

# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 884

*zoning Change  
#58*

No. 435 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, APPROVED SEPTEMBER 21, 1951, AS HERETOFORE AMENDED, BY CHANGING FROM AN R-1 ONE-FAMILY ZONE TO A C-4 HEAVY COMMERCIAL ZONE THAT PORTION OF LOT 23 EXCEPTING THE WESTERLY 40-FOOT WIDTH BY THE FULL DEPTH AND THE SOUTHERLY 40-FOOT PORTION TO THE EASTERLY LINE OF LOT 26 ON SAID PLAT AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 126 NOW AN R-1 ONE-FAMILY ZONE, AND LOCATED ABOUT 200 FEET NORTH FROM RESERVOIR AVENUE.

Approved September 3, 1954

*Be it ordained by the City of Providence:*

SECTION 1. The Zoning Map accompanying and made a part of Chapter 544 approved September 21, 1951, entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height, and Area Regulations" is hereby amended by changing from an R-1 One-family Zone to a C-4 Heavy Commercial Zone that portion of Lot 23 excepting the westerly 40-foot width by the full depth and the southerly 40-foot portion to the easterly line of Lot 26 on said plat as set out and delineated on City Assessor's Plat 126 now an R-1 One-family Zone, and located about 200 feet north from Reservoir Avenue, bounded and described as follows:

Beginning at a point in the northerly line of Lot 23 on Assessor's Plat 126, forty (40) feet easterly from the northwesterly corner of said Lot 23; thence easterly along the said northerly line of Lot 23 to the present northwesterly boundary of the Heavy Commercial Zone (C-4); thence southwesterly along the said present northwesterly boundary of the Heavy Commercial Zone (C-4) to the southerly line of Lot 23; thence westerly along the said southerly line of Lot 23 to the northeasterly corner of Lot 26; thence northerly at right angle, forty (40) feet; thence westerly in a line forty (40) feet northerly from and parallel with the southerly line of Lot 23 to a point forty (40) feet easterly from the westerly line of said Lot 23; thence northerly in a line forty (40) feet easterly from and parallel with the said westerly line of Lot 23 to the point and place of beginning.

SECTION 2. This Ordinance shall take effect upon its passage.

**IN CITY  
COUNCIL**

AUG 5 - 1954

FIRST READING  
READ AND PASSED

*Everett Whelan*  
CLERK

**APPROVED**

SEP 3 - 1954

*Walter H. Reynolds*  
MAYOR

**IN CITY  
COUNCIL**

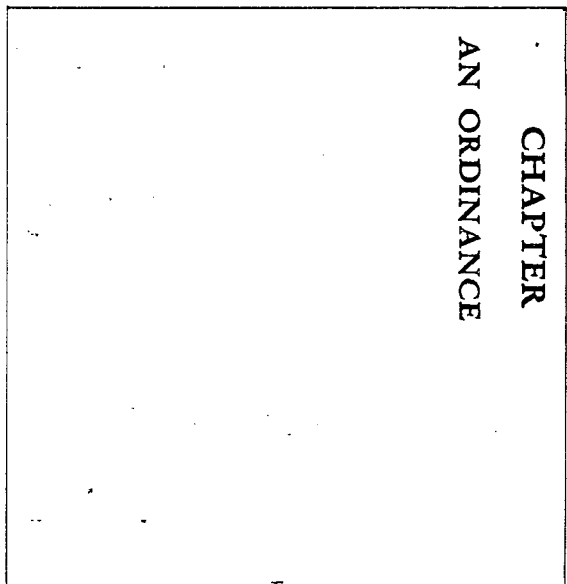
SEP 2 - 1954

FINAL READING  
READ AND PASSED

*Thomas A. Gungl*  
PRESIDENT  
*Everett Whelan*  
CLERK

No.

CHAPTER  
AN ORDINANCE



## PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body  
PART 12.  
for a change in zoning of that part of Lot #23 on Assessor Plat. #126 now zoned residential-1, which lies more than 200 feet from Reservoir Avenue, the remaining portion of Lot #23 having been zoned C-4 by earlier action of the Providence City Council. Property belonging to The Standish-Barnes Company at Reservoir & Pontiac Aves., including Lots #23, #24 and #21 affected by zoning granting C-4 commercial use for 200 feet in depth along the entire frontage from Reservoir Ave. A portion of Lot #23 remains zoned residential-1, while Lots #21 & #24 are wholly zoned commercial-4.

Under the circumstances, a small isolated piece of property consisting of about 20,000 square feet, without value or use, is left without access and almost entirely surrounded by commercial property. This application is to correct an oversight resulting from the conflict in methods of zoning between that of zoning to a depth parallel to a street and that of zoning lots.

Therefore, under these circumstances your petitioner prays for early corrective action by the zoning of the remainder of Lot #23 to C-4 in conformity with the only proposed and practical use of the whole property of which it is an inseparable part.

THE STANDISH-BARNES COMPANY

BY: Mylo Standish Pres.

April 29, 1954

FILED

APR 29 9 30 AM '54

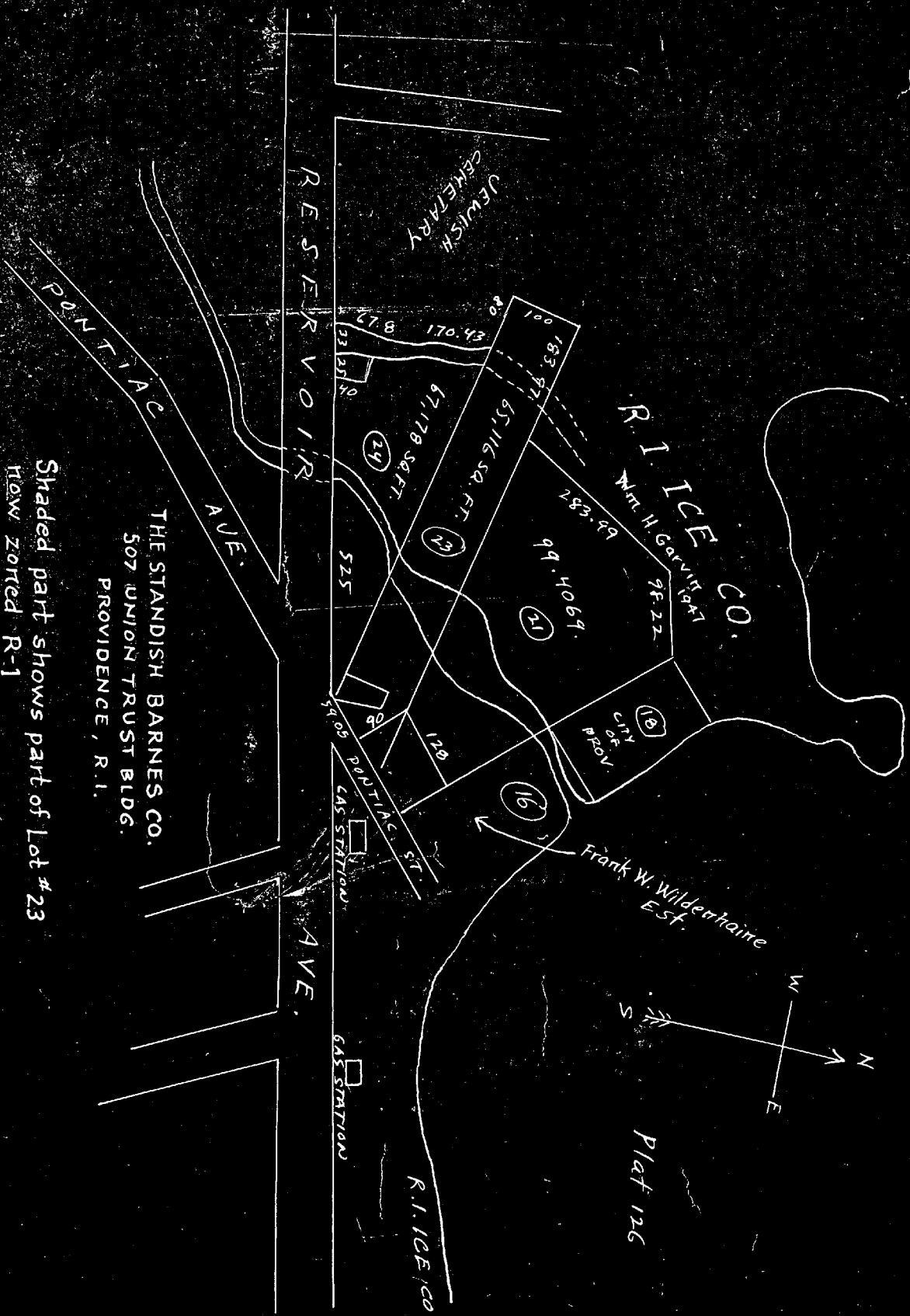
CITY CLERK'S OFFICE  
PROVIDENCE, R. I.

IN CITY  
COUNCIL

MAY 6 - 1954

FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES  
Theodore W. Halloran, CLERK

Don. Johnson  
by request



Shaded part shows part of Lot #23  
now zoned R-1



**The City of Providence — Legislative Department**  
**CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM**

Providence, R. I., May 7, 1954

TO: City Plan Commission

SUBJECT: Zoning Petition - The Standish-Barnes Company

CONSIDERED BY: Committee on Ordinances

ACTION TAKEN: Voted: to refer for study, report, and recommendation.

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*City Clerk*

CITY COUNCIL

DATE April 29 1954

RECEIVED OF The Standish-Barnes Company

TEN AND 00/100 DOLLARS

Fee for Petition to the City Council for a change in the Zoning of

Lot part of Lot 23 Plat 126 (Reservoir Ave.)

\$10.00

PR-2958

0 13

9-JK5

10.00

PAID - City of Providence - James M. Gordon, City Collector



Petition of Standish-Barnes Company  
200 feet northerly from Reservoir Ave.

Plat 126

Lot 23

Standish-Barnes Co.  
170 Westminster St.

24

11

25

Congregation of Israel & Sons  
Corner Glenham & Broad St.

47

11

19

A J Ratelli & Sons, Inc.  
170 Silver Lake Ave

21

Same as #23

22

Edward E. & Anna J. Reckjian  
34 Ralph St., Cross.

#3

170

Ellen E. Janison  
1214 Pontiac Ave., Cross.

Plat 61

48

John L. Maier & Mary H. Jr.  
300 Reservoir Ave.

487 Angell Land Co  
527 Howard Bldg.

488

11



# City Plan Commission

~~XXXXXXXXXXXX~~  
JERRY V. LORENZO      RALPH MATERA

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

PAUL A. SAN SOUZI, Vice Chairman  
HARRY PINKERSON      EDWARD WINSOR

FRANK H. MALLEY, Director  
MILLARD HUMSTONE, Senior Planner

Suite 103, City Hall,  
Providence 3, Rhode Island

May 26, 1954

Committee on Ordinances  
City Hall  
Providence, Rhode Island

SUBJECT: REFERRAL NO. 613 - ZONING CHANGE IN THE VICINITY OF RESERVOIR AND  
NIANTIC AVENUES (OPPOSITE PONTIAC AVENUE)

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, May 25, 1954.

This referral is a request for a change in zoning from an R-1 Zone to a C-4 Zone of a portion of Lot 23 on Assessor's Plat 126 located in the vicinity of Reservoir and Niantic Avenues (opposite Pontiac Avenue). Lot 23 contains a total of 65,116 square feet of land area.

On the field trip it was found that the area in question is at present vacant and covered with vegetation and the easterly portion of Lot 23 is occupied by billboards.

This area lies within the Mashapaug Pond Redevelopment Project which has been recently moved forward in priority in the Capital Improvement Program as suggested by the Redevelopment Agency.

The protection to the cemetery and residential property lying west of the lot in question was substantially reduced when the zoning of Lot 21 was changed to a Commercial C-4 Zone in 1953. In view of this latter change,


The Commission

VOTED: To recommend that the petition be denied except for the extension of the Commercial C-4 Zone on Lot 23 to the extension southerly of the westerly boundary of Lot 21, recently rezoned to Commercial C-4.

FHM:MMH

c.c. Councilman Ernest C. Monroe  
Councilman Thomas L. Payne

Very truly yours,

  
FRANK H. MALLEY  
DIRECTOR  
CITY PLAN COMMISSION



# PROVIDENCE REDEVELOPMENT AGENCY

CITY HALL PROVIDENCE 3, RHODE ISLAND GASPEE 1-7740

July 29, 1954

Mr. John F. Brock, Chairman  
City Council Committee on Ordinances  
City Hall  
Providence 3, Rhode Island

Re: Petitions of A. F. Rotelli and Sons Inc.  
and Standish-Barnes Company

Dear Mr. Brock:

The petitioners have requested a zoning change to C-4 for  
Assessors Lots 19 and 25 and a portion of Lot 23 in Assessors Plat 126.

The land to the west and northwest of the subject properties  
is zoned residential and is potentially of high value. The future de-  
velopment of that area is inevitable, and any commercial use to which  
the subject land is put and the treatment of the shore line thereof along  
Mashapaug Pond should complement and encourage that growth and should not  
be detrimental to its future value.

The Redevelopment Agency has no objection to the development of  
an integrated and well-landscaped shopping center on the petitioners' land  
along Reservoir Avenue, but there is no evidence that such a center would  
result if the land were to be rezoned C-4. The risk is too great that the  
use of a C-4 area would be detrimental to the predominantly residentially  
zoned neighborhood in the vicinity of the subject properties. Therefore,  
the Redevelopment Agency concurs in the Plan Commission's recommendations;  
it does not appear to be in the best interest of the City of Providence  
to grant the requested zoning change to C-4 at this time.

Sincerely yours,

DONALD M. GRAHAM  
EXECUTIVE DIRECTOR  
REDEVELOPMENT AGENCY

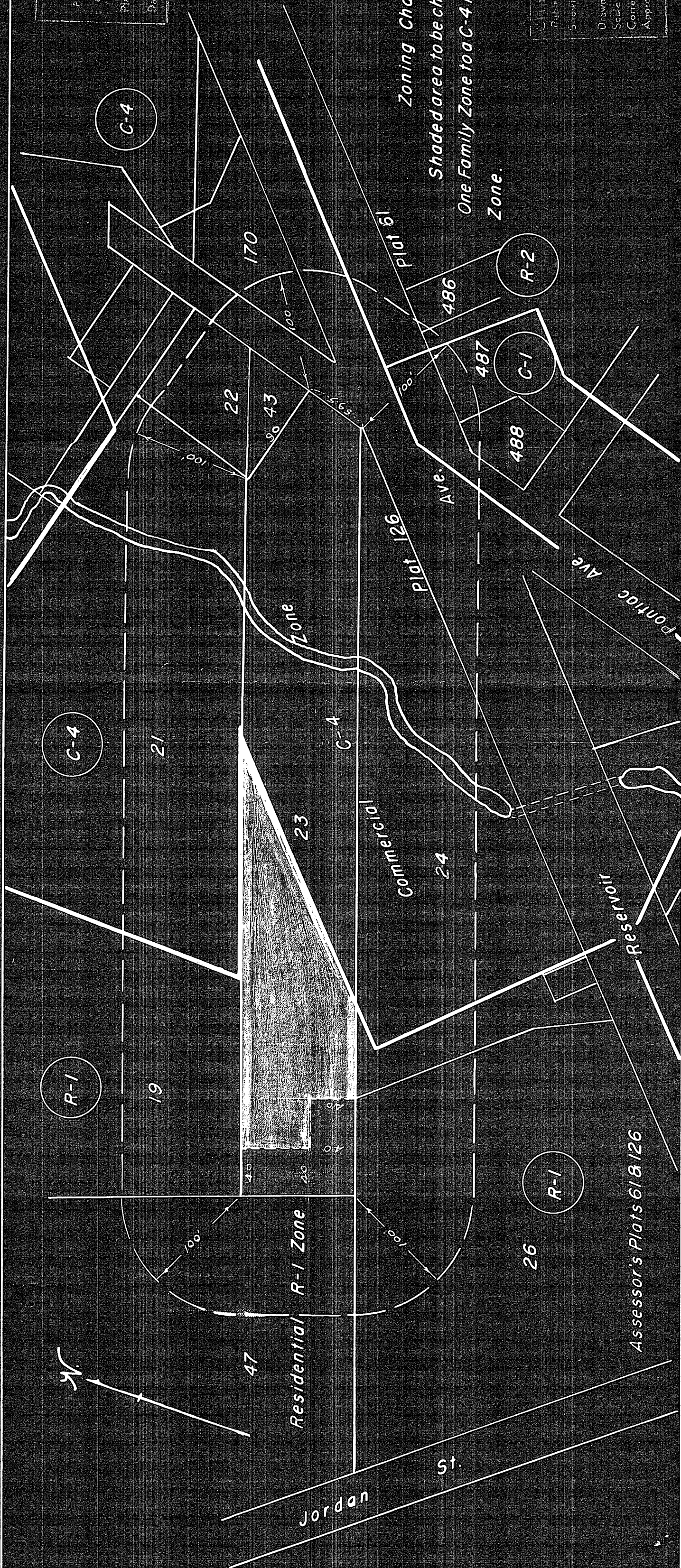
DMG:fb



Date June 22, 1954

CITY OF PROVIDENCE, R. I.  
Public Works Dept. - Engineering Office  
Showing **Zoning Change No.**

Drawn by **E.A.K.**  
 Scale **1"=80'**  
 Corrected by **W.L.B.**  
 Approved **W.L.B.**  
 Checked by **W.L.B.**  
 Date **6-22-54**  
 Corrected by **W.L.B.**  
 Chief Engineer **W.L.B.**





# The City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 885

*zoning change  
# 54*

No. 436 **AN ORDINANCE** IN AMENDMENT OF CHAPTER 544 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, APPROVED SEPTEMBER 21, 1951, AS HERETOFORE AMENDED, BY CHANGING FROM AN R-1 ONE-FAMILY ZONE TO A C-4 HEAVY COMMERCIAL ZONE LOT 19 EXCEPTING THE WESTERLY 40-FOOT WIDTH BY THE FULL DEPTH AND ALL OF LOT 25 AS SET OUT AND DELINEATED ON CITY ASSESSOR'S PLAT 126; SAID LOTS BEING LOCATED NORTH OF RESERVOIR AVENUE, APPROXIMATELY 175 FEET EAST OF JORDAN AVENUE.

Approved September 3, 1954

*Be it ordained by the City of Providence:*

SECTION 1. The Zoning Map accompanying and made a part of Chapter 544 approved September 21, 1951, entitled "An Ordinance Zoning the City of Providence and Establishing Use, Height, and Area Regulations" by changing from an R-1 One-family Zone to a C-4 Heavy Commercial Zone Lot 19 excepting the westerly 40-foot width by the full depth and all of Lot 25 as set out and delineated on City Assessor's Plat 126; said lots being located north of Reservoir avenue, approximately 175 feet east of Jordan avenue, bounded and described as follows:

Beginning at a point in the southerly line of Lot 19 on Assessor's Plat 126, forty (40) feet easterly from the southwesterly corner of said Lot 19; thence northerly in a line forty (40) feet easterly from and parallel with the westerly line of said Lot 19 to the northerly line of said Lot 19; thence easterly along the said northerly line of Lot 19 to the angle sixty (60) feet easterly from the westerly line of said Lot 19; thence northerly along the westerly line of said Lot 19 to the southwesterly corner of Lot 186; thence easterly along the northerly line of Lot 19 to the northeasterly corner of said Lot 19; thence southerly along the easterly line of said Lot 19 to the southeasterly corner of said Lot 19; thence westerly along the southerly line of said Lot 19 to the point and place of beginning; and

Beginning at a point in the northerly line of Reservoir Avenue at the southwesterly corner of Lot 25 on Assessor's Plat 126; thence northerly along the westerly line of said Lot 25 to the northwesterly corner of said Lot 25; thence easterly along the northerly line of said Lot 25 to the northeasterly corner of said Lot 25; thence southerly along the easterly line of said Lot 25 to the northerly line of Reservoir Avenue and the southeasterly corner of said Lot 25; thence westerly along the said northerly line of Reservoir Avenue to the point and place of beginning.

SECTION 2. This Ordinance shall take effect upon its passage.

IN CITY  
COUNCIL

AUG 5 - 1954

FIRST READING  
READ AND PASSED

*Everett Whelan*  
CLERK

APPROVED

SEP 3 - 1954

*Walter H. Reynolds*  
MAYOR

IN CITY  
COUNCIL

SEP 2 - 1954

FINAL READING  
READ AND PASSED

*Thomas J. Lundy*  
PRESIDENT  
*Everett Whelan*  
CLERK

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 petition your honorable body

to amend the Zoning Map which is a part of the Zoning Ordinance of the City of Providence by changing from an R-1 one-family zone to a C-4 heavy commercial zone, lots 19 and 25 as set out and delineated on City Assessor's Plat 126, said lots being located north of Reservoir Avenue, approximately 175 feet east of Jordan Avenue.

A. J. Rotelli and sons  
By A. J. Rotelli

RECEIVED  
CITY OF PROVIDENCE  
OFFICE OF THE CITY CLERK

SECTION OF THE CITY COUNCIL

# IN CITY COUNCIL

MAY 6 - 1954

FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES

Devereux Nelson CFRA

*Mr. Devereux*

*Copy request*

FILED  
APR 15 2 52 PM '54  
CITY CLERK'S OFFICE  
PROVIDENCE, R.I.



CITY COUNCIL

DATE April 15, 19 54

RECEIVED OF A. F. Rotill

TEN AND 00/100

DOLLARS

Fee for Petition to the City Council for a change in the Zoning of

Lot 19 & 25

Plat 126

\$10.00

1000

PAID - City of Providence - James M. Gordon, City Collector

**The City of Providence — Legislative Department**  
**CITY CLERK'S OFFICE—OFFICIAL MEMORANDUM**

Providence, R. I., May 7, 1954

TO: City Plan Commission

SUBJECT: Zoning Petition - Plat 126, Lots 19 & 25 , A. F. Rotelli

CONSIDERED BY: Committee on Ordinances

ACTION TAKEN: Voted: to refer for study, report, and recommendation

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*City Clerk*



# City Plan Commission

~~JOHN H. HUNTER~~  
JERRY V. LORENZO

~~JOHN H. HUNTER~~  
RALPH MATERA

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

PAUL A. SAN SOUZI, Vice Chairman  
HARRY PINKERSON  
EDWARD WINSON

FRANK H. MALLEY, Director  
MILLARD HUMSTONE, Senior Planner

Suite 103, City Hall,  
Providence 3, Rhode Island

May 26, 1954

Committee on Ordinances  
City Hall  
Providence, Rhode Island

SUBJECT: REFERRAL NO. 612 - ZONING CHANGE LOCATED NORTH OF RESERVOIR AVENUE,  
APPROXIMATELY 175 FEET EAST OF JORDAN AVENUE

Gentlemen:

The subject referral received consideration by the City Plan Commission at a meeting held on Tuesday, May 25, 1954.

This referral is a request for a change of zoning from an R-1 Zone to a C-4 Zone of Lots 19 and 25 on Assessor's Plat 126 located in the vicinity of Reservoir and Niantic Avenues, approximately 175 feet east of Jordan Avenue, and containing a total of 66,389 square feet of land area.

Reference is made to Referral No. 572, dated January 27, 1954, in which Lots 19 and 25 on Assessor's Plat 126 were petitioned for rezoning from an R-1 Zone to an M-1 Zone. The Commission's recommendation that the petition be denied was upheld by the City Council.

On the field trip it was found that Lot 25, fronting on Reservoir Avenue, is at present occupied by a florist and Lot 19 is occupied by the Rhode Island Ice Company. It was noticed that the garages on the property are presently being dismantled. To the north of the area lies a large lot occupied only by a small dog pound.

Consideration should be given to the future needs and the development of the land lying to the west of the area in question, and this area should be appropriately protected from the adverse influence of undesirable land uses. Such areas have been prevented from reaching full usefulness by the establishing of

May 26, 1954

unsuitable and inconsistent land uses either within or adjacent to undeveloped areas. Furthermore, the extension of the C-4 Zone to the westerly edge of the pond will prevent the establishing of a buffer as visualized by the City Plan Commission and the Redevelopment Agency in the proposed Redevelopment Project for the Mashapaug Pond area. Therefore,

The Commission

VOTED: To recommend that this area remain in an R-1 Zone for possible future residential or recreational use.

Very truly yours,



FRANK H. MALLEY  
DIRECTOR  
CITY PLAN COMMISSION

FHM:MMH

c.c. Councilman Ernest C. Monroe  
Councilman Thomas L. Payne

July 23, 1954

Mr. Donald M. Graham  
Executive Director  
Providence Redevelopment Agency  
City Hall  
Providence, Rhode Island

Dear Don:

This is to confirm our conversation of yesterday wherein the Committee on Ordinances directed you to report as to the Agency's position concerning the Petitions of the Standish-Barnes Company and A. F. Rotelli and Sons, Inc.; copies of which are attached.

Very truly yours,

Vincent Vespia,  
Deputy City Clerk.

VV:eef

Petition of A. F. Rotelli & Sons, Inc.

Plat 126

Lots 19 & 25

19 Walter B Chaffee  
1103 So Broadway, Ea Prov

25 " "  
A. J. Rotelli & Sons, Inc.  
170 Seton Lake Ave.

47 Congregation of the Sons of David & David  
Corner Glenhurst & Broad St

50 " " " "

295 John J. Wickens & wife Vera B. Jr  
106 Cowden St, Central Falls

186 Wm. H. Harver  
16 Lenox Ave

18 City of Prov  
Bd of Park Comm., Ruger Woods Pk.

21 The Standish-Barnes Co.  
170 Westminster St, Prov. 57

23 " " " "

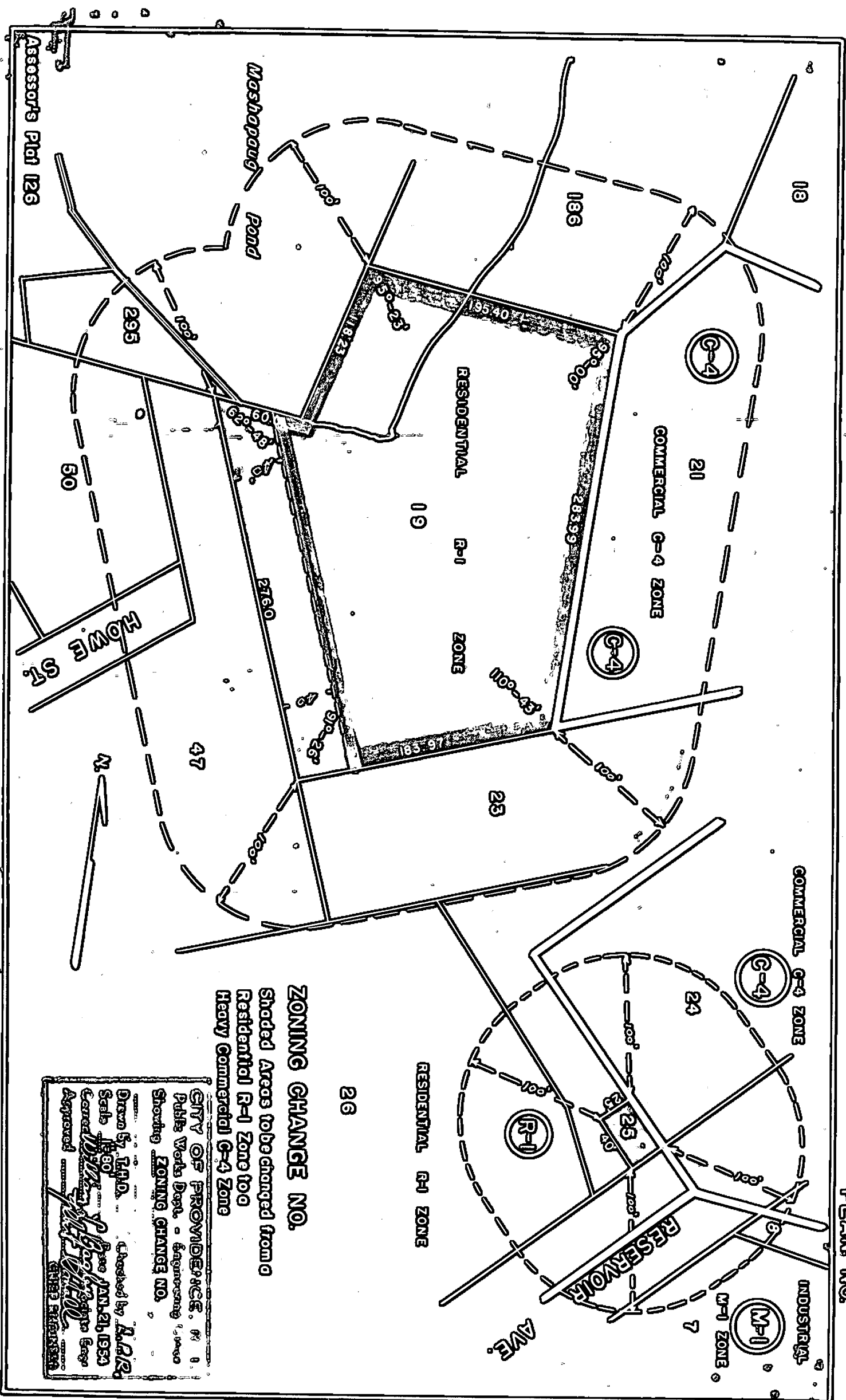
24 " " " "

26. Congregation Sons of Israel & David  
same as #47

27. Michele D. Agnello  
Calif. Artificial Flower Co.  
1621 Broadway St.

28. City of Prov.  
Health Dept., Chas. F. McElroy  
Dir. of Public Works

Council Member + Payne





CITY OF CRANSTON

AVE

GARAGE  
69  
12000

HOWE UNPAVED  
DIRTY

CITY OF PROVIDENCE  
58

RICHFIELD AVE

CITY OF CRANSTON

W I

CHILDRAN  
CANNON

131,455

ARTIFICIAL  
PRODUCTS CO

UNPAVED  
DIRTY

CONGREGATION OF ISRAEL  
THE DAVID

26  
90701

47  
59440

18,367

PONTIAC

SINCLAIR AVE

PLAT

RUTHERFORD AVE

RESIDENCE  
FIRST FLOOR  
NAIL ROOM

ROUNDS

P L

SHADEN ST

STANDISH - BARNES  
BILLBOARDS  
(UNDEVELOPED)

C 4

CLEANING  
PLAN 21,250  
(PONTIAC ST)

16  
30524

GAS  
STATION

14  
16817

13  
6467

12  
4900

11  
15,848

MASHAPAUC  
POND

186  
45603 hand

13052 to shore

CONCRETE  
POND

120° 50'

98.22

CONCRETE  
POND

19  
65389

24  
67174

TUENGE

CITY OF CRANSTON

CLARK ST

8  
13,195

STANLEY ST

100' x 100'

STANLEY ST

100' x 100'

STANLEY ST

100' x 100'

STANLEY ST

100' x 100'

STANLEY ST

100' x 100'

STANLEY ST

100' x 100'

STANLEY ST

100' x 100'

STANLEY ST

100' x 100'

STANLEY ST

100' x 100'

STANLEY ST

100' x 100'

PLAT 126