
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	3400 Massachusetts Avenue, NW	Agenda
Landmark/District:	Heurich-Parks House	X Consent Calendar
		X Concept Review
Meeting Date:	April 28 , 2016	X Alteration
H.P.A. Number:	16-313	New Construction
Staff Reviewer:	Steve Callcott	Demolition
		Subdivision

Architect Ankie Barnes, representing owner Tom DePasquale, seeks conceptual design review for alterations and additions to the Heurich-Parks house, a landmark located at 3400 Massachusetts Avenue, NW.

Property Description

The Heurich-Parks house is significant for being a notable work in the Spanish Revival architectural style. Among its characteristic features are red Spanish-tile roofs, stucco exterior walls, deep-set metal casement windows, a curved baroque front gable with quatrefoil decoration (a form half repeated in the parapets of the enclosed southeast porch), marble columns supporting an entablature over the main entrance, a double-leafed entry door and an elaborated chimney; and an iron window grille. The property's architectural prominence is enhanced by its corner siting at the confluence of the avenue with Observatory Circle and Edmunds Street.

The house was designed by the firm of H.F. Huber and Company and built in 1925. It was expanded with side and rear additions in 1938 that are extremely sympathetic to the character of the original building, and which were included within the property's period of significance (1925-1938). A one-story side addition was constructed in 1960 and a two-story garage (originally constructed in 1923 but much altered in 1947) were determined non-contributing.

The house served as the home of two prominent Washingtonians. The first resident, Christian Heurich Jr., worked with his father and namesake in the family brewery and became a prominent philanthropist. The second, Dr. Marshall M. Parks, was influential in the field of pediatric ophthalmology. However, based on the information provided at the time of designation, the Board did not find that the property met the criteria of its association with these two owners, and instead designated it solely for its architectural merit.

Proposal

The project calls for removing the one-story 1960 wing and constructing a two-story wing along Edmunds Street and a one-story wing behind it extending in to the rear yard. The two-story wing would be designed to be secondary in massing to the primary block of the house but in the same vocabulary of stucco walls, red tile roofing, and casement windows. The roof ridge of the 1938 wide wing would be slightly raised to allow the roof of the new two-story wing to tie in

below it. The one-story wing is designed with a small center hipped roof surrounded by a pergola.

The garage would be retained but redesigned to be more compatible with the architecture of the house with stucco walls and a hipped red tile roof.

Evaluation

The proposal retains the important character-defining features of the property, and the addition is compatible in massing, scale, materials and overall architectural character. The alterations to the garage are also compatible in materials and architectural character with the landmark.

Recommendation

The HPO recommends that the Board find the concept to be consistent with the preservation act and delegate final approval to staff.