

Capitol Hill Residential Properties Observed To Be Operated For Commercial Purposes

Information here was last updated on November 8, 2023; please update, correct, and add as needed

322 East Capitol Street NE: This is owned by a political organizing foundation; neighbors report that it probably has not been used much as an office since it was put up for sale at the beginning of summer 2023. It is classified for tax purposes as a residence, with use code 024 (residential conversion, less than 5 units). It has a current outstanding balance with penalties on its property tax.

210 A Street NE: This property is used by a tenant (who apparently does not live there) for his podcast business. It was reportedly unsuccessfully investigated by DCRA despite numerous media reports over the years about the use of the property for that business. It is classified for tax purposes as a residence, with use code 024 (residential conversion, less than 5 units). It has a current outstanding balance with penalties on its property tax.

318 A Street NE and 17 Frederick Douglass Ct NE: These residential properties are owned by an LLC based in Tennessee, but according to neighbor reports apparently not used much. 318 is classified for tax purposes as a residence, with use code 011 (residential single family row). 17 Frederick Douglass Court is classified for tax purposes as a residence, with use code 012 (residential single family detached).

211 C Street NE: The owners of this property claim a homestead exemption but do not live there per neighbor reporting. It is used as an office by Phyllis Schlafly Eagles; see the website listing this location at

<https://www.phyllisschlaflly.com/locations/> It is classified for tax purposes as a residence, with use code 024 (residential conversion, less than 5 units).

215 C Street NE: The property's owners live in Bethesda, MD, with that address shown on their federal lobbying disclosure forms. But per neighbor reports the occupant of the building appears to be Stanley Zupnik Realty, also based in Bethesda. Per neighbor reporting, the property is occupied only during the day; cars parked in the rear have MD plates; and people come and go dressed in business attire. It is classified for tax purposes as a residence, with use code 011 (residential single family row).

224 C Street NE: Per neighbor reporting, the owners do not live there and it is used for evening events and receptions. It was purchased by three principals (Amy Paul, James Hogan, Matthew R. Schenk) of a Virginia-based direct mail company, HSP Direct. According to its website, <https://www.hspdirect.com/our-story/meetteam/>, the owners live in Virginia, with one as chairman and partner of the company. It is classified for tax purposes as a residence, with use code 013 (residential single family semi-detached).

220 E Street NE: The owner of this property is Madison Run Holdings, which is a business with a connection to a PAC associated with Mitch McConnell. Per neighbor reporting, the property is used for catered events and fundraisers primarily in the evenings. It is classified for tax purposes as a residence, with use code 024 (residential conversion, less than 5 units).

124 3rd Street NE: This property is owned by a lobbying LLP based in Arkansas, but apparently not used much per neighbor reporting. It is classified for tax purposes as a residence, with use code 024 (residential conversion, less than 5 units).

205 3rd Street NE: The owner is a realty firm, AWMH Realty, which is a DC and Delaware LLC that has as its company contact Jon Adams, who is based in Alexandria, VA. Per neighbor reporting, two people are associated with the home, Jon Adams and Paul Sapperstein, who are founder and employee, respectively, of Tag Strategies. The website of this company lists its address as 121 N. Washington St., Alexandria, VA, an address in Texas, and this Capitol Hill address. In August 2023, Tag Strategies CFO Andrew Hylton, under the LLC name, applied for a "Lodging/Bed & Breakfast" use for the property. Per neighbor reporting, inspection failed due to egress and other concerns, although because it is classified for tax purposes as a residence, with use code 024 (residential conversion, less than 5 units). Before then, Tag Strategies commenced 4 months of internal construction, some of which caused a house next door to flood. There were no permits nor neighbor notification, and despite reporting to DOB, the work was mostly completed by the time DOB got around to inspecting it. The agency then asserted no permit was needed. It has an outstanding property tax balance with penalties.

310 3rd Street NE: This is owned by a religious organization (Sean Feucht Ministries) based in California (<https://projects.propublica.org/nonprofits/organizations/273357455/202123089349300412/full>), with its business per its website operating out of this Capitol Hill address (<https://www.seanfeucht.com/donate> and <https://www.seanfeucht.com/contact>). The property is classified for tax purposes as a residence, with use code 011 (residential single family row). It has an outstanding property tax balance with penalties.

428 3rd Street NE: The owner of this property is the Young America's Foundation based in Reston, VA, and 3rd Street Properties LLC. Per neighbor reporting, a private bus has dropped off people dressed in business attire who then entered the house presumably for corporate event(s). The property is classified for tax purposes as a residence, with use code 011 (residential single family row). It has an outstanding property tax balance.

24 5th Street NE: The owner of this property is the founder of a Florida-based lobbying firm, Empire Consulting Group. The only activities observed at the property have been, per neighbor reporting, evening corporate events and preparation for events during the daytime. The tax bill goes to an address in Florida. The property is classified for tax purposes as a residence, with use code 011 (residential single family row).

2 6th Street NE: This property is owned by a trade association and per neighbor reporting does not have anyone living at it but regularly hosts corporate gatherings. It was investigated by DCRA for this; the agency reportedly did not find a violation but the investigation apparently led to some changes in the operation of the building. It is classified for tax purposes as a residence, with use code 024 (residential conversion, less than 5 units).

301 Maryland Avenue NE: This property's owner is Capital Hillside LLC and per neighbor reporting the property has not been owner-occupied recently. Its contact is M. Harrison Perry of Annapolis, MD, who is one of the leaders of the private investment firms Interprise Partners and FVLCRUM Funds (or FVLCRUM Fund LP). An SEC filing shows the last company based at this address (<http://edgar.secdatabase.com/670/190139622000001/filing-main.htm>). Neighbors report that the property is occasionally occupied by golfers and hosts parties with unkept garden and trash. It is classified for tax purposes as a residence, with use code 024 (residential conversion, less than 5 units). It has a current outstanding balance with penalties on its property tax.

415 New Jersey Avenue SE: Photographed on 10/11/23 with an office for rent sign in the front yard. It is owned by a property management group based in McLean, VA. Per resident reporting of DC databases, it has a basic business license to operate as an apartment building, but no obvious certificate of occupancy. It is classified for tax purposes as a residence, with use code 024 (residential conversion, less than 5 units).

417 A Street SE: The owner of this property Oliver Hilsenrath (dba Castlerock LLP) lives in Potomac, MD. Per multiple neighbors reporting, activities occurring there are not residential in nature, with multiple organizations working out of the house. Residential trash service (with multiple violations reported to DPW) is used for the businesses working out of this single-family residence. Reporting by the Daily Beast (<https://www.thedailybeast.com/freedom-caucus-holds-shutdown-talks-in-a-tax-cheats-home-the-neighbors-are-pissed>) shows the property is set up as a series of offices. The property is classified for tax purposes as a residence, with use code 011 (residential single family row). The commercial use started January 2023.

Additional Capitol Hill properties below were added on November 8, 2023. These were reported by Capitol Hill neighbors as used for corporate activities; if further details are available, please add and correct as needed:

300 Independence SE: This is the same property as 132 3rd SE (same lot and square). It is owned by 300 Independence Avenue LLC as is 304 Independence. It is the headquarters of the Conservative Partnership Institute (CPI). The mailing address for property tax is 660 PA Ave. SE #203. It is classified for tax purposes as a commercial space, with use code 051 commercial office (small) with tax class 2-commercial.

304 Independence SE: It is classified for tax purposes as a commercial space, with use code 059 commercial office (miscellaneous) with tax class 2-commercial.

126 3rd SE: The tax bill for this property goes to 300 Independence SE. It is classified for tax purposes as a residence, with use code 011 (residential single family row) and tax class 1 residential. (This is the so-called Rydin House, as outlined here:

<https://www.washingtonpost.com/dc-md-va/2023/03/15/dc-maga-campus-patriots-row-meadows/>)

308 Independence SE: The mailing address for property taxes is 1511 Wisconsin Ave NW. It is classified for tax purposes as a residential space, with use code 024 residential conversion (<5 units) with tax class 1-residential. It has no DC business license.

314 Independence SE: It is classified for tax purposes as a residential space, with use code 024 residential conversion (<5 units) with tax class 1-residential. It has no DC business license. The owner is Carol E. Howell Trustee, 7810 Crownhurst Ct. McLean, VA with the bill mailed to the same name at 314 2nd St. SE. It is used clearly for non-residential purposes, as outlined here:

<https://www.gastongazette.com/story/news/2021/09/23/belmont-abbey-opens-house-washington-host-religious-leaders/5828239001/>

316 Independence SE: The owner is 316 Independence SE LLC. It is classified for tax purposes as a residential space, with use code 024 residential conversion (<5 units) with tax class 1-residential. It has no DC business license.

114 3rd SE: This property owes property tax and penalties. The owner of record lives outside DC and is a principal at a Capitol Hill business, Innovative Federal Strategies. It is classified for tax purposes as a residence, with use code 011 (residential single family row) and tax class 1 residential. It has a DC rental license for one family through July 2024.

124 3rd SE: This is owned by 124 Third Street SE LLC, with tax bills going to 2203 Clover Lane, Champaign, IL. It is classified for tax purposes as a residence, with use code 011 (residential single family row) and tax class 1 residential. It has no DC business license.

400 A SE: This is owned by an association. It is classified for tax purposes as a commercial space, with use code 051 commercial office (small) with tax class 2-commercial. It pays no taxes and has no DC business license on record.

317 A SE: This is classified for tax purposes as a residence, with use code 011 (residential single family row) and tax class 1 residential. There is no active rental license. The owner/trustees live in Annapolis, MD. Neighbors observe meetings during the day and evening parties especially when Congress is in session, noting that an American flag goes out front for parties.

224 E Capitol NE: This is owned by an historical association and pays no property tax and has no DC business license. It is classified for tax purposes as a commercial space, with use code 051 commercial office (small) with tax class 2-commercial.

226 E Capitol NE: This is owned by a church and pays no property tax and has no DC business license. It is classified for tax purposes as a residence, with use code 011 (residential single family row) and tax class 1 residential.

230 E Capitol NE: This is classified for tax purposes as a residence, with use code 011 (residential single family row) and tax class 1 residential. The tax bill goes to 469 Point of View Dr., Merritt, NC. Neighbors question if it has been abandoned.

305 E Capitol SE: This is owned by Amherst and the tax bill goes to 201 E Capitol SE, which is the Folger. This is classified for tax purposes as a residence, with use code 011 (residential single family row) and tax class 1 residential. It is currently paying property taxes—but unclear how much

longer that will apply, given that it was purchased in 2023 and other such properties pay no tax. It has no DC business license.

307 E Capitol SE: This is owned by Amherst and the tax bill goes to 201 E Capitol SE, which is the Folger. This is classified for tax purposes as a residence, with use code 024 residential conversion (<5 units) with tax class 1-residential. It does not pay property tax and has no DC business license.

311 E Capitol SE: This property owned by the Shakespeare Theater is classified for tax purposes as a residential space, with use code 028 residential conversion (>5 units) with tax class 1-residential. It pays no property tax and has no DC business license.

329 E Capitol SE: This is classified for tax purposes as a residence, with use code 024 residential conversion (<5 units) with tax class 1-residential. The tax bill goes to 2020 Lonnie Abbott Blvd., Ada, OK. It does pay property taxes and has no DC business license.

502 E Capitol NE: This is owned by a university and pays no taxes and has no DC business license. This is classified for tax purposes as a residence, with use code 011 (residential single family row) and tax class 1 residential.

504 E Capitol NE: This is owned by an LLC. It owes property tax and penalties. It has no DC business license. This is classified for tax purposes as a residence, with use code 011 (residential single family row) and tax class 1 residential.

310 Maryland Ave NE: This is classified for tax purposes as residential, with use code 011 (residential single family row) and tax class 1 residential.

314 E St. NE: This is classified for tax purposes as a residential space, with use code 024 residential conversion (<5 units) with tax class 1-residential.

230 2nd SE: This is classified for tax purposes as a residential space, with use code 024 residential conversion (<5 units) with tax class 1-residential.

214 2nd SE: This is classified for tax purposes as a residential space, with use code 024 residential conversion (<5 units) with tax class 1-residential.

1 2nd NE: This is classified for tax purposes as a commercial space, with use code 051 commercial office (small) with tax class 2-commercial.

20 3rd NE: This is classified for tax purposes as residential, with use code 011 (residential single family row) and tax class 1 residential.

232 East Capitol NE: It is classified for tax purposes as a commercial space, with use code 049 commercial-retail (miscellaneous) with tax class 2-commercial.

205 F NE: It is classified for tax purposes as a residence, with use code 011 (residential single family row) and tax class 1 residential. Property taxes are not assessed presumably because it is owned by a church.

137 C SE: This is owned by a trade association and it is classified for tax purposes as a residence, with use code 011 (residential single family row) and tax class 1 residential.

421 NJ Ave SE: This is owned by an Atlanta-based LLC. It is classified for tax purposes as a residence, with use code 011 (residential single family row) and tax class 1 residential.

27 D SE: This is classified for tax purposes as a residential space, with use code 024 residential conversion (<5 units) with tax class 1-residential.

19 D SE: This is classified for tax purposes as a residential space, with use code 024 residential conversion (<5 units) with tax class 1-residential.

