

AREA DESCRIPTION - SECURITY MAP OF HARTFORD, CONN.

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Wooded hillside land rising steeply to the west giving beautiful view of the city.
- b. Favorable Influences. Attractiveness of outlook and development.
- c. Detrimental Influences. Distance from center of city, schools, churches and stores as well as lack of all city improvements. These, however, are not detrimental to present class of owners.
- d. Percentage of land improved 7 %; e. Trend of desirability next 10-15 yrs. Upward.

2. INHABITANTS:

- a. Occupation Executives; b. Estimated annual family income \$ 15,000 up
- c. Foreign-born families 0 %;        predominating; d. Negro No; 0 %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slightly ~~decreasing~~; ~~stable~~

3. BUILDINGS:

	PREDOMINATING	100%	OTHER TYPE	%	OTHER TYPE	%
a. Type	Very large sals					
b. Construction	Brick, stone & frame					
c. Average Age	10 Years		Years		Years	
d. Repair	Excellent					
e. Occupancy	100 %		%		%	
f. Home ownership	100 %		%		%	
g. Constructed past yr.	5					
h. 1929 Price range	\$ 25M - 500M	100%	\$	100%	\$	100%
i. 1933 Price range	\$ No Sales	- %	\$	%	\$	%
j. 1937 Price range	\$ No Sales	- %	\$	%	\$	%
k. Sales demand	\$ -		\$		\$	
l. Activity	Land only					
m. 1929 Rent range	\$ Never A	100%	\$	100%	\$	100%
n. Rent range	\$ Rental	%	\$	%	\$	%
o. Rent range	\$ Area	%	\$	%	\$	%
p. Rental demand	\$ None		\$		\$	
q. Activity	None					

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample

5. CLARIFYING REMARKS: In recent years, ~~Some~~ wealthy Hartford citizens began buying up large acreages and building thereon palatial mansions - one even has a golf course on the front lawn. Only occasionally is there found a dwelling that is not extremely large. On High Farms Road there has been a small, speculative development of the highest order but here the grounds are not extensive and houses are built fairly close together. Because of stability of owners, mortgagees look with favor on this section although it is recognized that there is neither sales nor rental market for this type of property. A wide arterial highway separates this area from its less desirable neighbor.

6. NAME AND LOCATION WEST HARTFORD, CONN. SECURITY GRADE FIRST AREA NO. A-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.

**Restrictions and Copyright:** This collection is "Unrestricted," according to the Archival Research Catalog for "ARC Identifier 720357" on the NARA website:  
<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](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.