

AUG 14 2015

Nat. Register of Historic Places
National Park Service
Hampden County, MA

Adams Apartment Building
Name of Property
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.

1. Name of Property

Historic name: Adams Apartment Building
Other names/site number: Adams Apartments
Name of related multiple property listing:

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

2. Location

Street & number: 71 Adams Street
City or town: Springfield State: MA County: Hampden
Not For Publication: Vicinity: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 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 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 local

Applicable National Register Criteria:

A B C D

<u>Brona Simon</u>	<u>July 30, 2015</u>
Signature of certifying official/Title: Brona Simon SHPO	Date
State or Federal agency/bureau or Tribal Government	

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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:)

Joe Edson H. Beall
Signature of the Keeper

9.29.15
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

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Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u> </u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/ multiple dwelling

-
-
-
-
-

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Current Functions

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE/ MARBLE, CAST STONE, RUBBER

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Adams Apartment Building is located in the South End neighborhood of Springfield, Massachusetts. Situated on the north side of a parcel of land between two- and three-family wood-frame houses, the Adams Apartment Building, constructed in 1912, is the only masonry apartment building on Adams Street. Designed by Gagnier & Angers, the Classical Revival-style, four-story building is set on a raised basement, and features a finished red-brick north (primary) elevation. The load-bearing masonry building is detailed with rough-cut marble window sills and lintels, and features marble front steps. Despite the replacement of the original windows and doors over time, the building retains its historic and architectural integrity and underwent a tax-advantaged rehabilitation in 2014.

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Narrative Description

The Adams Apartment Building is a four-story, five-by-four-bay, red-brick residential building with a roughly rectangular footprint. The building has a flat, membrane-covered roof. Two brick chimneys with corbelling at the tops extend up from the east and west elevations. The roof and masonry of the upper stories, which were severely damaged in a 2011 tornado, required immediate reconstruction. In 2014, a tax-advantaged rehabilitation was completed, with repairs to the interior and exterior, replacement of windows and doors, replacement of kitchens and bathrooms, and retention of historic details and finishes. Stories one through four contain 1/1 aluminum replacement sash, including some with arched headers to fit within arched openings. Basement-level window openings have been infilled with metal panels. According to a 1939 photograph of the building, the windows and door on the façade (north elevation) included an entrance door with nearly full-length glazing, multilight basement windows, and windows above the entrance were 9/1, with double-hung sash (figure 7).

The building is set back approximately five feet from the rear edge of the sidewalk along Adams Street. A concrete-paver walkway leads to the front entrance, which is centered on the façade. The entrance door, which is almost at ground level, is accessed by two marble steps. Planting beds, which flank the entry, are surrounded by tall, concrete-block curbing, topped by an approximately three-foot-high aluminum picket fence. An asphalt walkway located on the west side of the property provides access to a large, grass-covered rear yard that is surrounded by a chain-link fence.

The five-bay façade features a narrow, center bay flanked by symmetrical, bowed bays, all rising the full height of the building to a projecting, pressed-metal frieze and cornice with dentil detail (photos 1 and 2). The cornice, along with the running-bond, glazed red brick of the façade, wraps around the building to cover part of the east and west elevations. The ground-level center entrance features an overhanging decorative hood with carved brackets supporting an entablature. A modern metal-panel door, flanked by partial sidelights set over metal panels, is located within the opening. Above the front entrance, three rectangular windows—one per floor—light the interior stairway. Above the column of windows at the fourth story, a decorative brick panel features diagonally laid brick headers, surrounded by raised stretcher courses. Each of the bowfront bays contains two windows per floor. All façade window openings have rough-cut marble sills and lintels.

The east and west elevations are identical. The glazed red brick and metal cornice of the façade wrap around both side elevations to terminate at projecting chimney stacks (photo 2). The remaining portions of the side elevations consist of darker, unglazed, red-clay brick laid in common bond with Flemish headers. Window openings on the east and west elevations consist of segmental-arched lintels, with three rows of brick forming the arches. Sills are cast stone. South of the chimneys on the east and west elevations are three vertical bays of rectangular windows, set within the arched openings with arched headers. A projecting bay is located at the south end of both elevations. Modern metal lamps, mounted above the first story, cast light downward. Flat aluminum flashing extends along the roofline of both elevations.

The south (rear) elevation (photo 3) features unglazed red brick laid in a common bond with Flemish headers. Each floor contains four window openings with cast-stone sills and segmental-arched, red-brick lintels. Two doorways featuring segmental-arched brick lintels are located at each story. Each opening contains a modern metal door and storm door that leads onto a four-story porch, with stairways, constructed in 2014. The current porch replaced an earlier, pressure-treated lumber porch of similar design. A set of wood steps, located on the south end of the porch, leads to the porch deck. Wood

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paneling surrounds the base of the porch. Four steel posts, two of which flank the wood steps, run vertically up the porch, supporting a flat canopy roof projecting from the top of the building. A steel balustrade serves as a railing along the steps and surrounds the perimeter of the porch on all floors. The south elevation also features modern metal lamps, mounted above the first story, to cast light downward.

Interior (see figure 8)

The interior entrance vestibule contains a mosaic-tile floor, marble dado, wood trim, and an interior doorway with its historic molded-wood architrave. The door itself is a modern, metal, replacement unit. A center staircase features its original wood baseboard and modified wood balustrade (raised in height by a new wood stringer to meet building code) with turned balusters and square newel posts (photo 4). The stairs lead up to landings, each with doorways to two residential units, on each floor. While the unit doors have been replaced, the surrounding original wood trim remains. Within the residential units are original molded-wood window and door architraves with bull's-eye cornerblocks, as well as wooden baseboards and some wood-panel doors (photo 5). Portions of flooring, walls, and ceilings have been replaced throughout the building as a result of damage from the 2011 tornado, which also damaged windows and doors. Units are laid out north to south with a central living room, a front bedroom, rear bedroom, and kitchen at the south end of the building. The units' floor plans remain generally as they were when the building was constructed (see figure 8).

Archaeological Description

While no ancient Native American sites are known on the Adams Apartment Building property, sites may be present. Two ancient sites are recorded in the general area (within one mile). Both sites are located on riverine terraces within 1,000 feet of the Connecticut River. Environmental characteristics of the property represent some locational criteria (slope, soil damage, proximity to wetlands) that are favorable for the presence of Native sites. The apartments are located on level to moderately sloping topography; however, the nearest wetlands are located well over 1,000 feet away and soil characteristics are impossible to determine. The Connecticut River lies more than one-half mile southwest of the apartment. Soils in the area are classified as urban land, or as areas that have been so altered or obscured by urban works and structures that identification of soil types and their characteristics is impossible. Buildings, industrial areas, paved parking lots, sidewalks, roads, and railroad yards cover most of the surface. Given the above information, the size of the nominated property (less than one acre), and the effects of historic landuse, a low potential exists for locating significant ancient Native American archaeological resources on the property. Locational criteria for the property, especially its excessive distance from the nearest wetlands, reduce the overall site sensitivity for this location. Any potential Native American resources that might have been present on the property were destroyed by the construction, relocation to the rear (southern) end of the lot, and demolition of the Payette House (71 Adams Street), as well as construction of the Adams Apartment Building.

A high potential exists for locating historic archaeological resources on the Adams Apartment Building property. While the Adams Apartment Building is located in the general area of Springfield's initial (1636) settlement on the east side of the Connecticut River, no evidence of that settlement has been identified for the nominated area. Residential settlement did not begin in the Adams Street area until the 19th century, as pockets of industrial settlement grew and residential settlement expanded to the eastern side of town. During this period of expansion, Adams Street was laid out in 1848. Between 1870 and 1915, Springfield experienced a residential construction boom, and by 1910, Adams Street was fully developed with single and multifamily housing. Structural evidence may survive from two sites occupied

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by the same structure originally built during this period. The first site includes archaeological evidence of the two-story house purchased by Anatole Payette as his residence at 71 Adams Street, the site of the present Adams Apartment Building. Payette moved this house to the rear of the lot (71½ Adams Street) to make room for the construction of the Adams Apartments in 1912. The Payette House at 71½ Adams was demolished after 1970. Structural evidence may survive from the Payette House and related barns, outbuildings, and occupational-related features (trash pits, cisterns, utilities) at both the 71 and 71½ Adams Street sites. Similar evidence may also survive from barns, garages, outbuildings, and occupational-related features associated with the Adams Apartment Building.

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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.
- 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

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ETHNIC HERITAGE: EUROPEAN

ARCHITECTURE

Period of Significance

1912-1965

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Gagnier & Angers

Anatole Payette

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Constructed in 1912, the Adams Apartment Building is a well-preserved example of a modest, Classical Revival-style, multifamily building. It was constructed for Anatole Payette, a carpenter, during Springfield's apartment building boom. The boom (approximately 1890-1920) was brought on by increased immigration, population growth, and the strong industrial economy in Springfield. The boom also gave rise to one of the city's most successful developers, the well-known designer/builder/developer company of Gagnier & Angers, who built the Adams Apartment Building. Payette and Gagnier & Angers were part of a small, yet prolific, group of French Canadians who settled in Springfield and worked in the building trades, creating many new neighborhoods that transformed the city. The Adams Apartment Building meets Criterion A for its association with the French-Canadian construction industry in Springfield in the early years of the 20th century. The Adams Apartment Building meets Criterion C as a representative example of a Classical Revival-style apartment building designed by Gagnier & Angers. The building retains its integrity of location, design, setting, materials, workmanship, feeling, and association, and is significant at the local level. The period of significance for this building is from its 1912 construction until 1965.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

COMMUNITY PLANNING AND DEVELOPMENT: The development of apartment buildings within the city of Springfield during the decades surrounding the turn of the 20th century marked a major shift in the architecture of the city. Until the 1890s, the city's architecture was largely characterized by wood-frame, single-, two-, and three-family houses. This shift was directly associated with increased availability of employment within the city, which precipitated a population increase, expansion of the streetcar system, and improved roadways. Better transportation led to the development of lower- and middle-class housing away from the city center, since residents were able to take public transportation to and from centers of employment. The Adams Apartment Building is representative of a pattern of development seen in Springfield during the turn of the 20th century, with the rise of masonry apartment blocks responding to increased housing demands and new building-code standards. Masonry apartment buildings, constructed in all neighborhoods within the city, had a profound effect on how Springfield looks today.

ETHNIC HERITAGE: The city of Springfield was a center of industry in western Massachusetts in the later half of the 19th and early 20th centuries. With the availability of employment, many immigrants arrived in the city, including thousands of French Canadians who sought employment and new opportunities for themselves and their families. The French Canadians, one of Springfield's most successful immigrant groups, were responsible for the development of vast tracts of housing, religious and educational institutions, and businesses within the city. The Adams Apartment Building was developed and constructed by French Canadians, and it housed French Canadians and others.

ARCHITECTURE: With its double bow-front façade, heavy overhanging door entablature, glazed brick, corbelled chimneys, decorative brick panel, and pressed-metal frieze and cornice, the Adams Apartment Building is a good example of a modest Classical Revival-style building. The bulk of its ornament is on the façade, facing north on Adams Street. Proceeding southward along the side elevations to the rear (south) elevation, the ornamentation becomes simpler, but the use of segmental-arched brick lintels and

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cast-stone window sills exemplifies Classical Revival ornamentation. The style is the dominant architectural style for apartment buildings during the early 20th century in Springfield. Despite replacement of its original doors and windows, the building retains its architectural integrity.

Historical Overview

Springfield was initially settled as a fur-trading post in 1636. Located on the east side of the Connecticut River, Springfield was connected to central and eastern Massachusetts by an east-west thoroughfare, now known as State Street. Early settlement was focused on Main Street (which runs north to south and intersects State Street), with agricultural fields along its west side next to the Connecticut River. Due to its location on the river and the presence of a major route to Boston, Springfield was an important crossroads, and in 1662 it became the county seat for Hampden County. In 1776, Springfield was selected as a site for a cannon foundry (which later developed into the Springfield Armory, NHL). As a result, the city became a significant community in the country's fight for independence. Over the ensuing 40 years, the armory's expansion made Springfield a center of commerce and industry.

In the late 18th and early 19th centuries, Springfield continued to grow, with Main Street serving as the civic, commercial, and religious center. Meanwhile, residential development spread east toward the armory, north to Round Hill, and south to the Mill River. Between 1776 and 1820, the population grew from 1,900 to 3,914, and Springfield became the most populous community in western Massachusetts. Farming as a source of income gave way to industrial development, and by 1815 Springfield had eleven mills, most on the Mill River and at the north end of town. By 1820, 58 percent of the town's labor pool worked in manufacturing jobs that ranged from iron works to cotton textiles.

The railroad arrived in the area in the early 19th century. In 1839, the Western Railroad was constructed through Springfield, providing access from Boston to Albany, NY. The Connecticut River Railroad intersected this east-west route in Springfield, providing transportation on a north-south route along the Connecticut River in 1844. With this improved transportation system, manufacturing expanded to both serve the new transportation industry and take advantage of newer and faster shipping routes. Spurred by the expansive growth, Springfield became a city in 1852.

The city continued to thrive during the Civil War, when the armory served as a major small-arms production facility for the United States Army. The needs of the Union were also met by many private companies in Springfield that produced ammunition, uniforms, and other war-related supplies. Prosperity was also high during this period for industry that was not war-related. In Springfield, manufacturers produced tools, gold chains, boxes, and a myriad of textiles, as well as many other items. The city's population grew 65 percent between 1855 and 1865, as workers sought employment in the many industries.

Although production was dramatically curtailed at the armory following the war, those employees found new opportunities in the many other industries in the city. By the end of the 19th century, Springfield was home to more than 500 companies producing items such as railroad cars, lawnmowers, and textiles, and representing ten percent of the overall production for the state. The population of the city reached 102,971 by 1915. About one quarter of the population were immigrants, most from Ireland, but many others were of French-Canadian and Italian descent.

The population of the city spread further away from the core as the streetcar and automobile became more popular after 1920. Many small businesses followed, and small neighborhoods were created. Springfield's prospects began to decline during the Great Depression. As businesses closed, the

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population began to leave. Many buildings within the city were left vacant, and by the 1950s large scale demolition began, and it continued into the 1970s with urban renewal plans. Since that time, many of the city's remaining historic buildings have been preserved. In 2011, a tornado touched down in Central Massachusetts, and Springfield suffered extensive damage to many of its buildings, including the Adams Apartment Building.

Residential Development of Springfield

During the Colonial period, settlement in Springfield was centered along the Connecticut River between Round Hill and the Mill River. Residential development then expanded east from Main Street, and along State Street to the Revolutionary War-era armory, in what would become "The Hill" neighborhood. Industry emerged at the Watershops Armory, a metal-forging facility associated with the Springfield Armory, along what is now Allen Avenue. As a result, residential development expanded southward where employment was available. Pockets of industrial development in the Indian Orchard and Sixteen Acres areas of the city continued in the 19th century, resulting in settlements on the east side of the town. It was during this period that Adams Street was initially laid out in 1848 (see figure 2). When the Boston & Albany Railroad was established in 1851, the downtown became a focus of commercial and upper-class residential development in and around what is now the Memorial Square area. As the housing demand grew, the neighborhood around the armory also expanded. The South End (along Main Street between Howard Street and the Mill River), where the Adams Apartment Building would be built, was quickly becoming a working-class neighborhood of modest homes. Located south of the central business district, the South End is the smallest of the city's seventeen neighborhoods. The South End contains approximately 196 acres of land and is bounded by Union and Howard streets to the north; Mill Street, Mill River, and Main Street to the south; Maple Street to the east; and the Connecticut River to the west.

The dramatic increase in population by 1870 brought about residential development, mostly modest single-family houses, in the McKnight, Bay, Indian Orchard, and Brightwood sections. Residential development within the town continued into the early 20th century, with many high-style, upper-class houses built in the McKnight and Bay areas. On the north side of town, industrial development was extensive, limiting housing development in the area. A second wave of residential growth began in the early 20th century with the expansion of the street railway system, which precipitated the construction of single-, two-, and three-family houses in Forest Park (Belmont Avenue and White Street area), the Upper Hill area (Wilbraham and Hancock streets), and Liberty Heights (Carew Street area).

Between 1870 and 1915, Springfield as a whole experienced a residential construction boom. A large number of houses were constructed throughout the city for a variety of income levels. Housing types of this period range from upper-, middle-, and working-class, single-family houses, wood-frame, two- and three-family houses, and large masonry apartment blocks. Most wood-frame construction occurred outside of downtown, with masonry rowhouses primarily constructed in the center of the city. Large apartment blocks became a popular housing type at the turn of the century, with tracts of development north of the commercial core, near the armory and in the South End, as well as along the streetcar routes in Upper Hill, the North End, and Forest Park. By 1910, Adams Street was fully developed with single and multifamily housing (see figure 3). It was during this period that the Adams Apartment Building was constructed, responding to the expanded need for housing due to increased immigration, population growth, and a strong industrial economy.

The availability of public transportation via the street railway and the increased road network in turn-of-the-20th-century Springfield were significant forces behind the development of housing, enabling people to travel throughout the city and adjacent communities, even as far as Hartford, along the street railway.

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In particular, those who could not afford travel via horse or automobile benefited. Proximity to public transportation resulted in working-class or middle-class residents, many of whom were immigrants, living in apartment blocks. Expanded rail access, and later automobile access, allowed for development further and further away from the city center in neighborhoods such as the South End (see figure 4). Residential development continued to expand along major automobile routes toward East Springfield and Route 20 to Sixteen Acres and East Forest Park. Development slowed until the post-World War II period, when suburban development flourished in the eastern half of the city.

In the early 20th century, the City of Springfield instituted a building code. Rapid development of wood-frame, multifamily housing had resulted in unsafe buildings that were susceptible to fire. Proponents of the code sought to increase the safety of buildings and the health of occupants by placing requirements on the height of wood-frame buildings (limited to two stories), mandating the use of fire-resistive materials such as masonry, and increasing the amount of light and ventilation available per unit. Springfield's building code was adopted in 1910 and amended in 1914. One of the provisions was the creation of a fire-limitation district encompassing a large section of the city. The district allowed the building commissioner to regulate building materials and height to provide better fire safety. This resulted in the construction of multiunit residences greater than two stories in height, and using masonry rather than wood-frame construction. One such building was the Adams Apartment Building.

In 1910, according to the *Springfield Republican*, there was a substantial demand for housing for factory workers. This, along with the impending passage of the building code, created an intensified housing boom. After passage of the code, development of multiunit apartment blocks continued. Like the Adams Apartment Building, the buildings were constructed out of masonry, and local brick suppliers had difficulty keeping up with increased demand from both industrial and residential buildings. Despite a materials shortage, housing construction continued, as more and more people flocked to Springfield to find employment.

Springfield's French-Canadian Community

Springfield has a long history of French-Canadian immigration. The earliest large migration of French Canadians to the United States was in the 1830s, following a series of severe crop failures, which resulted in food shortages and political unrest in Quebec. Many immigrants did not intend to stay in the United States long term; rather, they sought temporary employment with the express desire to return to Quebec. The textile industries in New England cities drew many French Canadians. In particular, Indian Orchard, a neighborhood on the north side of Springfield, was a focus of employment and housing for the first wave of French Canadians.

After a decline in immigration during the Civil War years, French-Canadian migration began again. To assist the new population, the French-Canadian community formed a mutual aid organization known as the St. Jean Baptiste Society. It paid sick and death benefits, and served as a gathering place for French Canadians. French-Canadian churches were also constructed during the last quarter of the 19th century to serve and support their congregations and to help them maintain their French-Canadian identities. St. Joseph's Roman Catholic Church was erected in 1873-1877 in the South End (on Howard Street, several blocks north of the Adams Apartment Building) to serve the community (see figure 2).

As the immigrant population increased, the South End neighborhood, which offered relatively inexpensive housing, became a major French-Canadian community, along with Indian Orchard and the North End. The South End, where the Adams Apartment Building is located, was centered around the

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Agawam Manufacturing Company (later the Springfield Knitting Company) and the William Carter Knitting Mill (demolished) along Central and Morris streets, as an employment center.

In 1885, Springfield counted 1,614 immigrants from the Quebec province among its citizens. About 350 of those men and women worked in the factories and brickyards. A nearly equal number worked as carpenters. To protect their own, the French-Canadian carpenters applied for and received a charter from the United Brotherhood of Carpenters and Joiners. Within its first three years of existence, the Brotherhood had two thirds of all the carpenters in the city in its ranks. In 1888, the union, known as Local 96, demanded and won the right to work a nine-hour day for a salary of \$2.25 a day. The union continued to work for better pay and working conditions in the ensuing decades. Other organizations that were founded by and had members in the French-Canadian construction industry included the Greater Springfield Home Builders Association and the National Association of Home Builders.

Between 1895 and 1915, the population of Springfield reached 102,971. Of those, approximately one quarter were foreign born. About 30 percent were Irish; the second largest group was French Canadian. As their numbers grew, men of French-Canadian descent became some of the most influential and successful people in the city. By 1910, of the 88,926 residents, there were 4,551 French-Canadian immigrants living in the city, of which approximately 20 percent were skilled workmen. By this time, there were also numerous second-generation French Canadians in Springfield. As the economic situation for French-Canadian families improved into the 1920s, many moved out of the densely developed South End to more affluent neighborhoods in the city. If they owned homes, they were typically of significant value, ranging from \$5,000 to \$10,000. If they rented, the French Canadians paid higher rents than other immigrant groups in the city, with the exception of English-speaking immigrants.

Among the city's French-Canadian immigrants were the builders of the Adams Apartment Building. Christopher Gagnier and Pierre Angers, both carpenters, arrived in the 1880s and formed their design and construction company in 1891. Anatole Payette arrived in Springfield in 1895.

Anatole Payette, Contractor

Anatole Payette was born in the Province of Quebec in 1874. After immigrating to the United States in 1895, he worked as a carpenter and lived in Springfield's South End neighborhood. He married Mary, an Irish immigrant who had arrived in the United States in 1889, and they had one son, Joseph.

Upon his arrival, Payette resided on Main Street, remaining there until 1906 when he moved to a two-story house he had recently purchased at 71 Adams Street (see figure 3). A successful carpenter and contractor, Payette moved his house to the rear (southern) end of the lot, where it became 71½ Adams Street (demolished post-1970). This cleared the front part of the lot for the building of the Adams Apartment Building (see figures 3-6). Anatole and Mary continued to live in their house at 71½ Adams Street following the construction of the Adams Apartment Building in 1912. In 1917 they moved to 25 Maynard Street, outside of the traditional French-Canadian strongholds of the South End and Indian Orchard.

Gagnier & Angers, Architects and Developers

Gagnier & Angers, the firm hired to build the Adams Apartment Building, was one of the most prolific development firms in Springfield at the turn of the 20th century. The firm is credited with more than 830 buildings in Springfield, and more than 1,000 in Massachusetts. Christopher I. Gagnier and Pierre Angers both emigrated from Canada to Springfield in the 1880s, and both were in the construction trades. Angers

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formed a contracting business with his brother George in 1890. His brothers Joseph and Edelmard formed their own contracting business as J. A. Angers & Brother. George joined their firm, and Pierre went into partnership with Gagnier.

Gagnier & Angers developed hundreds of wood-frame, two-family houses in Springfield, serving as developers themselves and as contractors for other owners. Most of these houses were constructed in neighborhoods around downtown (intersection of State and Main streets), and by 1896 the firm was said to be constructing 40 houses per year. For a couple of years, the firm had an office in Hartford, Connecticut (between 1899 and 1901). In the late 1890s, the firm began constructing many of the city's larger multifamily apartment buildings. Their first building is believed to have been "The Majestic" at 41 Spring Street (SPR.3570). As the need rose for housing in the city, speculative developers began to hire Gagnier & Angers, especially since, according to the firm's advertising, they furnished plans for free. The firm also developed and sold properties themselves, completing and selling dozens of properties per year according to deed records.

Many of their first buildings were constructed in the Pearl/Spring streets area, east of downtown in the Metro Center neighborhood. An advertisement in the 1908 Springfield City Directory depicted "The Chateau," which was one of the largest apartment buildings in the city at the time. Their advertisement noted that the firm develops and provides plans and specifications for "buildings of every description." Although the firm collaborated with local architect Henry L. Sprague in their early years, Pierre Angers is credited with most of the firm's designs.

In addition to The Chateau, Gagnier & Angers were responsible for two other major apartment projects in the city, the Kibbe Estate, constructed between 1913 and 1924 (Upper Worthington Historic District, NR 1983), and Outing Park, constructed between 1914 and 1926 (NRDIS 2012). The latter was the largest housing development in the city at that time. Located south of the Adams Apartment Building, centered along Oswego and Niagara streets (see figure 2), Outing Park was laid out in a site plan filed with the Hampden County Registry of Deeds in February 1913 by Gagnier & Angers. The plan included more than 40 apartment blocks laid out on land purchased from Louis Cooley, who had used it for industrial purposes. While neither the Outing Park nor the Kibbe Estate developments were associated with the Adams Apartment Building, they demonstrate the growing size of Gagnier & Angers projects in Springfield.

Gagnier & Angers worked together from 1891 until the partnership ended in 1926. Their sons, who were also major builders, continued to work in the real estate industry, doing both property management and construction. During their years of operation, Gagnier & Angers constructed numerous buildings, not only in Springfield, but also in Boston, Cambridge, Worcester, Chicopee, Westfield, and Holyoke. Christopher Gagnier died in 1928, and Pierre Angers passed away in 1936. Their sons, Albert Gagnier and Henry Angers, as Gagnier & Angers Jrs., worked together as developer/builders until 1926, when they went their separate ways. Henry Angers then went on to form H. E. Angers & Brothers, which bought out Gagnier & Angers' unfinished Upper Worthington apartment building development, and completed additional apartment blocks. Francis Gagnier, son of Christopher and brother of Albert, also worked as a builder, constructing several large apartment blocks in Springfield in the early 1920s. For two generations during the first half of the 20th century, the Gagnier and Angers families were major developer/builders in Springfield.

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Development of the Adams Apartment Building

Residential development on the southern side of Adams Street (where the Adams Apartment Building is located) began with an initial subdivision plan in 1882 (on file at the Hampden County Registry of Deeds). The plan divided the property into house lots, and the entire south side of Adams Street was developed by 1886. Small, two-story houses were located on small lots, with the houses set back just a few feet from the roadway in a typical urban streetscape. The north side of the street, at this time, contained only a handful of houses. By 1892, Annie Remes (a widow) resided in a two-story, single-family house that stood on the site of what would become the Adams Apartment Building.

By 1896, the north side of Adams Street was completely built up and nearby Richelieu Street was laid out, opening up more areas of the South End for development. By 1911, the area north of Adams Street was fully built out with single-family houses, and a large development of rowhouses and several apartment houses were situated along Main Street (see figure 3). In addition, several single-family houses, hugging the edges of Main Street on side roads, had been demolished and replaced with apartment buildings.

Payette purchased the property at 71 Adams Street from Annie Remes in 1905, and he is listed as residing there by 1906. Payette's association with the building trades, his connections within the French-Canadian community in the South End, and the proximity of his house at 71 Adams Street to the proposed Outing Park development, probably influenced his decision to construct the Adams Apartment Building in 1912 on his own house lot.

According to the building permit, the Adams Apartment Building was designed and constructed by Gagnier & Angers in 1912 for \$13,500.¹ Given real estate values at the time, this was a significant investment by a private owner. The Adams Apartment Building was the first substantial apartment building constructed in the neighborhood. As noted earlier, in order to make way for the Adams Apartment Building, Payette moved his two-story house to the southern end of his lot. He and his family remained in their house at 71½ Adams Street, situated behind the Adams Apartment Building, until 1917 (see figure 4).

The Adams Apartment Building ownership after Payette is unclear due to incomplete deed records. However, from 1931 to 1951, the Adams Apartment Building was primarily owned by real estate and mortgage holding companies for short periods of time (see figure 1). Third National Bank of Springfield also owned the property for eleven years starting in 1951. By 1962, the property was owned by Walter and Amelia Lewantowicz. Walter worked as a tailor, and he and his wife Amelia resided on Everett Street in Springfield.

Residents of the Adams Apartment Building

Residents of the Adams Street Apartments represent a microcosm of the history of Springfield during the early to mid 20th century, including the influx of French-Canadian immigrants, the waning years of the mill industry, the Great Depression, and the economic resurgence of the post-World War II era.

In the 1910s and 1920s, the occupants of the apartments were generally first- and second-generation Americans of English or French-Canadian descent. Most worked in service industries or small

¹ No original building plans have been located for the Adams Apartment Building. Index cards for the Department of Public Safety Architectural Files at the Massachusetts State Archives were searched, but no index cards are on file for the building.

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businesses. Typical occupations were laborer, machinist, brewer, and salesperson. Occupants included single men, married couples without children, married couples with one or two children of teenage years or older, and a few single women with children. The Adams Apartment Building's residents usually lived there for less than ten years, and they frequently moved within a five-year period. In general, residents did not have young children and were often in their 40s, 50s, and 60s, or were younger couples who had not yet had children.

One longtime resident couple was Louis Dassette and his wife Flora, who lived in the building from 1915 through 1930. Both were second-generation Americans of French-Canadian descent. Dassette was a brewer working for SB Brews, and later an oiler at a watch factory. He and his wife lived here without children, having moved to the Adams Apartment Building while in their 40s.

By the 1930s and 1940s, residents were predominantly born in the United States, primarily in Massachusetts or Connecticut. Small families remained the norm for the Adams Apartment Building. While few residents were recent immigrants, those who were came from Poland or Italy. In the 1920s, occupations ranged from skilled laborers to administrative workers. In the 1930s, according to census data, occupants worked in the building trades, trucking, and in a variety of local factories, although several residents were listed as having no occupation, likely due to the Great Depression. By 1940 most residents were employed, but largely in service positions such as maids and laborers, and long-term residence was still unusual in the building. During the 1950s and 1960s, a greater number of residents worked in skilled occupations, such as Frank E. Kulas, who worked as a mechanical engineer.

One longtime resident during the 1950s and 1960s was Clarence R. Smith Jr., who was a second-generation resident. His parents, Winifred and Clarence Sr., a foreman at the Powers Paper Company, first lived on North Street, and by 1940, when Clarence was 20 years old, moved to the Adams Apartment Building. At that time, Clarence worked as a delivery boy for a paper factory. By 1943, his parents had moved to Fountain Street, and Clarence Jr., who worked as a machinist, continued to reside at the Adams Apartment Building with his new wife, Dorothy. They lived in the building through 1965.

Post period of significance

According to building permits, one apartment suffered fire damage in 1965 and was repaired. Additionally, the windows were replaced and portions of the interior rehabilitated in 1983 and 1991, with new cabinetry and fixtures installed. The overall layout of the building and residential units was retained during these rehabilitations. In 2011, the building was damaged in the tornado, which caused catastrophic damage to the roof and water damage on the interior. The roof was quickly replaced.

In 2014, a tax-advantaged rehabilitation was completed at the Adams Apartment Building, which preserved the building's key features including the exterior masonry, pressed-metal cornice, and entry hood on the front (north) façade. New, historically appropriate windows were installed within existing openings. Within the interior of the building, the existing floor plan was retained, and the existing vestibule and tile floor were repaired. The interior staircase was retained, and the handrail was raised to comply with the building code. Interior woodwork was retained and repaired, and new wood-panel doors were installed within existing openings.

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Archaeological Significance

Historic archaeological resources described above may contribute important information related to Springfield's early 19th-century settlement and ethnic heritage. Additional historic research, combined with archaeological survey and testing, may help to determine the exact construction date for the Anatole Payette House, purchased by Payette as his residence in 1906. Adams Street in the South End, where the Adams Apartment Building would later be built, was established in 1848. It seems reasonable to assume, therefore, that the Payette House was built sometime between 1848 and 1906, when Payette purchased the house prior to removing it to 71½ Adams Street for construction of the Adams Apartment Building at 71 Adams Street. Any information relating to the original construction of the Payette House, and its removal and subsequent construction of the Adams Apartment Building, could contribute important information on the building boom in the early decades of the 20th century around the South End neighborhood of Springfield.

Structural analysis of outbuildings and detailed analysis of the contents of occupational-related features associated with the tenants of the Adams Apartment Building may contribute important information related to Springfield's ethnic heritage and changing social history. Archaeological resources may contribute information related to Springfield and the South End's change from single-family farms and estates to multifamily housing and tenements in the city. In the South End over time, changing ethnic groups occupied tenements such as the Adams Apartment Building. Archaeological information from outbuildings and occupational-related features may contribute information that indicates ways different ethnic groups adapted to change, possibly by supplementing their wage earnings and subsistence with scaled-down attempts at husbandry and agriculture. Detailed analysis of the contents of occupational-related features associated with the two sites for the Payette House may also contribute important information on the social, cultural, and economic life of Anatole Payette and his family, who resided for a time at both addresses. Important information may also be obtained from artifacts and the contents of occupational-related features that identify the reasons why ethnicity played an important role with many ethnic groups, especially the French-Canadian community.

Adams Apartment Building
Name of Property

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

City of Springfield Atlases, 1899, 1910, 1920.

City of Springfield Building Permits.

City of Springfield Engineering Office Street Records.

Hampden County Registry of Deeds (See figure 1 for details).

Massachusetts Historical Commission Reconnaissance Survey Report (for Springfield, 1982).

National Register Nomination Draft: Hollywood (Edmond P. Lonergan, 1984).

National Register Nominations: Upper Worthington Historic District (Candace Jenkins/Margo B. Webber, 1982); Quadrangle-Mattoon Historic District Boundary Increase (Michelle Plourde-Barker/Betsy Friedberg, 2000); Outing Park Historic District (Christine Beard, 2012).

Richards. L. J. 1910 and 1920 City of Springfield Atlases.

Sanborn Fire Insurance Maps (1886, 1896, 1911, 1931, 1950, 1970).

Springfield City Directories (1910-1961).

Springfield Republican (various articles on Building Code): April 23, 1909; January 2, 1910; September 3, 1910; December 6, 1910; September 23, 1914; December 28, 1914; February 4, 1915.

United States of America Bicentennial Committee of Springfield, Inc. *Springfield's Ethnic Heritage: The French and French-Canadian Community*. Springfield, MA: 1976.

United States Federal Census (1900 - 1930).

Adams Apartment Building
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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): SPR. 2918

HPCA# 27,219

10. Geographical Data

Acreage of Property less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 42.097174 Longitude: -72.579854

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

1. Zone: 18 Easting: 700132 Northing: 4663401

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

The boundary includes the single parcel of land at 71 Adams Street, Springfield, MA, encompassing Assessor's Parcel No. 00090-0031.

Boundary Justification (Explain why the boundaries were selected.)

The boundary is limited to the parcel of land historically associated with the Adams Apartment Building.

11. Form Prepared By

name/title: Taya Dixon, Senior Consultant and Brian Lever, Preservation Planner, Epsilon Associates, with Betsy Friedberg, NR Director, MHC
organization: Massachusetts Historical Commission
street & number: 220 Morrissey Boulevard
city or town: Boston state: MA zip code: 02125
e-mail betsy.friedberg@sec.state.ma.us
telephone: 617-727-8470
date: July 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)
- **Photographs**
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of

Adams Apartment Building
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the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Photo Log

Name of Property: Adams Apartment Building
City or Vicinity: Springfield
County: Hampden State: MA
Photographer: Brian Graves
Date Photographed: March 2014

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

- 1 of 5: View south of north elevation
- 2 of 5: View southeast of north and west elevations
- 3 of 5: View north of south elevation
- 4 of 5: Interior, detail of stairway
- 5 of 5: Interior, typical residential unit

Key to Photographs



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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. 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.

Sketch Map



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Figures

Transfer Date	Book/Page	Grantee	Grantor
11/8/2012	19536 / 574	Cross Town Corners LLC	Center City Housing Inc.
4/5/2000	11149 / 494	Center City Housing Inc.	Better Homes For Springfield
9/30/1991	7819 / 520	Better Homes For Springfield	Amherst Savings Realty Corp.
3/19/1991	7658 / 330	Amherst Savings Realty Corp.	Paper City Realty Inc.
1/7/1988	6727 / 200	Paper City Realty Inc.	Mark A. & Stuart R. Small
5/1/1985	5805 / 45	Mark A. & Stuart R. Small	Zbigniew W. & Susan Lewantowicz
10/1/1980	5004 / 123	Zbigniew W. & Susan Lewantowicz	Walter & Amelia Lewantowicz
6/8/1962	2882 / 465	Walter & Amelia Lewantowicz	Third National Bank
5/25/1951	2117 / 377	Third National Bank	John S. Macmillan
5/25/1951	2117 / 366	John S. Macmillan	City Realty Trust, Gladys Locke Trustee
6/1/1948	1946 / 258	City Realty Trust, Gladys Locke Trustee	Associated Realty Company, John S. Macmillan
1/3/1945	1795 / 478	Associated Realty Company, John S. Macmillan	Mortgage's Holding Corporation
6/24/1932	1504 / 182	Mortgage's Holding Corporation	F. Leon Petit
5/23/1931	1486 / 205	F. Leon Petit	Will of M. Celina Petit, & deed of George H. Casley, Dora E. Newell, Cornelia Newell, Elmira Latourelle, and David Newell
5/27/1931*	1486 / 206	F. Leon Petit	Deed of Fred Noel
8/31/1905	694 / 453	Anatole Payette	Annie Remes

Figure 1. Chain of title

* Ownership between 1905 and 1931 could not be traced. Deed records are incomplete due to inaccurate, illegible, or missing book and page numbers in the grantor/grantee indexes. No building permits were on file for the period. Payette was shown as the owner on the 1910 Richards atlas, but names were not shown on the 1920 atlas (see figures 2 and 3).

Adams Apartment Building
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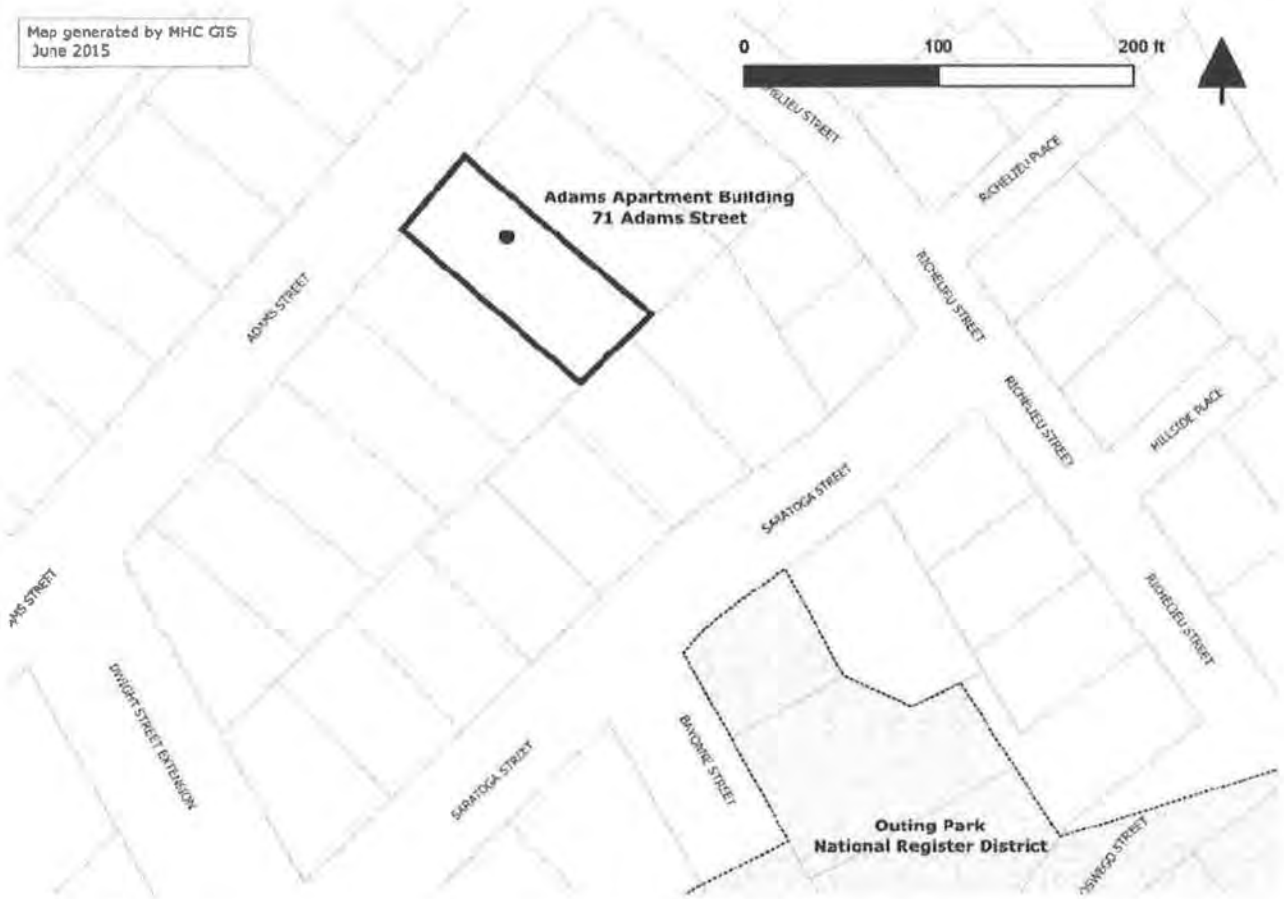


Figure 2 Locus map showing the Adams Apartment Building in relation to South End neighborhood and Outing Park Historic District.

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Figure 3. Showing the future location of the Adams Apartment Building on 1910 Atlas of the City of Springfield, L. J. Richards & Co.

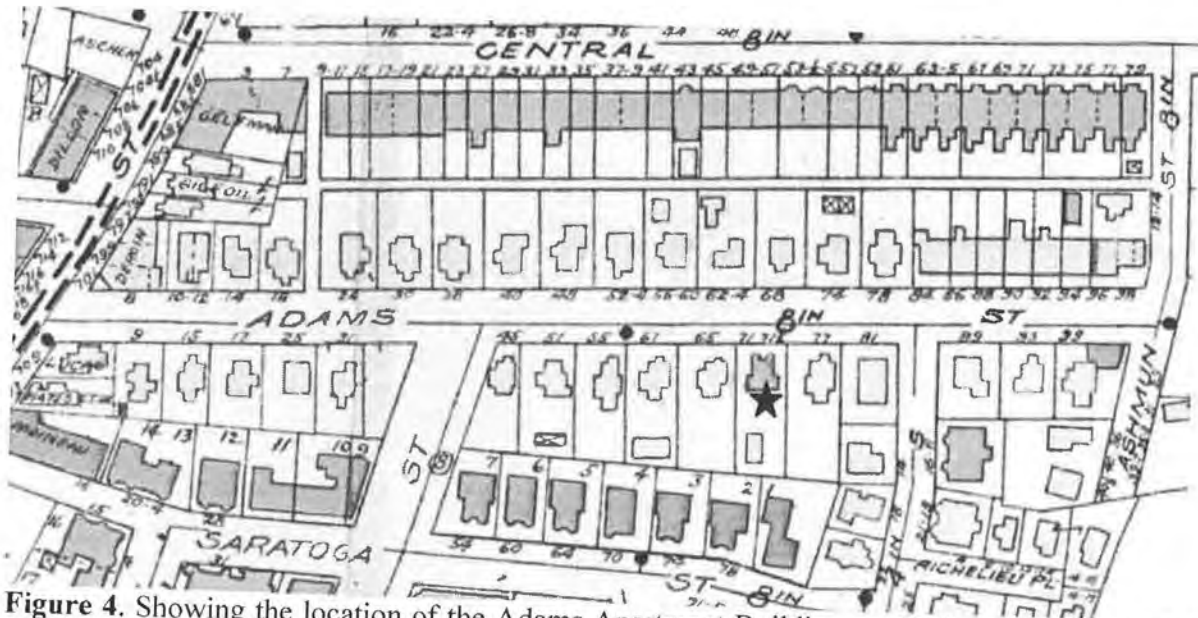


Figure 4. Showing the location of the Adams Apartment Building on 1920 Atlas of Springfield and Longmeadow Towns, L. J. Richards & Co.

Adams Apartment Building

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Figure 5. Showing the location of the Adams Apartment Building on 1931 Sanborn Map.



Figure 6. Showing the location of the Adams Apartment Building on 1931 Sanborn Map, updated 1950.

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Figure 7. 1939 photograph (north elevation) of Adams Apartment Building, courtesy Springfield Building Department.

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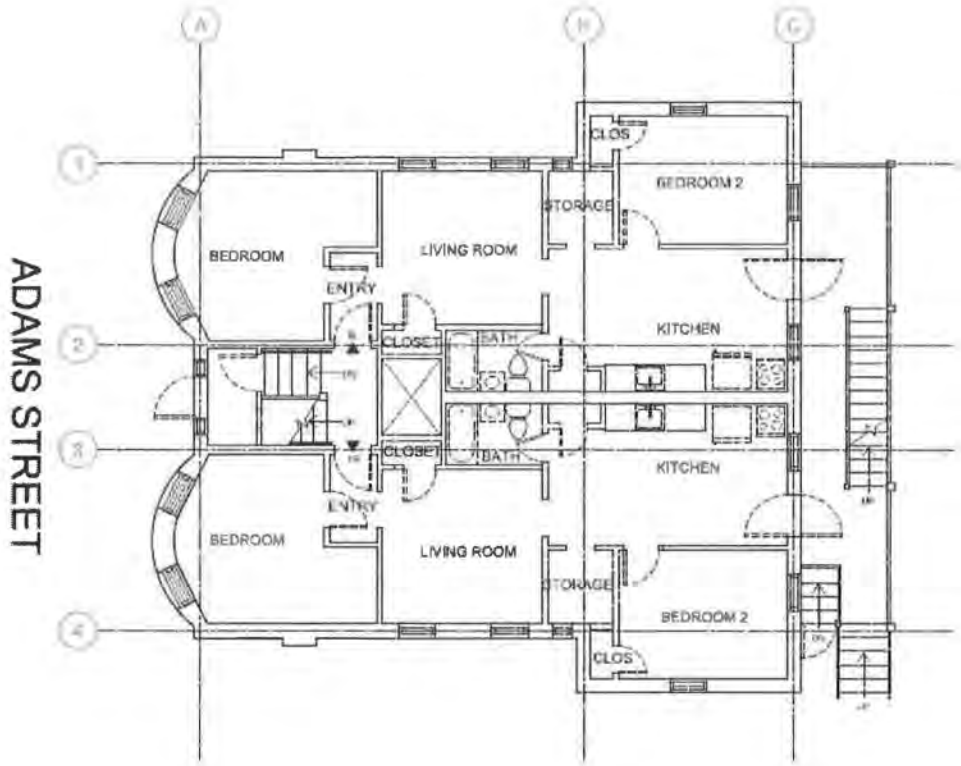


Figure 8. Typical floor plan

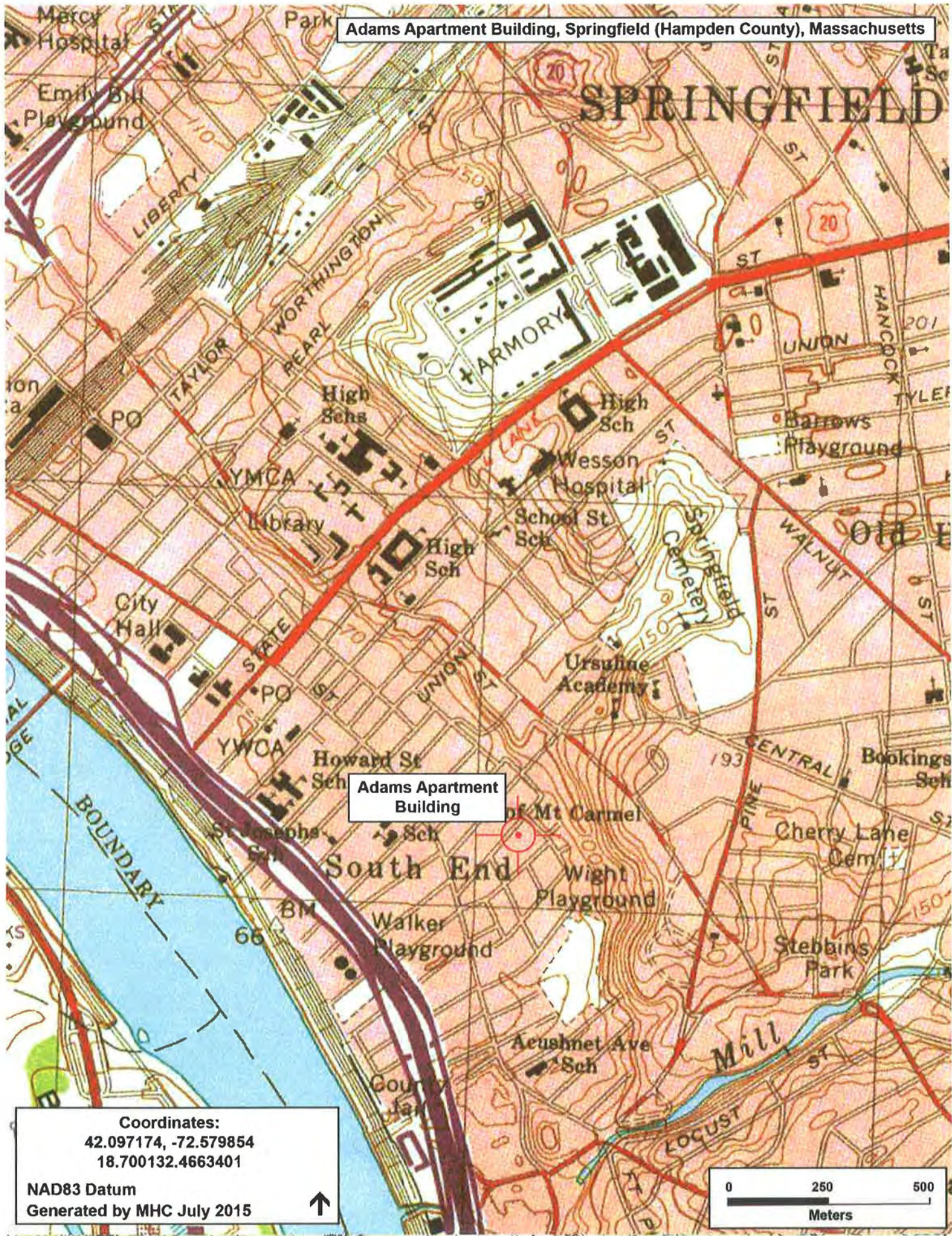
Adams Apartment Building
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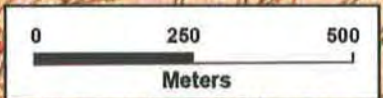
Springfield City Assessor's Map excerpt.

Adams Apartment Building, Springfield (Hampden County), Massachusetts



Adams Apartment Building

Coordinates:
42.097174, -72.579854
18.700132.4663401
NAD83 Datum
Generated by MHC July 2015













UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Adams Apartment Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Hampden

DATE RECEIVED: 8/14/15 DATE OF PENDING LIST: 9/09/15
DATE OF 16TH DAY: 9/24/15 DATE OF 45TH DAY: 9/29/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000660

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9.29.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered by
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



RECEIVED 2280

AUG 14 2015

Nat. Register of Historic Places
National Park Service

The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

July 30, 2015

Mr. J. Paul Loether
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW, 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Adams Apartment Building, 71 Adams Street, Springfield (Hampden), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in blue ink that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Brian Lever, Epsilon Associates, Inc., consultant
Patrick McCarthy, Cross Town Corners LP
Mayor Domenic Sarno, City of Springfield
Ralph Slate, Springfield Historical Commission
Kate Stebbins, Springfield Planning Board