

RECEIVED 2280

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Ivernia Apartment Building  
Name of Property  
United States Department of the Interior  
National Park Service

AUG 14 2015

Hampden County, MA  
County and State

Nat. Register of Historic Places  
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: Ivernia Apartment Building  
Other names/site number: Gagnier & Angers Apartments, Ivernia Apartments  
Name of related multiple property listing:

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

## 2. Location

Street & number: 91-93 Pine 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Not For Publication:  Vicinity: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.

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**Signature of commenting official:** \_\_\_\_\_ **Date** \_\_\_\_\_

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**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>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</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

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

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**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Classical Revival

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

**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE/MARBLE, 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.)

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**Summary Paragraph**

The Ivernia Apartment Building, constructed in 1910, is located in Springfield MA's Six Corners neighborhood. Immediately across from the Springfield Cemetery, the building stands on a street dominated by two- and three-family, wood-frame houses. The Ivernia Apartment Building is the only masonry apartment building on Pine Street. The Classical Revival-style, four-story building is set on a raised basement and features a finished red-brick facade. The building, designed by the firm of Gagnier & Angers, is detailed with rough-cut marble window sills and lintels, and features marble front steps. In 2014, a tax-advantaged rehabilitation was completed with repairs to the interior and exterior, while retaining historic details and finishes. The project included replacement of windows and doors, kitchens, and bathrooms. The project met the Secretary of the Interior's Standards for Rehabilitation, and the building retains its architectural integrity.



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## **Narrative Description**

The Ivernia Apartment Building is a ten-by-four-bay building of four stories, plus raised basement. It is executed in red brick and has a U-shaped footprint. The building has the bulk of its ornamentation on the façade (west elevation), including glazed brick, that wraps around a portion of the north and south side elevations. Windows on the first through fourth stories have 1/1, aluminum, double-hung replacement sash. Basement-level openings are either bricked in or filled with solid panels. The building has a flat membrane roof with four brick chimney stacks, one at each of its four corners. Three chimneys remain above the roofline; the northwest chimney top is no longer present. The chimneys at the east end of the roof are square, while the southwest chimney is tapered and features slight corbelling.

Located on a tree-lined street, the building is set back approximately five feet from the sidewalk. Planting beds are located on each side of the building's two entrances (91 Pine Street at the northern end of the façade, and 93 Pine at the southern end). Concrete walkways lead to each of the two front entrances and their marble steps. A paved parking lot that serves the building is situated immediately to the north, with a portion of the parking lot located at 83 Pine Street, an adjacent parcel that is not included in the nomination. The pavement extends around to the rear (east) of the building.

The asymmetrical façade is ten bays long and features glazed brick laid in a running bond. Three bow-front bays, each with two window openings, extend from the basement to the roof (photo 1). Between the projecting bays, the flat sections—one of which is three bays wide and the other one bay wide—contain the entrances. The façade features rectangular window openings, with rough-cut marble sills and lintels. The bay windows are slightly larger in width than those on the flat sections. All window heads and sills align, with the exception of the windows along the two interior staircases above the entrances at 91 and 93 Pine Street. Decorative brick banding, consisting of raised stretcher courses, runs between the lintels at each story, with multiple bands running across the entirety of the fourth story. A decorative brownstone frieze is located below the pressed-metal cornice. The twin front entrances are accentuated by historic projecting hoods, supported by scroll brackets and featuring dentiled cornices above modern metal replacement doors. The doors consist of a center metal door flanked by half-height sidelights with metal panels below.

The north and south elevations are nearly identical, each four bays in length (photo 2). Both feature glazed brick with decorative banding. The cornice returns from the façade, wrapping around to terminate at the two west chimney stacks, one on the north and one on the south elevation. The remaining portions of the elevations feature unglazed red brick laid in a common bond with Flemish headers. Each elevation also features three basement-level, brick, segmental-arched openings; those on the north elevation have all been bricked in. Basement windows on the south elevation have solid panels. Window openings on the first through fourth stories have rectangular sash, segmental-arched brick lintels, and cast-stone sills.

The east elevation is eight bays in length, featuring red brick (lacking glaze) laid in a common bond with Flemish headers (photo 3). This elevation consists of two flanking ells surrounding a recessed center portion, forming a light well that has been partially infilled with a modern porch that runs across this elevation. The porch, with internal stairs, provides a secondary means of egress from all stories. Installed in 2014, it replaced an earlier porch at the same location. Each of the flanking ells contains a brick, segmental-arched doorway with a modern metal door on each story. The doors are flanked by two brick, segmental-arched window openings with cast-stone sills. Within the recessed light well on the flanking north and south walls are segmental-arched window openings with cast-stone sills. Each story of the

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recessed east wall contains three rectangular door openings with 2014 metal doors, and two rectangular window openings with arched window headers. The 2014 porch consists of structural steel supports, a wood staircase accessing all floors, a wood board railing, and a flat roof.

#### Interior

An entrance vestibule with a mosaic tile floor is located within each entrance off the west elevation. The two vestibules, fronting on Pine Street, contain staircases providing access to all floors of the building. Three residential units are located on each floor level, with one unit accessed from the stairs at 91 Pine Street and two units accessed from 93 Pine Street. The stair halls (photo 4) contain wood treads and risers, wood handrails, wood baseboards, and square balusters and newel posts. Residential units are accessed from landings at each floor level and consist of two bedrooms, a kitchen, a bathroom, and a living room per unit (photo 5). Some original wood doors and window trim remain within the stair halls. In the residential units, some original wood window and door trim remain, as well as baseboards, wood-panel doors, and hardwood flooring. The units' floor plans remain generally as they were when the building was constructed (see figures 9 and 10).

#### Archeological Description

While no ancient Native American sites are known on the Ivernia Apartment Building property, sites may be present. One ancient site is recorded in the general area (within one mile). That site is located on a riverine terrace within 1,000 feet of the confluence of the Connecticut and Mill rivers. Environmental characteristics of the property represent some locational criteria (slope, soil drainage, 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 approximately one mile southwest of the apartments. Soils in the area are classified as urban land, or an area that has been so altered or obscured by urban works and structures that identification of soil types and their characteristics is impossible to determine. 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 land use, 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 ancient Native American resources that might have been present on the property were destroyed by construction and demolition of the Holbrook House (later 91-93 Pine Street) to make room for construction of the Ivernia Apartment Building in 1910. A brick garage was also built on the property by Joseph Gaudette in 1916. The garage was later demolished. A concrete-block garage was also constructed in 1953 at the rear (east) of the Ivernia Apartment Building (no longer extant).

A high potential exists for locating historic archaeological resources on the Ivernia Apartment Building property. While the Six Corners neighborhood, in which the Ivernia Apartment Building is located, is 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. During the late 18<sup>th</sup> and early 19<sup>th</sup> centuries, the Six Corners locale continued to grow, as pockets of industrial settlement grew and residential settlement expanded to the eastern side of town. During this period of expansion, Pine Street was laid out. Between 1870 and 1915, Springfield experienced a residential construction boom. At the turn of the century, the Pine Street locale in the Six Corners neighborhood was dominated by small, one- to two-story, wood-frame buildings. The Holbrook House was likely built during this period or earlier. Structural evidence may survive from the Holbrook House, as well as related barns, carriages houses, and

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outbuildings. Archaeological evidence of many of the above structures and evidence of occupational-related features may also survive with the Ivernia Apartment Building tenements. Structural evidence of a brick garage built by Joseph Gaudette in 1916 and a concrete-block garage built in 1953 (see above) may also survive on the property.

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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  
ARCHITECTURE

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

**Period of Significance**

1910-1965

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

**Significant Dates**

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

**Significant Person**

(Complete only if Criterion B is marked above.)

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

**Cultural Affiliation**

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

**Architect/Builder**

Gagnier & Angers

Pierre Angers

\_\_\_\_\_

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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.)

The Ivernia Apartment Building is a well-preserved example of an early 20<sup>th</sup>-century, Classical Revival-style apartment building. Constructed in 1910 following plans prepared by the well-known builder/developer company Gagnier & Angers, it was built as an investment property for carpenter Joseph Gaudette. Gagnier & Angers were part of a small, yet prolific, group of French Canadians who settled in Springfield, worked in the building trades, and created many new neighborhoods that transformed the city. The building's masonry construction represents a shift in architectural development resulting from the adoption of the building code in Springfield. The Ivernia Apartment Building meets Criterion A at the local level for its association with the French-Canadian construction industry in Springfield and for its association with Springfield's apartment-building boom in the early years of the 20<sup>th</sup> century. The Ivernia Apartment Building also meets Criterion C as a well-preserved 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 begins in 1910 with construction of the building. It ends in 1965, or 50 years from the present.

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

**COMMUNITY PLANNING AND DEVELOPMENT:** The development of masonry apartment buildings within the city of Springfield at the turn of the 20<sup>th</sup> century represents a major shift in the architectural character of Springfield. Prior to the 1890s, Springfield's residential buildings were largely wood-frame, single-, two-, and three-family houses. This shift to larger apartment buildings is directly associated with a population increase that resulted from the availability of employment within the city and the expansion of the streetcar system. The Ivernia Apartment Building is representative of the turn-of-the-20<sup>th</sup>-century development in Springfield. These multifamily, masonry apartment buildings took hold in all neighborhoods within the city, and had a profound effect on how Springfield looks today. The building also fits within a pattern of development seen in Springfield in the early 20<sup>th</sup> century, when masonry apartment blocks were built in response to new building-code standards.

**ARCHITECTURE:** Designed by Gagnier & Angers, the Ivernia Apartment Building is a modest and representative example of Classical Revival architecture. It features a bow-front façade ornamented with marble sills, decorative entry hoods, a brownstone frieze, pressed-metal cornice, and raised brick courses. The Classical Revival style achieved peak popularity during the early decades of the 20<sup>th</sup> century, largely as a result of the revival of classical designs at the 1893 World's Columbian Exhibition in Chicago.

### 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 Boston 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 road to eastern Massachusetts, Springfield was an important crossroads, and in

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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, later Springfield Armory National Historic Site, 1978). 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 18<sup>th</sup> and early 19<sup>th</sup> 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.

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 in 1844, providing transportation on a north-south route along the Connecticut River. Manufacturing expanded to both serve the new transportation industry and take advantage of newer and faster shipping routes. With this 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. This was also a prosperous period for other industry. In Springfield, manufacturers produced tools, gold chains, boxes, a myriad of textiles, and 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 19<sup>th</sup> 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 were immigrants, most from Ireland, but many others were of French-Canadian and Italian descent. It was during this period that the Ivernia Apartment Building was developed by Joseph Gaudette, a French-Canadian immigrant, and by Gagnier & Angers, a design and construction company also founded by French-Canadian immigrants. The Ivernia Apartment Building would serve as home to a variety of new immigrants to Springfield, as well as New England-born residents, from its construction through the 1960s.

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 population began to leave. Many buildings within the city were left vacant, and by the 1950s large-scale demolition began, continuing into the 1970s with urban renewal plans. In the last several decades, many of the city's historic buildings have been rehabilitated.

### **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

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State Street to the Revolutionary War-era armory. As industry emerged in the Six Corners neighborhood at the Watershops Armory, along what is now Allen Avenue, residential development expanded southward where employment was available. The Watershops was a metal-forging facility that served the Springfield Armory. Pockets of industrial development in the Indian Orchard and Sixteen Acres areas of the city continued in the 19<sup>th</sup> century, resulting in settlements on the east side of the town. 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 at that time.

While the adjacent neighborhood, the South End, was quickly becoming known for its growing working-class neighborhood and the immigrant population was taking advantage of the availability of cheap housing, the Six Corners neighborhood, where the Ivernia Apartment Building is located, was largely developed by 1870. The Six Corners neighborhood is one of the smallest of the city's seventeen neighborhoods. It contains 274 acres of land, plus streets. Its boundaries principally are portions of School Street and Maple Street on the west, State Street on the north, Walnut Street on the east, and the Mill River on the south. Most of the neighborhood is within a one-mile radius of the center of the Central Business District (see figure 2).

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. On the north side of town, industrial development was extensive, limiting space for housing in the area. A second wave of residential growth began in the early 20<sup>th</sup> century with the expansion of the street railway system, which precipitated the construction of single, two-, and three-family housing in Forest Park (Belmont Avenue and White streets area), the Upper Hill area (Wilbraham and Hancock streets), and Liberty Heights (Carew Street area). As the previously less-developed areas such as the South End and Indian Orchard became occupied, largely due to the influx of French-Canadian immigrants, other neighborhoods such as Six Corners experienced development pressure, especially on larger, underutilized parcels.

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 include 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 along the streetcar routes.

The availability of public transportation via the street railway, along with the increased road network in turn-of-the-20<sup>th</sup>-century Springfield, were significant forces behind the development of housing, because people could now travel throughout Springfield and to adjacent communities, even as far as Hartford, CT. In particular, the new public transportation benefited those who could not afford travel via horse or automobile. The construction of apartment blocks close to public transportation resulted in working- and middle-class residents, many of whom were immigrants, living in this type of housing. Expanded rail access, and eventually automobile access, allowed for development further and further away from the city center to neighborhoods such as Six Corners. Residential development continued to expand along major automobile routes toward East Springfield, along Route 20 to Sixteen Acres and East Forest Park. Development slowed during the Great Depression and did not pick up until the post-World War II period, when suburban development flourished in the eastern half of the city.



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In the early 20<sup>th</sup> 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 Ivernia 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 Ivernia Apartment Building, the buildings began to be 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 Immigrant Community**

Springfield has a history of immigration due to industrial expansion. In the late 19<sup>th</sup> century after the conclusion of the Civil War, industrial development, particularly in textile mills, created employment opportunities and subsequently residential development. French Canadians along with British, Italian, German, and Irish immigrants were among the most numerous immigrant groups, with the Irish being the largest. New immigrants also brought cultural traditions and established support organizations such as unions and churches.

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 Six Corners neighborhood, where the Ivernia Apartment Building is located, was already established by the late 19<sup>th</sup> century when immigration to Springfield started to rise. Without the availability of undeveloped land, new apartment building construction in the Six Corners neighborhood required the demolition of existing buildings, as was the case along Pine Street, where the Ivernia Apartment Building is located.

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, while 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 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 per day. The union continued to work for better pay and working conditions in the ensuing decades. Other organizations supporting the construction industry that were founded by and had membership among the French-Canadian construction industry, included the Greater Springfield Home Builders Association and the National Association of Home Builders. It was during this period that French-Canadian immigrants Christopher I. Gagnier and Pierre Angers began their careers in the construction industry before forming the construction company Gagnier & Angers, which would build the Ivernia Apartment Building.



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Between 1895 and 1915 the population of Springfield reached 102,971. Of those, approximately one quarter were foreign born. About 30 percent were Irish, with the second-largest group being French Canadians. As their numbers grew, men of French-Canadian descent were among 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. 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.

### **Joseph Gaudette, Carpenter**

Joseph Gaudette immigrated to the United States from Canada, likely the province of Quebec, in 1908. Working as a carpenter, he took up residence in the Ivernia Apartment Building immediately after its construction in 1910. While living at the Ivernia, Joseph and his wife Melena become United States citizens in 1918, and Joseph registered for military service in World War I. Joseph, Melena, and their son George remained living in the building until 1922 when they moved, first to Orange Street, but eventually settling on Oak Grove Avenue in the Indian Orchard neighborhood.

### **Gagnier & Angers, Architects and Developers**

The firm of Gagnier & Angers was one of the most prolific development firms in the city at the turn of the 20<sup>th</sup> century. The firm is credited with building 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. Of French-Canadian descent, both were in the construction trades. Angers formed a contracting business with his brother George in 1890. Other brothers, Joseph and Edelmard, formed their own contracting business as J. A. Angers & Brother, and eventually George joined their firm. Initially, Gagnier & Angers largely built houses working as designer, developer and/or contractor, but by the 1890s they had begun building apartment buildings as well.

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 they were said to be constructing 40 houses per year. The firm briefly opened an office in Hartford, CT, 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 be "The Majestic" at 41 Spring Street (SPR.3570). As the need rose for housing in the city, Gagnier & Angers' apartment buildings became popular for speculative developers, especially since, according to their advertisement, they furnished plans for free. They also developed and sold properties themselves. According to deed records, they were prolific developers, completing and selling dozens of properties per year.

Many of their buildings were first constructed in the Pearl/Spring streets area east of downtown in the Metro Center neighborhood, and north of the Ivernia Apartment Building. 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 its early years, Pierre Angers is credited with most of the firm's designs.

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Gagnier & Angers were responsible for two major apartment building 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 (NR 2012), which was the largest housing development in the city at that time. The apartment buildings constructed in these developments were consistent in size with the Ivernia Apartment Building. 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 in Boston, Cambridge, Worcester, Chicopee, Westfield, and Holyoke. Christopher Gagnier died in 1928, and Pierre Angers died in 1936. Their sons, Albert Gagnier and Henry Angers, as Gagnier & Angers Jrs., worked together as developer/builders until 1926, Henry Angers went on to form H. E. Angers & Brothers, which bought out and completed Gagnier & Angers' unfinished Upper Worthington apartment building development after the business dissolved. 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 20<sup>th</sup> century, the Gagnier and Angers families were major developer/builders in Springfield.

### **Development of the Ivernia Apartment Building**

The Ivernia Apartment Building is located immediately across the street from the Springfield Cemetery, a garden cemetery laid out in 1841. It would provide a pastoral setting for the apartment building. At the turn of the 20<sup>th</sup> century, the immediate neighborhood around the Ivernia Apartment Building consisted primarily of single-family, two-story, wood-frame houses located on relatively large lots in what was considered a desirable neighborhood (see figure 3).

In 1899, two parcels of land at 91 and 83 Pine Street were owned by the Estate of Charles Holbrook and each was occupied by a single-family, wood-frame house fronting Pine Street (see figures 1 and 3). The eastern halves of each lot fronting on James Street were undeveloped. After Gagnier & Angers purchased the lots and the two dwellings upon them, they were subdivided into five lots, two facing Pine Street and three fronting on James Street (see figures 4-6). The existing house on the Ivernia Apartment Building lot (later 91-93 Pine Street) was demolished, and the Ivernia Apartment Building was constructed for a cost of \$17,000. According to the Department of Public Safety records, the Ivernia Apartment Building, like 83 Pine Street, was named the Gagner and Angers Apartments, but that was later changed to Ivernia Apartment Building. By 1910, Joseph Gaudette owned the Ivernia Apartment Building. Completed in that year by Gagnier & Angers, it was designed by Pierre Angers (see figure 4). Gagnier & Angers provided a mortgage to Gaudette for the purchase, which he paid off when he sold the property in 1919. Little changed on the property in the early 20<sup>th</sup> century; however, in 1916 Gaudette constructed a brick garage (not extant) on the property (see Figure 6).

The lot immediately to the north of 91-93 Pine Street, 83 Pine Street, was the Pine Apartments. That building replaced the earlier wood-frame house on the property. The Pine Apartments consisted of a three-story, wood-frame apartment building with six units, which has since been demolished. Today, that parcel serves as open space and parking for the Ivernia Apartment Building. By 1911, the two lots fronting on James Street were further divided into three lots (see figures 5 and 6). Three wood-frame houses were constructed on those parcels, which Gagnier & Angers owned through 1910. Today, only one of those buildings (55 James Street, a two-family house) remains, though it has been altered through the removal of historic fabric, application of artificial siding, and replacement of the windows and doors.

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Some of Gaudette's new neighbors in the Ivernia Apartment Building were of French-Canadian descent working in the building trades and other industries in the city, including a mason, fireman, printer, and railroad worker. His family remained at 91 Pine Street, later briefly moving to Orange Street, and finally purchasing their own house on Oak Grove Avenue in 1924. The Ivernia Apartment Building quickly changed ownership in the 1920s until purchased in 1923 by Robert and Ida Field, who owned it until 1933 (see figure 1). Robert Field was a music teacher and later identified in city directories as a lodging house operator. The Fields resided on Temple Street, and likely used the Ivernia Apartment Building as an investment property. William H. Smith purchased the property from the Fields in 1933 and owned it until 1959, when it was purchased by the National Management Corporation. Smith was a minister and resided in Worcester at the time of purchase, according to the deed. He is not listed among occupants of the building in the census or directories. In 1953, while Smith was residing in Holyoke, he had a concrete-block garage constructed at the rear (east) of the Ivernia Apartment Building (no longer extant). The National Management Corporation owned the property from 1959 until 1976.

Census records and city directories indicate residents of the other buildings within this small development were among the same social class of working families of French-Canadian descent, or other English-speaking immigrants or first-generation Americans, in the 1910s and 1920s. Occupations of residents at the Ivernia in the 1920 census included printer, fireman, railroad ticket clerk, mason, carpenter, barber, machinist, employee at Smith & Wesson, and clerk. There was a mix of backgrounds in the building, split between Canadian-born immigrants and US-born second- or third-generation immigrants of Irish, Italian, Canadian, and German descent. Nearly all residents left within five years, and were either couples without children or couples with one or two children over 10 years of age. One longtime resident couple was Emery Roberts, a barber of French-Canadian descent, who lived here with his wife Emma for more than ten years during the 1910s and 1920s.

By 1930, families with children were the predominant occupants of the Ivernia. Children ranged in age from five to 22 years old, with most families having two. Most residents were native-born, though several families were from Ireland, and unlike in the 1910s and 1920s, when some residents spoke French, German, or Irish, these residents were all English speakers. They worked as salesmen, servicemen, stenographers, and even as an elevator girl in a local hotel. Unlike the 1920 census, where no women were shown having an occupation outside the home, the 1930 census showed four women employed—as a stenographer, elevator operator, cashier, and billing clerk. Several people were also listed as unemployed, and no manufacturing positions were listed for those who were employed, demonstrating the decline of that industry in the Springfield area. Greater employment of women continued in the 1940s, including positions as matron, telephone operator, and sales clerk. Residents were still predominantly New York- or New England-born, with two Irish immigrants and one Scottish immigrant; most residents were couples or couples with one or two children.

The post-World War II era had a similar population mix at the Ivernia Apartment Building, with largely short-term stays. One longtime resident couple was police sergeant Thomas J. Miller and his wife Mary. Another longtime resident was Anna M. Sweeney, who lived at Ivernia during the late 1950s and 1960s. Anna was a single female resident who worked as a machine operator. She was not listed as a widow or having children, and resided by herself working in the manufacturing industry. Sweeney was one of five women occupying their own apartments at the Ivernia in the mid 1960s, and the only one not listed as having been married. Population mix in the mid 20<sup>th</sup> century continued, with residents largely of English and Irish descent.



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### **Post period of significance**

The Ivernia Apartment Building, along with 83 Pine Street ("The Pine") and the three properties on James Street, were present until at least 1970. All except the Ivernia and one multifamily residence on James Street, which has been substantially altered, have since been demolished and replaced with single-family houses. Little alteration to the Ivernia Apartment Building has occurred over the course of the 20<sup>th</sup> century, though it suffered small fires in 1978, 1985, and 1986, which required interior repair work. The overall interior layout has been retained, with three units on each floor accessed via two interior staircases and a rear porch. According to building permits, the roof was replaced in 1982. The interior was rehabilitated in 1983, at which time the windows were also replaced. In 2014, a tax-advantaged rehabilitation was completed at the Ivernia Apartment Building, which preserved the building's key features consistent with the Secretary of the Interior's Standards for Rehabilitation.

### **Archaeological Significance**

Historic archaeological resources described above may contribute important information related to Springfield's 19<sup>th</sup>-century settlement and ethnic heritage. Additional historic research, combined with archaeological survey and testing, may help to determine the exact construction date for the Holbrook house purchased by Joseph Gaudette by 1910. The existing house on the Ivernia Apartment Building lot was demolished for construction of the Ivernia Apartments in 1910. Any information relating to the original construction of the Holbrook House, its removal, and subsequent construction of the Ivernia Apartment Building could contribute important information on the building boom from the mid 19<sup>th</sup> century to the early decades of the 20<sup>th</sup> century around the Six Corners neighborhood of Springfield.

Structural analysis of outbuildings and detailed analysis of the contents of occupational-related features associated with the tenants of the Ivernia 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 Six Corners area's change from single-family farms and estates to multifamily housing and tenements in the city. In the Six Corners neighborhood, ethnic groups that changed through time occupied tenements such as the Ivernia 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 Holbrook House may also contribute important information on the social, cultural, and economic life of the individuals and families who resided for a time at that address. Important information may also be obtained from the artifacts and the contents of occupational-related features that identify the reasons why ethnicity played an important role with many ethnic communities, especially the Irish and French Canadian Communities.

Ivernia 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.)

Ancestry.com, census records, vital records, military records and city directories

City of Springfield Atlases, 1899, 1910, 1920

City of Springfield Building Permits

City of Springfield Engineering Office Street Records

Department of Public Safety Architectural Files, Massachusetts State Archives  
Plan # B-2-46-11547

Hampden County Registry of Deeds (see figure 1)

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

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); The Verona Apartments (Michelle Plourde-Barker/Gregory Farmer, 2009); The Calhoun Apartments (Michelle Plourde-Barker/Gregory Farmer, 2009); Hooker Apartments (Gregory Farmer, 2013).

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

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 Federal Census (1900—1940)

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



Ivernia 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.4392

**HPCA:** 27,220

---

**10. Geographical Data**

**Acreege 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: 42.102339                      Longitude: -72.572643

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**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: 18

Easting: 700712

Northing: 4663990

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

The boundary includes the single parcel of land at 91-93 Pine Street, Springfield, MA, encompassing Assessor's Parcel No. 09715-0177.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary represents the parcel of land originally associated with the Ivernia Apartment Building.

---

**11. Form Prepared By**

name/title: Taya Dixon, Senior Consultant and Brian Lever, Preservation  
Planner (Epsilon Associates, Inc.), 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: 617-7278470  
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.)

Ivernia Apartment Building  
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### Photographs

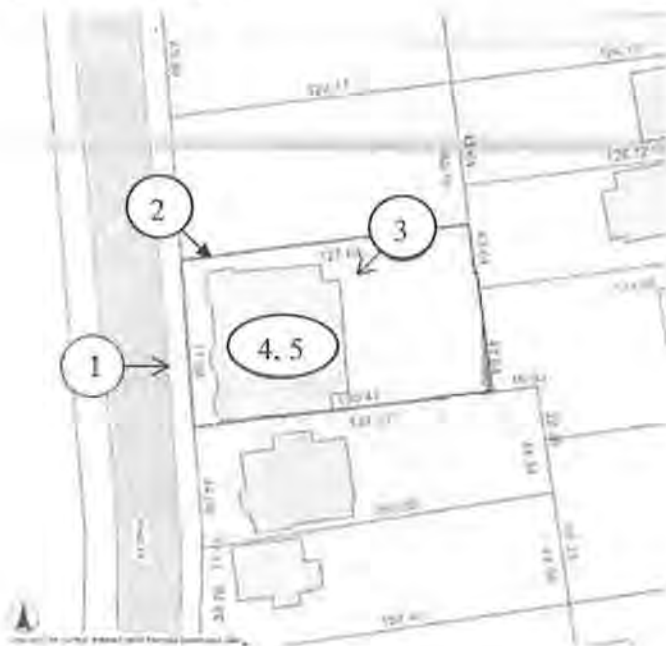
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Ivernia Apartment Building  
City or Vicinity: Springfield  
County: Hampden State: MA  
Photographer: Brian Graves  
Date Photographed: October 2014  
Description of Photograph(s) and number, include description of view indicating direction of camera:

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

### Key to Photographs



Ivernia Apartment Building  
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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.

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**Figures**

<b>Transfer Date</b>	<b>Book/Page</b>	<b>Grantee</b>	<b>Grantor</b>
11/8/2012	19536 / 574	Cross Town Corners LLC	Center City Housing Inc.
10/27/1999	10978 / 385	Cooperative Housing Association	Springfield Redevelopment Authority
7/14/1999	10846 / 592	Center City Housing Inc.	Cooperative Housing Association
5/4/1982	5250 / 146	Cooperative Housing Association	Springfield Redevelopment Authority
1/8/1982	5207 / 192	Springfield Redevelopment Authority	Third National Bank of Hampden County
6/3/1981	5117 / 72	Third National Bank of Hampden County	Wilson Codrington & Third National Bank of Hampden County
12/18/1980	5044 / 152	Third National Bank of Hampden County	Wilson Codrington
9/6/1976	4036 / 284	Wilson Codrington	National Management Corp.
9/2/1959	2698 / 558	National Management Corp.	William H. Smith
7/10/1933	1551 / 62-63	William H. Smith	Robert W. & Ida B. Field
7/30/1923	1188 / 317	Robert W. & Ida B. Field	George C. Gaucher
2/27/1922	1123 / 123	George C. Gaucher	John J. Shea Jr.
10/31/1921	1113 / 86	John J. Shea Jr.	John F. Tehan & Ira E. Fenton
3/15/1920	1070 / 355	John F. Tehan	Max Becker
12/29/1919	1058 / 121 1062 / 195	Max Becker	Joseph Gaudette
12/3/1919	786 / 202	Joseph Gaudette	Christopher I. Gagnier & Pierre Angers (mortgage discharge)
Date unknown	786 / 202, referenced	Christopher I. Gagnier & Pierre Angers	Estate of Charles Holbrook

**Figure 1.** Chain of title



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Figure 2. Six Corners Neighborhood Locus Map



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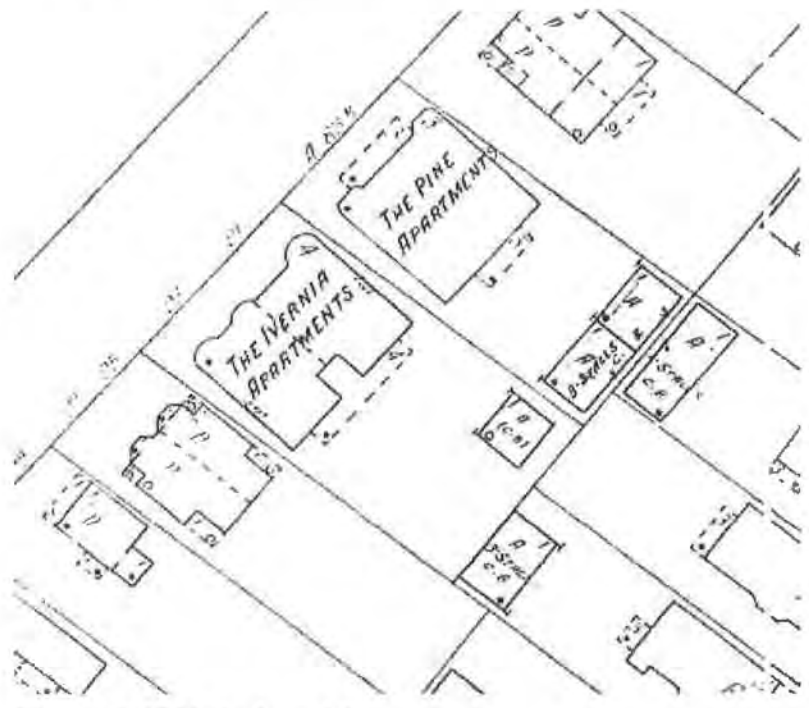
Figure 5. 1911 Sanborn Map



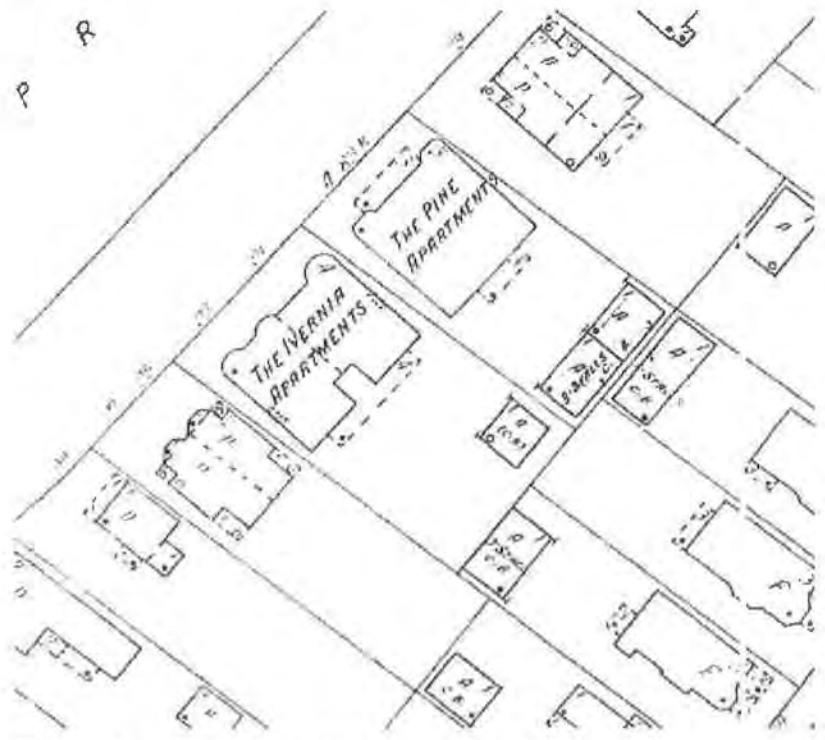
Figure 6. 1920 Springfield and Longmeadow Towns, Richard's Map Company

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**Figure 7.** 1931 Sanborn Map



**Figure 8.** 1931 Sanborn Map, updated 1950

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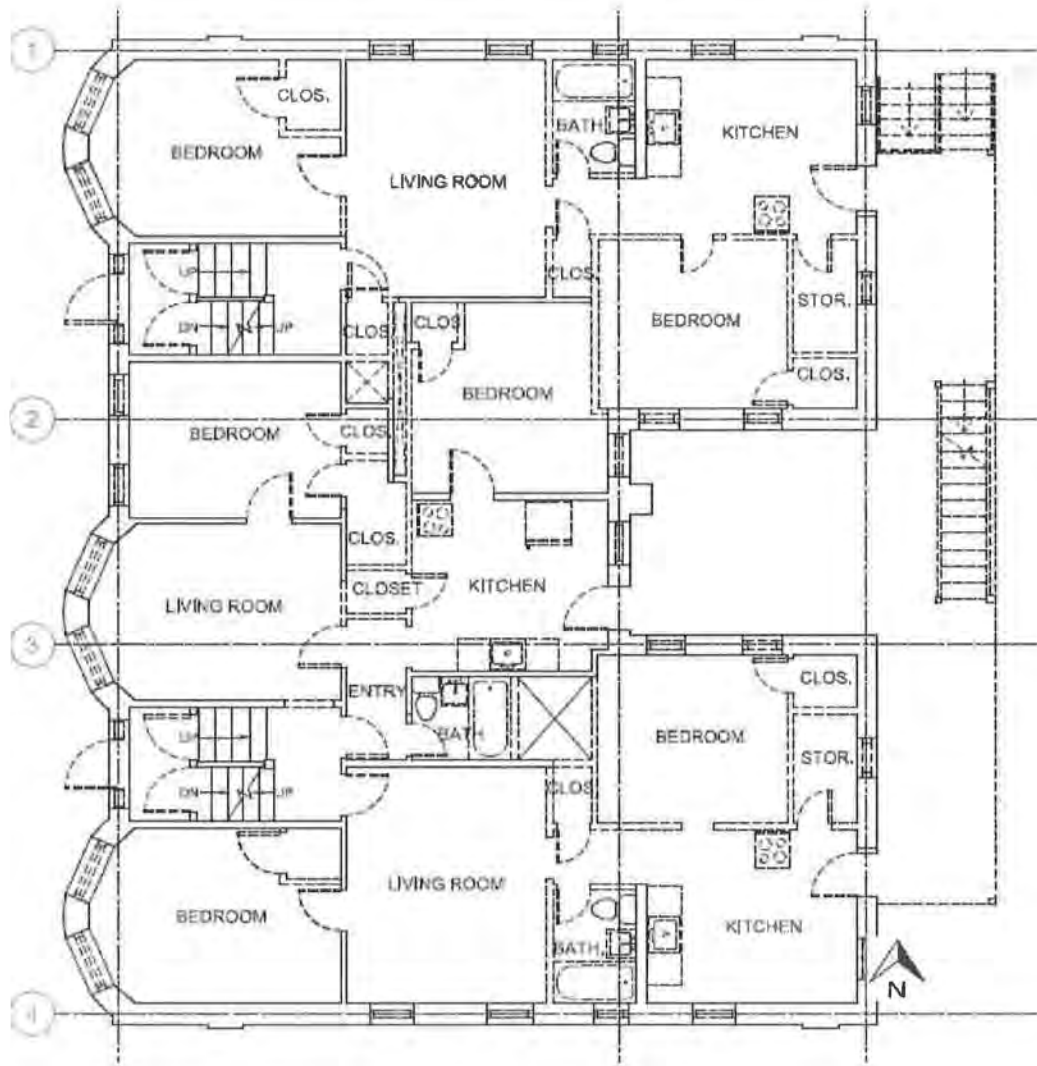


Figure 9. First Floor Plan



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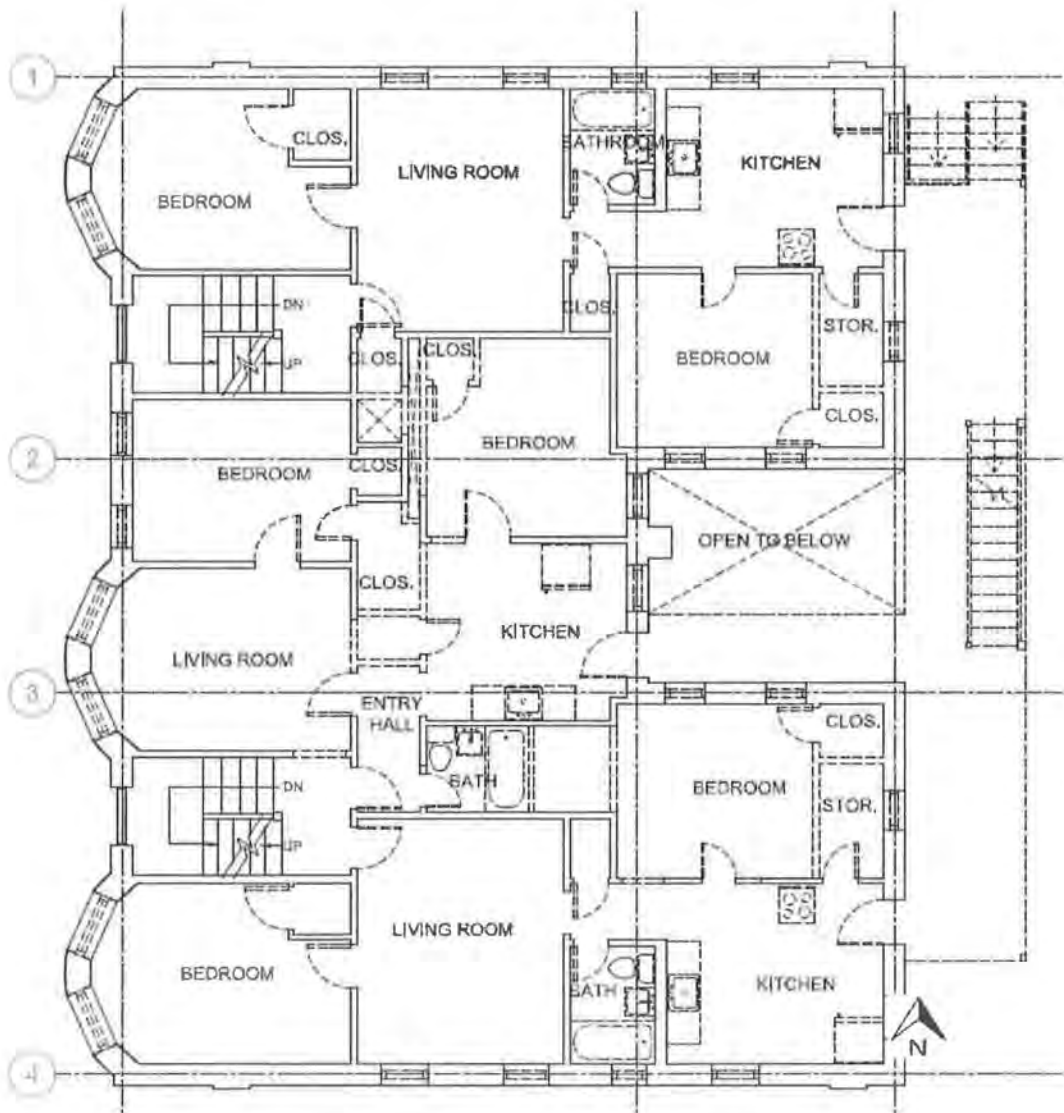


Figure 10. Typical Upper Floor Plan

# Ivernia Apartment Building, Springfield (Hampden Co.), Massachusetts







CROSS TOWN CORNERS APARTMENTS  
RESIDENTS ONLY  
No Pets Allowed  
No Smoking  
Call 781-326-1111

CROSS TOWN CORNERS APARTMENTS  
91-93 PINE STREET  
Managed by Cross Town Property  
CALL 781-326-1111

















UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Ivernia 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: 15000663

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 in  
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

**The Commonwealth of Massachusetts** Nat. Register of Historic Places  
William Francis Galvin, Secretary of the Commonwealth National Park Service  
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, 8<sup>th</sup> floor  
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Ivernia Apartment Building, 91-93 Pine 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 LLC  
Mayor Domenic Sarno, City of Springfield  
Ralph Slate, Springfield Historical Commission  
Kate Stebbins, Springfield Planning Board