

Outing Park
(Prefontaine Apartment House)
257 Dwight Street Extension
and 55 Saratoga Street
Springfield
Hampden County
Massachusetts

HABS No. MA-1136-G

HABS
MASS.
7-SPRIF,
66-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

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HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. MA-1136-G

OUTING PARK
(Prefontaine Apartment House)

Location

257 Dwight Street Extension and 55 Saratoga Street, Springfield, Hampden County, Massachusetts (southeast corner of Dwight Street Extension and Saratoga Street intersection).

USGS Springfield South, Mass.-Conn. Quadrangle Universal Transverse Mercator Coordinates: 18.700100.4663040

Present Owner

City of Springfield

Present Use

Vacant

Statement of Significance

The Prefontaine Apartment House is one of the larger apartment blocks in the "Outing Park" development. Like several of the other large blocks, this apartment house occupies a corner site with two main facades that follow the street line and define the corner. The Prefontaine Apartment House is one of three blocks in the "Outing Park" development to accommodate for a small retail store on the ground level. All three such retail stores were located on the corner serving as a focal point for the Hollywood neighborhood.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of erection: 1919, building permit (source).
2. Architect: Gagnier and Angers (please refer to narrative OUTING PARK HABS No. MA-1136 for information on Gagnier and Angers).
3. Original and subsequent owners: Description of property; Beginning at the point of intersection of the easterly line of Dwight Street Extension with the southerly line of Saratoga Street; and running thence EASTERLY on said Saratoga Street one hundred twelve (112) feet to land now or formerly of Apartment Realty Trust;

thence SOUTHERLY on last named land eighty (80) feet to land now or formerly of Paul L. and Edith M. LeFebure; thence WESTERLY on last named land and land now or formerly of the estate of Christopher I. Gagnier about one hundred thirty-five (135) feet to said Dwight Street Extension by two lines having a total distance of eighty-three and 12/100 (83.12) feet to the place of beginning. References to the Chain of Title to the land upon which the structure stands can be found in the Hampden County Registry of Deeds, 50 State Street, Springfield, MA.

1921 Deed, February 3, 1921 recorded in Book 1081 p. 503.

Pierre Angers to Christopher Gagnier.

1927 Deed, June 15, 1927 recorded in Book 1372 p. 355.

Christopher I. Gagnier to Oswald H. Prefontaine.

1927 Foreclosure deed, September 19, 1927 recorded in Book 1372 p. 354.

Oswald H. Prefontaine to Frances C. Gagnier (trustee of C. I. Gagnier estate).

1930 Deed, May 16, 1930 recorded in Book 1471 pp. 134-136.

Trustees of C. I. Gagnier estate to Springfield Safe Deposit and Trust Co.

1933 Deed, February 10, 1933 recorded in Book 1541 pp. 233-234.

Springfield Safe Deposit and Trust Co. to John G. Gottesman (trustee of C. I. Gagnier estate).

1934 Deed, May 23, 1934 recorded in Book 1577 pp. 121-122.

Christopher I. Gagnier trustees to Crocker Institute For Savings.

1934 Deed, May 23, 1934 recorded in Book 1542 p. 206.

Crocker Institute For Savings to the Gladmore Realty Trust.

The trustees of the Christopher I. Gagnier Estate formed the Gladmore Realty Trust in 1933, apparently to

organize Mr. Gagnier's land holdings. In 1956 the Gladmore Realty Trust was renamed the Gladstone Realty Trust. The Prefontaine Apartment House essentially stayed in the Gagnier and Angers family until 1969. The following lists the ownership changes during those years:

Book 2624 p. 414, August 4, 1958.
Book 3004 p. 196, January 8, 1964.
Book 3004 p. 203, January 8, 1964.

1969 Deed, June 2, 1969 recorded in Book 3426 p. 465.
Trustees of Gladstone Realty Trust No. II to Robert J. and Elizabeth Knight.

1972 Deed, August 15, 1972 recorded in Book 3720 p. 345.
Robert T. and Elizabeth Knight to Louis and Rita Chenevert and Francis and Irma Jasmin.

1985 Tax Taking 1985, recorded in Book 5485 p. 203, City of Springfield.

4. Builder: Gagnier and Angers Corporation (please refer to narrative OUTING PARK HABS No. MA-1136) for information on the Gagnier and Angers Corporation.
5. Original plans and construction: The Prefontaine Apartment House was constructed as a four-story brick residential apartment block for \$40,000. The building had not been altered and appears today as it did when it was completed in 1919. However, the original interior fabric has been badly damaged by fire, vandalism and exposure to weather.
6. Alterations and additions: None.

B. Historical Context

The early Springfield City Directories (1921-1935) indicate that the tenants of the Prefontaine Apartment House were from Springfield's working class such as a real estate agent, clerk, employee of a publishing company, etc. The first floor corner space was built to house a store which was a neighborhood grocery until the 1950's. The first store to locate in the building was the Prefontaine Grocery. By 1927 the grocery was then called the

Saratoga Market Grocery and then in 1945 the store was referred to as the Dwight Market (source-City Directories). The building is sited near the northern edge of the Hollywood district along Saratoga Street where the two other retail stores were located. The Prefontaine Apartment House physically anchors the Dwight Street Extension and Saratoga Street southeast corner. Prefontaine is the name of the first owner of the building after Gagnier and Angers (deed-source).

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: The Prefontaine Apartment House is a typical example of an early twentieth century apartment block using classical motifs built by Gagnier and Angers.
2. Condition of fabric: Poor due to fire damage.

B. Description of Exterior

1. Over-all dimensions: The general shape of this four-story building is U-shaped. The exact dimensions can be seen on the enclosed typical floorplan. The building derives its shape from the angular grid layout of Saratoga Street with Dwight Street Extension. The Saratoga Street facade is ten bays wide while the Dwight Street Extension facade is five bays wide. The corner between these two facades is defined by one bay centered over the first floor entrance to the retail space (photo #1).
2. Foundation: Eighteen inches thick, brick.
3. Walls: The north and west facades are composed of wire-cut brownish-red brick with concrete trim. Concrete is used for the three main entrances that are each flanked by classically stylized pilasters that support a full entablature. Concrete is also used for belt courses, window sills and lintels. The side walls are composed of common red brick with concrete trim (photos #1, #2, #3).
4. Structural System: Brick bearing walls with wood framing.

5. Porch: A four-story wooden porch in deteriorated condition runs along the south (rear) facade (photos #2, #3). The porch is covered and served as a back entrance to all the apartment units.

6. Openings:

a. Doorways: Three main doorways that lead to the apartment units are arched and trimmed in a classical motif. The entranceways are well balanced adding interest and variety to the otherwise plain facade. An additional doorway exists at the corner of Saratoga and Dwight Street Extension. This is a regular width doorway (2-1/2') with a transom above. All the doors have been either removed or boarded up.

b. Windows: No windows exist. Window sill and casings are wood. Windows that exist in pairs of three are separated by fluted wood pilasters.

7. Roof:

a. Shape and covering: The roof is flat and covered with tar and gravel.

b. Cornice: A tin cornice with modillions, frieze and architrave crowns the building along the main facades.

C. Description of Interior

Due to fire damage, access to the interior of this building was not possible. The enclosed typical floorplan shows six apartment units per floor. The total number of units for this building was twenty-three, so one might assume that the first floor retail space took up what would have been an apartment space. The layout shows rooms to be about equal in size with a very poor circulation plan.

1. Stairways: Three stairways served the apartment units; one stairway serves two apartments per floor.

2. Walls and ceiling finish: Plaster and lath (building report-source).

3. Mechanical equipment:

- a. Heating: Originally by steam (building report-source).

D. Site:

1. General setting and orientation: The Prefontaine Apartment House follows closely the streetline of Saratoga and Dwight Street Extension. The longest facade (Saratoga Street) faces north on an east-west axis. The building is very visible as one approaches from the west along Saratoga Street and from the north and south along Dwight Street Extension. The building's visibility is due both to its mass and its position along the streetline. The surrounding topography is flat.
2. Outbuildings: Shortly after the building was completed in 1919, Gagnier and Angers constructed a one-story three-car garage of brick off of the southeast wing of the building (photo #2).

PART III. SOURCES OF INFORMATION

- A. Architectural Drawings: "Plan of Outing Park" owned by Gagnier and Angers drawn by Steele Bros., C. E. February 1913, File #346 (photo #1 in Outing Park narrative) located in the Hampden County Registry of Deeds, 50 State Street, Springfield, MA. Architectural floor plan drawn 1982 by Carl J. Warfield, AIA, 125 Dwight Street, Springfield, MA 01103.

B. Bibliography

1. Primary and unpublished sources:

Deed Books - Hampden County Registry of Deeds, Springfield, MA.

Wills - Probate, Hampden County Court House, Springfield, MA.

Vertical File Collection - Genealogy/Local
Springfield City Directories 1917-1920 History Department
Springfield Atlases 1899, Springfield City
1910, 1920 Library, Springfield, MA.

Building Permit - Springfield Building
Department, City Hall,
Springfield, MA.

2. Secondary and published sources:

Lonegran, Edmond P., South End Survey Project.
Springfield Preservation Trust, Springfield,
Massachusetts July 1983.

Massachusetts Historical Commission MHC Recon-
naissance Survey Report. Boston, Massachusetts
March 1982.

Springfield Planning Department Massachusetts
South End Plan September 1979.

Springfield Planning Department The City Profile.
Springfield, Massachusetts August 1983.

Springfield Planning Department South End Urban
Renewal Plan January 1982.

Springfield Preservation Trust Overview.

Weber, Margo, Little Hollywood Historical
District Preliminary Documentation 1983.

Massachusetts Historical Commission Form B -
Buildings.

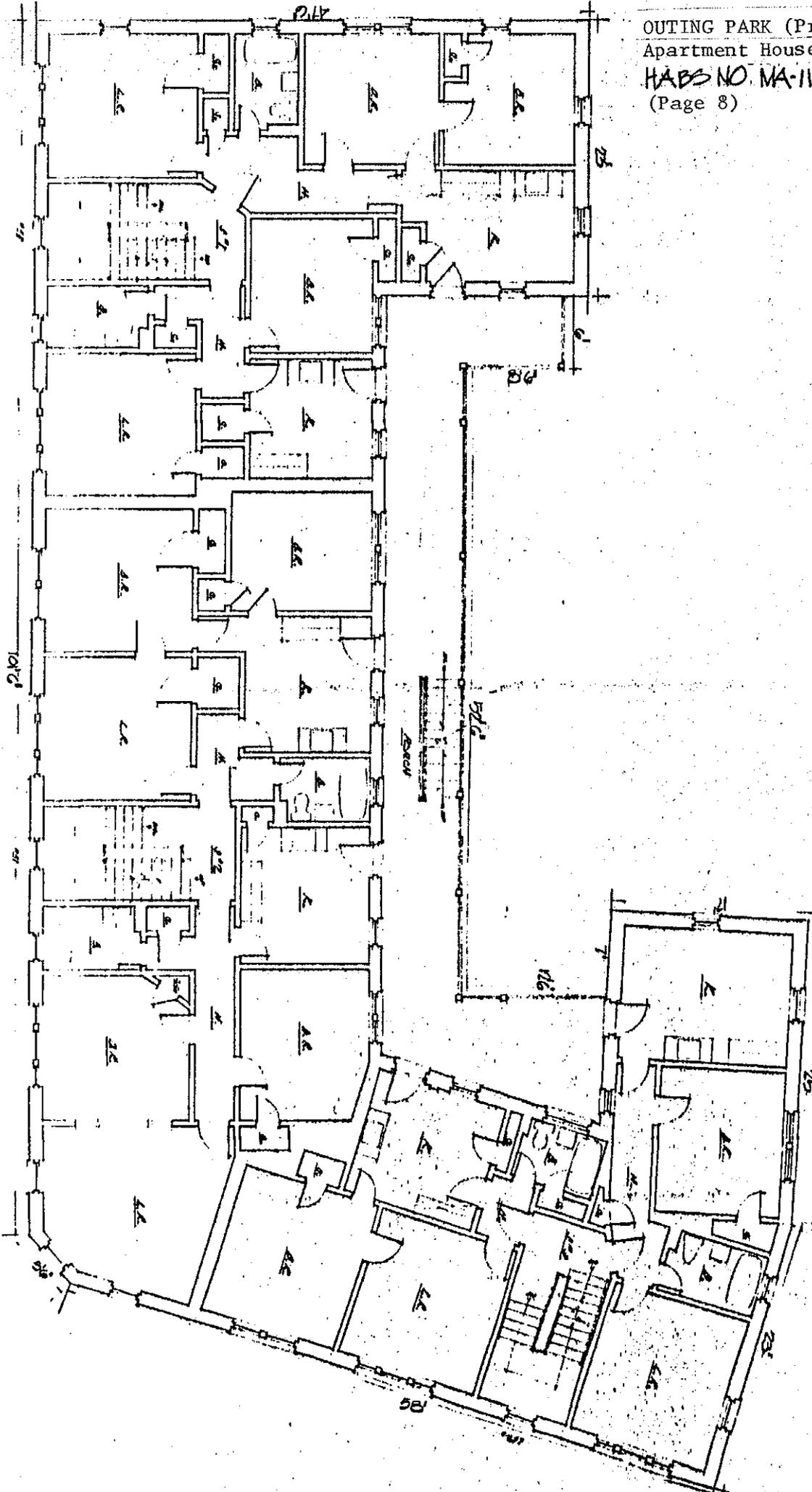
PART IV. PROJECT INFORMATION

Please refer to narrative OUTING PARK HABS No. MA-1136 in
section on PROJECT INFORMATION. PART V

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PLAN 4TH FLOOR

251 55 CHARLOTTE STREET & 251 DWIGHT ST. EXT.
4 STORY / 23-1/2 B.K. UNITS DRAWN: FEB 1935

