

Area C-6

AREA DESCRIPTION - SECURITY MAP OF HARTFORD, CONN.

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Generally flat land.
- b. Favorable Influences. Convenience of location.
- c. Detrimental Influences. Age and obsolescence of dwellings and trend toward apartments and rooming houses.
- d. Percentage of land improved 95 %; e. Trend of desirability next 10-15 yrs. To apts.

2. INHABITANTS:

- a. Occupation White collar ; b. Estimated annual family income \$ 1,500 & up
- c. Foreign-born families 0 %; predominating; d. Negro No ; 0 %
- e. Infiltration of None ; f. Relief families None
- g. Population is increasing ; decreasing ; static

3. BUILDINGS:

	PREDOMINATING	60 %	OTHER TYPE	25 %	OTHER TYPE	15 %
a. Type	2 family		3 family		2/14 rm sgls	
b. Construction	Brick & frame		Brick		Brick & frame	
c. Average Age	35 Years		35 Years		35 Years	
d. Repair	Fair		Fair		Fair	
e. Occupancy	96 %		94 %		98 %	
f. Home ownership	85 %		95 %		90 %	
g. Constructed past yr.	0		0		0	
h. 1929 Price range	\$ 10M - 14M	100%	\$ 11M - 14M	100%	\$ 10M - 40M	100%
i. 1935 Price range	\$ 7M - 10M	70%	\$ 8M - 10M	70%	\$ 7.5M - 27M	75%
j. 1937 Price range	\$ 7M - 10M	70%	\$ 8M - 10M	70%	\$ 7.5M - 27M	75%
k. Sales demand	\$ Sacrifice		\$ Sacrifice		\$ 7.5M - 12M	
l. Activity	Almost none		Almost none		Poor	
m. 1929 Rent range	\$ 32 - 50 *	100%	\$ 30 - 45 *	100%	\$ 75 - 125	100%
n. 1935 Rent range	\$ 25 - 40 *	80%	\$ 22 1/2 - 35 *	75%	\$ 60 - 90	80%
o. 1937 Rent range	\$ 30 - 45 *	90%	\$ 25 - 40 *	85%	\$ 65 - 100	85%
	\$ 30 - 40 *		\$ 25 - 35 *		\$ 65 - 75	
	*per unit		*per unit			
	Good		Good		Fair	
			Limited		Limited	

A number of years ago, this was the city's best residential section and contained a number of fine, old homes of the leading families. Age and obsolescence set in and many have been altered into either small apartments or rooming houses. Others have been replaced by modern apartments which is particularly practicable owing to the large size of the lots.

**Home Owners Loan Corporation (HOLC)
Residential Security "Redlining" Map
and Area Descriptions**
Hartford, Connecticut
(including the towns of East Hartford and West Hartford)
1937

Submitted By: Submitted to MAGIC by Professor Jack Dougherty (Trinity College, Hartford CT), as part of the "On The Line" research project.

Record Source: Residential Security Maps of Hartford-West Hartford-East Hartford, Connecticut, 1937. Home Owners' Loan Corporation (HOLC), box 64, City Survey Files, Record Group 195: Records of the Federal Home Loan Bank Board, National Archives II, College Park, Maryland.

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<http://www.archives.gov/research/arc/>

Abstract:

Beginning in 1935, the federal Home Owners' Loan Corporation worked with local mortgage lenders to evaluate the "trend of desirability" in residential areas in Hartford and over 200 other cities. The HOLC portrayed its appraisal report in a color-coded map with the highest grade (A) in green and the lowest grade (D) in red. This government agency considered not only housing conditions, but also the "social status of the population," and downgraded neighborhoods with non-white, immigrant, and poor residents. In later decades, these actions became associated with the discriminatory practice of "redlining."

As 2010, as part of the "On the Line" project, MAGIC and Professor Dougherty collaborated to digitize these historical resources and transform them into an interactive map. The appraisal report (on legal size paper) and two large folded maps (Hartford-West Hartford, and East Hartford) were scanned at the National Archives and then pieced together. Textual and numerical report data were entered into a spreadsheet, and the map was geo-referenced and digitized to create a GIS shapefile. The website featuring the interactive map and links to all of the source materials is located at:
http://magic.lib.uconn.edu/otl/holc_mashup.html

Disclaimer: By downloading these free digital resources, the end-user assumes all responsibility for the accuracy of the product.

Additional Information: For additional Metadata, refer to the GIS shapefile and "How to Cite" information at the website listed above.