

AREA DESCRIPTION - SECURITY MAP OF HARTFORD, CONN.

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Rolling and slightly land.
- b. Favorable Influences. Attractiveness of development and location.
- c. Detrimental Influences. Distance from business section of Hartford.
- d. Percentage of land improved 60%; e. Trend of desirability next 10-15 yrs. Stable

2. INHABITANTS: Minor executives

- a. Occupation and business men; b. Estimated annual family income \$ 5,000 & 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:

	PREDOMINATING	100%	OTHER TYPE	%	OTHER TYPE	%
a. Type	<u>7/8 rm sgl's</u>					
b. Construction	<u>Brick, stucco &amp; frame</u>					
c. Average Age	<u>8</u> Years					
d. Repair	<u>Excellent</u>					
e. Occupancy	<u>100</u> %					
f. Home ownership	<u>97</u> %					
g. Constructed past yr.	<u>125</u>					
h. 1929 Price range	\$ <u>12M - 30M</u>	<u>100</u> %	\$	<u>100</u> %	\$	<u>100</u> %
i. 1935 Price range	\$ <u>9M - 20M</u>	<u>67</u> %	\$	<u>  </u> %	\$	<u>  </u> %
j. 1937 Price range	\$ <u>10M - 22M</u>	<u>75</u> %	\$	<u>  </u> %	\$	<u>  </u> %
k. Sales demand	\$ <u>10M - 15M</u>		\$		\$	
l. Activity	<u>Good</u>					
m. 1929 Rent range	\$ <u>All owned</u>	<u>100</u> %	\$	<u>100</u> %	\$	<u>100</u> %
n. 1935 Rent range	\$ <u>75 - 115</u>	<u>  </u> %	\$	<u>  </u> %	\$	<u>  </u> %
o. 1937 Rent range	\$ <u>80 - 125</u>	<u>  </u> %	\$	<u>  </u> %	\$	<u>  </u> %
p. Rental demand	\$ <u>80 - 100</u>		\$		\$	
q. Activity	<u>Good</u>					

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

5. CLARIFYING REMARKS: A section opened up a few years ago by a number of speculative developers and one which is growing more rapidly than any other. It is the most desirable residential area for those seeking modest sized dwellings. Architecture is varied but exceptionally pleasing and though most plots are small, they are well kept. Home ownership is high, the only rentals being a comparatively few, newly built homes which remain unsold. Although this area is a favorite with lenders, caution is exercised as some of the new construction is known to be "jerry" built. To the east, a stream separates this section from its less desirable neighbor.

6. NAME AND LOCATION WEST HARTFORD, CONN. SECURITY GRADE FIRST AREA NO. A-2

**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)

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