

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

RECEIVED 413  
OMB No. 1024-0018 1406

2 1994

INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

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**1. Name of Property**

=====

historic name Germuiller Row

other names/site number \_\_\_\_\_

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**2. Location**

=====

street & number 748 3rd Street, 300-302 H Street, N.W. not for publication N/A  
city or town Washington vicinity X  
state District of Columbia code DC county N/A code N/A  
zip code 20001

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**3. State/Federal Agency Certification**

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As the designated authority under the National Historic Preservation Act of 1986, 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 \_\_\_\_\_ nationally \_\_\_\_\_ statewide X locally. ( \_\_\_\_\_ See continuation sheet for additional comments.)

Robert L. Mallett 10/24/94  
Signature of certifying official Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date

\_\_\_\_\_  
State or Federal agency and bureau

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**4. National Park Service Certification**

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I, hereby certify that this property is:

- entered in the National Register  
(See continuation sheet).
- determined eligible for the  
National Register  
(See continuation sheet).
- determined not eligible for the  
National Register
- removed from the National Register

Edson H. Beall 12.1.04

other (explain): \_\_\_\_\_

Entered in the  
National Register

[Signature] Signature of Keeper      Date  
of Action

=====

**5. Classification**

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Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>  3  </u>	<u>      </u> buildings
<u>      </u>	<u>      </u> sites
<u>      </u>	<u>      </u> structures
<u>      </u>	<u>      </u> objects
<u>  3  </u>	<u>  0  </u> Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)       N/A

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**6. Function or Use**

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Historic Functions (Enter categories from instructions)

Cat: COMMERCE Sub: specialty store  
DOMESTIC single dwellings (2)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions (Enter categories from instructions)

Cat: VACANT/NOT IN USE Sub: \_\_\_\_\_  
DOMESTIC single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**7. Description**

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Architectural Classification (Enter categories from instructions)

LATE VICTORIAN  
\_\_\_\_\_  
\_\_\_\_\_

Materials (Enter categories from instructions)

foundation BRICK  
roof METAL  
walls BRICK  
other \_\_\_\_\_  
\_\_\_\_\_

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

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**8. Statement of Significance**  
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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.
- C Property embodies the distinctive characteristics of a type, period, or method of construction 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 a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1888-1891  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates 1888  
1890  
1891

Significant Person (Complete if Criterion B is marked above)  
\_\_\_\_\_

Cultural Affiliation \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect/Builder Julius Germuiller

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

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**9. Major Bibliographical References**
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(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 #

Primary Location of Additional Data

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

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**10. Geographical Data**
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Acreeage of Property less than one acre

UTM References (Place additional UTM references on a continuation sheet)

Table with 6 columns: Zone, Easting, Northing, Zone, Easting, Northing. Includes values like 18, 325200, 4307360 and a reference to 'See continuation sheet.'

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

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**11. Form Prepared By**
=====

name/title Stephen Callcott, Architectural Historian
organization D.C. SHPO date August 1, 1994
street & number 614 H Street, N.W. Suite 305 telephone 202-727-7360
city or town Washington state DC zip code 20001

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**Additional Documentation**

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Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name Mrs. Olga M. Mazza

street & number 3618 Cathedral Avenue, N.W. telephone \_\_\_\_\_

city or town Washington state DC zip code 20016

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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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE  
Name of property  
Washington, DC  
County and State

748 3rd STREET, N.W.

The building at 748 3rd Street, N.W. is two storys tall with an English basement and measures 16' wide x 27' deep. The building's facade is faced in pressed red brick and features a squared projecting bay, and a wood cornice atop decorative brick corbelling. The sloped roof is covered in metal. The window lintels and sills are of rusticated limestone; the lintels of the door opening and corresponding window above are decorative brick laid in a segmental arch. All window openings contain one-over-one lights; the windows in the projecting bay are paired. The single door is capped by a transom. The building retains its original iron stair.

300 H STREET, N.W.

The building at 300 H Street is three storys tall and measures 37' wide x 32' deep. The building has a trapezoidal footprint. The front facades contain three projecting bays, square in shape with chamfered corners. One bay faces 3rd Street, another faces H Street, and a center bay is oriented to the corner. Each projecting bay is capped by a pediment; the center bay's pediment contains the date "1890" and a metal mortar and pestle atop it.

The building is clad in pressed red brick and has limestone window sills. The building exhibits elaborate decorative brick work, including a corbelled brick cornice, detailed segmental window lintels, and decorative string courses. The building has paired one-over-one windows in each story of the three bays. Permit research indicates that the iron balconies on the second floor were added in 1894, soon after construction of the building was completed. The building is notable for its lack of significant alterations to the first floor storefront. Only minor additions have been added connecting the side bays with the projecting bays, resulting in storefront windows recessed from the faces of the bays. A sheet metal awning with signage, not original to the building, is located above the door.

302 H STREET, N.W.

The building at 302 H Street is two storys tall with a partially exposed basement and measures 21' wide x 34' deep. The building has a rectangular footprint. Similar to that seen in 300 H Street, the building contains a projecting bay, square in shape with chamfered corners. The building is clad in pressed brick, exhibits elaborate decorative brick work around the window and door openings, and is capped by decorative brick corbelling. The corbelling, chamfered corners, and decorative brick work in the window surrounds are identical to those found in the adjacent 300 H Street. The windows in the projecting bay are paired and have one-over-one lights. The front door, currently boarded up, has a segmental transom atop it. The building no longer contains its original metal stair.

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Section 8 Page 1

Germuller Row  
Name of property  
Washington, DC  
County and State

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The row of three buildings at 748 3rd Street and 300-302 H Street, N.W. represent an increasingly rare, intact ensemble of Victorian era red brick row buildings in downtown Washington, D.C. The site is an excellent illustration of a traditional, urban configuration of building types, in which residential buildings are grouped around a similarly scaled, but more prominent corner commercial building, thus allowing the corner building maximum public frontage and exposure.

Two of the three buildings, 748 3rd Street and 300 H Street, were known to have been constructed by developer James A. Healy, builder Patrick Wade, and Julius Germuiller, a prolific architect responsible for the stylistic advancement of the nineteenth century rowhouse in Washington, D.C. While the building permit for 302 H Street does not mention Germuiller, physical similarities with neighboring 300 H Street makes it probable that Germuiller was involved here as well.

Julius Germuiller (1859-1929) was a native Washingtonian, who became one of the city's most prolific and noted designers of row buildings at the turn of the century. At the time of his retirement in 1923, he was responsible for over 300 structures, constructed both for individual owners and for speculators. His work is distinguished by its intricate details and fine ornamentation rendered in brick and stone.

The row of buildings at 748 3rd Street, N.W. and 300-302 H Street, N.W. is a significant and intact ensemble of red brick row houses organized around an adeptly designed neighborhood corner store. This once common urban development pattern of row houses interdispersed with commercial buildings is increasingly rare in the city, but is an important illustration of the character of Washington's nineteenth century neighborhoods.

These buildings are also significant for their association with German-American architect Julius Germuiller, a prolific and noted designer of rowhouses in the city. The buildings are excellent examples of the skillful use of ornamental brick work found in the best of late nineteenth century residential and commercial architecture. Germuiller's design for the building at 300 H Street is particularly noteworthy for its ornament and careful siting to take maximum advantage of the corner lot.

THE HISTORY OF SQUARE 529

Due to its central location near the downtown area and its proximity to government buildings, both local and federal, Square 529 (bounded by 3rd, 4th, G and H Streets, N.W.) was developed fairly early in the history of the city. The earliest map showing buildings in the city, the Boschke map of 1857, indicates that Square 529 was well developed by the mid-nineteenth century. Only the northwest corner of the square remained vacant. The 1872-73 Faetz and Pratt tax assessment record verifies that most of the buildings on the square were frame or small brick structures which served both residential and commercial purposes.



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The buildings at 748 3rd Street and 300-302 H Street reflect the first major redevelopment of the square in the 1880s, when many of the frame structures were demolished and replaced by larger brick buildings. Among these is the Canterbury, 704 3rd Street, the oldest extant apartment building in the city and a designated D.C. landmark. These 'second generation' buildings which replaced the older frame ones also served both residential and commercial purposes. Most of those along G and H Streets had stores on their ground floor with residences above, while those on 3rd and 4th Streets generally remained exclusively residential. The commercial establishments on this block included a restaurant, bar, grocery, shoe repair, and a tailor shop. These services were supported both by neighborhood residents and by workers in the nearby government office buildings.

HISTORY OF 748 3rd and 300-302 H STREETS

The building at 300 H Street, N.W. was constructed in 1890 by the development team of developer James A. Healy, builder Patrick Wade, and architect Julius Germuiller. The building is distinguished by the large mortar and pestle on the roof which reveals its original use as a drugstore. The present building is a successor to another, earlier drugstore on the same site, however, it is difficult to confirm how long the site was used for this purpose prior to the construction of the present building in 1890. Maps of this area indicate that a large brick building with a frame ell stood on the corner lot as early as 1857. A repair permit reveals that the building was used as a store and dwelling in 1877. The 1888 Sanborn map is the first record which clearly identifies the structure (then numbered 750 3rd Street, N.W.) as a drugstore. Presumably, the present building was constructed as the new quarters for that existing business. Since that time, the building has also housed a grocery and liquor store.

The building at 300 H Street constitutes the end and corner unit of a row of structures erected by Healy in 1890-1 on the 700 block of 3rd Street. Larger and more imposing in scale than the rowhouses to its south or west, 300 H Street is an excellent example of the red brick Victorian era architecture which proliferated in Washington at the turn of the century. The building's siting commands prominence of its urban site, while its artful use of projecting bays and ornamental brick work successfully ties together two rows of houses and carries their established rhythm around the corner.

The residence at 748 3rd Street was constructed in 1891, by the same development team of developer James A. Healy, builder Patrick Wade, and architect Julius Germuiller. It was once part of a row of four buildings, of which only 742 and 748 survive. The total cost of the row was \$12,800. Originally, there was a row

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<sup>1</sup> Much of this history of Square 529 has been obtained from "Square 529: Preliminary Historic Overview," an unpublished paper produced by the architectural consulting firm of Robinson & Associates.

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of three additional buildings to the south of these, which were three stories tall. These too were designed by Germuiller and constructed in 1894. These buildings exhibited a similar but different use of detailing, corbelling and round edged projecting bays. While the row of three buildings at 736-740 3rd Street, and the two buildings at 744-746 3rd Street have been demolished, the remaining building at 748 3rd Street nevertheless illustrates the once common red brick row houses found in Washington's mid to late nineteenth century neighborhoods, but which are increasingly rare in the downtown area.

Visual inspection of the building at 302 H Street, N.W. seems to indicate that it was constructed by the same architect as 300 H Street. The identical use of chamfered cornered bays, decorative brick work in the window surrounds and corbelled cornice are all virtually identical to the neighboring building at 300 H Street. However, an 1888 building permit lists James E. Turton, a developer active in downtown, as the owner, builder, and designer of 302 H Street.<sup>2</sup> While Turton may have been both builder and designer, it is also possible that as the developer applying for the building permit, he simply filled in his own name on the permit application. Regardless of Germuiller's precise role in the design of 302 H Street, the building clearly adds to the integrity of the overall row and attests to the cohesiveness of vernacular urban architecture in late nineteenth century Washington.

ARCHITECT JULIUS GERMULLER

Julius Germuiller (1859-1929) was born and lived his entire life in Washington, D.C. Germuiller's father, Francis, immigrated from Bavaria in 1850 and operated a saddlery and harness business at 741 7th Street, N.W. in the heart of what was then a neighborhood with many German immigrants. The Germuiller family is interred at St. Mary's Catholic Cemetery in Washington.

Julius probably received his early education at St. Mary's Catholic school, several blocks from his father's store. Germuiller was first listed as an architect in the Washington City Directory of 1879, at the age of 20. It is unlikely that Germuiller attended architecture school, and it is unknown whether and who he apprenticed with. Nevertheless, Germuiller did have an active career spanning over forty years; he continued to practice his profession until the mid 1920s. His various offices were located at 513 7th Street, N.W., 615 E Street, N.W., 456 Louisiana Avenue, N.W., and 402 6th Street, N.W., all within blocks of his childhood neighborhood. All of these office sites have been demolished.

<sup>2</sup> The DCHS Master Database reveals that James and George Turton were the owners of property in the 1000 block of K Street, N.W. No other information is available on the Turtons.

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Germuiller's practice was largely confined to residential structures. Between 1879 and 1923, it is estimated that he designed over 300 houses, which were built in every quadrant of the city. His buildings can be found in Downtown, Georgetown, Mount Pleasant, Capitol Hill, Bloomingdale and Brightwood Park. Germuiller designed houses both for individual owners and for speculators. Chief among the latter were builder Diller P. Groff, A. Behrends, and James Healy. His individual clients included John Sherman, General A.D. Hazen, Philip Larner and William Holmead.

Most of the Germuiller designed structures in the near northwest and throughout southwest have been demolished. The largest group of his extant work is on Capitol Hill, primarily in the near northeast. A few houses also remain in Georgetown, and near Dupont, Logan, and Washington Circles. Several of Germuiller's buildings, including 616 Eye Street, N.W., the ABC Beauty and Barber Supply building at 819-821 7th Street, N.W., 633-635 H Street, N.W., and the row at 520-528 3rd Street, N.E. are contributing buildings to designated historic districts in the city.

While employing an aesthetic that was common to Washington at the time, Germuiller's work stands out for its handsome detailing. His buildings are uniformly distinguished by their use of ornamental details executed in molded brick, terra cotta tiles, carved stone, decorative slate roofs, and cast iron cresting. Germuiller also achieved considerable success in designing buildings for the unusually shaped corner lots so typical of Washington's street plan. His corner buildings often use round or octagonal towers to their best advantage. He was one of the first architects documented as using the oriel window on row houses in Washington.

Germuiller is typical of his generation of architects in Washington. In an era predating architectural licensing practices, he is not known to have attended architecture school, but probably gained his training in the profession by serving as an apprentice and/or by studying drafting.<sup>3</sup> His stylistic preference, which was shared by the growing middle classes which inhabited his buildings, was for the romantic picturesque Victorian aesthetic, with its emphasis on texture, color, and richness of materials. While exuberant in their use of materials, Germuiller's buildings are always disciplined and convey a solid sense of design.

Washington experienced a proliferation of architects similar in spirit and background to Germuiller in the late nineteenth century as the city grew dramatically in population and economic power. Especially noteworthy, but largely unstudied, is the collective contribution of German immigrants and German-

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<sup>3</sup> The Washington Chapter of Architects authored the bill which created a Board of Examiners and Registrars of Architects. This bill was enacted by Congress on December 13, 1924.

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architects and builders in this period include Albert Goenner, Julius Wenig, T.F. Schneider, Clement August Didden, John Leisenring, John G. Meyers, Adolph Cluss, Joseph von Kammerhueber, and Paul Schulze. All were prolific German-American architects who contributed immensely to Washington's late nineteenth century architectural heritage.

GERMULLER ROW

The three buildings which comprise this site are an excellent illustration of a traditional urban configuration of building types, in which residential buildings are grouped around a corner commercial building. The buildings are representative of the mixed residential and commercial character of Washington's late nineteenth century neighborhoods, and reflect the spirit and lifestyles of a once vibrant middle class community. The buildings are also excellent, intact examples of the work of architect Julius Germuiller, a Washington architect noted for his talented use of ornamental brick work and siting of buildings.

Together, the three buildings at 748 3rd Street and 300-302 H Street form a cohesive ensemble of buildings, linked by a common history and architectural aesthetic. While employing the same aesthetic and detailing, the corner building at 300 H Street clearly reads and serves as a public building through its larger scale, prominent siting, and use of architectural detail to advertise its commercial function. The ensemble results in a sympathetic and distinctive melding of commercial and residential building types, while also establishing an important hierarchy between the public and private functions of the structures.

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Baist, G.W. Baist's Real Estate Atlas of Washington, D.C. 3 and 4 vols.  
Philadelphia, PA: By the Author, 1903, 1909.

Barton, Historical and Commercial Sketches of Washington, 1884.

D.C. Building Permits, Permits to Build #1445, #2319, and #2506. National Archives  
and Records Center, Washington, D.C., 1888, 1890, 1891.

D.C. Building Permits , Permits to Build (alterations for 300 H Street) #308  
(1894), #4688 (1913), #A-45320 (1953), #A-51439 (1954), #B-34182 (1958).  
National Archives and Records Center, Washington, D.C.

D.C. Building Permits , Permits to Build (alterations for 302 H Street) #1911  
(1906), #1222 (1925), #284305, #9094, #287744 (1946), #B-11624 (1956).  
National Archives and Records Center, Washington, D.C.

D.C. Historic Survey Master Database. Entries on Julius Germuiller, James A.  
Healy, and Patrick Wade. D.C. Historic Preservation Division, Department of  
Consumer and Regulatory Affairs, Washington, D.C., 1990.

Register of Wills, D.C. Superior Court.

Washington Evening Star, May 12, 1903. Obituary of Francis Germuiller.

Washington Evening Star, January 11, 1929. Obituary of Julius Germuiller.

Who's Who in Washington, D.C., 1906, 1920.

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Germuiller Row  
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The properties are located on the northeast corner of Square 529, on lots 837, 838, and 839, in Washington, D.C. The square is bounded by 3rd, 4th, G & H Streets, N.W.