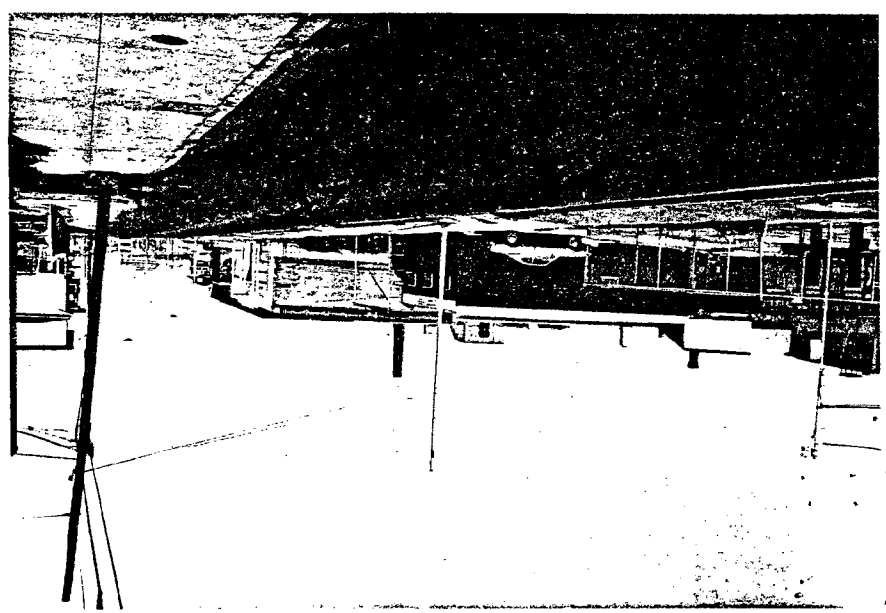


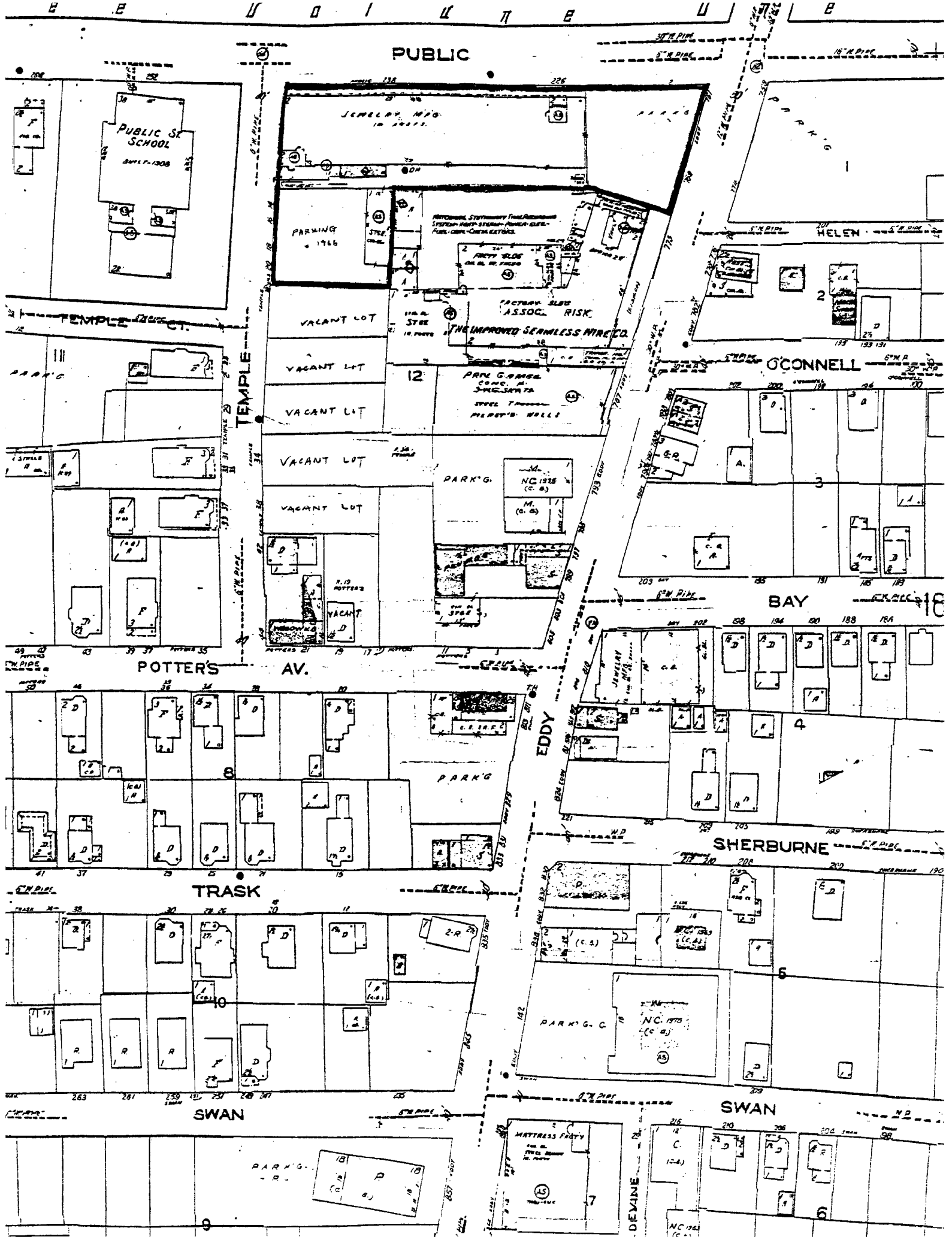
5  
NORTHEASTELY VIEW OF CORNER OF  
POTTERS AVE & TEMPLE ST.

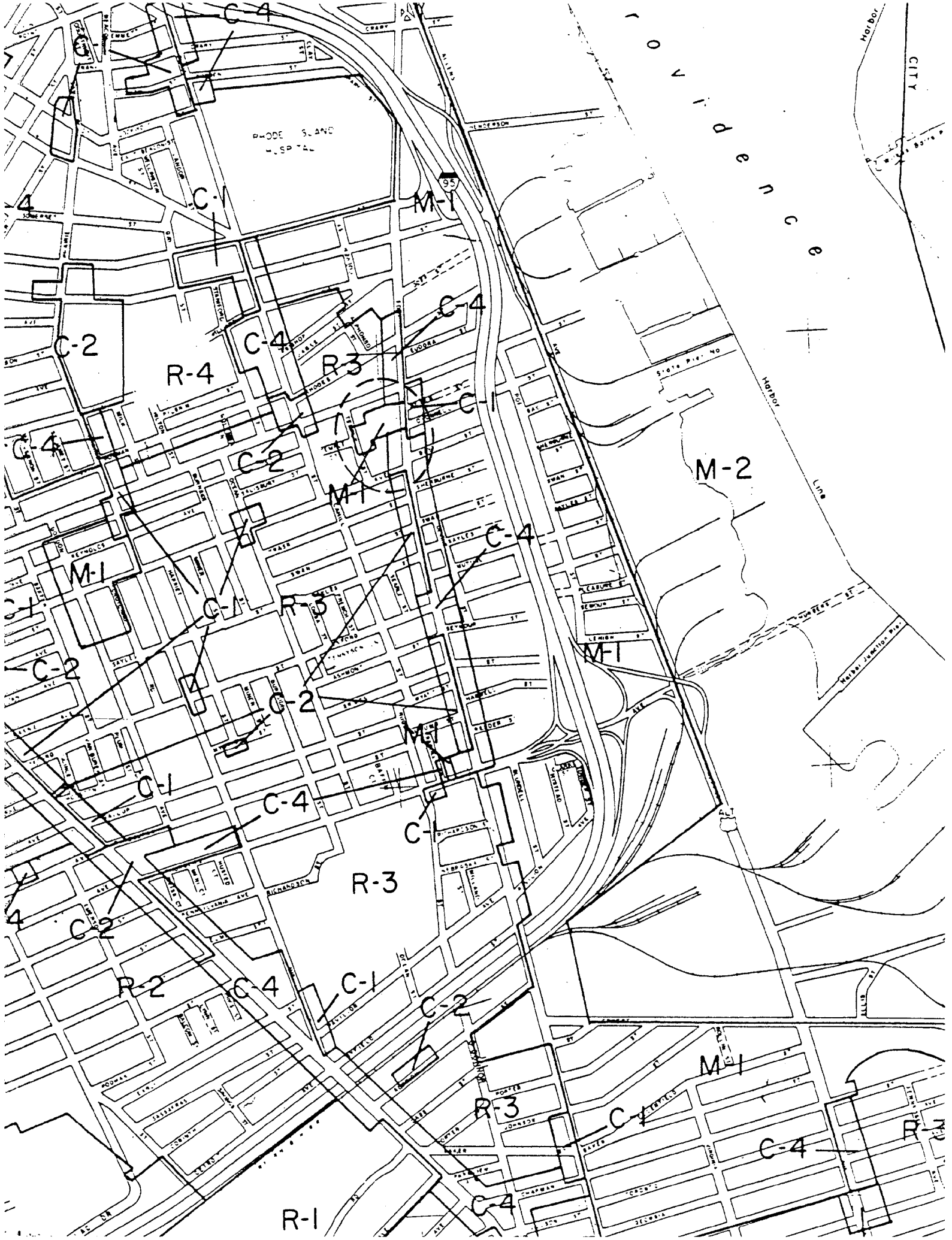
4  
NORTHERLY VIEW OF CORNER OF EDDY ST.  
POTTER AVE



3  
NORTHWESTERLY VIEW OF 775 TO 799 EDDY ST.  
- from EDDY ST.







Form R-3, C-4  
To-M-1

# CITY PLAN COMMISSION PROVIDENCE, R.I.

Ref. No.: 2038 Subject: ZONE CHANGE

Plat No.: 46 Lot Nos 56, 320, 487

Lot Area: 43,394

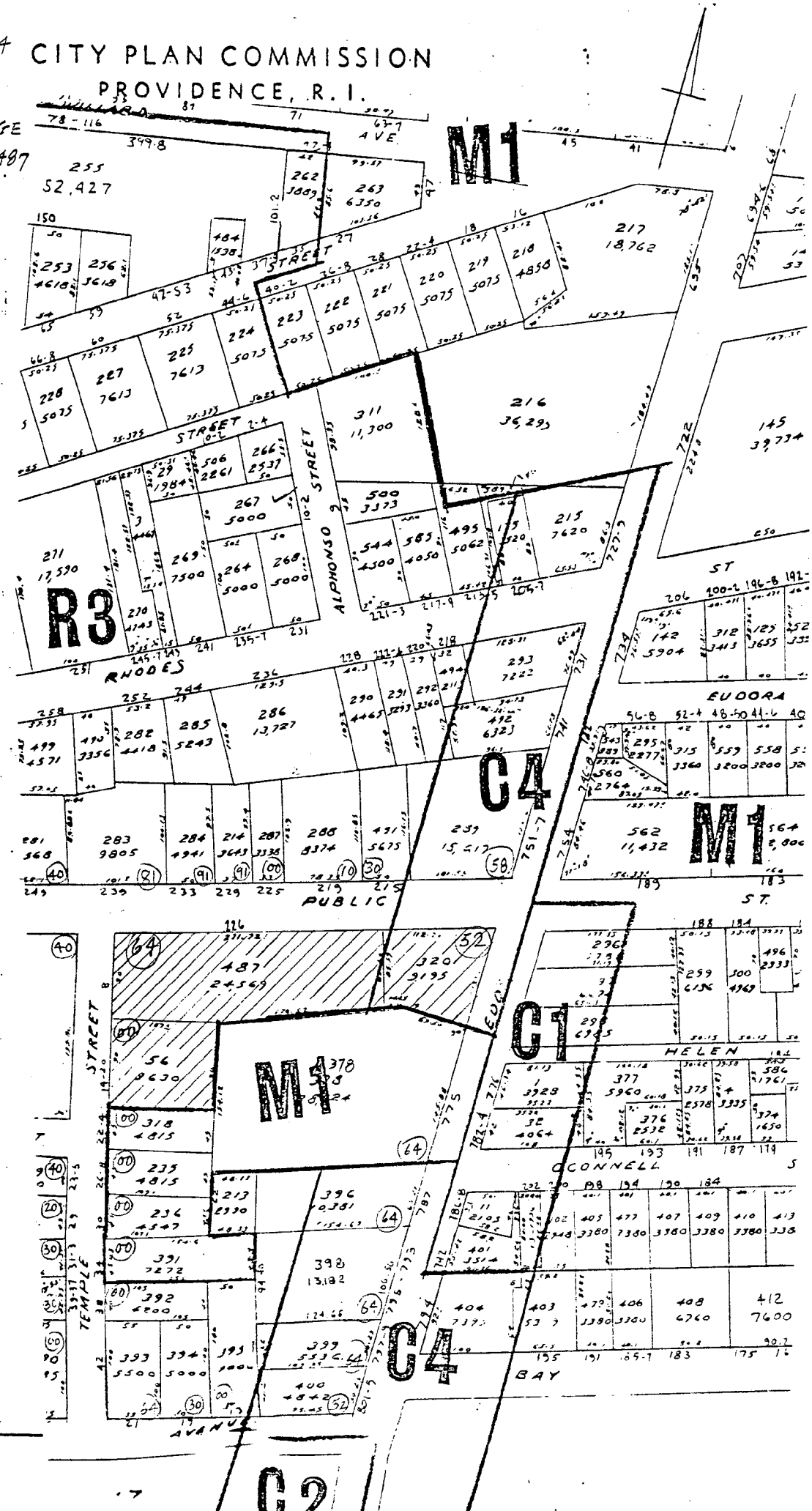
## LAND USE LEGEND

- 00 Vac. Land
- 10 One Fam.
- 11 One Fam. & Nonres.
- 12 One Fam. & Home Occ.
- 13 One Fam. & Prof. Off.
- 15 Auxiliary to Res.
- 20 Two Fam.
- 21 Two Fam. & Nonres.
- 22 Two Fam. & Home Occ.
- 23 Two Fam. & Prof. Off.
- 25 Two Fam. & One Fam.
- 30 Three Fam.
- 31 Three Fam. & Nonres.
- 32 Three Fam. & Home Occ.
- 33 Three Fam. & Prof. Off.
- 35 Three Fam. & One Fam.
- 36 Three Fam. & Two Fam.
- 40 Apt. 4 Fam. or More
- 41 Apt. & Nonres.
- 42 Apt. & Home Occ.
- 43 Apt. & Prof. Off.
- 45 Apt. & One Fam.
- 46 Apt. & Two Fam.
- 47 Apt. & Three Fam.
- 48 Lodging House
- 49 Fraternity
- 51 Limited Comm.
- 52 Parking Lot
- 53 Gen. Comm.
- 54 Nonstruct. Gen. Comm.
- 55 Parking Gar.
- 56 Heavy Comm.
- 57 Nonstruct. Heavy Comm.
- 58 Auto. Service Sta.
- 59 Stor. Gar. for Comm. Veh.
- 64 Gen. Ind.
- 65 Nonstruct. Gen. Ind.
- 67 Heavy Ind.
- 68 Nonstruct. Heavy Ind.
- 71 Utility
- 75 Railroad
- 81 Instit. (not elsewhere class.)
- 82 Parochial School
- 83 Church
- 84 Private School or Coll.
- 85 Cemetery
- 91 Park, Golf Course
- 92 Playground & Playfield
- 95 Public Bldg. (exc. schools)
- 96 Public School (E.S., J.H., H.S.)



AREA IN QUESTION

Date: 11-12-80 By: S.D.C. Scale: —





REFERRAL NO. 2038 - Proposed Zone Change from C-4 & R-3 to M-1  
for Lots 56, 487 and 320 on A.P. 46 on Public St.

A communication from the Committee on Ordinances dated November 7, 1980 contained a proposal to rezone Lots 56, 487 and 320 on Assessor's Plat 46 from R-3, General Residence Zone and C-4 Heavy Commercial Zone to M-1 General Industrial Zone. These lots are contiguous, have a 384 foot frontage on the south-erly side of Public Street (from Temple to Eddy) and have a 180 foot frontage on the easterly side of Temple Street (easterly corner of Temple and Public). These lots formed a "L" shape area which contains 43,394 square feet or one (1) acre. The Dieges and Clust Jewelry Manufacture is the owner and occupant of these lots. The petition requesting zone change was submitted by Richard A. Licht, attorney for the Carnation Company.

The petition was presented to the City Council by the City Clerk on November 6, 1980 and was referred to the Committee on Ordinances.

A field inspection revealed that a two story brick building in good condition, housing the jewelry manufacture, is located on Lot 487 at the easterly corner of Temple and Public Streets. Adjacent to the manufacture, parking facilities for the industrial use are provided on Lot 320 at the corner of Public and Eddy Streets and on Lot 56 fronting Temple Street.

The area in question is located adjacent to the existing M-1 Zone within its city block. The present uses in this entire block are industrial uses except two small houses. One is vacant in dilapidated condition and the other one is in good condition. The existing non-conforming industrial uses in this block were granted by the Zoning Board fifteen (15) years ago. From a planning point of view it is desirable to rezone the entire block to M-1.

Following is a list of existing industrial uses within the block which includes the lots in question:

- 226 Public St. - Dieges & Clust Jewelry Manufacturing (Petitioner)
- 775 Eddy St. - Improved Laminated Metals Co., Sheet, Wire & Tubing
- 793 Eddy St. - Dansal Jewelry Corp.
- 795 Eddy St. - Star Art Jewelry Co.
- 797 Eddy St. - Olean's Fire & Supply Equip. Service
- 21 Potters Ave- Rego's General Woodworking

Therefore, it is recommended by the Department of Planning and Urban Development that while the Commission has no objection to the re-zoning petition as proposed, it would be prudent to re-zone the entire block which includes the lots in question, from its present R-3 and C-4 to M-1 Zone.

Zoning Change Owners  
(Public Street)

Plat 46

- lots 540 Frederick A Bellows & wf. Gloria  
2500 Geo Washington way, <sup>99352</sup> Rickland, wa  
502 Robert M. Robertson & wf. Pauline  
42 Hilton St., Providence, R.I. 02905  
499 Julia Robinson  
258 Rhodes Street, Prov. R.I.  
490 Roman Catholic Bishop of Prov. R.I.

282 Same

- 285 Arthur Lawrence & Ruby Lawrence  
243 Rhodes St, Prov, R.I. 02905  
286 Truth

- 290 James Apatian  
200 Smith St. Prov, R.I. 02908  
291 Walter Guy EST  
224 Rhodes St. Prov. R.I. 02905  
292 Beverly Shectman & Harry Shectman  
238 Garden City dr. Cranston, R.I. 02920  
492 Monica Investment Co.  
731 Eddy St. Prov, R.I. 02903  
289 Same

- 491 William L Cyr & wf. Geraldine H.  
215 Public St. Prov. R.I. 02905

lots 288

"

"

287 Edward Ajostian

200 Smith St. Prov. R.L. 02908

214 Roman Catholic Bishop of Providence

284

Same

283  
284

Same

281 Arvedeg Kourjian & Sadie Lovelace

247 Public St. Prov. R.L. 02905

504

"

"

539 Frederick A Bellows & wif. Gloria <sup>99352</sup>

2500 Geo Washington way, Rickland, wa

316

City of Providence

171 Carnation Company

111 Westminster St. Prov. R.L. 02903

172

"

"

379 Leon Benton & wif. Margaret

25 Temple Ct. Prov. R.L. 02905

173 John F. Thompson & wif Alice E.

19 Carr St. Prov. R.L. 02905

387 Howard B. Crump & wif Alma

31 Temple St. Prov. R.L. 02905

lots 405 Ralph Rafaelian & wif. Lucia  
12 Buttonwood Dr. Cranston, R.I. 02910

82 John Skouras  
92 Spooner St. Warwick, R.I. 02886

1 Seymour S. Kriss & wif. Elizabeth  
776 Eddy St. Prov. R.I. 02905

377 Walter S. Lysak  
15 Concord St. Greenville, R.I. 02828

376 John Campinha  
136 Warren Ave. East Providence, R.I. 02914

298 775 Co.  
775 Eddy St. Prov. R.I. 02904

297 Same

296 Same

299 Same

562 Louis Rossi & wif. Palmira M.  
716 Central Ave. Johnston, R.I. 02919

560 Same

543 Same

378 775 Co.  
775 Eddy St. Prov. R.I. 02904

lots 388 Howard B. Crump & wif. Alma  
31 Temple St. Prov. R. L. 02905  
318 775 Co.  
775 Eddy St. Prov. R. L. 02904  
235 Same

236 Same

→ 213 Samuel Goldberger EST <sup>Canton Ma</sup>  
C/O H H Goldberger TR, 15 ~~Can~~ Rd 02021  
391 775 Co.  
775 Eddy St. Prov. R. L. 02904  
392 Abraham Belilone  
115 Northburn Rd. Prov. R. L. 02906  
395 John B. Whitestone & wif. Sussie  
34 Marlborough Ave Prov. R. L. 02907  
396 Same

398 Mansal Corporation  
795 Eddy St. Prov. R. L. 02905  
11 Ronald H. Haigle & wif. Jean E.  
1281 Eddy St. Prov. R. L. 02905  
401 True Holiness Church & Christ Jesus  
788 1/2 Eddy St. Prov. R. L. 02905  
33 Clyde Ross & wif. Marie M.  
788 Eddy St. Prov. R. L. 02905  
402 Ernest W. Audet & wif. Olga H.  
1 Huckleberry Cir. Warwick, R. L. 02888

LETTS, QUINN & LIGHT

ATTORNEYS AT LAW

TELEPHONE (401) 421-5650

IRA LLOYD LETTS (1889-1947)  
ANDREW P. QUINN (1894-1973)  
FRANK LIGHT  
RICHARD F. CANNING  
DANIEL J. MURRAY  
ALAN S. FLINK  
RICHARD A. LIGHT  
ROBERT N. HUSEBY  
JOSEPH DEANGELIS  
FRANK N. RAY  
GEORGE R. BEANE  
ASSOCIATE

1616 HOSPITAL TRUST TOWER  
PROVIDENCE, R. I. 02903

March 6, 1981

Vincent J. Cirelli,  
Chairman of the Ordinance Committee  
c/o City Clerk's Office  
Providence City Hall  
Providence, Rhode Island 02903

Dear Councilman Cirelli:

This office represents Carnation Company which has a petition before the City Council to amend its zoning ordinance to change lots 56, 320 and 487 on Tax Assessor's Plat 46 to an M-1 general industrial zone. This property is located at 226 Public Street, Providence, Rhode Island. A petition was filed on October 30, 1980. I am aware that the City Council has been preoccupied with the grave financial crisis which has faced the city. Nevertheless, this petition is of importance to my client; and I would appreciate it if it would be possible to schedule the appropriate hearing in the near future.

Please have the City Clerk contact me as to the date of the proposed hearing so that I may be properly prepared and the appropriate notices can be sent out.

Thank you very much for your cooperation.

Very truly yours,

RICHARD A. LIGHT

RAL:jjjs

cc: Rose Mendonca,  
City Clerk

LETTS, QUINN & LIGHT

ATTORNEYS AT LAW

TELEPHONE (401) 421-5650

IRA LLOYD LETTS (1889-1947)  
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JOSEPH DEANGELIS  
FRANK N. RAY  
GEORGE R. BEANE  
ASSOCIATE

1616 HOSPITAL TRUST TOWER  
PROVIDENCE, R. I. 02903

March 6, 1981

Vincent J. Cirelli,  
Chairman of the Ordinance Committee  
c/o City Clerk's Office  
Providence City Hall  
Providence, Rhode Island 02903

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Very truly yours,

  
RICHARD A. LIGHT

RAL:jjjs

cc: Rose Mendonca,  
City Clerk

DEPT. OF CHIEF CLERK  
PROVIDENCE, R.I.

MAY 10 3 21 PM '81

151 537



REAL ESTATE SURVEY

226 Public Street  
Providence, Rhode Island



HENRY W. COOKE CO.

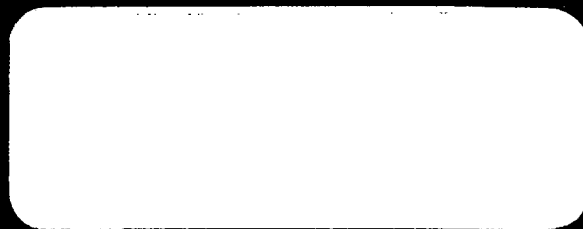
REAL ESTATE • INSURANCE • APPRAISALS

HENRY W. COOKE CO.

Established 1891  
Suite 623 Hospital Trust Building  
Providence, R. I. 02903  
421-5350

REAL ESTATE • INSURANCE • APPRAISALS

HENRY W. COOKE CO.



REAL ESTATE SURVEY

226 Public Street  
Providence, Rhode Island

Mr. Chairman, Members of the Council:

Pursuant to the request of Richard A. Licht, Attorney & Counselor at Law, I have personally inspected the real estate located at 226 Public Street, otherwise designated as Lots 56, 320 and 487 on Plat 46 of the Tax Assessor's Plats of the City of Providence, State of Rhode Island. This parcel is located on the southwesterly corner of Eddy Street and Public Street and runs through to the southeasterly corner of Temple Street and Public Street. The whole parcel consists of 43,983 square feet of land, a portion of which is zoned C-4 and the remaining portion, R-3. This property is improved with a two-story, brick and one-story, concrete block industrial complex.

The purpose of my inspection was to render an opinion as to what effect there would be to the surrounding area, if the Providence City Council granted a zoning change from the C-4 and R-3 zone to an M-1 zone.

I have examined the surrounding property as well as the subject property. Uses in the area consist of a mixture of commercial and industrial uses along Eddy Street both on the east and west sides. Public Street across from the subject, except for the corner of Eddy Street and Public Street, is essentially residential except for a day-care nursery complex and a small commercial use on Public Street. Much of the residential use in the area along Public Street has been vacated, and there is no evidence of new residential construction in the immediate area. To the rear and west of the subject is the abandoned Temple Street Elementary School. Temple Street is improved with several three-family and single-family residences and some vacant land abutting some industrial use to the East.

One of the uses directly adjacent to the subject property is a jewelry laminating manufacturing plant. It should be noted that uses on Eddy Street have in many instances become more intense over the past few years, and it must also be emphasized that a number of residential properties have been abandoned and razed in the immediate vicinity.

In view of the trend toward industrial and commercial uses in the immediate area and the characteristics of the surrounding property, it is my opinion that the proposed zoning change would not have any adverse effect on any surrounding property values nor would the market value of surrounding property suffer a loss in their market value if the zoning change were granted. The conditions and circumstances provide substantial reasons and justification for granting a zoning change. The proposed M-1 use is in character with the surrounding area and practically would be in conformity with the comprehensive land use plan based upon the trend towards industrial use in the immediate vicinity.

In my opinion the granting of this zoning change would not be inimical to the public health, safety, morals and general welfare but rather would allow a long standing industrial use, having until now operated as a legal, non-conforming use, be a permitted use and grant to the present owner the flexibility for long-term planning and alterations that would be necessary for this industry to prosper in Providence.

The proposal before you also, if this change is granted, would make the existing use a legally permitted use.

Sworn and Subscribed to before  
me in the City of Providence,  
State of Rhode Island, on this  
13th Day of April, 1981.

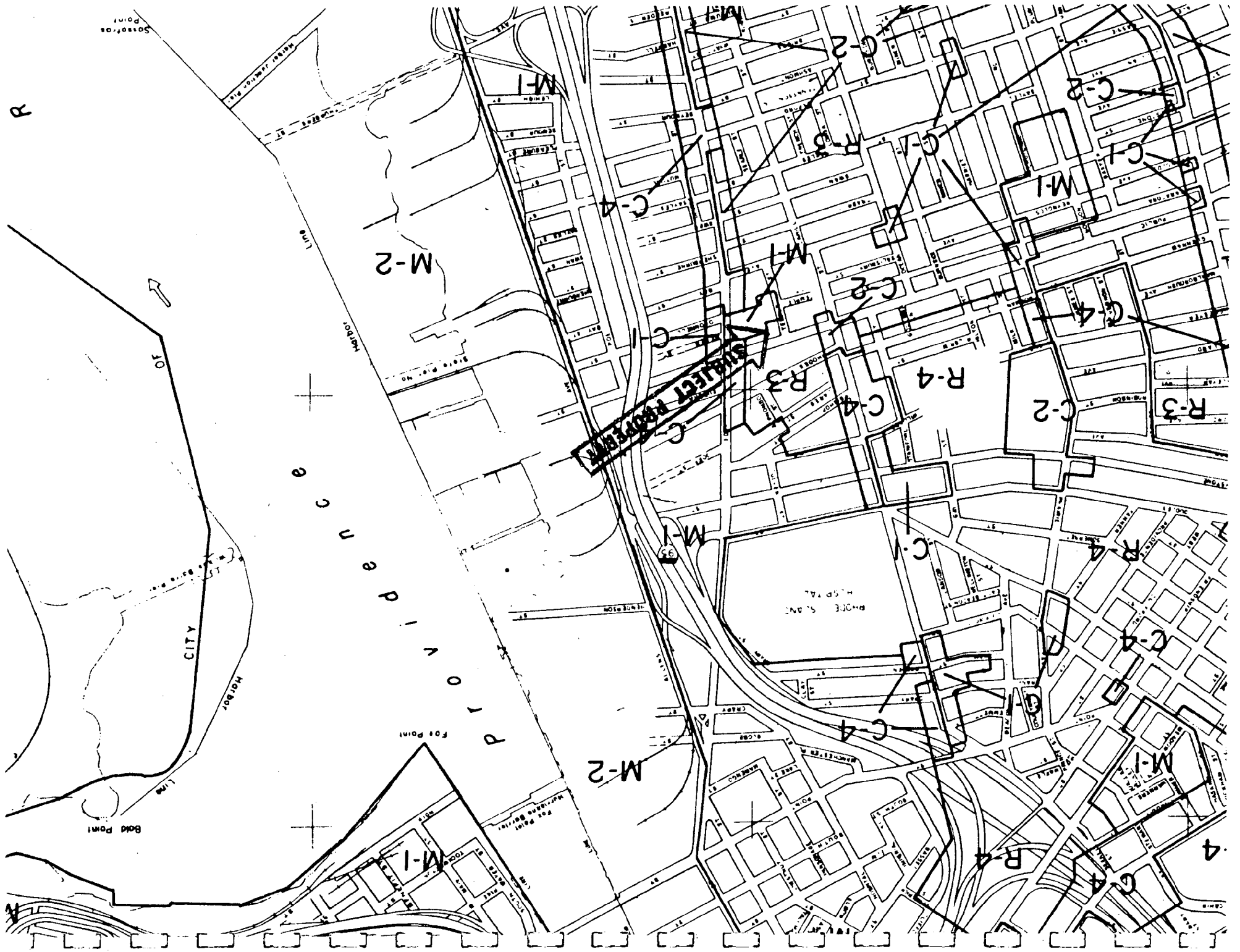
  
Notary Public

Respectfully submitted

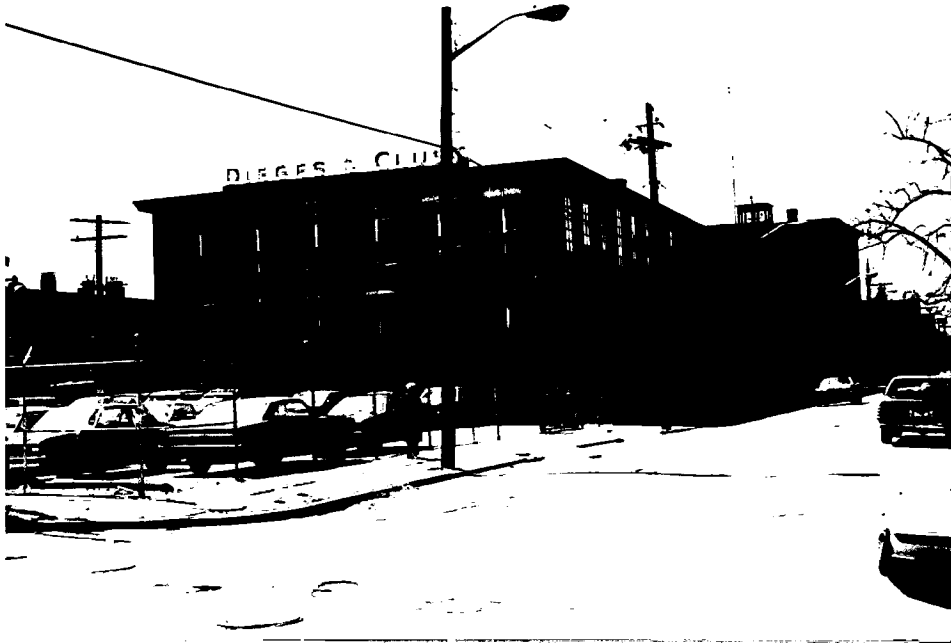
HENRY W. COOKE CO.

  
Robert E. Sweeney, SRA





1. Subject property, SW corner of Public & Eddy Streets.



2. Subject property and property opposite subject - Public Street.



3. Subject property - Temple Street frontage and nearby improvements.



4. Property opposite subject - Temple Street, Temple Street Elementary School.





5. Property abutting subject to rear - Temple Street.



6. Property abutting subject - Eddy Street looking North.



7. Property abutting subject - Eddy Street looking South.



**QUALIFICATIONS OF ROBERT E. SWEENEY - SRA  
REAL ESTATE BROKER ASSOCIATED WITH THE HENRY W. COOKE CO.  
SPECIALIZING IN REAL ESTATE AND APPRAISALS SINCE 1891**

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Engaged in the Real Estate business for 22 years.

Executive Vice President & Treasurer - Henry W. Cooke Co.

Licensed Real Estate Broker for the State of Rhode Island.

Licensed Real Estate Broker for the Commonwealth of Massachusetts.

Graduate of Holy Cross College with Bachelor of Science Degree in Business Administration.

Successfully completed following -

American Institute of Real Estate Appraisers Courses - University of Connecticut

Real Estate Appraisal I	-	Basic Principles, Methods & Techniques
Real Estate Appraisal II	-	Urban Properties
Real Estate Appraisal IV	-	Condemnation
Real Estate Appraisal VI	-	Capitalization Techniques

Successful completion of Industrial Real Estate Course I & Course II sponsored by the Society of Industrial Realtors.

Seminar Leader for Appraisal of Real Estate for Farmer's Home Loan Administration.

Designated SRA - Senior Residential Appraiser - International Society of Real Estate Appraisers.

Past Vice Governor - International Society of Real Estate Appraisers.

Instructor - Society of Real Estate Appraisers Course 101  
Introduction to Appraising Real Property.

-Member:

Greater Providence Board of Realtors  
National Association of Realtors

Past President:

Chapter #93 - International Society of Real Estate Appraisers  
Greater Providence Board of Realtors

**Past Director:**

Rhode Island Realtors Association, Inc.

Graduate of Naval Officers Candidate School, Newport, Rhode Island

**Appraisals for State of Rhode Island:**

Department of Transportation  
Department of Environmental Management  
Department of Administration

**Appraisals for:**

Providence Redevelopment Agency  
Pawtucket Redevelopment Agency  
City of Providence - Model Cities Agency  
City of Warwick  
City of Pawtucket  
Town of Lincoln  
Town of Narragansett  
Town of North Providence  
Town of Lincoln, Housing Authority

**Appraisals for:**

Attorneys, Business & Homeowners

**Fee Appraiser:**

Federal Housing Administration  
United State General Services Administration

**Real Estate Instructor - University of Rhode Island, Division of Extension**

Fundamentals of Real Estate  
Principles & Practices of Real Estate  
Real Estate Appraisal

**Instructor - American Savings & Loan Institute - Rhode Island Chapter**

Real Estate Fundamentals  
Real Estate Appraisal

**Qualified as Expert Witness - Zoning Ordinance Committee City Council:**

Providence, East Providence, Cumberland Town Council

**Qualified as Expert Witness - Zoning Board of Review - City & Town Councils**

Barrington, Johnston, Providence, East Providence, Cranston, Warwick,  
Smithfield, Warren, Narragansett, North Smithfield, Tiverton, Coventry,  
Lincoln, North Kingstown

**Qualified as a Real Estate Expert to testify in Superior Court - State  
of Rhode Island.**

**Past Chairman - Professional Standard Committee - Greater Providence Board  
of Realtors**

**Negotiator on Acquisition of Real Estate for the East Side Renewal Project,  
Mt. Hope Project, City of Providence.**

**Licensed Auctioneer - State of Rhode Island**

**Feasibility Study:**

State of Rhode Island - Howard Development Corporation  
Warwick Mall  
Narragansett Race Track

**Appraisals for:**

Autotronics Inc.  
Gulf Oil Company  
Eastman Kodak Company  
Eastern Airlines Incorporated  
Texas Instruments Inc.  
Sherwin-Williams Inc.  
Rhode Island Hospital Trust National Bank  
Industrial National Bank  
Citizens Trust Company  
People's Savings Bank & Trust Co.  
New England Mutual Life Insurance Co.  
Greater Providence Trust Company  
Philip Morris Company  
General Electric Corporation  
Owens-Corning Fibreglas  
British Petroleum Oil Company  
Mobil Oil Company  
T.I. Home Transfer Service  
Getty Oil Company  
Rhode Island Transit Authority  
Army Corps of Engineers  
Old Colony Cooperative Bank  
Newport National Bank

Brown University  
Standish-Johnson Co.  
Reliance Standard Life Insurance  
of Philadelphia  
U.S. Development Corp.  
St. Anthony's Church, R.I.  
Dry Dock Savings Bank, N.Y.

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