

Kitty Kaupp & Tati Kaupp

Coldwell Banker Residential Brokerage
605 Pennsylvania Ave SE
202-741-1699, kkaupp@cbmove.com



910-912 Pennsylvania Ave SE
Commercial Lease C2A
4800 sf on 3 levels @\$10,000/month + utilities
Spacious open floor plan plus private offices. Shared off street parking for 5-7 vehicles. At Eastern Market metro & Barracks Row/Navy Yard. Short walk to US Capitol, House Office Bldg.



800 Maryland Ave NE \$890,000
Prestigious corner 8 blocks to US Capitol. Victorian office building – 4400 sf on 4 levels light filled by 63 + windows. Opportunity for rehabilitation for custom office needs and priced to accommodate owner's design. View of the US Capitol, 15 min. to National Airport, and walking distance to Union Station. Great for non profits, lobbyists, & Trade Assoc.



511 C Street NE Active Sale \$1,782,000, Lease \$7500/Mo C2A – COMMERCIAL
Strategic Stanton Park location for 3600 sf office/townhouse, close to US Capitol, Supreme Court and Senate. Elegantly restored, hardwood floors, open floor plan main level-for entertaining, fundraising, etc. 3 fplc/large conference room, 2 full baths, 3 Parking spaces at rear, Light-filled historic building.



320 E Street NE Under Contract List Price \$799,000
Close in at Union Station/H.O.B. Vict. Bay front, high ceilings. 2Br 2.5Ba +open den or 3rd Br. Hdwd flrs, LR w/ FP, Sep DR, Eat in kitchen, Lower level finished family room/ office. Garage w/ 2car parking. Large 2 level wood deck.



613 2nd Street NE \$875,000 Commercial Sale Zoned C2A, location location location! Historic Capitol Hill. Perfect for lobbyist, law firm, non-profit. Directly access from SEC at Union Station/Senate side. Approx 1740 Square Feet, 3 level office townhouse, light-filled open floor plan, custom built-ins, Kitchen, hardwood floors. Separate living quarters or office suite on lower level. 4 car parking!!

1400-1404 K Street SE Land Active List Price \$795,000
6000 SF Land Area, 3 Buildable lots, 6 Grand units 2000sf each or 3 2-Unit Town houses, 13,000 GBA, Blueprints available. Traditional Capitol Hill design. 1.5 blocks to Pennsylvania Ave, Jenkins Row Condos & Harris Teeter grocery now open. Potomac Avenue metro steps away. Walk to Eastern Market & Barracks Row retail.



View on www.kittykaupp.com



Friendship House Abandoned

Financial Troubles Bring Down A Longtime Social Service Organization

BY PETER J WALDRON

According to Margaret Missiaen, one of many neighbors who have grown increasingly concerned about the state of Friendship House, a Hill landmark located in the 600 block of South Carolina Ave. SE, the property was abandoned in late November or early December. Since 1936, the site has been the headquarters of a social service organization that for decades supported people with food, job counseling, services for the elderly and summer programs for children. Today phones ring with no one answering; other lines are disconnected.

Friendship House and its grounds are listed on the National Registry of Historic Buildings, according to Dick Wolf of the Capitol Hill Restoration Society (CHRS). Known at The Maples, this historic property was built in 1798 during the Federal Period and remains a great example of an early manor house. It once was a home that entertained both Thomas Jefferson and George Washington. Nancy Metzger, chair of CHRS's Historic Preservation Committee is concerned that neglect and damage might be its permanent undoing; "It's a nightmare" Metzger laments. "The roof is torn back and water is getting in the structure, as well as mold." There is a growing fear that this historic property could be irretrievably damaged

or even destroyed. The property has been appraised at \$5.5 million.

Attempts to reach members of the current Board of Directors and those listed on its web site have proved unsuccessful. Charles Allen, chief of staff of Ward Six Council member Tommy Wells, reported that Wells asked the Department of Consumer and Regulatory Affairs (DCRA) to come out and to board up windows that had been broken. DCRA returned again on December 27 and boarded up the front entrance and removed a number of vagrants who had moved onto the property. According to Shana Kemp, Public Information Officer, DCRA will continue to respond to the community's concerns but she did state: "We can't just seize the property." Missiaen reports that after vagrants were removed "all their belongings were left on the ground and a pile of trash sits there."

Friendship House filed for Chapter 11 bankruptcy protection on June 24, 2008. The Adams National Bank had moved to foreclose and auction off the historic property.

On June 23, the Friendship House Board of Directors voted at a meeting to file for Chapter 11 bankruptcy to forestall foreclosure and the impending auction of the property. Chapter 11 allows an organization to remain viable while a bankruptcy court su-

pervises the reorganization of its debt obligations.

According to documents on file at the United States Bankruptcy Court, Friendship House has more than 20 accounts of unsecured debt totaling \$375,000 or more. Among these accounts were: Verizon (\$23,334.00), Washington Gas (\$30,000); the IRS (\$47,000); in addition to unpaid obligations of \$57,012 to its Mutual of America Life Insurance employees pension plan.

These debts did not include the mortgage held on the property by the Adams National Bank for \$2.7 million according to Jeffrey Sherman, the attorney who is handling the bankruptcy for Friendship House. Adams Banks moved to dismiss this case on November 13, 2008 and convert it to Chapter 7 which would allow it to dispose of the property. This motion was dismissed on December 10 and an order issued by the bankruptcy judge determining that Friendship House was "making sufficient progress."

According to Sherman, Friendship House has "suspended operations on the property until there has been a disposition about a sale or a lease." Sherman added that Friendship House had been forced to seek a buyer or tenant and is looking for a prospective tenant with a "similar operation to remain in the community" or share the space with a downsized Friendship House because of the economic downturn.

Sherman was unaware of the actions of DCRA and of concerns of the neighbors as to the deteriorating condition of the property. Attempts to reach Morgan Knoll, Chairman of the Friendship House Board of Directors, were unsuccessful. According to Sherman, Knoll has recently resigned. The new Chairman, Ron Joiner, was also unavailable for comment but, according to Sherman, Joiner stops by each day to make sure the property is secure. Sherman indicated that he would pass on community concerns to Joiner but was unwilling to provide contact information for him.

★

Make Your Powerplay

Advance your government career with a Masters Degree from Southeastern University

How was that 1% raise last year? Wouldn't a 15% promotion be better? Take control of your career by applying for classes this Spring, Summer and Fall at Southeastern University.

- 1 Lowest cost in the region for private university
- 2 Two blocks from the Waterfront/SEU metro
- 3 Small classes, adult-eco, supportive environment
- 4 Learn from an esteemed group of professors
- 5 Accelerated Quadesters to graduate faster

Learn from the Masters



Southeastern University

Personal. Practical. Professional.



See for yourself why Southeastern University has been the area's smartest value for 130 years. For more information admissions office at 202-COLLEGE. Apply today at southeastern.edu/gov.



Eastern Market's Own

Randolph Cree
hair, etc.

Our Salon Offers:
Full Service Hair Styling
for the Whole Family

Randolph Cree hair, Etc.
325 7th Street, SE • Second Floor
202-547-1014
www.randolphcree.com