

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

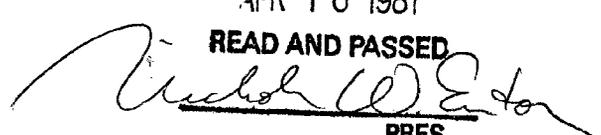
No. 244

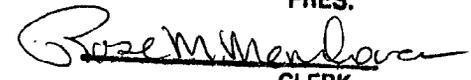
Approved April 21, 1987

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

FINANCE

Roz M. Menlove CLERK

COMMITTEE ON
FINANCE

Approves Passage of
The Within Resolution

Roz M. Menlove
Chairman

APR 2 - 1987

Council President Easton (By 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,

A handwritten signature in cursive script, appearing to read "Ronald L. Tarro".

Ronald L. Tarro
City Collector

RLT/dl

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

FILED

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 José 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. Tarro
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

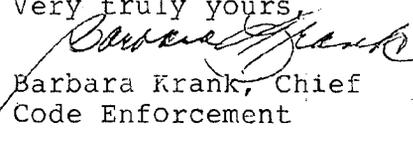
Jose Raphael Checo &
Ramon C Batista
74-76 Hamilton Street
Providence, R. I. 02907

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

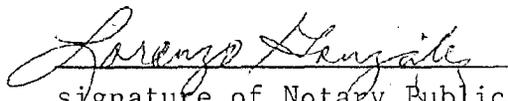
Providence City Collector
City Hall
Providence, RI

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


signature of Notary Public
02/03/87

28

CERTIFICATE OF USE AND OCCUPANCY

No. 172

MUNICIPALITY

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: <u>Household Storage</u>	
1st Floor: <u>One Family Dwelling</u>	
2nd Floor: <u>One Family Dwelling</u>	
3rd Floor: <u>One Family Dwelling</u>	
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.

November 24, 1986
Meilyn J. DeCruz
Building Official
Expiration Date June

EGAS D. GOMES and DEBRA C. GOMES

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 2nd day of July 19 84

Egas D. Gomes

EGAS D. GOMES (PRINT OR TYPE NAME OF GRANTOR)

Debra C. Gomes

DEBRA C. GOMES (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. GOMES and DEBRA C. GOMES

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

Andrew M. Cagen, Esq.

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

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

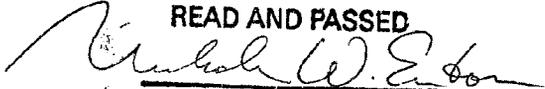
Approved April 21, 1987

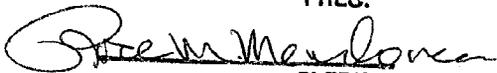
RESOLVED, That permission is hereby granted to Pat V. Cortellessa, President of River Cafe to add a new entrance to the cafe located along 566 South Main Street subject to the recommendation of the Director of Inspection and Standards in communication dated December 2, 1986.

IN CITY COUNCIL

APR 16 1987

READ AND PASSED


PRES.


CLERK



**THE COMMITTEE ON
PUBLIC WORKS**

**Approves Passage of
The Within Resolution**

Sam Mendonca
Chairman

Clerk

April 8, 1957

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.

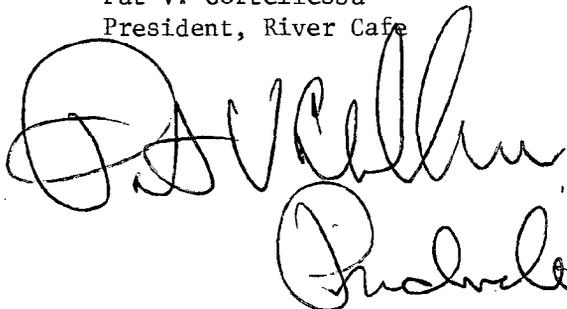
The pit is on the lower level below the stairs. It is about three and one half feet wide and is level with the cafe's floor located in the basement of the building. The pit will have handrails on the two sides that are exposed to the public, and a direct drain will handle any rain water. The pit will 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. Cortellessa
President, River Cafe



The image shows a handwritten signature in black ink, which appears to be 'Pat V. Cortellessa'. The signature is written in a cursive, flowing style. Below the main signature, there is a smaller, circular stamp or mark that also appears to contain the name 'Cortellessa'.

FILED

^{Nov 5}
~~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

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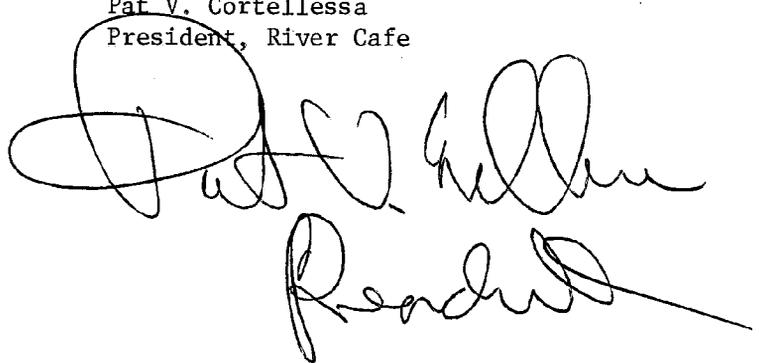
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Thank you for your time to review this request.

Pat V. Cortellessa
President, River Cafe

A handwritten signature in black ink, appearing to read 'Pat V. Cortellessa', written over the typed name and title.

FILED

nm 5
OCT 36 10 41 AM '86

DEPT. OF CLERK
PROVIDENCE, R. I.

ef

941-4725

IN CITY COUNCIL
NOV 20 1986
FIRST READING
REFERRED TO COMMITTEE ON

PUBLIC WORKS

Rose M. Mendonca 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
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.

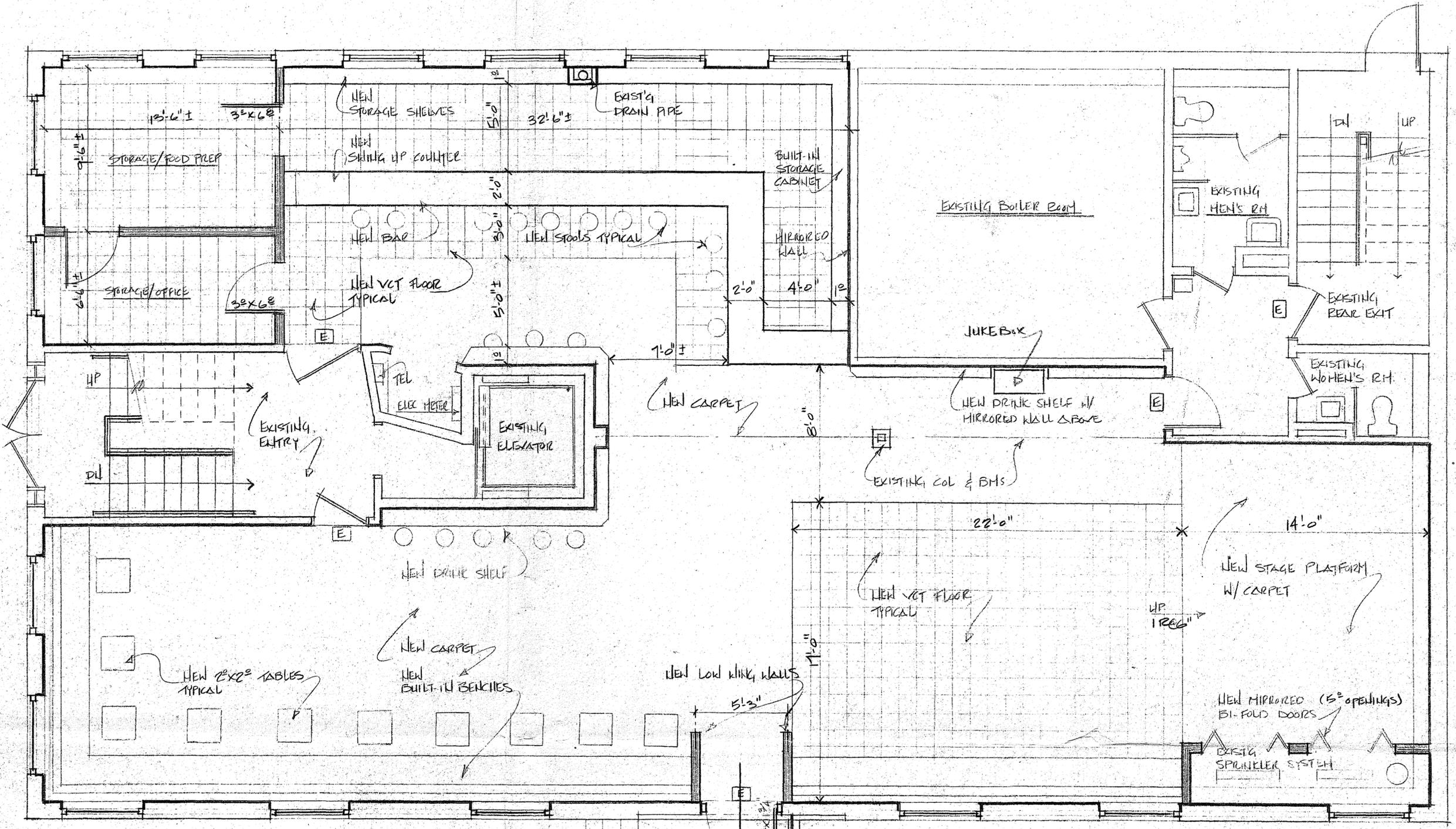
If you have any questions concerning the above please do not hesitate to call me.

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

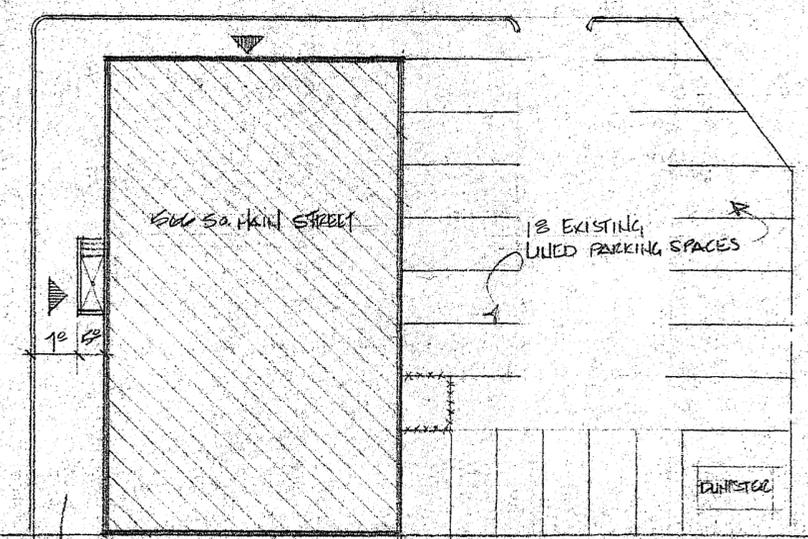
- LEGEND**
- EXIST'G TO REMAIN
 - EXIST'G TO BE REMOVED
 - NEW CONSTRUCTION
 - EXIST'G W/ NEW FINISH
 - EXIT SIGN

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

A-1
 SH1.10F2

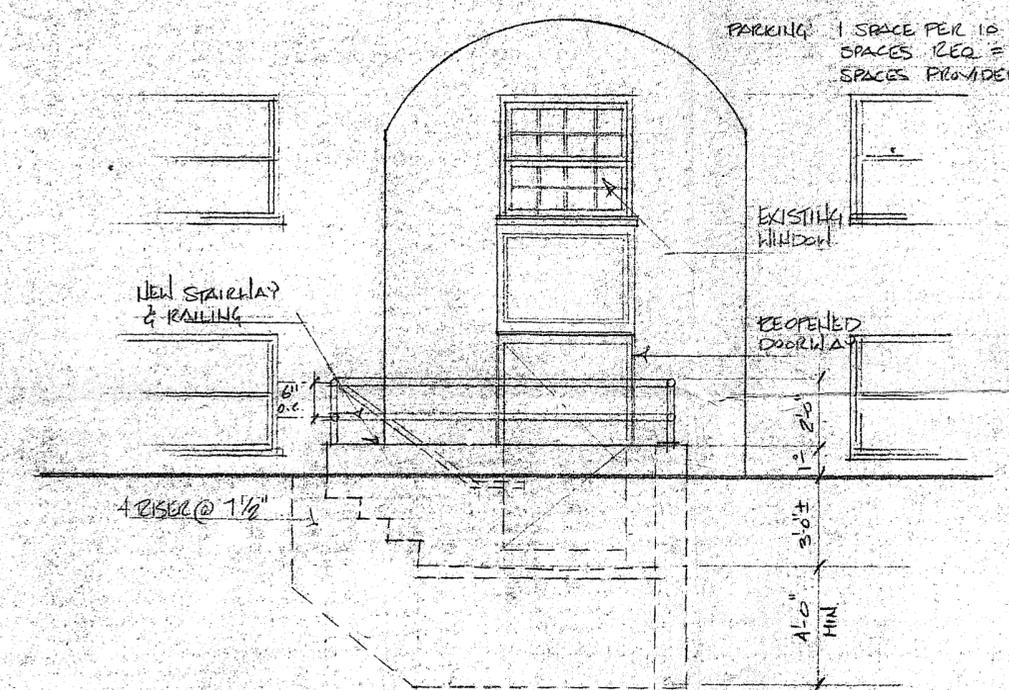
So. MAIN STREET

PIKE STREET

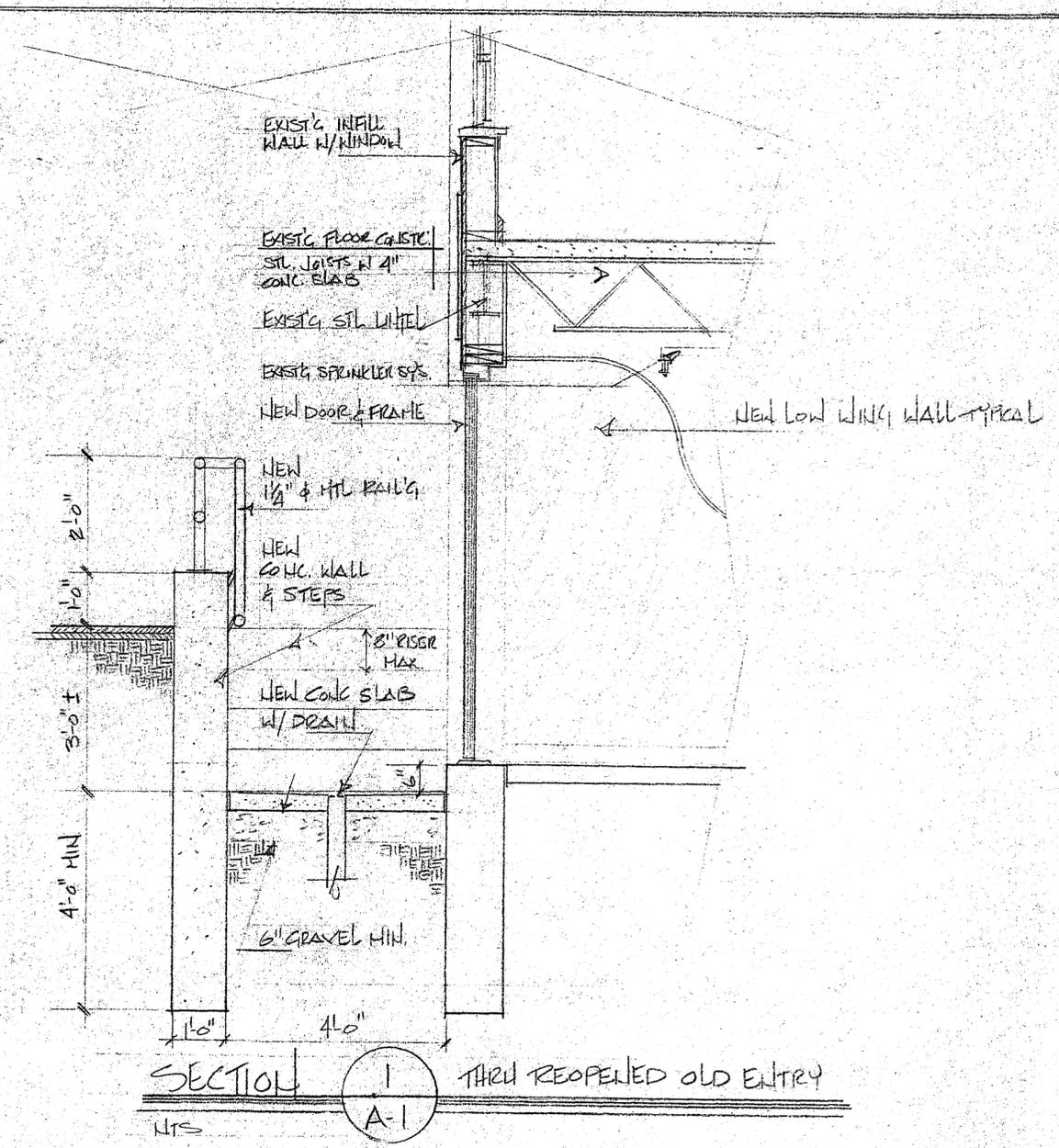


PARTIAL SITE PLAN
 SCALE: 1" = 20'-0"
 PROTECT NORTH

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"



SECTION 1
 THROUGH REOPENED OLD ENTRY

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