

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received FEB 2 1987
date entered

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

1. Name

historic Eldorado and 1202,1204, 1206 Washington Street

and/or common 1200, 1202, 1204, 1206 Washington Street

2. Location

street & number 1200, 1202, 1204, 1206 Washington Street NA not for publication

city, town Hoboken _____ vicinity of

state New Jersey code 034 county Hudson code 017

3. Classification

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

4. Owner of Property

name (See continuation sheet)

street & number

city, town _____ vicinity of _____ state

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds

street & number Hudson County Court House

city, town Jersey City state New Jersey

6. Representation in Existing Surveys

title Hoboken Historic Structures Survey has this property been determined eligible? yes no

date 1978 federal state county local

depository for survey records Office of New Jersey Heritage, CN 404

city, town Trenton state New Jersey 08625

7. Description

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

Describe the present and original (if known) physical appearance

The building numbered 1200 Washington Street stands at the northwest corner of the intersection of Washington and Twelfth Streets, Hoboken. The buildings numbered 1201-1206 are adjacent to the north along Washington Street. All four buildings were designed by Charles Fall and erected c. 1892.

1200 Washington is a five-story rectangular block, four bays wide and five deep, constructed of common-bond brick. It contains two stores on the ground floor and apartments above. A third store (102 Twelfth Street) occupies a one-story section running across the rear of the building, apparently added within a few years of the original construction. The store bays are defined by cast-iron pilasters. Those on the addition differ slightly in detail from those on the front. There are four wooden storefronts: two on the front (east) elevation, one on the south side of the main building at its west corner, and one on the addition. Each consists of a paneled base with consoles, a large display window with transom, a recessed entry with glazed door under a transom, and a heavy cornice with modillions and dentil band. On the front, the two entries are paired at the center of elevation. The storefronts had been altered and then were damaged by fire c. 1980; all have now been restored to their original appearance.

The apartment entry is located on the south side of the building and is covered by a carved brownstone hood; massive consoles with female heads and floral ornament support an entablature bearing the original name of the building, "Eldorado", and a pediment containing a medallion surrounded by further floral ornament. Within the entry, a heavy rope molding surrounds a pair of glazed doors. Iron railings line the steps leading up to the residential entry and the adjacent steps to the basement areaway.

Brownstone is also used for belt courses on the second and fifth floors of the front and south side of building, for the sills of the windows, all of which have 1/1 sash, and for flat hoods above the windows on the second floor. On the third through fifth floors, the paired windows on the front elevation and also those in the central three bays at the side are set in panels recessed slightly from the outer plane of the wall to give the effect of pilasters or piers; smaller recessed panels are used as decorative elements under all windows on the fourth and fifth floors.

On the rear elevation, the windows are capped by simple segmental arches of brick. Both the front and side elevations of the building are crowned by a paneled frieze ornamented with floral swags by a

8. Significance

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

Specific dates c. 1892 Builder/Architect Charles Fall

Statement of Significance (in one paragraph)

The four buildings standing at 1200 (the Eldorado) and 1202-1206 Washington Street, all of them five-story brick apartment houses with stores at the first floor, are locally significant as well-preserved examples of the work of Charles Fall, who was notable not only as a talented and prolific architect but also as an influential member of Hoboken's business community. Although Fall's work covered a range of architectural types, from the single-family residence to the fire station, he was best known as the designer of apartment buildings. The four Washington Street properties are also representative of the rapid physical growth and urbanization of the city of Hoboken in the last decades of the 19th century and of the acceptance of apartments as a type of residence for the middle class.

Hoboken was founded in 1804 when Col. John Stevens laid out part of his farm (purchased in 1785) with streets for a new town. This first dedication covered the area of present Hoboken bounded by Hudson (east), Newark (south), Willow (west), and Eighth (north) Streets. Through the early 1900s Hoboken was favored as a place for summer cottages and the area to the north became a recreation ground for New York City, with a trotting course, cricket fields, and boat clubs at the waterfront.

In 1839 the Stevens family conveyed the remainder of the original farm to the Hoboken Land and Improvement Company, which they controlled. The company would play an important role in the subsequent development of the town. In the south and central sections of Hoboken, the company built and sold block-long rows of houses or, in some cases, sold lots on condition that masonry buildings of at least three stories be built on them. The company was also responsible for the development of the waterfront and controlled the ferry service to New York. Washington Street was the principal north-south thoroughfare and the town's commercial street, lined with hotels, taverns, and stores. Hoboken was incorporated as a city in 1855.

Although Hoboken had only 9,700 residents in 1860, by 1880 the number had swelled to 31,000 and in 1890 reached 43,700. The rise in population reflected Hoboken's increasing prominence as a commercial and transportation center. Several factors combined to produce this rapid growth, among them an influx of German and Irish immigrants, Hoboken's proximity to New York City, and the fact that it was a terminus both for ferry service and for railroads to the West. Equally important was the construction on the Hoboken waterfront of terminals for several trans-Atlantic steamship companies, including the Hamburg-America Line (1863), the Netherlands America Steam Navigation Company (1872), the Thingralla Steamship Company (1873),

9. Major Bibliographical References

(See continuation sheet)

10. Geographical Data

Acreeage of nominated property ~~less than one acre~~

Quadrangle name Weehawken

Quadrangle scale 1:24000

UTM References

A

1	1	8
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 Zone

5	8	1	2	1	0
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 Easting

4	5	1	1	1	1	6	1	0
---	---	---	---	---	---	---	---	---

 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)

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

NA

state code county code

state code county code

11. Form Prepared By

name/title Polly A. Matherly, Associate Director

organization Heritage Studies, Inc.

date October 1986

street & number 20 Seminary Avenue

telephone (609) 466-9606

city or town Hopewell

state New Jersey 08525

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 National Park Service.

Deputy State Historic Preservation Officer signature

title Assistant Commissioner for Natural Resources

date 12/3/86

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

~~Entered in the~~
~~National Register~~

Keeper of the National Register

date 3-9-87

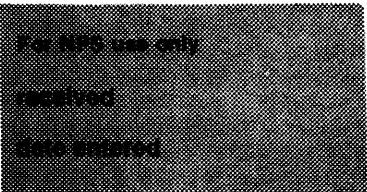
Attest:

date

Chief of Registration

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Hoboken, Hudson County, NJ
Continuation sheet 1200-1206 Washington Street Item number 4

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1200 and 1202 Washington Street
Block 247, Lots 37 and 38 (merged as Lot 37)

Eldorado Associates
70 Hudson Street
Hoboken, NJ 07030

1204 Washington Street
Block 247, Lot 36

Benalder Bayse, Jr.
1204 Washington Street
Hoboken, NJ 07030

Edward Blakeslee
1204 Washington Street
Hoboken, NJ 07030

Linda R. Birnbaum
1204 Washington Street
Hoboken, NJ 07030

Murray M. Connell and Joseph J. Fox
1204 Washington Street
Hoboken, NJ 07030

Marc David Feldman
1204 Washington Street
Hoboken, NJ 07030

Dennis C. Kornbluh and Cindy Weiser
1204 Washington Street
Hoboken, NJ 07030

Stewart and Robyn May
1204 Washington Street
Hoboken, NJ 07030

Lena Mazzo
32 Orangeburg Road
Old Tappan, NJ 07675

Harry Mikol and Mary C. Jones
1204 Washington Street
Hoboken, NJ 07030

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1206 Washington Street
Block 247, Lot 35

Robert W. and Jeanette Anton
1206 Washington Street
Hoboken, NJ 07030

Donna G. Caulfield
1206 Washington Street
Hoboken, NJ 07030

Arthur Demonte and Elizabeth Gleich
1206 Washington Street
Hoboken, NJ 07030

Glenn and Mary Gamble
1206 Washington Street
Hoboken, NJ 07030

James L. and Marcia R. Gardner
1206 Washington Street
Hoboken, NJ 07030

Dolores and Leonard Herrick
1206 Washington Street
Hoboken, NJ 07030

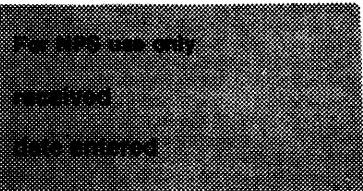
Steven R. Lowry
1206 Washington Street
Hoboken, NJ 07030

Robert and Christine Martinez
1206 Washington Street
Hoboken, NJ 07030

Peter G. Szanto
1206 Washington Street
Hoboken, NJ 07030

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heavy bracketed cornice. The original frieze and cornice suffered substantial damage in the c. 1980 fire; surviving elements were used as a model for the replicas now in place.

The fire completely gutted the interior of 1200 Washington Street. The original decorative features included marble mantels and door and window surrounds with simple grooved moldings and bull's-eye corner blocks. As part of the rehabilitation now in progress, door and window casings have been replicated, but the fireplaces were not reconstructed. Rehabilitation of the interior of the building is finished and work on the exterior is complete, with the exception of some repair to brownstone courses, sills and lintels. The historic appearance of the exterior of the building is virtually intact.

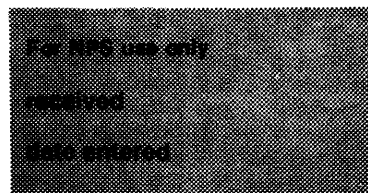
The three buildings at 1202-1206 Washington are each five-stories high, four bays wide, constructed of brick in common bond. Originally each contained two stores on the ground floor and two apartments on each upper floor. The stores at 1206 have now been converted to apartments. The three structures were designed to read as a unit to give them greater presence on the street. A central pediment rises above the cornice on 1204, and the cornice line breaks out over the center of the two flanking buildings. Party walls are defined only by simple pilasters and by urn finials at the roofline.

The residential entry for each building is recessed between cast-iron pilasters at the center of the first floor. Additional cast-iron pilasters mark the first-floor party walls. On either side of the main entry at 1202 and 1204 is a wooden storefront consisting of a recessed entry with a glazed door under a transom and a display window with a paneled base with consoles and a bulkhead transom. A single cornice with modillions and dentil band runs across the storefronts and entries. At 1206 the storefronts have been replaced with brick infill with paired sash windows, but the central pilasters and entry remain in place.

The upper stories of the three buildings are virtually identical. Windows are 1/1 sash; their cast-iron heads are segmentally arched on the second floor, pedimented on the third, and flat on the fourth and fifth. The only exception is the fourth floor of 1204, where the centrality is emphasized by pedimented hoods. Brick decorative banding links the hoods of the second-floor windows and runs below the sills of those on the third through fifth floors. The elevations are capped by a band of corbelling and a metal cornice with scroll brackets. Metal storm windows have been added at 1204 and 1206, and through-wall air conditioning units have been installed at 1204.

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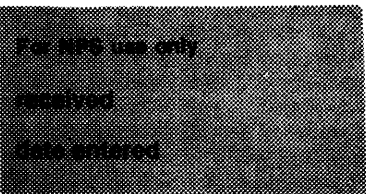


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1200-1206 Washington Street

Interior features of 1202-1206 Washington include marble mantels, molded window casings, and louvered shutters; both 1204 and 1206 retain their original stairs with carved newels and turned balusters. All three buildings have been rehabilitated with some modification of plan. The exterior of 1202 is essentially unaltered and, despite the changes noted above, the facades of 1204 and 1206, retain much of their historic appearance.

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and the Wilson and Scandanavian American Lines (1880s).

The area north of Eighth Street remained essentially rural in character until about 1880, but then the density of the population and the lack of building sites in the original boundaries of the city forced Hoboken to expand onto the undeveloped land, and the Hoboken Land and Improvement company began selling lots between Eighth and Eleventh Streets. In 1886, the company dedicated land up to Fourteenth Street, and opened ferry service from the foot of Fourteenth Street to New York City that same year.

This northern portion of Hoboken built up quickly with homes, clubs, and public buildings. Washington continued to be the principal street and its northern blocks were soon lined with apartment houses. Although the apartment house as such appeared in Europe in the 18th century and had become common there by the early 19th century, the first apartment houses in the United States for middle class residents (as opposed to tenements) were built in New York about 1870 and in Chicago about 1880. The construction of apartments on Hoboken's Washington Street reflected the acceptance of this building type for middle class housing in areas with dense population and high land values.

Among the most notable of the apartment houses in Hoboken were those designed by Charles Fall, who specialized in this building type. Fall's buildings were typically of masonry construction, four or five stories high with commercial space at the ground floor, and featured details derived from classical architectural styles. A number of his apartment buildings are extant along upper Washington Street, but 1200 and 1202-1206 Washington are among the earliest and best preserved of them.

The design of 1200 and 1202-1206 Washington Street illustrates Fall's skill in applying classical revival stylistic details to essentially box-like apartment blocks to create a distinctive architectural character. The use of such high-style elements was intended to appeal to middle class residents by giving these multi-family buildings at least some of the exterior design qualities of a substantial private residence. At 1200 the decorative details also reinforce its visual importance as a corner building. The structures at 1202-1206 have been handled as a single composition to increase their weight in the streetscape; here decorative elements are used both to the unify the three facades and to balance them on a central axis.

Charles Fall was born in Hoboken on July 9, 1865, and, after

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graduating from public high school, learned the trade of a builder. Although he was listed in the city directory for 1885-86 as a bookkeeper, in 1887 Fall went into business with Arthur Seitz, selling building materials and fireclay products. The firm must have profited from the building boom that followed the opening of northern Hoboken for development and may even have been formed because of it.

Fall apparently had no formal training as an architect, but instead had studied in his spare time. Among the first buildings he designed were houses for himself and Seitz, constructed c. 1889 at 915 and 917 Washington Street. Fall soon dissolved his partnership with Seitz and was listed in the city directory for 1890-91 as an architect. The buildings at 1200 and 1202-1206 Washington were erected about the same time; they do not appear on the Sanborn Insurance Map of Hoboken for 1891, but were completed in time for a photograph of them to appear in Art Work of Hoboken, published in 1893. By the time the city directory of 1892-93 was printed Fall was conducting his practice from an office at 1214 Washington, which he had also designed. Ultimately Fall would design almost all the buildings on the west side of Washington between Twelfth and Thirteenth Streets.

Over the years Fall designed, in addition to his apartment houses, private residences, an office for the Hoboken Land and Improvement Company, and municipal buildings including schools and a firehouse. While continuing his architectural practice, he also became increasingly involved in Hoboken's business community, particularly in banking. Fall was one of the organizers of the Hoboken Board of Trade, established in 1904. In the Board's History of Hoboken, published three years later, Fall was listed among the Board members as an architect, but appeared elsewhere in the book as president of the Hoboken Trust Company (established in 1890). He was also a founder of the Guarantee Mortgage and Bond Corporation and of the North Bergen Trust Company.

In addition to his professional activities, Fall was a member of numerous civic and fraternal organizations in Hoboken and Hudson County. He eventually moved from Hoboken to Montclair, New Jersey, where he died on December 6, 1950.

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Hoboken Board of Trade. History of Hoboken. Hoboken: The Inquirer Print, 1907.

Charles Fall Obituary. New York Times, December 7, 1950.

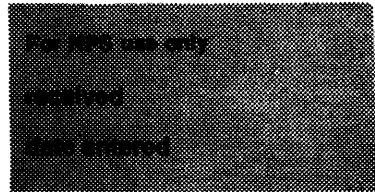
Sanborn Map Company. Insurance Maps of Hoboken, 1891.

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The boundaries of the National Register nomination for 1200 and 1202-1206 Washington Street are those of the four parcels on which the buildings stand, Lots 35, 36, 37 and 38 of Block 247 as shown on the accompanying City of Hoboken tax map.

Specific lines are defined as follows: bounded on the east by the west curb of Washington Street; on the south by the north curb of Twelfth Street; on the west by the eastern line of Lots 1 through 7 of Block 247; and on the north by the southern line of lot 34.2 of Block 247.

