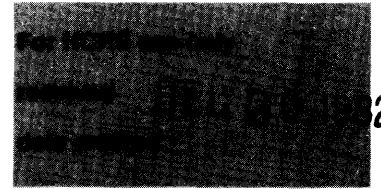


United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



2

1. Name

historic

and/or common Null House

2. Location

street & number 1037 Hillen Street ~~Street~~ N/A not for publication

city, town Baltimore (Independent City) N/A vicinity of congressional district Seventh

state Maryland code 24 county (independent city) Baltimore code 510

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name Nicholas Constantinides

street & number 1027 Hillen Street

city, town Baltimore vicinity of state Maryland 21205

5. Location of Legal Description

courthouse, registry of deeds, etc. City Courthouse, Land Records Office

street & number Calvert and Fayette Streets

city, town Baltimore state Maryland

6. Representation in Existing Surveys

title Maryland Historical Trust
Historic Sites Survey has this property been determined eligible? yes no

date 1980 federal state county local

depository for survey records Maryland Historical Trust

city, town Annapolis state Maryland

7. Description

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Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date <u>September 28, 1980</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

DESCRIPTION SUMMARY

The dwelling at 1037 Hillen Street is located in the Oldtown area of Baltimore City, Maryland

It is a two and one-half story, three-bay wide dwelling of wood frame construction that was built between 1782 and 1784 at the end of a row of attached dissimilar buildings. The principal facade has a one-story wooden Italianate storefront of later construction with large store windows and two entrances. The second story is three bays wide, is covered with beaded wooden clapboards and has three windows. The gabled roof has a centrally placed gabled dormer. The exposed northeast facade is two rooms deep, is covered with extra-wide weatherboard and has a small, single-sashed window on the right side of the attic story. The rear facade has no fenestration on the first and second stories and is covered with plywood sheathing; the rear gabled roof has two shed dormers and a chimney. The first floor plan is one room deep while the second and attic floors are two rooms deep. To save the building from demolition, it was moved on September 28, 1980, to the present site, 300 feet northeast of its original location on the opposite side of Hillen Street.

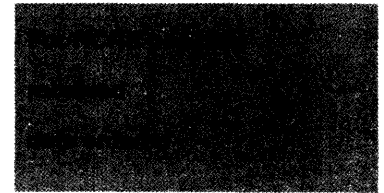
GENERAL DESCRIPTION

This rectangular-shaped house has new foundation walls made of cinderblock, faced with common bond brick veneer. The gabled roof is covered with asphalt composition over tin and wood shingle. The front slope of the roof is punctuated by a centrally placed gabled dormer with overhang; the rear roof slope features two equally-placed shed dormers and a single, end-wall brick chimney on the northeast side of the slope. There is little paint left on the wooden clapboard exterior; what paint remains is red in color and peeling heavily.

The principal - or Hillen Street - facade has a one-story wooden Italianate store front of later construction. The store entrance is slightly off-center to the right and is recessed from the outer walls. The triple-paneled wooden door has a boarded-up upper window and a dentilled head surround with a flush transom panel, without glass, over top. To the left of the entrance are two large, boarded-up store windows, extending from just above floor level to the second story. The wider window faces the street and sits atop a long and narrow rectangular panel with two mesh-covered openings. A narrower window sits at an angle between the street window and the store entrance. To the right of the store entrance is an entrance leading to the second story. The Italianate door has two round-headed panels with raised moldings; the door is topped by a flush transom with no glass. A wooden Italianate cornice, supported by wooden brackets and trimmed with dentilled molding, heads the store window and both entrances and runs the width of the building.

The second story of the principal facade is three bays wide and has beaded-edge, wooden clapboard siding. Three equally-spaced windows are flanked by louvred wooden blinds, fastened by metal shutter hooks. The northeast window has two over two double hung sash while the other two windows have no sash. The dormer window on the front facade also has two over two double hung sash.

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GENERAL DESCRIPTION (Continued)

The exposed, northeast facade is covered with extra-wide unbeaded weather-board. The only fenestration consists of a small, single-sashed hinged window on the right side of the attic story. A simple, wooden rake sheeted with tin covers the edge of the siding.

Before the house was moved, the rear (or southeast) facade featured a two-story back-building of later construction. This was removed before the house was relocated; the rear facade, now being repaired, has no fenestration on the first and second stories and is covered with plywood sheathing. The two attic dormers on the rear facade are the only fenestration and both are without sash.

The floor plan of the house is two rooms deep on all floors but the first; the first floor is one large room, possibly because of its later use for store purposes. At the far right and to the rear of this room, a stairwell opens to the second and third floors. At the far left and to the rear of the room, a single-stack brick chimney originates and runs through all floors to the roof. The second and attic floors have front and back rooms with wooden plank flooring and plaster over lath walls. Baseboard, door and window moldings are simply executed, although a more elaborate chair rail is affixed to the walls of the second floor front room. The ceiling joists on all floors are exposed, revealing chimney girders and beams which prove the earlier existence of a large, center chimney placed in the middle of the house.

The building was moved to a new site on the southeast side of Hillen Street on September 28, 1980. At its original location, the subject building was at the left (southwest) end of a row of three attached, dissimilar buildings. In the center of the row was a 2-bay wide, two and one-half story brick dwelling of approximately the same style and time period as the subject property, also with a first floor store front. The building on the opposite end was a three-bay wide, three-story brick Italianate style dwelling that was probably constructed in the 1850s and also had a first-story store front. Directly to the left of the subject property was a fenced-in parking lot which occupies the remainder of the block. The parking lot is owned by Baltimore Gas and Electric and provides parking for their employees.

In 1979, Baltimore Gas and Electric Company purchased the subject building and the two adjoining buildings with the intention of tearing them down to extend the parking lot. To save the building from demolition, it was moved 300 feet to occupy a vacant lot at the northeast end of a row of attached, dissimilar buildings located on the opposite side of Hillen Street.

The only way to save the building from destruction was to have it moved; the two buildings left behind were demolished two days after the subject building was relocated. The move was accomplished with little difficulty and had the following effects upon the building: there was some loss of interior plaster; interior stairs were removed and saved for future

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GENERAL DESCRIPTION (Continued)

re-installation; the first and second story rear facade with two double hung windows and a back-building of later construction were removed prior to relocation.

The streetscape at the new location is comparable to that at the former site. Again, the subject structure sits at the end of a row of attached, dissimilar buildings. It is attached to a four-bay wide, three-story brick Italianate building, also with a first floor store front, that is comparable to the end unit at the former site. Similarly, the remaining buildings in the row and in the surrounding area are primarily two and three story brick structures of Federal and Italianate styles used for both storage and commercial purposes. There are also several parking lots and some buildings used for light industry in the area.

Because of the short distance the building was moved and the comparability of its adjoining structures to the original structures, the historical integrity of the building has been maintained. Nor has the integrity or composition of the new site been compromised, because the building occupies a lot where a structure stood.

VERBAL BOUNDARY DESCRIPTION

The nominated property occupies city lots 19 and 20 on block 1269; the combined size of the lots is approximately 34 feet by 102 feet. Frontage on the southeast side of Hillen Street is approximately 34 feet and frontage on the northeast side of East Street is approximately 102 feet.

BOUNDARY JUSTIFICATION

The nominated property includes two city lots.

8. Significance

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Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1782-1784 **Builder/Architect** unknown

Statement of Significance (in one paragraph) Applicable Criterion: C

SIGNIFICANCE SUMMARY

The significance of 1037 Hillen Street derives from its architecture: as a residence of wooden frame construction, it embodies the distinctive characteristics of a type and period of construction rarely found in central Baltimore today. Built in the late 1700s, it is a rare specimen of the early wooden clapboard building, a type which was common in pre- and post-Revolutionary Baltimore, but was prohibited by ordinance from being constructed after 1812. Because of its easily recognizable wood construction and its minimally altered front facade, this building is one of the city's best remaining examples of early wooden frame construction, as well as one of its last. Fewer than fifty buildings that exhibit visible early wood frame construction remain in the city today. That 1037 Hillen Street is a row-end dwelling with an exposed wooden side wall adds further to its rarity and sets it apart from other early wooden houses extant in central Baltimore.

HISTORY AND SUPPORT

Although Baltimore today is commonly regarded as a city of brick, the earliest houses built there were composed of other materials: some were of mud wattle, many were of logs, and hundreds were of wooden frame construction. Although brick was manufactured on a local basis after 1784, wood continued to be the most popular building material because of its abundance and relatively low cost. Consequently, as late as 1800, over half of the 3500 buildings in Baltimore were constructed of wood. Because of wood's susceptibility to fire, however, wooden frame construction was regionally prohibited in Baltimore by a progressive series of ordinances adopted by the City Council.

The first ordinance, passed in June 1799 prohibited the construction of wooden buildings in the region of what is now inner-city Baltimore. This prohibited area was extended in 1807 and again on 1812 to include all of the city which was at that time central Baltimore, Oldtown and Fells Point.

As the city grew and assumed its now familiar brick character, the following factors also contributed to the demise and subsequent scarcity of early wooden buildings in the inner city: the continued scourge of fire, the razing of older buildings for newer structures in the desirable downtown area, and the covering-over of wooden clapboard siding with a new brick or imitation stone veneer. These factors and the early city ordinances have eroded the evidence of Baltimore's wooden frame heritage to a point where fewer than fifty buildings that exhibit visible early wood frame construction remain in the city today. (William Pencek, "Wooden Buildings in Baltimore," notes on file at the Baltimore Commission for Historic and Architectural Preservation).

9. Major Bibliographical References

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SEE CONTINUATION SHEET #4

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Baltimore East, Maryland

Quadrangle scale 1:24,000

UMT References

A

1	8	3	6	1	4	9	0	4	3	5	0	6	5	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

SEE CONTINUATION SHEET #2

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Joan Gearren, Goucher College Intern

organization Baltimore Commission for Historic and Architectural Preservation

date December 9, 1980

street & number 601 City Hall

telephone 301-396-4866

city or town Baltimore

state Maryland 21202

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

12-16-82

title STATE HISTORIC PRESERVATION OFFICER

date

For HCRS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

Entered in the National Register

date 1/27/83

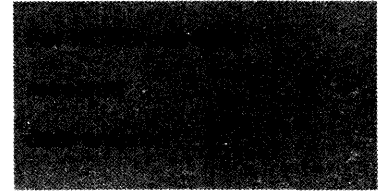
Affest:

date

Chief of Registration

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HISTORY AND SUPPORT (Continued)

1037 Hillen Street emerges as one of the city's best examples of early wooden frame construction when compared to other early wooden dwellings extant in Baltimore. Many are smaller and more humble buildings, one and one-half to two and one-half stories tall and two to three bays wide, often with unfinished attics. Dormers, if present, are simple shed styles while clapboards, when not covered by shingles or asbestos siding, are wide and unbeaded. Several have just a small, vertical section of an end wall exposed because of their location within a row of attached, dissimilar buildings. In comparison, 1037 Hillen Street is one of the better examples of early Baltimore wooden frame construction because of the following factors: its larger, two and one-half story, three-bay wide stature with fully finished attic, its more visually evident early wooden construction, its fully exposed wooden side wall and its more refined front facade with gabled dormer and beaded clapboard siding. Because the store front alteration (c. 1850-1860) involves only the first story, the architectural significance and integrity of the dwelling has been minimally affected.

The house was probably built between 1782 and 1784 for Stephen Bahun, a local artisan defined in the original "indenture of lease" as a blacksmith (Liber WG-K, folio 173). In 1784, title passes to Wolfgang Etchberger, a veteran of both the Revolutionary War and the War of 1812 (WG-S, 4). He holds the property for fourteen years and is listed in the city directories of 1796 and 1799 as a tanner and a grocer. During these early years, Old Town (as this neighborhood was called) was occupied by a diverse group of artisans that included a blacksmith, a house carpenter, a harness maker and trimmer, a pedler, a drayman and a huckster. These working class residents tended to live and work on the same site, and they were of German, English and Irish origin.

A schoolmaster occupied the house in the very late 1700s and his son, a carpenter, held title to the property from 1804 to 1811 (WG-82, 651). After 1811 and until the 1850s, the house was variously owned by both investors and inheritors who rented the property and resided elsewhere (WG-113, 77; WG-151, 696; TK-233, 276; TK-305, 97). In the mid-1850s until the 1880s, a flour and meal dealer occupied the house and it was probably during this time that the Italianate store front was added (AWB-421, 357). After the 1880s as the neighborhood grew older and declined, the residents included a junk dealer, a painter and from 1928 until the 1970s, the Null family who were antique dealers (JB-1145, 467; SCL-3075, 55; SCL-3447, 209).

Even though the building was moved in September 1980 from its original location, it is significant primarily for its architectural value as an excellent and rare specimen of early Baltimore wood frame construction. Its previous owner, Baltimore Gas and Electric, intended to raze the building and extend the parking lot which surrounded it. A compatible site and a new owner willing to restore the building were found on the same street just three hundred feet from the original location. Because the new streetscape is just three hundred feet from the original site and is comparable to the

SEE CONTINUATION SHEET #4

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HISTORY AND SUPPORT (Continued)

original setting, the architectural integrity of the building has been maintained, as has the integrity of the buildings to which it is now attached. The attached map shows the relationship of the building's present location to its original site.

The new owner intends to leave the exterior intact, including the store front, rather than remove it to restore the first floor facade to an eighteenth century appearance. The exterior will be painted, windows where missing will be replaced and the interior will be renovated for use as a coffee shop.

MAJOR BIBLIOGRAPHIC REFERENCES

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Baltimore Sun. April 2, 1887

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Interview with Teddy Rouse, contractor. November 11, 1980.

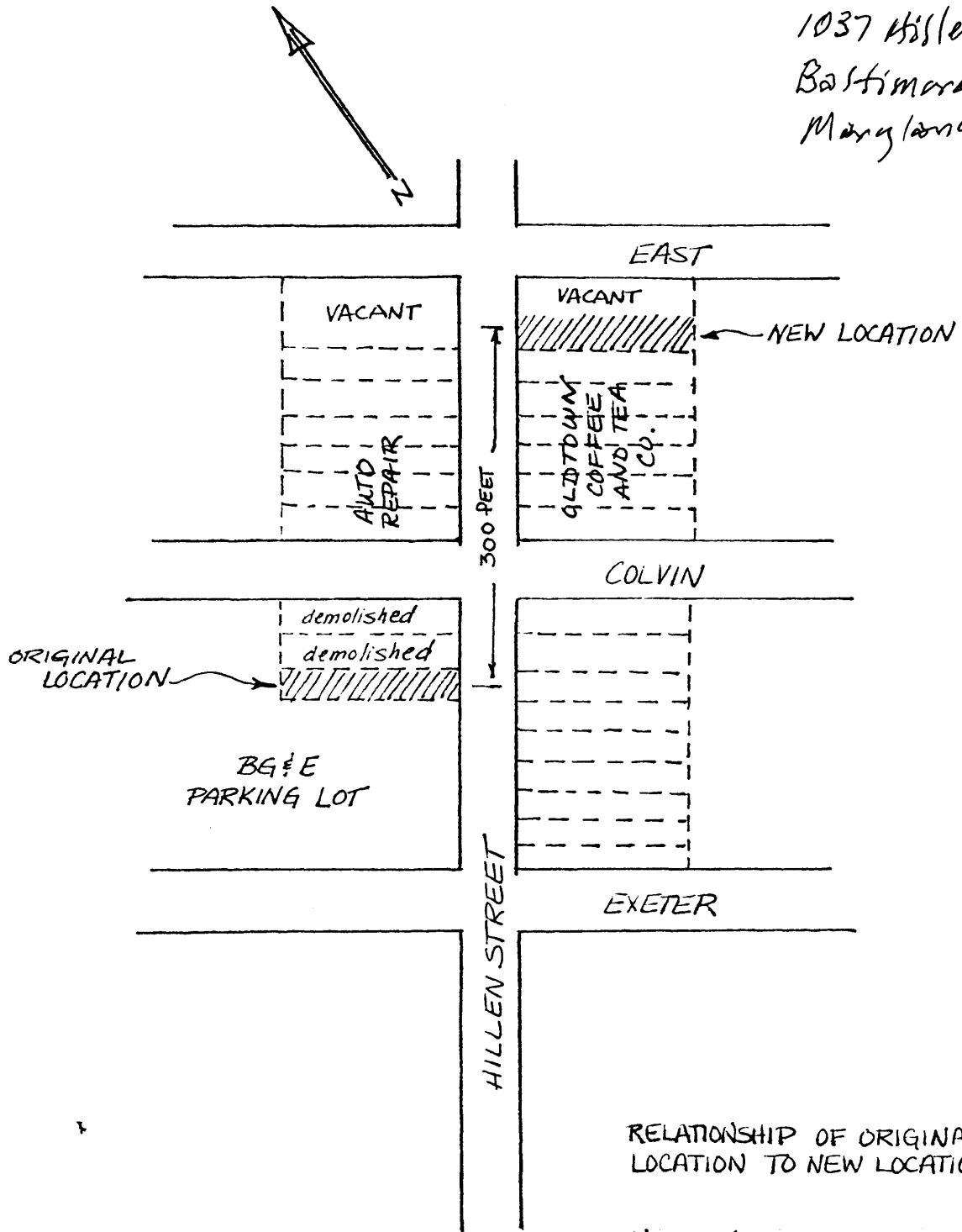
Journal of John Moale 1794-1798. MS. 593. Maryland Historical Society.

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Ordinances of the Corporation of the City of Baltimore Passed from 1797 to 1805, Inclusive. Baltimore: John Cox, 1875

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Nuss House
1037 Hillen St
Baltimore
Maryland



RELATIONSHIP OF ORIGINAL
LOCATION TO NEW LOCATION

NOTE: NOT TO SCALE