

AREA DESCRIPTION - SECURITY MAP OF HARTFORD, CONN.

1. AREA CHARACTERISTICS:

a. Description of Terrain. High, rolling and wooded land with pleasant outlook.

b. Favorable Influences. Attractiveness of location and development as well as accessibility.

c. Detrimental Influences. None.

d. Percentage of land improved 75%; e. Trend of desirability next 10-15 yrs. Upward

2. INHABITANTS: Executives and

a. Occupation professionals; b. Estimated annual family income \$ 10,000 & up

c. Foreign-born families 0%; - predominating; d. Negro No; 0%

e. Infiltration of None; f. Relief families None

g. Population is increasing rapidly; ~~decreasing~~; ~~static~~

3. BUILDINGS:

	<u>PREDOMINATING</u>	<u>100%</u>	<u>OTHER TYPE</u>	<u>_____ %</u>	<u>OTHER TYPE</u>	<u>_____ %</u>
a. Type	<u>Large singles</u>					
b. Construction	<u>Brick, frame &amp; stone</u>					
c. Average Age	<u>10</u> Years		<u>_____</u> Years		<u>_____</u> Years	
d. Repair	<u>Excellent</u>					
e. Occupancy	<u>100</u> %		<u>_____</u> %		<u>_____</u> %	
f. Home ownership	<u>100</u> %		<u>_____</u> %		<u>_____</u> %	
g. Constructed past yr.	<u>50</u>					
h. 1929 Price range	\$ <u>25M - 100M</u>	<u>100%</u>	\$ <u>_____</u>	<u>100%</u>	\$ <u>_____</u>	<u>100%</u>
i. 1935 Price range	\$ <u>15M - 50M</u>	<u>55%</u>	\$ <u>_____</u>	<u>_____ %</u>	\$ <u>_____</u>	<u>_____ %</u>
j. 1937 Price range	\$ <u>18M - 80M</u>	<u>65%</u>	\$ <u>_____</u>	<u>_____ %</u>	\$ <u>_____</u>	<u>_____ %</u>
k. Sales demand	\$ <u>12M - 30M</u>		\$ <u>_____</u>		\$ <u>_____</u>	
l. Activity	<u>Good</u>					
m. 1929 Rent range	\$ <u>Never A</u>	<u>100%</u>	\$ <u>_____</u>	<u>100%</u>	\$ <u>_____</u>	<u>100%</u>
n. Rent range	\$ <u>Rental</u>	<u>_____ %</u>	\$ <u>_____</u>	<u>_____ %</u>	\$ <u>_____</u>	<u>_____ %</u>
o. Rent range	\$ <u>Area</u>	<u>_____ %</u>	\$ <u>_____</u>	<u>_____ %</u>	\$ <u>_____</u>	<u>_____ %</u>
p. Rental demand	\$ <u>_____</u>		\$ <u>_____</u>		\$ <u>_____</u>	
q. Activity	<u>None</u>					

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

5. CLARIFYING REMARKS: A continuation of Hartford's most desirable residential section containing only homes in the highest brackets. It was begun by wealthy individuals for their own occupancy but speculative developers have recently opened up many streets in the upper western portion with houses of the same high character. Dwellings are very large and of varied but attractive architecture. Grounds are extensive and beautifully landscaped and maintained. Lenders recognize stability of owners but are aware of the impossibility of either selling or renting properties on a satisfactory basis.

6. NAME AND LOCATION WEST HARTFORD, CONN. SECURITY GRADE FIRST AREA NO. A-4

**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](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.