

Raze Building Permit

Applicant

Primary Location

RAZE-25-63

 Federico Manaigo
 (917) 940-9108
 federico.manaigo@gmail.com

189 Butler Ave
Providence, RI 02906

Submitted On: Oct 21, 2025

Demolition Permit General Information

Historic District

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Downtown Design Review

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Job Number/Name (applicants may utilize this optional field to label this application with their own identifier)

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Commercial or Residential?

Residential

Building Type

Principal Structure

Project Cost

20000

Former Building Use

single family

Description of Work

Demolition of wood framed 2-story building to grade

Type of Construction

wood framed

Number of Stories

2

Is there a Municipally Connected Fire Alarm System (Master Box) that needs to be disconnected??

No

Is there a Fire Sprinkler System currently installed and operating in the building?

No

Surety/Bond Number

101504852

Surety

Performance Bond

Building Wrecker

K&S Design Build LLC

Dig-Safe Verification Number

20253913010

Who is submitting this application?

General Contractor

General Contractor Affidavit

By checking this box as the General Contractor and typing my name, I intend to electronically affix my signature, indicating that I have read, understand and affirm this attestation.

true

Typed name of person making attestation (Please also click the box in the next section to enter your credentials)

Federico Manaigo

General Contractor Detail (if applicable)

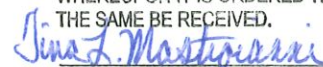
Check here to search for and select the registered professional that will serve as General Contractor for this project

true

IN CITY COUNCIL

DEC. 04 2025

READ WHEREUPON IT IS ORDERED THAT THE SAME BE RECEIVED.

 CLERK

Contractor (registered with the RI Contractors Registration and Licensing Board)

Contractor Name

ANTONIO MANAIGO

Contractor Company Name

K&S DESIGN BUILD LLC

Contractor Street Address

40 SPRAGUE ST STE 1E

Contractor City

PROVIDENCE

Contractor State

Rhode Island

Contractor Zip

02907

Contractor Phone #

(917)9409108

Contractor Email Address

kandsdesignbuild@gmail.com

Contractor License/Registration Number

GC-44218

Contractor License/Registration Category

Residential/Commercial

Contractor License/Registration Description

Contractor's Residential and Commercial Registration Application

Contractor License/Registration Issue Date

06/01/2019

Contractor License/Registration Expiration Date

06/01/2026

Contractor License/Registration Insurance Exemption Flag

true

Contractor License/Registration Active

true

Business Owner Details

Is the space occupied by a business?

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Notice of Demolition Permit Issuance

b. Any applicant who obtains a demolition permit for the complete removal of an existing structure through the building official, shall post at the property a notice alerting the public of the pending demolition for seven days prior to the commencement of said demolition.

c. The building official shall have the authority to exempt an applicant from the requirements of subsection (b) upon a finding that the existing structure poses a threat to the public health and safety and must be removed immediately.

d. Any applicant found to be in violation of subsection (b) shall be subject to a penalty not to exceed five hundred dollars (\$500).

Acknowledge

true

ACM Letter

EAST SIDE SAFETY, INC.

Environmental Management - Compliance Training - Safety Management - Site Audits

City of Providence
Building Inspectors Office
Providence, RI, 02886

9/24/25

Re: 189 Butler Ave, Providence, RI

We conducted an asbestos inspection on 9/19/25. The inspection was performed due to the planned demolition of a building on the property. The structure is a two-story residential property with a full basement.

The interior walls and ceilings are either plaster or drywall. The floors are hardwood and ceramic tile. The basement has cement walls and floors. There is no ACM (asbestos containing material) on the heating system. The exterior has wood shingle siding. The roof is typical asphalt shingles.

We did not note any visible ACM (asbestos containing materials) during the inspection. We did collect PLM samples. Samples were analyzed by EMSL, an accredited laboratory. All samples tested negative for ACM.

If you have any questions concerning this survey, please call me at 401-413-0097

Sincerely



Robert T. Quinn
President

Lic A100799

Proposed demolition schedule

Proposed Start Date: November 3rd, 2025

Duration: 10 days

Daily Hours of Activity: 7:30am-4pm

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PROVIDENCE, R.I.
2025 NOV - 3 P 12:49

FILED

Proposed demolition schedule

Proposed Start Date: November 3rd, 2025

Duration: 10 days

Daily Hours of Activity: 7:30am-4pm

11/03/2025

Dust Control Plan

Surface wetting as required

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2025 NOV - 3 P 12:48

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From: K&S Design Build LLC
40 Sprague St, STE 1E
Providence, RI 02907
kandsdesignbuild@gmail.com

To: Office of the City Clerk
25 Dorrance Street
Providence, RI 02903

CC: 189 Butler LLC
11 South Angell St, #325
Providence, RI 02906

RE: Raze Building Permit No. _____

Please find attached herein the following items:

1. Existing condition survey
2. Existing structures on subject property to be removed
Locations of all fencing, debris staging areas, and dumpster(s)
3. Dust control plan
4. Lead/Asbestos report
5. Proposed demolition schedule including start date, duration, daily hours of activity
6. 200' Radius Plan

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2025 NOV - 3 P 12:48

FILED



Crossman Engineering
 100 Jefferson Blvd
 Suite 300
 Warwick, RI 02886
 (401) 743-2900
 Email: info@crossmaneng.com

Civil
 Transportation
 Environmental
 Site Planning
 Surveying
 Permitting
 Landscape Architecture

Crossman Engineering
 1 George Levin Drive
 North Attleborough, MA 02760
 (508) 954-1700
 Email: info@crossmaneng.com

Certification

This survey was prepared by the property of Crossman Engineering and has been prepared by this office for a specific site and project. These drawings are not to be modified, copied or used for any other purpose without the written consent of Crossman Engineering.

Not A Boundary Survey
 This survey was prepared by this office for a specific site and project. These drawings are not to be modified, copied or used for any other purpose without the written consent of Crossman Engineering.

Professional Land Surveyor
 License No. 1000
 State of Rhode Island

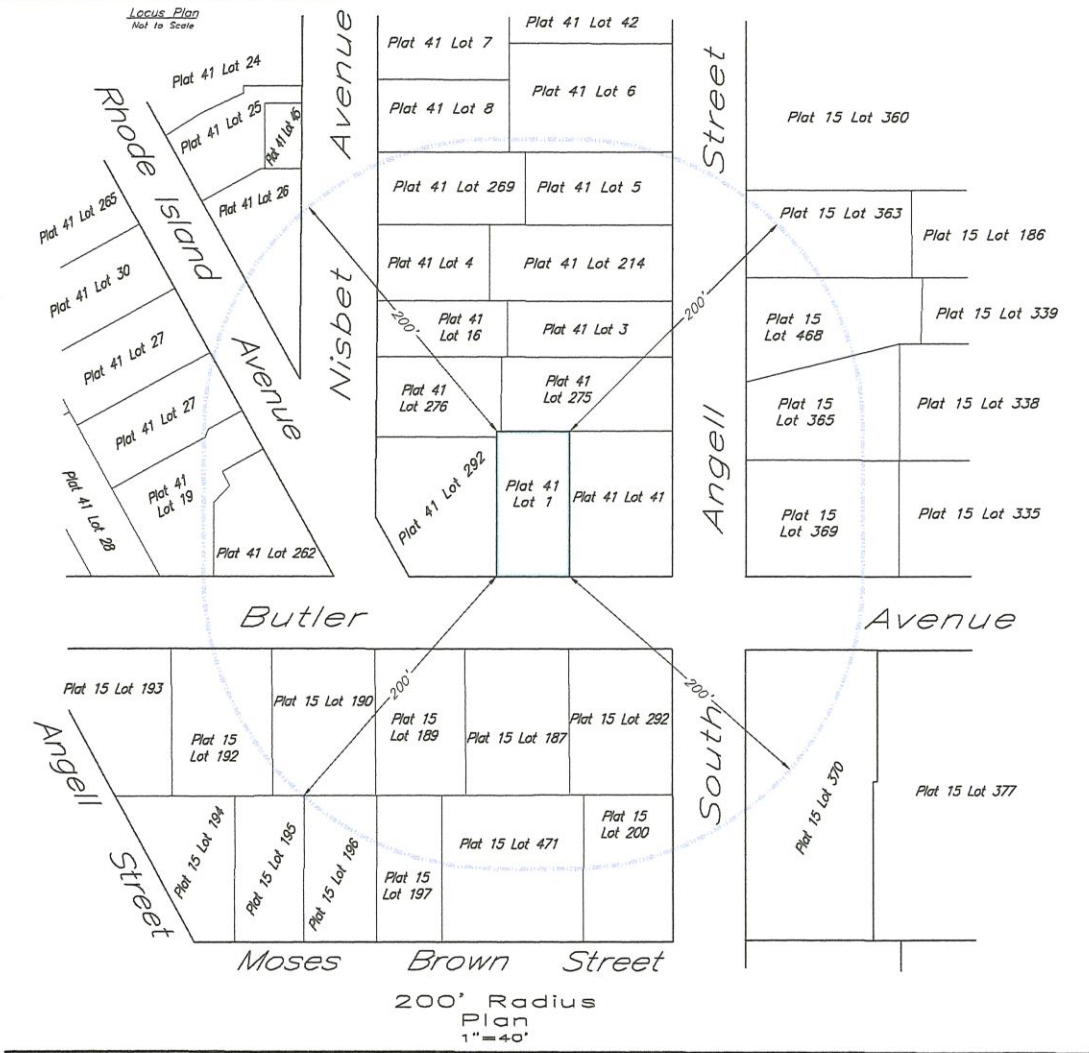
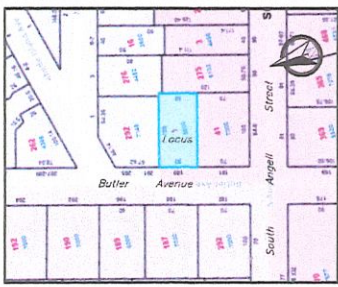
Professional Land Surveyor
 License No. 1000
 State of Rhode Island

200' Radius Plan
 Assessor's Plat 41 Lot 1
 189 Butler Avenue
 Providence, RI 02906

Property Owner:
 189 Butler LLC
 11 South Angell Street Unit 325
 Providence, RI 02906

Prepared for:
 Frederico Maneajo
 40 Sprague Street Unit 1 E
 Providence, RI 02907

Date: October 2, 2025
 Scale: 1" = 40'
 File Name: 2998 Radius 20251002
 Plot: Drawn By: Checked By:
 R/A DA BT
 Project Number: 2998



Plat and Lot	Property Owner	Property Address	Mailing Address	Use of Property	Square Footage within 200'	
Plat 41 Lot 1 (Locus)	189 Butler LLC	189 Butler Ave Providence, RI 02906	11 South Angell St, Unit 323 Providence, RI 02906	Residential	3,000	
Plat 41 Lot 41	Wayland Sq LLC	84 South Angell St	11 South Angell St, Unit 304 Providence, RI 02906	Residential	7,000	
Plat 41 Lot 252	Lisa Schubert	205 Butler Ave	205 Butler Ave Providence, RI 02906	Residential	7,148	
Plat 41 Lot 276	Jason C. & Sarah D. Pappas	3 Nisbet St	3 Nisbet St Providence, RI 02906	Residential	4,422	
Plat 41 Lot 275	The Wilburson & Gano Group LLC	80 South Angell St	230 Waterman St Providence, RI 02906	Residential	6,103	
Plat 41 Lot 18	Arvin Elmaghr	7 Nisbet St	80 Broad St, Unit 607 Providence, RI 02906	Residential	3,600	
Plat 41 Lot 3	The Wilburson & Gano Group LLC	80 South Angell St	230 Waterman St Providence, RI 02906	Residential	4,428	
Plat 41 Lot 4	Conasa & Andrew Black	11 Nisbet St	11 Nisbet St Providence, RI 02906	Residential	4,301	
Plat 41 Lot 214	The Wilburson & Gano Group LLC	162 South Angell St	230 Waterman St Providence, RI 02906	Residential	7,409	
Plat 41 Lot 299	Gregory Arsenaukian	17 Nisbet St	19 Nisbet St Providence, RI 02906	Residential	3,000	
Plat 41 Lot 5	Chun Liu Schrock	108 South Angell St	188 South Angell St Providence, RI 02906	Residential	5,058	
Plat 41 Lot 8	Jeremy T. Ford	21 Nisbet St	21 Nisbet St Providence, RI 02906	Residential	4,500	
Plat 41 Lot 6	Angela Yoying	114 South Angell St, Unit 1	114 South Angell St, Unit 1 Providence, RI 02906	Residential-Com	1,100	
	Maria Mujzick Natalie Williams Fium	114 South Angell St, Unit 2	19 Mount Ave Providence, RI 02906	Residential-Com	1,100	
	Michael & Patricia Stora	114 South Angell St, Unit 3	114 South Angell St, Unit 3 Providence, RI 02906	Garage-Com	0	
	Hugh & Bonnie Gorman Living Trust	114 South Angell St, Unit 4	114 South Angell St, Unit 4 Providence, RI 02906	Residential-Com	1,100	
	Marise Chock	114 South Angell St, Unit 5	114 South Angell St, Unit 5 Providence, RI 02906	Garage-Com	0	
	Theresa Scott	114 South Angell St, Unit 6	114 South Angell St, Unit 6 Providence, RI 02906	Residential-Com	1,100	
		114 South Angell St, Unit 61	114 South Angell St, Unit 61 Providence, RI 02906	Garage-Com	0	
Plat 41 Lot 29	Vanessa C. Lemis R. Walker	1 Rhode Island Ave Providence, RI 02906	1 Rhode Island Ave Providence, RI 02906	Residential	3,455	
Plat 41 Lot 252	Andrew Robert Dean Margaret Susan Robinson Deane	207 Butler Ave	207 Butler Ave Providence, RI 02906	Residential	4,368	
Plat 41 Lot 19	Sarah Abner Patricia Abner	211 Butler Ave	211 Butler Ave Providence, RI 02906	Residential	6,074	
Plat 41 Lot 27	Joan Mabbitt-Tate	4 Rhode Island Ave	4 Rhode Island Ave Providence, RI 02907	Residential	4,706	
Plat 15 Lot 363	South Angell Realty LLC	101 South Angell St	841 Open St Providence, RI 02906	Residential	6,676	
Plat 15 Lot 488	Hidden Street LLC	83 South Angell St	230 Waterman St Providence, RI 02906	Residential	6,721	
Plat 15 Lot 395	Hidden Street LLC	87 South Angell St	230 Waterman St Providence, RI 02906	Residential	7,279	
Plat 15 Lot 369	Joshua Pader	81 South Angell St, Unit 1A	81 South Angell St, Unit 1 Providence, RI 02906	Residential-Com	1,778	
	John & Liliana Ribba	81 South Angell St, Unit 2A	81 South Angell St, Unit 2 Providence, RI 02906	Residential-Com	1,778	
	Ruby & Michael E. Smith	81 South Angell St, Unit 3A	81 South Angell St, Unit 3A Providence, RI 02906	Residential-Com	1,778	
	Michael J. Fiorino Hatsune G. Fiorino	81 South Angell St, Unit 4B	81 South Angell St, Unit 4 Providence, RI 02906	Residential-Com	1,280	
	Arthur H. Davis (Trustee)	81 South Angell St, Unit 3D	1337 Ards South Cove Chapin Beach, RI 02846	Residential-Com	2,187	
	Elton Caspary	77 South Angell St, Unit 102	77 South Angell St, Unit 102 Providence, RI 02906	Residential-Com	1,947	
	Jane Lanzetta	77 South Angell St, Unit 103	77 South Angell St, Unit 103 Providence, RI 02906	Residential-Com	1,639	
	John F. De Truette	77 South Angell St, Unit 201	77 South Angell St, Unit 201 Providence, RI 02906	Residential-Com	2,343	
	Carol L. Wooten	77 South Angell St, Unit 202	77 South Angell St, Unit 202 Providence, RI 02906	Residential-Com	1,847	
	F. Ann DuCille Trustee	77 South Angell St, Unit 203	77 South Angell St, Unit 203 Providence, RI 02906	Residential-Com	1,887	
Plat 15 Lot 370	Shelton E. & Ariana S. Simon	77 South Angell St, Unit 301	77 South Angell St, Unit 301 Providence, RI 02906	Residential-Com	2,283	
	Jay R. Harris Trustee India Harris Trustee	77 South Angell St, Unit 302	77 South Angell St, Unit 302 Providence, RI 02906	Residential-Com	1,887	
	Wesley S. Thompson Trustee Ann Tracy Thompson Trust	77 South Angell St, Unit 303	77 South Angell St, Unit 303 Providence, RI 02906	Residential-Com	1,942	
	Bobby Scott Delaney - Trustee	77 South Angell St, Unit 401	77 South Angell St, Unit 401 Providence, RI 02906	Residential-Com	1,878	
	Robby M. Bourque, Trustee	77 South Angell St, Unit 402	77 South Angell St, Unit 402 Providence, RI 02906	Residential-Com	2,815	
	West Street Story LLC	102 Butler Ave	PO Box 1102 Harrisport, RI 02882	Residential	7,000	
	Paul Cumpiano	80 South Angell St	230 Albany Ave Providence, RI 02906	Residential	6,009	
	Michael C. & Susan A. Fox	188 Butler Ave	188 Butler Ave Providence, RI 02906	Residential	7,000	
	Stewart, Pauline & David Blakely	7 Mass Brown St	7 Mass Brown St Providence, RI 02907	Residential	5,500	
	Plat 15 Lot 189	Roberta Alana Mabbitt Eric Lynn Mabbitt	188 Butler Ave	188 Butler Ave Providence, RI 02906	Residential	6,000
Plat 15 Lot 197	Sarah Gamble Jonathan Gillard	15 Mass Brown St	15 Mass Brown St Providence, RI 02906	Residential	4,500	
Plat 15 Lot 188	John James & Lara Carlson	202 Butler Ave	202 Butler Ave Providence, RI 02906	Residential	7,000	
Plat 15 Lot 186	Northern Mass Brown LLC	10 Mass Brown St	1182 Alford Ave Johnston, RI 02878	Residential	5,000	
Plat 15 Lot 182	Michael G. Humeur For Life	204 Butler Ave	204 Butler Ave Providence, RI 02906	Residential	7,000	
Plat 15 Lot 183	Ryan E. Swadish Jeffrey A. St. Sauveur	21 Mass Brown St	21 Mass Brown St Providence, RI 02906	Residential	4,500	

200' Radius
 Plan
 1" = 40'

List of Abutters within 200' of Unit 110						
Plat and Lot	Property Owner	Property Address	Mailing Address	Use of Property	Square Footage within 200'	
Plat 41 Lot 1 (Locus)	189 Butler LLC	189 Butler Ave Providence, RI 02906	11 South Angell St, Unit 325 Providence, RI 02906	Residential	5,000	
Plat 41 Lot 41	Wayland Sq LLC	84 South Angell St	11 South Angell St, Unit 304 Providence, RI 02906	Residential	7000	
Plat 41 Lot 292	Lisa Schubert	205 Butler Ave	205 Butler Ave Providence, RI 02906	Residential	7,148	
Plat 41 Lot 276	Jason C. & Sarah D. Pappas	3 Nisbet St	3 Nisbet St Providence, RI 02906	Residential	4,452	
Plat 41 Lot 275	The Waterman & Gano Group LLC	90 South Angell St	220 Waterman St Providence, RI 02906	Residential	6,103	
Plat 41 Lot 16	Arian Dinapoli	7 Nisbet St	80 Broad St, Unit 607 Boston, MA 02110	Residential	3,600	
Plat 41 Lot 3	The Waterman & Gano Group LLC	96 South Angell St	220 Waterman St Providence, RI 02906	Residential	4,456	
Plat 41 Lot 4	Coreen & Andrew Mook	11 Nisbet St	11 Nisbet St Providence, RI 02906	Residential	4,381	
Plat 41 Lot 214	The Waterman & Gano Group LLC	102 South Angell St	220 Waterman St Providence, RI 02906	Residential	7,489	
Plat 41 Lot 269	Gregory Arzoomanian	17 Nisbet St	19 Nisbet St Providence, RI 02906	Residential	5,000	
Plat 41 Lot 5	Chun Liu Schrock	108 South Angell St	108 South Angell St Providence, RI 02906	Residential	5,059	
Plat 41 Lot 8	Jeremy T. Ford	21 Nisbet St	21 Nisbet St Providence, RI 02906	Residential	4,500	
Plat 41 Lot 6	Angela Yingling	114 South Angell St, Unit 1	114 South Angell St, Unit 1 Providence, RI 02906	Residential-Condo	1,100	
	Marta Majczak Nathaniel William Finch	114 South Angell St, Unit 2	19 Mount Ave Providence, RI 02906	Residential-Condo	1,100	
		114 South Angell St, Unit G3		Garage-Condo	0	
	Michael & Patricia Salvo	114 South Angell St, Unit 3	114 South Angell St, Unit 3 Providence, RI 02906	Residential-Condo	1,100	
		114 South Angell St, Unit G4		Garage-Condo	0	
	Hugh & Bonnie Gorman Living Trust	114 South Angell St, Unit 4	114 South Angell St, Unit 4 Providence, RI 02906	Residential-Condo	1,100	
		114 South Angell St, Unit G2		Garage-Condo	0	
	Marisa Chock	114 South Angell St, Unit 5	114 South Angell St, Unit 5 Providence, RI 02906	Residential-Condo	1,100	
	Thibaut Schilt	114 South Angell St, Unit 6	114 South Angell St, Unit 6 Providence, RI 02906	Residential-Condo	1,100	
		114 South Angell St, Unit G1		Garage-Condo	0	
	Plat 41 Lot 26	Vanessa C. Lewis R. Weiner	1 Rhode Island Ave	1 Rhode Island Ave Providence, RI 02906	Residential	5,455
	Plat 41 Lot 262	Andrew Robert Elsen Milagritos Sofia LeonAleno Gomes	207 Butler Ave	207 Butler Ave Providence, RI 02906	Residential	4,366
Plat 41 Lot 19	Sarah Abeles Patrick Montane	211 Butler Ave	211 Butler Ave Providence, RI 02906	Residential	6,074	
Plat 41 Lot 27	Joan Mathieu-Tate	4 Rhode Island Ave	4 Rhode Island Ave Providence, RI 02907	Residential	4,799	
Plat 15 Lot 363	South Angell Realty LLC	101 South Angell St	941 Dyer St Cranston RI 02920	Residential	6,870	
Plat 15 Lot 468	Hidden Street LLC	93 South Angell St	220 Waterman St Providence RI 02906	Residential	6,731	
Plat 15 Lot 365	Hidden Street LLC	87 South Angell St	220 Waterman St Providence RI 02906	Residential	7,279	

Plat 15 Lot 369	Joshua Feller	81 South Angell St, Unit 1A	81 South Angell St, Unit 1 Providence, RI 02906	Residential-Condo	1,778
	John & Liliana Risica	81 South Angell St, Unit 2A	81 South Angell St, Unit 2 Providence, RI 02906	Residential-Condo	1778
	Kirsty & Michael B. Smith	81 South Angell St, Unit 3A	81 South Angell St, Unit 3A Providence, RI 02906	Residential-Condo	1,778
	Michael J. Pisaturo Natasha B. Koprivica	81 South Angell St, Unit 4B	81 South Angell St, Unit 4 Providence, RI 02906	Residential-Condo	1,360
	Arthur H. Sheer(Trustee)	81 South Angell St, Unit 5B	13287 Avila Beach Cove Delray Beach, FL 33446	Residential-Condo	2,197
Plat 15 Lot 370	Elaine Charpentier	77 South Angell St, Unit 102	77 South Angell St, Unit 102 Providence RI 02906	Residential-Condo	1,947
	Jane Lancaster	77 South Angell St, Unit 103	77 South Angell St, Unit 103 Providence, RI 02906	Residential-Condo	1,650
	Jean F. Tye Trustee	77 South Angell St, Unit 201	77 South Angell St, Unit 201 Providence, RI 02906	Residential-Condo	2,342
	Carol L. Wooten	77 South Angell St, Unit 202	77 South Angell St, Unit 202 Providence, RI 02906	Residential-Condo	1,947
	F. Ann DuCille Trustee	77 South Angell St, Unit 203	77 South Angell St, Unit 203 Providence, RI 02906	Residential-Condo	1,667
	Sheldon R. & Arlene S. Simon	77 South Angell St, Unit 301	77 South Angell St, Unit 301 Providence, RI 02906	Residential-Condo	2,295
	Jay R Varma Trustee Indira Varma Trustee	77 South Angell St, Unit 302	77 South Angell St, Unit 302 Providence, RI 02906	Residential-Condo	1,887
	Joan S Tracey Trustee Ann Tracey Hunnewell Trust	77 South Angell St, Unit 303	77 South Angell St, Unit 303 Providence, RI 02906	Residential-Condo	1,542
	Betsey Secor Delaney - Trustee	77 South Angell St, Unit 401	77 South Angell St, Unit 401 Providence, RI 02906	Residential-Condo	1,979
	Kathy M. Bourque, Trustee	77 South Angell St, Unit 402	77 South Angell St, Unit 402 Providence RI 02906	Residential-Condo	2,815
Plat 15 Lot 292	West Street Story LLC	182 Butler Ave	PO Box 3103 Narragansett RI 02882	Residential	7,000
Plat 15 Lot 200	Paul Cuyegkeng	60 South Angell St	220 Atwells Ave Providence, RI 02903	Residential	6,000
Plat 15 Lot 187	Michael G. & Susan A. Fox	188 Butler Ave	188 Butler Ave Providence, RI 02906	Residential	7,000
Plat 15 Lot 471	Steven Paltsios & David Mitchell	7 Moses Brown St	7 Moses Brown St Providence, RI 02907	Residential	9,500
Plat 15 Lot 189	Rebecca Allana Hubbard Erica Lynn Hildebrand	196 Butler Ave	196 Butler Ave Providence, RI 02906	Residential	6,000
Plat 15 Lot 197	Sarah Gamble Jonathan Giffard	15 Moses Brown St	15 Moses Brown St Providence, RI 02906	Residential	4,500
Plat 15 Lot 190	Julia James & Lars Carlson	202 Butler Ave	202 Butler Ave Providence, RI 02906	Residential	7,000
Plat 15 Lot 196	Nineteen Moses Brown LLC	19 Moses Brown St	1162 Atwood Ave Johnston RI 02919	Residential	5,000
Plat 15 Lot 192	Michael D. Hursen For Life	204 Butler Ave	204 Butler Ave Providence, RI 02906	Residential	7,000
Plat 15 Lot 195	Karen E. Deutsch Jeffrey A. St Sauveur	21 Moses Brown St	21 Moses Brown St Providence, RI 02906	Residential	4,500