

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 244

Approved April 21, 1987

RESOLVED, That the City Collector is hereby authorized to cause the taxes to be abated on that property under the SWAP Program, located along 74-76 Hamilton Street, situated on Lot 311, as set out and delineated on City Assessor's Plat 49, for the sum of Four Thousand Seven Hundred Sixty-Nine Dollars and Four (\$4,769.04) Cents, in accordance with the application filed by Ramon Cristobal Batista and Jose R. Checo.

IN CITY COUNCIL  
APR 16 1987

READ AND PASSED

  
PRES.

  
CLERK



IN CITY COUNCIL  
MAR 5 1987  
FIRST READING  
REFERRED TO COMMITTEE ON

Rose M. Menlove CLERK

FINANCE

COMMITTEE ON  
FINANCE

Approves Passage of  
The Within Resolution

Rose M. Menlove  
Chairman

APR 2 - 1987

Council President Eastern (Bee Request)

RONALD L. TARRO  
CITY COLLECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

Finance Department, City Collector

*"Building Pride In Providence"*

February 18, 1987

Mrs. Rose Mendonca  
City Clerk  
City Hall

Dear Mrs. Mendonca:

I am requesting that taxes on Assessor's Plat 49 Lot 311 be abated; an application was filed by Ramon Cristobal Batista and Jose R. Checo of 74-76 Hamilton Street, Providence, Rhode Island, under the SWAP program. The total abatement requested is \$4,769.04.

Respectfully submitted,

Ronald L. Tarro  
City Collector

RLT/dl

DEPT. OF CLERK  
PROVIDENCE, R.I.  
FEB 18 11 42 AM '87

FILED

(3)

ABANDONED BUILDING TAX ABATEMENTS: FINAL APPLICATION FOR ABATEMENT

ACCOUNT# 07-271-022 TODAY'S DATE 2/5/87

PLAT/LOT 49/311

ADDRESS OF BUILDING 74-76 Hamilton Street

APPLICANT Ramon Cristobal Batista & Jose R. Checo

TOTAL ABATEMENT REQUESTED \$4,769.04

CITY COLLECTOR:(at time of initial application) Ronald Tarro

DATE OF INITIAL APPLICATION FOR ABATEMENT: 2/5/84

ALL DOCUMENTATION MUST BE RECEIVED BY THE CITY COLLECTOR WITHIN THREE (3) YEARS OF DATE ON INITIAL APPLICATION FOR ABATEMENT.

DOCUMENTATION: (attach to back)

1. Sworn affidavit of occupancy by owner for at least one year. ✓
2. Certification of the Building Inspector that permits have been applied for and complied with. ✓
3. Certification from the Division of Minimum Housing that the property is in compliance with the Providence Minimum Housing Standards. ✓
4. A certificate of clear title, but for municipal liens. ✓

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE TO THE BEST OF MY KNOWLEDGE.

X Jose R. Checo

X Ramon C. Batista  
APPLICANT'S SIGNATURE

I HAVE RECEIVED ALL NECESSARY DOCUMENTATION FOR ABATEMENT OF BACK TAXES ON REHABILITATED PROPERTY, AND RECOMMEND TO THE CITY COUNCIL THAT THE REQUESTED ABATEMENT OF BACK TAXES FOR THIS PROPERTY BE APPROVED.

February 17, 87  
DATE

Ronald H. David  
CITY COLLECTOR

Presented at Council meeting: (date) \_\_\_\_\_  
Sponsoring Councilman \_\_\_\_\_

Abatement of Back Taxes Granted \_\_\_\_\_ Rejected \_\_\_\_\_  
Reason Rejected: \_\_\_\_\_



Department of Inspections and Standards

*"Building Pride In Providence"*

February 2, 1987

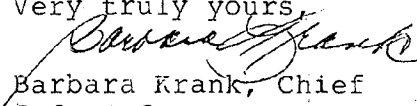
Jose Raphael Checo &  
Ramon C Batista  
74-76 Hamilton Street  
Providence, R. I. 02907

Dear Mr Checo & Mr Batista:

Please be advised that an inspection was made of the premises located at 74-76 Hamilton Street, Providence, Rhode Island, on December 11, 1986 by Rudolph Tavares, Renewal Inspector I of the Division of Code Enforcement.

At the time of that inspection it was found that the interior and exterior of the above-mentioned property were free of housing code violations.

Very truly yours,

  
Barbara Krank, Chief  
Code Enforcement

February 2, 1987

Providence City Collector  
City Hall  
Providence, RI

RE: Tax Abatement for  
74-76 Hamilton Street

Dear Sir:

I Jose R. Checo, have occupied 74-76 Hamilton St.  
since September 1984, as my primary place of residence.

Jose R. Checo  
Jose R. Checo

Sorenza Lenzale  
signature of Notary Public  
02/03/87

28

MUNICIPALITY

# CERTIFICATE OF USE AND OCCUPANCY

No. 142

THIS IS TO CERTIFY that the three story wood frame  
SB construction three family dwelling  
R-2 Use Group

erected on Plat No.: 19 Lot No.: 311

Addition: \_\_\_\_\_

Street and No.: 74-76 Hamilton St.

Owner: Ramon Batista Use Zone: R-3

Architect or Engineer: \_\_\_\_\_

Contractor: owner

Building Permit No.: 7 Plan No.: 7/2/81

has been inspected and the following occupancy thereof is  
hereby authorized:

Occupancies: Max. Allowable floor  
live loads per sq. ft.

Occupancy  
Load

Basement: Household Storage

1st Floor: One Family Dwelling

2nd Floor: One Family Dwelling

3rd Floor: One Family Dwelling

4th Floor: \_\_\_\_\_

5th Floor: \_\_\_\_\_

6th Floor: \_\_\_\_\_

7th Floor: \_\_\_\_\_

8th Floor: \_\_\_\_\_

9th Floor: \_\_\_\_\_

10th Floor: \_\_\_\_\_

Roof: \_\_\_\_\_

This Certificate must be posted where required by the State Building  
Code, and permanently maintained in a conspicuous place at or  
close to the entrance of the building or structure referred to above.

Building Official

Expiration Date June

EGAS D. COMES and DEBRA C. COMES

of Providence, Rhode Island

for consideration paid, grant to JOSE RAFAEL CHECO and RAMON C. BATISTA  
as joint tenants and not as tenants in common

of 74-76 Hamilton St., Providence, RI with QUIT-CLAIM COVENANTS  
(Description and Incumbrances, if any)

That certain lot or parcel of land with all the buildings and improvements thereon, situated on the northeasterly side of Hamilton Street in the City of Providence, County of Providence, State of Rhode Island, laid out and designated as Lot No. 9 (nine) on that plat entitled, "PLAN OF LAND BELONGING TO WILLIAM POST SURVEYED BY JOHN HOWE JAN. 1870", which plat is recorded in the Land Evidence Records in said City of Providence in Plat Book 19 at Page 16 and (copy) on Plat Card 641.

Subject to all real estate taxes owing to the City of Providence and also subject to real estate taxes assessed as of December 31, 1983, which are not yet due and payable.

Subject to any right, title and interest vested in the City of Providence by virtue of a City Collector's Deed that was conveyed for failure to pay real estate taxes.

Subject to all city board-up liens and Minimum Housing violations of record.

However described being the same premises conveyed to these grantors by a Mortgagee's Deed recorded on April 3, 1979 in the Land Evidence Records in said City of Providence in Book 1212 at Page 72.

Witness my hand and seal this

day of July 19 84

Egas D. Comes

EGAS D. COMES

(PRINT OR TYPE NAME OF GRANTOR)

Debra C. Comes

DEBRA C. COMES

(PRINT OR TYPE NAME OF GRANTOR)

State of Rhode Island, Etc

COUNTY OF PROVIDENCE

In Providence on the 2nd day of July, 19 84  
before me personally appeared EGAS D. COMES and DEBRA C. COMES

to me known and known by me to be the parties executing the foregoing instrument, and they acknowledged said instrument, by them executed, to be their free act and deed.

Ramon C. Batista

74-76 Hamilton St., Providence, R.I.  
(PRINT OR TYPE NAME AND ADDRESS OF GRANTEE)

Andrew M. Cagen, Esq.

Notary Public



City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**

**DATE:** March 6, 1987

**TO:** City Collector Tarro

**SUBJECT:** RESOLUTION REQUESTING TAXES BE ABATED

**CONSIDERED BY:** Councilwoman Carolyn F. Brassil, Chairwoman, Committee on Finance

**DISPOSITION:** Chairwoman Brassil requests your recommendation relative to the accompanying Resolution requesting taxes to be abated on that property located along 74-76 Hamilton Street.

*Rose M. Menken*  
City Clerk

THE CITY OF PROVIDENCE  
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

# RESOLUTION OF THE CITY COUNCIL

No. 245

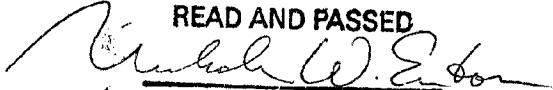
Approved April 21, 1987

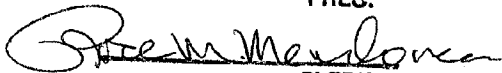
RESOLVED, That permission is hereby granted to Pat V. Cortellessa, President of River Cafe to add a new entrance to the cafe located along 566 South Main Street subject to the recommendation of the Director of Inspection and Standards in communication dated December 2, 1986.

IN CITY COUNCIL

APR 16 1987

READ AND PASSED

  
PRES.

  
CLERK



**THE COMMITTEE ON  
PUBLIC WORKS**

**Approves Passage of  
The Within Resolution**

*Edmond Mendonça*  
Clerk **Chairman**

*April 8, 1987*

**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*

To the Members of the City Council:

The River Cafe, LTD. Partnership wishes to add a new entrance at their cafe located at 566 South Main Street.

When past construction closed the entrance a few years ago, the owners did not think its use was necessary. However, with only one entrance located on Pike Street (on the side of the building) and mostly used by the office personnel that lease the other floors of the building, the River Cafe really needs its very own entrance on South Main Street.

This will not only make the cafe more appealing, but will also let it be seen on the waterfront when the city puts in boat slips and docks for the marina it plans to build. Also, the public will find a truly elegant entrance to the cafe. We plan to add this new entrance by using four feet of sidewalk (the sidewalk is fourteen feet wide--this leaves ten feet of sidewalk to the public.) This is plenty of room to pass city safety codes. The blueprints that accompany this letter of request will explain in detail any questions that the City Council might have after reviewing this request.

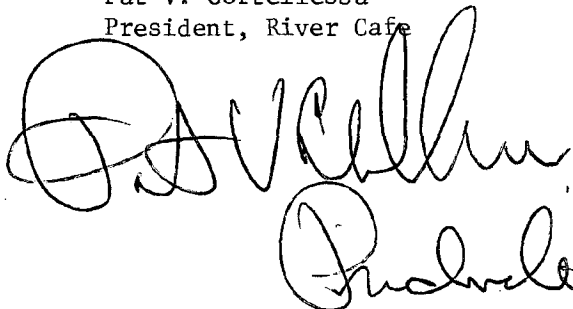
The pit is on the lower level below the stairs. It is about three and one half feet wide and is level with the cafe's floor located in the basement of the building. The pit will have handrails on the two sides that are exposed to the public, and a direct drain will handle any rain water. The pit will be constructed of cement and four stairs will be added to the level of the cafe's floor, approximately five feet down from the sidewalk level.

A canopy will be installed to beautify the front of the cafe and protect the public from the elements. This project will pass all safety requirements from the city of Providence.

All measurements of the new entrance are shown in detail on the blueprints on the second page.

Thank you for your time to review this request.

Pat V. Cortellezza  
President, River Cafe

A large, stylized handwritten signature in black ink, appearing to read 'Pat V. Cortellezza', is written over the typed name and title. Below the main signature, there is a smaller, circular stamp or mark that also appears to contain the name 'Cortellezza'.

FILED

<sup>Nov 5</sup>  
~~Oct 36~~ 10 41 AM '86

DEPT. OF CLERK  
PROVIDENCE, R.I.

*Efl*

941-4725

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

**PETITION TO THE CITY COUNCIL**

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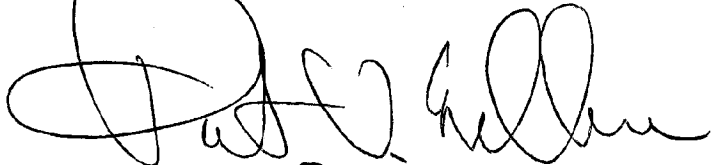
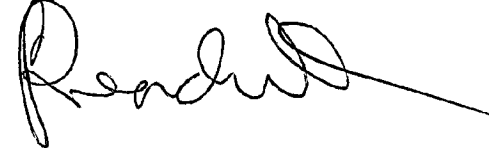
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Pat V. Cortellessa  
President, River Cafe

FILED

nm 5

OCT 36 10 41 AM '86

DEPT. OF CLERK  
PROVIDENCE, R.I.

*Eff*

941-4725

IN CITY COUNCIL  
NOV 20 1986

FIRST READING  
REFERRED TO COMMITTEE ON

PUBLIC WORKS

*Rose M. Mendonça* CLERK

From the Clerk's Desk

City of Providence



Rhode Island

Department of City Clerk

**MEMORANDUM**


DATE: November 24, 1986

TO: Merlin A. DeConti, Director of Inspection and Standards

SUBJECT: ERECTION OF A NEW ENTRANCE AT 566 SOUTH MAIN STREET

CONSIDERED BY: Committee on Public Works

DISPOSITION: Attached is a copy of the subject petitioner along with blueprints. It is requested that you study the same and report your findings back to the aboved named committee.

  
Michael R. Clement,  
First Deputy City Clerk



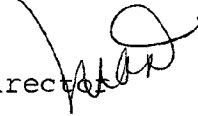


## Department of Inspections and Standards

*"Building Pride In Providence"*

### MEMO

To: Committee on Public Works

From: Merlin A. DeConti, Jr., Director 

Date: December 2, 1986

Re: Erection of New Entrance at 566 South Main Street

I have reviewed the plan by River Cafe, Ltd. Partnership for the construction of a new entrance at 566 So. Main Street.

It is my recommendation that the plan be approved with the following corrections: The stair treads be a minimum of 10 inches in width, not including the nosing; an additional handrail be provided along the building wall; and the guard rail around the stairs be a minimum of 42 inches in height, and not 36 inches as shown.

Rose M. Mendonca

City Clerk

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Clerk of Committees



Michael R. Clement

First Deputy

\_\_\_\_\_  
Grace Nobrega

Second Deputy

DEPARTMENT OF CITY CLERK  
CITY HALL

December 9, 1986

Mr. Pat V. Cortellessa  
566 South Main Street  
Providence, Rhode Island 02903

Dear Mr. Cortellessa:

I am writing to inform you that I have received a report from our Director of Inspection and Standards, relative to the petition you have filed with the City Council.

Attached you will find a letter of which I am in receipt of. It is requested by the Director, that you amend your plans according to the conditions so stated in the accompanying letter, therefore I would suggest that you contact Mr. Merlin A. DeConti, in order that the Committee may accommodate your request.

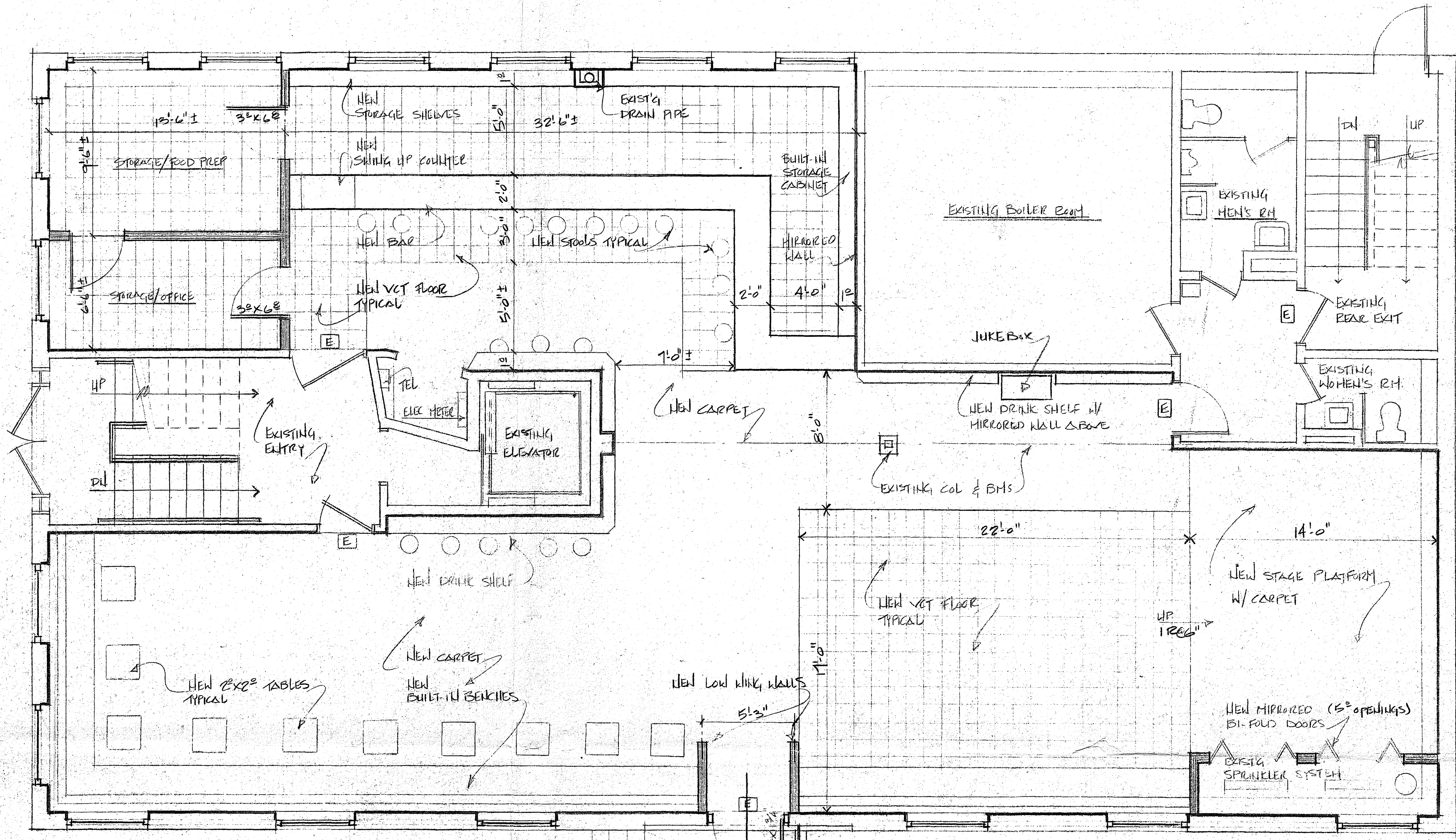
If you have any questions concerning the above please do not hesitate to call me.

I can be reached at 421-7740 extention 250.

Very truly yours,

Michael R. Clement,  
First Deputy City Clerk

MRC:lc



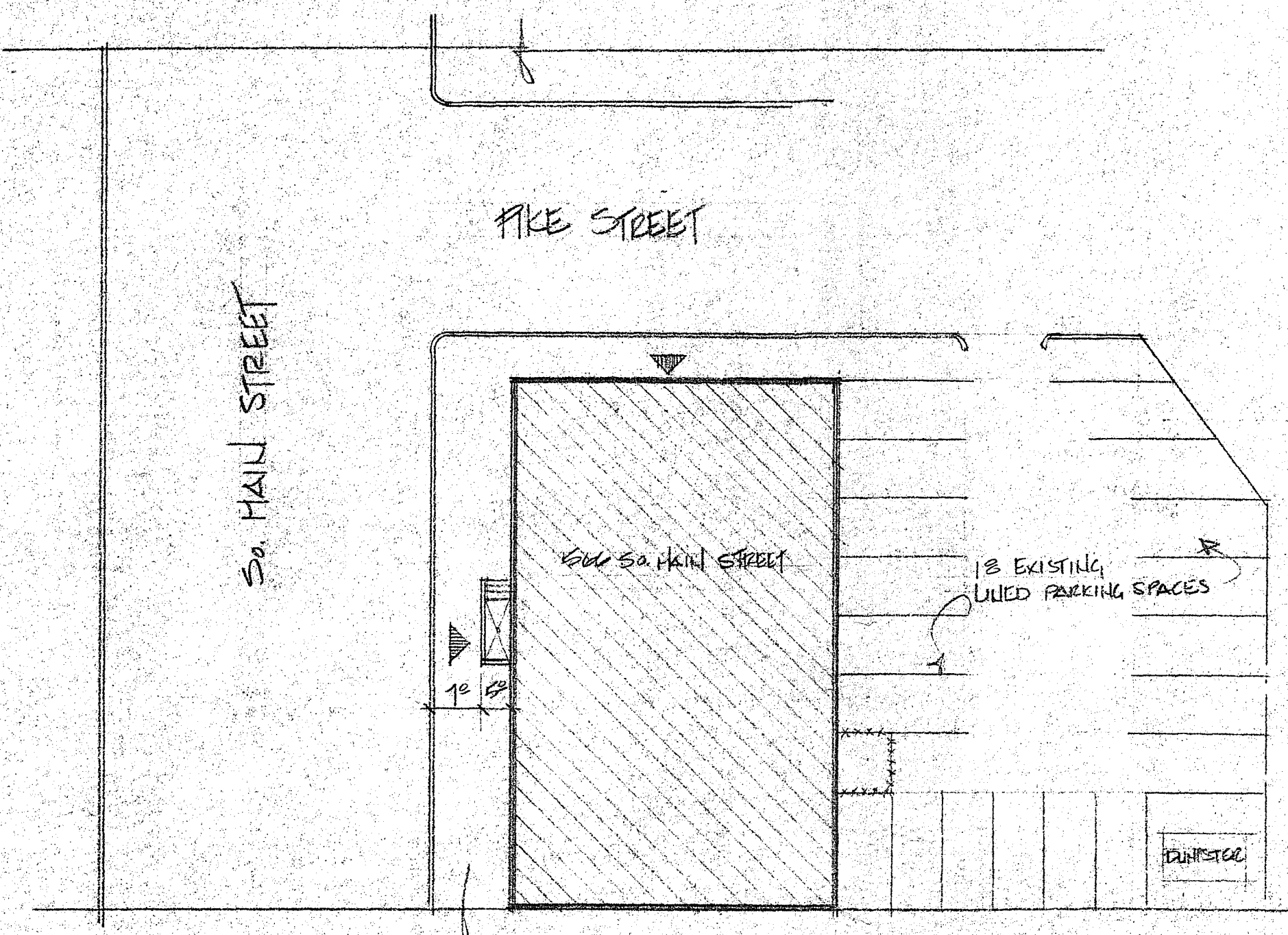
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 PROJECT NORTH

- LEGEND**
- EXIST'G TO REMAIN
  - EXIST'G TO BE REMOVED
  - NEW CONSTRUCTION
  - EXIST'G N/ NEW FINISH
  - EXIT SIGN

DESIGN FOR THE RIVER CAFE  
 566 SOUTH MAIN STREET  
 PROVIDENCE, RHODE ISLAND  
 FOR MR PATRICK CORTELLESSA  
 15 OCTOBER 1986

A-1  
 SH11052





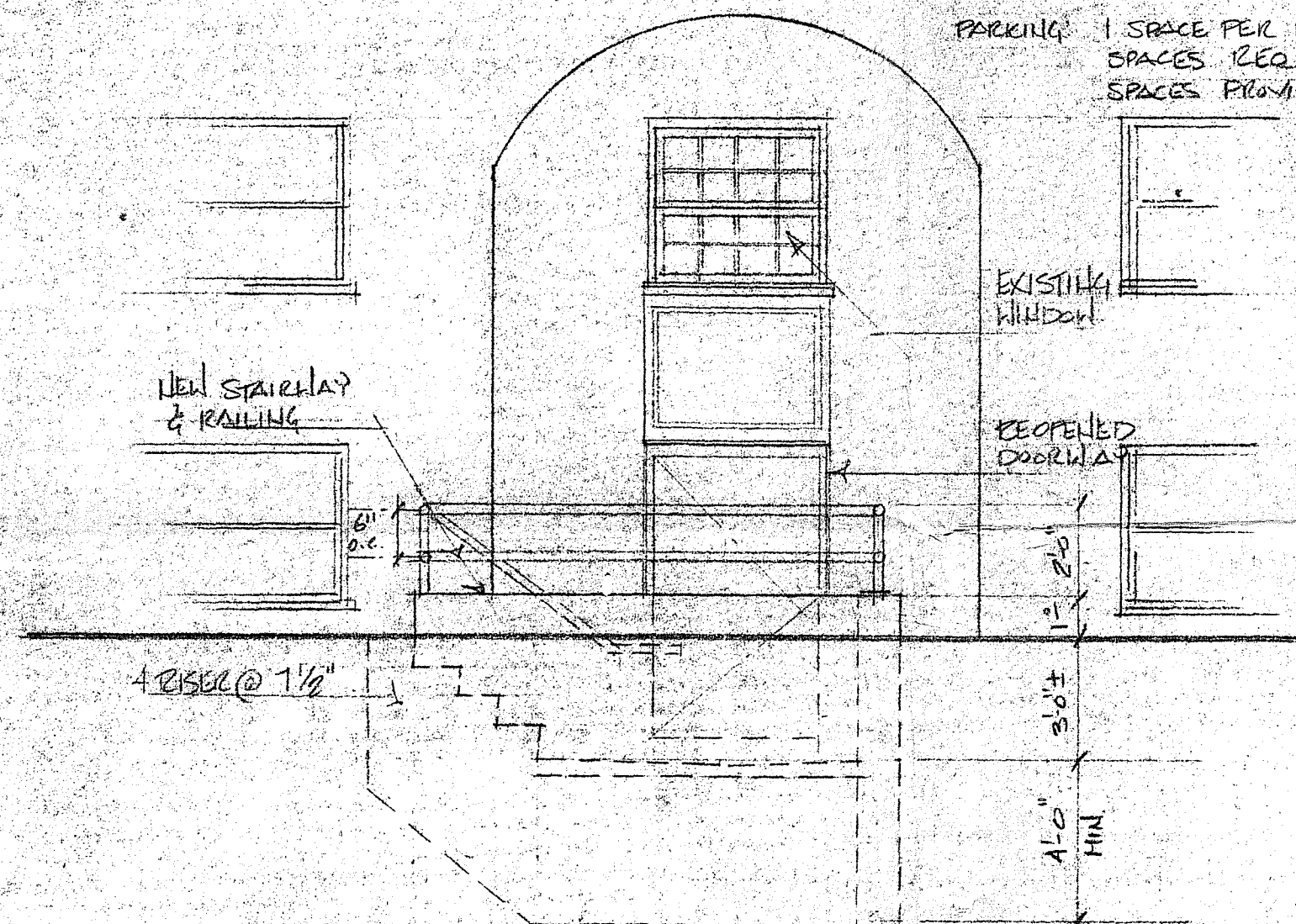
**PARTIAL SITE PLAN**  
 SCALE: 1" = 20'-0"  
 PROPOSED NORTH

**PARKING REQUIREMENTS**

ASSEMBLY - (UNCONCENTRATED TABLES & CHAIRS)

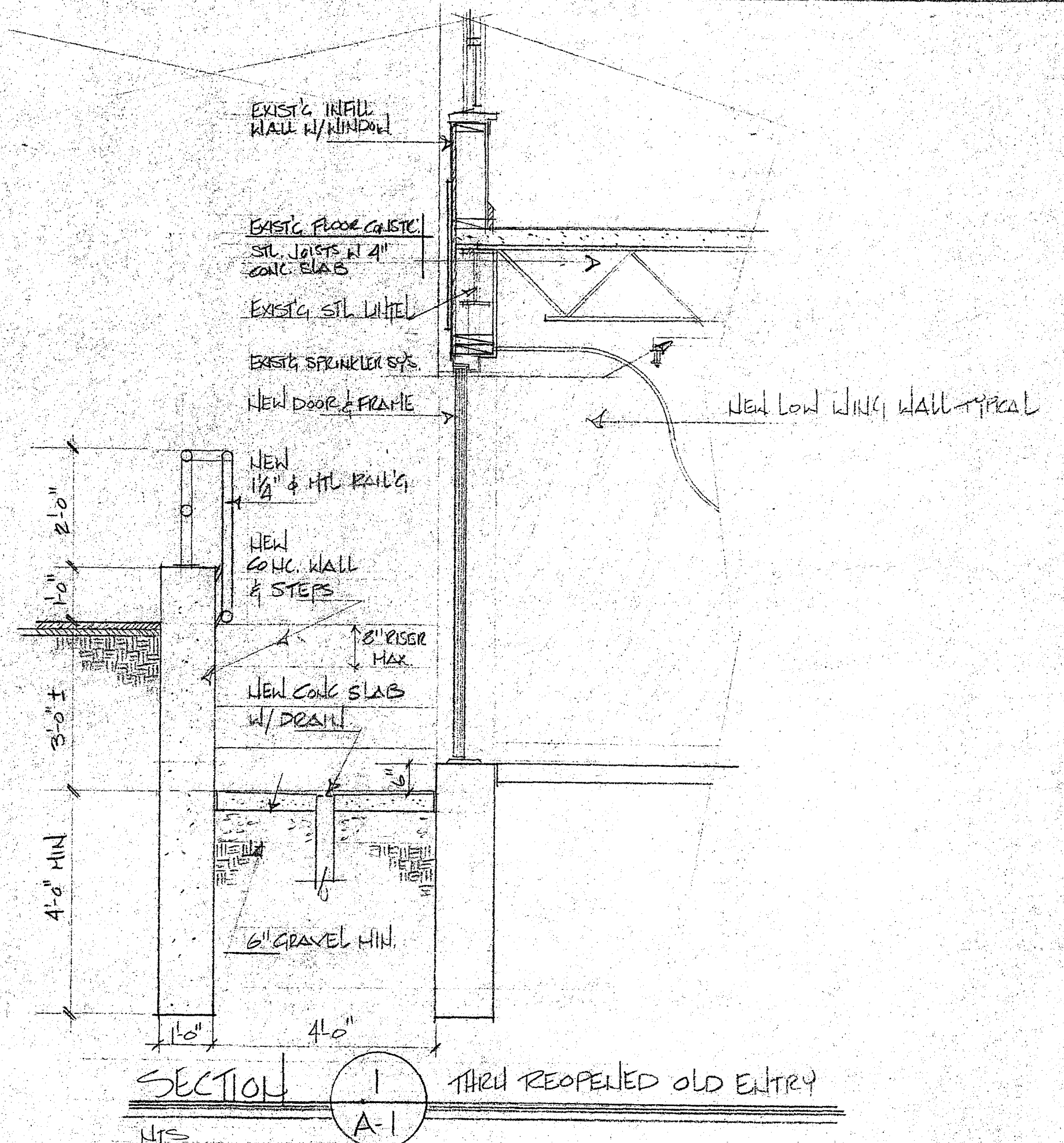
REQ. 115 # NET / OCCUPANT  
 TOTAL SQ. FT. APPROX. 2500 #  
 ALLOWABLE OCCUPANCY = 160

PARKING: 1 SPACE PER 10 OCCUPANTS  
 SPACES REQ. = 16.6  
 SPACES PROVIDED = 18



**WEST ELEVATION - So. MAIN ST. SIDE**

SCALE: 1/4" = 1'-0"



**GENERAL NOTES**

1. G.C. TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION
2. BUILDING HAS EXISTING SPRINKLER SYSTEM

DESIGN FOR THE RIVER CAFE  
 566 SOUTH MAIN STREET  
 PROVIDENCE, RHODE ISLAND  
 FOR MR PATRICK CORTELESSA  
 15 OCTOBER 1986

A-2  
 5/11/87