

## About SINA

Since its founding in 1977 SINA has worked with community organizations on issues such as affordable rental housing, education, public safety, homeownership and commercial development. With dozens of apartment units rehabilitated, homeownership programs, and the opening of The Learning Corridor, its visible impact in Frog Hollow, Barry Square and South Green neighborhoods has been significant and its community involvement has been a constant presence. SINA continues operations today in offices at 207 Washington Street. For more information call (860) 493-1618 or visit [sinainc.org](http://sinainc.org).

## Five Ways to Fight The Flu

- 1) Be Sure to Get the Flu Vaccine.  
If you hate shots, the vaccine may be available as a nasal spray.
- 2) Wash Your Hands often. This is a good way to prevent the flu and other viruses.
- 3) Keep your distance from someone who is coughing or sneezing.
- 4) Cough or sneeze into a tissue or your elbow, not your hands.
- 5) Stay home if you have the flu.  
Rest helps the body recover faster.

## Neighborhood Restaurant Favorites

### Trinity Restaurant

243 Zion St., Hartford. 860-728-9822

Trinity College students, their friends and their relatives, have found a new winner that sprouted up in what was the beloved Timothy's space. The menu is surely quite a departure from what Tim offered. At this family operated eatery, the offerings include generous plates of pasta, Osso Buco and a wide selection of stick-to-your ribs European dishes.

### The Nutshell

229 White St., Hartford. 860-956-2836

You can't beat the Nutshell for flavorful Portuguese feasts. When you dig into a big dish of steaming pasta with seafood, pork and clams, or Bacalhau a Bras (codfish, shredded, potatoes and eggs) sop it up with fresh Portuguese rolls and wash it down with a nice bottle of Vino Verde, you'll understand why The West Hartford Book ranks it one of Hartford's top 10. The neighborhood style bar or a family style dining room are both welcoming eating options.

### El Sarape

931 Broad St., Hartford. 860-547-1884

A modest little Mexican gem, where the snapper Vera Cruz and chicken soup can't be beat.



## News Briefs: SINA Welcomes New Board Member

SINA extends a hearty welcome to Lawrence (Larry) E. Milan its newest board member. Larry is Vice President and Chief Human Resource Officer at Connecticut Children's Medical Center.



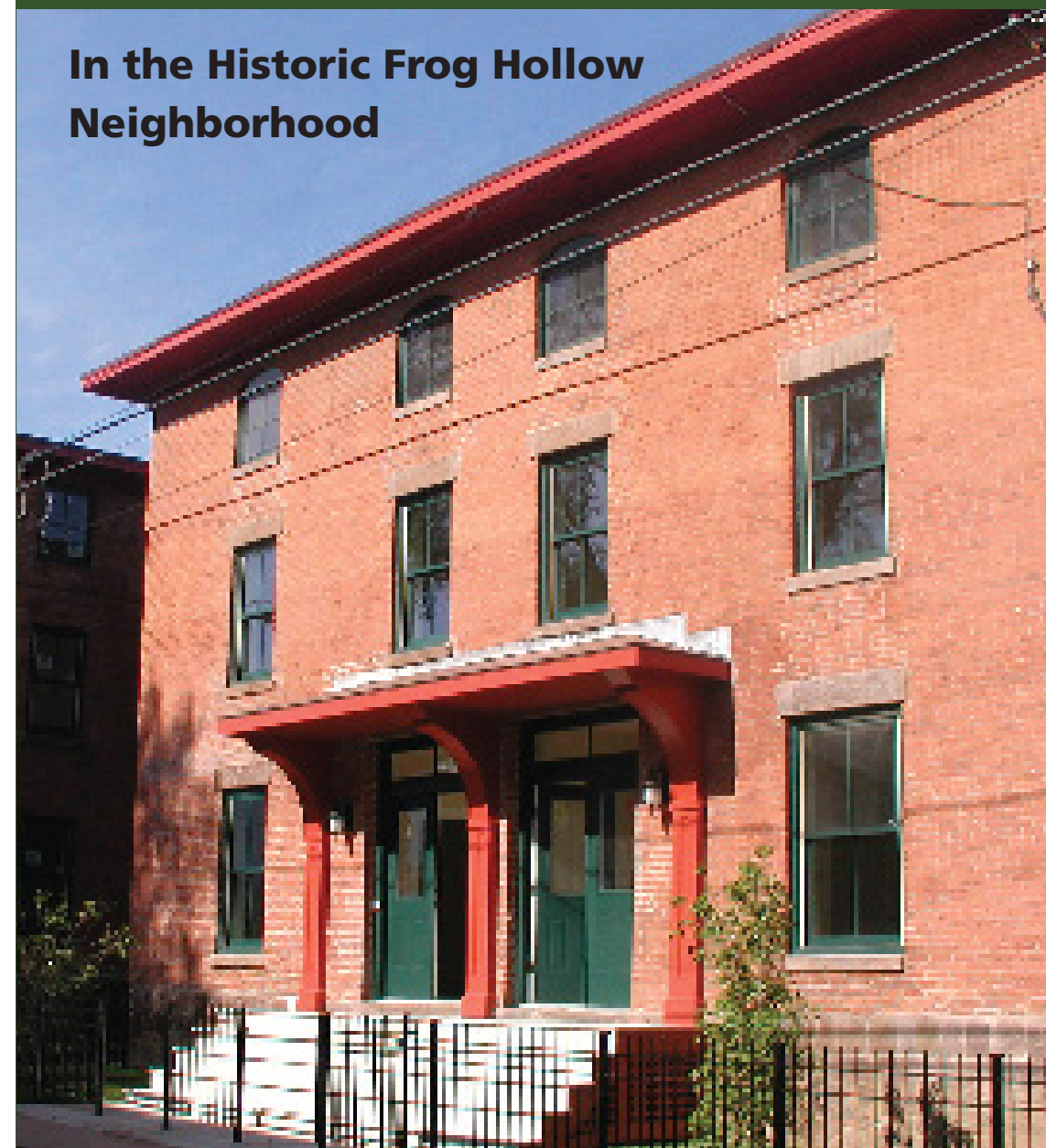
A walking tour of the neighborhood reveals the multi-faceted appeal of the Park/Squire/Wolcott/ Ward St. enclave.

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SOUTHSIDE INSTITUTIONS  
NEIGHBORHOOD ALLIANCE  
207 Washington St.  
Hartford, CT 06106

# Creating A New Urban Village

## In the Historic Frog Hollow Neighborhood



**SINA**  
**REPORTS**  
Fall 2013

SINA is a partnership between CT Children's Medical Center, Hartford Hospital and Trinity College. SINA's mission is to restore economic vitality and improve the quality of life for the people who live, work, play, and study in the neighborhoods of South Hartford.



# SINA

## REPORTS



Melvyn Colón, Executive Director

### Contaminated Site Demolished

*Melvyn Colón*

The former site of Allied Plating at 525 Park Street was demolished in September of 2013. A group of neighborhood activists, organizations, and institutions including the Frog Hollow NRZ, SINA, Connecticut Children’s Medical Center, Hartford Hospital, and Trinity College brought to the attention of regulators the ongoing threat posed by this highly contaminated site in the Frog Hollow Neighborhood. The site is located in a densely populated section of the neighborhood, adjacent to a state agency that is regularly visited by families with children. Once alerted to the threat, the City of Hartford, The State’s DEEP and Public Health Departments, and the federal Environmental Protection Agency, moved quickly to demolish the property. The agencies have committed themselves to working together to remediate the site. This represents a victory for the advocacy efforts of the Frog Hollow NRZ and SINA who feared

that groundwater seepage from this highly toxic site in the neighborhood presented a danger to the health of residents of adjacent apartments, businesses, and agencies.

### Hartford Hospital Announces First Employees To Purchase Homes As Part Of HIP

On August 1st, Hartford Hospital was proud to announce the first four employees to purchase homes as part of the Homeownership Incentive Program (HIP).

Hartford Hospital’s HIP program provides financial incentives to employees to purchase homes in the south central Hartford neighborhoods. Hartford Hospital employees who applied on a first-come first-serve basis and who met certain eligibility criteria were awarded \$10,000 in interest-free, forgivable loans to buy homes in south central Hartford.

“Homeownership is the American dream. We are privileged to be able to make this dream a reality for our employees,” said Jeffrey Flaks, EVP and COO, Hartford Health-Care. “For 159 years, Hartford Hospital has been committed to improving the quality of life and economic vitality of our community and our staff. We work here, we shop here, and now more of us live here.” Studies have shown that increased homeownership within a community stabilizes and revitalizes the community. Homeowners are more likely to maintain and improve their property, thereby improving the whole neighborhood.

“We are excited to be sharing in this special day with Hartford Hospital and congratulating Hartford’s newest homeowners,” said Melvyn Colón, Executive Director of SINA. The Hospital is using this program in a targeted way that contributes to the revitalization of the communities that serve as its home. Homeownership in Hartford also saves commuting time and gas while giving staff easy access to many benefits Hartford has to offer such as museums, entertainment, parks, libraries, and restaurants.

### Creating a New Urban Village

*In the Historic Frog Hollow Neighborhood*  
*Bob Pawlowski*

I’ve been fascinated by the small-scale residential buildings along Squire and Wolcott Streets since I first studied their history with students in 1970. What distinguishes them, as they run to Park Street (North) and Ward Street (South) either end, is that they sit like a buffered rectangle enclosed by development that didn’t begin until more than two decades later.



Single-family wooden farmhouse, (c. 1850), Wolcott Street.

The Squire/Wolcott section does not fit the typical residential patterns found in the Frog Hollow neighborhood. Its historically important post Civil War era brownstones and the few small, single-family, 1850s farmhouses that remain scattered among them, do not easily lend themselves to apartments, making the area a challenge for reuse.

As SINA Real Estate Development Director, Dean Iaiennaro and Melvyn Colón walked along the streets with me one afternoon, we discussed the issues that continue to present obstacles to reaching its full potential and considered possible solutions that could enhance the area’s best characteristics. One idea that emerged was creating an urban village approach.

It was clear, as we continued along, was that the streets had maintained the same quiet charm, protected setting and distinct, small-scale architectural features that they have possessed for centuries.



Renovated double brownstones (2700 square feet, each side), (c. 1870), Wolcott Street.

### Creating a New Urban Village

*(from previous page)*

But one of the special things I’ve always liked about the enclave is its location, which sits in the middle of commercial and public service activities that give it vitality. The neighborhood hardware store I used for decades, a bank, small restaurants, Walgreen’s, hair salons, the convenient public transportation, Hartford Hospital, Trinity College, and a variety of recreational opportunities all surround it today.

Taking a comprehensive approach that would give cohesion to the brownstone-lined streetscapes as they are renovated and tying the residential improvements to the surrounding neighborhood create the ingredients of an exciting urban village. SINA has started the process by totally renovating two of the brownstones on the Southwest end of Wolcott.

Currently, four completely restored 2700 sq. foot brownstones are for sale at an asking price of \$204,000. All have a 3-bedroom owner’s residence on the second and third floors and a 900 square-foot one-bedroom rental unit on the first.



Early 20th century two-family, Ward St.

“I think the big picture idea of an urban village can attract the level of interest we need to make the whole neighborhood work,” Colón added.

Though fascinating in the 70s, this spot was becoming a sad place. Today, I can envision it as a village brimming with possibilities.

### REACH Neighborhood Service Awards

*Now Accepting Nomination Forms*

The Neighborhood Service Awards recognize individuals in the community and employees of the SINA institutions who go beyond the call of duty to promote community service in Hartford. Agencies can nominate their own staff or board members, volunteers, or community residents. The 2013 recipients were Lt. Robert Allan, Leticia Cotto, Allan H. Reese, Sr., and Luis Rivera. To learn more about the nomination process please visit: <http://www.sinainc.org/2013/10/2014nsa>.

### News Brief

#### Scholarships Awarded:

The 2013 Ivan A. Backer Scholarship (awarded to Bulkeley High School students) recipients were Eric Agrón, Maman Cooper, and Edinson P. Vasquez. The 2013 SINA Student Support Scholarship (awarded to Capital Community College students) went to Christina James, Robert Soto, and Carla C. Williams. The final scholarship announced at this year’s awards ceremony was the Barbara Sneed Community and Education Scholarship, which went to Bulkeley High School senior Kendra Castillo with a donation of \$1,000 from Kim Sneed, a Connecticut Children’s Medical Center employee. Thank you to Ms. Sneed who made possible this one time scholarship.

#### Historic Opportunity!

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2700 sq. ft  
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- **Energy Star**
- **All Appliances Included**
- **Off Street Parking**
- **3 Bedroom Owner’s Residence**
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