

# Quarterly Neighborhood Conditions Report

## South District

Barry Square | Behind the Rocks | South End | Southwest

December 12<sup>th</sup>, 2012



**CITY OF HARTFORD**  
*Pedro E. Segarra, Mayor*

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# Anti-Blight Ordinance Violation Conditions

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## Chapter 9, Article V of the City of Hartford's Municipal Code

***Blighted premises*** means any building, structure, vacant lot or grounds, whether vacant or occupied, in which the Director of Licenses and Inspections, or the Fire Marshal, or the Director of Health and Human Services, or the Chief of Police have verified that at least two (2) of the following conditions exist:

- (1) Exterior windows or doors are broken or missing or are not secured and painted in accordance with subsection 9-98(a) of this article;
- (2) Exterior walls, roofs, stairs, porches, floors or chimneys are damaged, collapsing or deteriorating or permit the interior of the building to be open to the weather;
- (3) Foundation walls are damaged, collapsing, crumbling or contain open cracks or breaks;
- (4) Interior walls, stairs, porches, floors, ceilings, support pillars or beams are damaged, collapsing or deteriorating;
- (5) Exterior additions, including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts, are damaged, collapsing or deteriorating;
- (6) Fences are broken, deteriorating to the point of decay, are in otherwise dilapidated condition, or are damaged to the extent that they allow access to the property;
- (7) Other conditions exist that reflect a level of maintenance which is not in keeping with community standards, including, but not limited to, graffiti that is clearly visible from the street;
- (8) The premises are attracting illegal activity as evidenced by multiple felony or misdemeanor arrests on the premises; multiple felony or misdemeanor warrants issued or served to a person residing in the premises;
- (9) The property is a fire hazard;
- (10) The property is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or premises or within the neighborhood as documented and reported to the Director of Licenses and Inspections by neighborhood complaints;
- (11) The property is a menace to the public health, safety, or welfare in its present condition because of rat infestation, overgrown vegetation, trash and garbage, abandoned cars, improper grading, or other factors;
- (12) Extended vacancy of a dwelling, multiple dwelling or mixed commercial use property.

# Definitions

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**Summary of Properties** – all properties being addressed by LSNi are outlined in the following sections:

- **Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.
- **Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.
- **Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.
- **Properties Being Monitored** – properties that have not entered the ABO process, and/or received a notice of violation, but have contacted city staff, and/or received a notice of violation but was found not liable to pay citations by an appeal hearing officer, and/or are being monitored by requisite city staff.
- **Abated Properties** – All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

**The following acronyms for some of the agencies and terms used in this report:**

**ATFS**- American Tax Funding Servicing

**NINA**- Northside Institutions Neighborhood Alliance

**SINA**- Southside Institutions Neighborhood Alliance

**RFP**- Request for Proposal

# Summary of LSNI Anti-Blight Activity by District

For the Period of September 15th – December 7th, 2012

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	11	6	6	8	31
Properties Receiving Notice of Violations	9	16	5	13	43
Properties Receiving Cited for Violations	16	34	25	14	89
Monitoring Properties	0	0	2	9	11
Abated Properties	4	1	4	7	16
<b>Total Properties</b>	<b>40</b>	<b>57</b>	<b>42</b>	<b>51</b>	<b>190</b>

# Summary of South District Activity by Neighborhood

For the Period of September 15th – December 7th, 2012

	Barry Square	Behind the Rocks	South End	South West	South Total
Properties Receiving Preliminary Notice Letters	5	0	1	0	6
Properties Receiving Notice of Violations	3	0	1	1	5
Properties Receiving Cited for Violations	18	1	6	0	25
Monitoring Properties	2	0	0	0	2
Abated Properties	1	1	2	0	4
<b>Total Properties</b>	<b>29</b>	<b>2</b>	<b>9</b>	<b>1</b>	<b>42</b>





# Properties Receiving Notice of Citation Letters

For the Period of September 15th – December 7th, 2012

**Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.

Property Address		Neighborhood	Date Sent
128	Allen Pl	Barry Square	11/19/12
34/36	Annawan St	Barry Square	10/23/12
49	Annawan St	Barry Square	5/10/12
63/65	Annawan St	Barry Square	7/2/12
5	Bernard St	Barry Square	4/23/12
28	Benton St	Barry Square	7/19/12
35	Benton St	Barry Square	7/2/12
56	Bond St	Barry Square	10/23/12
197	Bond St	Barry Square	5/11/12
68	Bonner St	Behind the Rocks	5/10/12
1180	Broad St	Barry Square	5/10/12
34	Gilman St	South End	10/16/12
80	Gilman St	South End	11/19/12
161	Franklin Av	South End	6/14/12
662	Franklin Av	South End	9/17/12
55	Lincoln St	Barry Square	7/9/12
97-99	Lincoln St	Barry Square	8/6/12
50	Montowese Av	South End	11/19/12
53	Montowese Av	South End	10/4/12
44	Mountford St	Barry Square	5/10/12
24	Shultas St	Barry Square	8/3/12
16	Warner St	Barry Square	4/23/12
245	Wethersfield Av	Barry Square	9/7/12
347	Wethersfield Av	Barry Square	10/23/12
98	Whitmore St	Barry Square	4/23/12



# Abated Properties

For the Period of September 15th – December 7th, 2012

**Abated-** All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

Property Address		Neighborhood	Date Sent
541	Maple Av	Barry Square	12/6/12
46	Montowese Av	South End	11/14/12
641	Wethersfield Av	South End	10/18/12
431	Zion St	Behind the Rocks	11/14/12

## 541 Maple Ave.



Before



After

## 46 Montowese St.



Before



After

# Abated Properties

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641 Wethersfield Ave.



Before



After

431 Zion St.



Before



After

# Targeted Blighted Properties

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“Implementing One City, One Plan” the Livable & Sustainable Neighborhoods Initiative (LSNI) has strived to enhance and protect the character of existing residential areas through code enforcement and encouraging homeowner(s) to rehabilitate their properties. Selected properties were identified by the community on Thursday, June 23, 2011 as targeted blighted properties in the South District. The following is an update specifically for each blighted property:

## 52 Franklin Avenue



52 Franklin Avenue is currently in the Anti-Blight Ordinance Process, in the (PABOL) status receiving a Preliminary Notice Letter. The owner responded immediately. The property was previously owned by the City of Hartford, on 6/28/12 the City sold the property Pope Park Zion LLC.

## 101 Franklin Avenue



101 Franklin Avenue is under construction. The property owner is working with the City's building inspector to review permits and is close to completing the project. The owner has active building, electrical and mechanical permits.

# Targeted Blighted Properties

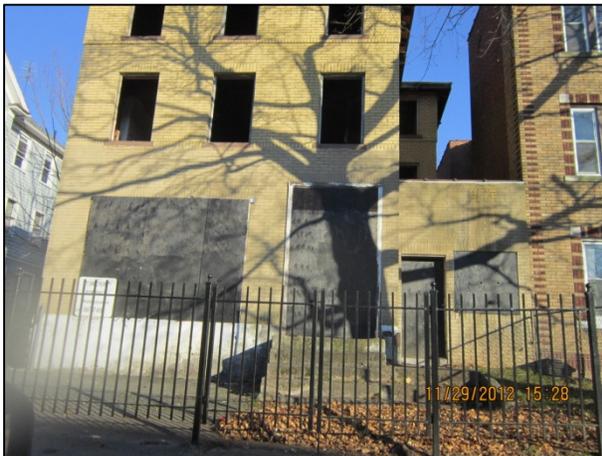
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## 439 Hillside Ave



439 Hillside Avenue was demolished by the owner on 1/13/12.

## 40-42 Webster Street



40-42 Webster Street is owned by the City of Hartford which took title to the property on 8/9/11. The property is being managed by the Department of Housing and is available for sale through the City's Rolling Sales List.

# Infrastructure and Community Development

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“Implementing One City, One Plan” the City of Hartford has strived to enhance the quality of life through adding, repairing, and replacing public infrastructure which sustains Hartford’s neighborhood and character. Selected projects were identified by the community on Thursday, June 23, 2011 as infrastructure and community development priority in the South District. The following is an update specifically for each project:

## **Sustainable trash receptacles | *City- Wide***

The LSNI purchased 40 Big Belly Solar waste compactors as a city-wide pilot program to improve trash collection throughout the City. The following twelve (12) solar-powered compacting public space receptacles have been placed in the South District:

- 263 Franklin Avenue
- 262 Franklin Avenue
- 113-115 Franklin Avenue
- 124-126 Franklin Avenue
- 443 Franklin Avenue
- 450 Franklin Avenue
- 243-245 Wethersfield Avenue
- 250 Wethersfield Avenue
- 347 Wethersfield Avenue
- Wethersfield Avenue
- 661 Wethersfield Avenue
- 656 Wethersfield Avenue

## **Planting trees and shrubs | *City- Wide***

The City Forester and its crew team have planted close to 500 trees in the South and West Districts since the beginning of 2012.

## **Broad Street-Streetscape concepts (New Britain to Maple) | *Barry Square***

Concepts have been discussed with a neighborhood stakeholder, but for any further work to occur, the project will need to be prioritized in the capital budget.

## **New Britain Avenue to White Street-Streetscape concepts (new sidewalks, repair existing) | *Barry Square***

Concepts have been considered, but for any further work to occur, the project will need to be prioritized in the capital budget.

# Infrastructure and Community Development

## Maple/Webster-Buy liens, fix sidewalks, add street lamps | *Barry Square*

Recently DPW retained the services of Consulting Engineer to assist in the development plan and scope of work locating, inspecting and cataloguing 9,278 streetlight pole structures located throughout the City. Consulting Engineer provided the conditions of each streetlight in the City of Hartford. DPW is planning to repair or replace streetlights at Maple/Webster roads.

## Paving and sidewalk repair | *City- Wide*

Actual paved streets in fiscal year 2012-2013, the highlighted areas are in the South District:

1	Ashley	Sigourney to Garden
2	Ashley	Woodland to Atwood
3	Asylum Av	Whitney to Atwood
4	Bannister	Flatbush to Bonner
5	Bates Place	Removed Due To MDC Work
6	Bonner	Saybrooke to Ellington
6A	Bonner	Ledger to Hillside
7	Bristol	Newington to Hollywood
8	Bulkeley	Park to Kibbe
9	Canterbury	Westbourne to Plainfield
10	Case	S. Marshall to Laurel
11	Catherine	Saybrooke to Westbrook
12	Clay	Elmer to Nelson
13	Clermont	New Britain to Dexter
14	College Terr.	Summit to Zion
15	Keney Park (Barbour)	Tower to Main
16	Elizabeth	Asylum to Girard
17	Elmer	Clark to Clay
18	Enfield	Capen to Westland
19	Forest	Farmington to Hawthorn
20	Francis Av	Hamilton to Francis Ct
21	Freeman	Hillside to Mountain
22	Giddings	New Britain to Dexter
23	Goshen	Waterford to Stanwood
24	Haddam	Harvard to End

# Infrastructure and Community Development

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Actual paved streets in fiscal year 2012-2013 continued:

25	Harbison	Hillside to Brookfield
26	Harvard	Princeton to Mountain
27	Harvard	White to Linnmore
28	Heath	Capitol to Park
29	Hughes	Zion to Hillside
30	James	Ashton to Capitol
31	Kenyon	Elizabeth to Fern
32	Laurel	Farmington to Hawthorn
33	Manchester	Hartland to Lyme
34	Mansfield	Edgewood to Vine
35	Marion	Newington to Hollywood
36	Martin	Westland to Capen
37	Montrose	Sprague to Stafford
38	Niles	Woodland to Sigourney
39	Norfolk	Baltimore to Blue Hills
40	Oliver	Hillside to New Britain
41	Palm	Manchester to Tower
42	Pershing	Blue Hills to Lebanon
43	Prospect	Asylum to Albany
44	Rowe	Capitol to Park
45	S. Morgan	Trumbull to Main
46	Saybrooke	Brookfield to Flatbush
47	Sherbrook	Zion to Hillside
48	Summit	Park Terr to Zion
49	Thomaston	Ridgefield to Blue Hills
50	Vine	Westland to W. Raymond
51	W. Clay	Clay to Dead End
52	Waterford	Newington to Montrose
53	Westland	Vine to Garden
54	Wilbur	New Britain to Dexter
55	Wilson	Hillside to Brookfield
56	Woodland Dr	Woodland to Dead end

# Infrastructure and Community Development

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Actual sidewalks repaired in fiscal year 2012-2013, the highlighted areas are in the South District:

1	<b>313</b>	Cornwall Street
2	<b>504</b>	Cornwall Street
3	<b>27</b>	Harold Street
4	<b>77</b>	Harold Street
5	<b>83</b>	Harold Street
6	<b>85-87</b>	Harold Street
7	<b>89</b>	Harold Street
8	<b>43</b>	Harold Street
9	<b>51</b>	Harold Street
10	<b>85</b>	Hartland Street
11	<b>79</b>	Hartland Street
12	<b>200</b>	Hartland Street
13	<b>199</b>	Hartland Street
14	<b>18-20</b>	Burnham Street
15	<b>22-24</b>	Burnham Street
16	<b>34</b>	Burnham Street
17	<b>38</b>	Burnham Street
18	<b>57</b>	Burnham Street
19	<b>71</b>	Burnham Street
20	<b>75</b>	Burnham Street
21	<b>79</b>	Burnham Street
22	<b>113-115</b>	Burnham Street
23	<b>122</b>	Burnham Street
24	<b>190</b>	West Morningside Street
25	<b>160</b>	Salisbury Street
26	<b>150</b>	Salisbury Street
27	<b>135</b>	Salisbury Street
28	<b>165</b>	Woodland Drive
29	<b>137</b>	Woodland Drive
30	<b>86</b>	Woodland Drive
31	<b>221-227</b>	Woodland Drive
32	<b>196</b>	Woodland Drive
33	<b>383</b>	Linmoore Street
34	<b>258</b>	Linmoore Street
35	<b>358-360</b>	South Street
36	<b>50</b>	Oliver Street
37	<b>54-56</b>	Yale Street
38	<b>170</b>	Exeter Street
39	<b>92</b>	Forester Street
40	<b>38</b>	Kelsey Street

# Infrastructure and Community Development

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Actual sidewalks repaired in fiscal year 2012-2013 continued:

41	<b>77</b>	Roslyn Street
42	<b>134</b>	Grant Street
43	<b>434</b>	Hillside Street
44	<b>70</b>	Russ Street
45	<b>26</b>	Hungerford Street
46	<b>40</b>	Hungerford Street
47	<b>53</b>	Hungerford Street
48	<b>49</b>	Hungerford Street
49	<b>43</b>	Hungerford Street
50	<b>12</b>	Clarendon Street
51	<b>21</b>	Clarendon Street
52	<b>26</b>	Clarendon Street
53	<b>28</b>	Clarendon Street
54	<b>55</b>	Douglas Street
55	<b>171</b>	Whitman & Capital Ave.
56		Bushnell Park
57	<b>839</b>	Wethersfield Ave.