

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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 entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Castle Street Row --- Boundary Extension

other names/site number Emma B. Gates Apartments

2. Location

street & number 20-24 Castle Street not for publication

city or town Worcester vicinity

state Massachusetts code MA county Worcester code 027 zip code 01610

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brona Simon
Signature of certifying official/Title Brona Simon

Massachusetts Historical Commission, Deputy State Historic Preservation Officer

4/5/01
Date

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

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

Edson H. Beall
Signature of the Keeper

2/176/01
Date of Action

Castle Street Row B.I.
Name of Property

Worcester, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

1 building
____ sites
____ structures
____ objects
1 Total

Name of related multiple property listing

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

Worcester MRA (March 5, 1980)

Number of contributing resources previously listed in the National Register

8 Castle St. Row NRDIS

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: multiple dwelling/apartment building

Current Functions

(Enter categories from instructions)

DOMESTIC: multiple dwelling/apartment building

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Romanesque Revival

Materials

(Enter categories from instructions)

foundation STONE: granite fieldstone

walls BRICK

roof OTHER: modified bitumen membrane

other _____

Narrative Description

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

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Continuation Sheet**Section number 7 Page 1Castle Street Row Historic District (Boundary Increase)
Worcester (Worcester), MA**DESCRIPTION****Location and Setting**

The Castle Street Row House District as extended by this boundary increase includes a block of row houses (4-18 Castle Street) and the Emma B. Gates Apartment Block (20-24 Castle Street), located in the Main South section of the city of Worcester, Massachusetts. The second largest city in New England, Worcester (pop. 166,350) is situated in Worcester County in the approximate center of the state. The Main South area is characterized by a mix of single- and multi-family dwellings, apartment buildings, commercial blocks, and institutional buildings dating from the mid-19th through the early 20th centuries. Representing a variety of architectural styles, many of the buildings in Main South are large, architect-designed examples of high style, late 19th century architecture.

The property being added to the district is the Emma B. Gates Apartment Block. The most northerly building on Castle Street, it is set on a hillside site immediately north of the Castle Street Row Houses that make up the existing National Register district. Castle Street is a street of row houses, a duplex, a three-family house, and this apartment building. All are built of red brick. From two-and-a-half to three-and-a-half stories in height, they date from the late 19th century. The predominant style is Mansard. North of the Gates Apartment Block, Castle Street is unpaved and is wooded on both sides of the street until it makes a westward jog at the very north end, where three late 19th century houses stand on the north side. A small city-owned park, Castle Park, occupies the hilltop on the west side of this undeveloped section of Castle Street. On the west side of Castle Street, opposite the row house block, are a small park, a community garden with a pergola, and a bocce court. These amenities are arrayed on both sides of Valley Street. On the south end of the street are the backs of brick buildings facing on Main Street. Two brick houses stand next to one another on the west side of Castle Street.

The Emma B. Gates Apartment Block

Romanesque Revival in style, the Emma B. Gates Block is flat-roofed and is of bearing-wall brick construction. It is three-stories in height on the west (front) and north and four stories in height on the south and east (rear), where the hillside falls away. Containing six apartment units, it is built on an E-shaped plan and rests on a stone foundation, said to have come from a quarry nearby on Goat Hill. Three interior chimneys rise from the outer walls on each side, two from the rear walls. Brick is laid in red mortar on the main facade and in gray mortar on the other sides.

Main Facade

Because of the hillside site, the narrowness of the street, and the height of the building it is difficult to get a full view the Emma B. Gates Apartments from head-on. The main facade can best be seen at an angle looking northeast from Castle Street near the intersection of Alden Street (Photo # 1). From this viewpoint the southwest corner of the building is most prominent. The importance of this corner is further accentuated by an exaggerated sense of perspective (to the north and to the east) created by the uphill climb of the main facade and by the slightly sharper (87 degree) angle of the south wall of the building.

Brick Pavilions

The main facade is composed of three brick pavilions trimmed at the eaves with brick corbelling and crowned with projecting Classical style cornices (Photos # 1, 2, 3). The focal point of this facade is the center pavilion, which is

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accented by a single, arched center opening each floor level. At the ground floor level, is an elliptical-arched main entrance. Trimmed only with the structural elements of the arch itself (brick voussoirs accented by a pair of brownstone haunches and a brownstone keystone), it contains a fanlight glazed with square panes held in place by wood muntins. Below the fanlight is a replacement door set in a wide new frame of oak-faced plywood. There was originally a pair of doors at this entrance with stained glass in the upper portions. The exact appearance of the original doorway is not known. At the upper levels of the center pavilion are round-arched windows trimmed with decorative brickwork, rockface brownstone sills, and ornamental glazing. While the window at the second floor level is narrow, the third floor window is broad, repeating the broad third-floor arches of the wooden porches that flank it. The pavilions at either side are more reserved in character than the center pavilion. Their only ornamental trim is the corbelling and cornice at the eaves (Photos # 1, 2, 3). Their smooth brick walls are pierced at the center of each floor level by a single 2/2 segmented-arched window with a rockface brownstone sill.

Porches

The space between the three brick pavilions of the main facade is occupied by two three-level, wooden porches. The faces of the porches are slightly recessed and do not project as far forward as the faces of the three pavilions. Resting on brick corbelling, they stand in front of recessed portions of the brick west wall of the building. In these portions of the wall is a main entrance and a window for each of the six apartments.

At all three levels the front porches are ample enough not only to provide access to the apartment entrances but also to offer each unit with an outdoor sitting area. The two apartments at the ground floor level have access directly from the sidewalk from a porch on either side of the main entrance to the building. Access to the upper porches and to the entrances of the four upper apartments is through the doorway in the center pavilion, which opens into a plastered entry hall containing a stairway (Photo # 5) to the second- and third-story porches.

At the third story roofline, the porch roofs are lower in height than are those of the main body of the building. Just below the roofline of each third-story porch is a broad round arch formed by a pair of large wooden brackets joined together at the apex of the arch. This arch motif appears only at the third-story level and is not used on the lower levels of the porches, which are unadorned except for their railings. The railings of the porches are late 20th century replacements of the originals. Made of square-section wood balusters with handrails at their tops, the railings are generally appropriate to the style of the building and may be similar to the originals. Exactly what the originals looked like is not known. However, this design is generally in keeping with the style and period of the building.

Sides and Rear

Both the sides and rear of the building are lighted by 2/2 segmented windows of the same type and size as those seen on the flanking pavilions of the main facade. On these secondary facades there is no ornament, except where the eave ornament of the main facade returns for a short distance around the northwest and southwest corners (Photos # 1 & 3). A four-level wooden porch extends across the width of the rear facade (Photo # 4). A porch that once provided access from the Castle Street sidewalk to the ground floor of the rear porches no longer exists. Its shadow and the shadow of the stairs up to the rear porch can still be seen in the brick along the south side (Photo # 3).

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Worcester (Worcester), MA**Interior**

The stair hall that gives access to the upper apartments from the main entrance is well preserved. Its original stairs and railing are intact. Also the door and window frames in the stair way and the decorative glass and muntins in the windows that light it are also original. Doors that originally closed off the porches from the stairway are missing. The interiors of all of the apartments have been remodeled, with some changes to the original layout. However, original door and window frames, some doors and other original woodwork survives.

Archaeological Description

While no prehistoric sites are known in the National Register listed Castle Street Row area, the Emma B. Gates Apartments boundary increase area or in the general area (within one mile), sites may be present. Environmental attributes of the area prior to 19th century historic period development likely included several locational criteria (slope, soil drainage, distance to wetlands) recognized as favorable characteristics for many types of prehistoric sites. Well-drained, level to moderately sloped land surfaces were present in close proximity (within 1000 feet) to fresh water wetlands. While wetlands cannot be recognized in the area today, historic maps of the area document their presence in the 19th century. An 1851 Worcester map illustrates a stream draining north/south east of Piedmont Street. The same map also illustrates a small pond between Castle Row and Piedmont Street. By 1870, the stream and pond are not represented on a Worcester Atlas of the area; however, a spring is noted west of Piedmont Street, possibly the pond noted on the earlier map. In spite of the above information and mid 19th century photographs of the area illustrating a barn and riding amphitheatre west of Piedmont Street, the potential for locating significant archaeological resources in the existing district or boundary increase area is low. Nineteenth century construction of the existing Castle Street Row houses and the Emma B. Gates Apartment Block, both of which have full basements and cover nearly the entire amended district, have likely impacted any cultural resources that might have been in the area.

(end)

Castle St. Row B.I.

Name of Property

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.)

Property is:

- ☐ **A** owned by 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 of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical References

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

Previous documentation on file (NPS):

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

Worcester, MA

County and State

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1888-1950

Significant Dates

1887-1888 construction of building

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

N/a

Architect/Builder

John B. Woodworth, architect

H.G. Hoflin, builder

Primary location of additional data:

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

Name of repository:

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Worcester (Worcester), MA**STATEMENT OF SIGNIFICANCE**

The Emma B. Gates Apartment Block meets National Register Criteria A and C at the local level. Its history is closely related to that of the Castle Street Row House District. Its architecture is also related to that of the district by its late 19th century period of construction, by its general size and height, and by its building materials.

Under Criterion A, the building is historically significant as the last building to have been built in the late 19th century development of Castle Street by the Gates family. Under Criterion C, this 1887 Romanesque Revival style building is significant as a substantially intact and representative example of late 19th century Worcester apartment building construction. It is also significant as one of the more stylish examples of the work of Worcester architect, John B. Woodworth.

Historical Background of the Neighborhood

The land upon which the Gates Apartments were built was once part of the campus of the Oread Collegiate Institute. The Oread was first opened in 1849 by Eli Thayer and remained in operation until 1881. Modeled on Thayer's alma mater, Brown University, in Providence, Rhode Island, it is said to have been the first American college for women to offer a four year liberal arts curriculum. At the time of its opening the only other institution of higher learning to admit women was Oberlin College in Ohio, which had graduated its first women in 1841. As one of only two institutions offering American women the same academic training available to men, the Oread was attended by young women from all over the country.

Built of stone, the Gothic Revival style institute building took the form of a turreted castle. It occupied a craggy, fortress-like position on the top of Goat Hill overlooking Main Street on the outskirts of the city. According to one source, the grounds originally consisted of ten acres. An 1851 map of Worcester (Illustration # 1) shows the Oread "Castle" as one of only two buildings standing at that date within the area delimited by Malden Street (now Piedmont) on the east, King Street on the west, Main Street on the south, and Queen and Chandler streets on the north. During this same period, former farmland along Main Street south of downtown Worcester was beginning to be developed with houses, many in picturesque styles on large lots.

Illustration # 2 shows the Oread in 1856 with Main Street in the foreground and the hillside around it still undeveloped. In this photograph an open sweep of ground extends from the front of the "Castle" all the way down to Main Street, creating a dramatic setting for the college building. A history of the institute described the setting thus:

In front of the school was a broad stretch of pleasant lawn adorned by hardly a tree of any size extending to Main Street. This lawn was not kept clipped, but the grass was allowed to grow until June when the girls are reported to have had great frolics in the hayfields. Another pleasant lawn stretched from Main Street to the summit of the hill opposite, where was the Academy, a large school for boys.

However, only a few years later, this idyllic setting began to change. In order to pay off a \$20,000 mortgage on the school, lots along the periphery of the Oread property began to be sold off piecemeal in the late 1860's. The land-sale

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technique of fund-raising was the same used to sustain the boys' preparatory school, Worcester Academy, opposite the Oread, where Thayer had been principal in the late 1840's.

Between 1868 and about 1873, on land purchased from the institute, Larkin N. Gates built 42 dwellings contained in eight blocks of Second Empire style row houses. All of these blocks can be seen on the 1886 Worcester atlas (Illustration # 5). The narrow lots and row houses allowed the builder to profit by every square foot of available land. Several new streets were opened up in the process. The 1870 Worcester atlas (Illustration # 3) shows that lots along the Main Street frontage of the Oread property had been sold by that date and that a double house and a row house block had been built there. A new street called Oread Place had also been opened up between the institute building and Main Street and a single house and a block of row houses had already been erected there. Castle and Valley streets were opened in 1873 and Alden Street was put through in 1877. Something of the effect of this dense construction can be seen in Illustration # 4, which shows the appearance and relationship of the Castle, Valley and Alden Street blocks of row houses. Sometime between 1870 and 1886 the brick houses at 5-7 and 9 Castle Street were built. By the time of the construction of the Gates Apartments in 1887, the grounds around the Oread "Castle" had been reduced to a small lot hemmed in by houses (Illustration # 6).

The Emma B. Gates Apartment Block

The Gates apartment building was the last building to be built in the development of Castle Street by members of the Gates family. A circa 1900 photograph (Illustration # 5) shows it in place, with its rear porches facing the camera, and the Oread "Castle" in the distance. The rocky ledge of the hill seems to have prohibited further construction in the area, both on the northern end of Castle Street and on the northern side of Alden Street.

The lot for the Gates Apartments was purchased on May 20, 1887 from the Oread property by Emma Blood Gates. On September 29th of the same year Mrs. Gates also bought an additional two-foot-wide strip of land for one dollar. Presumably, this second purchase allowed the present two-foot distance between the building and the northern boundary of the lot.

By the time work was begun in 1887 for Mrs. Gates' apartment block on Castle Street, many of the nearby row houses had already been converted from single-family dwellings to apartments. City directories show that others were occupied by families that were taking in several boarders. The construction of the Gates Apartments coincided with the building of a number of other brick apartment buildings in the area around Main, Wellington, Chandler, and Pleasant streets, a short distance north of Castle Street. Some of those were similar in their relatively small size and Romanesque Revival style to the Gates block.

Emma B. Gates

Emma B. Gates was Mrs. Charles L. Gates. Her husband was the son of Larkin N. Gates, the builder and real estate developer who was responsible for the original row house development of the former Oread Institute property. Charles Gates was a partner with Henry T. Farrar in the firm Farrar & Gates, established in 1885, agents for real estate, insurance, and investment securities. The Gates lived at 2 Alden Street, which they owned, nearly opposite the site of Mrs. Gates new apartment building. Charles Gates' father, Larkin Gates, lived at 4 Alden Street and owned it and all of the remainder of the Alden Street block of row houses except for that of his son.

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It is clear that Mrs. Gates built the building as an income-producing property. As late as 1900, she was still listed as the owner of the Gates Apartments, which, together with its land, was then valued at \$10,100. While most Worcester apartment buildings of this period were owner-occupied, the Gates Apartments were not. However, because Mrs. Gates lived directly across the street in a development built by her father-in-law, she cannot truly be called an absentee landlady.

John B. Woodworth, Architect

The Emma B. Gates Apartment Block was designed by John B. Woodworth (1845-1893), who practiced architecture in Worcester from 1877 until his death in 1893. Worcester city directories show that in 1887, the year the Gates

Apartments

were built, he was living at 2 Alden Street, the same address as his client Mrs. Gates and her husband. Relatively little is known about Woodworth's career and or about his work. His professional listings in Worcester directories indicate that he practiced independently and was never associated with partners. Most of the buildings identified as his work are simple cottages and unassuming three-story apartment blocks. Houses designed by Woodworth can also be found in well-to-do late-19th century neighborhoods of the Main South area, not far from Castle Street. Included among them are a circa 1880's clapboard and shingle Queen Anne style house at 38 May Street (NR, May Street Historic District) and a house at 10 Norwood Street (NR, Woodland Street Historic District). A more high style example of his work is the brick, Queen Anne style Edward Stark House, 21 Oread Street, 1883 (NR). The Emma B. Gates Apartment Block is of an architectural pretense and caliber similar to that of the Edward Stark House.

Henry G. Hoflin, Builder

Henry G. Hoflin was the builder. An 1889 advertisement in the Worcester Directory lists him as Henry G Hoflin & Co., building contractors, accepting work on "All Classes of Buildings, either Carpenter or Mason Work."

The Romanesque Revival Style

The Emma B. Gates Apartment Block is an example of the Romanesque Revival style. Although the Romanesque Revival had been popular since the mid-19th century, a more robust version was made popular by the work of the influential late-19th century Boston architect, Henry Hobson Richardson. The Romanesque Revival was widely popular in Worcester during the 1880's and 1890's for all sorts of buildings, from churches, to business blocks, to apartment blocks. Several of Worcester's most important churches were built in the Romanesque style in brownstone, as were most of Richardson's examples. However, this style, probably the single most popular style for the construction of the city's apartment blocks, was more often interpreted in brick. Several dozen Romanesque Revival style apartment buildings were built in the Main South area of the city during this period. Characteristics of the brick interpretation of the style seen in the Gates Apartments, including smooth red brick walls with narrow mortar joints, brownstone trim, brick corbelling, and the use of Roman-arched openings, were common to other apartment buildings in the city, as well.

The Gates Apartment Block and the Late 19th Century Apartment Buildings in Worcester

During the late 19th century Worcester was a prosperous and growing industrial city. Between 1870 and 1915 its population quadrupled in size, from 41,105 to 162,697. As the city grew rapidly, the downtown became denser than before as larger and taller buildings replaced smaller, one-to-three-story structures. Both industrial areas and residential neighborhoods expanded and also became denser. As a result of the increasing demand for housing, residential expansion occurred in all the central sections of the city. Although a street railway system had been in existence here

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since 1863, Worcester was still largely a "walking" city that required a concentration of housing near the city center. In answer to that need, residential expansion became more upward than outward. The city's earliest three-deckers and first apartment buildings both seem to have been built in the 1870's. Although only a few row houses were built in Worcester, a number of them, including those built in the Castle Street area by Larkin Gates, were also first built during the 1870's. By the late 1880's, neighborhoods of brick apartment buildings began to appear around the edges of the downtown area. In the following years, the building of three-deckers and apartment blocks intensified. Soon, multiple-family housing, in the form of both three-deckers and apartment blocks, made up the major part of Worcester's new residential construction.

From the 1880's through the early years of the 20th century, many apartment blocks larger than the Gates Apartments were built in the city. The 1893 Dictionary of Worcester (Massachusetts) and Its Vicinity, by Franklin P. Rice includes an entry "Apartment Houses" with the remark: "Worcester has, within the past few years, followed the lead of the larger cities in the erection of Apartment Houses." This comment makes it clear that the late 19th century appearance of apartment buildings in the city was a novelty and worthy of some special note. The examples listed by Rice appear to have been four or five stories high with more than six units. It is not known how many of these larger buildings were of the fashionable "apartment hotel" variety typical of the finer apartment blocks built in Boston. Derived from Continental European examples, apartment hotels contained apartments that each occupied an entire floor of the building.

In Worcester, apartment buildings were mostly occupied by middle class families. This was the case with the Gates Apartments, as well. In 1890 the occupants were a druggist, a civil engineer, a machinist, a toolmaker, an armorer, and a grocer. Although much of Worcester's population growth during the late 19th century was due to foreign immigration, the occupants of brick apartment blocks like the Gates Apartments were typically Native Americans and not recent immigrants. The early occupants of the Gates Apartments apparently belonged to this same group, since all had English surnames. However, by 1910 the class of tenants in the building had diminished somewhat. Now they included an electrician, a conductor, a barber, a woman taking in boarders, a shoemaker, and a produce man (the same person listed as a grocer in 1890). Among the boarders were a bookkeeper and a wireworker. By this time, several of the tenants, including some of the boarders, had Irish names. Since no occupations are listed in the Worcester Street Directory in the later years of the 20th century the occupations of later tenants in the building are not known. However, several of them were long-term tenants who remained there over many years.

The Castle Street Neighborhood in the 20th Century

Today the lot where the old Oread "Castle" stood is vacant at the top of Castle Street. After the Oread Institute closed in 1881, the building served, among other uses, as a school of domestic science and later as the headquarters of a riding academy. The picturesque old building was demolished about 1934. Its grounds are now a city park, known as Castle Park.

During the 1950's the entire Main South area began to fall into decline and many other changes to the neighborhood occurred gradually over time. By the early 1970's most of the earlier middle and upper class owners and occupants of

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houses in the area had moved away. Many formerly grand houses had been broken up into apartments or had become rooming houses. Others were vacant and had fallen prey to vandalism and arson. Larkin Gates' row houses on Alden and Valley Streets, adjoining Castle Street, had been torn down and their lots were overgrown. All or most of those on Oread Place were also gone.

The only intact row house blocks surviving from Larkin Gates' development of the area stood on Castle Street (see NR, 4-18 Castle Street) immediately south of the Gates Apartments and behind it, facing on Piedmont Street (see MHC form for 1-7 Piedmont Street). Despite these changes, Castle Street survived with relatively few major changes. Here were preserved not only its row houses but also the Gates Apartments and two brick dwellings of the period at 5-7 and 9 Castle Street.

During the 1970's Castle Street was mostly occupied by the elderly and by young people who appreciated the low rents. By some good luck, this street somehow managed to escape the social problems of the surrounding areas. So, despite the generally dilapidated condition of the dwellings, a neighborhood spirit was kindled here, partly by the atmosphere of this quiet street with its unique brick row houses and their neighboring brick dwellings climbing up the hill. Neighborhood resident, Anthony Taylor in his 1984 book, Worcester's Architectural Neighborhoods, described Castle Street as: "a small island of sanity surrounded by a world of urban crisis." He further noted: "Castle Street is a unique and irreplaceable neighborhood and its residents think that it is remarkable despite all its shortcomings."

In about 1978, under the leadership of Mr. Taylor, the neighbors founded the Oread Castle Neighborhood Corporation. This organization began work to stabilize and improve the neighborhood with the added support of agencies of the City of Worcester, the City of Worcester Parks Department, neighborhood businesses, and a non-profit housing group, Worcester Cooperation Council, Incorporated. By the mid-1980s a small park, Castle Square Park, and community vegetable garden had been established by the neighbors on the north side of Valley Street on the site of one of Larkin Gates former row house blocks. Park benches and a cookout area were installed there. Across Valley Street, on the site of another former row house, a bocce court was built. That the Gates Apartment Block was considered to be an integral and visually compatible part of the Castle Street Row House neighborhood at this time is seen in its inclusion in a view of Castle Street used on the 1980 letterhead of the Oread Castle Neighborhood Corporation (see Illustration # 7).

Although a considerable amount of time has passed since then, a functioning community garden and some of this neighborhood spirit still survive here today. Trees have been planted on either side of the street. A clearly modern, but not incompatible, wood frame row house block has been built on Alden Street at the corner of Castle Street. The economic status of the Castle Street neighborhood has changed relatively little in the past two decades, yet the neighborhood has been somewhat stabilized. Renovations of the Gates Apartments and of some other buildings on the street will further contribute to the future of the area.

(END)

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Castle Street Row Historic District (Boundary Increase)
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MAJOR BIBLIOGRAPHICAL SOURCES

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Pfeiffer, B. R. Castle Street Area, Massachusetts Historical Commission Area Form, 1978

Pfeiffer, B. R. "Narrative History: Worcester", Worcester Comprehensive Survey, 1978.

Taylor, Anthony. Cover letter for first Annual Report, Oread Castle Neighborhood Corporation, June 19, 1980.

Electronic Sources

Oberlin College website: www.oberlin.edu

Photographs

Oread Institute File, Photograph Collection, Worcester Historical Museum

(end)

Castle St. Row B.I.
Name of Property

Worcester, MA
County, State

10. Geographical Data

Acreage of Property less than one acre

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 19 269340 4682920
Zone Easting Northing

2.
Zone Easting Northing

3.
Zone Easting Northing

4.
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Susan McD Ceccacci, Preservation Consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date January 2001

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

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

Property Owner

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

name E. Joseph Bansfield and Cassandra Datena

street & number 22 Castle Street telephone 508-754-2574

city or town Worcester state MA zip code 01610

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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 10 Page 1Castle Street Row Historic District (Boundary Increase)
Worcester (Worcester), MA**GEOGRAPHICAL DATA****Verbal Boundary Description**

The boundaries of the Castle Street Row House District, including the boundary increase, are shown on the attached map of the area. The boundaries of the property at 20-24 Castle Street, which expands the existing district, are the same as those shown in the City of Worcester Assessor's Book # 6, Sheet # 18, Lot # 31.

Boundary Justification

The boundaries of the expanded Castle Street Row House District circumscribe the property of the row house block, already included in the district, and that of the added Emma B. Gates Apartment Block. The property included within the boundaries of the expanded district was all part of the section of the campus of the Oread Collegiate Institute that was developed during the late-19th century by Larkin N. Gates and his family.

(END)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

Castle Street Row Historic District (Boundary Increase)
Worcester (Worcester), MA

PHOTOGRAPHS

Photographer: Susan Ceccacci

Date: July 1999

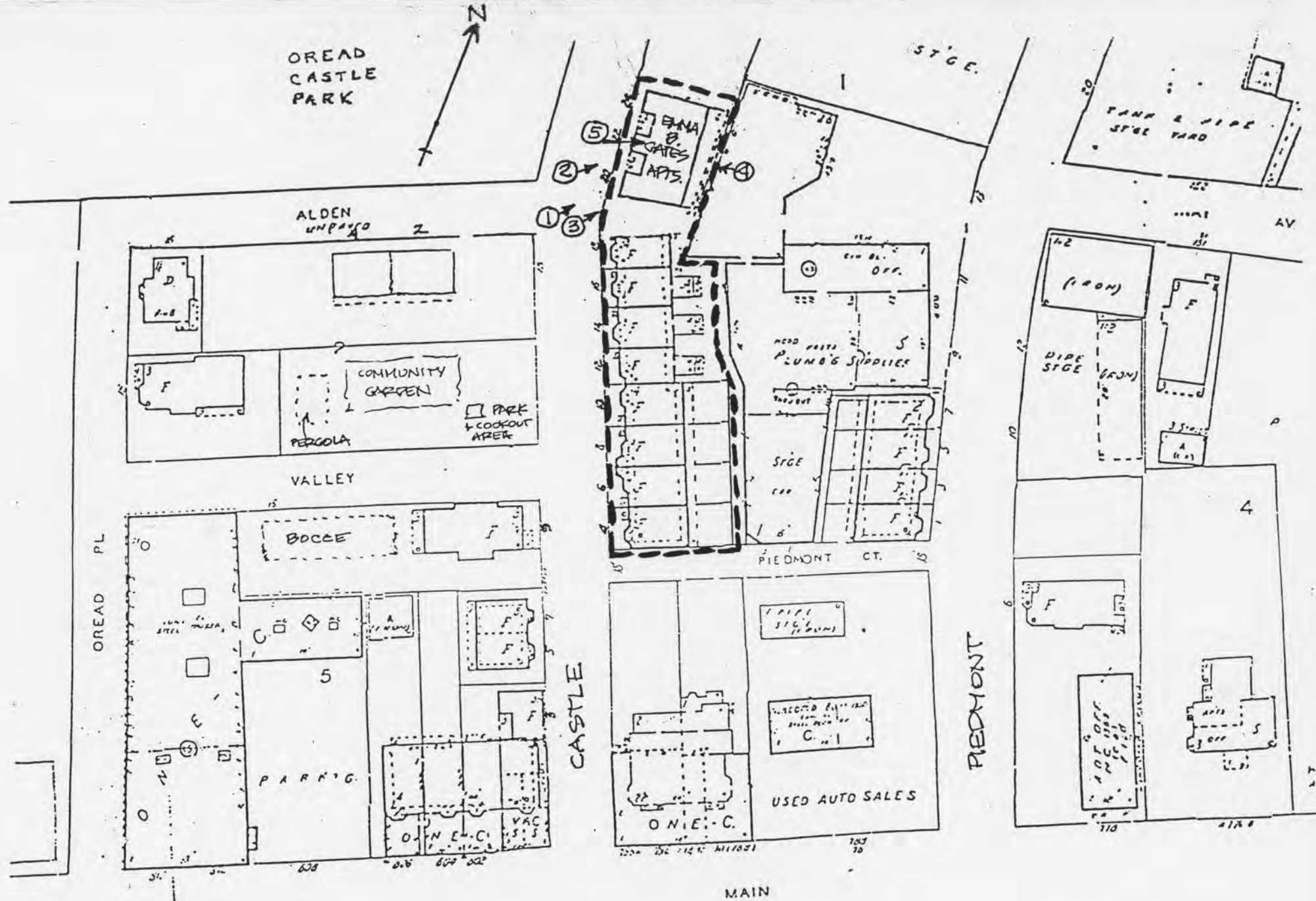
Negatives: with Matthew Bansfield

1. Main (west) and south facades, looking north from Castle Street
2. Detail of main (west) façade, view looking northeast
3. Main (west) façade at left; south façade at right
4. Rear (left) façade – upper three of four stories – seen from nearby rooftop, looking southwest.
5. Interior: main entry hall with stairway seen from front door, looking east

ILLUSTRATION

1. 1851 map of Worcester showing the still sparse development of the Main South area where the new Oread Collegiate Institute building was located, with the boys' preparatory school, Worcester Academy across the way. (Courtesy, Worcester Historical Museum)
2. 1856 photograph of the Oread Institute and its grounds, taken from the still undeveloped grounds of Worcester Academy across Main Street. The cylindrical stone structures on the right hand side of the photograph just west of the present Piedmont Street are a barn and riding ampitheatre, which were no longer standing by 1870. (Photograph, Collection Worcester Historical Museum)
3. 1870 Worcester Atlas showing the early development of the former front campus of the Oread Institute.
4. Drawing by Anthony Taylor reconstructing the dense development and probable late 19th century appearance of Larkin Gates' row house developments on Crafts, Valley and Alden Streets.
5. 1886 Worcester atlas showing the dense development of the former front campus of the Oread Institute by that date. Larkin Gates' row houses blocks are shown in gray. (Courtesy, Worcester Historical Museum)
6. c. 1900 photograph showing the Oread "castle" surrounded by dense development. The rear porches of the Emma Gates Apartment Block can be seen in the center right of the photograph. The Alden Street row house block is seen at the far left. #2 Alden Street, the home of Emma Gates and also of architect John B. Woodworth, is the unit with its side gable showing.

(end)

**CASTLE STREET ROW HOUSE DISTRICT** (EXPANDED TO INCLUDE THE EMMA B. GATES APARTMENT BLOCK)

Area included in the expanded district is shown within broken lines. Numbers in circles indicate photograph number and direction of view of the photograph

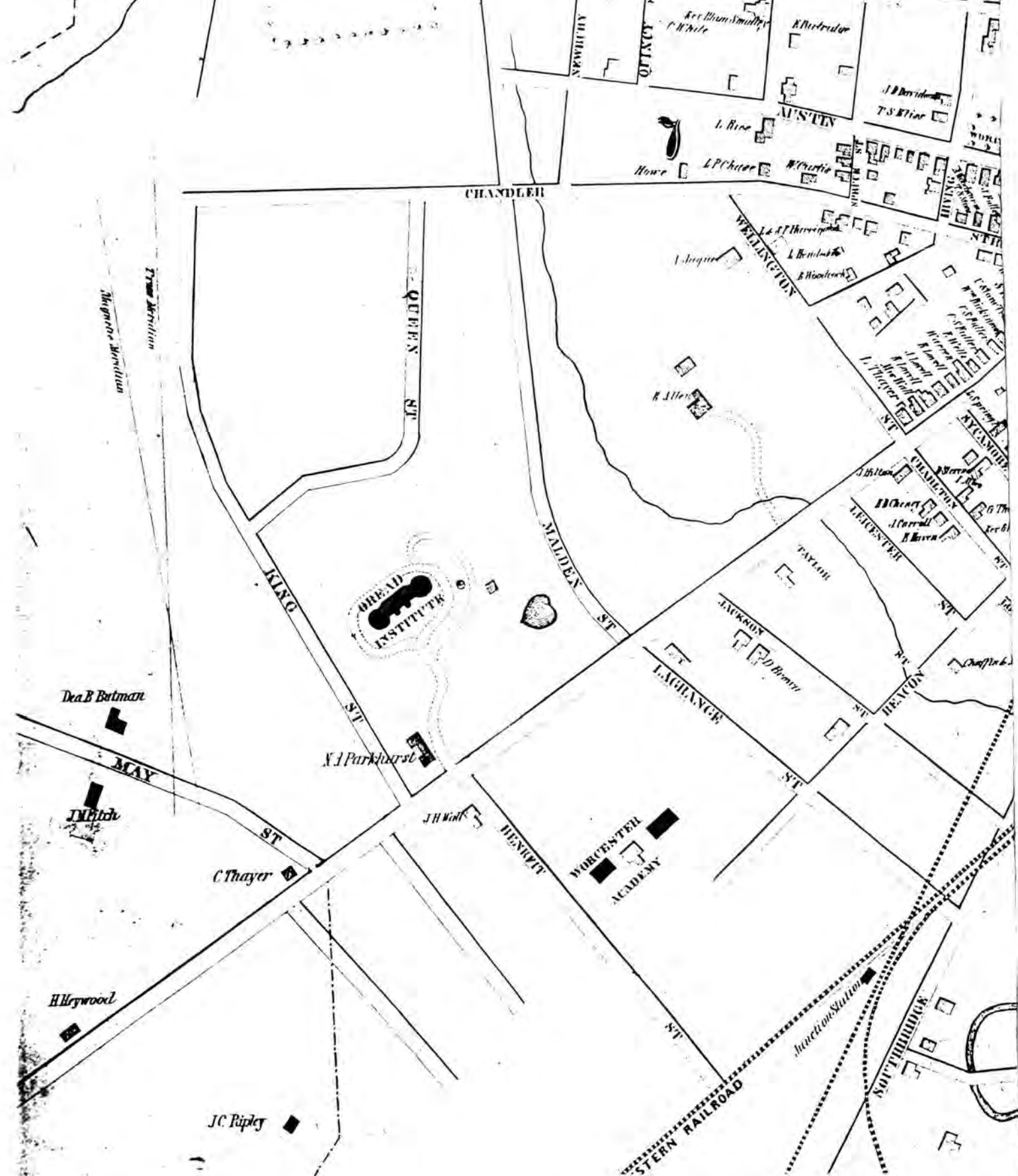


ILLUSTRATION # 1 1851 Worcester map showing the still sparse development of the Main South area where the new Oread Collegiate Institute building was located, with the boys' preparatory school, Worcester Academy, across the way. (Courtesy, Worcester Historical Museum)

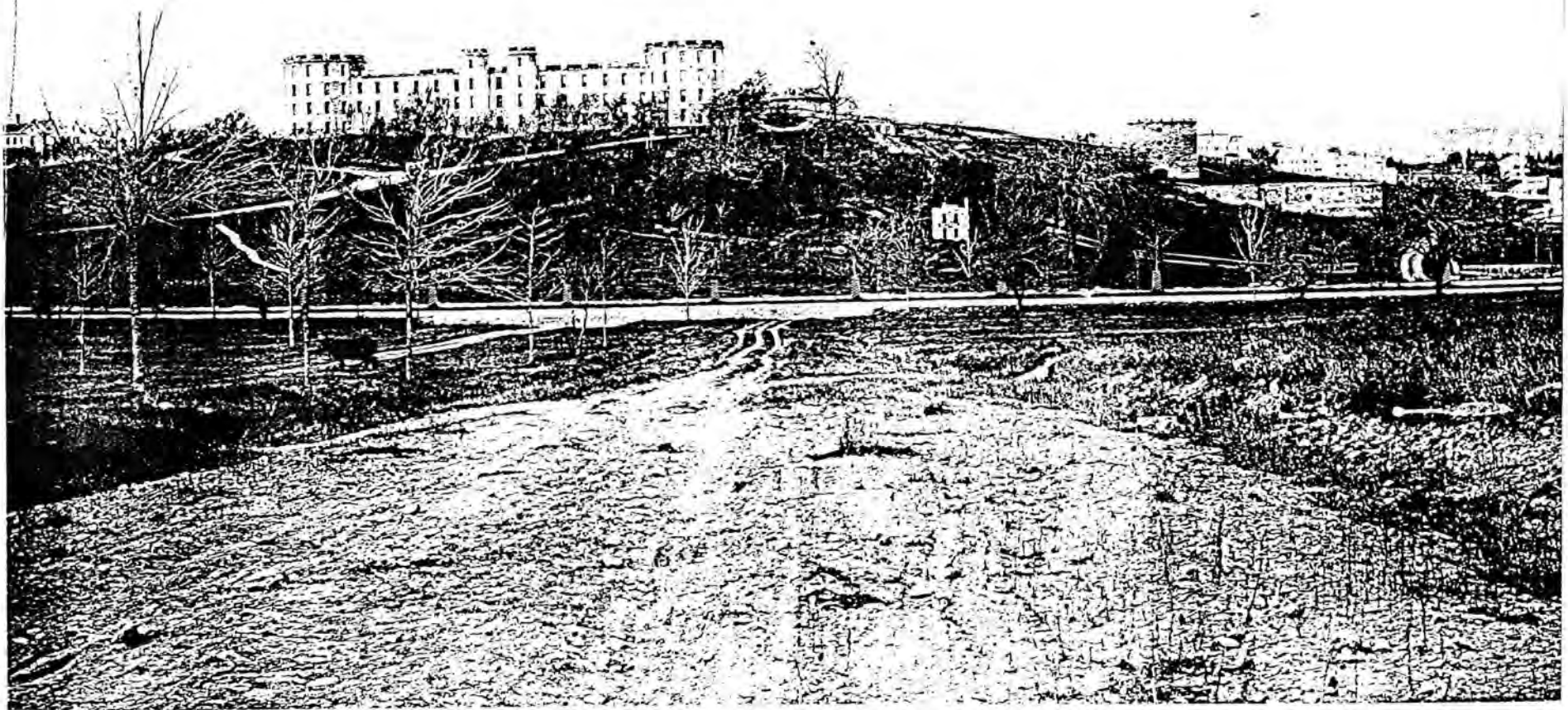
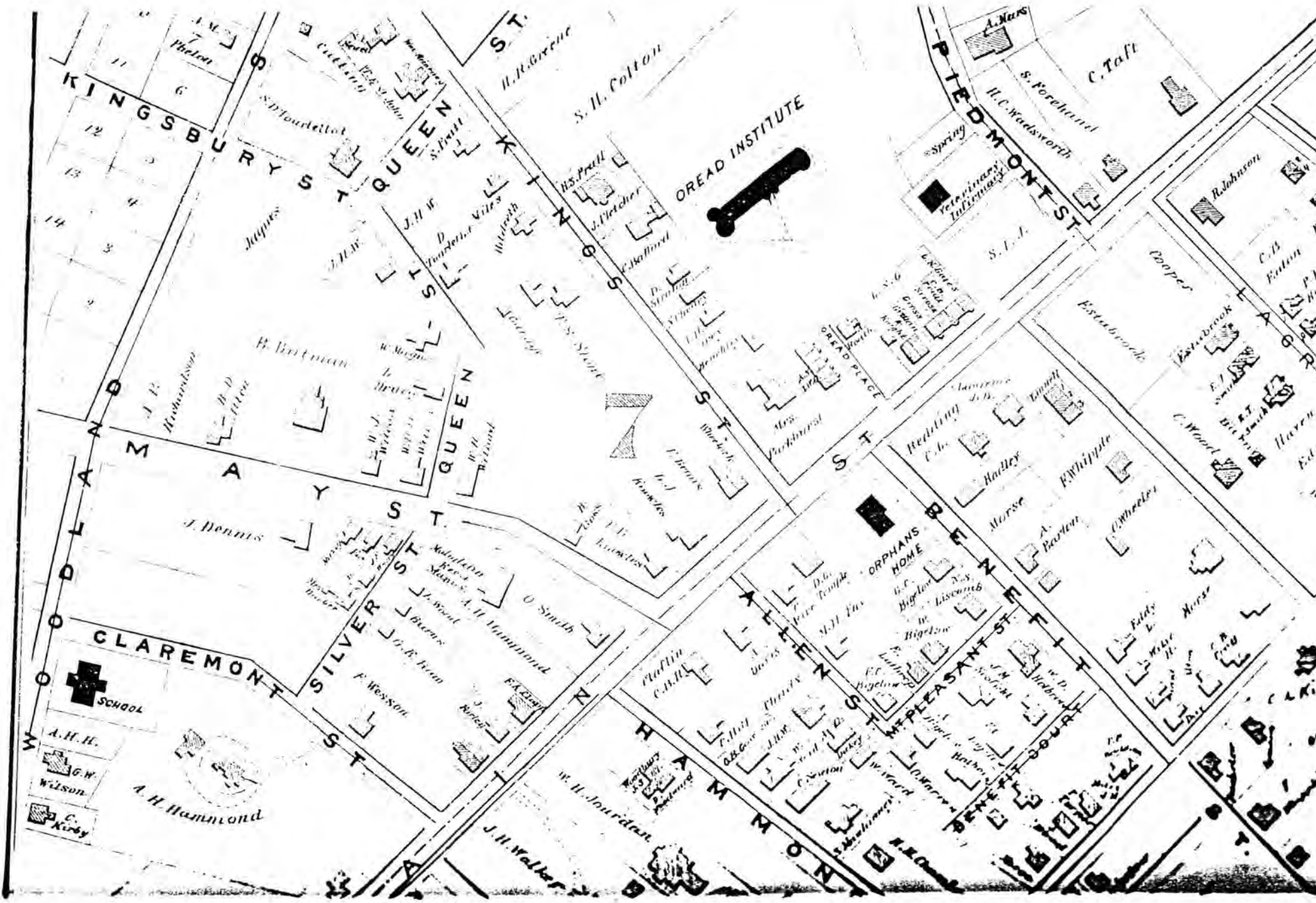


ILLUSTRATION # 2 Photograph of the Oread Collegiate Institute and its grounds in 1856. Taken from the still undeveloped grounds of Worcester Academy across Main Street. The cylindrical stone structures on the right hand side of the photograph just west of the present Piedmont Street are a barn and riding amphitheatre, which were no longer standing by 1870. (Photograph, Collection Worcester Historical Museum)

ILLUSTRATION #3 1870 Worcester atlas showing the early development of the former front campus of the Oread Collegiate Institute.



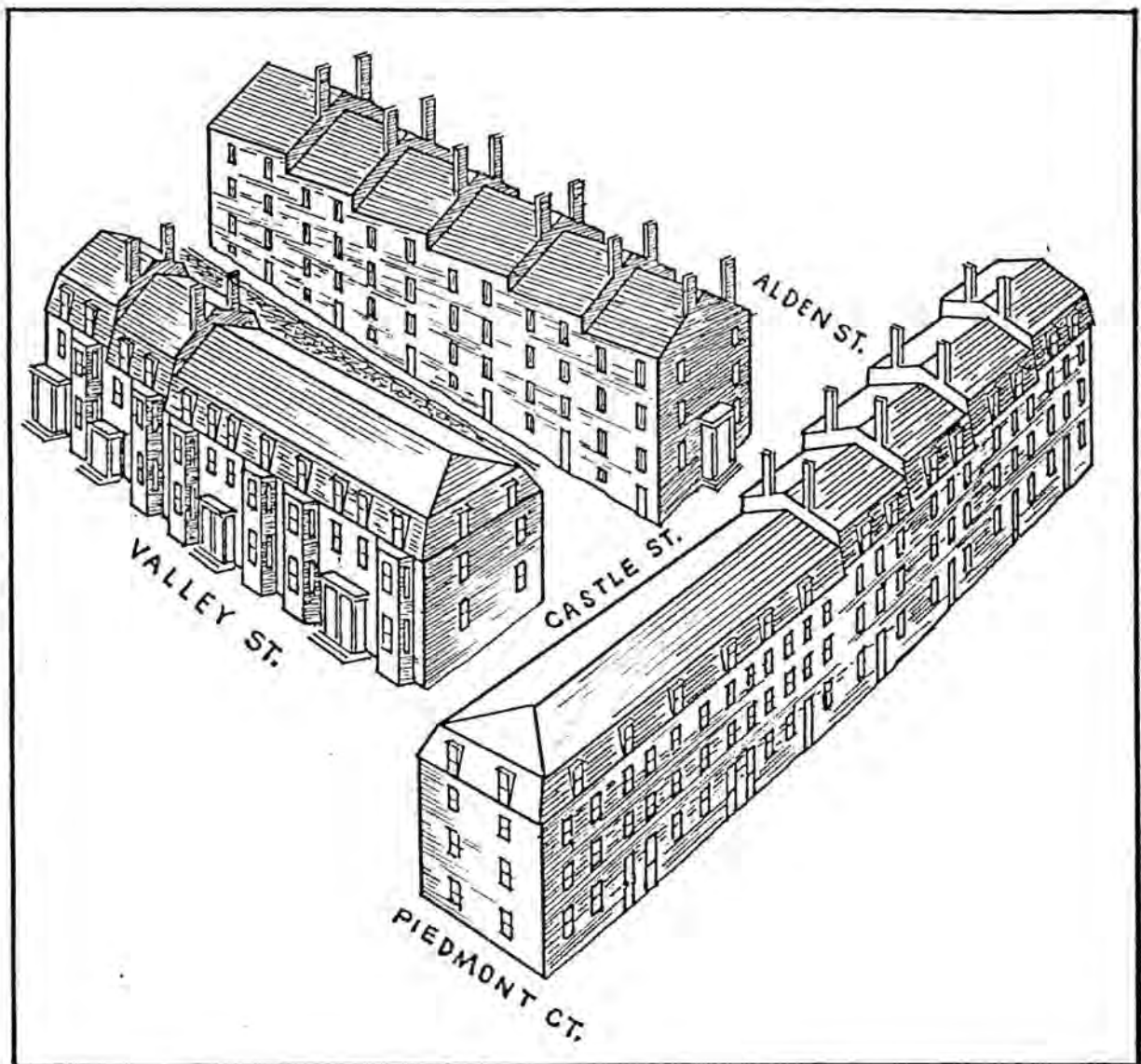


ILLUSTRATION # 4 Drawing by Anthony Taylor reconstructing the dense development and probable late 19th century appearance of the Larkin Gates' row house developments on Castle, Valley and Alden streets.

ILLUSTRATION # 6 Circa 1900 photograph showing the Oread "Castle" surrounded by dense development. The rear porches of the Emma B. Gates Apartment Block can be seen at the center right of the photograph. The Alden Street row house block is seen at the far left. 2 Alden Street, the home of Emma B. Gates and also of architect John B. Woodworth, is the unit with its side gable showing.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Castle Street Row--Boundary Increase
NAME:

MULTIPLE Worcester MRA
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 1/16/01 DATE OF PENDING LIST: 1/31/01
DATE OF 16TH DAY: 2/16/01 DATE OF 45TH DAY: 3/03/01
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 01000120

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 2/16/01 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N



EMMA B. GATES APARTMENTS
22 CASTLE STREET
WORCESTER (WORCESTER COUNTY) MA

PHOTOGRAPHER: S. CECCACCI
DATE: JULY 1999
NEGATIVE: MATTHEW BANSFIELD

VIEW: MAIN (WEST) & SOUTH FACADES
LOOKING NORTH FROM CASTLE STREET

PHOTO #1



EMMA B. GATES APARTMENTS
22 CASTLE STREET
WORCESTER (WORCESTER COUNTY) MA

PHOTOGRAPHER: S. CECCACCI

DATE: JULY 1999

NEGATIVE: MATTHEW BANSFIELD

VIEW: DETAIL OF MAIN (WEST) FACADE
VIEW LOOKING NORTH EAST

PHOTO # 2



EMMA B. GATES APARTMENTS
22 CASTLE STREET
WORCESTER (WORCESTER COUNTY) MA

PHOTOGRAPHER: S. CECCACCI

DATE: JULY 1999

NEGATIVE: MATTHEW BANSFIELD

VIEW: MAIN (WEST) FACADE (LEFT)
SOUTH FACADE (RIGHT)

PHOTO # 3



EMMA B GATES APARTMENTS
22 CASTLE STREET
WORCESTER (WORCESTER COUNTY) MA

PHOTOGRAPHER: S. CECCACCI
DATE: JULY 1999
NEGATIVE: MATTHEW BANSFIELD

VIEW: REAR (LEFT) FACADE
(UPPER 3 OF 4[↑] STORIES)
REAR
SEEN FROM NEARBY ROOFTOP
LOOKING SOUTH WEST

PHOTO #4



EMMA B. GATES APARTMENTS
22 CASTLE STREET
WORCESTER, (WORCESTER COUNTY) MA

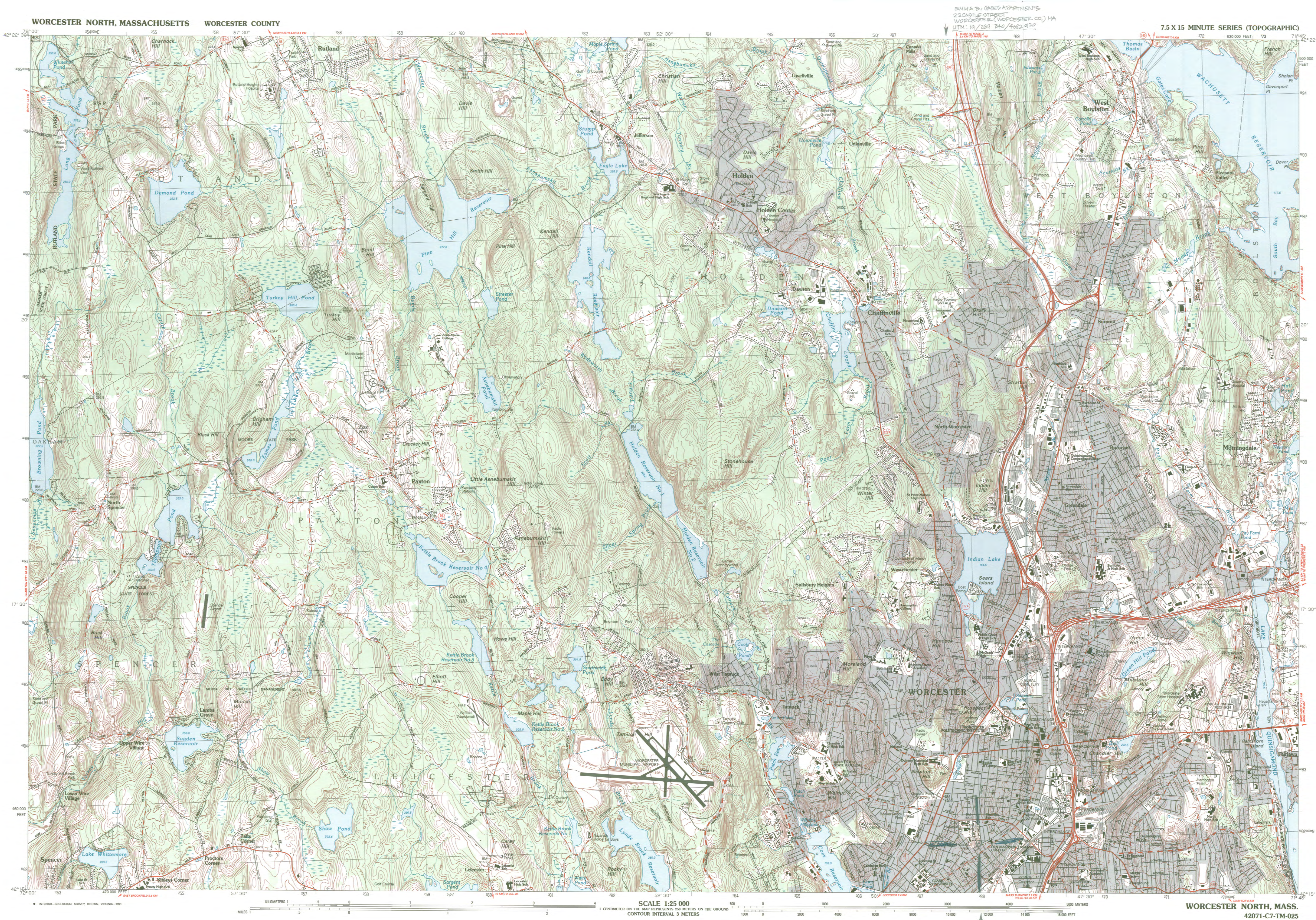
PHOTOGRAPHER: S. CECCACCI

DATE: JULY 1999

NEGATIVE: MATTHEW BANSFIELD

VIEW: MAIN ENTRY HALL WITH STAIRWAY
SEEN FROM FRONT DOOR LOOKING
EAST.

PHOTO # 5



CASTLE STREET EDUHOUSE DISTRICT
20-2A CASTLE STREET
WORCESTER (WORCESTER CO.) MA
UTM: 19 / 269 340 / 4662 920

Worcester North

MASSACHUSETTS

1:25 000-scale metric
topographic map

7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

Leroy & Preston Co.
(603) 835-4617

GEOLOGICAL SURVEY

1983

Produced by the United States Geological Survey
in cooperation with Massachusetts Department
of Public Works

Control by USGS, NOS/NOAA, and Massachusetts Geodetic Survey

Compiled by photogrammetric methods from aerial photographs
taken 1980. Field checked 1982. Map edited 1983

Supersedes Paxton and Worcester North 1:25,000-scale
maps dated 1963 and 1974

Projection and 1000-meter grid, zone 19: Universal
Transverse Mercator

10,000-foot grid ticks based on Massachusetts coordinate
system, mainland zone. 1927 North American Datum

To place on the predicted North American Datum 1983
move the projection lines 6 meters south and 40 meters
west as shown by dashed corner ticks

There may be private inholdings within the boundaries of
the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS

NATIONAL GEODETIC VERTICAL DATUM OF 1929

CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM	ADJOINING MAPS											
Meters	Feet		1	2	3									
1	3.2808		4	5										
2	6.5617		6	7	8									
3	9.8425													
4	13.1234													
5	16.4042													
6	19.6850													
7	22.9659													
8	26.2467													
9	29.5276													
10	32.8084													
To convert meters to feet multiply by 3.2808		UTM grid convergence (GNI) and 1983 magnetic declination (MNM) at center of map Diagram is approximate	<table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td>4</td><td>5</td><td>6</td></tr><tr><td>7</td><td>8</td><td>9</td></tr></table>			1	2	3	4	5	6	7	8	9
1	2	3												
4	5	6												
7	8	9												
To convert feet to meters multiply by 0.3048			<table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td>4</td><td>5</td><td>6</td></tr><tr><td>7</td><td>8</td><td>9</td></tr></table>			1	2	3	4	5	6	7	8	9
1	2	3												
4	5	6												
7	8	9												

FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

Topographic Map Symbols

Primary highway, hard surface	
Secondary highway, hard surface	
Light-duty road, hard or improved surface	
Unimproved road, trail	
Route marker: Interstate, U. S., State	
Railroad: standard gauge; narrow gauge	
Bridge: drawbridge	
Footbridge; overpass; underpass	
Beltway area; only selected landmark buildings shown	
House; barn; church; school; large structure	
Boundary:	
National, with monument	
State	
County, parish	
Civil township, precinct, district	
Incorporated city, village, town	
National or State reservation; small park	
Land grant with monument; found section corner	
U. S. public lands survey; range, township; section	
Range, township; section line; location approximate	
Fence or field line	
Power transmission line, located tower	
Dam; dam with lock	
Cemetery; grave	
Campground; picnic area (U. S. location monument)	
Windmill; water well; spring	
Mine shaft; prospect; adit or cave	
Control: horizontal station; vertical station; spot elevation	
Contours: index, intermediate; supplementary; depression	
Distorted surface: strip mine, lava, sand	
Bathymetric contours: index, intermediate	
Perennial lake and stream; intermittent lake and stream	
Reefs, large and small; tides, large and small	
Submerged marsh, marsh, water	
Land subject to controlled inundation; woodland	
Scrub; mangrove	
Orchard; vineyard	

A pamphlet describing topographic maps is available on request

WORCESTER NORTH, MASS.
42071-C7-TM-025
1983



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

January 3, 2001

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Castle Street Row Historic District, Worcester (Worcester), MA
BOUNDARY EXTENSION TO EXISTING DISTRICT
WORCESTER MRA

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 in the Certified Local Government community of Worcester were notified of pending State Review Board consideration 60 to 90 days before the meeting and were afforded the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Bruce Bunke, Chair, Worcester Historical Commission
Susan Ceccacci, Preservation Consultant
Hon. Raymond Mariano, Mayor, City of Worcester
Joanne Kennedy Valade, Worcester CLG Coordinator
J. Edward Bansfield
James Igoe, Preservation Worcester
Everett Shaw, Worcester OPCD