

AREA DESCRIPTION - SECURITY MAP OF HARTFORD, CONN.

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Land slopes toward the river where it is subject to floods in time of high water.
- b. Favorable Influences. Centrelness of location.
- c. Detrimental Influences. A slum area.

d. Percentage of land improved 95 %; e. Trend of desirability next 10-15 yrs. Downward

2. INHABITANTS:

- a. Occupation Laborers & domestics; b. Estimated annual family income \$ 1,000
- c. Foreign-born families 34 %; Italians predominating; d. Negro Yes; 66 %
- e. Infiltration of Same; f. Relief families Many
- g. Population is ~~increasing~~ increasing; ~~increasing~~ increasing; static

3. BUILDINGS:

	PREDOMINATING	40 %	OTHER TYPE	30 %	OTHER TYPE	20 %
a. Type	<u>2 family</u>		<u>3 family</u>		<u>5/8 rm agls</u>	
b. Construction	<u>Brick & frame</u>		<u>Brick</u>		<u>Frame</u>	
c. Average Age	<u>Up to 70 Years</u>		<u>Up to 70 Years</u>		<u>Up to 70 Years</u>	
d. Repair	<u>Poor</u>		<u>Poor</u>		<u>Poor</u>	
e. Occupancy	<u>95 %</u>		<u>95 %</u>		<u>95 %</u>	
f. Home ownership	<u>25 %</u>		<u>25 %</u>		<u>35 %</u>	
g. Constructed past yr.	<u>0</u>		<u>0</u>		<u>0</u>	
h. 1929 Price range	<u>\$7.5M - 12M</u>	<u>100 %</u>	<u>\$10M - 20M</u>	<u>100 %</u>	<u>\$ 5M - 12M</u>	<u>100 %</u>
i. 1935 Price range	<u>\$ 4M - 6M</u>	<u>50 %</u>	<u>\$ 5M - 9.5M</u>	<u>50 %</u>	<u>\$2.5M - 6M</u>	<u>50 %</u>
j. 1937 Price range	<u>\$ 4M - 5M</u>	<u>50 %</u>	<u>\$ 5M - 9.5M</u>	<u>50 %</u>	<u>\$2.5M - 6M</u>	<u>50 %</u>
k. Sales demand	<u>\$</u>		<u>\$</u>		<u>\$</u>	
l. Activity	<u>None</u>		<u>None</u>		<u>None</u>	
m. 1929 Rent range	<u>\$ 20 - 60 *</u>	<u>100 %</u>	<u>\$ 20 - 60 *</u>	<u>100 %</u>	<u>\$ 35 - 70</u>	<u>100 %</u>
n. 1935 Rent range	<u>\$ 10 - 30 *</u>	<u>50 %</u>	<u>\$ 10 - 30 *</u>	<u>50 %</u>	<u>\$ 17½ - 35</u>	<u>50 %</u>
o. 1937 Rent range	<u>\$ 10 - 30 *</u>	<u>50 %</u>	<u>\$ 10 - 30 *</u>	<u>50 %</u>	<u>\$ 17½ - 35</u>	<u>50 %</u>
p. Rental demand	<u>\$ 10 - 25 *</u>		<u>\$ 10 - 25 *</u>		<u>\$ 17½ - 30</u>	
	<u>*per unit</u>		<u>*per unit</u>			
q. Activity	<u>Poor</u>		<u>Poor</u>		<u>Fair</u>	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None

5. CLARIFYING REMARKS: The city's oldest residential section which has gradually drifted into a slum area now mainly occupied by Negroes. It is a very congested neighborhood containing scattered plants and a variation in type of dwelling from small singles to multi-family with prices largely theoretical in view of the many tax and sacrifice sales. South of the railroad, are found combination stores and dwellings and this portion, as well as along the eastern boundary, is particularly subject to floods. There has been a sizeable amount of demolition on the part of institutional holders and they will no longer lend in this section.

6. NAME AND LOCATION HARTFORD, CONN. SECURITY GRADE FOURTH AREA NO. D-1

**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

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