# 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. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

**Historic name**  
Evergreen Court Apartments

**Other names/site number**  
Limerick Rowhouses; KHRI #177-3175

**Name of related Multiple Property Listing**  
NA

## 2. Location

<table>
<thead>
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<th>Street &amp; number</th>
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<th>NA</th>
<th>not for publication</th>
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</thead>
<tbody>
<tr>
<td>City or town</td>
<td>Topeka</td>
<td>NA</td>
<td>vicinity</td>
</tr>
<tr>
<td>State Code</td>
<td>Kansas Code SN</td>
<td>KS</td>
<td>SN</td>
</tr>
<tr>
<td>County</td>
<td>Shawnee Code Z</td>
<td></td>
<td>66604</td>
</tr>
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</table>

## 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:

<table>
<thead>
<tr>
<th></th>
<th>national</th>
<th>statewide</th>
<th>local</th>
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</thead>
<tbody>
<tr>
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<td>X</td>
</tr>
</tbody>
</table>

Applicable National Register Criteria:  
A B X C D

**Signature of certifying official/Title**  
Patrick Zolner, Deputy SHPO  
Kansas State Historical Society

**State or Federal agency/bureau or Tribal Government**

**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:

<table>
<thead>
<tr>
<th></th>
<th>entered in the National Register</th>
<th>determined eligible for the National Register</th>
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<tbody>
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<td>determined not eligible for the National Register</td>
<td>removed from the National Register</td>
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<tr>
<td></td>
<td>other (explain:)</td>
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**Signature of the Keeper**  
Date of Action
Evergreen Court Apartments
Shawnee County, Kansas

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- X private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box.)

- X building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

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<th>Noncontributing</th>
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<td>1 objects</td>
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<tr>
<td>1 Total</td>
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Number of contributing resources previously listed in the National Register
N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: multiple dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY

REVIVALS: Mission/Spanish colonial

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: BRICK
TERRA COTTA
roof: SYNTHETIC (RUBBER)
other: CLAY TILES
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State

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

Summary

Located at 3311-3321 SW 10th Street in Topeka, Shawnee County, Kansas, the Evergreen Apartment building is surrounded by the main thoroughfare of 10th Street to the north, residential development to the west and south, and minimal commercial development to the east. Constructed in the Spanish Revival style, the building is a rectangular single-story brick-masonry building (mimicking rowhouses) and holds eleven one-bedroom units. The property is long and narrow with shorter north and south boundaries. The building runs parallel to the main thoroughfare and sits on the lot with some tree coverage. A few character-defining features are the terra cotta accents, decorative arched pediments over the entries, and tile roof. The building is maintained and in good condition, though there were updates to the property and units in the early 1980s. Most of the original materials are intact, with some exceptions in the kitchens and bathrooms. The building retains its historic location, setting, design, workmanship, feeling, and association.

Elaboration

Setting and Location
The Evergreen Court Apartments are located at 3311-3321 SW 10th Street in Topeka, Shawnee County, Kansas. Approximately three miles west of downtown Topeka, the Evergreen is surrounded by dense early-twentieth-century residential development. The predominant real estate along 10th St. are single-family homes and small businesses. One-half mile to the west is Gage Park, a large city park, Topeka Zoo, and a contemporary shopping center. The apartments sit on a slight hill in the northeast corner of the Frazier Subdivision. The property faces 10th Street, previously K-10 Highway, on the north.1 The street runs east to west. The site offers a commanding presence due to its grade above street level. The parcel is ell-shaped with the apartments on the short end facing north with rear entrances and a sidewalk on the south side. To the east of the building, running perpendicular are a paved driveway and parking lot for the tenants. Topographically, the location is hilly with minor shifts in elevation and features grassland and potted trees and vegetation areas. The front yard has a long row of hardwood trees that parallel the street. There is also a new contemporary sign for the northeast corner apartments next to the front driveway. The sign is illuminated for night viewing.

Overview
The Evergreen Court Apartments is a one-story, brick masonry building that holds eleven one-bedroom apartments. It reflects the Spanish Eclectic Style of architecture that was prevalent in the 1920s and 1930s. The front of the apartments faces the north. Since the building is above the street level, there is a stair that leads up to each unit. The entire building is made of buff-colored brick with terra cotta accents. Topeka is dotted with other Spanish Revival Architecture examples, but the Evergreen Court Apartments are a good example of multi-family low-rise apartments. Typical of the Spanish Revival style is the use of columns, tile, and archways. The Evergreen has a few of these elements with square columns and capstols made of contrasting red brick. The openings are accented with decorative wooden archway pediments and terra cotta caps on the low peaked parapet above each door, typical features of the Spanish Revival style. All of the windows are original double-hung wood. The apartments were constructed in 1937 in the Depression-era, and so the usual and sometimes flamboyant decorative elements are minimal and more reflective of Spanish Revival than Mission Revival. Due to the restrictions in materials, the economy, and construction costs, the building uses articulated and small details to display the Spanish Revival style. The building is an uncommon example of the Spanish Revival style used for multi-unit residences in the area.

Exterior
The building has a single flat roof that slopes slightly to the south (rear), which is hidden behind an elaborate parapet on three sides. As viewed from the west, north, and east, the roofline is irregular and changes as it passes over each unit in a rhythmic pattern. Each unit’s entrance is framed by brick pilasters rising to the top of the door, capped with a stylized red-

Evergreen Court Apartments

Name of Property: Evergreen Court Apartments

Shawnee County, Kansas

County and State: Shawnee County, Kansas

bricks, and then the roofline. Above the doors rest wooden decorative archway pediments. The parapet rises to a high point between each unit, with a low peak topped by terra cotta caps. Between these high points are low points topped with green glazed barrel tiles. This pattern is replicated across the building's north façade and wraps around the west and east sides. On either side of the raised panel door entries along the north elevation is a set of paired double-hung windows. Each unit has a storm door, not original to the building. The terra cotta accents are a diamond shape with a rectangle below pattern on either side of each unit's door and top framing. The decorative elements include pointed and rounded features in the Spanish Revival Style, walls capped in terra cotta and Spanish tile, and rain outlets made of metal and tile.

The west side of the building runs along Frazier St. and reveals the true shape and width of the construction. The west elevation conceals a slightly sloping roofline behind the masonry parapet capped with Spanish tile. The parapet on the west and throughout the building are approximately two to three feet above the roof. On this building, the details found in the parapets are key to defining the Spanish Revival architecture. The west elevation contains two double-hung wood windows for Unit #1, a row of gas meters, one for each unit. A contemporary wrought iron fence with a large gate and masonry corner posts was constructed along the property's west side. The wrought iron fence runs from the apartment building's northwest corner, then makes a turn to the south at the first corner post and proceeds to the gate post along Frazier St. From the gate, the fence continues to run parallel along Frazier St. until it reaches the south property line terminating in a final brick pier.

The south or rear elevation offers a simpler motif and is shorter than the front. Additionally, the rear elevation has fewer decorative elements than the front, and there are only three windows per unit. Each unit has a back entrance consisting of a simple metal door with raised panels. Above the doors are light fixtures that appear to be original. On the southeast corner is a chimney to vent the HVAC and water heating units; it is made of structural clay tiles. Along the south side of the property, the fence continues until it meets a gate at the building's southeast corner. Then the fence follows the edge of the parking lot on the east side to the back of the property. Having the rear of the property enclosed by the fence creates a courtyard-like setting and appearance. Mailboxes hang at each front door and are small metal hanging boxes painted black.

The east elevation is similar to the physical features of the west elevation. This includes overall design, materials, and the two windows for Unit #11. Along the east side are steps leading to a basement entrance made of simple concrete with steel pipe railing. The basement entry door is made of steel and painted. The basement itself has concrete walls and concrete flooring. The northeast corner of the apartments to the eastern property line is a driveway and parking lot for the tenants and guests. When originally constructed, the Evergreen Court Apartments had a line of wooden carports for the residents. At some time in the 1980s, the current owner had the carports torn down due to rot and termite damage. The existing driveway and parking lot are not included within the nominated boundaries, as they are not related to the building's architectural significance.

At the far south end of the parcel are an open field and a large storage building not included within the nominated property boundary because they are not associated with the apartments (Figure 1). However, for a brief period, the apartment caretaker resided there. The storage building was constructed in 1921, sixteen years before the Evergreen Court Apartments were constructed.² It served in various capacities through the years, once maintained as a mechanics workshop, for a short time the caretaker's cottage, and mostly a storage facility for antique automobiles. Due to the lack of association or significance with the Apartments, the parcel's southern half is considered separate and outside the nominated boundary.³

Interior Space
All eleven units have the same one-bedroom layouts: a kitchen, large combination living/dining room, single bedroom, and full bath, except unit 11, which is flipped. All units feature the same finishes with lath & plaster walls, white pine molding and baseboards, pine trim around windows and doors, and red oak floors. The rear entrance opens directly into the galley kitchen with the appliances and sink are on the western half of the room, along with a white pine pantry that extends from floor to ceiling. The kitchen cabinets are modern wood with laminate countertops and were undated sometime in the 1980s. The kitchens retain their original doors, casements, and butler’s closets. Electrical outlets are underneath the kitchen cabinets.

² Paris, Tim, City Planner with the City of Topeka. Interview by David Swindell. Personal interview. Topeka, Kansas, 11 April 2019.

Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State

To the north of the kitchen is a combination living/dining room. There are four windows in this room, two double-hung pairs flank the front door. In the south wall that separates the kitchens from the living rooms sits a built-in telephone table. On the south side of the living room is a pair of large French doors that lead to a single bedroom. The doors are constructed from yellow pine and give a degree of grace and sophistication to each unit. Opposite the doors, along the south wall of the building, is a set of double-hung windows. Unit #1 has one additional window on the west wall. Some of the bedrooms have their original light fixtures, while others have modern replacements.

Along the east wall of the bedroom is the doorway to the bathroom. All of the bathrooms have the same basic floor plan, with only a slight difference. The vanities and casements are original to the building, made from the same yellow pine that runs throughout the units. Modern shower attachments were added in some of the units, and this was done in the last five-ten years. Not all of the sinks, toilets, and tubs seem to match in all of the units, and appear to have been changed as needed. There is a single-window over the tub. The bathroom floor consists of single-color linoleum. Most of the units have tile or laminate coverings on the walls. The original vanities are still intact, while the moldings and light fixtures appear to be original or historic replacements.

**Overall Condition and Alterations**
Throughout the years, the weather and regular wear and tear have taken their toll on the Evergreen. However, because of excellent materials and craftsmanship and proper maintenance through the years, the effects of deterioration remained quite minimal. Previous property owners employed a caretaker (for a short period) or hired competent professionals to make repairs. All existing windows are original double-hung wood and are deteriorating. Most need to be repainted, glazed, and weather-stripped. There are aluminum storm windows currently in place, installed sometime in the 1980s; they need to be cleaned and painted. There is minor deterioration in the masonry of the chimney that needs repointing. The screen windows are in disrepair and need to be cleaned, painted, and fixed as appropriate. Most of the original hardwood floors are in good condition. Eventually, all electrical and plumbing will be upgraded. These repairs are typical for a building this size and age. In the 1980s, most of the kitchens and some bathrooms were updated and now contain 1980s cabinetry, fixtures, and faucets.

**Integrity**
The Evergreen Court Apartments retain a high degree of all seven aspects of integrity. While the integrity of design and materials have been modified in the kitchens and bathrooms, these modifications are common and acceptable changes. Its historic identity is clearly conveyed by retaining the original character-defining features like the door archways, tile roof, and terra cotta accents. The building is in its original location and setting and maintaining its historic workmanship, feeling, and association. It is an excellent example of a Spanish Revival style apartment building in Topeka, Kansas.
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State

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.
X 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.)

Property is:

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.

Areas of Significance

ARCHITECTURE

Period of Significance

1936-1937

Significant Dates

Significant Person

(Comeplete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

unknown

Period of Significance (justification)
The period of significance consists of 1936-1937 as those are the years of construction. The Evergreen Court Apartments is eligible for listing as a good example of the Spanish Revival Style, so its significance is derived from its construction.

Criteria Considerations (justification)
N/A
Narrative Statement of Significance
(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary
The Evergreen Court Apartments, constructed in 1937, are eligible for listing in the National Register of Historic Places under Criterion C for architecture. The building is an excellent local example of the Spanish Revival style, which is classified as a Late 19th to Early 20th Century style occurring between 1915-1940. The building retains a high level of integrity on the exterior and interior, which portrays its original design and construction. Its period of significance are the years of construction 1936-7. Key features of the property are its pedimented archways, tile roofing, and terra cotta accents. The Evergreen Court Apartments are a good example of the type, period, and method of construction. The Spanish Revival style influenced by the revivals of the Arts and Crafts movement was popular at the time of construction. These Depression-era or inter-war apartment buildings were constructed out of necessity for affordable housing and were designed to be simple and utilitarian. Sitting in its original setting, the building remains in its original location and retains its historic integrity and character-defining features.

Elaboration

Brief History of Topeka
Topeka, Kansas, is located in the northeast corner of the state in Shawnee County. It is a historic town established in 1854, which grew from a small town in the Kansas Territory to the state capital in 1861. Topeka was a stop along multiple transportation routes like the Oregon and California Trails and was a terminus for the Atchison Topeka and Santa Fe Railroad in 1886. The Santa Fe Railroad built shops in Topeka and opened a hospital to serve their workforce in the years that followed, other railroads came to Topeka, including The Union Pacific, Rock Island, and Missouri Pacific. The city also hosted many light industrial businesses serving the railroads and agricultural customers. In the years after the Civil War, Topeka grew with service companies, providing insurance and banking.

The City began annexing surrounding communities to “assist in ‘straightening’ Topeka’s irregular boundaries and street alignments,” in 1920. By 1921, Topeka had approved five boundary expansions, to the north, east, and west. At the start of 1920, the city’s population was 50,022; after the annexations and boundary increase, the population jumped 28% to 64,120 by 1930. Topeka, during the Depression-era, was hit with the same economic misfortune as the rest of the country. The population grew slowly for the next decade, only increasing to 67,883 according to the U.S. Census data. There were layoffs at the Santa Fe Railroad shops and offices, which was a major employer. The State of Kansas reduced the size of its workforce. Also, some small businesses in the downtown district closed their doors. The first half of the 1930s in the city was somewhat downcast as people adjusted and tried to stay afloat economically and psychologically.

By the mid-1930s, the economic situation in Topeka began to improve slightly. WPA projects at Sumner Elementary School in 1936 and Lake Shawnee in 1938, helped put needed money back into the community. These incentives, along with changes in banking and mortgage laws, helped people purchase homes or start new businesses. This economic activity helped push forward the demand for more clean, affordable apartments in the Topeka suburbs. In 1937, Tressa H. Fish chose to invest in the future by building the Evergreen Court Apartments.

Apartments and Housing in the 1930s
By the close of the 1930s in America, several factors were at work that slowly changed the economic future of the nation. By 1937, the unemployment rate had fallen to 14.9% after a previous high of 24.9% in 1934. At the same time, several

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4 National Register of Historic Places, Fire Station No 7, Topeka, Shawnee County, Kansas, listed 2020; “Planning Board Would Add Territory to City Straightening Boundary.” The Topeka State Journal, June 15, 1921., p.1
6 National Register of Historic Places, Fire Station No 7, Topeka, Shawnee County, Kansas, listed 2020.
New Deal banking reforms were beginning to make inroads into the housing industry. The government began changing lending laws and practices to help cut down on foreclosures and make refinancing more readily available for lower- and middle-class whites. The creation of the FHA loan program helped provide financial assistance through low-interest loans to qualified borrowers. "Historic policies such as redlining severely limited minority access to housing and financial tools and the long-term effect are still present today. Minorities and low-income households are more likely to be concentrated in areas with poor housing conditions." This activity helped bring on local activity in Topeka and across the nation as builders put in orders for goods and services. The increase in demand for houses and multi-family units also pushed development into the suburbs at the same time transportation was becoming more affordable. All these economic forces coming together at the same time helped change patterns throughout the country.

Before the onset of the automobile revolution in America, apartment units were often located in the core of most cities. This development came in response to the need for housing within easy walking distances to work and mass transit. Usually, these apartments in the inner city were vertical in construction due to the cost of land. The owners of these buildings also needed to pack families and individuals into tighter spaces to increase profitability. These conditions made life more difficult due to overcrowding and all the social issues associated with it.

Communities began expanding with thoroughfares and parks influenced by the "City Beautiful" movement between 1890-1920. During this period, the idea and design of architecture changed from an idyllic Victorian elegance to more utilitarian and economically feasible designs. The elaborate designs were simplified and made more accessible to the working-class. Common multi-family structures were developed, holding around four to twelve units. "Apartment buildings began as tenement style structures most commonly found in large cities, after the turn of the century the idea of urbanization influenced smaller towns, thus bringing in affordable housing – through apartment buildings – into smaller communities."

From 1880-1940, the eclectic or Arts and Crafts movement in architecture took place, which focused on quality and craftsmanship. It influenced residential housing and included the revival of classical styles that many Americans embraced. These new apartments were more horizontal, single-story structures in design. They had larger floor plans in some cases and more space for people to spread out. One additional factor made these units even more desirable - having ample parking for cars. With a car, a person had the right to move out beyond bus and trolley lines. Also, the layout of the apartments near the street or highway, made it easier for folks to carry in groceries and children with fewer steps. Mailboxes were also situated so people could retrieve their mail quickly and return to their cars.

Architecture: Spanish Eclectic/Revival Style

The Evergreen Court Apartment building is eligible at the local level under Criterion C, as an excellent example of a low-rise Spanish Revival style architecture in Topeka. The building features characteristics of the Depression-era apartment buildings using minimal ornamentation, it is a reasonable distance from downtown as a reflection of the City's expansion period the decade before, and by providing the basic necessities of the era, a small one-room apartment with private kitchen and bathroom. Although common trends in larger American cities during the Depression-era may have occupied vertical space, rather than horizontal; the trend in Kansas at the time was to provide suitable, comfortable, and affordable living which happened to be on the outskirts of town. The buildings and architecture moved away from the large ornate and spacious structures that were unaffordable in a low economic time and focused on more utilitarian uses and practical

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13 National Register of Historic Places, Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri, Kansas City, Missouri. Reference #64500993, Section E, page 9
14 National Register of Historic Places, Alfred Fete Apartments, Horton, Brown County, Kansas., p. 9
design with small units and private baths. The inter-war years faced a shortage of affordable housing due to the expanding population but also the lack of materials and qualified builders. Several cities saw the demand grow, which then encouraged new affordable developments. “During this same period, the promotion of hygiene and sanitation – including running water and private toilets, health benefits from access to adequate sun, and proper ventilation – influenced the design of apartment buildings as well as the whole built environment.”15

The Spanish Eclectic/Revival style was a common style during the early twentieth century along with other revival designs like Colonial, Mission, or Italian Renaissance. Before the style became popularized by Bertram Grosvenor Goodhue, the common location for the style was in Hispanic influenced areas like California, Florida, Texas, and Arizona. As the form expanded beyond the southwest and Florida, the style became simplified and less common.16 During World War II, architects traveled to Spain to learn of the typical characteristics and elements. Most important was the massing of buildings. Common attributes of this style are stucco or light-colored masonry structures, unglazed wall tiles, low-pitched roofs, tile roofs, archways over main doors and windows, low-relief carvings on windows and door trim, columns or pilasters, wrought iron or carved wood, and French doors.17 Evergreen Court Apartments are a good representation of the Spanish Revival style in which its key character-defining features include a symmetrical façade, tile roof accents, French doors on the interior, terra cotta accents, and decorative arched-pediments over the entry doors. The structure is of a buff-brick construction, with tile and terra cotta accents, decorative arches, a flat roof behind a decorative parapet with rhythmic height changes, and simple wood trim on the doors, windows, and moldings.

Currently, there are thirteen inventory records for historic buildings in Topeka that are designed in the Spanish Eclectic/Revival style. Several of the buildings are downtown commercial buildings constructed within the commercial core (Novelty Vaudeville Theater – demolished, 116 SE 8th Ave, Marks Building, 600 SW 10th St, Namar Building, and Pennant Building). A few others are residential properties still in the historic expansion areas of Topeka (Bulleene-Endlich House, and Helen McClintock House). Two of the structures are Fire Stations built during the Depression-era as a response to the safety of the expanding city (Fire Station No 2 & No 7). The Evergreen Court Apartments is the only apartment building in the currently documented resources. It is a good example of the style and a representative of the style for use as multi-family housing.

**Evergreen Court Apartments**

The properties around the Evergreen at the time of construction in 1937 resembled a sparsely settled urban community with many vacant lots.18 During that era, the region along 10th St. had a mixed rural and urban look. The appearance at the time was one with new construction along-side greenhouses to the east and the Ned Fleming Horse Ranch at 10th and Gage Blvd.19 This general area was the western edge of Topeka during the 1930s. Once completed in 1937, the Evergreen Court Apartments became home for professionals. From 1938 to 1940, the Evergreen hosted a Civil Engineer and a Construction Engineer.20 From the years 1942 to 1945, the Apartments were home to several federal and civil employees, including laborers, pipefitters, oilers, airways keepers, and other associated trades and crafts. These individuals were engaged in work during the operation of the Topeka Army Air Base, the supply depot and various defense contractors throughout and around the city.21 During the 1950s, several college students lived at the apartments.22

The main driving force behind the Evergreen Court Apartments was Tressa H. Fish. She was a local real estate entrepreneur who had a keen passion for developing and renting properties. In 1922, she purchased the lots in the Frazier subdivision, where the current building now sits. After using the lots for collateral on other projects, Mrs. Fish finally decided to build on the site in 1936.23 Before the apartments were constructed, Mrs. Fish obtained 38 building permits to place refrigerated railroad cars on the 10th and Frazier property on February 9, 1936.24 However, the Topeka City

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19 Ibid.
p586.; Also 1940 U.S. Census. Note: the 1940 Census showed occupation, but not the employer.
21 Polks. 1942.p.530
23 Topeka State Journal (Topeka), 10 February 1936.
24 Topeka State Journal (Topeka), 9 February 1936
Commission blocked her move by invoking a city house moving ordinance. At this point, Mrs. Fish switched gears and came away with the same number—38 permits for small rental apartments. Of the 38 permits issued, only 11 units were built. Construction began in 1936, and the building was completed in 1937; based on the research for this nomination, no architect or designer was found.

The Evergreen Court Apartments are designed in the Spanish Revival Style of the early 1900s. The Evergreen Court Apartment building is eligible for listing in the National Register of Historic Places under Criterion C for its architecture. By the 1930s, a definite population trend had taken place in the city of Topeka. Western and southern Topeka had grown the most as the city shifted and moved outwardly. Topeka opened Highway 40, the main thoroughfare through town in 1926, and Kansas State Highway 10 in 1929. By the middle 1930s, neighborhoods had grown as far southwest as 21st Street and Gage Boulevard. The Evergreen Court Apartments are a good example of the type, period, and method of construction. The Spanish Revival style influenced by the revivals of the Arts and Crafts movement was popular at the time of construction. These Depression-era or inter-war apartment buildings were constructed out of necessity for affordable housing and were designed to be simple and utilitarian. Sitting in its original setting, the building remains in its original location and retains its historic integrity and character-defining features.

25 Topeka State Journal (Topeka), 9 February 1936
9. Major Bibliographical References

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


National Register of Historic Places, Alfred Fete Apartments, Horton, Brown County, Kansas., p. 9

National Register of Historic Places, Fire Station No 7, Topeka, Shawnee County, Kansas, listed 2020.

National Register of Historic Places, Victor Court Apartments, Wichita, Sedgwick County, Kansas, Listed June 27, 2014., p 7

National Register of Historic Places, Working-Class and Middle-Income Apartment Buildings in Kansas City, Missouri, Kansas City, Missouri. Reference #6450093, Section E, page 9

Paris, Tim, City Planner with the City of Topeka. Interview by David Swindell. Personal interview. Topeka, Kansas, 11 April 2019.


Topeka State Journal (Topeka).

Evergreen Court Apartments

Name of Property

Shawnee County, Kansas

County and State

10. Geographical Data

Acreage of Property  Less than one

Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates
Datum if other than WGS84: __________
(enter coordinates to 6 decimal places)

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<td>39.0512158</td>
<td>4</td>
<td>95.7199485</td>
<td>39.0509800</td>
</tr>
</tbody>
</table>

Verbal Boundary Description  (describe the boundaries of the property)
The West 80 ½ feet of Lot No. 4 and all of Lots 5 and 6 in Frazier’s subdivision of a part of the southwest quarter of Section 35, Township 11, South of Rowge 15, East of the 6th P.M., in Shawnee County, Kansas. The north boundary runs along lot line at 10th St, Frazier Ave lot line to the west, ten feet to the east of the apartment building (up to the driveway), and approximately 10 feet south from the back of the apartment and including the sidewalk.

Boundary Justification  (explain why the boundaries were selected)
The following areas from lots 4, 5, and 6 retain their integrity. This area contains the following boundaries: to the north, 10th St.; to the west, Frazier Ave.; to the east, the eastern end of the rowhouse next to the driveway entrance (approximately 10 feet); to the south, the sidewalk running parallel to the back entrances (approximately 10 feet). This boundary is limited to the apartment building alone as the significance of the property is its architectural style. Other historic features (carport, mailboxes) were previously removed circa 1980. The open land to the south beyond the parking lot is not associated with the apartments and has been used for other purposes over the years. The apartment is the last remaining property that retains historic integrity and is associated with the architectural significance.

11. Form Prepared By

name/title  Mr. David Swindell (edits by KS-SHPO)

organization ____________________________________________________________________________
date ___________________________________________________________________________________

street & number 932 SW Oakley Ave. telephone 785-233-8103

city or town Topeka state Kansas zip code 66606

e-mail  russ932@att.net

Property Owner:  (complete this item at the request of the SHPO or FPO)

name  Don Hanrahan

street & number 5530 SW West DR telephone 785-273-4160
United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900
OMB No. 1024-0018

Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State

city or town Topeka state KS zip code 66606

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.

Additional Documentation
Submit the following items with the completed form:

Photographs
Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial 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.

Photograph Log

Name of Property: Evergreen Court Apartments
City or Vicinity: Topeka
County: Shawnee
Photographer: Bryna Hanrahan
Date Photographed: October 2020

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

<table>
<thead>
<tr>
<th>Photo Number</th>
<th>View</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>W</td>
<td>Overview of front façade</td>
</tr>
<tr>
<td>#2</td>
<td>W</td>
<td>Overview of front façade</td>
</tr>
<tr>
<td>#3</td>
<td>W</td>
<td>Overview of landscaping on the northside</td>
</tr>
<tr>
<td>#4</td>
<td>S</td>
<td>Closeup of entrance to a unit</td>
</tr>
<tr>
<td>#5</td>
<td>E</td>
<td>West façade</td>
</tr>
<tr>
<td>#6</td>
<td>W</td>
<td>East façade</td>
</tr>
<tr>
<td>#7</td>
<td>--</td>
<td>Closeup of mailboxes and brickwork</td>
</tr>
<tr>
<td>#8</td>
<td>NW</td>
<td>View of typical living room toward exterior walls</td>
</tr>
<tr>
<td>#9</td>
<td>SE</td>
<td>View of typical living room toward bedroom</td>
</tr>
<tr>
<td>#10</td>
<td>SW</td>
<td>View of typical living room toward kitchen</td>
</tr>
<tr>
<td>#11</td>
<td>NE</td>
<td>View of typical living room toward interior wall</td>
</tr>
<tr>
<td>#12</td>
<td>N</td>
<td>View of kitchen and updated cabintry</td>
</tr>
<tr>
<td>#13</td>
<td>S</td>
<td>View of kitchen toward back entrance</td>
</tr>
<tr>
<td>#14</td>
<td>N</td>
<td>View of kitchen toward living room</td>
</tr>
<tr>
<td>#15</td>
<td>NW</td>
<td>View of bedroom toward living room</td>
</tr>
<tr>
<td>#16</td>
<td>SE</td>
<td>View of bedroom toward bathroom and back of building</td>
</tr>
<tr>
<td>#17</td>
<td>SW</td>
<td>View of bedroom toward back corner</td>
</tr>
</tbody>
</table>
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State

<table>
<thead>
<tr>
<th>#</th>
<th>Direction</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>#18</td>
<td>NE</td>
<td>View of bedroom toward living room, closet, and bathroom</td>
</tr>
<tr>
<td>#19</td>
<td>SE</td>
<td>View from bathroom door looking toward back of the building</td>
</tr>
<tr>
<td>#20</td>
<td>SW</td>
<td>View of finishes and bath toward interior wall and back of building</td>
</tr>
<tr>
<td>#21</td>
<td>NE</td>
<td>View of bathroom finishes including toilet and sink</td>
</tr>
<tr>
<td>#22</td>
<td>N</td>
<td>View from the farthest end of the parking lot looking toward street</td>
</tr>
<tr>
<td>#23</td>
<td>S</td>
<td>View looking into the parking lot from street</td>
</tr>
<tr>
<td>#24</td>
<td>S</td>
<td>View of ancillary building (on parcel, but not associated with apartments)</td>
</tr>
</tbody>
</table>

Figures
Include GIS maps, figures, scanned images below.
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State

Photo 1
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State

Photo 4

Photo 5
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State

Photo 6

Photo 7
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State

Photo 10

Photo 11
Evergreen Court Apartments
Name of Property
Shawnee County, Kansas
County and State

Photo 14

Photo 15
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State

Photo 22

Photo 23
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State

A: 95.7199347, 39.0512246
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D: 95.7199485, 39.0509800
Evergreen Court Apartments
Name of Property

Shawnee County, Kansas
County and State
Evergreen Court Apartments
Shawnee County, Kansas

11 unit one-room with private kitchen & bath

Key
- Solid Wall
- Sidewalk
- Parking lot
- Property Boundary

Sketch Map—Not to Scale
Evergreen Court Apartments  
Name of Property

Shawnee County, Kansas  
County and State

11 unit one-room with private kitchen & bath

Key
- Solid Wall
- Sidewalk
- Parking lot
- Property Boundary

Photo Map—Not to Scale
Evergreen Court Apartments
Shawnee County, Kansas

Key
- Solid Wall
- Windows
- Door Openings

Individual Unit Sketch Map
— Not to scale

N