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AUG 14 2015

Evans Court Apartments  
Name of Property

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

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

## 1. Name of Property

Historic name: Evans Court Apartment Building

Other names/site number: Evans Court Apartments / Winthrop Apartments

Name of related multiple property listing: \_\_\_\_\_

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

## 2. Location

Street & number: 22-24 Winthrop 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Not For Publication:  Vicinity: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: <b>Brona Simon, SHPO</b>	Date
_____ State or Federal agency/bureau or Tribal Government	

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In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau  
or Tribal Government

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register  
 determined eligible for the National Register  
 determined not eligible for the National Register  
 removed from the National Register  
 other (explain:)

*for Edison H. Beall*  
Signature of the Keeper

*9-29-15*  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

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

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**Category of Property**

(Check only **one** box.)

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

**Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register           

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

- DOMESTIC/ multiple dwelling
- 
- 
- 
- 
-

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**Current Functions**

(Enter categories from instructions.)

DOMESTIC/ multiple dwelling

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

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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/cast stone

**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 Evans Court Apartment Building (presently known as Winthrop Apartments) is located in the South End neighborhood of Springfield, Massachusetts. Constructed in 1910 and designed by the firm of J. A. Angers & Brother, the building is situated on a large parcel of land between a masonry commercial block and a two-family, wood-frame house. Winthrop Street is predominately characterized by two- and three-family, wood-frame houses, but, two doors west of Evans Court, Winthrop intersects with Main Street, which is lined with one- and two-story commercial buildings. Evans Court is the only masonry apartment building on Winthrop Street. The Classical Revival-style, four-story, red-brick building is detailed with cast-stone trim that includes a particularly fine main entry surround (photo 1). The principal façade faces south onto Winthrop Street, while the secondary façade faces west onto the building's courtyard.

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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, doors, and porches, as well as new kitchens and bathrooms. The work was done according to the Secretary of the Interior's Standards for Rehabilitation, and the building retains its historic and architectural integrity.

### **Narrative Description**

The Evans Court Apartment Building is a four-story, L-shaped, red-brick building with a raised basement. The three-by-six-bay main block is perpendicular to the street, with a three-by-six-bay north wing at the rear edge of the lot. The building has a flat roof covered with EPDM membrane roofing. The roof has a brick parapet wall around most of the perimeter. The parapet wall is interrupted where the east elevation porches, with their flat, asphalt-covered roofs, connect to the main block (photo 3). The parapet wall varies in height and detail, with the portions on the south and west elevations being higher and more elaborate with raised cast-stone panels and cap. The roof also contains one brick chimney, located at the northeast end of the main block.

The southwestern corner of the lot features a courtyard created by the intersection of the main block and north wing (photo 2). An approximately three-foot-high brick wall, with a cast-stone cap and a center entrance, is located along the Winthrop Street end of the courtyard. The property is accessed by three asphalt walkways from Winthrop Street. The easternmost walkway leads to the rear (north) of the property along the east property line. A short walkway leads to the front entrance on the main block, and a third walkway leads through the courtyard to the south entrance on the north wing. Raised planting beds, approximately five feet wide, flank the main entrance door on the main block at the rear edge of the sidewalk.

The south elevation (principal façade) of the main block is three bays wide (photo 1). The brick is laid in a running bond, and the brick watertable consists of vertical stretcher courses wrapping around the building. The elevation features a central entrance with a fine, cast-stone, Classical Revival-style door surround. Details of the surround include a full entablature with segmental-arch, scrolled brackets, cast-stone quoining, and carved rain gutters. Two granite steps provide access into a recessed entrance vestibule with a modern metal and glass door, mosaic-tile floor, and marble paneling.

The central bay of the façade has three fixed rectangular windows located above the main entrance at the second through fourth stories. The replacement sash are single-pane, replacing similar sash that dated to the 1980s. Originally, these windows, which light the stairhall, had 20-pane fixed sash (see figure 9). The windows are detailed with cast-stone sills, lintels, and quoins. Basement windows are infilled with solid metal panels, which replaced plywood panels. The basement originally contained eight-pane sash. Above the windows, at the fourth story, the central bay features a decorative brick panel with raised cast-stone corners and raised-brick stretcher courses surrounding a raised-brick diamond. The central bay is flanked by three-sided, projecting bay windows extending from the basement to the third story. At each bay, cast-stone panels surround three windows with 1/1, double-hung sash that match the original configuration. The uppermost projecting bay window (third story) is topped by cast-stone panels below decorative cast-stone parapets. The fourth story contains two sets of triple-ganged window openings with cast-stone mullions and quoining. Located above each bay window, the grouping has a central, double-hung window, flanked by two smaller double-hung windows. A projecting band of brick coursework wraps around the south and west elevations at the roofline, with a brick and cast-stone parapet wall above. The approximately two-foot-high brick parapet wall has projecting cast-stone panels and a slightly projecting cast-stone cap.

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The west elevation consists of three planes (photo 2). The first plane is the southernmost plane of the west elevation, which contains six bays and faces the courtyard. From south to north, it features three bays of single windows with double-hung sash, followed by triple-ganged double-hung windows separated by narrow, metal-clad mullions. A vertical bay of small window openings is situated immediately adjacent to a recessed bay, fronted by a wood porch structure that rises the full height of the building. At each story, the porches shelter one double-hung window facing south, and a doorway facing west. All window openings are rectangular and all, except the small openings, contain cast-stone sills, lintels, and quoins. The small, rectangular openings adjacent to the porches have cast-stone lintels and sills, but like the basement windows, lack cast-stone quoining.

The four-story porch denotes the intersection of the north wing and the main block of the building. It marks the change from the first and second planes on the west elevation. The second plane (facing south) is two bays wide and serves as the south elevation of the north wing. On this plane, a three-sided projecting bay is situated at the intersection of the north wing and main block. Consistent in character with the bays on the south elevation of the main block, this bay contains three windows: one larger, center opening, flanked by two smaller openings. All window openings, which contain 1/1, double-hung sash, are surrounded by cast-stone sills, lintels, and quoins. At the basement level is a rectangular window with brick lintel.

An at-grade recessed entrance, located adjacent to the projecting corner bay, is accentuated by a cast-stone lintel and quoins, and is accessed via two granite steps. Like the front entrance on the main block, the secondary entrance has a modern metal entry door. The surround features a carved rain gutter, cast-stone quoining, and a cast-stone lintel. Situated above the door are three rectangular windows with single-light sash, which illuminate the stairhall at each level. Above this column of windows is a raised, decorative, brick panel that mirrors the panel on the principal façade. The western bay contains triple-ganged windows on the first through fourth stories, consistent with those elsewhere on the west elevation. The grouped windows are divided by metal mullions. Two rectangular windows at the basement level are set below the brick watertable and the first-story window openings.

The third and final plane on the west elevation is two bays wide. It is the west side elevation of the north wing, and it lacks the detail of the principal and secondary façades. Window openings have segmental-arched lintels and rough-cut brownstone sills, with arched window headers.

The east elevation contains three planes (photo 3). The first plane is the east elevation of the main block. It contains four irregularly spaced vertical bays of windows, with segmental-arched openings and rough-cut brownstone sills. From south to north, the elevation consists of one bay of single window openings, one bay of paired windows, one bay of small punched windows, and a final bay of single window openings. As on the other elevations, basement-level windows are rectangular and are located below the brick watertable and first-story openings. This plane terminates at the intersection of the main block and north wing.

The second plane of the east elevation is also the rear (north) elevation of the main block. This plane is two bays wide and consists of a chimney stack, one bay of single window openings, and one bay of door openings accessing the exterior four-story porch (described below). Window openings are rectangular, with segmental-arched openings with brownstone sills. Doors are modern metal units within segmental-arched openings.

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The third plane on the east elevation consists of the east elevation of the north wing. This plane is seven bays, consisting of windows and door openings that access the four-story porch. The north wing is set back approximately fifteen feet from the east elevation of the main block. Each of the four stories has identical windows and metal doors set within segmental-arched openings, and the windows have brownstone sills. Each story has two adjoined window and door openings, one singular door opening, two double-hung window openings, and two small double-hung window openings. This plane also features a brick watertable and a small red-brick parapet at the roofline, lacking the adornment seen on the west and south elevations. Metal fire doors provide access to the four-story, modern lumber porches, with internal stairs along the north wing and metal railings sheltered by a flat roof. This porch replaced an earlier, pressure-treated lumber porch in the same location.

The north (rear) elevation of the building is six bays wide (photo 4). It has four vertical bays of segmental-arched window openings with brownstone sills. It also has two vertical bays of small, segmental-arched openings with brownstone sills, one of which is infilled with brick. Basement-level windows are infilled with brick. A small brick parapet is at the roofline.

Interior (see figures 11-12)

The main block and north wing are separated on the interior by a firewall. The principal entrances provide access directly to interior stairhalls. The stairhalls contain plaster walls and ceilings. The stairs have wood treads and risers, square newel posts, molded handrails, and turned balusters (photo 5). Some original wood trim, including window and door architraves, wood baseboards, and wood-panel apartment doors are present within the stairhalls. The staircases have been modified to comply with the building code by raising the height of newel posts and the balustrades by installing a second stringer on top of the original stringer.

Two residential units are located on each floor of the main block on each floor of the wing. Apartments are accessed from landings in the stairhalls. All residential units have a secondary means of egress through rear doors that lead to the multilevel porch on the east elevation. Residential units are laid out as one- and two-bedroom units with kitchens and bathrooms. Original details that remain in the units include molded trim with radius cornerblocks around the windows and doors, baseboards, some wood-panel doors, and hardwood floors (photo 6). The units' floor plans remain generally as they were when the building was constructed (see figures 11 and 12).

The Evans Court Apartment Building retains its architectural character. While little exterior alteration occurred over the course of the 20<sup>th</sup> century, building permits indicate that the porches and windows had been replaced. The brick parapet on the south elevation was rebuilt in 1980, along with the porches. The interior was rehabilitated in 1991 and 2000. The roof of the building was damaged as a result of a tornado in 2011. Repairs required reconstruction of the parapet on the main block and replacement of the rubber membrane roof and roof decking. The building underwent a tax-advantaged rehabilitation in 2014, which included the construction of new porches on the east and west elevations, window replacement, modifications to the interior staircases (described above), replacement of kitchens and bathrooms, and repairs to plaster damaged by the tornado.

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### Archaeological Description

While no ancient Native American sites are known on the Evans Court Apartment Building property, sites may be present. Two ancient sites are recorded in the general area (within one mile). Both sites are located on riverine terraces within 1,000 feet of the Connecticut River. Environmental characteristics of the property represent some locational criteria (slope, soil 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 0.4 miles 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. Buildings, industrial areas, paved parking lots, sidewalks, roads, and railroad yards cover most of the surface. Given the above information, the size of the nominated property (less than one acre), and the effects of historic landuse, a low potential exists for locating significant ancient Native American archaeological resources on the property. Locational criterion for the property, especially its excessive distance from the nearest wetlands, reduces 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 Pearsons House and carriage house (late 19<sup>th</sup> century) to make room for construction of Evans Court in 1910.

A high potential exists for locating historic archaeological resources on the Evans Court Apartment property. While the South End neighborhood, in which the Evans Court Apartment 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 South End locale continued to grow as pockets of industrial settlement grew, and residential settlement expanded to the eastern side of town and the Mill River area. During this period of expansion, Hancock Street was laid out in 1830. Between 1870 and 1915, Springfield experienced a residential construction boom. During this period of rapid population growth, Winthrop Street was laid out in 1874. At the turn of the century, a large number of houses for a variety of income levels were constructed throughout the city. Additional historic research, combined with archaeological survey and testing, may determine whether structural evidence survives from the wood-framed residence and carriage house (24 Winthrop St.) sold by Charles and Mary Pearsons to Frank L. Dunlap in 1909. Dunlap removed the house and carriage house prior to having Evans Court constructed in 1910. Similar research might also determine whether barns, stables, outbuildings, and occupational-related features (trash areas, cisterns, utilities) associated with both the Pearsons and Evans Court buildings survive.



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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**

J. A. Angers & Brother

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

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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 Evans Court Apartment Building is a well-preserved example of an early 20<sup>th</sup>-century, Classical Revival-style apartment building. One of the first apartment blocks constructed in the neighborhood, it was built in 1910 for Frank L. Dunlap, a real estate developer. The designer was the firm of J. A. Angers & Brother, who were part of a small, yet prolific, group of French Canadians who settled in Springfield, working in the building trades and creating many new neighborhoods that transformed the city. The Evans Court Apartment Building meets Criterion A 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. It was one of the first masonry apartment buildings constructed after the city adopted a new building code focused on fire prevention. The Evans Court Apartment Building meets Criterion C as a well-preserved, Classical Revival-style apartment building designed by J. A. Angers & Brother. 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 apartment buildings within the city of Springfield during the decades surrounding the turn of the 20<sup>th</sup> century marked a major shift in the architecture of the city, which up until the 1890s was largely characterized by wood-frame, single-, two-, and three-family houses. This shift was directly associated with increased availability of employment within the city, which precipitated a population increase, expansion of the streetcar system, and improved roadways. Better transportation led to the development of lower and middle class housing away from the city center, since residents were able to take public transportation to and from centers of employment.

The Evans Court Apartment Building is representative of a pattern of development seen in Springfield during the turn of the 20<sup>th</sup> century, with the rise of masonry apartment blocks responding to increased housing demands. Masonry apartment buildings, constructed in all neighborhoods within the city, had a profound effect on how Springfield looks today.

ARCHITECTURE. Designed by J. A. Angers & Brother, the Evans Court Apartment Building is a good example of a Classical Revival-style apartment building. Stylistic features include its impressive cast-stone door surround, the quoining around the principal windows, and the stepped parapet. Other important character-defining features include the projecting bay windows, the triple windows, and integral porches, all of which were aimed at improving natural light and ventilation. The L-shaped building footprint and low brick wall on the property create a courtyard, which was an unusual feature for the era. In cases where other Springfield buildings of this time period had courtyards, frequently it was due to corner lot locations and a U-shaped building footprint, which naturally created a courtyard space. The siting and building footprint of the Evans Court Apartment Building demonstrates that the designer intended to create a green space, through a courtyard on the property, which the residents could then enjoy.

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## 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 route eastward, Springfield was an important crossroads, and in 1662 it became the county seat for Hampden County. In 1776, Springfield was selected as a site for a cannon foundry (which later developed into the Springfield Armory). 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 the early 19<sup>th</sup> century, the railroad arrived in the area. In 1839, the Western Railroad was constructed through Springfield, providing access from Boston to Albany, NY. The Connecticut River Railroad intersected this east-west route in Springfield, providing transportation on a north-south route along the Connecticut River, in 1844. With this improved transportation system, manufacturing expanded to both serve the new transportation industry and take advantage of newer and faster shipping routes. As a result of 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. Prosperity was also high during this period for non war-related 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 over 500 companies producing items such as railroad cars, lawnmowers, and textiles, and representing ten percent of the overall production for the state. The population of the city reached 102,971 by 1915. About one-quarter of the population were immigrants, most from Ireland, but many others were of French-Canadian and Italian descent.

It was during this early 20<sup>th</sup>-century period that Evans Court was developed by Frank Dunlap, son of an Irish immigrant farmer, and built by J. A. Angers & Brother, a design and construction company founded by French-Canadian immigrants. Evans Court would serve as home to many new immigrants to Springfield, as well as to New England-born residents.

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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. Since that time, many of the city's remaining historic buildings have been preserved.

In 2011, a tornado touched down in Central Massachusetts, and Springfield suffered extensive damage to many of its buildings, including Evans Court. Windows were broken, the roof and parapet were damaged, and the interior sustained water infiltration.

### **Residential Development of Springfield**

During the Colonial period, settlement in Springfield was centered along the Connecticut River between Round Hill and the Mill River. Residential development then expanded east from Main Street, and along State Street to the Revolutionary War-era armory. Industry emerged at the Watershops Armory, a metal forging facility associated with the Springfield Armory, along what is now Allen Avenue. As a result, residential development expanded southward where employment was available. Pockets of industrial development in the Indian Orchard and Sixteen Acres areas of the city continued in the 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. The South End (along Main Street between Howard Street and the Mill River), where Evans Court would be built, was quickly becoming a neighborhood of modest homes. Located south of the Central Business District, the South End is the smallest of the city's seventeen neighborhoods. The South End contains approximately 196 acres of land, and is bounded by Union and Howard streets to the north; Mill Street, the Mill River, and Main Street to the south; Maple Street to the east; and the Connecticut River to the west (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. It was during this period that Winthrop Street in the South End, where Evans Court would later be built, was established in 1874. 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 Street area), the Upper Hill area (Wilbraham and Hancock streets), and Liberty Heights (Carew Street area).

Between 1870 and 1915, Springfield as a whole experienced a residential construction boom. A large number of houses, for a variety of income levels, were constructed throughout the city. 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 in the South End, as well as along the streetcar routes in Upper Hill, the North End, and Forest Park.

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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 travel throughout Springfield and to adjacent communities, even as far as Hartford, along the street railway. In particular, those who could not afford travel via horse or automobile benefited from this accessibility. The construction of apartment blocks close to public transportation resulted in working- and middle-class residents, many of whom were immigrants, residing there. Expanded rail access, and eventually automobile access, allowed for development further and further away from the city center in neighborhoods like the South End. Residential development continued to expand along major automobile routes toward East Springfield, using US 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.

In the early 20<sup>th</sup> century, the City of Springfield instituted a building code. Rapid development of wood-frame, multifamily residences had resulted in unsafe buildings that were susceptible to fire. Proponents of the building 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. 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 multi-unit residences greater than two stories in height and using masonry rather than wood-frame construction. One such building was the Evans Court Apartment Building. Constructed in 1910, Evans Court was one of the first of this new style of multi-unit residences.

In 1910, according to the *Springfield Republican*, there was a substantial demand for housing to accommodate 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. But like Evans Court, these buildings were constructed out of masonry, and local brick suppliers had difficulty keeping up with increased demand from both industrial and residential buildings. Despite a materials shortage, housing construction continued, as more and more people flocked to Springfield to find employment.

By 1899, both sides of Winthrop Street were built out with one- and two-family dwellings (see figure 3). The two- and three-story houses were located on moderately sized lots for Springfield, with the houses set back just a few feet from the roadway in a typical urban streetscape. Among the houses was one at 24 Winthrop Street, the future site of Evans Court. It was a small, two-story house with an adjacent one-story carriage house. Figure 3 also shows that most of the surrounding neighborhood was completely built up, and nearby Richelieu Street was laid out, providing access to more areas of the South End for development. By 1911, the area was fully developed with single-family houses, a large development of attached row houses, and several multifamily apartment houses situated along Morris Street and Winthrop Street, including Evans Court (see figure 4). In addition, several single-family houses hugging the edges of Main Street on side roads had been demolished and replaced with multifamily apartment buildings.

### **Springfield's Immigrant Community**

Springfield has a history of immigration to the city due to industrial expansion. In the 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

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largest. New immigrants also brought cultural traditions and established support organizations such as unions and churches. St. Joseph's Roman Catholic Church was erected in 1873-1877 in the South End (on Howard Street, several blocks north of the Evans Court Apartment Building) to serve the French-Canadian immigrant community.

As the immigrant population increased, the South End neighborhood, which offered relatively inexpensive housing, became a major French-Canadian community, along with Indian Orchard and the North End. The South End, where Evans Court is located, was centered around the Agawam Manufacturing Company (later the Springfield Knitting Company) and the William Carter Knitting Mill (demolished) along Central and Morris Streets, as an employment center (see figure 2).

In 1885, Springfield counted 1,614 immigrants from Quebec 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, this union had two-thirds of all the carpenters in the city in its ranks. In 1888, the union, known as Local 96, demanded and won the right to work a nine-hour day for a salary of \$2.25 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 and brothers Joseph and Edelmard Angers began their careers as carpenters, before forming the construction company that would later build Evans Court, J. A. Angers & Brother, in 1892.

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 88,926 total residents, there were 4,551 French-Canadian immigrants living in the city, of which approximately 20 percent were skilled workmen. By this time there were also numerous second-generation French Canadians in Springfield. As the economic situation for French-Canadian families improved into the 1920s, many moved out of the South End to more affluent neighborhoods. 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.

#### **Frank L. Dunlap, Real Estate Developer**

Frank Lucius Dunlap (1870-1932), the developer of Evans Court, was the tenth child of an Irish immigrant farmer in Vermont. Despite his humble beginnings, Dunlap rose to be a wealthy and prominent businessman and developer in the city of Springfield. By 1900, Dunlap was married and living in a rental apartment on Churchill Street in the Forest Park section of the city. He worked as a travelling salesman. By 1906, Dunlap had purchased his own home and was working as a real estate developer, with offices in the Phoenix Building on Main Street. In 1910, he purchased a house at 174 Fort Pleasant Street in the Forest Park neighborhood. He resided there with his wife, father-in-law (who was an inspector at the armory), and two servants: a house maid and a chauffeur. He operated his business out of the Hampden Building in 1913, when he was the owner and proprietor of Clinton Hall, a 150-room temperance hotel at 108 Main Street (not extant). In 1914, Dunlap relocated his real estate practice to Bridge Street. During this period, Dunlap formed a partnership with Harry S. Baldwin, called Dunlap-Baldwin Co., which was a subcontractor for the production of ordinance materials during World War I.

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By 1920, Dunlap and his wife had one son, and were still living in their house on Fort Pleasant Street with a maid and a cook. During the 1920s, Dunlap remained president of the Clinton Hall and the Dunlap-Baldwin Company, maintained real estate investments, and headed the Dolly Madison Baking Corporation on Chestnut Street. Dunlap and his wife adopted a daughter from Scotland and had one more daughter by 1930. The two had a yearly income of \$50,000 from Dunlap's real estate and business dealings, and had two live-in maids. Dunlap died in 1932 at the age of 62 in Springfield.

**J. A. Angers & Brother**

To construct the Evans Court Apartment Building, Dunlap hired the design and construction firm of J. A. Angers & Brother. Joseph and Edelmard Angers were born in St. Cesaire, Quebec, Canada. Joseph migrated to Holyoke, Massachusetts, after working for several years in his father's grist and sawmills. He then relocated to Springfield and worked in the carpenter's trade. Edelmard soon followed Joseph to Springfield. The two had had close ties to the French-Canadian building trades through their brother, Pierre Angers of the firm of Gagnier & Angers, a well-known Springfield building/development firm.

Joseph and Edelmard worked as carpenters until 1892, when they established their own contracting business known as J. A. Angers & Brother. In 1902, the two also established a lumberyard. Another brother, George, who had owned a contracting company with Pierre prior to the latter's collaboration with Christopher Gagnier, eventually joined the firm of J. A. Angers & Brother. The firm developed buildings and sold lumber from their Easter Avenue lumberyard until 1913. After that time, the business was solely associated with the lumberyard.

During their tenure as contractors, Joseph and Edelmard purchased lots and constructed single-family homes and apartment buildings, many of which were located in the South End neighborhood. They frequently teamed with Frank L. Dunlap to build apartment buildings like Evans Court as well as hotels such as Clinton Hall (demolished), formerly located at 108 Main Street. Some of their other buildings included "The Winthrop" (demolished), formerly located at 849-863 Main Street, and "The Salem" (MHC# SPR.3565), located at 33 Salem Street.

**Development of the Evans Court Apartment Building**

In 1909, Frank L. Dunlap purchased 24 Winthrop Street, which included a residence and carriage house, from Charles and Mary Pearsons (see figure 1). The building boom in the early decades of the 20<sup>th</sup> century around the South End would have made real estate investment on Winthrop Street desirable. Dunlap removed the house and carriage house, and had Evans Court constructed in 1910 by J. A. Angers & Brother (see figures 4-8). One of the first such apartment buildings in this area of the city, its construction cost \$35,000. Given the value of comparable properties at this time, this was a significant real estate investment.

According to the Department of Public Safety architectural files<sup>1</sup>, Dunlap had previously partnered with a member of the Angers family in the development of the Angers & Dunlap Building (1906) at the corner of Winthrop and Main streets (not extant). The Angers & Dunlap Building was a mixed-use building with stores and apartments. Perhaps this previous association led Dunlap to choose J. A. Angers & Brother as the builders for Evans Court.

<sup>1</sup> No original building plans for the Evans Court Apartment Building were found in the search of the Department of Public Safety Architectural Files at the Massachusetts State Archives.



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Dunlap sold the property in 1911 to Charles Evans, the likely namesake of the building. In 1920, Dunlap repurchased the property from Evans' heir, Sadie Heller. Dunlap and his wife Lois owned the building until 1939, when the property was purchased by Southbridge Savings Bank. Subsequent to Southbridge Savings Bank's ownership, the property was owned by a series of realty companies into the 1970s (see figure 1).

Early residents of Evans Court were generally American born, most from New England—primarily Massachusetts—or New York. A few families were immigrants from Canada, England, and France. Most of the units were occupied by small families consisting of couples or couples with one child. The 1920 census recorded a wide disparity in the ages of residents, with heads of household ranging from 24 to 75 years of age. Residents tended to be older couples without children, or younger families with no children or only one young child. There were also small groups of lodgers. The residents included a deputy sheriff of Hampden County and a foreman at the Springfield Armory. Other occupations included automobile salesman, laborer, manufacturer, embalmer, and bookkeeper. While most women did not list an occupation, several did have jobs, including matron, saleslady, teacher, stenographer, or telephone operator. Most occupants resided here for only a few years. One longtime resident couple was Charles E. Moody and his wife Abbie, both from Massachusetts, who lived here for more than ten years. At times, they took in a lodger. Charles worked as a guard at the Hampden County Jail into his late 70s, passing away at 78 years old in 1928.

By 1930, the property was occupied predominately by first-generation Americans whose parents had come from Canada, Ireland, Sweden, and Germany. These small families were joined by immigrants from Italy. The age range in this period was mostly adults, 30 to 60 years of age. The residents worked as taxi drivers, plumbers, carpenters, and cooks. Although a number of residents listed no occupation in the 1930 census, several women were employed as private staff to families as a cook or servant, as well as restaurant and hotel staff, and as a laundress. The number of hotel-related employees living at Evans Court may have been associated with Frank Dunlap's Clinton Hall.

According to the 1940 census, by which time Dunlap no longer owned Evans Court, French-Canadian immigrants comprised a third of the building's residents. A large number of the residents were between 60 and 80 years of age. Many of these older residents listed no occupation. Working residents listed such occupations as salesman, laborer, factory assembler, bank teller, municipal teamster, telegraph operator, police matron, and chauffeur.

The Evans Court Apartment Building continued to have a distinct French-Canadian resident population from the 1940s into the 1960s, when Leo Petit of Chicopee Falls Realty Trust sold the property to Vogian Realty (see figure 1). While most residents had typically lived in the building for only a few years, in the mid 20<sup>th</sup> century, some began to occupy the property for longer stretches of time. One example was the Jacques family, who lived at Evans Court for roughly 20 years, from 1940 to 1960. William Jacques was a French-Canadian immigrant who worked as a laborer, and then a foreman, in the construction industry. His wife Rhea was from Massachusetts.

### **Post period of significance**

According to building permits, the brick parapet on the south elevation was rebuilt in 1980, along with the porches. The porches were replaced again in 1991 and 2000, at which time the windows were also replaced and the interior was rehabilitated. The roof of the building was damaged as a result of the 2011 tornado, and were replaced at that time. The overall layout of the building and residential units was retained during these rehabilitations. In 2014, a historic tax-advantaged rehabilitation was completed at

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the Evans Court Apartment Building, which preserved the building's key features, including the exterior masonry details. New, historically appropriate windows were installed, and the existing floor plan was retained. Unit kitchens and bathrooms were replaced, and the interior staircases were brought up to building code by raising the handrail height (described in Section 7). Interior woodwork was retained and repaired, and new wood-panel doors were installed within existing openings.

**Archaeological Significance**

Historic archaeological resources described above may contribute important information related to Springfield's late 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 Pearsons residence and carriage house. Winthrop Street in the South End, where Evans Court would later be built, was established in 1874. It seems reasonable to assume, therefore, that the Pearsons buildings were built sometime between 1874 and 1910, when Dunlap had the buildings removed prior to construction of Evans Court. Any information relating to the removal of the Pearsons residence and carriage house, and subsequent construction of Evans Court, could contribute important information on the building boom in the early decades of the 20<sup>th</sup> century around the South End neighborhood of Springfield.

Structural analysis of outbuildings and detailed analysis of the contents of occupational-related features associated with the tenants of the Evans Court Apartment Building may contribute important information related to Springfield's ethnic heritage and changing social history. Archaeological resources may contribute information related to Springfield and the South End's change from single-family farms and estates to multifamily housing and tenements in the city. In the South End, ethnic groups that changed over time occupied tenements such as the Evans Court 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. Important information may also be obtained from artifacts and the contents of occupational-related features that identify the reasons why ethnicity played an important role within many ethnic communities, especially the French-Canadian community.

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## 9. Major Bibliographical References

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

City of Springfield Atlases, 1899, 1910, 1920.

City of Springfield Building Permits.

City of Springfield Engineering Office: Street Records.

Hampden County Registry of Deeds (see figure 1).

Massachusetts Death Index, 1901-1980.

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).

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 – 1930.

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

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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.2897

---

**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: 42.09803 Longitude: -72.582370

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: 18

Easting: 699924

Northing: 4663527

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

The boundary includes the single parcel of land at 22-24 Winthrop Street, Springfield, MA, encompassing Assessor's Parcel No. 12400-0007.

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

The boundary is limited to the parcel of land historically associated with Evans Court.

---

**11. Form Prepared By**

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

**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

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

Evans Court Apartments  
Name of Property

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### Photo Log

Name of Property: Evans Court Apartment Building

City or Vicinity: Springfield

County: Hampden State: MA

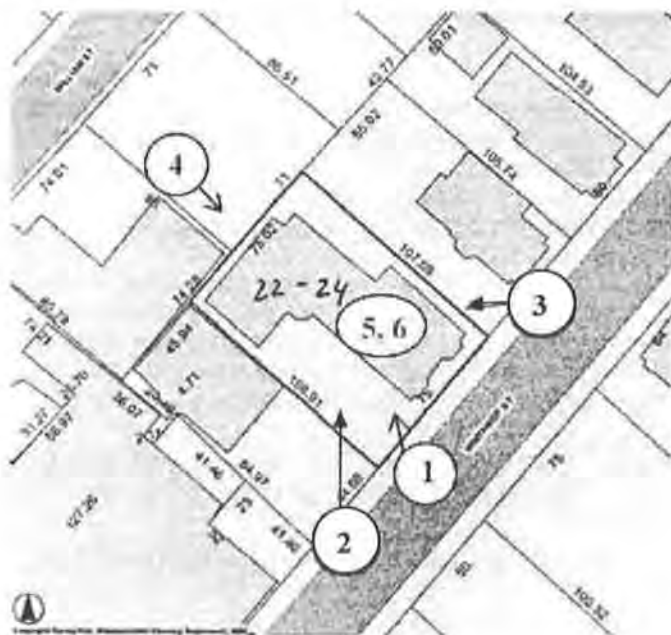
Photographer: Brian Graves

Date Photographed: April 2015

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

- 1 of 6: View north of south elevation.
- 2 of 6: View north of south and west elevations.
- 3 of 6: View west of south and east elevations.
- 4 of 6: View south of north elevation.
- 5 of 6: Interior, detail of stairway.
- 6 of 6: Interior, typical residential unit.

### Key to Photographs



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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

### Sketch Map



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Transfer Date	Book/Page	Grantee	Grantor
11/8/2012	19536 / 574	Cross Town Properties LLC	City Center Housing Inc.
4/5/2000	11149 / 0494	City Center Housing Inc.	Better Homes for Springfield
9/30/1991	07819 / 0520	Better Homes for Springfield	Amherst Savings Realty Corp.
3/19/1991	07658 / 0334	Amherst Savings Realty Corp.	Paper City Realty Inc.
1/7/1988	06727 / 0200	Paper City Realty Inc.	Mark A. & Stuart R. Small
4/26/1985	05800 / 0427	Mark A. & Stuart R. Small	Gary J. & Christina F. MacDonald
1/16/1985	05746 / 0521	Gary J. & Christina F. MacDonald	Louis A. Rheume
8/3/1982	05290 / 0061	Louis A. Rheume	Bruce & Elizabeth Branson
8/3/1982	05290 / 0056	Bruce & Elizabeth Branson	The Winthrop Corp.
11/21/1972	3752 / 0128	The Winthrop Corp.	Robert Warner
9/14/1971	3735 / 0104	Robert Warner	Holyoke A&R Realty Trust, Arnold Raymond & Richard Benway Trustees
12/1/1971	3647 / 0447	Holyoke A&R Realty Trust, Arnold Raymond & Richard Benway Trustees	Robert Warner
8/14/1970	3527 / 0186	Robert Warner	Vogian Realty Company
5/31/1960	2746 / 289	Vogian Realty Company	Leo Petit, Chicopee Falls Realty Trust
4/11/1939	1672 / 390	Arsene Petit, Chicopee Falls Realty Trust	Southbridge Savings Bank
7/29/1939	1506 / 60	Southbridge Savings Bank	Frank & Lois Hart Dunlap
5/17/1920	1078 / 421	Frank & Louis Hart Dunlap	Sadie Heller, inherited from Charles Evans
2/17/1911	800 / 279	Charles Evans	Frank & Louis Hart Dunlap
12/6/1909	782 / 48	Frank Dunlap	Charles E & Mary F. Pearsons
11/8/1905	700 / 503	Charles E & Mary F. Pearsons	Adin W. Bangs
9/16/1886	428 / 115	Adin W. Bangs	Irena Sibley

Figure 1. Chain of title



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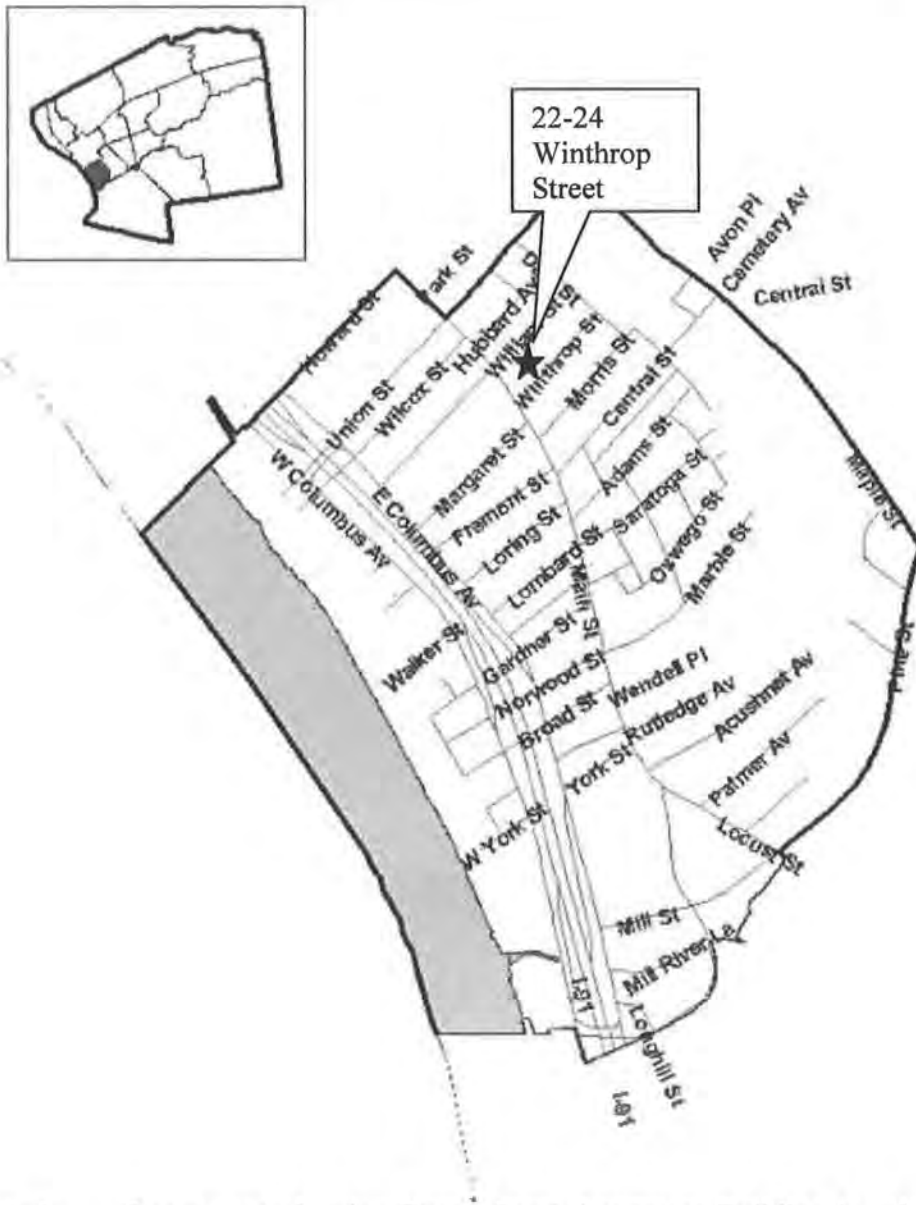


Figure 2. Locus map showing Evans Court Apartment Building in relation to South End neighborhood.

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Figure 3. Showing the future location of the Evans Court Apartment Building in 1899, *City of Springfield Atlas*, L. J. Richards & Co.



Figure 4. Showing the location of the Evans Court Apartment Building in 1910, *Atlas of the City of Springfield*, L. J. Richards & Co.

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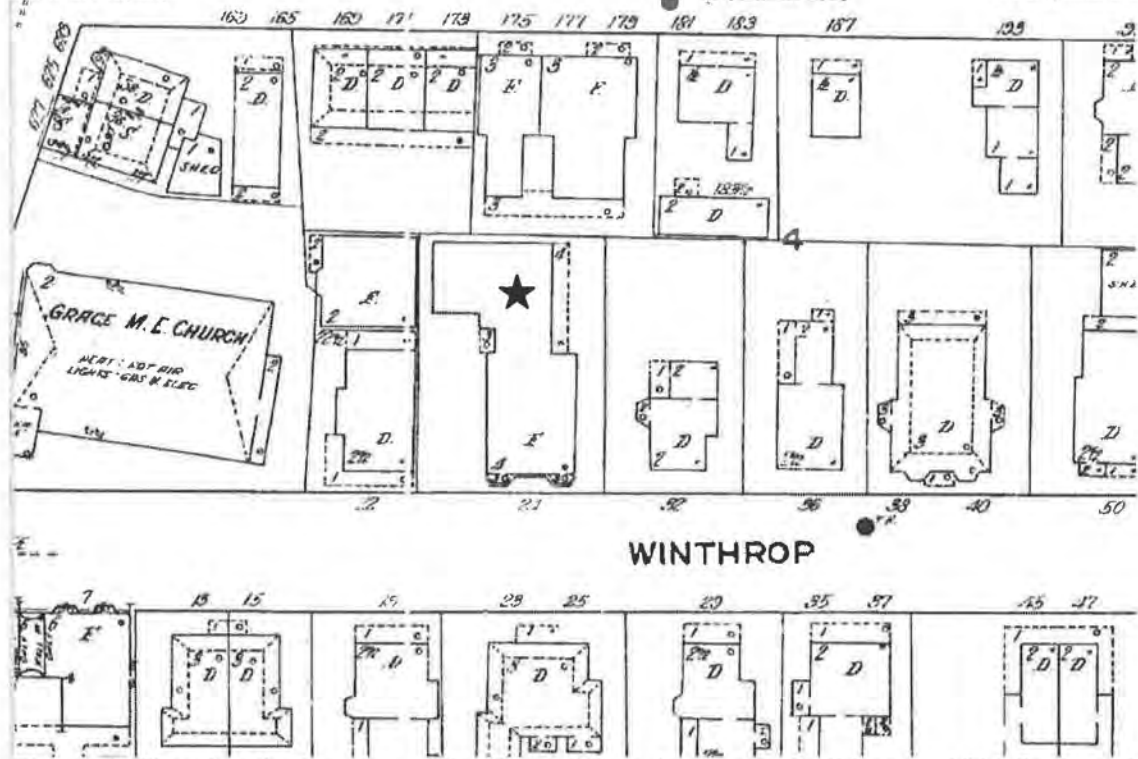


Figure 5. Showing the location of the Evans Court Apartment Building on 1911 Sanborn Map.

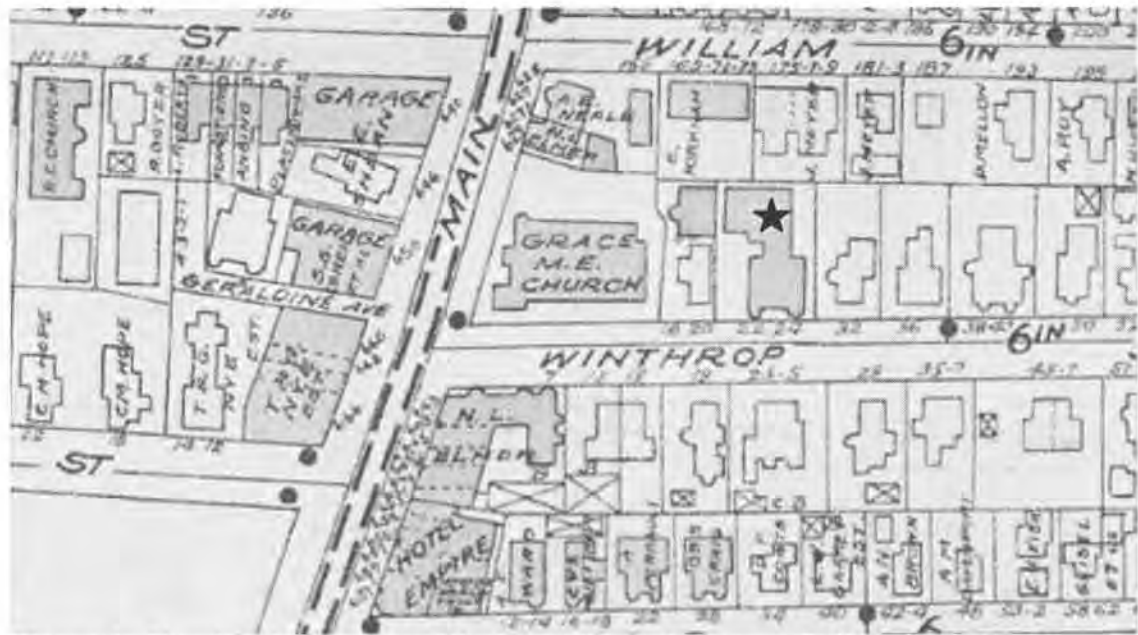


Figure 6. Showing the location of the Evans Court Apartment Building on 1920 City of Springfield Atlas, Springfield and Longmeadow, L. J. Richards & Co.

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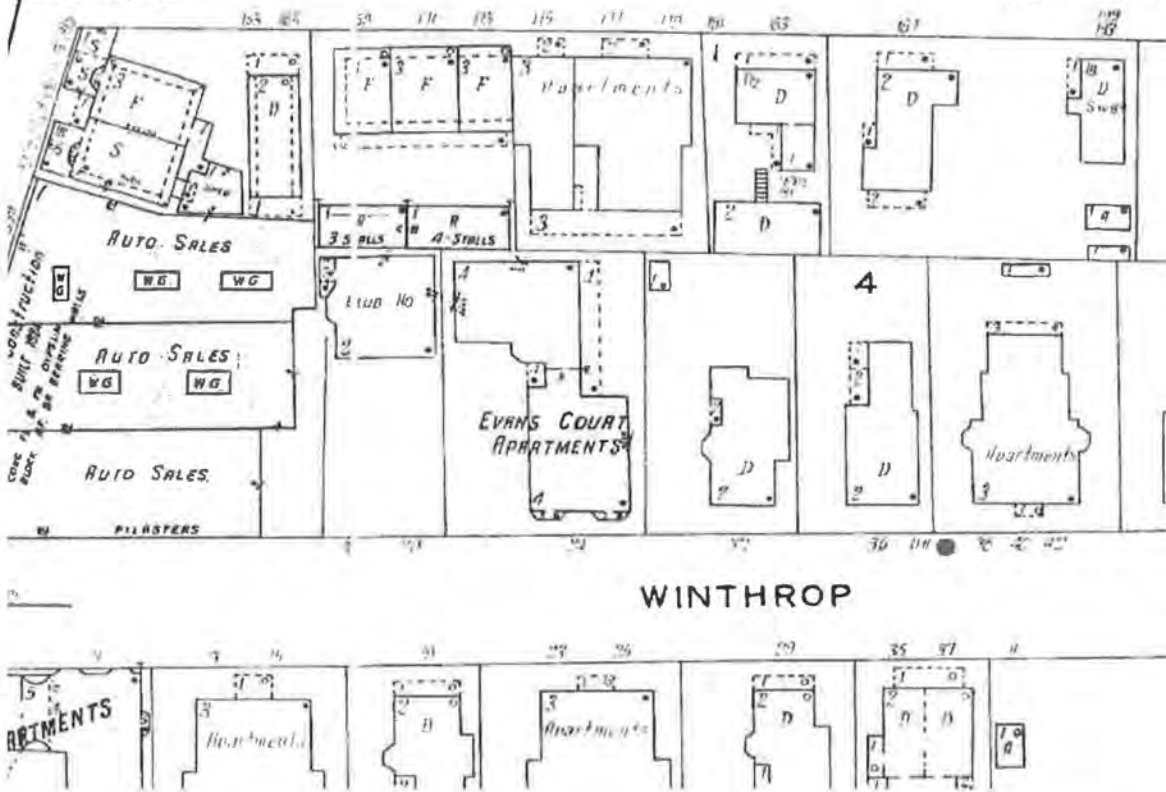


Figure 7. Showing the location of the Evans Court Apartment Building on 1931 Sanborn Map.

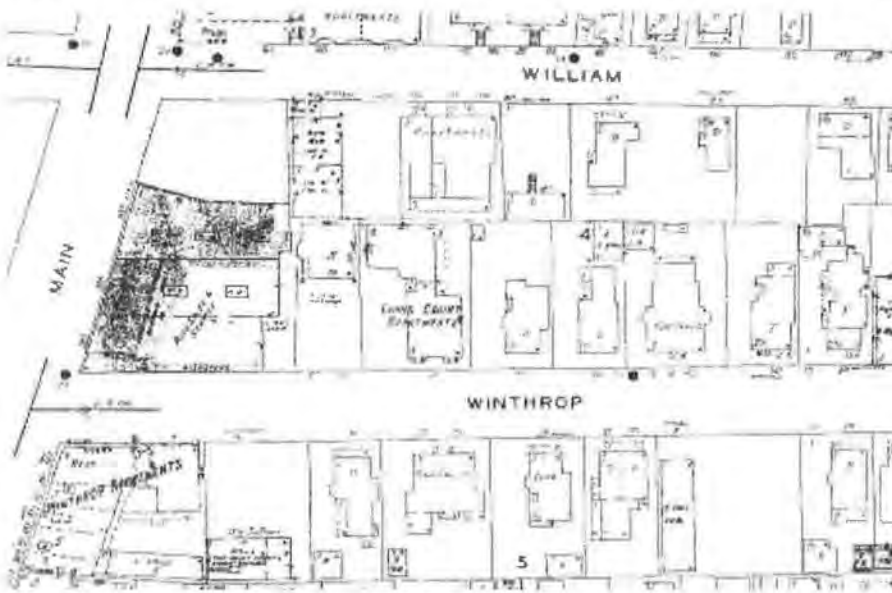


Figure 8. Showing the location of the Evans Court Apartment Building on 1931 Sanborn map, updated 1950.

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**Figure 9.** 1939 photograph of Evans Court Apartment Building (south elevation), Springfield Building Department.

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**Figure 10.** 1939 photograph of Evans Court Apartment Building (west elevation), Springfield Building Department.

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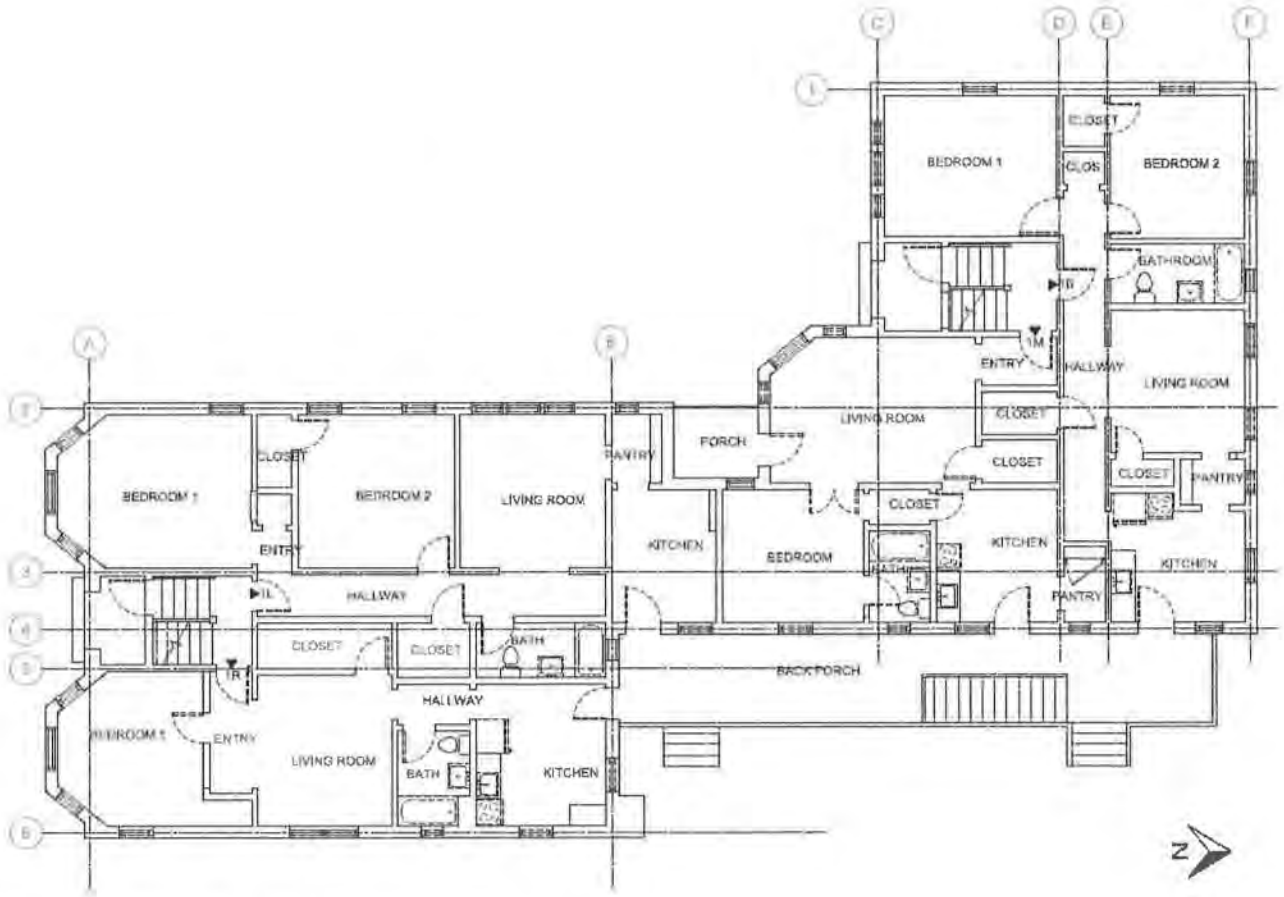


Figure 11. First Floor Plan.

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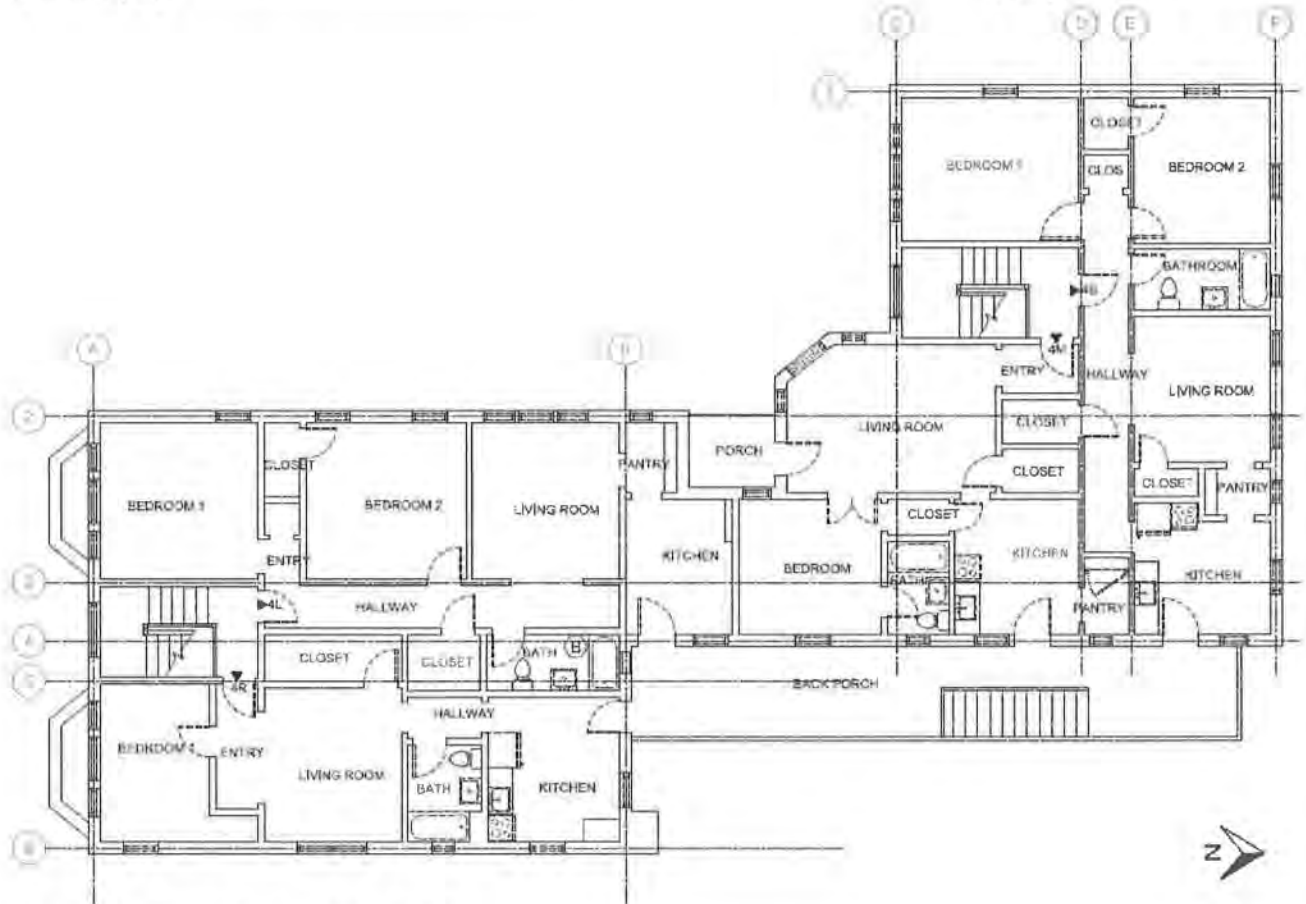


Figure 12. Typical Upper Floor Plan.



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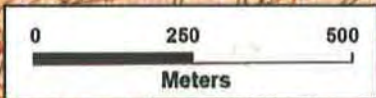
Springfield City Assessor's Map excerpt.

Evans Court Apartments, Springfield (Hampden County), Massachusetts



Evans Court  
Apartments

Coordinates:  
42.09803, -72.582370  
18.699924.4663527  
NAD83 Datum  
Generated by MHC July 2015





**CROSS TOWN CORNERS**  
**APARTMENTS**  
22-24 WINTHROP STREET  
Managed by The Home Call Group  
4153-788-5312

24



Zoni's  
MARKET

CROSS TOWN CORNERS  
Heat & Hot Water Included!  
FIRST MONTH FREE!!  
413-785-5312 X-104

CROSS TOWN CORNERS  
APARTMENTS  
22-24 WINTHROP STREET  
413-785-5312



24

CHRIST TOWN COUSERS  
BAKERY'S  
22 IN WASHINGTON STREET









UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Evans Court Apartment Building

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: 15000661

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

Nat. Register of Historic Places  
National Park Service

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

July 30, 2015

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

Dear Mr. Loether:

Enclosed please find the following nomination form:

Evans Court Apartments, 22-24 Winthrop Street, Springfield (Hampden), MA

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

Sincerely,

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

Betsy Friedberg  
National Register Director  
Massachusetts Historical Commission

enclosure

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