

City of Hartford Neighborhood Conditions Report



A Catalog of Anti-Blight Activity

Quarterly Period Ending September 15, 2012

Table of contents

| | |
|---|----------|
| Definitions | Page 3 |
| Summary of Blight Definitions, per City Ordinance | Page 4 |
| Summary of Anti-Blight Activity | Page 5 |
| Neighborhood Conditions Report by District | |
| • Summary | |
| • Properties Receiving Preliminary Notice Letters | |
| • Properties Receiving Notice of Violations | |
| • Properties Receiving Notice of Citations | |
| • Properties Being Monitored | |
| • Abated Properties | |
| <i>Central District (Sheldon/Charter Oak, South Green, Frog Hollow, Downtown)</i> | Page 6 |
| <i>North District (Clay/Arsenal, Northeast, Upper Albany)</i> | Page 56 |
| <i>South District (Barry Square, Behind the Rocks, Southwest, South End)</i> | Page 122 |
| <i>West District (Asylum Hill, Blue Hills, West End, Parkville)</i> | Page 170 |

Definitions

Summary of Properties – all properties being an addressed by LSNi and 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, or received a notice of violation, but have contacted city staff 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.

ATFS- American Tax Funding Servicing

NINA- Northside Institutions Neighborhood Alliance

SINA- Southside Institutions Neighborhood Alliance

RFP- Request for Proposal

Summary of Blight Definitions

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:

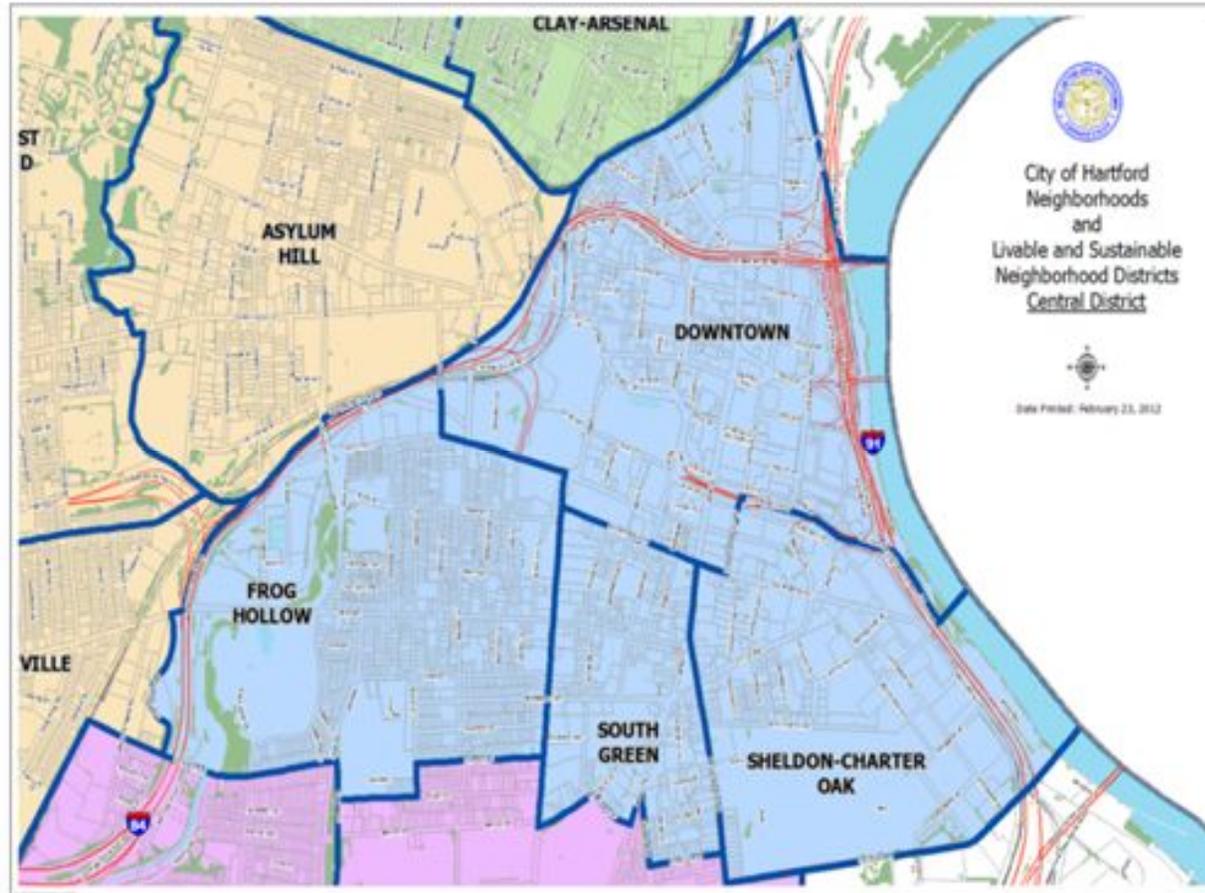
- (1) Exterior windows or doors are broken or missing or are not secured and painted in accordance with subsection 9-98(a) of this article;
- (2) Exterior walls, roofs, stairs, porches, floors or chimneys are damaged, collapsing or deteriorating or permit the interior of the building to be open to the 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.

Summary of Anti-Blight Activity

| | Central | North | South | West | Citywide |
|---|-----------|-----------|-----------|-----------|------------|
| Properties Receiving Preliminary Notice Letters | 13 | 5 | 12 | 6 | 36 |
| Properties Receiving Notice of Violations | 8 | 21 | 5 | 15 | 49 |
| Properties Receiving Cited for Violations | 14 | 26 | 17 | 17 | 74 |
| Monitoring Properties | 0 | 0 | 3 | 9 | 12 |
| Abated Properties | 8 | 7 | 4 | 8 | 27 |
| Total Properties | 43 | 59 | 41 | 55 | 198 |

City of Hartford – Central District

Sheldon/Charter Oak, South Green, Frog Hollow, Downtown



Neighborhood Conditions Report
A Catalog of Anti-Blight Activity

City of Hartford – Central District

Sheldon/Charter Oak, South Green, Frog Hollow, Downtown

- Properties Receiving Preliminary Notice Letters Page 8
- Properties Receiving Notice of Violations Page 21
- Properties Receiving Notice of Citations Page 29
- Monitoring Properties Page 46
- Abated Properties Page 47

City of Hartford – Central District

Sheldon/Charter Oak, South Green, Frog Hollow, Downtown

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Preliminary Notice Letter Received Properties | | | |
|--|---------------|----------------|---------------|
| Address | Page # | Address | Page # |
| 64 Babcock St | 9 | 31 Park St | 16 |
| 118 Babcock St | 10 | 597 Park St | 17 |
| 785 Broad St | 11 | 905 Park St | 18 |
| 1080 Broad St | 12 | 926 Park St | 19 |
| 333 Jefferson St | 13 | 110 Park Ter | 20 |
| 34-36 Lisbon Ave | 14 | 31 Wolcott St | 21 |
| 165 Madison St | 15 | | |

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.

64 Babcock Street – Frog Hollow



Preliminary Letter was sent 9/14/12



CENTRAL DISTRICT

118 Babcock Street – Frog Hollow



Preliminary Letter was sent 3/2/12, new owner before Notice of Violations



CENTRAL DISTRICT

785 Broad Street – Frog Hollow



Preliminary Letter was sent 5/15/12 - Responded to PABOL (Working)



1080 Broad Street – Frog Hollow



Preliminary Letter was sent 5/1/12
Responded to PABOL (Working)



CENTRAL DISTRICT

333 Jefferson Street – Frog Hollow



Preliminary Letter was sent 7/19/12 - Responded to PABOL (Working)



CENTRAL DISTRICT

34/36 Lisbon Avenue – Sheldon/Charter Oak



Preliminary Letter was sent 4/16/12 - Responded to PABOL (Working)



CENTRAL DISTRICT

165 Madison Street – Frog Hollow



Preliminary Letter was sent 7/19/12 - Responded to PABOL (Working)



CENTRAL DISTRICT

31 Park Street – South Green



Preliminary Letter was sent 9/14/12



597 Park Street – Frog Hollow



Preliminary Letter was sent 9/14/12



CENTRAL DISTRICT

905 Park Street – Frog Hollow



Preliminary Letter was sent 9/14/12



926 Park Street – Frog Hollow



Preliminary Letter was sent 9/14/12



110 Park Terrace – Frog Hollow



Preliminary Letter was sent 6/19/12



CENTRAL DISTRICT

31 Wolcott Street – Frog Hollow



Owner is remediating violations and has submitted environmental reports, Preliminary Letter was sent 3/3/12 - Responded to PABOL (Working)



City of Hartford – Central District

Sheldon/Charter Oak, South Green, Frog Hollow, Downtown

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

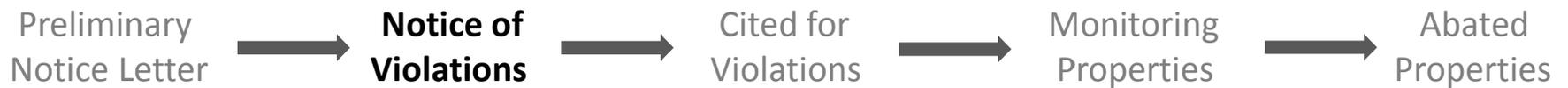
| Notice of Violations Properties | | | |
|--|---------------|------------------|---------------|
| Address | Page # | Address | Page # |
| 387 Capitol St | 23 | 75-77 Madison St | 27 |
| 15 Grand St | 24 | 936 Park St | 28 |
| 255 Jefferson St | 25 | 66 Retreat St | 29 |
| 177 Lawrence St | 26 | 35 Squire St | 30 |
| | | | |

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.

387 Capitol Avenue – Frog Hollow



(5) Notices of Violation sent 5/25/12



CENTRAL DISTRICT

15 Grand Street – Frog Hollow



(5) Notices of Violation sent 5/7/12



CENTRAL DISTRICT

255 Jefferson Street – Frog Hollow



(6) Notices of Violation sent 8/31/12



CENTRAL DISTRICT

177 Lawrence Street – Frog Hollow



(6) Notices of Violation sent 5/25/12



CENTRAL DISTRICT

75/77 Madison Street – Frog Hollow



(4) Notices of Violation sent 7/11/12



CENTRAL DISTRICT

936 Park Street – Frog Hollow



(4) Notices of Violation sent 8/31/12

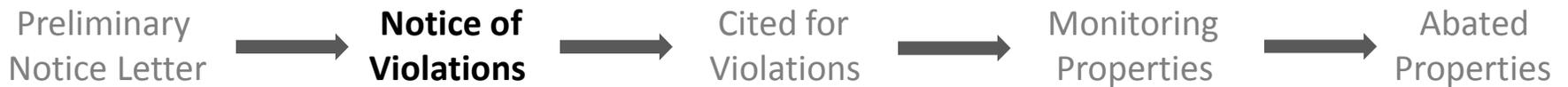


CENTRAL DISTRICT

66 Retreat Street – South Green



(6) Notices of Violation sent 8/7/12



35 Squire Street – Frog Hollow



(4) Notices of Violation sent 8/31/12



CENTRAL DISTRICT

City of Hartford – Central District

Sheldon/Charter Oak, South Green, Frog Hollow, Downtown

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Notice of Citations Properties | | | |
|--------------------------------|--------|-------------------|--------|
| Address | Page # | Address | Page # |
| 166 Affleck St | 32 | 523 Park St | 39 |
| 168 Affleck St (sub par) | 33 | 787 Park St | 40 |
| 755 Broad St | 34 | 174 Park Ter | 41 |
| 873 Broad St | 35 | 75 Ward St | 42 |
| 900 Broad St | 36 | 166-172 Ward St | 43 |
| 126 Hungerford St | 37 | 180-182 Ward St | 44 |
| 145 Lawrence St | 38 | 122 Washington St | 45 |
| | | | |

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.

166 Affleck Street – Frog Hollow



Cited for (5) violations 5/18/12
Two properties, 166 & 168 on one parcel



168 Affleck Street – Frog Hollow



Cited for (5) violations 5/18/12
Two properties, 166 & 168 on one parcel



755 Broad Street – Frog Hollow



(3) Notices of Citations sent 5/9/12



CENTRAL DISTRICT

873 Broad Street – Frog Hollow



(6) Notices of Citations sent 5/9/12



CENTRAL DISTRICT

900 Broad Street – Frog Hollow



(4) Notices of Citations sent 5/31/12



CENTRAL DISTRICT

126 Hungerford Street – Frog Hollow



(4) Notices of Citations sent 5/18/12



CENTRAL DISTRICT

145 Lawrence Street – Frog Hollow



(4) Notices of Citations sent 6/27/12



CENTRAL DISTRICT

523 Park Street – Frog Hollow



(4) Notices of Citations sent 5/18/12



CENTRAL DISTRICT

787 Park Street – Frog Hollow



(6) Notices of Citations sent 4/20/12



CENTRAL DISTRICT

174 Park Terrace – Frog Hollow



(5) Notices of Citations sent 7/27/12



CENTRAL DISTRICT

75 Ward Street – Frog Hollow



(6) Notices of Citations sent 4/20/12



CENTRAL DISTRICT

166-172 Ward Street – Frog Hollow



(4) Notices of Citations sent 4/20/12



CENTRAL DISTRICT

180/182 Ward Street – Frog Hollow



(4) Notices of Citations sent 5/9/12



CENTRAL DISTRICT

122 Washington Street - Downtown



(3) Notices of Citations sent 8/9/12



CENTRAL DISTRICT

City of Hartford – Central District

Sheldon/Charter Oak, South Green, Frog Hollow, Downtown

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Monitoring Properties | | | |
|------------------------------|---------------|----------------|---------------|
| Address | Page # | Address | Page # |
| No Properties | | | |
| | | | |
| | | | |

Monitoring- properties that have not entered the ABO process, or received a notice of violation, but have contacted city staff or are being monitored by requisite city staff.

City of Hartford – Central District

Sheldon/Charter Oak, South Green, Frog Hollow, Downtown

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Abated Properties | | | |
|--------------------------|---------------|----------------|---------------|
| Address | Page # | Address | Page # |
| 529-535 Ann Uccello St | 48 | 103 Putnam St | 52 |
| 832 Broad St | 49 | 433 Summit St | 53 |
| 103 Babcock St | 50 | 49 Ward St | 54 |
| 3-5 Putnam St | 51 | 126 Ward St | 55 |

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.

529-535 Ann Uccello Street – Downtown



Violations abated on 6/6/12



CENTRAL DISTRICT

832 Broad Street – Frog Hollow



Violations abated on 7/9/12



CENTRAL DISTRICT

103 Babcock Street – Frog Hollow



Violations abated on 9/7/12

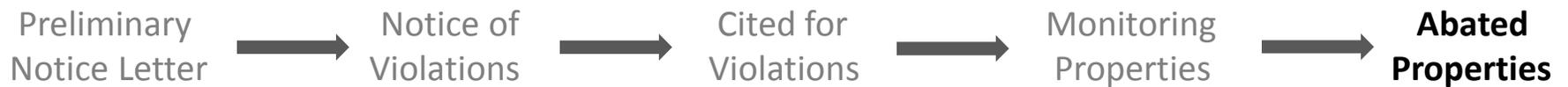


CENTRAL DISTRICT

3-5 Putnam Heights – Frog Hollow



Violations abated on 7/12/12



CENTRAL DISTRICT

103 Putnam Street – Frog Hollow



Violations abated on 7/9/12



CENTRAL DISTRICT

433 Summit Street – Frog Hollow



Violations abated on 7/25/12



CENTRAL DISTRICT

49 Ward Street – Frog Hollow



Violations abated on 6/14/12



CENTRAL DISTRICT

126 Ward Street – Frog Hollow

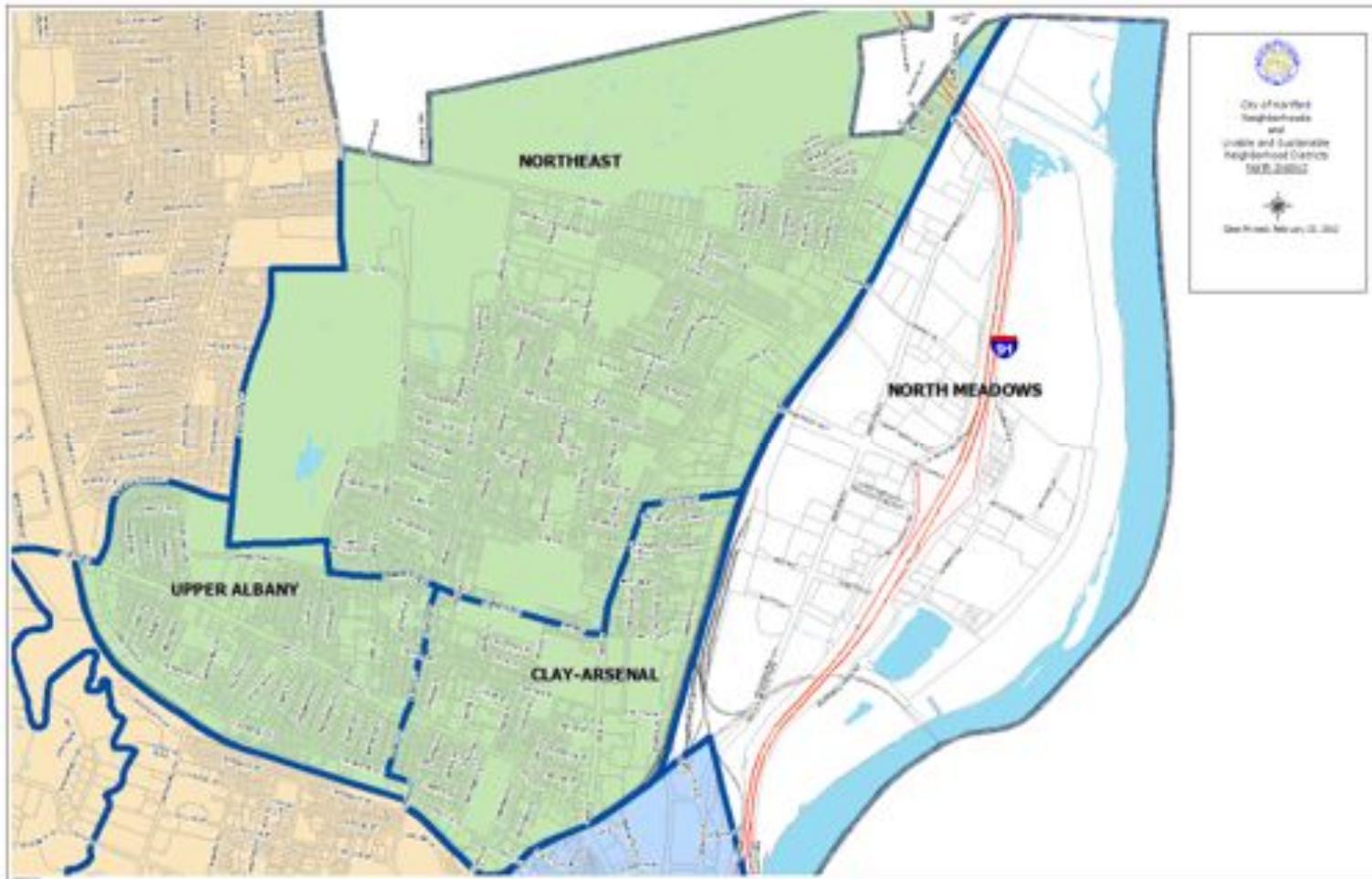


Violations abated on 6/14/12



CENTRAL DISTRICT

City of Hartford – North District Clay/Arsenal, Northeast, Upper Albany



Neighborhood Conditions Report
A Catalog of Anti-Blight Activity

City of Hartford – North District Clay/Arsenal, Northeast, Upper Albany

| | | |
|---|------|-----|
| • Properties Receiving Preliminary Notice Letters | Page | 58 |
| • Properties Receiving Notice of Violations | Page | 64 |
| • Properties Receiving Notice of Citations | Page | 86 |
| • Monitoring Properties | Page | 113 |
| • Abated Properties | Page | 114 |

City of Hartford – North District Clay/Arsenal, Northeast, Upper Albany

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

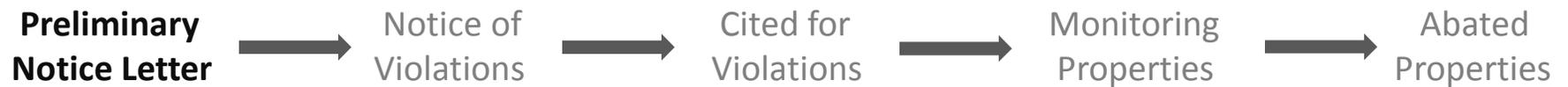
| Preliminary Notice Letter Received Properties | | | |
|--|---------------|----------------|---------------|
| Address | Page # | Address | Page # |
| 36 Edgewood St | 59 | 2285 Main St | 62 |
| 94 Edwards St | 60 | 212 Martin St | 63 |
| 63 Mahl St | 61 | | |
| | | | |

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.

36 Edgewood Street – Northeast



Preliminary Letter was sent 7/19/12



NORTH DISTRICT

94 Edwards Street – Clay Arsenal



Preliminary Letter was sent 9/14/12



NORTH DISTRICT

63 Mahl Street – Northeast



Preliminary Letter was sent 9/14/12



2285 Main Street – Northeast



Preliminary Letter was sent 9/14/12



NORTH DISTRICT

212 Martin Street – Northeast



Preliminary Letter was sent 9/14/12



NORTH DISTRICT

City of Hartford – North District Clay/Arsenal, Northeast, Upper Albany

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Notice of Violations Properties | | | |
|--|---------------|--------------------|---------------|
| Address | Page # | Address | Page # |
| 53-55 Acton St | 65 | 59-61 Magnolia St | 76 |
| 51 Barbour St | 66 | 9 Mahl Av | 77 |
| 233 Capen St | 67 | 3364 Main St | 78 |
| 84 Chestnut St | 68 | 40 Mansfield St | 79 |
| 140 Cleveland Av | 69 | 63 Mansfield St | 80 |
| 64 Enfield St | 70 | 95-97 Mansfield St | 81 |
| 280 Enfield St | 71 | 156 Mather St | 82 |
| 630 Garden St | 72 | 88 Nelson St | 83 |
| 647-649 Garden St | 73 | 127 Nelson St | 84 |
| 63-65 Greenfield St | 74 | 189 Vine St | 85 |
| 45 Irving St | 75 | | |

Notice of Violations- properties for which the property had the potential violations, identified in the PABOL, 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.

53/55 Acton Street – Northeast



(8) Notices of Violation sent 8/22/12



NORTH DISTRICT

51 Barbour Street – Northeast



(7) Notices of Violation sent 7/11/12

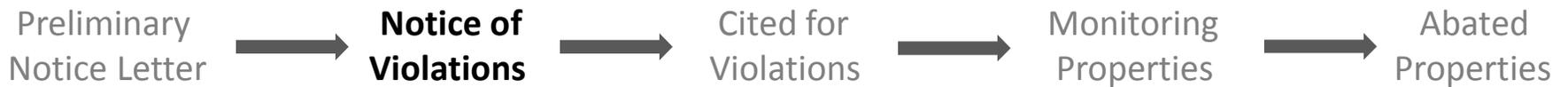


NORTH DISTRICT

233 Capen Street – Northeast



(7) Notices of Violation sent 9/12/12



NORTH DISTRICT

84 Chestnut Street – Clay Arsenal



(6) Notices of Violation sent 7/2/12



NORTH DISTRICT

140 Cleveland Avenue - Northeast



(7) Notices of Violation sent 7/11/12



NORTH DISTRICT

64 Enfield Street - Northeast



(6) Notices of Violation sent 7/2/12



NORTH DISTRICT

280 Enfield Street - Northeast



(7) Notices of Violation sent 7/11/12



NORTH DISTRICT

630 Garden Street - Northeast



(6) Notices of Violation sent 7/11/12



NORTH DISTRICT

647/649 Garden Street - Northeast



(6) Notices of Violation sent 7/11/12



NORTH DISTRICT

63/65 Greenfield Street – Upper Albany



(8) Notices of Violation sent 8/22/12



NORTH DISTRICT

45 Irving Street – Northeast



(7) Notices of Violation sent 8/22/12

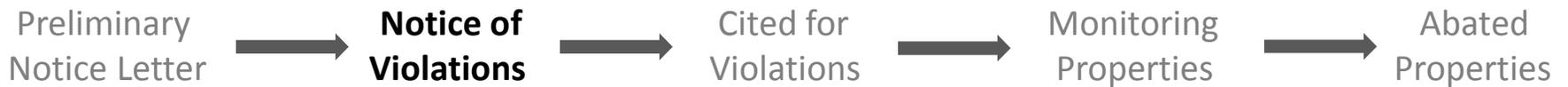


NORTH DISTRICT

59/61 Magnolia Street – Northeast



(7) Notices of Violation sent 8/22/12



NORTH DISTRICT

9 Mahl Street – Northeast



(6) Notices of Violation sent 8/22/12



NORTH DISTRICT

3364 Main Street - Northeast



(7) Notices of Violation sent 7/11/12



NORTH DISTRICT

40 Mansfield Street – Northeast



(7) Notices of Violation sent 9/12/12



NORTH DISTRICT

63 Mansfield Street – Northeast



(7) Notices of Violation sent 9/12/12



NORTH DISTRICT

95/97 Mansfield Street – Northeast



(7) Notices of Violation sent 9/12/12



NORTH DISTRICT

156 Mather Street – Clay Arsenal



(6) Notices of Violation sent 7/2/12



NORTH DISTRICT

88 Nelson Street – Northeast



(8) Notices of Violation sent 8/22/12



NORTH DISTRICT

127 Nelson Street – Northeast



(7) Notices of Violation sent 8/22/12



NORTH DISTRICT

189 Vine Street – Northeast



(6) Notices of Violation sent 9/12/12



NORTH DISTRICT

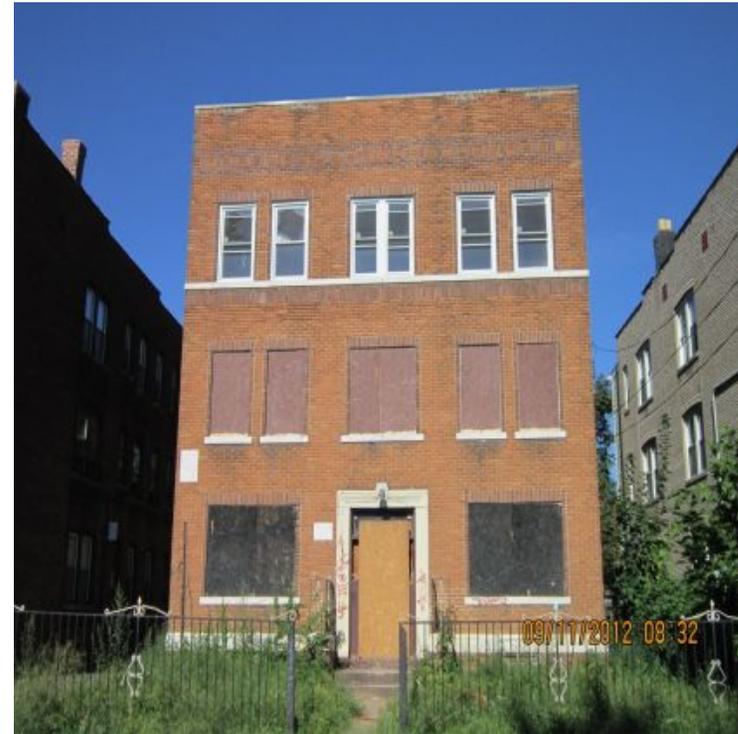
City of Hartford – North District Clay/Arsenal, Northeast, Upper Albany

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Notice of Citations Properties | | | |
|---------------------------------------|---------------|------------------|---------------|
| Address | Page # | Address | Page # |
| 9 Acton St | 87 | 424 Homestead Av | 100 |
| 270 Albany Av | 88 | 11 Judson St | 101 |
| 48 Brook St | 89 | 68 Judson St | 102 |
| 159 Capen St | 90 | 1391 Main St | 103 |
| 103 Earle St | 91 | 96 Nelson St | 104 |
| 128 Edgewood St | 92 | 2 Pliny St | 105 |
| 109 Enfield St | 93 | 19 Oakland Ter | 106 |
| 280 Garden St | 94 | 86 Oakland Ter | 107 |
| 414 Garden St | 95 | 397 Sigourney St | 108 |
| 544 Garden St | 96 | 175 Tower Av | 109 |
| 638 Garden St | 97 | 100 Walnut St | 110 |
| 684 Garden St | 98 | 97 Williams St | 111 |
| 712 Garden St | 99 | 710 Windsor St | 112 |

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.

9 Acton Street – Northeast



(5) Notices of Citations sent 7/18/12



NORTH DISTRICT

270 Albany Avenue – Clay Arsenal

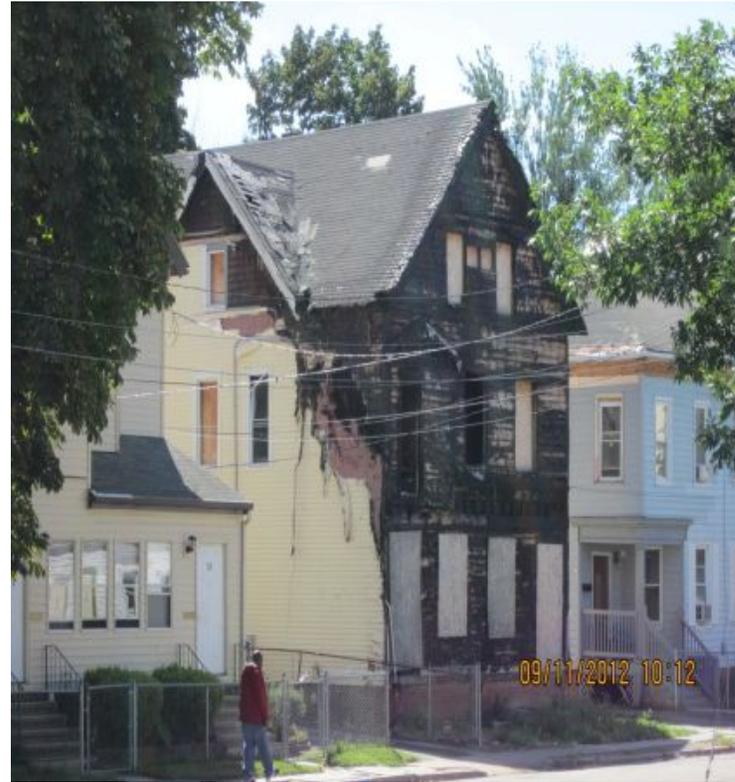


(7) Notices of Citations sent 6/18/12



NORTH DISTRICT

48 Brook Street – Clay Arsenal



(6) Notices of Citations sent 7/18/12



NORTH DISTRICT

159 Capen Street - Northeast



(7) Notices of Citations sent 5/22/12



NORTH DISTRICT

103 Earle Street - Northeast



(7) Notices of Citations sent 5/22/12



NORTH DISTRICT

128 Edgewood Street - Upper Albany



(3) Notices of Citations sent 6/6/12



NORTH DISTRICT

109 Enfield Street - Northeast



(5) Notices of Citations sent 7/18/12



NORTH DISTRICT

280 Garden Street - Northeast



(6) Notices of Citations sent 7/18/12



NORTH DISTRICT

414 Garden Street - Northeast



(5) Notices of Citations sent 6/7/12



NORTH DISTRICT

544 Garden Street - Northeast



(5) Notices of Citations sent 5/22/12 – Forbearance with Corp. Counsel



NORTH DISTRICT

638 Garden Street – Northeast



(6) Notices of Citations sent 6/27/12



NORTH DISTRICT

684 Garden Street – Northeast



(4) Notices of Citations sent 7/18/12



NORTH DISTRICT

712 Garden Street - Northeast



(5) Notices of Citations sent 7/18/12



NORTH DISTRICT

424 Homestead Avenue – Upper Albany



(4) Notices of Citations sent 7/18/12



NORTH DISTRICT

11 Judson Street – Northeast



(6) Notices of Citations sent 7/18/12



NORTH DISTRICT

68 Judson Street - Northeast



(6) Notices of Citations sent 6/18/12



NORTH DISTRICT

1391 Main Street – Clay Arsenal



(4) Notices of Citations sent 8/21/12



NORTH DISTRICT

96 Nelson Street - Northeast



(5) Notices of Citations sent 6/6/12



NORTH DISTRICT

2 Pliny Street – Clay Arsenal



(7) Notices of Citations sent 6/7/12



NORTH DISTRICT

19 Oakland Terrace – Upper Albany



(6) Notices of Citations sent 6/27/12



NORTH DISTRICT

86 Oakland Terrace – Upper Albany



(7) Notices of Citations sent 6/18/12



NORTH DISTRICT

397 Sigourney Street – Upper Albany



(7) Notices of Citations sent 6/27/12



NORTH DISTRICT

175 Tower Avenue – Northeast



(4) Notices of Citations sent 6/27/12



NORTH DISTRICT

100 Walnut Street – Clay Arsenal



(4) Notices of Citations sent 6/27/12



NORTH DISTRICT

97 Williams Street – Clay Arsenal



(7) Notices of Citations sent 5/22/12



NORTH DISTRICT

710 Windsor Street – Clay Arsenal



(5) Notices of Citations sent 6/27/12



NORTH DISTRICT

City of Hartford – North District Clay/Arsenal, Northeast, Upper Albany

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Monitoring Properties | | | |
|-----------------------|--------|---------|--------|
| Address | Page # | Address | Page # |
| No Properties | | | |
| | | | |
| | | | |

Monitoring- properties that have not entered the ABO process, or received a notice of violation, but have contacted city staff or are being monitored by requisite city staff.

City of Hartford – North District Clay/Arsenal, Northeast, Upper Albany

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Abated Properties | | | |
|--------------------------|---------------|----------------|---------------|
| Address | Page # | Address | Page # |
| 49/51 Acton St | 115 | 83 Love Ln | 119 |
| 208 Capen St | 116 | 4 Martin St | 120 |
| 119 Edgewood St | 117 | 78 Martin St | 121 |
| 479 Garden St | 118 | | |

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.

49/51 Acton Street – Northeast



Violations abated on 9/11/12



NORTH DISTRICT

208 Capen Street - Northeast



Violations abated on 8/6/12



NORTH DISTRICT

119 Edgewood Street – Upper Albany



Violations abated on 6/20/12

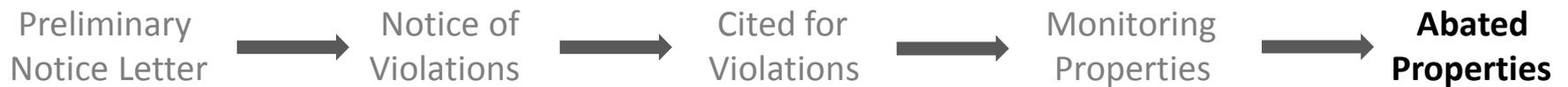


NORTH DISTRICT

479 Garden Street – Clay-Arsenal



Violations abated on 9/11/12

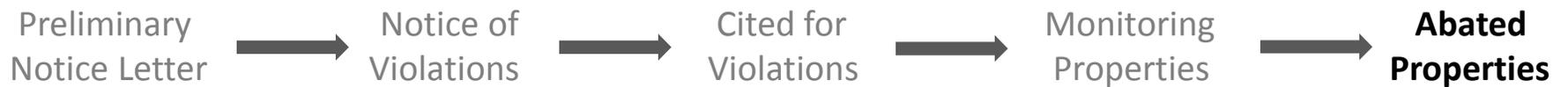


NORTH DISTRICT

83 Love Lane – Northeast



Violations abated on 7/18/12

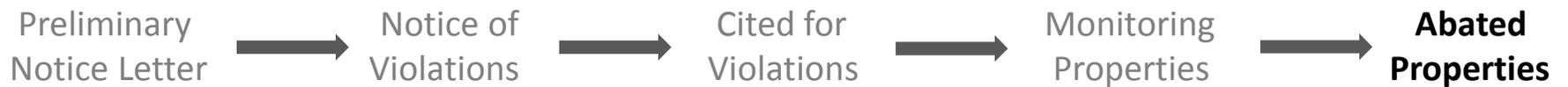


NORTH DISTRICT

4 Martin Street - Northeast



Violations abated on 9/11/12

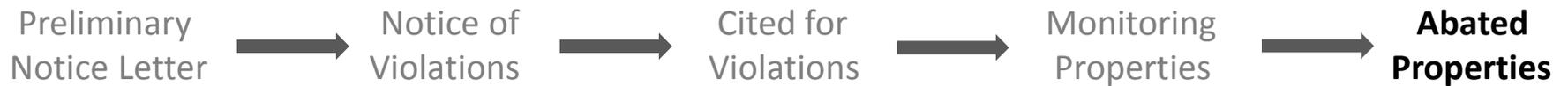


NORTH DISTRICT

78 Martin Street - Northeast



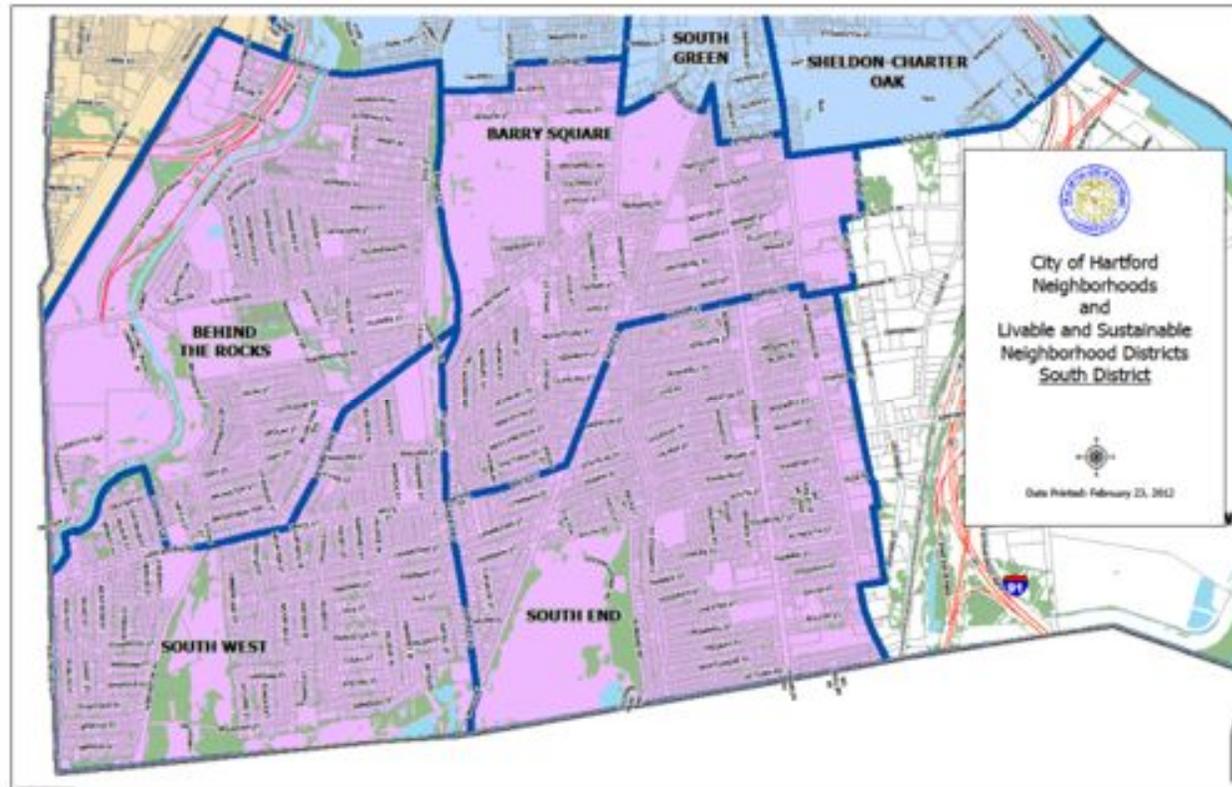
Violations abated on 6/26/12



NORTH DISTRICT

City of Hartford – South District

Barry Square, Behind the Rocks, Southwest, South End



Neighborhood Conditions Report A Catalog of Anti-Blight Activity

City of Hartford – South District

Barry Square, Behind the Rocks, Southwest, South End

| | | |
|---|------|-----|
| • Properties Receiving Preliminary Notice Letters | Page | 124 |
| • Properties Receiving Notice of Violations | Page | 137 |
| • Properties Receiving Notice of Citations | Page | 143 |
| • Monitoring Properties | Page | 161 |
| • Abated Properties | Page | 165 |

City of Hartford – South District

Barry Square, Behind the Rocks, Southwest, South End

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Preliminary Notice Letter Received Properties | | | |
|--|---------------|-----------------|---------------|
| Address | Page # | Address | Page # |
| 128 Allen Pl | 125 | 80 Gilman St | 131 |
| 30 Annawan St | 126 | 25 Montowese St | 132 |
| 24 Bond St | 127 | 46 Montowese St | 133 |
| 26 Franklin Av | 128 | 50 Montowese St | 134 |
| 52 Franklin Av | 129 | 97 Mountford St | 135 |
| 34 Gilman St | 130 | 431 Zion St | 136 |

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.

128 Allen Place – Barry Square



Preliminary notice sent 9/14/12

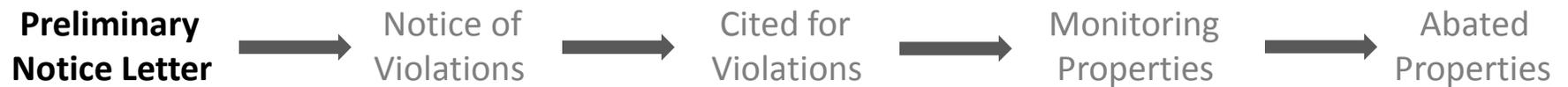


SOUTH DISTRICT

30 Annawan Street – Barry Square



Preliminary notice sent 8/9/12 – Responded to PABOL (Working)

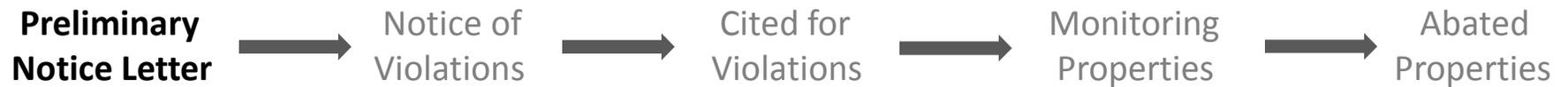


SOUTH DISTRICT

24 Bond Street – Barry Square



Preliminary notice sent 8/9/12 – Responded to PABOL (Working)



SOUTH DISTRICT

26 Franklin Avenue – Barry Square



Preliminary notice sent 8/9/12 – Responded to PABOL (Working)



SOUTH DISTRICT

52 Franklin Avenue – Barry Square



Preliminary notice sent 8/9/12 – Responded to PABOL (Working)



SOUTH DISTRICT

34 Gilman Street – South End



Preliminary notice sent 9/14/12



SOUTH DISTRICT

80 Gilman Street – South End



Preliminary notice sent 9/14/12



SOUTH DISTRICT

25 Montowese Street – South End



Preliminary notice sent 7/19/12 – Responded to PABOL (Working)

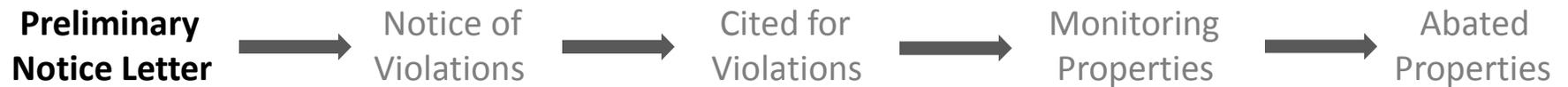


SOUTH DISTRICT

46 Montowese Street – South End



Preliminary notice sent 9/14/12



SOUTH DISTRICT

50 Montowese Street – South End



Preliminary notice sent 9/14/12



SOUTH DISTRICT

97 Mountford Street – Barry Square



Preliminary notice sent 9/14/12

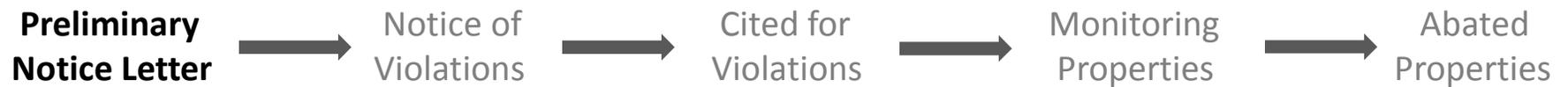


SOUTH DISTRICT

431 Zion Street – Behind the Rocks



Preliminary notice sent 9/14/12



SOUTH DISTRICT

City of Hartford – South District

Barry Square, Behind the Rocks, Southwest, South End

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Notice of Violations Properties | | | |
|--|---------------|---------------------|---------------|
| Address | Page # | Address | Page # |
| 34-36 Annawan St | 138 | 53 Montowese St | 141 |
| 56 Bond St | 139 | 347 Wethersfield Av | 142 |
| 662 Frankin Av | 140 | | |

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.

34/36 Annawan Street – Barry Square



(5) Notices of Violation sent 8/30/12



SOUTH DISTRICT

56 Bond Street – Barry Square



(5) Notices of Violation sent 8/30/12



SOUTH DISTRICT

662 Franklin Avenue – South End



(3) Notices of Violation sent 8/2/12



SOUTH DISTRICT

53 Montowese Street – South End



(3) Notices of Violation sent 8/1/12



SOUTH DISTRICT

347 Wethersfield Avenue – Barry Square



(2) Notices of Violation sent 8/30/12



City of Hartford – South District

Barry Square, Behind the Rocks, Southwest, South End

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Notice of Citations Properties | | | |
|---------------------------------------|---------------|---------------------|---------------|
| Address | Page # | Address | Page # |
| 49 Annawan St | 144 | 55 Lincoln St | 153 |
| 63/65 Annawan St | 145 | 97-99 Lincoln St | 154 |
| 5 Barnard St | 146 | 541 Maple Av | 155 |
| 28 Benton St | 147 | 24 Shultas Pl | 156 |
| 35 Benton St | 148 | 16 Warner St | 157 |
| 197 Bond St | 149 | 245 Wethersfield Av | 158 |
| 68 Bonner St | 150 | 641 Wethersfield Av | 159 |
| 1180 Broad St | 151 | 98 Whitmoore St | 160 |
| 161 Franklin Av | 152 | | |
| | | | |

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.

49 Annawan Street - Barry Square



(8) Notices of Citations sent 5/10/12



SOUTH DISTRICT

63 Annawan Street - Barry Square



(7) Notices of Citations sent 7/2/12



SOUTH DISTRICT

5 Barnard Street - Barry Square



(5) Notices of Citations sent 4/23/12



SOUTH DISTRICT

28 Benton Street - Barry Square



(5) Notices of Citations sent 7/19/12



SOUTH DISTRICT

35 Benton Street - Barry Square



(5) Notices of Citations sent 7/2/12



SOUTH DISTRICT

197 Bond Street - Barry Square



(4) Notices of Citations sent 5/11/12



SOUTH DISTRICT

68 Bonner Street - Barry Square



(5) Notices of Citations sent 5/10/12



SOUTH DISTRICT

1180 Broad Street - Barry Square



(6) Notices of Citations sent 5/10/12



SOUTH DISTRICT

161 Franklin Street - Barry Square



(4) Notices of Citations sent 6/14/12



SOUTH DISTRICT

55 Lincoln Street - Barry Square



(6) Notices of Citations sent 7/9/12



SOUTH DISTRICT

97 Lincoln Street - Barry Square



(4) Notices of Citations sent 8/6/12



SOUTH DISTRICT

541 Maple Street - South End



(2) Notices of Citations sent 4/23/12



SOUTH DISTRICT

24 Shultas Place - Barry Square



(3) Notices of Citations sent 8/3/12



SOUTH DISTRICT

16 Warner Street - South End



(5) Notices of Citations sent 4/23/12



SOUTH DISTRICT

245 Wethersfield Avenue - South End

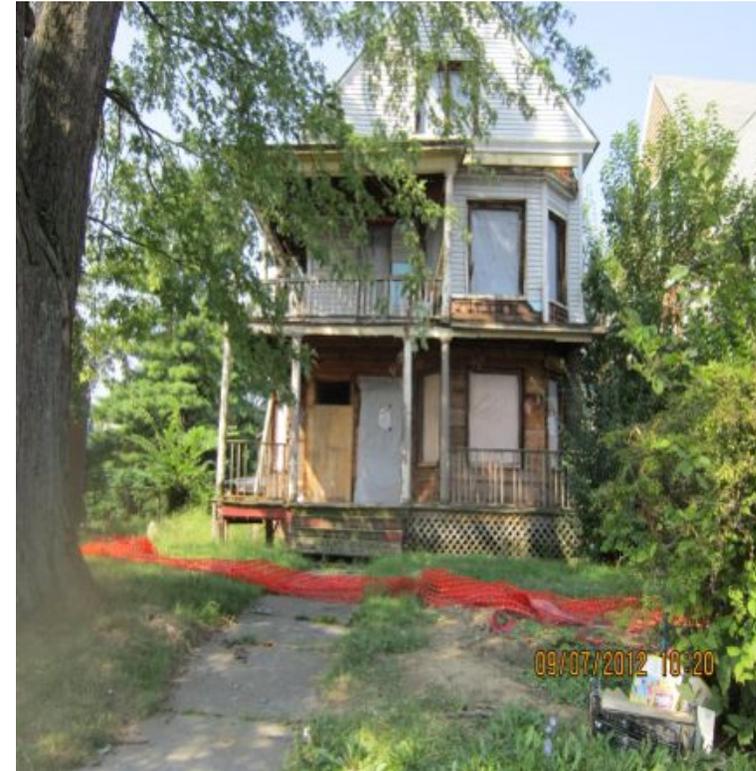


Cited for four violations May 11, 2012



SOUTH DISTRICT

641 Wethersfield Avenue - South End



Cited for four violations May 11, 2012



SOUTH DISTRICT

98 Whitmoore Street - Barry Square



Cited for six violations April 23, 2012



SOUTH DISTRICT

City of Hartford – South District

Barry Square, Behind the Rocks, Southwest, South End

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Monitoring Properties | | | |
|-----------------------|--------|------------------|--------|
| Address | Page # | Address | Page # |
| 44 Mountford St | 162 | 40/42 Webster St | 164 |
| 32 Webster St | 163 | | |
| | | | |

Monitoring- properties that have not entered the ABO process, or received a notice of violation, but have contacted city staff or are being monitored by requisite city staff.

44 Mountford Street - Barry Square



Citation fines have been paid in full and violations almost fully abated.



SOUTH DISTRICT

32 Webster Street - Barry Square



Property is going for tax deed auction on July 25, 2012



SOUTH DISTRICT

40/42 Webster Street - Barry Square



Property is awaiting second RFP



SOUTH DISTRICT

City of Hartford – South District

Barry Square, Behind the Rocks, Southwest, South End

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Abated Properties | | | |
|--------------------------|---------------|----------------------|---------------|
| Address | Page # | Address | Page # |
| 591 Hillside Ave | 166 | 14/16 Shultas Pl | 168 |
| 57 Lincoln St | 167 | 100 Wethersfield Ave | 169 |

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.

591 Hillside Avenue - South End



Violations abated on 8/20/12



SOUTH DISTRICT

57 Lincoln Street -Barry Square



Violations abated on 8/3/12



SOUTH DISTRICT

14/16 Shultas Place - Barry Square



Violations abated on 9/7/12

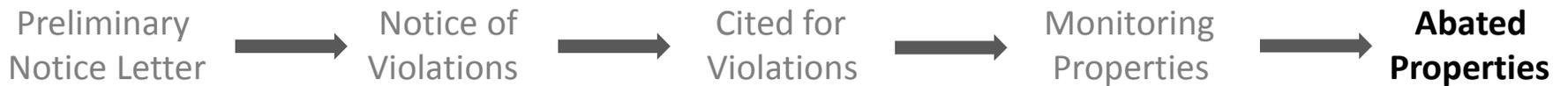


SOUTH DISTRICT

1000 Wethersfield Avenue - South End

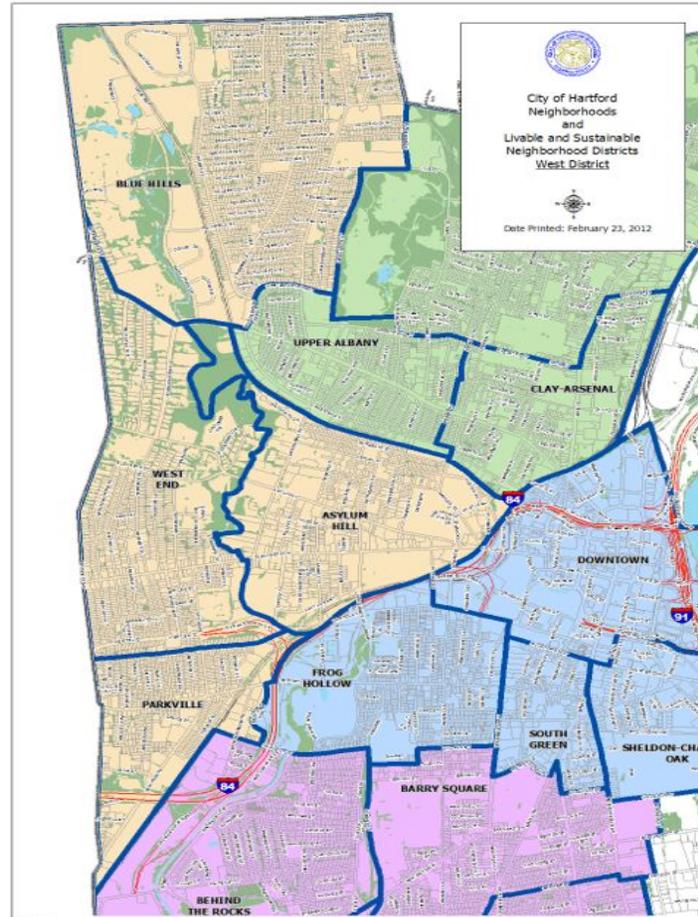


Owner abated property, will be taking out building permits to rehab,
Violations abated on 9/11/12





City of Hartford – West District Asylum Hill, Blue Hills, West End, Parkville



Neighborhood Conditions Report A Catalog of Anti-Blight Activity

City of Hartford – West District

Asylum Hill, Blue Hills, West End, Parkville

| | | |
|---|------|-----|
| • Properties Receiving Preliminary Notice Letters | Page | 174 |
| • Properties Receiving Notice of Violations | Page | 179 |
| • Properties Receiving Notice of Citations | Page | 195 |
| • Monitoring Properties | Page | 213 |
| • Abated Properties | Page | 223 |

City of Hartford – West District

Asylum Hill, Blue Hills, West End, Parkville

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Preliminary Notice Letter Received Properties | | | |
|--|---------------|-------------------------|---------------|
| Address | Page # | Address | Page # |
| 363 Blue Hills Av | 173 | 188 Palm St | 176 |
| 23 Burnham St | 174 | 1234 Prospect Av | 177 |
| 63 Evergreen Av | 175 | 104/106 Westbourne Pkwy | 178 |

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.

363 Blue Hills Avenue – Blue Hills



Preliminary Notice Letter sent 9/14/12



23 Burnham Street – Blue Hills



Preliminary Notice Letter sent 8/9/12 – Responded to PABOL (Working)



WEST DISTRICT

63 Evergreen Avenue – West End



Preliminary Notice Letter sent 5/14/12



188 Palm Street – Blue Hills



Preliminary Notice Letter sent 9/14/12



1234 Prospect Avenue - West End



Preliminary Notice Letter sent 9/14/12



WEST DISTRICT

104/106 Westbourne Parkway – Blue Hills



Preliminary Notice Letter sent 7/19/12 – Responded to PABOL (Working)



City of Hartford – West District

Asylum Hill, Blue Hills, West End, Parkville

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Notice of Violations Properties | | | |
|--|---------------|--------------------------|---------------|
| Address | Page # | Address | Page # |
| 99/101 Amity St | 180 | 15 Kibbe St | 188 |
| 25 Cornwall St | 181 | 57 Madison Av | 189 |
| 267 Farmington Av | 182 | 33 Newton St | 190 |
| 154 Francis Av | 183 | 262 Palm St | 191 |
| 28 Gillett St | 184 | 194/196 South Whitney St | 192 |
| 34 Girard Av | 185 | 56 W. Morningside St | 193 |
| 190 Hartland St | 186 | 127 Whitney St | 194 |
| 72 James St | 187 | | |

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.

99/101 Amity Street - Parkville



(7) Notices of Violation sent 8/29/12



WEST DISTRICT

25 Cornwall Street – Blue Hills



(5) Notices of Violation sent 6/14/12



WEST DISTRICT

267 Farmington Avenue – Asylum Hill



(6) Notices of Violation sent 8/2/12



WEST DISTRICT

154 Francis Avenue – Parkville



(5) Notices of Violation sent 6/14/12



WEST DISTRICT

28 Gillett Street – Asylum Hill



(7) Notices of Violation sent 8/29/12



WEST DISTRICT

34 Girard Avenue –West End



(5) Notices of Violation sent 3/2/12



190 Hartland Street – Blue Hills



(6) Notices of Violation sent 8/30/12



WEST DISTRICT

72 James Street - Parkville



(7) Notices of Violation sent 8/31/12



WEST DISTRICT

15/17 Kibbe Street – Parkville



(4) Notices of Violation sent 6/29/12



WEST DISTRICT

57 Madison Avenue – Parkville



(6) Notices of Violation sent 5/10/12



WEST DISTRICT

33/35 Newton Street – Parkville



(5) Notices of Violation sent 8/2/12



WEST DISTRICT

262 Palm Street – Blue Hills



(6) Notices of Violation sent 8/31/12



WEST DISTRICT

194/196 South Whitney Street – West End



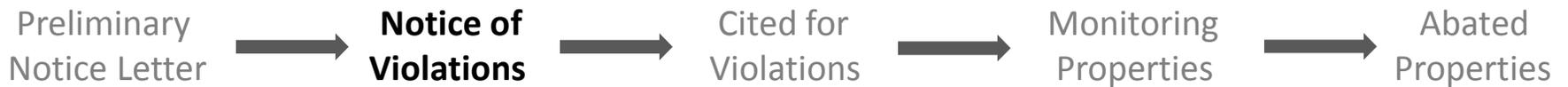
(3) Notices of Violation sent 8/2/12



56 West Morningside Street – Blue Hills



(5) Notices of Violation sent 6/14/12



WEST DISTRICT

127 Whitney Street – West End



(3) Notices of Violation sent 8/24/12



WEST DISTRICT

City of Hartford – West District

Asylum Hill, Blue Hills, West End, Parkville

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Notice of Citations Properties | | | |
|---------------------------------------|---------------|----------------|---------------|
| Address | Page # | Address | Page # |
| 169 Bartholomew Av | 196 | 366 Laurel St | 205 |
| 625 Blue Hills Av | 197 | 16 Marshall St | 206 |
| 62 Chadwick Av | 198 | 63 Niles St | 207 |
| 26 Chatham St | 199 | 49 Pershing St | 208 |
| 241 Colebrook St | 200 | 23 Sargeant St | 209 |
| 50 Durham St | 201 | 181 Sisson Av | 210 |
| 26 Gray St | 202 | 15 Townley St | 211 |
| 64 Hartland St | 203 | 17 Townley St | 212 |
| 335 Laurel St | 204 | | |

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.

169 Bartholomew Avenue-Parkville



(6) Notices of Citations sent 5/25/12



WEST DISTRICT

625 Blue Hills Avenue -Blue Hills



(4) Notices of Citations sent 5/8/12



WEST DISTRICT

62 Chadwick Avenue-Parkville



(5) Notices of Citations sent 8/14/12



WEST DISTRICT

26 Chatham Street-Blue Hills



(4) Notices of Citations sent 5/8/12



WEST DISTRICT

241 Colebrook Street-Blue Hills



(2) Notices of Citations sent 8/24/12 – Working (New Owner – Will appeal)



WEST DISTRICT

50 Durham Street-Blue Hills



(3) Notices of Citations sent 8/24/12



WEST DISTRICT

26 Gray Street-West End



(2) Notices of Citations sent 5/31/12



WEST DISTRICT

64 Hartland Street-Blue Hills



(3) Notices of Citations sent 5/8/12



335 Laurel Street-Asylum Hill



(3) Notices of Citations sent 5/31/12



WEST DISTRICT

366 Laurel Street-Asylum Hill



(3) Notices of Citations sent 5/31/12



WEST DISTRICT

16 Marshall Street – Asylum Hill



(2) Notices of Citations sent 5/31/12



WEST DISTRICT

63 Niles Street-Asylum Hill



(2) Notices of Citations sent 5/11/12



WEST DISTRICT

49 Pershing Street – Blue Hills



(5) Notices of Citations sent 8/16/12



WEST DISTRICT

23 Sargeant Street-Asylum Hill



(3) Notices of Citations sent 5/31/12



WEST DISTRICT

181/183 Sisson Avenue – West End



(5) Notices of Citations sent 8/16/12



WEST DISTRICT

15 Townley Street – Asylum Hill



(3) Notices of Citations sent 8/22/12



WEST DISTRICT

17 Townley Street – Asylum Hill



(4) Notices of Citations sent 8/22/12



WEST DISTRICT

City of Hartford – West District

Asylum Hill, Blue Hills, West End, Parkville

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

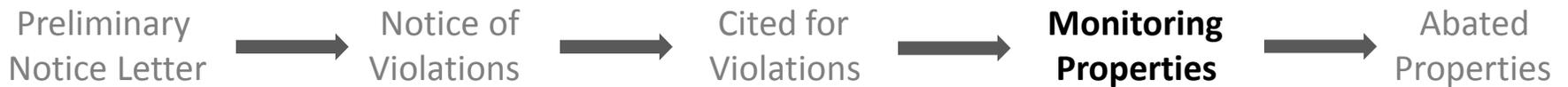
| Monitoring Properties | | | |
|------------------------------|---------------|-----------------|---------------|
| Address | Page # | Address | Page # |
| 160 Bartholomew Av | 214 | 370 Laurel St | 219 |
| 217 Beacon St | 215 | 130 New Park Av | 220 |
| 42 Francis Av | 216 | 9-11 Orange St | 221 |
| 207 Garden St | 217 | 199 Sargeant St | 222 |
| 45 Granby St | 218 | | |

Monitoring- properties that have not entered the ABO process, or received a notice of violation, but have contacted city staff or are being monitored by requisite city staff.

160 Bartholomew Avenue-Parkville



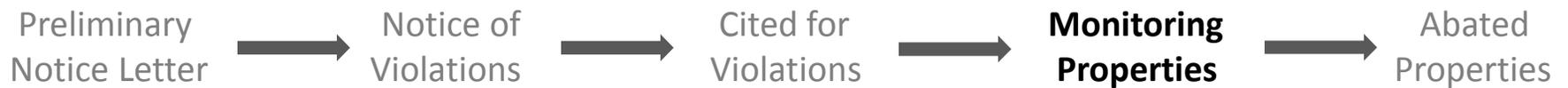
Discussions between the City and the Owner have taken place to determine the details regarding the demolition of 156 & 160 Bartholomew Avenue properties.



217 Beacon Street-West End



Foreclosure completed and WECA has transferred the title to a contractor to renovate the property.



WEST DISTRICT

42 Francis Avenue-Parkville



City of Hartford took title on March 3, 2010 as a result of foreclosure, the property has been offered for RFP since July 2011.

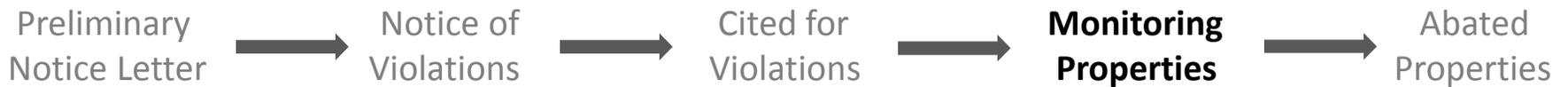


WEST DISTRICT

207 Garden Street-Asylum Hill



Northside Institutions Neighborhood Alliance (NINA) with funding from the City of Hartford is underway with the rehabilitation of the property.



45 Granby Street-Blue Hills



MDC is using the property as storage for their equipment during the Clean Water Project construction in Blue Hills. After the project the plan is to demolition the building.



370 Laurel Street-Asylum Hill



On 12/11/09 hearing officer rendered a decision in favor of the City of Hartford for \$7,200. Superior Court granted Mr. Lewis a trial regarding his appeal in which he won.



WEST DISTRICT

130 New Park Avenue-Parkville



Building was demolished March 21, 2011. Property was offered in combination with three adjacent properties for RFP. City received proposals that are under review at this time.



WEST DISTRICT

9/11 Orange Street-Parkville



Fire damaged building, Owner has hired a contractor to rehabilitate the building. Building permit was issued on May 4, 2011. No activity to the property in 2012.



WEST DISTRICT

199 Sargeant Street-Asylum Hill



Northside Institutions Neighborhood Alliance (NINA) with funding from the City of Hartford is going to rehab the property.



WEST DISTRICT

City of Hartford – West District Asylum Hill, Blue Hills, West End, Parkville

Neighborhood Conditions Report A Catalog of Anti-Blight Activity

| Abated Properties | | | |
|--------------------------|---------------|--------------------------|---------------|
| Address | Page # | Address | Page # |
| 156 Bartholomew Av | 224 | 63 Sisson Av | 228 |
| 152 Francis Av | 225 | 171 South Whitney St | 229 |
| 1-7 Myrtle St | 226 | 204-206 South Whitney St | 230 |
| 156 Sargeant St | 227 | 147 Whitney St | 231 |

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.

156/158 Bartholomew Avenue-Parkville



Violations abated on 8/20/12

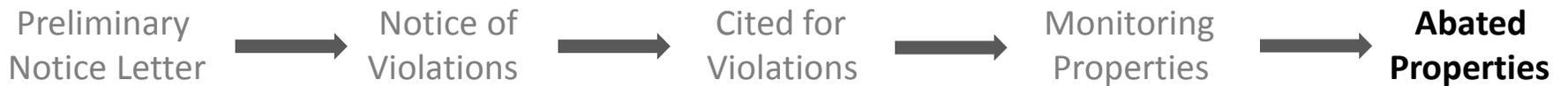


WEST DISTRICT

152 Francis Avenue – Parkville



Violations abated on 6/25/12



1-7 Myrtle Street-Asylum Hill



Violations abated on 9/11/12



WEST DISTRICT

156 Sargeant Street – Asylum Hill



Violations abated on 9/10/12



SOUTH DISTRICT

63 Sisson Avenue - Parkville



Violations abated on 8/23/12

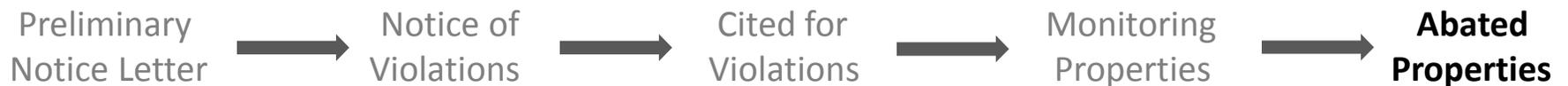


SOUTH DISTRICT

171 South Whitney Street – West End



Violations abated on 7/26/12



WEST DISTRICT

204/206 South Whitney Street – West End



Violations abated on 9/10/12



WEST DISTRICT

147 Whitney Street – West End



Violations abated on 9/10/12



SOUTH DISTRICT