

Racial Discrimination in Housing

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HOW THE SUBURBS WERE SEGREGATED

Developers and the Business of
Exclusionary Housing, 1890–1960



PAIGE GLOTZER

Reflecting on Our Assumptions – Poll #1

Today's Talk

- The history of planning
- Its relation to the rise of segregated suburbs
- How local ideas went national and became the standardized tenets of development
- Redlining
- Aftermath and Legacies

Restrictive Covenants – “Nuisances”

ever be permitted or maintained on said property ; nor shall any live poultry, hogs, cattle, or other live stock, except animals in the above stables be kept thereon.

At no time shall the land included in said tract or any part thereof, or any building erected thereon, be occupied by any negro or person of negro extraction. This prohibition, however, is not intended to include the occupancy by a negro domestic servant or other person while employed in or about the premises by the owner or occupant of any land included in said tract.

Smoke.

No owner or occupant of said tract of land or of any part thereof shall cause or permit thereon the emission or discharge into the open air of smoke in harmful or damaging quantities for

PLAT NUMBER FIVE—CITY.

Florida *Baltimore Development Co*

This Deed, made this _____ day of _____ in the year Nineteen Hundred and _____, by THE ~~ROLAND PARK COMPANY~~, a corporation of the State of ~~Maryland~~, formed by the consolidation of ~~Roland Park Company of Baltimore City and Guilford Park Company of Baltimore City~~ (see Agreement of Consolidation recorded among the Charter Records of Baltimore City in Liber S. C. L. No. 56, folio 325, and among the Corporation Records of Baltimore County in Liber W. P. C. No. 5, folio 305), party of the first part, and

of _____ part _____ of the second part, witnesseth:

That in consideration of the payment of the sum of _____ dollars, and other good and valuable considerations, receipt whereof is hereby acknowledged, and the performance of the covenants and agreements hereinafter set out to be performed by said part _____ of the second part, _____ heirs and assigns, the said ~~THE ROLAND PARK COMPANY~~ does hereby grant and convey unto the said part _____ of the second part, _____

heirs and assigns, subject to the said covenants and agreements, and subject to the reservation hereinafter contained, all that ground and premises situate in ~~Baltimore~~ *Baltimore Florida*, State aforesaid, and described as _____ Lot _____ Numbered _____

as shown on Plat Number Five of ~~Roland Park~~, filed among the Land Records of ~~Baltimore~~ County, in Plat Book W. P. C. No. 3, folio 192, and among the Land Records of ~~Baltimore~~ City in Plat Tube No. 1, which said plat, including the endorsements thereon, is hereby referred to and made a part of this deed.

Principles of Clementine

Realtor Code of Ethics

“introducing into a neighborhood a character of property or occupancy, members of any race or nationality, or any individual whose presence will clearly be detrimental to property values in that neighborhood.”

CONVENTION
NUMBER

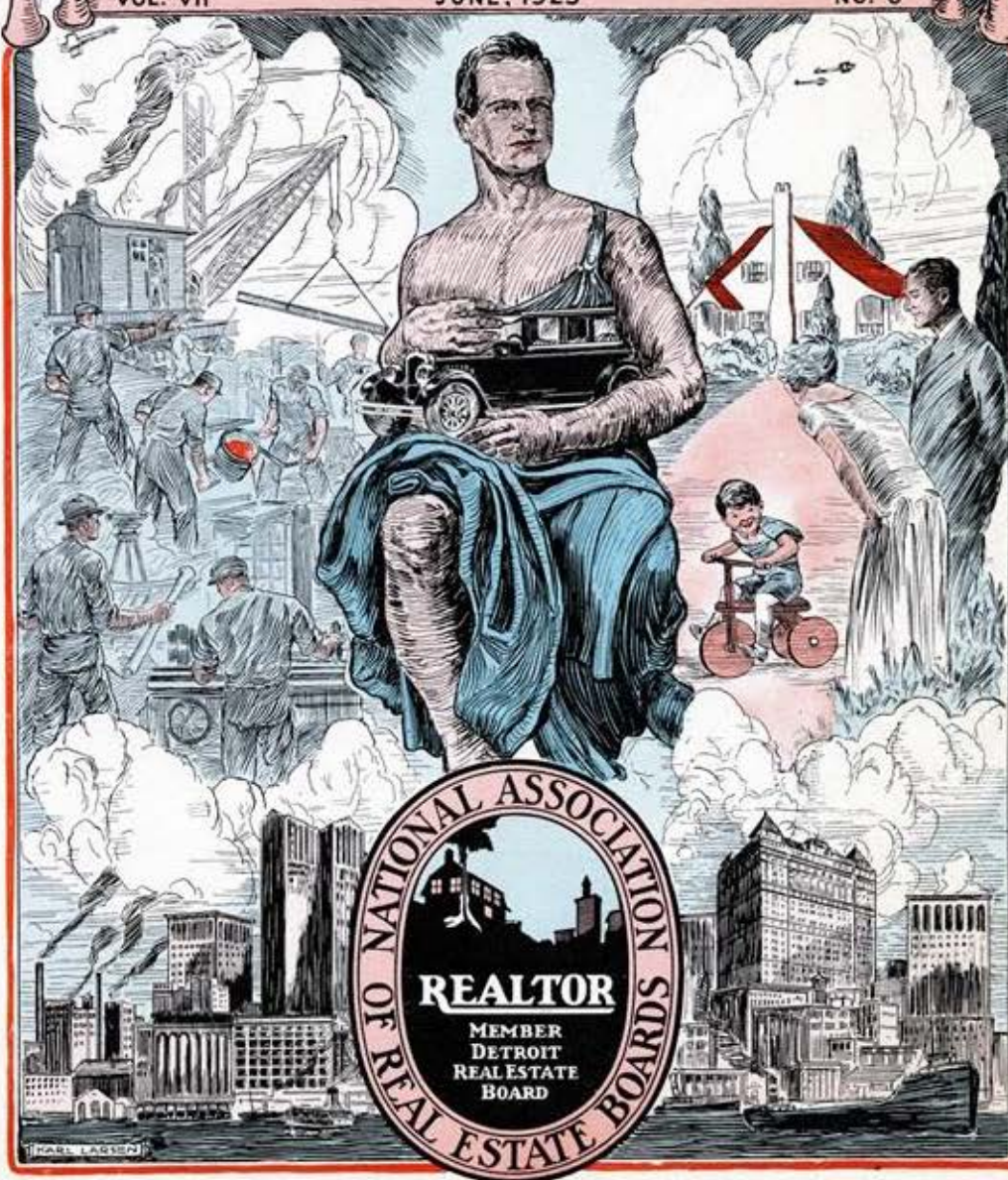
VOL. VII

The DETROIT **REALTOR**

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BOARD

NO. 6



Name

Wm. Laukaitis

Date

Jan. 4, 1928.

Business Assistant City Solicitor

Business Address ~~City-Hall-~~ Court House

Tel. No. Pl. 2000

Home Address 851 Hollins St.

Tel. No. Cal. 5465

Source of
Information Mr. StackhouseSalesman
M. J. Cromwell

EXCLUSION FILE

- ✓1/4/28 Phoned Mr. Eans to get Mr. Laukaitis's religion, find he isn't a jew. Called at his office twice but was unable to find him in. MJC
- 1/10 Called on him. He is interested in a \$3000 lot around Broxton Road and St. Dunstan's Road. I feel he is on the doubtless list in regard to respectability, so have asked Miss McHenry to call on his wife to see what she thinks of them. MJC
- 1/12 Checked up on the Laukaitis's at Mr. Cromwell's request. Do not think they are desirable prospects for the district. EM
- 1/24 As these people are undesirable, am putting them in the dropped file. MJC
- (over)

Name Laukaitis,, William

Date February 1929

Business Lawyer

Business Address Court House

Tel. No. _____

Home Address _____

Tel. No. _____

Source of
Information

Mr. Stackhouse

Salesman

Mr. Cromwell

I do not think that Mr. Laukitis or any of his tribe are desirable as residents of the district. They are foreign and are not too hot! The men appear very nice but the women and their living quarters are something! Drop.

EMcH

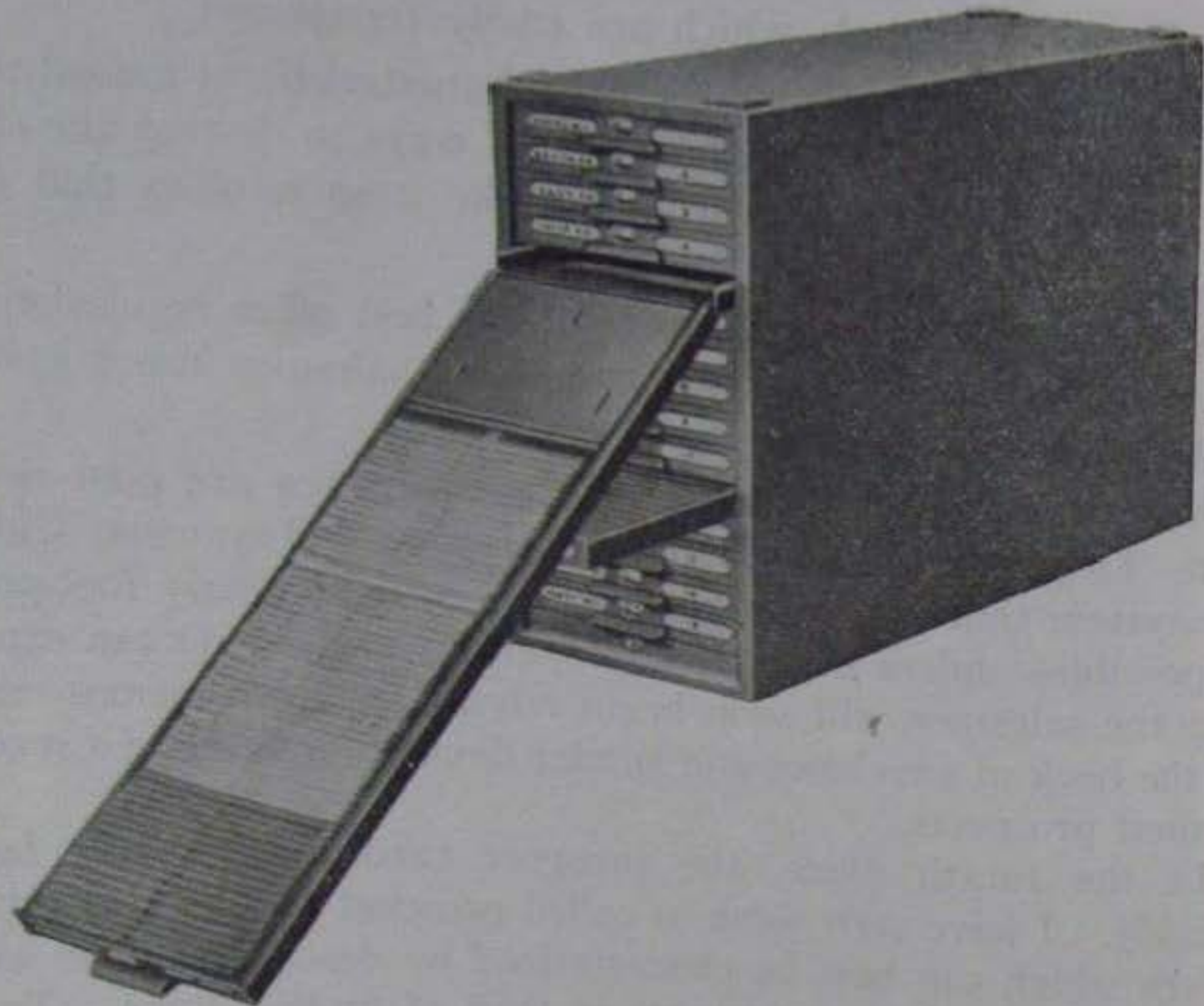


FIG. 10. Typical visible filing equipment for prospect files. Such equipment is easy to install and use and reveals facts quickly.

Redlining



Applied History – Poll #2

Questions To Ask

Zoning

- What seemingly colorblind language has discriminatory consequences and intent?
- Since the original intent of zoning was segregation, what core assumptions in zoning policy must be discarded to make it equitable?

Policies

- Who has the platform to make the policies?
- How does the history of inclusion and exclusion shape who gets input?
- Do the very structures of policymaking need to change? Why are these the stakeholders of this project?

Development

- Why is property valued, numerically but also culturally and politically?
- Who is valued when talking about property?

Money

- What are the intended and unintended consequences of finance?
- Is there a way that segregation will be profitable for the stakeholders?
- What are the financial consequences for different people near a project site in the *short, medium, and long term*?