



RANDOLPH PRESERVATION PLAN

2013

APPENDIX

RANDOLPH HISTORICAL COMMISSION

APPENDIX

Table of Contents

I.	Acknowledgments	2
II.	MHC Survey Methodology	3
III.	Description of Proposed Survey Areas	6
IV.	Survey Recommendations for Town-owned Resources	10
V.	Randolph Street Index	11

I. ACKNOWLEDGMENTS

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II. MHC SURVEY METHODOLOGY

The Massachusetts Inventory of Historic and Archaeological Assets (the Survey) becomes the basis for planning to preserve a community's heritage. Survey forms are the main product of the community-wide Survey. It is the first task in the three-step preservation process: Identify – Evaluate – Protect.

Information on the survey forms is used to evaluate which properties are eligible for listing in the National Register of Historic Places, and to educate the community about its rich heritage. The Inventory (the collection of Survey Forms) is also used by researchers, students, town boards, genealogists, and even by film location scouts. The Inventory is necessary for local historic district designation and review, demolition delay consideration and all other planning and regulatory strategies that may be implemented to preserve Randolph's historic and archaeological resources.

The Massachusetts Historical Commission (MHC) provides guidance in conducting a survey and preparing the forms that identify the town's historic and archaeological resources. The Historic Properties Survey Manual tells about the various types of forms on which to record information as well as the types of information to record for each resource type or group of resources. Once properties have been documented and submitted to the MHC the information is recorded in the state-wide data base known as the Massachusetts Cultural Resource Information System (MACRIS) and is accessible to the public through the MHC website, which can be found at www.sec.state.ma.us/mhc/mhcidx.htm.

A. Survey Forms

The MHC has several types of forms that are used to record information about historic and archaeological resources. The most commonly used survey form is a Form B-Building on which an individual building is recorded. In Randolph, Form Bs have been used to document individual buildings such as houses and churches. The Form A-Area is used to document a collection of historic resources, such as a neighborhood, subdivision or streetscape that has buildings or other historic resources that share design, date of construction, and/or similar development patterns. In these cases where the story and description are connected, it is more efficient to combine the discussion on one comprehensive form. In such cases, each resource within the Area receives an inventory number, but typically not an individual Form B. In Randolph, the Form A has been used primarily for residential streets or neighborhoods with 19th century resources.

In addition to Building and Area Forms, the MHC has forms for other types of resources:
Form C – Objects, Form F – Structures, Form E – Burial Grounds, and Form H – Parks and Landscapes.

For each type of form the front or first page gives a capsule view of the property – both physical evidence and historical information regarding construction dates, first owners or names associated with the resource, as well as use and condition. The first page also includes a color photograph and an Assessor or USGS map to quickly identify a property. The back of the form or the second page is used to present a narrative describing the property (Architectural Description or Visual Assessment) and stating the historical development (Historical Narrative). In addition a bibliography is included. Finally there is a box to check if, after applying the National Register Criteria, the surveyor has determined that the resource or collection of resources is eligible for listing in the National Register. If this box is checked a National Register Criteria Statement form is required to note why the eligibility determination has been made.

The architectural description referred to above is important as it records the historic resource as it appears at the time of the survey project, creating a baseline for future preservation. The description should include information about the overall resource's shape and size, the materials used on each part, the architectural elaboration and the relationship to other resources in the area. The historical narrative includes information about the time of construction, changes over time, how the resource was used and who used it, and how it relates to local or regional history.

B. Documentary Sources

Historic research will require familiarity with the various sources available that tell of Randolph's development. A Bibliography is included at the end of the Preservation Plan. It accounts for various documentary sources that will be the basis of the historical development for the survey work. In many instances a comparison of the documentary sources such as maps and photographs with the physical historic resources remaining in the town can provide a wealth of information to begin building the story. To this same end the photographs included on the survey forms completed in 1970s and 1980s compared to today's view present an interesting history of preservation in Randolph, and might highlight on-going threats to historic resources.

The ease of online research has broadened opportunities to learn much about everyday families who lived in Randolph. Although deed research is generally not advised in doing a large survey project, some of it can be done in front of one's PC in just a few minutes. Norfolk County Registry of Deeds has online copies of deeds, plans, mortgages and other land transactions from 1900 to the present and can be searched by address. This can provide you with a list of names of persons who owned a specific property at a certain time. Other records used in conjunction with the deeds, such as street lists, will help to determine whether a property was owner-occupied.

Once you have the names of property owners additional information can be gleaned by reviewing census records, vital records, military, immigration and travel records. Many of these documents can be accessed through a popular membership site, www.ancestry.com. Many of the records are also available through the National Archives site and through recent digital records projects that are making available more and more materials daily. In addition all census records are available through <http://www.censusrecords.com/> which can be searched by name and state.

Maps: Historic maps show roads, location of buildings, sometimes footprints of buildings and names associated with those resources at the time the map was made. These sources can help in understanding when roads were laid out. Knowing when certain roads existed or when a route was altered helps to assess periods of development for some resources. A brief history of the roads' layout at the beginning of a survey project can save time as the surveyor is cataloguing when certain areas were developed.

To organize the map research it is helpful to make copies of the historic maps on which you can make notes. Historic maps and present day maps may facilitate the work by making the following comparisons and editing the maps as follows:

- Compare the roads and label the historic maps with the present day road names;
- Note which roads did not exist on historic maps and keep a list for reference;
- Highlight the named, brooks, ponds and reservoir on the historic maps and note whether they are still evident on present day maps. If not, sketch them in on a modern map as a reminder to look for certain types of resources in those areas.

Town Records: Other primary documentary sources include town reports, valuation lists, and vital statistics. Randolph's town reports are available at the Turner Free Library dating back to 1835.

United States Population Census Records: These are available in ten year increments from 1790 to 1940. Varying degrees of information were recorded in the census records, most of which is arranged by household visited on each street/road. Early census records generally included the name of the head of the household and the number of free white males and females in age categories, number of slaves, etc. From 1850 the information was expanded to include the name of the head of the household, names of additional persons living in the household with their relationship to the head, ages, real estate value (renter or owner status), occupations and sometimes places of employment, places of birth of person and parents, language spoken, and even who the neighbors were as they are recorded in order of visitation. These census records are most easily accessed through www.ancestry.com. However you can review each census year by name of person you are researching at www.censusrecords.com/. The 1940 census has its own link: <http://1940census.archives.gov/>; however this site has not yet been indexed by name, only by location. The 1940 census information does appear in www.ancestry.com when searching by person's name, and in www.censusrecords.com; however one must register to view the original record.

United States Non-Population Census Records: This census material reports descriptive numbers for farms and manufactories in communities during the 19th century. They are catalogued by state/county/town and available on microfilm at the National Archives – Northeast Region in Waltham. Occasionally they appear in the [ancestry.com](http://www.ancestry.com) listings when searching by name. A trip to the National Archives is worth the time to see all listings in these non-population census records for Randolph, particularly the manufacturing censuses. Copies of the records which are on microfilm may be made.

U. S Agricultural Census (by state, county, town) – 1850, 1860, 1870, 1880: recorded by name of the owner/farmer, the acreage, value of the farm and equipment, numbers of various types of livestock, and amounts of harvest.

U. S. Manufacturing Census by state, county, town - 1820, 1850, 1860, 1870, 1880: recorded by name of the manufacturer and includes value of buildings as well as products made.

Other Records: Church records, town celebrations, organizations' celebrations, and newspaper clippings can provide information about municipal activities, businesses in town and residents who lived in Randolph.

Public Safety Inspection Records: From the late 19th to the mid to late 20th century public buildings constructed or altered were inspected by the State and those records are filed at the State Archives Building, at the entrance to the MHC offices.

Vital Records: Births, deaths, and marriages are vital records which can be found at online locations, most reliably at [ancestry.com](http://www.ancestry.com). Early records to about 1792 when the town was incorporated are included in the Braintree volume of New England Historic Genealogical Society Series of Vital Records to 1850.

III. Description of Proposed Survey Areas

The following information provides the number of resources in each Area that is recommended for survey and the age, style and/or form of the resources in that Area. See Section IX.A of the Preservation Plan for the methodology of the prioritization. Key to abbreviations is provided with Street Index.

1. High Priority

19th c. Area Forms (7)

A-2: Allen Street, near Mt. Pleasant Sq., early 19th to early 20th c. (Four Square, No Style, 1 1/2 story gable front)
8 bldgs

A-15: Cottage, Moulton, School, Ward Streets, early 19th to early 20th c. worker housing (Queen Anne, Italianate, Col. Rev., Four Square, Cape, NS)
49 bldgs

A-23: Howard, Plain Streets, mid 19th to early 20th worker housing (Greek Revival, Four Square, Bungalow, Cape, NS)
26 bldgs

A-24: Liberty Street (east), early 18th to early 20th c. (Greek Revival, Victorian Eclectic, Four Square, Cape, No Style)
26 bldgs

A-25: Maple Street, late 19th c. (Italianate, Queen Anne, Four Square, Bungalow, No Style)
8 bldgs

A-40: West Street II, small area of early 19th to early 20th c. houses (similar gable front form, diff. sizes, No Style)
4 bldgs

A-41: West Street III/West Street (Old), early 19th to early 20th c. houses, plus brick smoke stack (Queen Anne, Four Square, Cape, No Style)
9 bldgs/1 structure

Early 20th c. Area Forms (7)

A-9: Canton, Marion Streets, Overlook Road, early 20th c. (intact Bungalows)
36 bldgs

A-28: N. Main (3), Stacy, Waldo Streets (Bungalow, Four Square)
38 bldgs

A-30: Norfolk Street, intact street (Bungalow, Colonial Revival, Dutch Colonial)
18 bldgs -maybe combine with Woodlawn Street Area (A-43)

A-34: Pond Street (cluster of Bungalows)
4 bldgs

A-36: Vesey Road, from Orchard to Byron Streets (Bungalows)
19 bldgs

A-37: Wales Avenue, mid 19th to mid 20th c. houses (Second Empire, Queen Anne, Col. Revival, Four Square, Bungalow)
18 bldgs

A-43: Woodlawn Street, early 19th to early 20th c. (Federal, Queen Anne, Bungalow, Colonial Revival, Dutch Colonial, No Style)
12 bldgs -maybe combine with Norfolk Street Area (A-30)

2. Medium Priority

Early 20th c. Area Forms (17)

A-5: Bartlett Road, small intact early 20th cluster (Bungalow, Four Square, Cape)
9 bldgs

A-6: Belcher Street, modest and larger early 20th c. mix (Bungalow, Four Square, Dutch Colonial)
14 bldgs

A-7: Bennington Street, small early 20th c. side street (Bungalow, No Style)
4 bldgs

A-10: Centre Street, early 20th c. houses (Bungalow, No Style)
6 bldgs

A-11: Centre Street, Carlton, Fencourt Avenues, early 20th c. (Bungalow, Cape, Dutch Colonial, No Style)
11 bldgs

A-12: Centre Street, Fairfield, Wyman Roads, early 20th c. (Bungalow, Four Square, Dutch Colonial)
7 bldgs

A-14: Cole Terrace, Highland Avenue, small area, all uniform set back (Bungalow, Four Square, Dutch Colonial, Colonial Revival)
15 bldgs

A-19: Forrest, Gordon, Intervale, N. Main (partial), Old (partial) Streets, early 20th c. (Bungalow, Four Square, Cape, Dutch Colonial, No Style)
38 bldgs

A-20: Fowler Street, late 19th to early 20th c. modest housing (1 1/2 story gable front)
14 bldgs -maybe combine with West St Area (A-39)

A-22: Harmony Hill Farm
2+ bldgs

A-26: Mill Street, early 20th c. (Bungalow, Colonial Revival, Dutch Colonial, Cape, No Style)
24 bldgs

A-27: North Main Street, St. Bernadette
2 bldgs

A-32: Orchard Street, small cluster early 20th houses, plus altered older house (Bungalow, No Style)
4 bldgs

A-33: Park Street (small cluster of Four Squares)
3 bldgs

A 39: West Street I (Bungalow, No Style)
6 bldgs -maybe combine with Fowler St Area (A-20)

A-42: Wilmarth Street, early 20th c. houses (Bungalow, Four Square, Dutch Colonial, No Style)
6 bldgs

Post-WW II Area Form

A-4: Army Street, post-WW II housing (unique form - low-pitched roof, carports)
7 bldgs

3. Low Priority

Late 19th and Early 20th c. Area Forms (3)

A-18: Emeline Street, early-20th c. housing (Bungalow, Four Square)
11 bldgs

A-29: North Main Street, cluster of early 20th c. houses (Bungalow, Tudor Revival, Cape)
9 bldgs

A-35: Silver Street, mid 19th to mid 20th c. houses (Greek Revival, Bungalow, Cape, No Style)
16 bldgs

Post-WW II Area Forms (9)

A-1: Alfred, Curran, Kingcrest, Lind, Mill (3), Milton, Tucker, Young Streets, post-WW II subdivision (Cape, Ranch, Garrison)
136 bldgs

A-3: Althea Road, near Tower Hill, modest post-WW II housing (mostly Cape form)
21 bldgs

A-8: Beverly, Byron, Charlotte, Streets, Vesey Road (east), post-WW II subdivision near school (Cape, Ranch, w/ cross-gable form on Charlotte)
65 bldgs

A-13: Cochato Park, post-WW II housing (Ranch)
45 bldgs

A-16: Cross, Grove Street, post-WW II (brick cross-gable form)
5 bldgs

A-17: Devine, Fogo, McAuliffe, McDevitt, Pictun Roads, North (3), Oak (3) Streets, post-WW II subdivision (Cape, Ranch)
150 bldgs

A-21: Hall, Royal Streets, post-WW II modest housing (Cape, Ranch)
36 bldgs

A-31: Oak Street, e.g. of infill on older street (Ranches)
13 bldgs

A-38: Webster Street, post-WW II housing (Cape, Ranch, Split Level)
45 bldgs

IV. Survey Recommendations for Town-owned Resources

1. Town-owned Buildings - Unsurveyed - Medium Priority Recommendation

Note: Some building dates have yet to be determined or are speculative.

- 1 Elderly Drive, 1967, Elderly Housing, PW
- 0 High Street, 1965, North Randolph Junior High School, PW
- 20 Hurley Drive, 1965, John F. Kennedy School, PW
- 0 Lafayette Street, 1928, Tower Hill School, IS
- Lou Courtney Drive, 1962, Martin E. Young School, IS/PW??
- 10 Memorial Parkway, 1954, Central Fire Station, PW
- 70 Memorial Parkway, 1950, Randolph High School, PW
- 70 Memorial Parkway, ca. 1950s, Randolph Admin. Building, PW
- 2 North Main Street, 1966, Turner Free Library, PW
- 920 North Main Street, ca. 1950, Randolph Fire Station #2, CR
- 0 Old Street, 1932, Devine Elementary School
- 12 Pauline Street, ca. 1900, Pauline School, NS
- 272 Pond Street, ca. 1930, 1 1/2 St Gf house
- 1 Turner Lane, 1961, Town Offices, CR/PW
- 0 Vesey Road, ca. 1957, Lyons Elementary School, PW
- 0 Webster Street (north of 92 Webster), ca. 1960, Town work shop, 1 St NS, brick

2. Town-owned Resources - Previously Surveyed - Medium Priority Recommendation

- 16 Fencourt Avenue, 1931, McNeill, D. J. Elementary School, CR/RR (MHC #40, 1978, MAPC)
- 19 North Main Street, 1940, Corkin Building for Immunization, CR/SR (MHC # 38, 1978, MAPC)

3. Town-owned Resources - Previously Surveyed or Unsurveyed - No Recommendation

- 0 Crawford Square, 1842, Stetson Hall, GR/RR, (MHC #25, 1996, RHChc NR, PR)
- 0 Crawford Square, 1911, Civil War Soldier's Monument (MHC #900, 1995, RHChc, NR)
- 275 Pond Street, 1889, Randolph/Holbrook Water Works, NS/RR, (MHC #148, 2007, KKB)
- 41 South Main Street, 1906, Stetson Grade School/ Town Hall, CLR/RR (MHC #129, 2007, KKB)
- 2 Fencourt Avenue, ca. 1965, PW/Ranch
- 240 North Street, 1960, Joseph Zapustas Ice Arena, NS

V. Street Index

A. Explanation of Street Index

This Randolph Street Index is a draft or working list of properties that have been documented and those that are recommended for documentation. It is consistent with the Massachusetts Historical Commission's methodology for maintaining an inventory of a community's historic and cultural assets. Properties that are included in MACRIS (the Massachusetts Cultural Resource Information System) are also incorporated into this street list. The Randolph Street Index is a critical component for completing a comprehensive survey in Randolph. In addition to the copy provided in the Appendix to this Plan, it has been provided to the Randolph Historical Commission as an Excel document – the data can be sorted to generate lists for any of the Survey Recommendations in Part IX of the Preservation Plan. This Index is a working document and should be amended as the Commission gathers information. Properties may be added to or deleted from the Index. As the survey progresses, information about each property will be available to add to the Index or to refine if not accurate as presented at this time. By definition, preparation of the Index is done without complete information and research and there will be errors; for example, some resources that have been substantially altered may have been overlooked and others may be included that should not be. It is important to continue to refine this list as research is conducted.

B. Key to Street Index Columns and Abbreviations

An explanation of the content for each column in the Street Index and a key to abbreviations is provided below, and is also included on Sheet 2 of the Street Index Excel file.

Street #

The street number, part of the street address, has been derived from a database prepared by Vision Government Solutions on behalf of the Randolph Assessors Department, as revised based on field observations.

Street Name

The street name is the name derived from a database prepared by Vision Government Solutions on behalf of the Randolph Assessors Department, as revised based on field observations, which does not always conform to streets name on Assessor maps.

Assess Yr

The year indicates the time in which the resource was constructed according to the Randolph Assessor database. For those resources which have been surveyed, the recorded date, or range of dates, is included in the next column "MHC Yr."

In many cases, research conducted for a Survey will lead to a significant adjustment from the date found on the Assessors database.

MHC Yr

This column indicates the year built date provided in the MHC Form B. This year date is generated from research conducted by the individual or organization that prepared the survey form. In many cases, this date is more accurate than the date provided by the Assessors database.

In some cases, a date is provided in this column with a question mark. These are for properties which have not yet been surveyed but whose dates, based on field observation, appear to be significantly different than the year indicated in the Assessors database.

MHC Area

An entry in this column indicates that the resource has been included in an MHC Area form. Each Area is assigned a letter by the MHC. The 13 Area forms that have been documented to date are included. The list of Areas is provided at the beginning of the Street Index.

MHC #

This column provides the Inventory number assigned by the MHC for resources that have been surveyed. This number is officially used in the MHC database MACRIS (Massachusetts Cultural Resource Information System). The MHC will provide survey numbers for future work. The MHC inventory numbers for the 381 properties that have been documented to date are included.

Survey Date

This column provides the year that individual Form Bs and Area forms were prepared. The initials indicate which organization or individual performed the survey. RHC refers to the Randolph Historical Commission, RHChc refers to Form Bs prepared by Henry Cooke, IV, SPNEA refers to forms prepared by Historic New England (formerly SPNEA), MAPC refers to the Massachusetts Area Planning Council, LLA refers to the Ladies' Library Association, TTL refers to Turk Tracey and Larry Architects, and KKB refers to preservation consultant Kathleen Kelly Broomer.

This column also notes the demolition ("DEMO") of a resource that was individually surveyed or included within an Area form.

Historic Name

This column refers to the first known person or use to be associated with a property, derived from map research or existing Survey forms.

This column also includes, in parentheses, descriptive notes made during the windshield survey, and which helped to inform the priority of survey recommendations. This information may include whether a resource has been altered (meaning significant changes to materials and/or form), number of stories, roof configuration, (possible) uses, and whether there are any significant outbuildings such as early garages or barns.

The following abbreviations are used in this column: Cg cross gable, Gf gable front, Ot outbuilding, Sg side gable, St story.

Style/Form

This column indicates an architectural style or resource form that was recorded during the windshield survey or that was already recorded on an existing survey form. The information in this column may be refined as properties are examined more carefully.

Style: The following abbreviations are used for style: BG Bungalow, CO Colonial, CR Colonial Revival, DC Dutch Colonial, FE Federal, GR Greek Revival, IS International Style, IT Italianate, NS No Style, PW Post-War, QA Queen Anne, SE Second Empire, SS Shingle Style, TR Tudor Revival, VE Victorian Eclectic

Form: The following abbreviations are used for Form - CP Cape. Some information about a building's form may be included parenthetically in the Historic Name column.

For properties that have already been surveyed, Form has been identified using MHC abbreviations:

RD Round, SQ Square, SR Square with rear ell, SS Square with side ell, RC Rectangular, RR Rectangular with rear, RS Rectangular with side, PG Polygonal, TS T-Shaped, LS L-Shaped, HS H-shaped, ES E-Shaped, US U-shaped, OT Other, LC Latin Cross, GC Greek Cross.

Map, Parcel, Lot Columns

The Randolph Assessors number includes the Map, Parcel and Lot number. It is an important piece of information as it is the unique identifying feature of a property, and will be the key to including historic resource information in the town's GIS mapping program. Once the town obtains the necessary data layers, the Street Index included in this Survey Plan can be mapped electronically using the Assessor's Parcel numbers to produce a map that shows the locations of resources already documented on survey forms and those recommended for documentation.

Rec/Desig

This final column provides recommendations (Rec) for actions to be taken, and designations (Desig) that have already been achieved.

The following abbreviations are used for recommendations (Rec):

S An undocumented resource that should be surveyed; high priority (pr), medium priority (med), and low priority (low).

Note: the medium priority recommendation (med) also refers to existing Form Bs that are out of date and should be resurveyed.

A An individual resource that should be recorded as part of an Area form; high priority (pr), medium priority (med), and low priority (low).

The following abbreviations are used for designations (Desig):

NR The resource is listed in the National Register.

nr-r Resources recommended for listing in the National Register by the surveyor. An eligibility opinion has not been issued by the National Park Service or the Massachusetts Historical Commission.

nr-ar Resources deemed possibly eligible by past surveyors or current consultants, but require additional research.

PR The resource is protected by a preservation restriction which is attached to the property deed.