



United States Department of the Interior  
National Park Service

### NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

#### 1. Name of Property

historic name D'Iberville Apartments  
other names/site number N/A

#### 2. Location

street & number 2000 Spring Hill Avenue not for publication N/A  
city or town Mobile vicinity N/A  
state Alabama code AL county Mobile code 097 zip code 36607

#### 3. State/Federal Agency Certification

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

*Elizabeth S. ...*  
Signature of certifying official/Title

July 19, 2004  
Date

Alabama Historical Commission (State Historic Preservation Office)  
State or Federal agency and bureau

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

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

\_\_\_\_\_  
Date

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

#### 4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain): \_\_\_\_\_

*Edson Beall*

9/3/04

*[Signature]*  
Signature of Keeper

\_\_\_\_\_  
Date of Action

**5. Classification**

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>68</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	_____	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>68</u>	<u>0</u> Total

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

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

**6. Function or Use**

**Historic Functions** (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions** (Enter categories from instructions)

Cat: DOMESTIC Sub: multiple dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification** (Enter categories from instructions)

OTHER/ Minimal Traditional

\_\_\_\_\_  
\_\_\_\_\_

**Materials** (Enter categories from instructions)

foundation: concrete

roof: asphalt shingles

walls: brick, stucco

other: \_\_\_\_\_

\_\_\_\_\_

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

**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 a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Community Planning and Development

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance 1943-1944

Significant Dates 1943-1944

Significant Person (Complete if Criterion B is marked above) N/A

Cultural Affiliation N/A

Architect/Builder Pembleton, Harry

Evans, Aurelius Augustus

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

**9. Major Bibliographical References**

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

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data:

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

Name of repository: Mobile Historic Development Commission

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**10. Geographical Data**

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Acreage of Property 21.5

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

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>16</u>	<u>395560</u>	<u>3396200</u>	4	<u>16</u>	<u>395560</u>	<u>3395740</u>
2	<u>16</u>	<u>395780</u>	<u>3396200</u>	5	_____	_____	_____
3	<u>16</u>	<u>395780</u>	<u>3395740</u>	6	_____	_____	_____

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

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

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**11. Form Prepared By**

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name/title Shaun Wilson/ MHDC

organization Mobile Historic Development Commission

date 01/13/2004

street & number 205 Government Street 2nd Floor South Tower

telephone 251-208-7281

city or town Mobile

state Al.

zip code 36644

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

Representative black and white photographs of the property.

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

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**Property Owner**

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

name F.A. Evans

street & number 2000 Spring Hill Avenue

telephone (251) 476-5709

city or town Mobile

state Alabama

zip code 36607

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**Narrative Description**

The D'Iberville Apartments are located on the north side of Spring Hill Avenue. The property is bounded on the east by Stanton Road and on the west by Woodlands Avenue. The complex covers 21.5 acres that was purchased from the Convent of the Visitation in 1943. The area along Spring Hill Avenue is noted for its mature oak trees, which form a canopy above the street, and as the place of residence for some of Mobile's more prestigious families. The D'Iberville complex sits on a relatively flat parcel of land that also retains the mature oaks characteristic of the surrounding neighborhood.

The apartment units are laid out in a curvilinear road pattern that from the air resembles an "R" (see aerial photo and architect's site plan). Six streets run through the complex: DeSales Avenue, N. Portier, S. Portier, E. Portier, Edmonds Street, and Norton Place. Sixty-eight buildings make up the D'Iberville complex with a total of 214 apartments. The complex was built to incorporate the existing oak trees as part of the landscape. Some units are clustered in groups around central U-shaped courtyards. The courtyards are defined by building placement, landscaping, and pedestrian paths. Access from the street to individual apartments is made by way of horseshoe walkways in each court. A few units more linear in nature, but make use of varied setbacks which breaks up the linear design. Additionally, flowers, consisting mainly of azaleas, were planted around the buildings. The landscaping at the D'Iberville Apartments continues to follow the original plan of the builder, A.A. Evans. Although a few of the trees have been destroyed by storms or disease, every tree that has been removed has been replaced with a new one. This ensures that the complex maintains its original landscape features.

The apartment buildings were constructed in three types: duplex, triplex, and quadriplex. A total of 19 duplexes were built, along with 10 triplexes and 37 quadriplexes. The duplex, which contains two apartments (intended for one occupant each), consists of 1 bedroom and bath, kitchen, dining, and living room. The triplex, consisting of three apartments, contains the same amenities as the duplex. The quadriplex more numerous and intended for families, consists of a kitchen, dining room, and living room on the first floor and 2 bedrooms and 1 bath on the second. The duplex and triplex are only one story each.

The apartments were built in the Minimal Traditional Style with elements of Colonial Revival in evidence on the quadriplex units. The buildings exhibit hip roofs with louvered gables and boxed eaves. Originally, the roofs were covered in asphalt shingles. Due to deterioration over time some of the original asphalt shingling has been replaced with fiberglass shingling(c. 1993). A 4 bay façade fronts the street for the quadriplex units, a 5 bay for the triplexes, and a 4 bay façade for the duplexes. The exterior finish is stucco and was altered in 1971 by the addition of brick veneer, which according to the owner was done in order to break the monotony of the original stucco. Much of the original stucco is still present. All of the units contain paneled doors on both the front and rear. Colonial Revival elements like a broken swan's neck pediment with center urn are present on the quadriplex units. Deterioration of this feature(c. 1990) resulted in simplified pediment replacements. These consist of two boards in place of the swans' necks. The original center urns were re-used.

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Porches are present on all three building types. The quadriplex unit contains two, one on each of the ends, with attached roofs. The triplex units have three inset porches, and the duplex exhibits an inset porch and an attached porch. Each of the attached porches has wood posts.

A notable feature of the apartments are their numerous wood framed windows, which provide ample illumination during the daytime. On the façade of the quadriplex, the first floor contains two 6 over 6 pane double hung windows, two 8 over 8 pane, and two 6 over 6 pane windows. The second floor exhibits four 6 over 6 pane windows. The side elevation of the quadriplex has four 6 over 6 pane and two 4 over 4 pane windows. Two 6 over 6 pane windows are present on the side elevations of the second floor. The rear of the building contains six 6 over 6 pane windows and two 4 over 4 pane. The second floor has two 6 over 6 pane and two 4 over 4 pane windows.

The triplex unit exhibits three 6 over 6 pane windows of which two are double hung along the facade. The left elevation of the building has three 6 over 6 pane windows, while the right elevation of the building contains only two. The rear of the triplex has two 6 over 6 and six 4 over 4 pane windows.

The last of the three types, the duplex, has three 6 over 6 and one 8 over 8 paned windows along its facade. The side elevations of the duplex have two 6 over 6 paned windows. The rear of the building contains two 6 over 6 paned windows and three 4 over 4 paned windows. The abundance of windows in all three building types adds to the overall appearance of the apartments and help to provide a warm environment for the occupants. The buildings rest on concrete slab foundations.

The greatest alteration involved the construction of rear additions(c. 1971), but these do not detract from the overall appearance or spatial arrangements of the units as they relate to one another. Rear additions have been made to every building and are consistent within unit types. Depending on the position of the apartment, the addition consists of a ½ bath, dressing room, or utility room with washer and dryer hookups. The additions do not change the width of the buildings, but do alter their depth. The profile from the front of the buildings has not been changed.

The interiors of the buildings are all similar in appearance. The duplex features two identical apartments at right angles to one another. Each unit contains adjacent living and bedrooms. The baths, kitchens and dining spaces are to the rear in an open plan.

The triplex contains a central apartment flanked by two identical units. The side units feature a living room with the bedroom, kitchen, and dining located to the rear. The bedrooms, kitchens, and dining areas are divided by a bath and hall. The central unit has a living room and bedroom adjacent to each other, and the dining space, kitchen, and bath are to the rear. All kitchen and dining areas are in an open arrangement.

The quadriplex has paired apartments with another pair offset on either side. The central units contain a living room with a dining and kitchen to the rear. The staircase leads to paired bedrooms and a bath and hall. The units on the sides feature an adjacent living room, kitchen, and dinette with two bedrooms to the rear. A bath and hall separates the front and rear sections. The accompanying plans detail the apartments more fully.

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The floors are oak, while the baths and kitchens have tile flooring. The tiles in the kitchens have been replaced along with the moldings(c. 1970). The original cabinetry was metal, which has been replaced with wood cabinets. The kitchens and baths contained cast-iron sinks, which were replaced with stainless steel(c. 1970). The bathroom sinks were wall mounted. Original doors and hardware remain. Original attic fans and gas panel heaters were replaced with central air and heating(c. 1971). The rooms were originally lit by overhead light fixtures, which were replaced with ceiling fans(c. 1971). The stairs, present in the two story quadriplex units, are oak. The interior walls are finished in plaster. The original stoves and refrigerators have been replaced over time.

The D'Iberville Apartments retain their original character. The various subtle alterations have only increased their desirability for a younger generation, which requires such amenities like air-conditioning. The complex stands as a testament to its builder, Mr. A.A. Evans, who recognized the importance of having an inviting, residential environment for its occupants.

The following is an inventory of addresses and building types for the D'Iberville Apartment Complex. Building alterations were consistent by type, as previously described:

Inventory#	Address	Building Type	Inventory#	Address	Building Type
MB50000	152 DeSales Avenue	Duplex	MB50020	215 DeSales Avenue	Quadriplex
MB50001	153 DeSales Avenue	Duplex	MB50021	216 DeSales Avenue	Quadriplex
MB50002	154 DeSales Avenue	Quadriplex	MB50022	217 DeSales Avenue	Duplex
MB50003	155 DeSales Avenue	Quadriplex	MB50023	218 DeSales Avenue	Duplex
MB50004	156 DeSales Avenue	Duplex	MB50024	219 DeSales Avenue	Quadriplex
MB50005	157 DeSales Avenue	Duplex	MB50025	220 DeSales Avenue	Quadriplex
MB50006	159 DeSales Avenue	Duplex	MB50026	221 DeSales Avenue	Quadriplex
MB50007	200 DeSales Avenue	Duplex	MB50027	2000 Edmonds Street	Triplex
MB50008	201 DeSales Avenue	Duplex	MB50028	2001 Edmonds Street	Quadriplex
MB50009	203 DeSales Avenue	Duplex	MB50029	152 Norton Place	Quadriplex
MB50010	204 DeSales Avenue	Quadriplex	MB50030	153 Norton Place	Quadriplex
MB50011	205 DeSales Avenue	Quadriplex	MB50031	154 Norton Place	Quadriplex
MB50012	207 DeSales Avenue	Duplex	MB50032	155 Norton Place	Duplex
MB50013	208 DeSales Avenue	Quadriplex	MB50033	156 Norton Place	Triplex
MB50014	209 DeSales Avenue	Quadriplex	MB50034	157 Norton Place	Quadriplex
MB50015	210 DeSales Avenue	Quadriplex	MB50035	200 East Portier Court	Triplex
MB50016	211 DeSales Avenue	Quadriplex	MB50036	201 East Portier Court	Quadriplex
MB50017	212 DeSales Avenue	Quadriplex	MB50037	203 East Portier Court	Triplex
MB50018	213 DeSales Avenue	Duplex	MB50038	207 East Portier Court	Quadriplex
MB50019	214 DeSales Avenue	Duplex	MB50039	208 East Portier Court	Triplex
MB50040	209 East Portier Court	Quadriplex	MB50061	2002 Spring Hill Avenue	Duplex
MB50041	211 East Portier Court	Quadriplex	MB50062	2006 Spring Hill Avenue	Triplex
MB50042	212 East Portier Court	Quadriplex	MB50063	2010 Spring Hill Avenue	Quadriplex
MB50043	213 East Portier Court	Quadriplex	MB50064	2014 Spring Hill Avenue	Triplex
MB50044	215 East Portier Court	Quadriplex	MB50065	2050 Spring Hill Avenue	Quadriplex
MB50045	216 East Portier Court	Quadriplex	MB50066	No Address	Storage Bldg.
MB50046	218 East Portier Court	Duplex	MB50067	No Address	Storage Bldg.

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<u>Inventory#</u>	<u>Address</u>	<u>Building Type</u>	<u>Inventory#</u>	<u>Address</u>	<u>Building Type</u>
MB50047	2002 North Portier Court	Quadriplex	MB50054	2011 North Portier Court	Quadriplex
MB50048	2004 North Portier Court	Quadriplex	MB50055	2012 North Portier Court	Quadriplex
MB50049	2006 North Portier Court	Quadriplex	MB50056	2014 North Portier Court	Quadriplex
MB50050	2007 North Portier Court	Quadriplex	MB50057	2016 North Portier Court	Quadriplex
MB50051	2008 North Portier Court	Duplex	MB50058	2010 South Portier Court	Triplex
MB50052	2009 North Portier Court	Triplex	MB50059	2011 South Portier Court	Triplex
MB50053	2010 North Portier Court	Duplex	MB50060	2000 Spring Hill Avenue	Office

**Archaeological Component**

Although no formal archaeological testing has been done, there is a potential for subsurface material remains.



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Statement of Significance

**Community Planning and Development (Criterion A)**

The D'Iberville Apartment complex is significant under criterion A for community planning and development. Built in 1943 with Federal Housing Administration (FHA) insured financing, A.A. Evans of Mobile developed the D'Iberville Apartment complex with a vision of creating an apartment community that would provide an inviting, residential atmosphere. In line with recently developed FHA design guidelines, the complex's overall design conforms to ideas set forth in Garden City planning: low density of housing; apartment units clustered around landscaped courtyards; separation of pedestrian and auto traffic. The layout allows for ventilation and light into each unit regardless of its size or placement. The creation of central courtyards made full use of the available space; it also served to produce a pleasant, residential environment that emulated contemporary single-family neighborhood developments. The complex was also designed to accommodate personal automobiles with parking areas to the rear of the units as part of the original plan.

Given D'Iberville's distance from Mobile Bay and the shipyards, the apartments were clearly never intended to serve as temporary wartime housing. Instead they were geared towards getting a jump-start on the long-term need of providing postwar housing for professionals, returning veterans and their families. The residential design of the complex appealed to young, married couples who viewed apartments as starter homes as the country prepared for the transition toward peacetime housing and activities. Single professionals also found the apartments attractive because of their affordability, modern conveniences, and low maintenance. Public transportation was provided to the downtown area by a streetcar that operated on Spring Hill Avenue. The presence of off street parking areas to the rear of each cluster of units indicates an expectation that tenants would have their own means of transportation and not necessarily rely on nearby streetcar line. The Spring Hill Avenue location was also desirable due to the fact that the area has always been associated with the more prestigious families of Mobile. These attributes make the D'Iberville Apartments a model for innovative, community planning intended to offer young newlyweds and professionals a modern, safe, and inviting residential environment.

**Historical Summary**

Before the United States' entry into World War II, Mobile had experienced significant population and economic growth. In 1920, the population was 82,000, but by 1941 had increased to 112,000, an increase of 36%. By the end of WWII, Mobile's population had grown to 200,000. Mobile had once again become Alabama's second most populous city by surpassing Montgomery (Thomason 2001, 215). As most cities used annexation to expand their boundaries and increase population during the first half of the twentieth century, Mobile's last annexation effort during this period occurred in the early 1930s. The population was unquestionably booming.

Economically, the city experienced quite a rapid development. Mobile boasted a port facility and five railroads. The Bankhead Tunnel, which opened in February 1941 at a cost of 4 million dollars, connected the city to the Eastern Shore. The city was now accessible to workers and shoppers who lived across the bay (Cronenberg 1995, 2).

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Industries that established themselves during World War I and were able to maintain some level of productivity during the Depression boomed once again, initially as the US provided supplies for European troops and then later as the US became directly involved in the war. Mobile was the home of the third largest aluminum company in the United States, the Aluminum Ore Company. The company had chosen Mobile in 1937, and as a consequence the importation of bauxite for the production of aluminum became Mobile's number one import (Cronenberg 1995, 2). The efforts of U.S. Congressman Frank Boykin provided Mobile with a bomber modification facility that became a vital part of the country's war industry (Cronenberg 1995, 2).

With the entry of the U.S. into the war, Mobile's Brookley Field provided the Army Air Force Depot an ocean terminal, which made it the only depot in the country with such access (Cronenberg 1995, 41). The Mobile Air Service Command performed repair and maintenance on B-24 and B-29 bombers. In addition, at its peak in 1943 the Mobile Air Service Command employed more than 17,000 people. The number of women employed at the plant is also noteworthy. By September 1942 the plant employed 2,300 (Cronenberg 1995, 41).

The state docks experienced a tremendous surge in business during the war. The Alabama Drydock and Shipbuilding Company, ADDSCO, won contracts to build 20 Liberty ships and 102 T-2 tankers. Alternately, the Gulf Shipbuilding Company launched 7 Fletcher Class destroyers, 29 minesweepers, and 30 tankers. Together, the two companies employed more than 40,000 people (Cronenberg 1995, 53).

The war also brought significant changes to the everyday lives of the citizens of Mobile. The civilian defense authorities began to teach the procedures for air-raid warnings and blackouts. The first blackout in Mobile occurred on March 17, 1942, which dampened the city's St. Patrick's Day celebrations. Blackouts proceeded northwards and included every city and town with a population of more than 5,000. By May 1942 the State Defense Council began to distribute sirens and other equipment to local communities (Cronenberg 1995, 22).

With a population increase of 57% between 1940 and 1943 (Cronenberg 1995, 74), housing became a serious problem in the city. Workers, eager for defense jobs, poured into the city from the countryside. Between 1940 and 1944 the population of Mobile increased from 114,906 to 201,369 (Thomas 1986, 58). The city struggled not only to provide housing, but also other basic services such as schooling, medical services, and transportation. Shack, trailer, and tent cities quickly became an everyday sight as rents doubled (Thomason 2001, 216). Homeowners were encouraged to rent out spare rooms (Thomas 1986, 58; Thomason 2001, 217). While visiting Mobile, the writer, John Dos Passos wrote, " 'hot-beds' were still being rented. Men work in three shifts. Why shouldn't they sleep in three shifts?" (Thomas 1986, 58).

In order to combat the problems of the city's swelling population, Congressman Frank Boykin asked federal housing authorities for help in constructing new housing units. Eventually, federal housing officials approved financing for 11,000 units (Thomason 2001, 216). Financing was made available through the Federal Housing Administration, which was established by an act of Congress in 1934 as part of Roosevelt's New Deal reform program (National Park Service 2003). The FHA was responsible for many innovations for prospective homebuyers. First, they made loans available for eligible buyers based on their ability to pay back the loan. Second, the FHA introduced amortization, a process whereby the buyer paid a little of the principle in each

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month's payment. Third, they proposed quality standards for homes that would be financed through the FHA program. Finally, the FHA increased the terms for loan repayment to 30 years.

After receiving permission from the FHA to build, A.A. Evans announced on July 10, 1943 that he would construct the D'Iberville complex. Carrying a price tag of one million dollars, the D'Iberville Apartments was the only project sponsored under Title VI, Section 608 of the FHA regulations built in Mobile. Title VI, Section 608, which was enacted in 1937, was specifically intended for the construction of large, permanent structures that would be used for rental housing. The funding was secured through a private loan and insured by the FHA. The proposed complex would cover a site of some 21.5 acres, which was purchased from the Convent of the Visitation. Evans was also responsible for the planning and layout of the complex, with FHA architect Henry Pembleton in charge of developing the final plans to insure they fell in line with the FHA guidelines at that time (Mobile Press Register, 11 July 1943).

Colonial Village in Virginia (NRHP 12/9/80) was the first FHA insured large-scale rental housing project built in four phases between 1935 and 1940. FHA officials worked closely with developers to make that a prototype for subsequent FHA apartments that included site planning, landscaping, density and building types, orientation, and ventilation standards. It also proved that such an investment in multifamily would not be a risky venture. These FHA backed projects helped individuals achieve a version of the suburban dream. While tenants lacked outright ownership, it was hoped that the modern amenities, quality construction, low-density development, and placement of units in park-like settings would offer an attractive alternative (Colonial Village, NRHP). Such a development also had the potential to create a sense of community similar to that found in single-family residential neighborhoods.

With the advent of the Second World War, no other American city underwent as much drastic, sweeping change as Mobile (Thomason 2001, 104). As a result of the rapidly growing population and subsequent housing shortage, many new housing projects were begun during the war that would address both the immediate and long-term housing needs in the city. The D'Iberville apartments were one such housing project. The complex was begun in July of 1943, and the first resident, Mr. Gaillard, a local realtor, had moved into the apartment complex by February of the next year. The D'Iberville Apartment project demonstrates how solutions for wartime problems were developed and implemented with astonishing speed.

The owner, Aurelius Augustus Evans, was born in 1901 in Montgomery. His father was a judge who sat on the Supreme Court of Alabama. Evans attended the University of Alabama and graduated in 1923 with a degree in civil engineering (Mobile Press Register, 03 March 1976) and worked briefly with the Alabama Highway Department before attending Columbia University. At Columbia, Evans received an M.A. degree in mathematics and pursued a doctorate. He worked as an assistant professor of mathematics during his time in New York (Evans 19 February 2003).

Mr. Evans married in 1925, and continued working in New York during the 1930's eventually returning to Alabama in 1936. On his return, Evans became involved in real estate. His first stop was Tuscaloosa where he developed the University Circle neighborhood, completed in 1940. By 1940 he had decided, partly because of

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the increased growth in the economy immediately following the Great Depression to move to Mobile in 1940 (Evans 19 February 2003).

During his time in Mobile, Evans built military training camps under direct contract from the government. He was also involved in building Carver Courts in Prichard and Springhill Manor in Mobile, although neither was financed by the FHA. In 1943 he convinced the Sisters of the Visitation to sell him several acres of land of which 21.5 went to build the D'Iberville Apartments. Evans also developed Chateaugue, which is located between the Convent of the Visitation and D'Iberville, and Yester Oaks located in the Springhill area (Evans 19 February 2003).

Evans later developed housing projects in Birmingham. In 1947, he developed Park Lane Apartments in the Mountain Brook area using FHA financing. He was able to use his previous experience with the FHA to initiate and implement the Park Lane project. Also, his success with D'Iberville added to his desirability for the project. During the 1950's, Evans further developed the area adjacent to Park Lane by building the Mountain Brook Shopping Center (Evans 19 February 2003).

Evans died in 1993 at 91 years of age. He was involved with much more than real estate during his life. He was an avid golfer who helped found the first golf team at the University of Alabama. He was quite fond of classical music and believed in the value of a good education, which he instilled in his children (Evans 19 February 2003).

FHA Harry Pembleton, was born in Goshen, New York on July 28, 1890. He was educated (1918-1920) at Columbia University and later attended the Beaux Arts School in New York for another two years (Gamble 2003). Pembleton worked at numerous firms before becoming a staff architect for the FHA in 1935. Between 1919 and 1920 he was a designer and specification writer for A.C. Bossom in New York. He later worked for the U.S. government in Puerto Rico for a year beginning in 1921. By 1922 Pembleton was a chief draftsman and partner at C. Gadsen Syre in Greensboro, North Carolina (Gamble 2003). Pembleton eventually moved to Birmingham where he was the chief draftsman for commercial work at Miller and Martin. He worked at Miller and Martin for five years (1927-1933) before moving on the Chas. H. McCauly. His final stop was as a staff architect for the Federal Housing Administration (Gamble 2003).

The complex, when completed, would consist of 68 buildings with 214 apartments arranged along an R-shaped street pattern., which may allude to Evans' nickname, "Rele". The residential units were divided into duplex, triplex, and quadriplex housing units. Each apartment would contain a fully equipped kitchen and use new gas panel heaters that could be individually set. When completed, the complex would be managed by its builder and owner, Mr. A. A. Evans (Mobile Press Register, 11 July 1943).

The D'Iberville Apartments, which were named in honor of Pierre LeMoyné d'Iberville, the founder of Mobile, would be located on Springhill Avenue. The location was chosen because of its proximity to the city and public transit, which still included a streetcar, was readily available. Once the apartments were built, they were quickly filled to capacity (Evans 19 February 2003).

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Construction at the future site of D'Iberville began immediately in July of 1943 (Mobile Press Register, 11 July 1943). The work proceeded rapidly with the first resident moving into an apartment in February 1944 (Evans 19 February 2003). According to Evans, it was the anticipation of a post war housing need that prompted federal officials to back the plan. While the project addressed the immediate housing needs in Mobile, the long-range goal was to have housing in place once veterans returned stateside (Evans 19 February 2003). Wartime restrictions on the size of the individual buildings were still in effect, but no evidence has come to light as to what those restrictions were (Evans 19 February 2003).

The first residents of D'Iberville were for the most part young, married couples who used the apartments as starter homes (Mobile Press Register, 07 March 2002). Apartments offered modern conveniences and a minimal amount of maintenance for the tenants, which appealed not only to the young couples but also single professionals. Some tenants were returning veterans (Evans 19 February 2003). Eventually, medical students and young, professionals would be the tenants, a trend that has continued.

A. A. Evans continued to own and operate D'Iberville until his death in January 1993. Very little changed at the apartments except the addition of central air and heating and hook-ups for washers and dryers. Also, additions were added to the rear of some units to provide more living space. These alterations were completed in 1971 at the cost of over 1 million dollars (Evans 19 February 2003; Deed Book 1029, 999). The addition of the brick veneer was added as an afterthought in order to provide variety to the exterior (Evans 19 February 2003).

The current owner of D'Iberville is F. A. Evans, son of A. A. Evans. F. A. Evans took the position of owner/operator upon his father's death. Evans holds a doctorate in engineering, and before taking over from his father, served in the air force. He was also a test pilot, and he later became involved in the space industry. In a recent interview Evans stressed the point that D'Iberville has always been a family business and will continue to be so in the future (Evans 19 February 2003).

D'Iberville does not rely on advertising to attract residents. Current residents come by referral and are usually a mixture of young professionals and retirees. A few of the residents have lived at D'Iberville for more than 50 years. Dr. Emma Davis, who is a retired chiropractor, moved into the apartment complex during the 1950's and has lived in various units throughout her 50-year residency. Many of the young professionals include doctors in residency training, who like the fact that the apartments are close to Mobile Infirmary (Mobile Press Register, 07 March 2002).

The philosophy of A.A. Evans also has not changed since the apartments' construction. Evans' main goal was to provide housing for families with a safe and inviting residential atmosphere. This philosophy remains in force as demonstrated by the recent construction of a wrought iron fence. Also, the complex is patrolled by a privately contracted security company in order to ensure that D'Iberville remains a safe, secure residential environment (Evans 19 February 2003).

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**10. Verbal Boundary Description**

Beginning at the Northwest intersection of Spring Hill Avenue and Stanton Road and running thence Northwardly along the West line of Stanton Road 1385 feet to a point, thence deflecting 90 degrees to the left, run Westwardly 667 feet to a point, thence deflecting 90 degrees to the left, run Southwardly and parallel with Stanton Road 1388.9 feet to a point on the North line of Spring Hill Avenue at the East end of a brick wall, which extends Westwardly along Spring Hill Avenue, thence Eastwardly along the North line of Spring Hill Avenue 671.1 feet to the place of beginning.

**Boundary Justification**

The nominated property includes the entire parcel, which has been historically associated with the apartment complex since their construction.

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Photographic Key

D'Iberville Apartments  
Mobile, Mobile County, Alabama  
John Sledge, photographer  
January 2004  
MHDC Negative File— MB- D1- D2

Photo #	Description
1.	156 Norton Place, exterior of triplex, camera facing northeast
2.	same, exterior of triplex, camera facing north
3.	same, exterior of triplex addition to left of photograph, camera facing south
4.	157 Norton Place, 1 <sup>st</sup> / living room of quadriplex, camera facing southeast
5.	same, 1 <sup>st</sup> floor / living room of quadriplex, camera facing northwest
6.	same, 1 <sup>st</sup> floor / kitchen and addition of quadriplex, camera facing northeast
7.	same, 2 <sup>nd</sup> floor / bathroom of quadriplex, camera facing west
8.	same, 2 <sup>nd</sup> floor / bedroom of quadriplex, camera facing northwest
9.	same, exterior of quadriplex, camera facing west
10.	same, exterior of quadriplex, camera facing west
11.	same, exterior of quadriplex addition to left of photograph, camera facing northeast
12.	204 DeSales Avenue, living room, wing of quadriplex, camera facing west
13.	same, bedroom, wing of quadriplex, camera facing southeast
14.	same, exterior, wing of quadriplex, camera facing northeast
15.	155 Norton Place, exterior of duplex, camera facing west
16.	same, exterior of duplex, camera facing northwest
17.	2008 N. Portier Court, exterior of duplex, camera facing northeast
18.	same, exterior of duplex, camera facing south
19.	Streetscape, Norton Place, camera facing north from Spring Hill Avenue
20.	Streetscape, DeSales Avenue, camera facing south towards Spring Hill Avenue
21.	Streetscape, S. Portier Court, camera facing east from DeSales Avenue
22.	Streetscape, DeSales Avenue, camera facing north from S. Portier Court
23.	Streetscape, N. Portier Court, camera facing north- northeast
24.	Streetscape, E. Portier Court, camera facing east
25.	Streetscape, E. Portier Court, camera facing west
26.	Streetscape, E. Portier Court, camera facing south
27.	Streetscape, Edmonds Street, camera facing south towards S. Portier Court
28.	Streetscape, Norton Place, camera facing south towards Spring Hill Avenue