This small section of five or six blocks, with Lafayette Square which lies immediately south of it, is the apex of a hill some 300 feet high, which is occupied by the mansions and townhouses of some of the old aristocracy, with incomes ranging from $10,000 up; none of the buildings are less than 20 years old, with a cost range of from $20,000 up. Deed restrictions which formerly obtained have expired; however, the district is zoned first-residential. It is surrounded on three sides by a high-grade apartment house district and is approximately 100% owner-occupied, and maintenance is everything that would be expected in a neighborhood of this character. School and transportation facilities are conveniently available, and most of the residences have magnificent views of the surrounding country. This might be rated as a declining area, on account of its age and surroundings, were it not for the type of construction and the class of its occupants. All the dwellings in this area are larger than six rooms, and it would be futile to attempt to place valuations.