

Redlining in Prince George's County, Maryland

Edward Cheng, Bo Kim, Angela Martinez,
Mimika Thapa, Lauren Thomas

Under the supervision of TJ Rainsford

Course: INST 490

The University of Maryland – College Park
Fall 2019



PALS - Partnership for Action Learning in Sustainability
An initiative of the National Center for Smart Growth

Gerrit Knaap, NCSG Executive Director
Kim Fisher, PALS Director

Contents

Project Report	3
Introduction	3
Methods	3
Deliverables	5
Recommendations	6
Conclusion	7
Project Reflection	8
Lessons Learned	8
Positive Aspects	8
Roadblocks	9
Recommendations for Future Classes	9

Project Report

Introduction

The project goal was to provide the Prince George's Planning Department with geographic information regarding historical redlining in the County.

Redlining is the act of denying a person the ability to buy property or a house within a specific area due to their race or ethnicity. This project allowed us to understand the impact that redlining has on Prince George's County.

In PGAtlas.com, we obtained county addresses and their associated plat numbers to look up subdivision plats. We scanned property deeds that accompany subdivision plats to see if there were any deed restrictions that might indicate redlining. We compiled a data table of 15 redlined addresses in the County and provided map entries for a story map on the ArcGis story map. The story map helps show how certain areas in the County were targeted with redlining in the 1890s through the 1940s. In addition, the story map outlines the history of redlining in other areas and how Prince George's County is one of many communities to have been affected.

Our contacts for the project were Prince George's County Planning Department staff, Dr. Jennifer Stabler and Karen Mierow. We also worked with Kimberly Fisher and Lily Murnen of the Partnership for Action Learning in Sustainability (PALS) program. Our project required understanding both clients' goals and objectives to achieve a final product agreed on by both parties.

Methods

We went through various steps to achieve the client's goals and a final product. The first step was to determine deliverables. When assigned the project, we were not clear on what a final deliverable would be. To understand the objectives, we reached out to our professor and our client to coordinate a final deliverable—a story map with specific map points that would represent a property subjected to redlining, with information on the restrictions.

The next step was collecting data. With County staff help, we learned to use <http://www.pgatlas.com/>, <http://plats.net/>, and <https://mdlandrec.net/>. These links were vital for finding addresses with redlining. Using PgAtlas, we found property records with the subdivision name and plat numbers. Plats are cartographic records of ownership identified by a unique number. With the plat number, we could find records on Plats.net that provided information about the subdivision and property owners. With the name of the property owner,

we moved on to mlandrec.net. where we found the subdivision deed. With the deed, we could find any restriction that was in effect for redlining.

Once the data was collected, it was sorted into a google sheet by subdivision, property address, plat book, plat number, date of plat, name on plat, restriction, and links to the plat and the deed. Fifteen different subdivisions were found to have redlining restrictions. The story map was made on ArcGIS by importing a County map. Data was entered onto this base map with a point for each data item. An accompanying text box shows the data collected for that specific property. The map is interactive, allowing anyone to go on the map and learn more information about redlining.

It should be noted that there is an immense amount of County data, which we sought to manage by dividing the county into five regions. It wasn't the best approach since some regions developed earlier and had more restrictions than others. County staff advised focusing on data near the D.C. line, Andrews Air Force base, and the Accokeek area, which allowed us to find more data.

Learning to use ArcGIS software enabled us to complete the interactive map. We also realigned team tasks. We regrouped, assigning some members to data collection, others to scanning the documents for redlining information within deed restrictions, and others responsible for the story map.

Deliverables

Compilation of Deed Records

One deliverable useful in meeting project goals was the [Plat Spreadsheet](#) of the subdivision, address, plat book, plat number, plat date, plat name, restriction, and link to the plat and the deed (see Figure 1). Organizing information this way made the plotting points easier. All of the information on the spreadsheet was gathered from PGAtlas and MDLANDREC.

A	B	C	D	E	F	G	H
Subdivision	Property Address	Plat Book	Plat Number	Date of Plat	Name on Plat	Restriction	Plat Link
CAPITOL HEIGHTS	5102 Doppler St, Capitol H Book 14, p. 0534		A18-0761	4/25/1904	Oway B. Zantzing	*. land or any pa	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2383&unit=182&pageadv1&id=680486476
GREATER CAPITOL HEIGHTS	915 Balboa Ave, Capitol H Book 48, p. 327		A18-0867	6/19/09	D.B. Zantzing	*. or in any man	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=979&pageadv1&id=1568217644
BOULEVARD HEIGHTS	1516 Arcadia Ave, Cap Book 194, p. 9		A06-1503	3/22/1923	Albert E. Steward	*First, that the pu	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2383&unit=184&pageadv1&id=595399723
BRADSHAW HEIGHTS	4108 Alton St, Capitol I Book 51, p. 480		E06-2392	9/28/1909	Robert F. Bradbury	*. shall never be	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=980&pageadv1&id=1775516443
MT RAINIER - FUNKHOUSERS 32ND	3605 Eastern Ave, Mount Book SDH 3, p. 69		A17-1095	1898-1899	Roy J. Fowles		http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=961&pageadv1&id=526349631
MT RAINIER FUNKHOUSERS 32ND ST ADDN	3206 Otis St, Mount Raine Book RNR 2, p. 75		A17-1004	1900-1901	Robert E. Funkhouser		http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=952&pageadv1&id=174612359
AHALT TRACT	4015 Accokeek Rd, Brand Book NLP 95, p. 64		A11-9833	1927	H. Nelson Bunk		http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=791&pageadv1&id=539908675
CORAL HILLS	4601 Omaha St, Capitol H Book SDH 4, p. 60		A06-0075	1900-1901	Garrett Reilly And Wilfred R. Collins		http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=6702&pageadv1&id=644096534
NORTH WOODRIDGE	2101 Queens Chapel Rd, Book SDH 4, p. 55		A17-0494	1898-1899	Lillie B Fairfax And Wilfred B Putman		http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=6695&pageadv1&id=217640698
AVONDALE GROVE	2007 Brighton Rd, Hyatts Book JB 4 p. 0083		A17-0462	1898-1899	Harry Wardman And Robert N Taylor		http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=6724&pageadv1&id=17883740
AVONDALE	2001 Wardman Rd, Hyatts Book BB 6, p. 91		A17-1091	1899-1899	H. Stanley Stine, Robert S. Bains		http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=538&pageadv1&id=1144880380
MICHIGAN PARK HILLS	1407 Jefferson St, Hyatts Book BB 8, p. 58		A17-0510	1899-1900	John M. King, Pauline M. King		http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=722&pageadv1&id=2083275894
CHILLUM KNOLLS	5415 Sargent Rd, Hyatts Book WWHF 16, p. 54		A17-1501	1890-1901	John M. King, Pauline M. King		http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=8177&pageadv1&id=201587991
UNIVERSITY PARK	4306 Underwood ST, Hyal Book BB 6, p. 55		A18-0567	7/8/1938	George N. Bowen	*That said land,	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=494&pageadv1&id=891242124
UNIVERSITY HILLS	7210 Adelphi Rd, Hyatts Book BB 12, p. 61		A17-1138	02/17/1947	David A. Finkelstein, Herman D. Paul	*At no time shall	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=500&pageadv1&id=2063386662
COLONIAL KNOLL	6211 Carrollton Terrace, H Book BB 6, p. 59		A16-0580	5/20/1938	A. H. Seidenspinner	*At no time shall	http://plata.net/plata/2019-12-02/MSA_C2381_500(ds)00500-1.tif
PRINCETON SUBDIVISION	6207 Davis Blvd, Sulltan Book BB 8, p. 38		A06-0057	10/22/1940	Alphonse C. Hammer, Katherine Hammer	*No part of said l	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=697&pageadv1&id=111375323
CARMODY HILLS	0 Birchleaf Ave, Capitol H Book SDH 3, p. 10		A18-0034	01/09/1925	Oway B. Zantzing	*FIRST: that the l	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=6551&pageadv1&id=1241191607
RANDOLPH VILLAGE	0 Central AVE, Hyattsville, Book 22, p. 66		A18-2236	6/12/1953	Norair Corporation	*No person or pe	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=979&pageadv1&id=402482224
RANDOLPH VILLAGE	8513 Dunbar AVE, Hyatts Book BB 9, p. 5		A18-0002	8/25/1941	Katharine L. Spalding, Edwin W. Spalding	*Subject to the fc	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=979&pageadv1&id=402482224
ADDN TO BERWYN	0 48th Ave, College Park, Plat Book BDS 1, pp. 1-4		A21-0766	N/A	N/A	*No lots sold to c	http://plata.net/plata/2019-12-01/MSA_C2381_893(ds)00893-1.tif
CHARLES G. SCHULTZ SUBDIVISION	0 Branch Ave, Clinton, MD Plat Book BB 7, p. 93		A09-0334	5/7/1940	Charles G. Schultz	*No sale to, lease	http://plata.net/plata/2019-12-01/MSA_S1250_12138(ds)12138-1.tif
DOLMAR MANOR	3705 Monroe St, Colmar I Book RNR 2, p. 41		A02-0258	1/27/1917	Iida M. Moyers	*Second, at not t	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=6480&pageadv1&id=1238801208
TREASURE COVE	1206 Angler TRL, Fort Wa Book SDH 3, p. 62		C12-2803	12/01/1926	The Treasure Cove Development Company	*It is hereby cove	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=6607&pageadv1&id=46338414
HOLLYWOOD ON THE HILL	9603 47th Pl, College Parl Book RNR 2, p. 18-19		A21-0772	Feb. 1913	August Burdorf, Henry C. Burden	*Subject to the cc	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=6538&pageadv1&id=2011174210
FROM DR. JENNIFER STABLER							
GREATER CAPITOL HEIGHTS		Book BDS 1, p. 60-65					http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=979&pageadv1&id=402482224
OKMONT	4112 Vine St, Capitol Heig Book BDS 1, p. 16		E06-2397	3/10/1909	Mary T. Gaddis		http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=1677&pageadv1&id=157892215
UNIVERSITY PARK	4306 Underwood ST, Hyal Book BB 6, p. 55		A19-0567	7/8/1938	George N. Bowen	*That said land,	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=1677&pageadv1&id=157892215
UNIVERSITY HILLS	7210 Adelphi Rd, Hyatts Book BB 12, p. 61		A17-1138	02/17/1947	David A. Finkelstein, Herman D. Paul	*At no time shall	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=494&pageadv1&id=891242124
COLONIAL KNOLL	6211 Carrollton Terrace, H Book BB 6, p. 59		A16-0580	5/20/1938	A. H. Seidenspinner	*At no time shall	http://plata.net/plata/2019-12-02/MSA_C2381_500(ds)00500-1.tif
PRINCETON SUBDIVISION	6207 Davis Blvd, Sulltan Book BB 8, p. 38		A06-0057	10/22/1940	Alphonse C. Hammer, Katherine Hammer	*No part of said l	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=697&pageadv1&id=111375323
CARMODY HILLS	0 Birchleaf Ave, Capitol H Book SDH 3, p. 10		A18-0034	01/09/1925	Oway B. Zantzing	*FIRST: that the l	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=6551&pageadv1&id=1241191607
RANDOLPH VILLAGE	0 Central AVE, Hyattsville, Book 22, p. 66		A18-2236	6/12/1953	Norair Corporation	*No person or pe	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=979&pageadv1&id=402482224
RANDOLPH VILLAGE	8513 Dunbar AVE, Hyatts Book BB 9, p. 5		A18-0002	8/25/1941	Katharine L. Spalding, Edwin W. Spalding	*Subject to the fc	http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=979&pageadv1&id=402482224
MDUNF-RAINIER-RHODE-ISLAND-AVE	0 34th ST, Mount Rainier, Plat Book LB A, p. 6						http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=1888&pageadv1&id=731889601
ADDN TO BERWYN	0 48th Ave, College Park, Plat Book BDS 1, pp. 1-4		A21-0766	N/A	N/A	*No lots sold to c	http://plata.net/plata/2019-12-01/MSA_C2381_893(ds)00893-1.tif
SILVER VALLEY	0 Auth RD, Sultand, MD 2 Book WWW 80, p. 29		A06-7962	11/11/71	Lee R. Hendricks, Gertude T. Hendricks		http://plata.net/pages/unit.aspx?cid=PG&qualifier=C&series=2381&unit=10093&pageadv1&id=495846022

Figure 1

ArcGIS Story Map

The final deliverable was the [ArcGIS Story Map](#) (see Figure 2). The story map was created using [this map](#) as a base and includes data points of the subdivision, address, plat book, plat number, restriction, and a link to the plat. It allows users to learn about the history of redlining while also being able to have visuals to see the direct consequences.

After the map was created, we transitioned it into a story map. The story map gives context and meaning so it becomes more useful to users. It could include even more features, such as subdivisions and additional text, but they were left out due to resource restrictions.

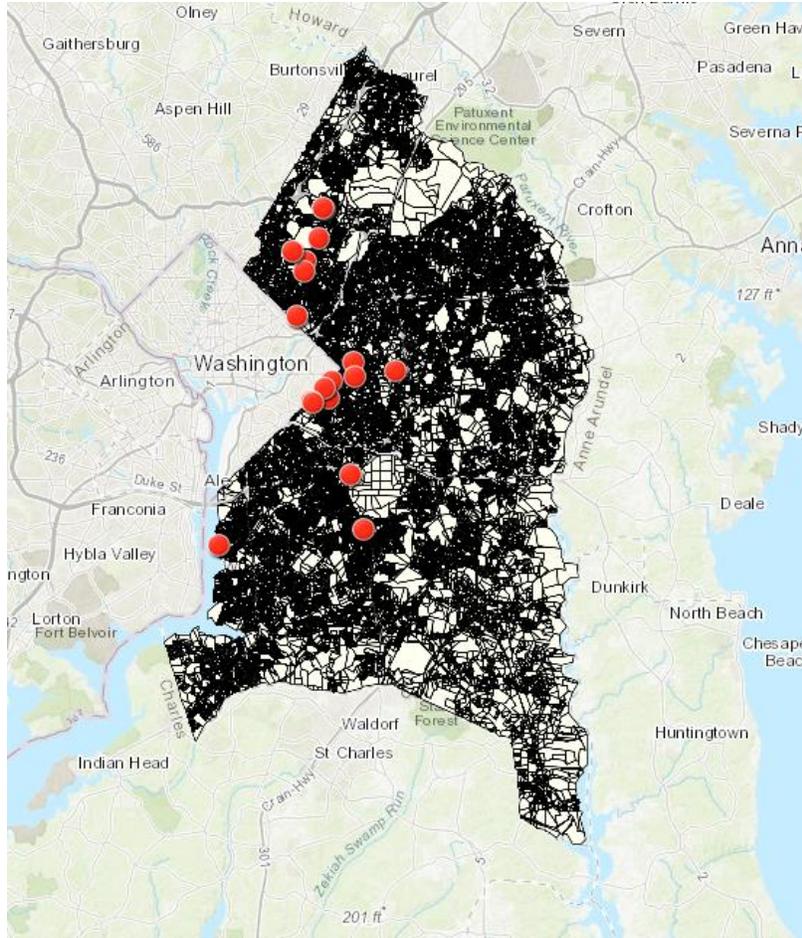


Figure 2

Presentations

A mid-semester presentation to our clients—the Prince George’s County Planning Department and PALS program—provided a progress update and was a chance to gather recommendations and feedback. A final project presentation in December presented the project to our class and clients. Also in December, a poster of our findings was displayed at the PALS showcase.

Recommendations

There is more information to access that would help tell the story of redlining in the County. It would be beneficial to include a link to the deed record described on the story map’s plot points. The current system can’t provide a link without the user being logged into MDlandrec.com to view the deed record link. Making it easier to link to MDLANDREC’s deed records would support future research.

As well, including a subdivision layout on the map and differentiating the plots by district would help trends and patterns.

Finally, in any project, clear communication about expectations between consultant and clients is important. Establishing a connection early on is worthwhile.

Conclusions

This project to collect data on redlining in Prince George's County between 1880 to 1940 was recorded with story map and presentations to both the Prince George's County Planning Department and the Partnership for Action in Learning program.

Despite challenges, the project allowed us to understand the impacts of redlining, which is defined as the act of denying someone the ability to buy a home or property due to their race or ethnicity. The final story map includes 15 points in the County with information on redlining by property address and the quoted restrictions.

Future research might extend to more communities to understand the extent of redlining. Moreover, linking the deed records would allow users to view the original deed and create a more interactive story map for learning purposes. Finally, we hope that the story map is visible on an official domain so it is be accessible to a larger array of people.

Project Reflection

Lessons Learned

We learned a key concept—how to organize and work through a project without defined tasks. This free-form project required us to make decisions and work with the client to achieve goals. Lessons from class lectures about professional customer contact were implemented in working on this project. We learned to stay professional when communicating even if we felt frustrated. With this open-ended project, we also learned the importance of asking for help.

Another important lesson was learning how to use group members' skills and strengths. Originally, all group members worked on finding deed information. After learning to use ArcGIS, two members were assigned to the story map, a more efficient use of time and skill.

Positive Aspects

The ability to work with clients, participating and understanding a real work setting was a valuable experience. We found our client very understanding of the issues and received help with project concerns and questions.

The opportunity to learn ArcGIS is a valuable skill for future professional careers. We learned how to use the program to create an impactful project.

Lastly, we gained experience of working on a team. Professional projects are rarely completed alone. This project exposed us to the roadblocks, issues, and strategies that come with producing a successful project.

Roadblocks

Several scheduling and communication were encountered at the start of the project, which impacted our ability to move forward. Team members had different schedules and finding a time and place to meet was difficult. Using a group chat and Google Docs were the most efficient ways to work on assignments and collaborate simultaneously.

When initially assigned the project, it was challenging to translate the objectives into deliverables. Communication with the client was slow at first. Through initial emails and then in-person meetings we were able to make progress. The work also went more quickly as we learned to navigate systems for gathering and compiling the data into a story map. With the client's help, we were able to understand ArcGis.

Recommendations for Future Classes

Future classes might be assigned a brief group assignment at the beginning of the semester. The goal of this assignment would be to see if groups are able to work well together. Differences in communication and scheduling issues may lead to conflicts in the development of the main project. An early assignment will ensure that class members can work as a team.

As well, the instructor might ensure that the client is informed about the assigned team. Our client was not aware that a group of students would work on this project until several weeks into the semester. Under strict time constraints, these few weeks could have been extremely valuable in the project's overall success.