

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.