

A N N U A L R E P O R T
of the
C I T Y P L A N C O M M I S S I O N
City of Providence

for the
Fiscal Year Ended
September 30, 1955



City Plan Commission

EDWARD WINSOR, *Chairman*
JERRY LORENZO RALPH MATERA

WALTER H. REYNOLDS, *Mayor*
LUCIO E. CARLONE, *Secretary*

PAUL A. SAN SOUZI, *Vice Chairman*
RAYMOND J. NOTTAGE HARRY PINKERSON

FRANK H. MALLEY, *Director*
MILLARD HUMSTONE, *Senior Planner*

*Suite 103, City Hall,
Providence 3, Rhode Island*

January 25, 1956

The Honorable Walter H. Reynolds, Mayor
The Honorable City Council
of the City of Providence
City Hall
Providence, Rhode Island

Gentlemen:

In accordance with the provisions of Section 11 of Chapter 329 of the General Laws of Rhode Island, 1938, and of Section 179½ of Chapter 2 of the Revised Ordinances of the City of Providence, 1946, the City Plan Commission submits herewith its Annual Report for the fiscal year ending September 30, 1955.

Respectfully yours,

EDWARD WINSOR
CHAIRMAN
CITY PLAN COMMISSION

EW:MK

IN CITY COUNCIL

FEB. 2 - 1956

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

CLERK

I. ORGANIZATION AND FUNCTIONS

A. Legal Basis

The City Plan Commission operates under two basic legal documents. The State Enabling Act and the Ordinance adopted by the Providence City Council in 1944. The first authorizes the cities and towns of the State of Rhode Island to establish planning agencies, and lists some of their powers and responsibilities. The second prescribes the organization and specific duties of the City Plan Commission.

B. Membership

The City Plan Commission consists of the Mayor (ex officio), five qualified citizens appointed by the Mayor, and two councilmanic members elected by the City Council. The present members and officers are:

Mr. Edward Winsor, Chairman	to January, 1956
Mr. Paul A. San Souci, Vice Chairman	to January, 1957
Mr. Lucio E. Carlone, Secretary	to January, 1960
Mayor Walter H. Reynolds	to January, 1956
Councilman Jerry Lorenzo	to January, 1957
Councilman Ralph Matera	to January, 1957
Mr. Raymond J. Nottage	to January, 1959
Mr. Harry Pinkerson	to January, 1958

C. Staff

1. The technical work for the Commission is carried on by a staff headed by Director Frank H. Malley who is appointed by the Commission. The present staff of the Department is as follows:

Mr. Millard Humstone	Senior Planner
Mr. Anthony A. Verrecchia	Associate Planner
Mr. Dudley S. Hinds	Associate Analyst
Mr. Harold T. Stearns	Planning Technician
Mr. Anthony N. Meleo	Planning Technician
Mr. Christos Jemorakos	Asst. Planning Technician
Miss Lorraine Sanderson	Asst. Planning Technician
Mrs. Mary M. Hannan	Secretary
Mrs. Marion Kaufman	Librarian-Stenographer

2. The Department operated under a budget of about \$51,815. Expenditures for the fiscal year ending September 30, 1955, and for the previous year, 1953-1954, are tabulated in Appendix A.

D. Operations

1. The purpose of the City Plan Department is to give technical advice and assistance to the Council, the Mayor, and the various departments and boards of the city administration, and to the people of the community.

2. The major role of the Department is the preparation of the various elements of a Master Plan for the City of Providence. These are developed by the staff and adopted by the Commission following public hearings.

3. All matters which come before the City Council dealing with physical improvements within the city are required to be referred to the Commission for study and advisory opinions. The Director advises on all cases coming before the Zoning Board of Review.

Since the Department's inception in 1944, it has dealt with 739 Council Referrals, and 838 Board of Review Referrals. In Appendix B, Part I is a tabulation of the City Council Referrals for 1954-1955, and Part II is a tabulation of the Board of Review Referrals for the past fiscal year.

4. Since 1944 the Commission has published thirteen reports, ten of which are Master Plans (listed below). Also, there are five Annual Reports and five supplements to the CAPITAL IMPROVEMENT PROGRAM 1950-1956.

FUTURE POPULATION OF PROVIDENCE, 1945	(Out of Print)
A PLAN FOR FIELDS POINT PORT AND INDUSTRIAL DISTRICT, 1946	(Out of Print)
MASTER PLAN FOR THOROFARES, 1946 Amended in 1950	(Out of Print)
MASTER PLAN FOR LAND USE AND POPULATION DISTRIBUTION, 1946	(Out of Print)
MASTER PLAN FOR THE REDEVELOPMENT OF RESIDENTIAL AREAS, 1946	(Out of Print)
ZONING ORDINANCE, 1948, Approved 1951	(Out of Print)
MASTER PLAN FOR PUBLIC SCHOOL SITES, 1950	(Out of Print)
CAPITAL IMPROVEMENT PROGRAM 1950-1956	(Out of Print)
PARKING IN DOWNTOWN PROVIDENCE, 1950	(Out of Print)
CAPITAL IMPROVEMENT PROGRAM, Supplement 1951-1957	(Out of Print)
CAPITAL IMPROVEMENT PROGRAM, Supplement 1952-1958	(Out of Print)
CAPITAL IMPROVEMENT PROGRAM, Supplement 1953-1959	(Out of Print)
CAPITAL IMPROVEMENT PROGRAM, Supplement 1954-1960	
CAPITAL IMPROVEMENT PROGRAM, Supplement 1955-1961	
MASTER PLAN FOR PLAYGROUNDS AND PLAYFIELDS, 1953	
RAILROAD RELOCATION, 1953	
THE EFFECT OF EXPRESSWAY CONSTRUCTION ON SURROUNDING PROPERTIES, 1953	(Out of Print)
RECOMMENDATIONS FOR UNIMPROVED STREETS IN PROVIDENCE, (Limited No.) RHODE ISLAND, 1954	

II. MAJOR ACTIVITIES 1954-1955

A. Flood Control Study

As a result of "Hurricane Carol" the Commission felt that a Flood Control Study should be made.

Immediately following "Hurricane Carol" the Commission made recommendations to the Mayor for an approach to the Army Engineers for flood control plans and also recommended the establishment of an

adequate hurricane warning system to be put into effect as soon as possible.

Following are the three possibilities for the construction of a dam:

In this connection the staff prepared preliminary plans which showed three different locations for a dam and they are as follows:

1. A dam at the location of the Freeway Bridge, crossing the Providence River at Ship Street. This would protect the flooded area (below the 15' contour) running out as far as Balbo Bridge. Included in this area are 7,398,158 square feet of land with assessed value for land and buildings of \$94,560,460.
2. A dam located approximately at Fox Point, crossing the Providence River and including an additional area between the proposed Ship Street Bridge and the City Wharf including also the east side of the Providence River approximately to Wickenden Street. This area consists of 4,213,599 square feet of land with assessed value of land and buildings of \$29,624,334.
3. A dam located at the southerly end of Fields Point protecting an additional area of 27,208,726 square feet north to the City Wharf and having an assessed value for land and buildings of \$19,798,770.

The land and building values were based on the 1953 Assessed Valuations with no markup. The contour level is at 15.3 feet above mean sea level - the height of the 1938 hurricane. Carol was from 2" to 1½' below this height.

Detailed investigations of the above three areas, with other possibilities, are being made by the Army Engineers for consideration by the City and State as well as the Federal Government.

B. West River Planning Area

At the end of last year the staff, in collaboration with the Redevelopment Agency had prepared plans for an industrial park in the West River Area. A list of Controls and Regulations were written. However, the plans have not been completed and it is expected that it will be some time before final plans are prepared for approval.

C. Capital Improvement Program

The Department, in collaboration with the Finance Director, submitted to the City Council a Capital Budget for 1955-1956 of \$7,395,000 exclusive of the Water Supply Board. Of this total amount \$233,000 is to be financed from current revenue and \$7,112,000 from bond authorities. The total Capital Budget for 1955-1956 is larger

than in previous years because of the proposed expansion of the dock and facilities at Fields Point, which will cost about \$2,000,000. It is also largely due to the off-street parking garage. Both of these projects are self-liquidating.

D. Industrial Zoning Study

As a result of a Resolution of the City Council requesting the City Plan Commission to make a study of land zoned for industrial use and other areas which might be rezoned for industrial use, the staff undertook such a study and a report is in the process of being prepared for submission to City Council.

E. Wayland Square Rezoning

Since the Wayland Square Area is expanding, the Mayor requested the staff of the Commission to make a study of the area to see if it should be zoned for more business.

A comparison was made between the years 1946 and 1955. In 1946 the total area zoned commercial was 8.2 acres as compared to 9.5 acres for 1955. The number of acres in commercial use in 1946 were 4.1 acres as compared to 6.5 acres in 1955. Residential use contained .9 acres as compared to .3 acres in 1955. The business use has grown 2.7 acres over that in 1946. At present there are 2.7 acres in residential use and vacant land which is zoned for business.

There is a serious parking problem in this area, but changing the zoning is not going to alter the parking situation.

It would not be ideal to extend it on Waterman Street, but if and when there is going to be an expansion of zoning it might be all right to expand it on Medway and South Angell Streets

A final report in letter form was submitted to the Mayor.

APPENDIX A

Expenditures and Appropriations
of the
City Plan Department

	Expenditures	
	<u>1953-1954</u>	<u>1954-1955</u>
PERSONAL SERVICES (Salaries)	\$ 46,035.25	\$ 46,670.00
SERVICES OTHER THAN PERSONAL (Printing, Transportation Miscellaneous, Fees, etc.)	5,908.24	3,736.09
MATERIALS AND SUPPLIES (Stationery, Office Supplies, etc.)	840.84	944.05
EQUIPMENT	<u>183.97</u>	<u>160.04</u>
Total Expenditures	\$ 52,968.30	\$ 51,510.18
Appropriation	<u>53,543.00</u>	<u>51,815.00</u>
Balance (Returned to General Fund)	\$ 574.70	\$ 304.82

APPENDIX B
PART I

Summary of Action Taken on Petitions

Referred from City Council

1954-1955

<u>Subject</u>	<u>Total No. of Referrals</u>	<u>No Objection</u>	<u>Recom- mended Denial</u>	<u>No Action</u>	<u>In Accord with CPC Recommen- dation</u>	<u>Opposite to CPC Recommen- dation</u>	<u>Partially Approved</u>	<u>Died in Committee</u>	<u>No Action</u>
Zoning Amendments	24	8	16		9	7 (7)*		1	7
Abandonment of Streets	15	12	1	2	5				10
Sale or Lease of City-owned Property	9	8		1	6				3
Redemptions of Tax Title Property	27	17	10		16			10	1
Miscellaneous	10	9		1	9				1
Special Petition	1 (14 parts)	1 (14 parts)					1 (11 parts)		
	86	55	27	4	45	7 (7)*	1	11	22

* The figures in parentheses indicate the number of petitions granted by the City Council following City Plan Commission recommendation for denial.

APPENDIX B
PART II

Summary of Action on Referrals from
the Zoning Board of Review
through September 30, 1955

<u>Plan Department Action</u>			<u>Subsequent Action By Board of Review</u>		
<u>Total No. of Referrals</u>	<u>No Objection</u>	<u>Recommended Denial</u>	<u>In Accord with CPC Recommendation</u>	<u>Opposite to CPC Recommen- dation</u>	<u>No Action</u>
159	60	99	85	67 (65)*	7

* The figure in parentheses indicates the number of changes granted by the Board of Review following City Plan Commission staff recommendations for denial.

A N N U A L R E P O R T
N O R T H B U R I A L G R O U N D
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TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE

In complying with the Ordinances of the City of Providence, the Board of Park Commissioners present the following report of the North Burial Ground for the year 1955.

During the year 1955, the sum of \$4,174.50 was received for Perpetual Care of Lots and Single Graves.

During the year 1955, there were 406 Interments, making a total of 58,446 since 1848, that being the first year record of Interments were kept.

162 foundations for headstones and monuments were built.

Number of lots under Perpetual Care	6,037
Number of lots under Annual Care	20
Number of lots under Perpetual Trust	314

Average number of employees, 21 per week

Inventory of Removable Property at the North Burial Ground for the fiscal year ending September 30, 1955 \$ 9,967.37

RECEIPTS

Balance on hand in the General Account, January 4, 1955		\$ 4,275.97
*Sale of Land-----	\$ 10,583.62	
*Perpetual Care-----	4,154.50	
Deeds and Recording-----	164.00	
Certificates-----	46.00	
Improvements of Lots-----	6,243.37	
Interest drawn from Perpetual Care Fund-----	16,598.00	
*Interments-----	31,146.00	
Tomb Rent-----	404.29	
Sale of Plants and Flowers-----	2,757.02	
Hurricane Damage Settlement-----	895.00	
		<u>72,991.80</u>
		77,267.77
Direct Payment to General Account, City Controller, 6/7/55, North Burial Ground Weekly Balance Book, 6/26/55		<u>6.00</u>
		<u>\$ 77,273.77</u>

*Adjustments not affecting total of receipts:

Amount paid to City Collector for sale of land	\$ 10,573.62
Amount paid to City Collector for Interments	31,136.00
Amount paid to City Treasurer for Perpetual Care	4,174.50

EXPENDITURES

Perpetual Care and Deed Recording

Perpetual Care of Lots and Single Graves paid in full for year 1955, ending January 1, 1956 and turned over to the custody of Michael N. Cardarelli, City

Treasurer-----	\$ 4,174.50	
Recorder of Deeds-----	164.00	
		4,338.50

Salaries and Labor

Salaries-----	9,642.86	
Labor on Interments-----	13,076.90	
Labor on Improvements-----	30,701.28	
Amount carried forward-----		<u>53,421.04</u>
		57,759.54

EXPENDITURES

Amount brought forward-----

\$ 57,759.54

Sundry Bills

Plumbing, Lumber and Building Repairs-----	\$ 299.20	
Hardware, Tools and Supplies-----	270.23	
Paints, Wallpaper and Supplies-----	85.56	
Gas, Motor Oil and Grease-----	777.69	
Auto and Truck Account-----	104.71	
Auto and Truck Account, Municipal Garage-----	173.73	
Welding Service-----	90.50	
Equipment and Tool Service and Repairs-----	176.10	
New Dump Truck-----	2,098.00	
Used Electric Gasoline Pump-----	237.00	
Lawn Mowers-----	1,233.33	
New 25" Power Mower-----	351.82	
New 70" Power Mower-----	715.40	
New Electric Generator-----	245.00	
Burial Containers-----	4,576.02	
Brick, Lime and Cement-----	236.18	
Ready Mix Concrete-----	39.44	
New Grass Carpets-----	129.50	
Grave Markers and Numbering-----	142.50	
Loam and Sod-----	393.00	
Trees, Bulbs, Seeds, Plants and Shrubs-----	581.50	
Greenhouse Supplies-----	305.36	
Fertilizer-----	115.96	
Plowing Land-----	30.00	
Electric Service-----	395.94	
Telephone Service-----	462.88	
Fuel-----	2,223.88	
Water-----	460.22	
Office Supplies and Equipment-----	99.58	
Books, Printing and Stationery-----	113.88	
Rebinding Record Books-----	298.00	
Service and Repairs to Office Equipment-----	7.55	
New Typewriter-----	187.50	
New Adding Machine-----	89.50	
Two New Uarco Registers-----	99.66	
Advertising-----	198.16	
Postage-----	60.00	
Towel Supply-----	17.50	
Installing Two Grilles for Office Windows-----	70.00	
Professional Service Rendered Employees-----	23.00	
Superintendents Expense to attend Convention-----	145.55	18,360.53
Reimbursement to A.A. Mariani and Son-----		17.00
Adjustment to Balance 7/7/55-----		510.83
Adjustment to Balance, General Account 7/18/55-----		1.00
		<u>76,648.90</u>
Balance on Hand January 3, 1956-----		624.87
		<u>\$ 77,273.77</u>

Summary of Balances

Balance North Burial Ground Perpetual Care Income	
Fund January 4, 1956-----	\$ 3,513.01
Balance North Burial Ground General Account,	
January 3, 1956-----	624.87
	<u>\$ 4,137.88</u>

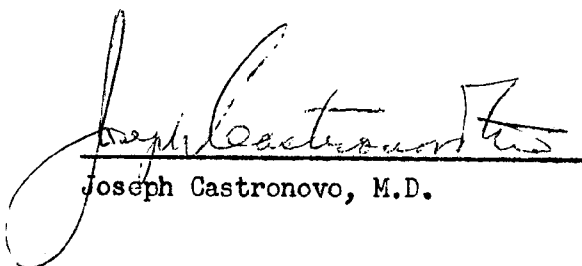
Summary of Balances

Balance North Burial Ground Perpetual Care Fund including
receipts turned over to custody of Michael N. Cardarelli,
City Treasurer for year 1955 to January 3, 1956----- \$ 580,314.83

Respectfully submitted



Charles B. Mackinney, Chairman

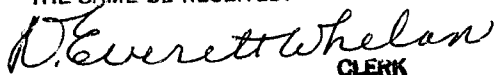


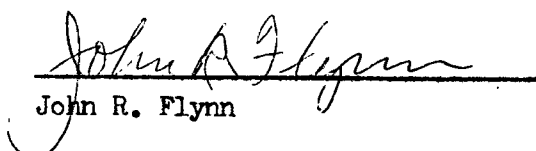
Joseph Castronovo, M.D.

IN CITY COUNCIL
FEB 2 - 1956

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.


CLERK



John R. Flynn