719

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

RECEIVED 2280
AUG 28 2015
Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Heurich-Parks House

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 3400 Massachusetts Avenue, NW

City or town: Washington, D.C. State: D.C. County: _____

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _X_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _X_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide _X_local

Applicable National Register Criteria:

___A ___B _X_C ___D

DAVID MALONEY / DC SHPO 8/21/2015

Signature of certifying official/Title: **Date**

DC HISTORIC PRESERVATION OFFICE

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

for Edson H. Beall 10.13.15

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [X]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property

(Check only **one** box.)

Building(s) [X]

District [ ]

Site [ ]

Structure [ ]

Object [ ]

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
Late 19th & 20th Century Revivals/
Mission/Spanish

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Concrete, brick, tile, stone, stucco

Narrative Description

Summary Paragraph

Located at 3400 Massachusetts Avenue, NW, the Heurich-Parks House is a detached, two-story, compound-plan residence that was initially constructed in 1925, and is characteristic of both the Mission and Spanish Revival architectural styles. The house rests on a concrete foundation, is clad in stucco, and is covered by a tile cross-hipped roof with overhanging eaves. The front elevation of the house faces northeast, and features a Mission-style shaped parapet. Occupying Lots 9 and 10 of the Massachusetts Avenue Heights subdivision, and located in Square 1937, the house originally was constructed as a single, L-plan main block, and has been enlarged by additions in 1938 and 1960. The 1938 additions consist of a pair of two-story, rectangular-plan, stucco-clad, hipped-roof wings that extend to the west and south of the main block. The 1960 addition is a one-story, stucco-clad, five-bay, irregular-plan wing with a flat roof that extends from the northwest elevation of the western 1938 addition. A one-story one-bay sun room, original to the house, extends to the southeast. This sun room features a graceful shaped parapet and is capped by a standing-seam metal shed roof. A rectangular concrete terrace extends from the rear of the house. The house also has two stucco-clad chimneys: a central interior chimney, and an exterior end chimney that rises from the southeast (side) elevation of the original house. Both feature terra cotta chimney pots, and an ornamental wrought-iron letter "P," which was likely was added by former-owner Dr. Marshall Parks.

Bound by Edmunds Street on the north, Observatory Circle on the south, Massachusetts Avenue on the east, and Lot 11 on the west, the property rises in elevation from east to west, and is bordered by a concrete sidewalk on three sides. The combined lot is picturesquely landscaped, and features shrubs and medium to large sized mature trees. The house is set back approximately 40 feet from Massachusetts Avenue, and its grassy front yard is divided by an asphalt-covered circular driveway.

A two-story, non-contributing frame garage/guest house is located along the western edge of the property. Originally built as a one-story garage in 1923, the building was raised to two stories in 1948 to accommodate guest quarters. Although the garage has been associated with the house for its entire history, it was altered beyond the period of significance and does not contribute significantly to the Spanish Revival-style character of the house and is thus considered non-contributing.

A small rectangular asphalt parking lot is also situated to the west of the house, and is accessed via Edmunds Street. Finally, a chain link fence runs along the south and west property boundaries, and a wooden fence runs between the 1960 addition and the garage/guesthouse.

Narrative Description

Exterior

The front elevation is five bays wide, and is approached from the driveway by a set of slate steps with wrought-iron railing. The centrally-placed entrance is sheltered by a classical portico, with marble Corinthian columns supporting a minimally embellished entablature of architectural concrete. The house is entered through a set of wood and glass French doors that is set within a molded wooden surround flanked by concrete pilasters. To either side of the main entrance, the first story is pierced by two large rectangular bay windows with brick sills and molded concrete lintels. These wooden-sash windows are complex in their operation, and feature a pair of outer four-pane fixed sashes, and a pair of inner four-pane awning sashes, situated above four eight-pane casement sashes. The front elevation of the sun room is pierced by a large round-arched wooden sash window. This window consists of an upper arched, twelve-pane, fixed sash, and three lower rectangular, eight-pane, casement sashes. Like all of the house's fenestration, the window is of wood construction and rests on a brick sill. Extending to the west of the original house, and set-back slightly from the façade, is the western 1938 addition. Its first story is pierced by a large rectangular wooden-sash window. The window consists of an upper eight-pane fixed sash over four lower eight-pane casements.

On the front elevation's second story, and located over the main entrance, is a three-over-three, wooden, double-hung sash window that is set behind a decorative wrought iron window grille. To either side, the second story of the original house is pierced by wooden casement windows; each window consisting of a pair of ten-pane casement sashes that open outwardly. The second story of the western 1938 addition is also pierced by one of these windows, consisting of a pair of eight, rather than ten-pane, casements.

In addition, the front elevation features an asymmetrically placed, distinctive, Mission-style shaped parapet that is capped with metal flashing. At the center of this parapet is a raised quatrefoil-shaped panel that is inlayed with decorative tiles.

The northwest (side) elevation of the western 1938 addition is pierced by one window on both its first and second stories. The first-story window consists of two four-pane fixed sashes over two eight-pane casements. The second-story window is of the ten-pane double casement form. This

window form features often in the fenestration of both the original portion of the house and the 1938 additions.

The southwest (rear) elevation of the western 1938 addition features a projecting first-story bay that is pierced by a large rectangular window. The window is of the same form as the one found on the first story of the addition's front elevation. This projecting bay is covered by a flat tile roof. Above this projection, the second story is pierced by a recessed, single-pane, fixed-sash window.

The northwest (side) elevation of the original house is pierced on its first story by two single eight-pane casement windows. The second story is pierced by two single six-pane casements, and a ten-pane double casement window.

The second, or southern, of the two 1938 additions extends from the southwest (rear) elevation of the original house. It is offset slightly to the south in its placement in relation to the L-plan main block. As a result, the rear elevation of the original house still contains a single French door on its first story and a ten-pane double casement window on its second. This first-story rear entrance is elevated, and is accessed by a set of concrete steps with metal railing. Sheltering the rear entrance stoop is a tile-covered shed roof supported by a metal wall bracket and a thin metal post. Located to the south of this stoop is a set of descending concrete steps, oriented to the northeast, which leads to the basement.

The northwest (side) elevation of the southern 1938 addition is divided into three bays. Its first story features a single-leaf flat wooden door with a four-pane rectangular transom light. A single six-pane casement window also pierces the first story, in addition to a large rectangular window. This window has a four-pane upper fixed sash, and two lower six-pane casements. The second story features more regular fenestration in the form of three eight-pane double casement windows.

The southwest (rear) elevation of the southern 1938 addition is one bay in width. Its first story is pierced by a large rectangular window that is of the same form as the window found on the first story of the western 1938 addition's rear elevation. The second story features an eight-pane double casement window.

The southeast (side) elevation of the southern 1938 addition contains two windows on its first story, and three windows on its second story. These first and second story windows are of the same types found on the addition's rear elevation. In addition, there is a rectangular metal vent located between the first and second stories.

An elevated, rectangular, concrete terrace with metal railing extends to the southeast of the house at the juncture of the original L-plan block and the southern 1938 addition. This terrace is accessed at its southern end by a set of concrete steps with metal railing. The first story of the southeast terrace-facing elevation features an eight-pane double casement window and a rectangular decorative tile panel on its first story, and a ten-pane double casement window on its second story. The first story of the southwest terrace-facing elevation features a sliding metal and glass door with a rectangular single-pane transom light, and two rectangular decorative tile

panels. The door is sheltered by a canvas awning. On the second story, the southwest terrace elevation is pierced by a round arched window with a fixed six-pane upper sash and two lower six-pane casement sashes, a six-pane single casement window, and a ten-pane double casement window.

The southwest (rear) elevation of the one-story sun room features a shaped parapet and a round-arched window that is of the same form as that found on its front elevation. The southeast (side) elevation of the sun room features a large rectangular window that is composed of four ten-pane casement sashes. Above the sun room, the southeast (side) elevation of the original house is pierced by two ten-pane double casement windows on its second story. Situated between these windows is a stucco-clad exterior end chimney.

A one-story, stucco-clad, irregular-plan addition, constructed in 1960, extends to the northwest of the house, joining with the side elevation of the western 1938 addition in an offset manner. This addition is covered by a flat metal roof. Its exterior elevations feature four wood windows, each with an upper four-pane fixed sash and lower, paired eight-pane casements, all with brick sills. Two of these windows are located to either side of a single-leaf paneled wooden door that is sheltered by a tile covered shed roof supported by iron brackets. The inward facing elevations of this addition are pierced by three wooden sash windows, each consisting of a lower single-pane fixed sash and two upper eight-pane casements.

Interior

The Heurich-Parks house contains approximately 7,100 square feet of finished interior space, along with an attic and an approximately 2,955 square-foot unfinished basement. The front entrance of the house opens into a small vestibule, which in turn leads to a foyer and the dwelling's central stairway. The original block and 1938 additions contain a living room, dining room, sun room, library, kitchen, and great room on their combined first floor. Three bedrooms, a dressing area, a sitting room, two bathrooms, and a master bedroom are found on the second floor of the original block and 1938 additions.

Much of the interior retains original finishes and details, although some spaces, such as the kitchen, have been modernized. All of the rooms on both floors have hardwood floors, with the exception of the tile-floored, remodeled kitchen. Excluding the living room and library, all rooms feature smooth plastered walls and ceilings, with baseboard and crown moldings that range from wood to plaster. An arched single-leaf French door with five-pane sidelights leads from the front vestibule into the foyer. These sidelights are of etched glass and their individual panes each contain variations on the quatrefoil motif that accents the house's front-elevation shaped parapet. Arched openings provide access from the foyer into the first-floor living room and dining room. The central stair is constructed of hardwood with turned metal balusters and a wood and metal banister. The base of the stair features a decorative enlarged brass baluster in the form of a stylized lion with floral elements. Also of note, the foyer leads to a closet, located to the west of the stairway, which is accessed by a round-arched, paneled wood door featuring a heavily-molded wood surround. This arched form is repeated in the arched south-facing window located at the stairway's second-floor landing. Other interior spaces featuring noteworthy original elements include the first-floor library, located in the western 1938 addition, with its

paneled wood wainscoting and built-in arched book shelves and niches, and the first-floor dining room, located in the original block, which possesses parquet hardwood flooring and heavily-molded wood door surrounds.

The most stylistically interesting interior space within the Heurich-Parks House is the first-floor living room, or parlor, which H. F. Huber designed in the Tudor and Jacobean styles. Recalling the firm's c. 1912 interior design for Stan Hywet Hall, which was based on existing Tudor and Jacobean country houses in England, this space features floor-to-ceiling wood paneling with built-in bookshelves and niches. The room's uppermost wall panels feature designs of inlaid wood that alternate between floral and quatrefoil motifs. In addition, wood panels above the room's doorways present opposing raised wood chevrons. Projecting outward from the room's eastern wall is a Tudor-inspired fireplace which is defined by its stone surround, featuring a four-centered arch, fluted jambs, and spandrels containing a foliate design anchored on both ends by shield-shaped emblems. The surround also incorporates a molded wood mantel. Fluted wood pilasters flank the fireplace surround, as well as the room's doorways. One of its more distinctive elements, the living room contains an elegant Jacobean low-relief plaster ceiling featuring the geometric strapwork and floral motifs typical of English estate houses of the seventeenth century.[1]

Garage/Guesthouse (Non-Contributing)

A two-story rectangular plan garage/guest house is located at the western edge of the property. This was originally a one-story garage, and was built by William H. West in 1923.[2] A second story was added by Christian Heurich, Jr. in 1948.[3] The first story is clad in stucco, and its overhanging second story is clad in asbestos shingles. Its northwest elevation is pierced by a metal overhead-rolling garage door on its first story, and a paired six-over-six, vinyl, double-hung sash window on its second story. The northeast elevation is pierced by a single six-over-six, wooden, double-hung sash window on its first story, and two vinyl six-over-six windows on its second story. The first story of the guest house's southeast elevation features a single-leaf paneled wooden door that is set into a projecting bay. This door is sheltered by a tile-covered shed roof supported by metal posts. Piercing the second story of the southeast elevation is a single six-over-six vinyl window. In addition, a single-leaf wood and glass French door opens onto a balcony formed by the concrete roof of the first-story projecting bay. This balcony is covered by an extension of the building's flat metal roof, which is supported by metal posts. It is accessed by a set of ascending steel steps with metal railing. In addition, a brick exterior end chimney rises along the southwest elevation of the guest house, which is obscured by heavy vegetative growth.

[1] This interior description is based on realty listing photographs taken c. 2011-2014. Due to a lack of interior access, EHT Traceries was not able to verify this description through actual survey of the interior.
[2] District of Columbia, Office of the Surveyor, Survey Book 42, Folio 6, November 1, 1923.
[3] District of Columbia, Inspector of Buildings, Building Permit 312337, October 12, 1948, Record Group 351, National Archives, Washington, D.C.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
Architecture

Period of Significance
1925-1938

Significant Dates
1925, 1938

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
H. F. Huber & Company
Albert S. J. Atkinson
Porter and Lockie

Statement of Significance Summary Paragraph

The house at 3400 Massachusetts Avenue was constructed in 1925 for the family of Christian Heurich Jr., son of the well-known Washington brewer. The New York interior design firm of H.F. Huber & Company was ostensibly responsible for the design, with the assistance of local architect Albert S.J. Atkinson. It was the second building on the parcel, as previous owner William H. West had erected a one-story, structural-tile garage near the west property line in 1923. The Heurichs added an apartment atop the garage in 1948.

In 1938, the Heurichs expanded the main house with very compatible two-story additions at the rear and on the north side of the house, designed by the prominent Washington firm of Porter & Lockie. Fourteen years later, the Heurichs conveyed the property to Angeline Miller Parks and her husband, Dr. Marshall M. Parks, a prominent ophthalmologist, medical researcher, and teacher, who also operated his private practice on the property. In 1960, Dr. Parks constructed a one-story Modern wing off the north end of the house to accommodate an office for his pediatric ophthalmology practice.

The house serves as an excellent and representative example of the Spanish-inspired eclectic architectural styles of the early twentieth century. The house also reflects the development of Massachusetts Avenue, NW during the City Beautiful era, and its distinctive architecture and prominent location contribute to the cohesiveness and significance of this historically elite residential corridor.

Narrative Statement of Significance

The Heurich-Parks House meets **National Register Criterion C** in the area of **Architecture**. Its exterior elements, including its tile roof, asymmetrical massing, exterior stucco finish, shaped parapets, and elaborate entry, embody the distinguishing characteristics of the Mission (1890-1920) and Spanish Revival (1915-1940) styles, and reflect an overlapping of these two movements.[4] Its construction also reflects a period of residential development that occurred along Massachusetts Avenue, NW between 1870 and 1930. Christian Heurich, Jr. turned to the reputable design firm of H. F. Huber and Company, who likely developed the overall creative and stylistic approach for the house and its interior. Based in New York, H. F. Huber, an international interior decorating, fine art, and real estate firm, is best known for its interior work on the Stan Hywet Hall, a National Historic Landmark located in Akron, Ohio. Primary source evidence suggests that Huber likely contracted Washington architect Albert S. J. Atkinson to design the house at 3400 Massachusetts Avenue, NW. Atkinson, an established Washington architect who was active from 1903-1945, is represented on both the National Register of Historic Places and the D.C. Inventory of Historic Sites. Additions to the house, constructed in 1938, were designed by the Washington architecture firm of Porter and Lockie.

Christian Heurich, Jr., the son of German-American brewer Christian Heurich, constructed the house in 1925. Heurich served as treasurer and president of the Heurich Brewing Company from 1926 to 1956. Established in 1876, the company produced a variety of award-winning beers and was known for its castle-like brewing plant on the Potomac River, which was one of the first fire-proof buildings constructed in Washington.

In 1960, Dr. Marshall B. Parks purchased the property where he lived with his family and operated his private ophthalmology practice until 2005. Dr. Parks was an internationally recognized pioneer in the field of pediatric ophthalmology. Parks was a medical instructor at several area universities and hospitals, and he helped found the first training program in the field of pediatric ophthalmology.

The period of significance for the Heurich-Parks House begins in 1925 with the construction of the residence, and extends until 1938 when the addition was completed. Although Dr. Parks was a noted doctor in his field, the period of significance is based on the building's architecture and thus does not include the Parks' family period of ownership and occupancy.

[4] Virginia S. McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 510-34.

Integrity

The Heurich-Parks House maintains excellent integrity of location, design, setting, materials, workmanship, feeling, and association. The house is located in a historic landscaped setting at the visually prominent intersection of Massachusetts Avenue, Observatory Circle, and Edmunds Street. It still retains Mission design elements such as its shaped parapets, particularly its central front-elevation parapet with its characteristic quatrefoil device. Spanish Revival stylistic features include its elaborate front entry surround, brick window sills, and wrought-iron accents. The 1938 addition incorporated these elements into its design, maintaining the historic feel and style of the original 1925 construction. The house also maintains its original stucco cladding, original tile roof, and all of its original wooden sash windows. The 1960 addition, low-lying and stucco-clad, is sympathetic to the historic character of the house and does not detract from it.

Building History

In June of 1925, Christian Heurich, Jr. purchased Lots 9 and 10, located in the Massachusetts Avenue Heights subdivision, from William H. and Mary M. West.[5] Heurich applied for a building permit on August 26, 1925. As originally constructed, the two-story brick, tile, and stucco, L-plan residence measured forty-five feet wide, from twenty-five to thirty-eight feet deep, and stood thirty-eight feet high. The estimated cost of construction for 3400 Massachusetts Avenue was $30,000. The building permit lists the New York interior design firm H. F. Huber & Company as architect, and Heurich as builder.[6] However, a building outline survey associated with the permit, dated August 26, 1925, was issued to Washington architect Albert S. J. Atkinson, who likely designed the residence.[7] This is in keeping with Huber's standard practice of working with local architects, as the firm did not possess in-house architectural design capabilities.

Heurich expanded the size of the house in 1938. In May, he applied for a permit to construct a two-story addition onto both the house's west and south elevations. The additions were designed by the D.C. architecture firm of Porter and Lockie, and were constructed by William P. Lipscomb and Company. A building outline survey accompanying the permit also shows a new rectangular terrace extending from the south elevation.[8]

In 1941, Heurich applied for a permit to repair the house. The work was carried out by the Fred Drew Construction Company, who was retained by Heurich to "underpin" the walls of the "library wing."[9]

The rear outbuilding was enlarged in 1948. In October, Heurich again hired Fred Drew Construction to build a second story onto the existing structure, described on the permit as a

[5] District of Columbia, Recorder of Deeds, Liber 5548, Folio 001, Recorded June 17, 1925.
[6] Building Permit 1978 (application), August 26, 1925.
[7] Office of the Surveyor, Survey Book 69, Folio 327, August 26, 1925.
[8] Building Permit 212496, May 3, 1938.
[9] Building Permit 247192, September 6, 1941.

"servants quarters." The accompanying building survey also shows the one-story projecting entry bay extending from the southeast elevation of the outbuilding.[10]

The main residence was again expanded with a one-story addition, designed by the local architecture firm of Johnson and Boutin, which was constructed onto its west elevation in 1960.[11] The original building permit for this addition was not available at the time of this research.

Development of the Massachusetts Avenue Corridor in Northwest Washington

The Massachusetts Avenue corridor in northwest Washington developed into an elite residential and diplomatic district during the late nineteenth and early twentieth centuries. A principal avenue within L'Enfant's plan for the City of Washington, its urban development in the later nineteenth century was influenced by the 1893 Columbian Exposition and the ensuing City Beautiful movement, which sought to incorporate a sense of European "order and grandeur" into America's urban landscape through the integration of parks, public space, and visually prominent avenues and boulevards. As the District's population grew into the early twentieth century, residential development expanded beyond the original boundaries of the City of Washington. Several prominent urban boulevards—including Massachusetts Avenue—were extended through new subdivisions to capture the character and grandeur of those in the original L'Enfant Plan.[12]

In addition, Massachusetts Avenue is lined by building lots which vary in their size and shape, created by the circles, triangular reservations, and streets which intersect the avenue. Historically, these irregular lots were creatively developed by architects, contributing to the overall visual aesthetic of the Massachusetts Avenue corridor.[13] The development of elegant townhouses and large high-style residences on Massachusetts Avenue began in the late nineteenth century, and continued until the Great Depression. Massachusetts Avenue is lined by building lots which vary in their size and shape, created by the circles, triangular reservations, and streets which intersect the avenue. These irregular lots were creatively developed by architects, contributing to the overall visual aesthetic of the Massachusetts Avenue corridor.[14]

Two important late-nineteenth century residences which established Massachusetts Avenue as an elite residential area were the houses built during the 1870s by Senator William Stewart on Dupont Circle, and by Curtis J. Hillyer at Massachusetts Avenue and Boundary Street. Upscale residential construction continued along Massachusetts Avenue during the 1880s and 1890s with a number of both attached and detached houses designed in the Queen Anne, Chateauesque, Romanesque Revival, and Colonial Revival styles. By the turn of the twentieth century, the Beaux-Arts style had emerged as the preferred design idiom for the large private residences being constructed along Massachusetts Avenue. The style is in harmony with the avenue's

[10] Building Permit 312337, October 12, 1948.
[11] Office of the Surveyor, Survey Book 42, Folio 6, September 23, 1960.
[12] Frederick Gutheim, *Worthy of the Nation: The History of Planning for the National Capital* (Washington: Smithsonian Institution Press, 1977), 113.
[13] National Register of Historic Places, Massachusetts Avenue Historic District, Washington, District of Columbia, National Register #74002166.
[14] National Register of Historic Places, Massachusetts Avenue Historic District, Washington, District of Columbia, National Register #74002166.

Baroque influences, and was heavily employed along the northern parts of Massachusetts Avenue within the original city boundaries. An illustrative example is the Cosmos Club at 2121 Massachusetts Avenue, which was designed in 1899 by architects Carrère and Hastings as a residence for Senator Richard H. Townsend.[15]

Following the Highway Act of 1893, Massachusetts Avenue was extended beyond the boundaries of L'Enfant's plan for the Federal Cit.[16] The extension of this and other principle streets, as well as the introduction of streetcar service in Washington, led to the development of new suburbs during the early twentieth century such as Cleveland Park, Kalorama, and Adams Morgan. These new suburbs quickly became fashionable residential neighborhoods for the city's growing population.[17]

In 1911, the American Security and Trust Company created the Massachusetts Avenue Heights subdivision, a large new residential development that was roughly bound by Rock Creek, Wisconsin Avenue, Garfield Street, Woodley Road, and Cleveland Avenue.[18] Development of the subdivision was initially slow; most residential construction occurred in the later 1910s and 1920s, as transportation options improved and land closer to downtown Washington became increasingly scarce.[19]

Upper Massachusetts Avenue, to the west of Rock Creek, developed a park-like ambience, heightened by the presence of the Woodland-Normanstone Terrace Park and the grounds of the United States Naval Observatory and of the National Cathedral. Within this setting, 3400 Massachusetts Avenue occupies a visually-prominent corner location on an elevated and artfully landscaped lot. Its particular siting helps to define the character of Massachusetts Avenue Heights, acting as a gateway to and prominent visual landmark within the neighborhood. The house represents a blending of the Mission and Spanish Revival Styles, echoed in the Spanish Revival-style residence at 2701 Thirty-Fourth Place (1923), and to a lesser degree in the Italian Renaissance Revival-style Cape Verde Embassy (also known as the Babcock-Macomb House) at 3415 Massachusetts Avenue (1912, D.C. Inventory, NRHP), both designed by Arthur B. Heaton.[20] The house is also stylistically similar to the Barney House, a Mission-style townhouse located on Sheridan Circle at 2306 Massachusetts Avenue, and designed by Waddy B. Wood in 1902.[21]

This period of residential development, beginning during the late nineteenth century and lasting until 1930, resulted in a cohesive streetscape of architectural variety and significance that reflects the political and economic power of Washington's elites at this time. Although the residences along upper Massachusetts Avenue represent a diverse range of architectural styles, they are

[15] Ibid; Gutheim, 155.
[16] Gutheim, 187.
[17] Joseph R. Passonneau, *Washington Through Two Centuries: A History in Maps and Images* (New York: Monacelli Press, 2004), 130.
[18] Office of the Surveyor, Subdivision Book 42, Folio 6, Plat Recorded May 1, 1911.
[19] National Register of Historic Places, Babcock-Macomb House, Washington, District of Columbia, National Register # 19950210.
[20] Building Permit 6177, June 25, 1912; Building Permit 5105, December 11, 1923.
[21] Building Permit 0172, July 26, 1902; McAlester, 413.

collectively distinguished by the quality of their designs, their greater suburban character in contrast to the urban mansions of lower Massachusetts Avenue, and their connection to some of the generation's most accomplished architects.[22] The Great Depression dramatically affected the wealth and influence of the families who had shaped the Massachusetts Avenue corridor. After 1930, many of their private residences were converted into embassies and the headquarters of various clubs and organizations.[23]

Christian Heurich, Jr.

The son of Washington brewer, industrialist, and prominent German-American Christian Heurich, Christian Heurich, Jr. was born in Washington in 1902. He was educated at the University of Pennsylvania's Wharton School of Business, graduating in 1923. Heurich briefly worked for the Metropolitan National Bank before establishing his own real estate firm. He married Consuelo Young of Philadelphia in 1925, and in 1926 was appointed treasurer of the Heurich Brewing Company.[24]

The Heurich Brewing Company played a leading role in Washington's small, but flourishing, industrial sector, and the brewery also reflected the contributions of the District's vibrant German-American community. Christian Heurich immigrated to the United States in 1866, and he established the brewery in Baltimore with fellow German-American Paul Ritter in 1872. In 1873, Heurich bought Ritter's share of the business, and moved the brewery to Washington. The Heurich Brewing Company grew to become the largest in the city, and beer scholar Garrett Peck has described Heurich as Washington's "best-remembered and best-documented brewer." Following a fire in 1892 that destroyed the company's Dupont Circle brewery, Heurich built a large fire-proof brewing plant near the Potomac River in Foggy Bottom. The brewery produced a number of beers that included the Senate, Old Georgetown, Maerzen, and Heurich's Original Lager brands.[25]

Following the repeal of Prohibition in 1933, Christian Heurich, Jr. took a more active role in the family business, working to strengthen the quality standards of the brewery.[26] He assumed the presidency of the company following the death of his father in 1945.[27] After the business closed in 1956, Heurich, Jr. focused on his real estate interests, and on philanthropy. Heurich was a director of the Washington Board of Trade, the director of the Real Estate Title Insurance Company, and he served on the Interstate Commission on the Potomac River Basin. Heurich, Jr. was also a member of the Columbia Historical Society, and he served on its Board of Managers. In 1965, Heurich donated a portion of the former Heurich brewery site to what would become

[22] National Register of Historic Places, Babcock-Macomb House, Washington, District of Columbia, National Register # 19950210.
[23] National Register of Historic Places, Massachusetts Avenue Historic District; Gutheim, 155-56.
[24] "Heurich jr. is Treasurer," *Times-Herald,* June 6, 1940, Special Collections, D.C. Public Library.
[25] Garrett Peck, *Capital Beer: A Heady History of Brewing in Washington, D.C.* (Charleston, SC: American Palate, 2014), 31-32, 69-71.
[26] "Heurich jr. is Treasurer."
[27] Maureen Joyce, "Christian Heurich Dies; Beer Heir Donated Land for the Kennedy Center," *Washington Post,* July 13, 1979, http://search.proquest.com (accessed May 15, 2015).

the Kennedy Center. In 1976, Heurich donated ten Potomac River Islands to the Nature Conservancy. Christian Heurich, Jr. died in 1979.[28]

Dr. Marshall M. Parks

The Heurich family maintained ownership of the house until 1960, when Christian Heurich, Jr.'s wife, Consuelo, sold the property to Dr. Marshall M. and Angeline M. Parks.[29] Dr. Marshall Parks was a "pioneering" pediatric ophthalmologist and medical educator. A native of Michigan, Parks was a 1943 graduate of the St. Louis University School of Medicine, and during World War II he served as a medical officer on destroyers in the South Pacific. Parks, is regarded as a "seminal" figure within his field, and his research contributed to the diagnosis and treatment of a number of eye-related conditions. He was a founding member and the first president of the American Association for Pediatric Ophthalmology and Strabismus, and was also founder and president of the National Children's Eye Care Foundation. In 1947, Parks joined Dr. Frank D. Costenbader in establishing the first fellowship-training program in the world for pediatric ophthalmology at Washington's Children's Hospital. In addition, Parks worked as a clinical professor at the George Washington University Medical Center, and as an instructor at the Georgetown University Medical Center. He was also associated for forty years with the National Naval Medical Center in Bethesda and the Walter Reed Army Medical Center in Washington.[30] Parks also maintained a private eye practice for a number of years, which he ran from the house at 3400 Massachusetts Avenue.[31] Dr. Marshall B. Parks died in 2005, and the house stayed in the family's possession until it was sold in 2014.[32]

H. F. Huber & Company – Interior Decorators

Overall creative planning and interior design for the Heurich-Parks House was carried out by H. F. Huber & Company, an interior design, real estate, fine art and antiques firm based in New York. The business was established in the mid-nineteenth century by Charles H. Huber. His brother, Hugo F. Huber, was born in New York in 1869, and apprenticed at the firm while he was a student at the City College of New York.[33] In 1894, Charles and Hugo Huber, operating as Charles H. Huber & Bro., designed the interior of the Christian Heurich house at 1307 New Hampshire Avenue, NW (D.C. Inventory). At this time the firm's offices were located at 174 Fifth Avenue in New York.[34]

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[28] Ibid.
[29] Recorder of Deeds, Liber 11442, Folio 59, Recorded June 27, 1960.
[30] "Dr. Marshall M. Parks," *Washington Post,* August 13, 2005, http://search.proquest.com (accessed May 14, 2015).
[31] R. L. Polk, *Polk's Washington City Directory* (Washington, DC: R. L. Polk, 1965).
[32] Recorder of Deeds, Document #2014005254, Recorded January 15, 2014.
[33] Mary Beth Breckenridge, "New Exhibit Sheds Light on Stan Hywet's Original Interior Decorator," *Akron Beacon Journal,* April 2, 2010, http://www.ohio.com/lifestyle/new-exhibit-sheds-light-on-stan-hywet-s-original-interior-decorator-1.191543 (accessed May 14, 2015).
[34] Candace S. Shireman, "The Rise of Christian Heurich's Mansion: A Study of the Interior Design and Furnishings of the Columbia Historical Society's Christian Heurich Mansion, Washington, D.C., 1892-1914" (master's thesis, George Washington University, 1989), 162-66.

In 1895, Hugo F. Huber assumed the role of president and director of the firm, renamed H. F. Huber & Company.[35] The new company's workshop and showroom were located in a townhouse at 382 Fifth Avenue.[36] H. F. Huber's upholstery department was located at 163 West Twenty-Ninth Street. The company also fabricated custom architectural woodwork which was produced at their factory on Avenue C, between Eighteenth and Nineteenth Streets, in East Greenwich Village.[37]

H. F. Huber & Company was among the charter members of the Society of Interior Decorators, which was organized in New York in 1920, and the firm catered to the tastes of an elite clientele.[38] By 1922, the company had opened a showroom in Paris at 18 Faubourg Poissonnière.[39] In addition, H. F. Huber maintained offices in London and Havana.[40]

A full-service decorating firm, Huber partnered with a network of local architects throughout the northeast and upper midwest. In 1893, Washington architect John Granville Myers contracted the firm to design the interior of the Christian Heurich house at 1307 New Hampshire Avenue, NW (D.C. Inventory, NRHP).[41] In 1898, the firm worked with architects Horgan and Slattery to remodel the interior of the New York Democratic Club's headquarters at 617 Fifth Avenue. Upon completion of the work, the *New York Times* described the newly renovated space as "one of the most gorgeous clubhouses in the country."[42] During the early twentieth century, H. F. Huber & Company developed a house in West Lake Forest, Illinois for wealthy client Arthur Jackson. In this instance, the firm contracted local architect John S. Van Bergen, who designed the Italian Renaissance style house.[43]

One of the firm's most celebrated commissions, H. F. Huber designed the interior of the Stan Hywet Hall in Akron, Ohio, which was completed in 1915. A National Historic Landmark, the Tudor-Revival Style residence was designed by architect Charles S. Schneider for Frank A. Seiberling, the founder of the Goodyear Tire Company.[44] Huber scholar Holli E. Limbach has revealed through her research that, initially, Sieberling retained Huber, who then suggested Schneider as architect for the project. During planning for the house, Sieberling, Schneider, and

[35] Breckenridge, "New Exhibit Sheds Light on Stan Hywet's Original Interior Decorator."
[36] Robert A. M. Stern, Gregory Gilmartin, and John M. Massengale, *New York 1900: Metropolitan Architecture and Urbanism, 1890-1915* (New York: Rizzoli, 1983), 198.
[37] "H. F. Huber & Co.," Advertisement, *The American Architect and Building News* 90 (July 7, 1906): iii.
[38] "First Annual Dinner of Decorator's Society," *The Upholsterer and Interior Decorator* 64 (May 1920): 57.
[39] "H. F. Huber & Co.," Advertisement, *Arts and Decoration* 16 (April 1922): 478.
[40] Breckenridge, "New Exhibit Sheds Light on Stan Hywet's Original Interior Decorator."
[41] D.C. Historic Preservation Review Board, Application for Historic Landmark, Christian Heurich Mansion (Interior), prepared by EHT Traceries, Inc., 2002, 37.
[42] "The Democratic Club," *New York Times,* December 4, 1898, http://search.proquest.com (accessed May 14, 2015).
[43] Susan L. Kelsey, Arthur H. Miller, and Shirley M. Paddock, *Images of America: West Lake Forest* (Charleston, SC: Arcadia Publishing, 2012), 102.
[44] National Register of Historic Places, Stan Hywet Hall, Akron, Summit County, Ohio, National Register #75002058.

Huber toured a number of noteworthy late-medieval manor houses in England, and Limbach has argued that Huber was instrumental in selecting the Tudor-Revival style for the residence.[45]

A Cuban recession during the 1920s, as well as the Great Depression, resulted in a decline in H. F. Huber's business. In 1932, Huber declared bankruptcy and auctioned off the firm's inventory. Hugo F. Huber died in 1934. Following his death, the company was purchased, and operated briefly under the name of H. F. Huber Associates Inc.[46]

Albert S. J. Atkinson - Architect

Albert S. J. Atkinson was born in 1878 in Selma, North Carolina. As a young man he worked as a surveyor in New Orleans, Louisiana. Atkinson also attended New Orleans' Soule College, a business and commercial school. By 1903, Atkinson was living in the District of Columbia, and that year he went to work for the D. C. Building Inspector's Office as a Superintendent of Construction. From 1905 to 1917, he worked as an Assistant Inspector of Buildings, and in this role his responsibilities included the inspection of extant buildings and new construction, as well as the condemnation of unsafe buildings. Atkinson was then assigned to the Board for Condemnation of Insanitary Buildings within the Engineering Department, where he worked until 1932.[47]

Atkinson received training in architectural drafting from the Washington Y.M.C.A., which during the early twentieth century functioned as an academic and vocational institution. Between 1903 and 1945, he worked independently as an architect in the District of Columbia. Initially, Atkinson designed rowhouses in the Queen Anne and Colonial Revival styles, and he continued to design private residences throughout his career. Examples of Atkinson's residential work include a row of attached two-story brick dwellings at 1520-1528 E. Street, SE (1907), and a row of attached two-story brick houses at 1318-1326 A Street, SE (1909). Notable examples of detached residences designed by Atkinson include the house at 3717 Morrison Street, NW (1922) and 1611 Decatur Street, NW (1939). Atkinson also designed the Nowell-Mayerburg-Oliver House in Selma, North Carolina (1912, NRHP).[48]

In addition to houses, Albert Atkinson designed commercial buildings that included warehouses, stores, laundries, and service stations. He designed the first of these structures in 1911, and commercial buildings soon formed a large part of his practice. His most noteworthy commercial building is the four-story Arcade-Sunshine dry cleaning and laundry plant located at 735 Lamont Street, NW (1925). Atkinson also designed an addition to the west building of the Manhattan Laundry at 3326-3346 Florida Avenue (1926, D.C. Inventory, NRHP). Also of note is Atkinson's Art Moderne design for the Edgemoor Motor Company, which was formerly located at 7411 Wisconsin Avenue in Bethesda, Maryland (1942). A garage designed by Atkinson in

[45] Annasue McCleave Wilson, "English Manor in the Heartland," *New York Times,* September 20, 1998, http://search.proquest.com (accessed May 14, 2015).
[46] Breckenridge, "New Exhibit Sheds Light on Stan Hywet's Original Interior Decorator."
[47] EHT Traceries, Inc., "Albert Sidney Johnston Atkinson," in *D.C. Architect's Directory* (Washington: EHT Traceries, 2010).
[48] *D.C. Architect's Directory.*

1906, and located at 645 Maryland Avenue, NE, is the oldest public automobile garage still in use in the District.[49] Albert Atkinson died in Washington, D.C. in 1945.[50]

Porter and Lockie - Architects

The architecture firm of Porter and Lockie was established by Irwin S. Porter and Joseph A. Lockie, and was active in the District of Columbia from 1922-1949. Irwin Porter was born in Washington in 1888, and he received his architectural training at George Washington University. Prior to his association with Lockie, Porter apprenticed in the offices of architects Hornblower and Marshall and Waddy B. Wood. Also a native of Washington, Joseph A. Lockie was born in 1881, and like Porter, was educated at George Washington University. Following graduation, Lockie worked in the offices of architects Frederick B. Pyle, Wood, Donn and Deming, Thomas Mullett, and Waddy Wood.[51]

Porter & Lockie's early commissions were for houses in some of Washington's most affluent neighborhoods. These houses were primarily designed in the Classical Revival style. The firm gained local and national recognition for its use of Art Deco design motifs in commercial and institutional buildings, designing numerous examples during the 1930s. Porter and Lockie's institutional buildings, such as the Lutheran Church of the Reformation at 212 E. Capitol Street, NE (1935, Capitol Hill Historic District) and the Scottish Rite Temple at 2800 Sixteenth Street, NW (1940, Meridian Hill Historic District) were praised by the architects' contemporaries for successfully blending symbolism and restraint in simple, yet meaningful designs. The Evening Star Parking Plaza (1940, demolished) received the Board of Trade Award in Architecture for its innovative use of curtain walls and architectural concrete, and its striking modern design for a utilitarian structure.[52]

Porter and Lockie remained in partnership for more than 25 years until Joseph Lockie's death in 1949. After Lockie's death, Porter continued to practice with his sons, James I. and Steven S. Porter, under the name of Irwin S. Porter and Sons. Irwin Porter died in 1957.[53]

Conclusion

The Heurich-Parks House was constructed in 1925 for Christian Heurich, Jr. The son of prominent German American brewer Christian Heurich, Christian Heurich, Jr. served as the treasurer, and later as the president, of the Heurich Brewing Company between 1926 and 1956. The original L-plan house was designed by a creative team that consisted of New York interior decorators H. F. Huber & Company and Washington architect Albert S. J. Atkinson. Additions onto the south and west elevations of the house in 1938 were designed by the architecture firm of Porter and Lockie. The rear guest house was enlarged with a second story in 1948, and a one-

[49] *D.C. Architect's Directory*; "Display Ad 12," *Washington Post,* February 1, 1942, http://search.proquest.com (accessed May 14, 2015).
[50] "Died," *Washington Post,* November 19, 1945, http://search.proquest.com (accessed May 14, 2015).
[51] EHT Traceries, Inc., "Irwin S. Porter," and "Joseph A. Lockie," in *D.C. Architect's Directory* (Washington: EHT Traceries, 2010).
[52] Ibid.
[53] Ibid.

story addition was built onto the house in 1960. Consuelo Heurich sold the property to Marshall and Angeline Parks in 1960. Dr. Marshall Parks was a leading, internationally recognized researcher and educator in the field of pediatric ophthalmology. The house is an outstanding and rare example of the overlap between the Mission and Spanish Revival Styles, and its construction was representative of a period of residential development that occurred along Massachusetts Avenue during the late nineteenth and early twentieth century.

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.39 acres (17, 045 square feet)

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 39.924475 Longitude: -77.068054
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Verbal Boundary Description (Describe the boundaries of the property.)

Lots numbered (9) and (10), currently taxed as Lot 806, in the Square 1937, in the subdivision made by the American Security and Trust Company and Amos H. Plumb, Trustees, known as "Massachusetts Avenue Heights" as per plat recorded in Liber 42, Folio 6, of the records of the Office of the Surveyor for the District of Columbia.

Boundary Justification

This is the property's legal description, as delineated in the land records of the District of Columbia.

11. Form Prepared By

name/title: John Gentry, Architectural Historian
organization: EHT Traceries, Inc.
street & number: 1121 Fifth Street, NW
city or town: Washington state: DC zip code: 20001
e-mail: john.gentry@traceries.com
telephone: (202) 393-1199
date: May 22, 2015

Photographs

Photo Log

Name of Property: Heurich-Parks House (3400 Massachusetts Avenue, NW)
City or Vicinity: Washington
County: State: District of Columbia

Photos 1-14
Photographer: John Gentry, EHT Traceries, Inc.
Date Photographed: May 19, 2015

Photos 15-17
Photographer: www.tour.homevisit.com
Date Photographed: 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

View looking southwest showing front elevation
1 of 17

View looking northwest showing front and southeast elevations
2 of 17

Detailed view of front elevation entrance, looking southwest
3 of 17

House and 1956 addition, looking south
4 of 17

View looking northeast showing side and rear elevations of original house and 1938 additions

5 of 17

View looking northeast showing rear elevation of southern 1938 addition
6 of 17

View looking northwest showing southeast (side) elevation of the southern 1938 addition
7 of 17

View of terrace looking northeast.
8 of 17

View looking north showing terrace and associated elevations
9 of 17

View looking northeast of southwest elevation of sun room
10 of 17

View looking northwest showing southeast (side) elevation of original house
11 of 17

View of property, looking southeast. The northwest elevation of the guest house is shown at far right.
12 of 17

View looking west at northeast elevation of the garage/guest house
13 of 17

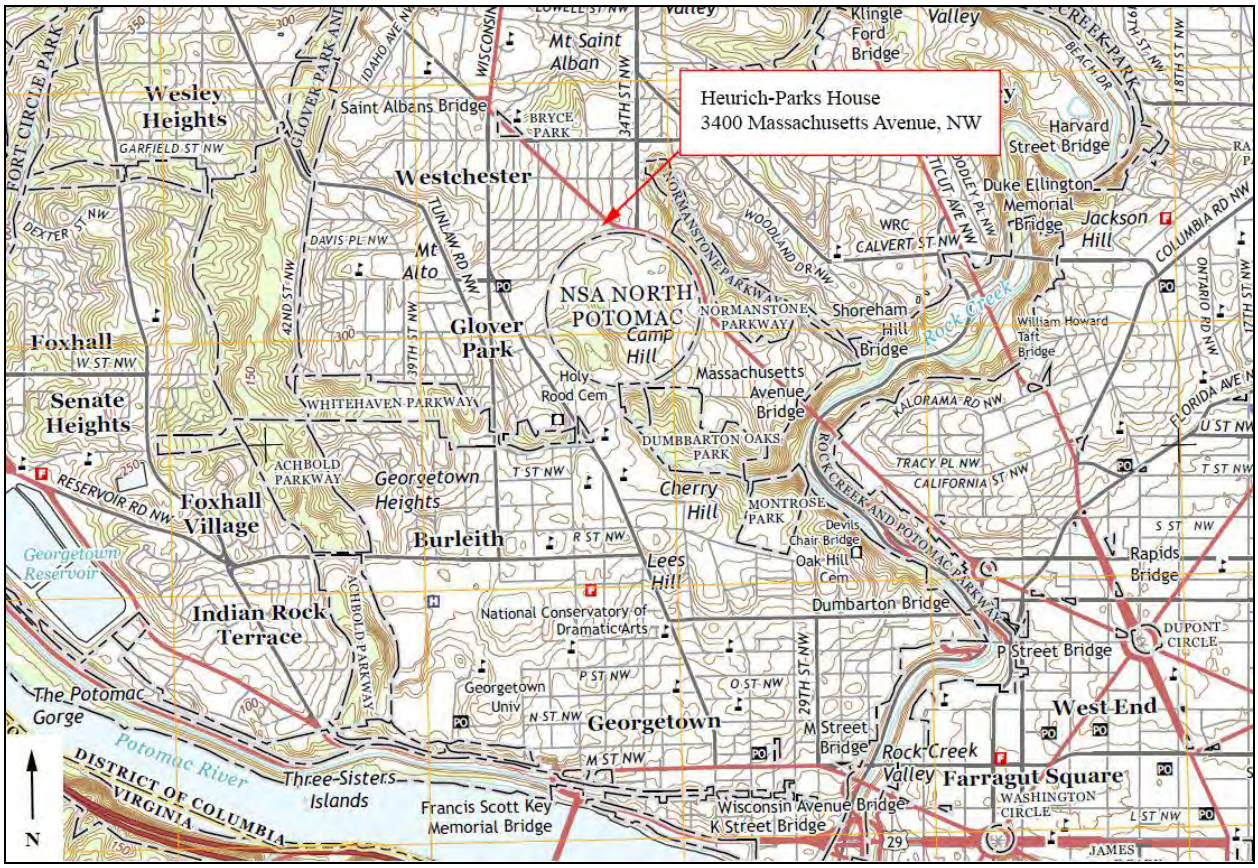
View looking northwest at the southeast elevation of garage/guest house
14 of 17

Interior view of entry foyer and stair
15 of 17

Interior view of living room
16 of 17

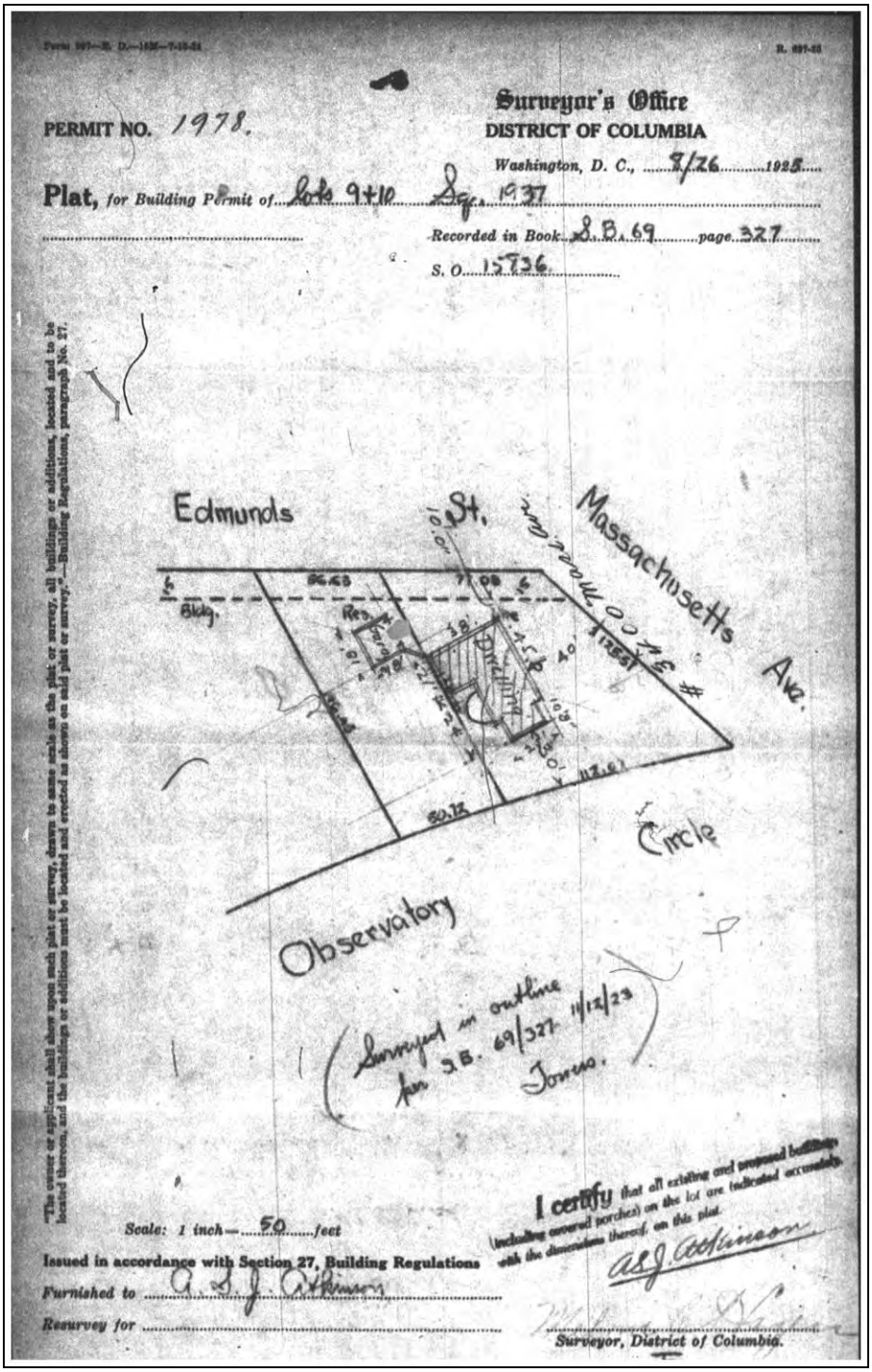
Interior view of second floor foyer
17 of 17

Additional Documentation



Detail from 2014 USGS Washington West quadrangle, showing the location of the Heurich-Parks House.

Massachusetts Avenue Heights, subdivided in 1911 by the American Security and Trust Company (Office of the Surveyor).



Surveyor's Office
DISTRICT OF COLUMBIA

PERMIT NO. 1978.

Washington, D. C., 8/26 1925

Plat, for Building Permit of Lots 9+10 Sq. 1937

Recorded in Book S.B. 69 page 327

S. O. 15736

Edmunds St.

Massachusetts Ave.

Observatory Circle

(Surveyed in outline for S.B. 69/327 11/12/23 Jones.)

Scale: 1 inch = 50 feet

Issued in accordance with Section 27, Building Regulations

Furnished to A. S. J. Atkinson

Resurvey for

I certify that all existing and proposed buildings (including covered porches) on the lot are indicated accurately with the dimensions thereof, on this plat.

A. S. J. Atkinson

Surveyor, District of Columbia.

Building outline survey accompanying permit no. 1978. This survey was issued to architect Albert S. J. Atkinson (Office of the Surveyor).

Undated image of Christian Heurich, Jr. (left) and Christian Heurich (right) at the 75th anniversary of the Heurich Brewing Company (Special Collections, D.C. Public Library).

Design prepared by Charles H. Huber & Bro. in 1893 for the interior of the Heurich mansion at 1307 New Hampshire Avenue, NW (Historical Society of Washington, D.C.).

House developed by H. F. Huber and architect John S. Van Bergen in West Lake Forest, Illinois (*Images of America: West Lake Forest*).

Interior of the great hall, designed by H. F. Huber, Stan Hywet manor, Akron, Ohio, ca. 1933 (HABS).

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Massachusetts
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PUBLIC NOTICE

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