

### 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.