

*Rescinded*  
*No. 464*  
*Approved: Aug. 15, 1981*

# RESOLUTION OF THE CITY COUNCIL

No. 253

*Approved* May 8, 1981

RESOLVED, That His Honor the Mayor is hereby authorized to execute a Deed of Conveyance to Providence Boys' Clubs, 25 Dryden Lane, Providence, Rhode Island, of that certain parcel of land adjacent to the Providence Boys' Club, situated along Plainfield Street, comprising an area of approximately Seven Thousand, Two Hundred Two (7,202) square feet of land, more or less, as set out and delineated on City Assessor's Plat 105, all in accordance with accompanying plan entitled: " Providence, Rhode Island, Public Works Department, Engineering Office, City Property Section Plan No. 064 145 Date May 7, 1981 for the sum of One Dollar (\$1.00) per square foot."

IN CITY COUNCIL

MAY 7, 1981

READ AND PASSED

*Ralph T. Fugate*

*Rose M. Menalouan* CLERK

*James C. Ciana*  
*Mayor*  
*Approved*  
*May 8, 1981*

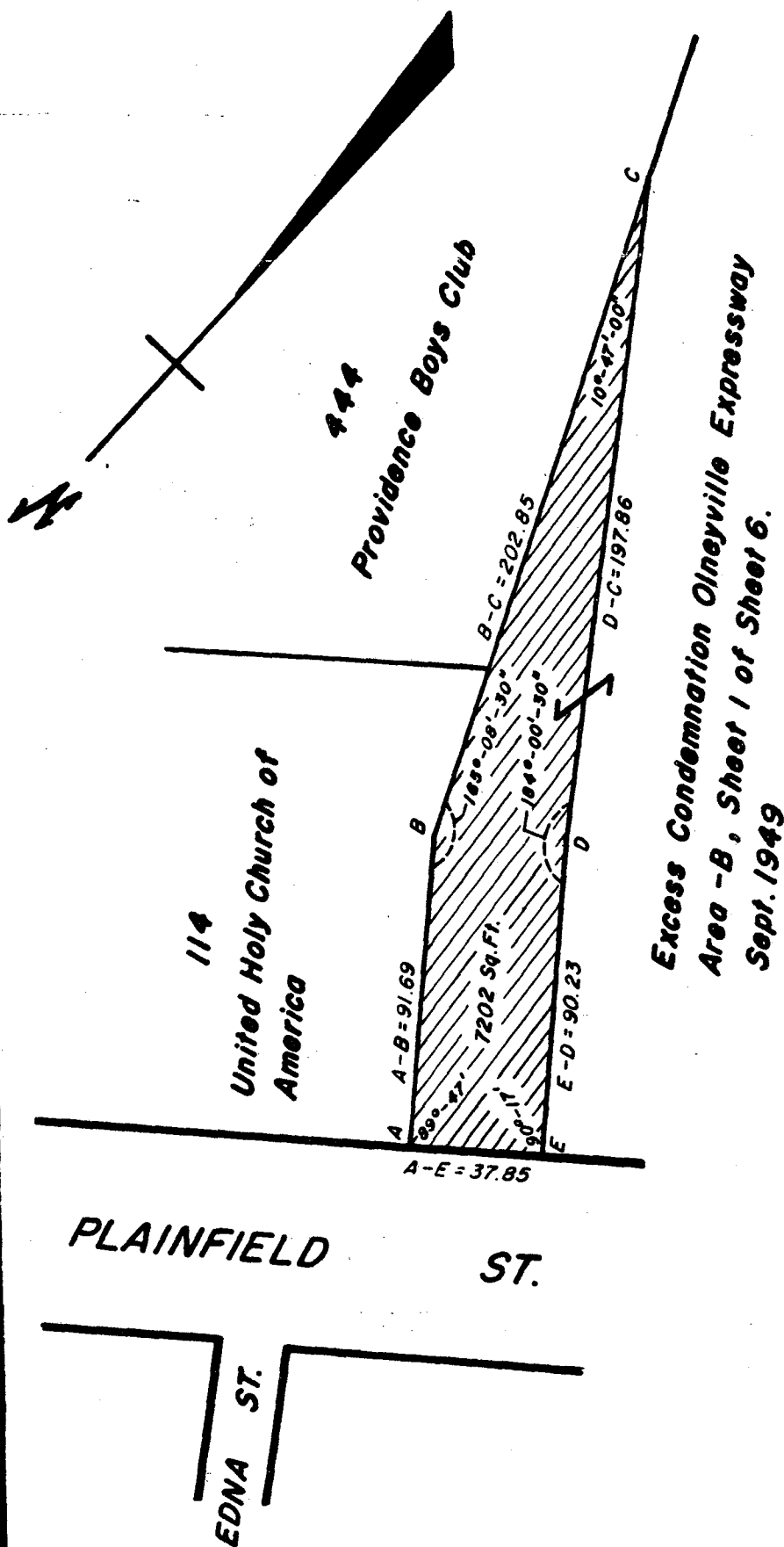
THE COMMITTEE ON  
PROPERTY

Approves Passage of  
The Within Resolution

*Rose M. Mendenhall*  
Club Chairman

April 27, 1951

PROVIDENCE R I  
 P. W. DEPT - ENGINEERING OFFICE  
 CITY PROPERTY SECTION  
 Plan No. 064145  
 Date May 7, 1981



**Note**

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

**Area Contains 7202 Sq. Ft.**

**All Distance & Angles Taken From George J.  
 Geisser Jr. Co. Survey For Olneyville Branch  
 Boys Club. (F-609A), Revised 5/5/1981  
 Lot Numbers From Assessor's Plat 105**

CITY OF PROVIDENCE R. I.  
 Public Works Dept. Engineering Office  
 Showing: Proposed Sale (Olneyville Excess  
 Condemnation)  
 Drawn by Petruska Checked by B.Q.  
 Scale 1" = 50' Date May 7, 1981  
 Correct [Signature] Associate Eng.  
 App. over [Signature] CHIEF ENGINEER

May 11, 1981

Mr. Richard E. White, Executive Director  
Providence Boys Clubs  
25 Dryden Lane  
Providence, RI 02904

Dear Mr. White,

Enclosed is certified copy of Resolution Number 253,  
approved May 8, 1981, the same being self-explanatory.

Will you kindly communicate with the City Solicitor's  
Office so that the deed of conveyance for said land will be  
executed.

Very truly yours,

Rose M. Mendonca,  
City Clerk.

RMM/jma

# PROVIDENCE BOYS' CLUBS

Founded 1868



CENTRAL SERVICES OFFICE • 25 Dryden Lane, Providence, R. I. 02904 (401) 421-0910

## OFFICERS

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Vice President

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Aram A. Milot

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Executive Director

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Asst. Executive Director

John W. Treiber

## PROVIDENCE BOYS' CLUBS CORP.

Fox Point Boys' Club

90 Ives St.

Olneyville Boys' Club

33 Atwood St.

South Side Boys' Club

1 Louisa St.

Wanskuck Boys' Club

550 Branch Ave.

North Providence-Johnston Club

33 Maple Ave.

North Providence

South Providence Girls' Club

1 Louisa St.

Fox Point Girls' Club

90 Ives St.

Olneyville Girls' Club

33 Atwood St.

Camp Davis

Charlestown, RI

January 14, 1981

Mr. Harry A. Johnson, Chairman  
Committee on City Property  
Providence City Council  
c/o City Clerk, City Hall  
Providence, RI 02903

Dear Mr. Johnson:

As you are aware, the Providence Boys' Clubs wishes to acquire a small parcel of excess condemnation land abutting our Olneyville Boys' Club property so that we may proceed with a planned addition to the building.

You and the Committee on City Property were most helpful this past spring in attempting to assist. You will recall we were advised that the land in question appeared to be under the ownership of the State of Rhode Island. However, the State of Rhode Island through the State Department of Transportation advised us that the land was in the ownership of the City of Providence.

In order to clarify this we requested the Commonwealth Land Title Insurance Company to search for the record ownership of this parcel. We enclose herewith a copy of their report to us dated December 24, 1980.

Their search indicates in paragraph 2 that the record title to the land as of December 15, 1980 is in fee simple in the City of Providence. The title company also reports that they discussed the matter of a possible deed to the state with the State Department of Transportation and that no such deed is known to them.

It does appear that the parcel in question is owned by the City of Providence and we respectfully request the Committee on City Property to take action on the matter. We will be more than pleased to meet with you and other members of the committee if you feel such is desirable.



UNITED WAY  
SOUTHEASTERN NEW ENGLAND INC.

MEMBER AGENCY

Mr. Harry A. Johnson

Page 2

January 14, 1981

This construction project has reached a point of development where time has become of importance. We are ready to put the project to bid and want to begin construction as soon as the weather permits this early spring. Your consideration will be most appreciated.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Richard E. White", with a stylized, flowing script.

Richard E. White  
Executive Director

REW:rb

SECRET

JAN 15 9 45 AM '81

DEPT. OF CITY CLERK  
PROVIDENCE, R.I.

THE COMMITTEE ON  
CITY PROPERTY

Recommends

Be Continued

Rose M. Mendon  
Clark

Clerk

18/02/1



**COMMONWEALTH LAND<sup>®</sup>**  
**TITLE INSURANCE COMPANY**

TITLE GUARANTEE OF RHODE ISLAND DIVISION

66 SOUTH MAIN STREET, PROVIDENCE, RHODE ISLAND 02903 (401) 331-5331

12/29

December 24, 1980

Mr. Richard E. White, Executive Director  
Providence Boys Clubs  
25 Dryden Lane  
Providence, Rhode Island 02904

Dear Mr. White:

You requested us to determine and report on the record ownership of a parcel of land in the City of Providence, Rhode Island of presently undetermined dimensions, adjacent to the property of the Providence Boys Club, fronting on Plainfield Street and being a portion of the land condemned for the Olneyville Expressway, also known as the Dennis J. Roberts Expressway. You have informed us that appropriate sources of information in the State Offices and at the Providence City Hall have each denied ownership, the State advising that ownership is in the City and the City advising that ownership is in the State.

Our search of the land records at the Office of the Recorder of Deeds in the City of Providence continued to December 15, 1980 at 9:00 A.M. disclosed that record title to said parcel of land was at that date and time vested in fee simple in the City of Providence, a Municipal Corporation established under the Laws of the State of Rhode Island.

There is, of course, a possibility that a deed purporting to convey land including subject premises from the City to the State does exist, never having been recorded. We have talked with Mr. William McCarthy of the State Department of Transportation, Right of Way Division, who says he has done some investigating on this matter and knows of no such deed.

Section 8 of Chapter 2239 of the Rhode Island Public Laws of 1949 (the law which allowed the City of Providence to condemn land for the Olneyville Expressway) provides as follows:

"Any land, easement, water right or other property or interest in property, public or private taken under the provisions of this act may be transferred to the state of Rhode Island by the city of Providence for the purpose of furthering any federal aid project or for any public purpose; and any land taken for the



purposes named in section 1 of this act may be transferred to the state of Rhode Island to become part of the state highway system, to be improved and maintained as part of the state highway system under the provisions of chapter 74, general laws, 1938, or to be improved and maintained as a freeway or limited access highway, under the provisions of chapter 75, general laws, 1938, but in no case shall such land be transferred to the state of Rhode Island for such purpose without the previous request in writing by the director of public works of said state."

If a transfer was made pursuant to the above-quoted section of the law, we are unaware of same from our search of the records in the City of Providence.

Another provision of said Chapter 2239 should be brought to your attention. Section 6 reads in part as follows:

"After so much of the land and property has been appropriated for such public highway, street, place, park or parkway, as is needed therefor, the excess land and property so taken in fee may be held and improved by said city of Providence for any public purpose or purposes, or by resolution of said city council, may be sold or leased for value with or without suitable restrictions, and in case of any such sale or lease the person or persons from whom such additional land and property was taken shall have the first right to purchase or lease the same upon such terms and conditions as said city council is willing to sell or lease the same."

Unless and until we are provided with a plan indicating the perimeter of the area comprising subject premises, we cannot ascertain with certainty the person or persons from whom such additional land and property was taken. We do know, however, that it was the practice at that time in each case for the City, after having obtained title by virtue of the condemnation, to obtain warranty deeds from the individuals whose land was condemned. Whether by giving such deeds the individuals involved waived their rights of first refusal is presently the subject of litigation in our courts. Our Superior Court has decided under similar circumstances that a so-called quit claim deed had the effect of waiving such rights. An appeal from this decision is now pending in our Supreme Court.

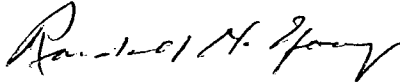
Appropriate resolution by the Providence City Council would be required for any conveyances made by the City.

Mr. Richard E. White, Executive Director  
December 24, 1980  
Page 3

It is understood that this is a report on title based on your specific request. It is made for informational purposes only and is not to be construed as a certificate of title. Liability is assumed by this Company in an amount not exceeding \$100.

We enclose our bill for services.

Very truly yours,



Randall H. Young  
Division Counsel

RHY:JRM  
Enclosure

FILED

JAN 15 9 45 AM '81

DEPT. OF CITY CLERK  
PROVIDENCE, R. I.



COMMONWEALTH LAND  
TITLE INSURANCE COMPANY

TITLE GUARANTEE OF RHODE ISLAND DIVISION

65 SOUTH MAIN STREET, PROVIDENCE, RHODE ISLAND 02903 (401) 331-5331

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Mr. Richard E. White, Executive Director  
December 24, 1980  
Page 2

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Appropriate resolution by the Providence City Council would be required for any conveyances made by the City.

Mr. Richard E. White, Executive Director

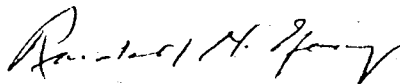
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We enclose our bill for services.

Very truly yours,



Randall H. Young  
Division Counsel

RHY:JRM  
Enclosure

# PROVIDENCE BOYS' CLUBS

Founded 1868



CENTRAL SERVICES OFFICE • 25 Dryden Lane, Providence, R. I. 02904 (401) 421-0910

May 12, 1980

4

## OFFICERS

Chairman of the Board  
Philip B. Simonds

President  
Ronald B. Andsager

Vice President  
Graeme L. Flanders

Vice President &  
General Counsel  
Robert M. Schacht

Secretary  
Joseph Postar

Treasurer  
Victor A. Gemma

Asst. Secretary &  
Asst. Treasurer  
Duncan C. Merriman

Mr. Harry A. Johnson, Chairman  
Committee on City Property  
Providence City Council  
c/o City Clerk, City Hall  
Providence, R.I. 02903

Dear Mr. Johnson:

The Providence Boys' Clubs Inc. herewith requests the City of Providence to sell to it a small strip of excess condemnation land adjacent to and abutting our Olneyville Club property.

33ATWOOD  
AVE.

We understand this is excess condemnation land resulting from the construction of the Dennis Roberts expressway some years ago.

Our services to youth in the Olneyville and West End neighborhoods are expanding substantially. The fifty five year old Olneyville Clubhouse now houses a Boys' Club, a Girls' Club and a Day Care Center. We are also undertaking a special effort at this clubhouse to serve the recent influx of indo-chinese children into the city. To maintain a quality program we are planning a major addition to the building and extensive renovations. This expansion necessitates an adequate parking space and access to it. The strip of land we request would provide access from Plainfield Street to our proposed parking area and new main entrance.

To provide you and your fellow committee members a graphic illustration of the strip of land in question, we have enclosed a sketch of the site of the Olneyville building showing the approximate location of the condemnation land.

We would be pleased to have representatives of our organization appear before the Committee on City Property to answer any questions the committee might have or to explain our plans in fuller detail.

*Handwritten signatures and initials:*  
M. J. [unclear]  
[unclear] 6 June

## GOVERNORS

Ronald B. Andsager  
James D. Cregan  
Robert Cummings  
George C. Davis  
John Ferreira  
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Gerald J. Fogarty  
Peter P. Fornal  
Victor A. Gemma  
George T. Giraud  
Erik H. Green  
Richard A. Hurley, Jr.  
Fenton G. Keyes  
Jonathan R. Knowles  
Howard R. Lewis  
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Houghton P. Metcalf, Jr.  
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Executive Director  
Richard E. White  
Asst. Executive Director  
John W. Treiber

## PROVIDENCE BOYS' CLUBS CORP.

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Olneyville Girls' Club  
33 Atwood St.  
Camp Davis  
Charlestown, RI



THE COMMITTEE ON  
PROPERTY

Recommends Indefinite  
Postponement

*Robert M. Mendon*  
Chairman  
Clerk  
6/9/70



Page two

We do hope this matter can be acted upon in the near future and look forward to hearing from you.

Very truly yours,  
PROVIDENCE BOYS' CLUBS

  
Ronald B. Andsager  
President, Board of Governors

RBA/jc

Enc.



## THE CITY ASSESSOR

CITY HALL, PROVIDENCE, RHODE ISLAND 02903  
421-5900

### MEMORANDUM

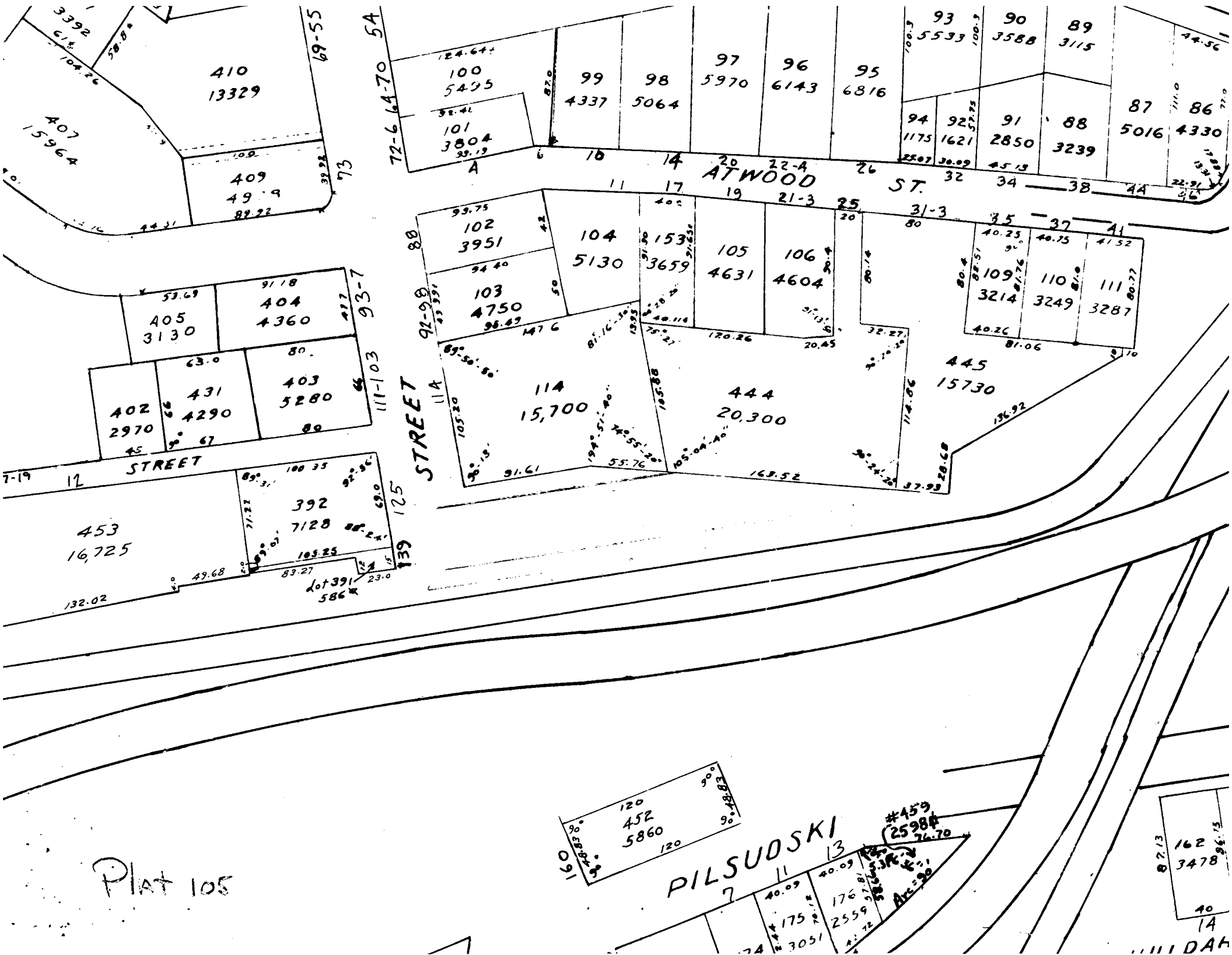
TO: CITY PROPERTY COMMITTEE  
FROM: THEODORE C. LITTLER, CITY ASSESSOR  
DATE: JUNE 3, 1980  
RE: REQUEST FOR APPRAISED VALUE

*With regard to the communication from the Providence Boys' Clubs dated May 12, 1980, to purchase certain property adjacent to the Olneyville Branch, I have attached a copy of our assessors plat plan numbered 105 showing the property in question in "red".*

*You will note that this parcel is not numbered. The property was part of the condemnation for the express-way and therefore remains in the ownership of the State of Rhode Island.*

*The Boys Clubs should be referred to the State of Rhode Island Department of Transportation for further direction towards purchasing this property.*

*ads  
attachment*



June 18, 1980

Mr. Richard White  
Executive Director  
Providence Boys' Clubs  
25 Dryden Lane  
Providence, R.I. 02904

Dear Mr. White:

Your request to purchase a small strip of excess condemnation land abutting the Olneyville Boys' Club property was reviewed by the Committee on City Property at its meeting held June 9, 1980.

The Committee is in receipt of a report from the City Assessor relative to the parcel involved of which I am attaching a photocopy of for your review, the same being self-explanatory.

Accordingly, I have been directed by Chairman Harry A. Johnson to inform you your request to purchase is within the jurisdiction of the Rhode Island Department of Transportation.

Very truly yours,

Rose M. Mendonca,  
City Clerk.

RMM/jld  
Enclosure



## THE CITY ASSESSOR

CITY HALL, PROVIDENCE, RHODE ISLAND 02903  
421-5900

### MEMORANDUM

TO: *Committee on City Property*

FROM: *Theodore C. Littler*  
*City Assessor*

DATE: *April 22, 1981*

RE: *Request for Appraised Valuation from*  
*Olneyville Boys Club*

*Your Committee has before it a request to purchase certain excess real estate adjacent to the Olneyville Boys Club and is awaiting an appraisal of same from this office.*

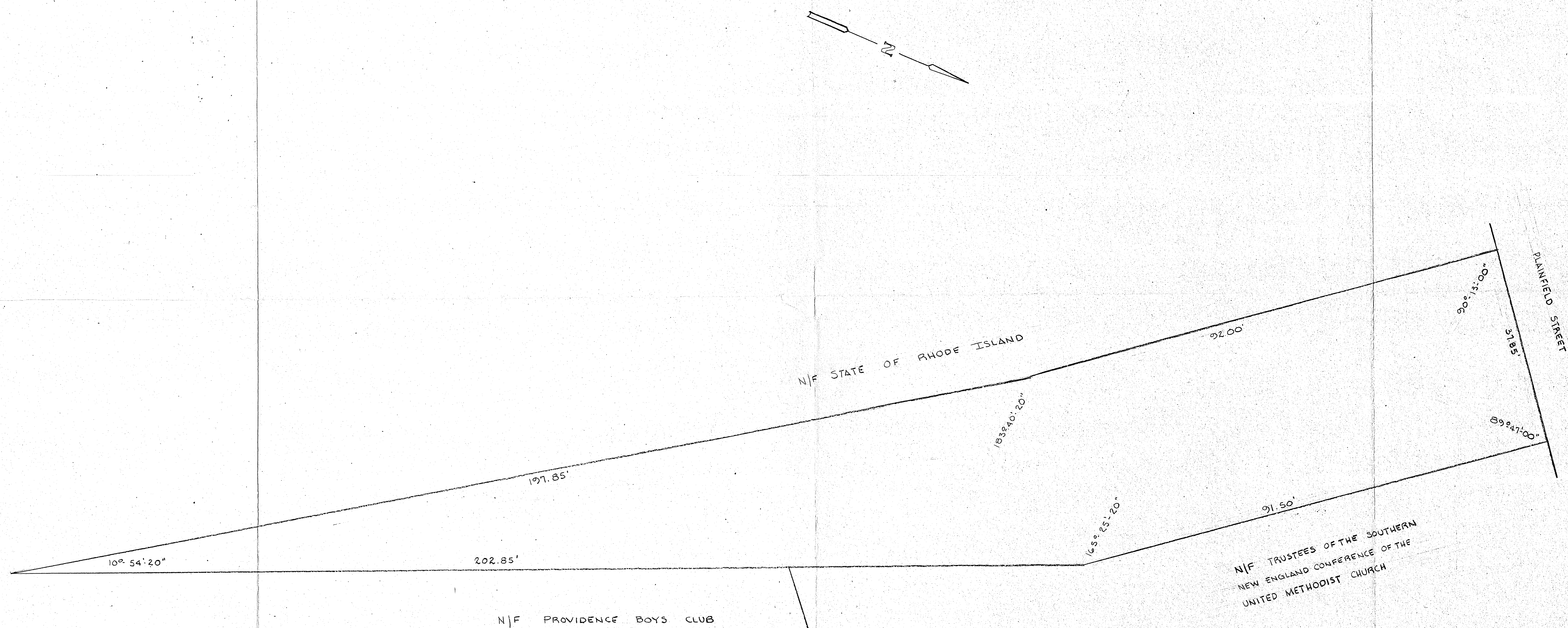
*In order to determine the exact dimensions of the premises, the Boys Clubs have been requested to obtain a survey of the premises they are requesting to purchase inasmuch as state excess properties are not designated on our maps as lots with appropriate square footage.*

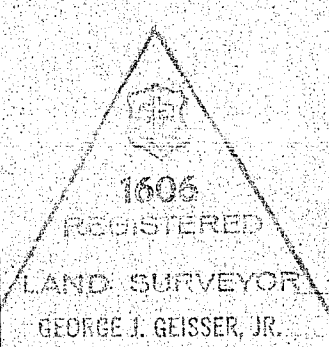
*In the meantime, however, I would like to submit to your committee that I am of the opinion that the property in question does have a value of One Dollar [\$1.00] per square foot based on recent sales in the area in question and on other sales of similar properties.*

*ads*







	<b>GEORGE J. GEISSER JR. CO.</b> CONSULTING ENGINEERS 227 WAMPANOAG TRAIL RIVERSIDE RHODE ISLAND 02915				
	PROVIDENCE BOYS' CLUB OLNEYVILLE BRANCH BOYS CLUB PROVIDENCE, RHODE ISLAND				
	Date	Drawn By	Checked By	Scale	Job No.
	APRIL 1981	GJG III	GJG JA	1"=10'	F-609A
RIGHT OF WAY PROPERTY LINE					Sheet No. 1