

Type A Residential Sub-Areas

The property in residential sub-areas with this designation represents the highest grade of residential property in the Washington Metropolitan District. These areas are composed of the newer high-class subdivisions, representing the best protection from adverse influences and occupied by the leaders of the community. They may be referred to as exclusive residential areas in that the price of properties limits their market to the class who desire and are capable of paying for the highest type of residential comforts. In general, these areas are considered to be the best residential and are occupied chiefly by persons in the highest income groups. They are made up chiefly of properties valued in excess of \$15,000, in good condition with an average age not in excess of 10 years. The areas are not completely built up and new houses conforming to the present type in the areas and appealing to the highest type of occupants are being constructed for the present market. They are well controlled and restricted by the developers and their appeal should continue for many years.

Type B Residential Sub-Areas

The property in residential areas with this designation represents the second highest grade of residential property in the Washington Metropolitan District. These areas are composed of the newer subdivisions of better class homes, representing a high degree of protection from adverse influences and usually are adjacent to the best areas. They are occupied chiefly by professional and business men of the upper class who because of economic reasons or choice do not wish to expend the amount necessary to obtain residence in the best area yet desire to obtain a high degree of residential comfort.

Most of the properties in these areas are valued at not less than \$10,000, and are in good condition with an average age of 15 years. These areas represent properties which in many cases were formerly of better grade but because of depreciation due to age and a trend to newer areas have lost some of their appeal, or in some cases have failed to develop sufficiently rapidly to retain the most desirable characteristics. Marketability of property in these areas usually has a wider range as there are more potential buyers in this value group. These areas are not completely built up and new building conforms to the present types of existing structures appealing to the better class of occupants. They should retain their desirability in the market for many years.

Type C Residential Sub-Areas

The property in residential areas with this designation represents the third best grade of residential property in the Washington Metropolitan District. In general, these areas are composed of the newer middle class subdivisions and some of the older better class areas now occupied by persons of the stable middle class. Sound neighborhood development and a very good degree of protection from adverse influences are in evidence in these areas, properties have an excellent appeal to a large group of persons, and marketability is excellent under ordinary conditions. These areas are provided with all facilities: schools, good markets, and recreational centers are nearby, and transportation is easily available to places of employment. They are occupied chiefly by people with a stable income of \$3,000 or more either from the government service or small independent merchants and craftsmen.

In general, the value of properties in these areas is not less than \$7,500: properties are well maintained and are mostly less than 15 years of age, the average being approximately 10

years. Building activity is heaviest in these areas as the development appeals to the greatest potential class of buyers. The areas are not fully developed in any case and were designed primarily to represent new middle class developments: they include only small portions of older areas, but these are of a character at least as good and in most cases better than the newer developments. These areas should maintain a very high appeal for the middle class buyer for at least 10 years.

Type D Residential Sub-Areas

The property in the residential area with this designation does not represent any particular grade of residential area in relation to other grades of residential areas in the Washington Metropolitan District. The designation is used purely for reference purposes and represents an area composed chiefly of former high-class houses of the more elaborate town house type popular at the turn of the century and large apartment houses constructed at a later date.

There is very little available vacant land in this area and what little there is, is priced so high that it can only be used for apartment houses or other similarly intensive uses. There is no market for these properties at the present time and the sales occurring in the area indicate a change of use as the former mansions are being converted into the so-called club rooming houses catering to the higher paid government clerks. This tendency is intensifying the use of land in these areas to such an extent that land value is serving as a barrier to undesirable encroachment which had already set in. The area represents the old better class developments of the former corporate city of Washington, but which is now in a transitional stage with uncertain use in the residential market for some time to come.

Type E Residential Sub-Areas

The property in residential areas with this designation represents the fourth grade of residential property in the Washington Metropolitan Area. These areas are composed, in general, of old middle class areas wherein the newer developments are of definitely lower priced homes. These areas represent a fair degree of planning and development and provide all facilities, usually are close to commercial centers and are likely to be subjected to encroachment of commercial uses. The areas have been slow of development and present rather heterogeneous types of improvements, some portions being of a very good class at present but insufficiently protected, while other portions have very good protection but are composed of an inferior type of building. Some properties have a fair degree of appeal and offer very fair marketability while others offer very little attraction to the potential market.

The persons residing in these areas represent a very heterogeneous grouping but, in general, are from the lower salaried groups of the government or are employed in trades and industry in the lower salaried groups. The average salary of persons residing in these areas is between \$1,800 and \$2,000, though the dispersion is very wide, and many incomes would indicate possible residence in much better areas. The value of property is normally above \$5,000 but rarely in excess of \$8,000 except in unusual cases. Building activity is concentrated in the \$5,000 to \$6,500 price range.

In the new well planned subdivisions in these areas there is a considerable amount of building activity. The appeal of these homes is very good, and these areas should maintain their present character and degree of desirability for approximately 10 years on the average and in some cases even longer.

Type F Residential Sub-Areas

The property in residential areas with this designation does not represent any particular grade of residential area in relation to other grades of residential areas in the Washington Metropolitan District. The designation is used purely for reference purposes and represents the old solidly built up areas within the metropolitan district. In general, these areas have lived their span of life as residential areas and are now declining rapidly into very undesirable sections. The areas are subject to commercial and industrial encroachment and the properties are no longer good residential investment in the general market.

These areas house over three-fourths of the negroes in the metropolitan district and are showing effects of negro occupancy; many of the structures are in poor condition and are rapidly tending to become slums if they are not already in that category. There is little or no building activity in these areas as there is very little undeveloped land; though land value is usually high because of expected expansion of the commercial areas, there is little chance of multi-family use as the neighborhood cannot be considered desirable for general residential purposes unless such activity were on a very large scale. There has been some attempt at building four family flats in these areas, but the people living in the areas cannot pay enough rent to make this type of development profitable; as a result activity has been very slow. The future of these areas is very questionable and certainly is not likely to be in new residential communities.

Type G Residential Sub-Areas

The property in residential areas with this designation represents the fifth and lowest grade of residential property in the Washington Metropolitan Area designed for use of white

persons. These areas are composed of scattered uncontrolled developments; in many cases they are old subdivisions which have been opened and partially built up but now have lost their appeal. These areas are usually outlying, have few if any facilities, poor streets, and no homogeneity of property design or racial grouping. They include much undeveloped property. Areas in this classification may at a future date completely change their present outlook if controlled building should ever develop on a sufficiently large scale to warrant rerating.

As a result of the heterogeneous character of these areas the range of property values is quite wide. In general, however, persons obtaining property in these areas are individuals acting entirely alone and without regard to surrounding types of structure. The average value of a lot in these areas would be about \$700 and a normal structure for the lot would be a \$2,500 to \$3,000 frame house of the one story cottage type.

Some attempt at gardening may be made by the occupants, and some houses have been landscaped to the point of real attractiveness. Others are on entirely undeveloped lots, with no attempt at maintenance. In these areas the individual follows the dictates of his own desire as to what his home should be, and there is no regulation to protect the neighborhood from his negligence. There are some very nice homes in these areas; but where such cases exist, they are always so located as to obtain protection from the nature of the property itself.

Appeal in these areas is low and depends entirely on the taste of the individual. There is very little organized building activity and such activity as exists is widely scattered. The future of these areas depends entirely on the need for additional land for residential expansion from adjoining areas; these particular areas possess no future in themselves.

Type H Residential Sub-Areas

The property in residential areas with this designation represents the negro developments and the lowest grade of residential area in the Washington Metropolitan Area. These areas have been developed especially for negroes or have been left open for negroes to build for themselves. There is not control of any kind existing in these areas and they represent the very worst of heterogeneous developments. These areas definitely do not include sections originally intended for white occupancy and now occupied by negroes. They are strictly areas intended for or permitting negro usage.

The only possible future for properties in these areas is that the present scattered structures may be razed and new planned subdivisions instituted in their place. This may occur in some instances where the negroes are squatters on property still held in tracts by white owners, but in general, such a transition is improbable to any great extent. In the cases where the present negroes are squatters, no facilities of any kind are present and the structures are nearly all temporary shacks. However, where small plots have been sold to negroes some facilities are present though no signs of planning are in evidence. The sections are more the result of exploitation of the negro rather than a planned development. These areas are therefore characterized as the poorest grade of housing in the metropolitan district.

Type S Residential Sub-Area

This designation has been applied to the territory outside of definitely established residential areas. It simply indicates that the area has not been subdivided or that it is so far from the center of the area that a classification is unwarranted. Furthermore, these sections are essentially rural and there is only a very small amount of building activity. A few towns such

as Rockville and Upper Marlboro fall into these areas. Building activity within these town limits is not great and is influenced by local need rather than any demand for housing in the metropolitan district.

Source: Housing Market Analysis, Washington, D.C., July 1937, Federal Housing Administration, Division of Economics and Statistics, August 5, 1937, pp. 19-26. (Research and Statistics Division, Records Relating to Housing Market Analyses, 1935-42, Box 17, RG 31, National Archives)