



RANDOLPH PRESERVATION PLAN  
2013

RANDOLPH HISTORICAL COMMISSION

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## II. EXECUTIVE SUMMARY

### Introduction

Randolph has an abundance of buildings and sites which possess architectural and historical interest. Whether they are Colonial-era houses, 19th century streetscapes or 20th century planned subdivisions, these historic resources make an important contribution to Randolph's sense of place and economy. This Preservation Plan has been prepared by the Randolph Historical Commission (RHC) to identify and assess resources and sites that may have sufficient significance and physical integrity to warrant preservation through local planning measures. In addition, Randolph's 2001 Master Plan may soon be updated; this Preservation Plan is also being developed to inform and expand the Master Plan's preservation planning recommendations.

### Preservation Plan Content

The following is a summary of the Preservation Plan's content:

#### Section III - A Brief History of Randolph

Randolph has a multi-layered history. Understanding Randolph's history allows us to better understand the context and contribution that individual resources and neighborhoods make throughout the town. Historic resources in Randolph represent all phases of its historical development - simple Cape houses from its Colonial beginnings, large Greek Revival and Victorian Eclectic houses built with the wealth generated from the boot and shoe industry which dominated Randolph's 19th century economy, neighborhoods of Bungalows built as Randolph's population swelled in the early 20th century, and subdivisions of modest houses reflecting the post-WW II emergence of Randolph as a Boston suburb. All of these resources represent a facet of Randolph's history.

#### Section IV - Preservation Planning Explained

This section addresses two questions: what is historic preservation planning, and why is it important? Preservation planning involves the **Identification, Evaluation** and **Protection** of historic resources. **Identification** means the Inventory of Historic and Archaeological Assets (referred to as the Inventory or the Survey). The Survey is overseen by the Massachusetts Historical Commission which has developed forms for the various types of historic resources.

While Identification provides the foundation for knowing what historic resources a community has, it is important to understand the relative significance of these resources. Not all historic resources have the same degree of architectural or historical significance. The National Register of Historic Places was established in 1966 to provide a unified process for **Evaluation** of the significance of historic resources.

One of the primary goals of Identification and Evaluation of historic resources is to determine which resources require **Protection** from inappropriate alterations, demolition or the impact of new construction. Section VII summarizes the broad range of laws and programs that have been developed at the federal, state and local level, including those which are currently used in Randolph. Education can also be a powerful tool to raise awareness and protect historic resources. This Plan provides many recommendations for the Randolph Historical Commission to expand their educational efforts.

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## **Section V - Inventory and National Register to Date**

Randolph has been conducting a Survey of its historic resources since 1977. As of 2013, 165 Building Forms and 12 Area Forms have been prepared. A small number of forms were initially prepared by local volunteers, and in the last ten years consulting firms have been hired to complete the majority of the existing forms. These forms focus largely on Randolph's earliest and most intact historic resources from the late 18th to the mid 19th century. Only five of Randolph's historic resources have been listed in the National Register thus far, including Stetson Hall and the Jonathan Belcher House, but many additional resources have been determined to be eligible by the consultants preparing the Survey work.

## **Section VI - Existing Planning Efforts in Randolph**

This Preservation Plan is intended, in part, to build on the ideas and goals of previous planning documents and efforts in Randolph. For that reason, it is useful to summarize the content of previous plans, including recommendations that could impact historic resources. Of particular importance is Randolph's 2001 Master Plan. While providing few specific preservation planning recommendations, the 2001 Plan does broadly support the protection of Randolph's historic resources and neighborhoods. One of the important uses of this Preservation Plan in the future will be the incorporation of its recommendations into the Randolph Master Plan when it is updated. This section also summarizes the Open Space and Recreational Plan, the 2011 School Facilities and Education Plan, and site specific projects for Crawford Square and Powers Farm.

## **Section VII - Regulations, Programs & Management**

To provide an overview of preservation planning practices, this section summarizes federal, state and local regulations and programs that can support or impact historic resources. Of particular importance is the discussion of preservation planning regulations that are currently in place in Randolph, including the demolition delay and demolition by neglect bylaw. Randolph's zoning bylaw is also reviewed for its impact on Randolph's historic resources, including the residential setback provisions and the new Site Plan and Design Review process. Adoption of the Community Preservation Act has been instrumental in achieving preservation planning goals in Randolph and a summary of historic preservation projects to date is provided. Finally, this section looks at town-owned buildings, objects, sites and landscapes which are, or might be historically significant.

## **Section VIII - Randolph Today - Issues and Opportunities**

While this is the first time that Randolph has undertaken a comprehensive Preservation Plan, it is important to recognize that many residents have been interested in and concerned about protecting the town's historic resources for a long time. This section summarizes their activities, including the publication of books on Randolph's history, such as Henry Cooke's, *Beneath the Elms* and the popular Friends of Randolph Facebook page. Two community meetings were held during the preparation of this Preservation Plan to educate residents and town officials about Randolph history and the purpose and content of this Plan. Those present were enthusiastic and expressed interest in achieving preservation planning goals. A short survey was distributed to attendees and elsewhere in town, the results of which further demonstrate support for historic preservation.

Section VIII also summarizes current trends and possible challenges that could impact Randolph's historic resources. Randolph has a proud tradition of racial and ethnic diversity, but one of the challenges this tradition poses is that many residents do not yet feel a connection to Randolph's history. Also, based on a street by street analysis of Randolph's historic resources by the consultants, many buildings have been altered or have original materials replaced. This trend is due, in part, to inadequate education efforts and the limited protection measures currently in place.

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## **Section IX - Recommendations**

The primary purpose of this Preservation Plan is to develop a comprehensive list of town-wide and site specific preservation planning recommendations for the Identification, Evaluation and Protection of Randolph's historic resources. Explanations and implementation strategies are included for each recommendation.

### **Identification - Inventory of Historic and Archaeological Assets (Survey)**

Completion of the town-wide comprehensive survey will require multiple phases over a period of years. For that reason, the recommendations are categorized as High Priority, Medium Priority and Low Priority. The consultants looked at all buildings 50 years or older. Not all buildings are recommended for survey. Survey is recommended only for those that appear to possess architectural or historical significance individually or part of a group of buildings; and only for those that have not been substantially altered. High Priority survey is recommended for 69 individual buildings, 14 areas and 3 cemeteries; Medium Priority recommendations include 167 buildings, 17 areas and one cemetery; and Low Priority recommendations include 77 buildings and 12 areas.

### **Evaluation - National Register of Historic Places**

The current and former consultants have identified a number of individual resources and districts that might be eligible for listing in the National Register. A full list of these resources is provided. Three resources have been prioritized: the Boston Hagashi School, Central Cemetery, and a portion of South Main Street south of Town Center which possesses an intact collection of late 18th through mid 19th century resources. Further research of these resources is recommended to confirm eligibility, and public outreach is also recommended to determine if the owners of these resources are interested in listing their properties in the National Register.

### **Protection - Local Regulations and Education**

Recommendations are provided to improve the effectiveness of the demolition delay and demolition by neglect bylaw (General Bylaws, Chapter 87, Demolition of Historic Buildings). In addition, this Plan recommends that the new Site Plan and Design Review process in the zoning bylaws be monitored to assess its impact on historic resources. Recommendations also include the adoption of new regulations to protect historic resources including the adoption of a local historic district for the most historically and architecturally significant part of North Main Street just north of town center.

This plan calls for the RHC to become more involved in monitoring the sale or adaptive reuse of town-owned historic resources, and work with the appropriate town departments to ensure that ongoing maintenance protects important character-defining features of these resources. This Plan provides many suggestions for the RHC to expand their educational role including the use the Inventory of Historic Assets as an educational tool, providing more information on the RHC's web site page, integrating identified historic resources into the town GIS database, re-establishing the historic marker program and adding a historic street signage program for National Register or local historic districts.

### **RHC Capacity Building**

Finally, in order to better accomplish the recommendations contained in this Plan, recommendations are included to help increase the capacity of the RHC are provided.

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## Section X - Action Plan

A five year Action Plan has been included which prioritizes the recommendations, identifies possible funding sources if needed, and suggests preservation partners with whom the Randolph Historical Commission should work to achieve these preservation planning goals.

## Bibliography

The bibliography includes reference materials used in this Preservation Plan, and may also be used by future surveyors to identify research materials.

## Appendix

The Appendix includes the **Randolph Street Index**, which have been created to identify the Survey and National Register goals summarized in Section IX of this Plan. The Street Index lists all buildings in Randolph that are 50 years or older and have been surveyed or are recommended for survey.

## Conclusion

This Preservation Plan has identified a list of recommendations to better preserve, protect and enhance Randolph's architectural and cultural heritage. The Randolph Historical Commission, working with the Town of Randolph, the Massachusetts Historical Commission, and the people of Randolph will use this Plan as a guide to generate support for these recommendations over time.

While preservationists seek to protect and enhance the historic built environment, change is constant. Not all recommendations may be achieved, and priorities may shift over time. Historic resources may be lost before they can be preserved, and new places or buildings may be recognized as historically significant. The Randolph Historical Commission will revisit this Plan and its recommendations periodically to refine Randolph's preservation planning goals.

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### III. A BRIEF HISTORY OF RANDOLPH

Identifying important themes and patterns of development will inform the understanding of Randolph’s extant historic and archaeological resources. Randolph’s history spans from Native American use of the lands to colonial settlement to 19th century industrial-era prosperity to post-WW II suburbanization. Each period has had a significant impact on the town’s built and natural environment.

#### Native American Settlement in Randolph – pre-1620

The land that would eventually be known as Randolph had long been used by Native Americans prior to colonial settlement in the 1700s. For centuries, the Massachusetts and Wampanoag people used this land seasonally for hunting and fishing along the Cochato River and Great and Ponkapoag Ponds. Over time, their use of the land expanded to include agriculture, including the growing of corn, squash and beans. Some of Randolph’s oldest roads were laid out over Native American trails connecting Massachusetts Bay to points southwest. For example, South Main and North Streets were likely first developed as a regional trail between Massachusetts Bay and the Taunton/Bridgewater area. Similarly, North Main Street (Rt. 28) was likely first used as a Native American trail to the Blue Hills and Neponset River. Interestingly, these two trails would have intersected in present-day Crawford Square.

#### 1620-1726 Colonial Settlement – The South Precinct

With the arrival of European settlers in the 1600s, smallpox and other diseases were introduced into the region which largely decimated local Native Americans. As European settlement spread inland from Boston and Plymouth, land was purchased from the surviving native population in 1665 and small settlements emerged. Randolph land, however, remained largely undeveloped through the 1600s.

By the early 1700s, what would become Randolph was part of the South Precinct of “Old Braintree,” which also included present-day Quincy, Braintree, and Holbrook. Randolph lands were referred to in 1704 as “wilderness” by Judge Samuel Sewall of Boston, but by the 1720s, more than forty families had established homestead farms, many on land along the Cochato River. The first burying ground was laid out at that time, which later became known as Central Cemetery on North Street.

In order to have the right to their own meeting house and avoid the long Sunday trek to church farther north in the South Precinct of Old Braintree, these early settlers petitioned the Massachusetts Court to become their own precinct. This was granted in 1727 and the lands of Randolph and Holbrook became known as the New South Precinct. The first meeting house and a schoolhouse for this new precinct were erected in present-day Crawford Square. The meeting house served as both the worship place for the Congregational Church and the center of public life. “Thus from the very beginning, the area that would ultimately become Crawford Square was the focal point of the community.” (*Beneath the Elms*, p. 17).



Detail of 1665 Deed (Randolph Herald Souvenir Ed., 1968)





39 Canton Street, 1734.

### 1726-1793 Emerging Independence - The New South Precinct

Throughout the next 60+ years, the population of the New South Precinct grew considerably. New roads were added including Canton, Center, Mill, Oak, and South Streets. The meeting house was rebuilt in 1764 and relocated to the site of the present-day 5th Congregational church. Residential settlement spread throughout Randolph. These early settlers were supported by farming and grazing in the summer, and hunting, trapping and lumbering in the winter. The earliest surviving houses in Randolph date to the late-1700s; primarily 1 ½-story side-gabled capes, examples of which can still be found along Lafayette, Mill, Oak, Orchard, South, South Main, North, North Main and Union Streets.

Over 200 men from the New South Precinct served in the Revolutionary War, and the Precinct itself was the site of two hospitals which inoculated soldiers and townspeople against small pox. Following the war's conclusion, residents sought to establish their precinct as a separate town.

The General Court was petitioned in 1792, and in 1793 the town of Randolph was officially incorporated, comprising the lands of present-day Randolph and Holbrook.

The inspiration for the name “Randolph” is not definitively known, but the town is believed to have been named after Peyton Randolph, a wealthy Virginian who was the first president of the Continental Congress in 1774. John Hancock may have played a role; he had served in the Continental Congress with Peyton Randolph, and was Governor of Massachusetts when the name Randolph was chosen.

### 1793-1840 From Precinct to Industrial Town

Industry developed slowly in Randolph, hindered by inadequate water flow in local rivers. The few water-driven mills that were constructed in Randolph were limited to sawing and turning for local needs. Agriculture and timbering remained the prime source of income and trade.

By the late-1700s, however, boot and shoe making began to emerge as a cottage industry. Components were purchased at local shops, and the boots were assembled at home, either in an addition to the main house or in a separate shed known as a “ten footer”. These boots and shoes were either made to order, typically for a local farmer, or were used to trade for goods or credit with local merchants. Over time, production increased, and surplus shoes were transported by horse and wagon to Boston markets. A later surviving example of a “ten footer” can be found at 765 North Main Street (1850).



765 North Main Street, 1850.

By the 1820s, the shoe-making industry in Randolph had grown to a point where it became more efficient to develop separate manufacturing facilities. “Central shops” were opened where leather was cut into boot and shoe components for distribution to local shops, and for the collection of finished foot

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wear. By 1837, 804 men and 671 women were employed in the boot and shoe industry, and Randolph shoes were shipped throughout America. Ancillary industries also emerged to support shoe making, including the manufacturing of tools and wooden shoe boxes.

During this period, the population more than doubled, from 1,021 in 1800 to over 2,200 by 1830. Residential development continued to intensify along existing roads, with concentrations in three neighborhoods: the West Village, which included the five roads radiating from the developing town center; West Corners where Canton, Chestnut and Orchard Streets extended from North Main Street; and Tower Hill, located at the junction of Lafayette, Grove and High Streets which was an agricultural area that experienced growth due to the construction of the regional South Boston and Taunton Turnpike (present-day High Street). The predominant house form continued to be the side-gabled cape, but also included higher-style Federal 2-story side-gabled and hipped-roof houses, such as the one located at 39 Woodlawn Street.



39 Woodlawn Street, 1817.

### 1840-1872 The Boot Industry at its Height

In 1840, the making of boots and shoes was listed as the primary industry in Randolph. That year 200,175 pairs of boots and 470,620 pairs of shoes were manufactured. Of the 677 families in Randolph at that time, 464 listed boot and shoe makers as the head of the family; and there were over thirty-five Randolph boot and shoe manufacturing facilities.

The boot and shoe industry continued to grow, spurred in part by the gold rushes in California and Australia, and supported by the arrival of the railroad. In 1846, the Old Colony Railroad's Middleborough branch ran between West and East Village (Randolph and Holbrook) with a depot located near the present commuter rail station at the intersection of Center and Union Street. In 1866, a second branch came through Randolph north of Crawford Square with a depot station located at Warren Avenue near Depot Street. These railroads supported the transport of goods to regional markets, helped establish an industrial corridor along Warren Street, and spurred residential development along Union Street. This growth coincided with the influx of Irish immigrants fleeing Ireland's potato blight of 1845-47. They quickly became a new source of labor. By 1850, Randolph had its first Catholic church, located at the corner of North Main and Warren Streets, and portions of Warren and West Streets were settled as an Irish neighborhood known as New Dublin.



124 Warren Street, e.g. of worker housing, 1850.

As the demand for Randolph boots and shoes grew both nationally and internationally, the opportunity arose to construct larger boot shops which could function more as factories where all phases of the manufacturing could take place efficiently under one roof, including both the manufacturing of component parts and assembly. By 1870, there were over forty boot factories in Randolph.



831 North Street, e.g. of Italianate-style house, 1850.

Residential development continued to intensify along existing routes, and it is during this period that some of Randolph's grandest historic houses were constructed in both the Greek Revival and Italianate styles. New side streets were laid out and developed with more modest worker housing, including Alden, Howard, Moulton, Plain, Roel, School and Ward Streets and Mt Pleasant Square; and Crawford Square continued its role as the commercial and institutional center of town. The most prominent surviving example of Randolph's prosperity during this period is the Greek Revival-style Stetson Hall, completed in 1842 with funds donated by Amasa Stetson, a wealthy local boot manufacturer.

### 1872-1915 Diversity and Decline

In 1872, Randolph obtained its current boundaries when Holbrook, including its shoe-making center in the East Village, was incorporated as a separate town. Randolph's population decreased as a result, going from 5,642 in 1870 to 4,027 in 1880. Boot and shoe manufacturing remained an important town industry; and factories continued to be built, including Bryant Case & Co. (now known as Chase & Sons) on Highland Street which is the oldest surviving boot and shoe factory in Randolph.

A new wave of immigrants began to settle in Randolph in the 1890s, including families from eastern Europe and Italy. Randolph became increasingly diverse ethnically, a characteristic that has continued to the present day. That diversity was reflected in the increasing number of denominations supported in the town. What had once been a predominantly Congregational community now included Episcopal, Catholic, and Baptist denominations, each of whom built a house of worship along North Main Street.

This was also a period of architectural diversity in Randolph. Houses, churches and town buildings were built in then-fashionable Victorian eclectic and Queen Anne styles. This was an important period for Randolph culturally as well; Randolph's best-known literary figure, Mary Eleanor Wilkins Freeman (1852-1930), rose to fame in the 1890s. She published a series of widely-read short stories and books chronicling life in New England. Her house still stands at 68 South Main Street.

By the end of the century, boot and shoe manufacturing in Randolph was on the decline. Reasons for this decline included the construction of larger factories in neighboring Brockton, and the high cost of enlarging Randolph's smaller shops for the newer machinery needed to compete. Ancillary industries also suffered and had to adapt to survive, making new products for other industries. One box company, for example, switched from making shoe boxes to making boxes for candy and cigars.



431 West Street, e.g. of Queen Anne style, ca. 1890.

In 1904, the Boston School for the Deaf built a large new campus on a farm south of West Corners; and by the early-20th century, the lands north of West Corners began to be developed. North Randolph, east of North Main Street, emerged as a summer cottage colony. Working families in Boston were able to commute by streetcar to Randolph Grove on Great Pond, Glen Echo and Ponkapoag Pond and build modest cottages, some of which can still be seen. The area became known as “Spotless Town” which was perhaps a reference to the white clothing of the summer residents.

### 1915-1965 Transition to Suburb

The period between WWI and WWII saw only modest change in Randolph. The population grew at a slow pace, often averaging less than 150 per year. Boot and shoe manufacturing made a modest comeback, and the arrival of electric streetcars connected Randolph to neighboring towns and to Boston. The majority of residential development consisted of modest houses built on existing streets. The area of greatest change was North Randolph, where new streets were laid out for residential development with modest Bungalows, Four Squares and Capes.



Pond Street cottages, ca. 1905-1910.



Vesey Street Bungalows, ca. 1920-40.

Following WWII, through a combination of transportation expansion and urban renewal policies, Randolph entered a period of great change. The construction of Rt. 128 and Route 24 improved Randolph’s connection to job opportunities in the greater Boston area, and the GI Bill allowed many middle class families to afford the new American dream of owning their own home. Like many surrounding towns, Randolph entered a period of suburbanization as the population rapidly grew; between 1950 and 1955, for example, the town grew from 9,982 to 13,539 residents. This population growth also ushered in a period of increasing racial and ethnic diversification - new immigrants groups included Jewish families in the 1950s and African-American families in the 1960s. Six new schools were built between 1950 and 1970 and two older ones were expanded.

Large and small subdivisions, consisting primarily of modest ranches and Capes, were developed on open lands and former farms throughout the town. Through the 1950s, as many as 500 houses per year were built. A new pattern of strip mall development replaced the village setting in the town center. Existing roads were widened, including North Main Street near Crawford Square, and new streets were laid out, such as Memorial Parkway. Many historic buildings were lost and the surviving stately elms that had once lined North Main Street were removed. The U.S. military established a presence in North Randolph with the development of a Nike missile site west of High Street and the construction of military housing, including a subdivision on appropriately named Army Street.



Royal Street Capes, ca. 1950-55.

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### 1965-2013 Randolph Today

As Randolph's population grew in the late-20th century, residential growth continued to follow a suburban development pattern. Modest commercial development remained focused along North and South Main Streets, and continued to result in the loss of historic resources. The two hundred year-tradition of boot and shoe making in Randolph came to an end in 1975 when the Randolph Manufacturing Company closed. Known as Randy's, the company had produced canvas and rubber footwear and had become one of the three largest in the country by the 1960s, employing over 1,700 workers. New industrial parks were developed to replace boot making with emerging industries and take advantage of Randolph's proximity to regional transportation routes.

Throughout the late-20th century, public buildings have been replaced or reused. In 1966, the Turner Free Library was completed, replacing the original granite Second Empire-style library that was destroyed by fire. In 1990, the Colonial Revival-style Stetson High School (1906) was rehabilitated for use as the Town Hall and Police Station. And in 2009, a restoration of Randolph's iconic Stetson Hall was completed.

Randolph has grown from a small settlement of Colonial families in the 18th century to a 21st century suburban community of over 30,000 with a diverse population and a rich history that can still be seen in its built environment.



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## IV. PRESERVATION PLANNING EXPLAINED

### What is Preservation Planning?

Historic preservation planning can be understood as a three-part process: Identification, Evaluation, Protection.

#### Identification

It is important to know what historic resources Randolph has as a first step in deciding whether and how to protect those resources. This is accomplished by conducting an **Inventory of Historic and Archaeological Assets** (referred to as the Inventory or Survey). This is the foundation on which all preservation strategies are built. The best approach is to conduct a comprehensive town-wide survey. By surveying all historic resources, including descriptions of the resources and a summary of their history, it is possible to develop a contextual understanding of individual resources within the broader community.

#### Evaluation

Once resources have been surveyed, it is important to evaluate their significance. This process is usually accomplished by considering whether a property or district is eligible for listing in the **National Register of Historic Places**. The National Register is the federal government's official list of properties that are significant in American history and worthy of preservation. Properties listed in the National Register include individual buildings, structures, objects, districts, and archaeological sites. Properties can be significant for associations with an important event or person, for its architecture or for archaeology.

#### Protection

One of the primary purposes for identifying and evaluating historic resources is to help determine whether to protect those resources from inappropriate alterations or loss. There are many regulatory laws, programs and funding sources at the federal, state and local level that can be used to protect historically significant resources.

While education is a by-product of Identification and Evaluation, it can also be understood as a Protection tool. There is a saying among historic preservationists that “the more you know, the more you care.” The more local residents know about Randolph's historic resources, the more they will care about protecting those resources. Education is one of the most effective preservation planning tools, and education is a critical element of the Randolph Historical Commission's mandate.

### Why is Preservation Planning Important?

The history of a community, and the buildings and places that represent that history, contribute to its sense of place – no two towns are alike. Preserving the historic resources that embody Randolph's unique story can provide many benefits and enhance the overall quality of life. Whether you are new to town or have lived here for generations, understanding and protecting Randolph's history and historic resources can be of benefit to you and your family. There are economic, environmental, educational and cultural benefits to preservation planning.

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### **Economic Benefits**

Studies around the country have proven that historic preservation can stabilize and even enhance residential property values. Similarly, commercial main streets that leverage their historic assets often see much greater activity and growth.

### **Environmental Benefits**

In this age of energy conservation, what is often overlooked is the fact that rehabilitation and reuse of existing materials can often be the most environmentally-friendly approach. In addition, the preservation of historic farm lands, parks and scenic vistas often combines the goals of environmentalists and preservationists, protects local food sources, and can provide additional recreational spaces for families.

### **Educational Benefits**

To know where we are going, we need to know where we have been. Even at the local level, the opportunity to teach Randolph's history can instill pride of place and respect for one another.

### **Cultural Benefits**

Whether it is an annual commemorative festival, or restoration of an iconic building, preserving and celebrating Randolph's history can help instill a sense of community and connection. That increased sense of pride can also translate into stabilization and revitalization of Randolph's historic streets and neighborhoods.

### **Because you said it is important**

Finally, preservation planning is important because Randolph residents said it is important. The demolition of the Stetson Homestead, Randolph's oldest surviving house, was viewed as a great loss by many, and the restoration of Stetson Hall has been broadly seen as a great success. These feelings about the value of historic preservation in Randolph have been repeatedly quantified. In the 2001 Randolph Master Plan, 86% of almost 1,000 respondents to a survey question said that Randolph's historic buildings and districts should be preserved. As Stetson Homestead's fate was being decided, a poll in the online version of the *Randolph Herald* found that 60% wanted to see it preserved. Town support of CPC funding to create this plan is further evidence that the community is looking for a road map for what to preserve in Randolph and how to preserve it.

## V. INVENTORY AND NATIONAL REGISTER TO DATE

The following is a summary of completed Inventory in Randolph to date; a summary of archaeology documentation to date; and a listing of those resources that have been listed in the National Register or recommended for listing by the consultants based on completed Inventory form.

### A. Inventory to Date

As of 2013, 165 Building Forms and 12 Area Forms have been prepared. The following is a summary of survey work conducted in Randolph between 1977 and the present. These forms are all available on the MHC's Massachusetts Cultural Resource Information System (MACRIS) database. See <http://mhc-macris.net>. MHC MACRIS maps showing the locations of Buildings and Areas that have been surveyed can be found on the next page.

- Between 1977 and 1981, 23 Building forms were prepared by a variety of sources: the Randolph Historical Commission, the Ladies' Library Association, SPNEA (now Historic New England), and the Metropolitan Area Planning Council.
- Between 1980 and 1983, Area forms were prepared for the Blue Hills Multiple Resource Area, A.M.C. Ponkapoag Camp, and Gills Farm Archaeological District.
- In the late-1990s, the Randolph Historical Commission prepared an Area form for Crawford Square in preparation for a National Register nomination.
- In 2001, MHC hired Turk Tracey Larry Architects, LLC to prepare 61 Building Forms and an Area Form for the Boston Hagashi School (then the Boston School for the Deaf) to support a Randolph study for a possible local historic district on North Main Street.
- In 2007-2008, preservation consultant Kathleen Kelly Broomer was hired to prepare 81 Building Forms and 7 Area forms. The focus for these inventory forms was pre-1900 buildings in order to support administration of the demolition delay bylaw, which has a 100 year threshold. Selection was further based on uniqueness, good examples of style or type, prominence in the landscape, good examples of historical development, and/or association with important events or persons.

**FORM B - BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Form Number: 1908-Qual: ANS03: 6/24/03

Town: Randolph

Place (in neighborhood or village): North Main Street Area

Address: 765-7 North Main Street

Name: Prescott B. Wilbur House

Use: Residential

Original Use: Residential

Construction: 1848-1856

Map: Cook Revival

Sketch Map:

Foundation: Granite

Wall/Trim: Wood Clapboards

Roof: Asphalt Shingles

Outbuilding/Secondary Structures:

Major Alterations (with dates):

Parish (at 19°):

Rise (apartment, 30°):

Condition: Good

Survey:  no  yes Date:

Recorded by: Julie Ann Lary, Geoffrey McElroy, Turk Tracey & Lary Architects, LLC

Organization: MHC 10/2002

Date (month/year): December 2001

Setting: Set on a lot that sits steeply to the east behind the house.

MASS. HIST. COMM.

Follow Massachusetts Historical Commission Policy Manual instructions for reporting this form.

**BUILDING FORM**

**ARCHITECTURAL DESCRIPTION**  see continuation sheet

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

765-7 North Main Street is a 1 1/2 story Greek Revival style residence that adopts a rectangular plan on a granite foundation. The five by two foot building faces north and is situated approximately one-third from North Main Street. The building contains a side gable roof finished with asphalt shingles, gable eaves below the eaves. Two sets of double-hung wood sash windows are located in the gable end, two sets of double-hung wood sash windows are located on each side of the main entrance. Two narrow end brick chimneys project the ridge of the roof. A full-width shut door is located on the south side of the roof. The three-story dormer features two, six double-hung wood sash windows flanking a pair of 6-light corner windows. The residence is clad with painted wood clapboards. Entrance to the building through a centrally located door on the north elevation. One porch projects the side and the two windows to the west. Flared stone columns support the roof of the porch. The use or north elevation of the building features a three bay, steep roof porch. A one-story L-shaped addition projects from the west elevation of the building. The addition contains a gable roof finished with asphalt shingles. A secondary entrance is located on the west elevation of the addition. In addition a one-story, three bay cottage is attached to the southeast corner of the addition.

**HISTORICAL NARRATIVE**  see continuation sheet

*Describe the history of the building. Explain its association with local (or state)/history. Include uses of the building, and the role of the owner/occupant(s) within the community.*

The section of North Main Street extending from the area once known as the West Village, now the center of Randolph, westward to West Corner at the intersection of Oak, Carter, and Charles Streets was developed from the early eighteenth century until the mid-nineteenth century by single houses with small businesses interspersed, especially on the east side of the street. North Main Street originally followed the main artery followed by Orchard Street, along Oak and Carter Streets, and then north along Oak Street. It is also conjectured that North Main Street followed an old trail to the Blue Hills and beyond over the Stonehouse River. In 1842 Oak Hill Turnpike from Boston to Randolph follows axis of original trail highway to Blue Hills on Main Street. The route of North Main Street was altered to its present course shortly after 1700 when Blackhigh became an independent town. (1878 Reconstruction Survey Report)

765-7 North Main Street was built 1848-56. In 1858 and 1876 it is the residence of Prescott Elbur Wilbur (1811 - before 1865), the son of Elbur and Abigail (Hyatt) Wilbur. PE Wilbur was married in 1836. His widow lived at 1884 in the house.

In 1896-1901 the house was probably the residence of Carrie Wilbur as daughter and Harold Wilbur lived with her in the early 1890s. In 1901-1909 Harriet, an daughter, and Corcoran Wilbur reside in the house. In 1927-1930 the Wilbur's lived there with Agnes Wilbur. In 1939 the residents were Corcoran in #785 and Howard and Howard and Sarah Wilbur in #789 North Main Street.

**BIBLIOGRAPHY AND REFERENCES**  see continuation sheet

Randolph Town Documents 1884, 1891, 1895, 1896, 1906, 1906, 1911, 1914, 1916, 1921, 1927, 1940, 1947, & 1958.

Valuation of Property in Randolph 1846.

Plan of Randolph, Massachusetts. Surveyed by D. Bird Jr. Boston: Tappan, 1840.

Map of the Town of Randolph, Norfolk County, Massachusetts. Reprinted and drawn by RW Woodford. Philadelphia: Robert Clark, 1858.

Norfolk County Map 1875. Concord & Ohio.

Norfolk County Map 1881. Concord & Ohio.

Sanborn Maps of Randolph 1862, 1867, 1903, 1909, 1918, 1948, & 2000.

List of Persons Cited by the Randolph Register Of Voters, 1812, 1816, 1848-51, 1846, 56, 1860, 1860.

Massachusetts Historical Commission. Reconstruction Survey Report. Randolph, Massachusetts, 1978.

Recommended for listing in the National Register of Historic Places. If checked, you must attach a completed National Register Criteria Statement form.

MHC Form B for 765-7 North Main Street, pp. 1-2.





Figure 1. MHC MACRIS Map, Building Forms prepared 1977-2008.



Figure 2. MHC MACRIS Map, Area Forms prepared 1977-2008, outlined in blue.

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## B. Archaeology Documentation

The Massachusetts Historical Commission's (MHC) Inventory of Archaeological Assets of the Commonwealth records 75 ancient Native American sites in Randolph. The site data are severely limited; the majority of sites have no associated data beyond location. Datable artifacts indicate Native occupation was present from ca. 10,000 years ago, and as late as 450 years ago. Continuity of historical period Native presence in the town during the 18th and 19th century may be expected. Only nine useful archaeological testing surveys have been conducted for development projects in the town, and the available inventory and survey data do not provide a representative inventory of the ancient and early historic period archaeological resource base. Historical period (post-A.D. 1500) sites are particularly poorly represented in the MHC's records for Randolph. Only one historical period archaeological site, dating to the Late Industrial Period (ca. 1870-1915), is recorded in the MHC's inventory.

Ancient and historical period archaeological sites would only be preserved in areas that have not been developed. Aerial photographs of the site locations provide a rough estimate of a third to half the sites recorded in Randolph have been destroyed by development. Because the remaining archaeologically sensitive areas in Randolph have not yet been identified and evaluated, consideration and protection of archaeological resources is difficult.

## C. National Register Listings to Date

Five resources or districts have been listed in the National Register:



### **Stetson Hall, 0 Crawford Square, 1842**

Stetson Hall was listed in 2000. It is a well-preserved civic building in the Greek Revival style, and is one of very few 19th-century institutional buildings surviving in the town. Stetson Hall served as a focal point for the community's civic and social life.



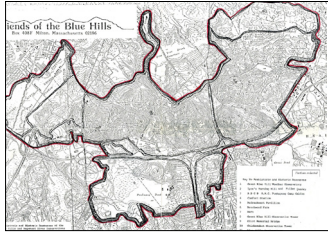
### **Jonathan Belcher House, 360 North Main Street, 1806**

The Jonathan Belcher House was listed in 1976, the first Randolph resource to be listed in the National Register. The Belcher House is significant for its associations with the Belcher family, original settlers in what is now Randolph, and for its use by the Ladies' Library Association, founded in 1855. The house is also one of the most architecturally significant Federal period buildings in Randolph.



### **Ponkapoag Camp of Appalachian Mountain Club**

The Appalachian Mountain Club Ponkapoag Camp, listed in 1980, is one of the original camps of the oldest outing club in the U.S., founded in 1876. Around 1922, when a dirt road was built into the camp, several chestnut log cabins were built, and of these, the two surviving camps remain in excellent condition and very little altered.



### **Blue Hills Multiple Resource Area**

This district, listed in 1980, is significant for the prehistoric and historic resources contained within the Blue Hills and Neponset River Reservations and selected adjacent areas. The district boundaries include portions of Canton, Milton, Randolph, Braintree, Quincy.

### **Gills Farm Archaeological District**

The exact location of archaeological sites is not made public. Listed in 1983, the site is likely noteworthy because of the Native American campsites from the Archaic thru Contact periods that were excavated there in the 1950's and 1960's by amateur archaeologists. The site was named for the Gill family that owned the property as part of a dairy farm that bordered Center Street in Holbrook.

## VI. EXISTING PLANNING EFFORTS IN RANDOLPH

The following is a summary of planning documents and projects that have already been prepared or taken place in Randolph that have had a direct or indirect impact on historic preservation. In many cases they have recommended preservation planning tools to accomplish their own goals. Finding these connections from past plans, and identifying the shared goals of various constituencies and interest groups, can help Randolph's preservation advocates to achieve the goals and recommendations in this Preservation Plan. The past planning efforts are discussed in chronological order. This section of the Plan also highlights site specific town projects and private preservation efforts, and summarizes past planning efforts of the Randolph Historical Commission.

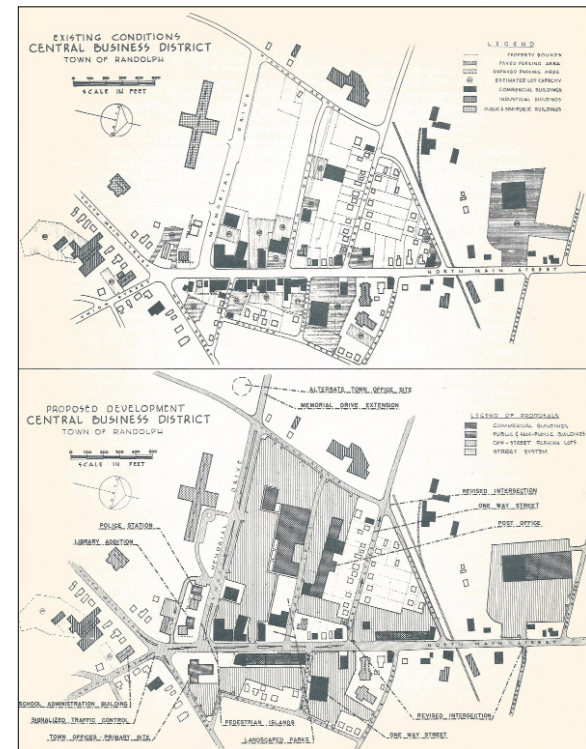
### A. Summary of Past Town Plans

#### 1. Master Plan – Town of Randolph, 1959

Randolph's first comprehensive planning document was the 1959 Master Plan. This plan was adopted before historic preservation was widely understood as an element of local planning. As a result, the protection of Randolph's historic resources is not directly addressed. The plan was adopted in the face of rapid growth that had "put Randolph into the category of a large suburban community." The plan stated that, in spite of the rapid growth, "[m]any residents erroneously continue to regard (Randolph) as the same old small town." The main goal of the plan was to provide a long-term (25 year) development strategy to modernize Randolph's local regulations and municipal services.

The plan looked at the concentration of commercial activity in Randolph Center, and observed that "Many of these stores are old and lack shopper appeal... and violate accepted shopping center principles." The solution was to zone the Center for commercial uses only and direct new commercial development off North Main Street onto the area between Memorial Drive and Di-auto Drive where adequate parking could be provided. As we now know, that is what happened, often at the expense of historic resources and the traditional village setting.

Randolph had experienced rapid residential development between 1950 and 1959; as many as 500 new houses were being built per year. The 1959 plan advocated improving design standards in new subdivisions to enhance the tax base, and discouraged mixed land use. Randolph's historic housing stock was not addressed. However, in addressing improvements and expansion of town offices and schools, the plan did acknowledge the historical value (and structural soundness) of Stetson Hall and recommended that it continue to be used for town offices.



Development Diagram for Town Center showing proposed demolition and reconstruction of town center, 1959 Master Plan.

## 2. Randolph Master Plan, 2001

After the 1959 Master Plan, it was another 42 years before the next Master Plan was adopted in 2001. This new plan was intended to be a 10-20 year guide, so it is timely to both summarize its content and review its accomplishments.

A town-wide survey was conducted to identify issues important to the community. Questions 13 of this survey asked:

*Do you think that historic buildings, sites, or districts in Randolph should be preserved?*

Encouragingly, 86% (or 953 people) responded in the affirmative. They were then asked to list the sites or districts that should be protected, but that information was not made available.

Based upon the survey and additional research, key areas of concern for the 2001 Master Plan were identified; they included the preservation of remaining open space, neighborhood stability and protection, appropriate commercial development, improvements to the function and appearance of Town Center, and preservation of cultural and historic resources. Section 6 addresses Historic & Cultural Resource goals specifically, but other sections of the plan identify historic preservation as a means to achieve their goals as well, and are included in this summary.

### Section 1: Land Use

Section 1 of the plan addresses land uses and identifies four goals for Residential Land Use, one of which speaks directly to protecting the town's historic resources:

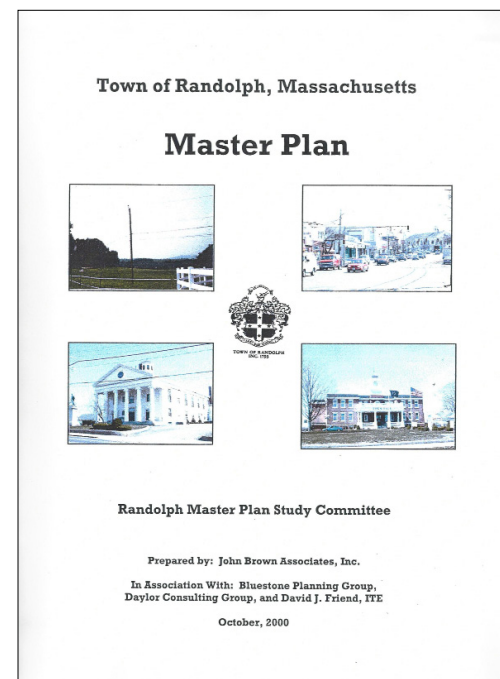
*Protect and enhance the aspects of Randolph's existing image and character that most citizens agree epitomize the positive physical character of the community – including the town's "village" character, attractive and vital residential areas, scenic vistas, protected open spaces, and historic buildings and sites.*

Three of the five goals for Non-residential Land Uses address the need to encourage commercial development, and also support the importance of protecting the town's character and historic building patterns:

*Manage residential, commercial, industrial and recreational development in a way that carefully balances growth and economic benefit with the need to protect the character of existing neighborhoods.*

*Reduce the potential for commercial sprawl and strip development.*

*Provide more specific design guidelines for commercial areas.*



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## Section 2: Housing

This section of the plan summarizes the number and age of the housing stock (as of 1999):

<u>Year Built</u>	<u>Total Units</u>	<u>Percent</u>
1939 or earlier	1,532	13.2%
1940-1949	711	6.1%
1950-1959	2,462	21.3%
1960-1969	2,246	19.4%
1970-1979	2,523	21.8%
1980-1989	1,783	15.4%
1990-1999	308	2.7%

According to the 1965 cut-off date used for the Randolph Street Index which accompanies this Preservation Plan, over 40% of the housing stock is old enough to be assessed for historical or architectural significance.

Another result worth noting is that, as of 1999, approximately 70% of the housing was single-family homes, and the percentage is considerably higher for pre-1939 housing stock.

The Housing section does not specifically address the protection of historic neighborhoods, but does speak to the importance of protecting “character”:

*Design guidelines and setback requirements should ensure that new residential development visually fits within the character of existing neighborhoods.*

## Section 3: Economic Development

This section recognizes the important role Randolph’s historic commercial areas, especially Crawford Square, continue to play:

*Maintain attractive, well defined commercial areas with unique character, role and scale appropriate to the neighborhoods within which they are located.*

*Strengthen the Town Center ... as a pedestrian-oriented commercial and civic center.*

*Avoid strip mall development along Route 28.*

Specific recommendations are included for Crawford Square, including capital improvements, renovation of buildings (including Stetson Hall and the Corkin Building), low-interest loans to assist in the renovation of privately-owned buildings, and rezoning to encourage a friendly pedestrian environment. The plan also recommends considering a “Main Street” Director to coordinate promotional efforts, which probably referred to the

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popular National Trust for Historic Preservation Main Streets Program.

#### **Section 4: Public Facilities**

This section covers a broad array of issues and resources, but does contain one recommendation which supports historic preservation:

*Renovate the Corkin Building for use by the Board of Health.*

#### **Section 5: Environment and Open Space**

This section of the plan incorporates the recommendations outlined in the concurrent Open Space and Recreation Plan (OSRP). A summary of recommendations in the OSRP is provided separately below.

#### **Section 6: Historic & Cultural Resources**

The plan recognizes that Randolph has a number of buildings and places of historic and cultural significance and asserts that, “As Randolph continues to grow and change, the retention of these resources will become ever more important” (Master Plan, p. 6-1). The Historical Commission is recognized for the proactive role it has been playing to preserve and protect Randolph’s heritage.

The plan lists ongoing initiatives and resource tools:

*Historic District Study Committee for the “Elms “ Historic District*  
*Historic Commission Resource Library*  
*Demolition Delay Bylaw*  
*Design Review Board*  
*Creating an Inventory of Randolph’s Historic Places*

The Master Plan identifies two goals, followed by recommendations to achieve those goals:

*Goal 1: Document & Protect Existing Historic Resources*

*Goal 2: Establish a Coordinated Design Review Process to Protect Buildings and Places of Historic Significance*

Recommendations for Goal 1:

- 1.1 Prepare a Complete Survey and Inventory of Historic and Cultural Assets*
- 1.2 Establish Local Historic Districts to Protect Randolph’s Heritage*
- 1.3 Obtain National Register status for Stetson Hall*

1.4 Obtain National Register Status for the Boston Hagashi School Campus

1.5 Place the Porter Block and the Corkin Building in Cranford Square on the State Register of Historic Places

Recommendations for Goal 2:

2.1 Coordinate Review of Eligible Older Buildings under Demolition Delay Bylaw Jurisdiction with the Work of the Design Review Board

2.2 Review Siting Requests for Communications Towers to Insure That They Do Not Diminish the Historic Character of Designated Historic Districts and Places

This section of the Master Plan also provides a brief list and description of historic preservation tools, including local historic districts, the National Register, and preservation restrictions.

### 3. Town of Randolph Open Space and Recreation Plan, 2001

The Randolph Open Space and Recreation Plan (OSRP) was prepared concurrently with Randolph’s Master Plan. While the OSRP focuses primarily on issues of open space, natural resources, and passive and active recreation, it recognizes the connection between those issues and preservation planning.

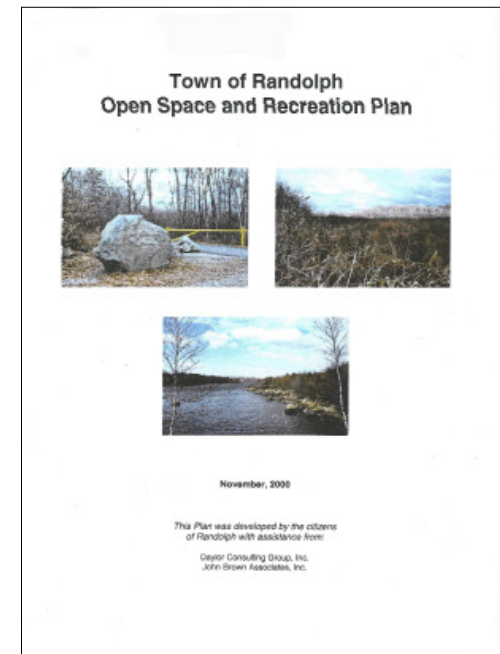
The OSRP had a shorter planning horizon than the Master Plan, with a 5-year period for implementation of its goals. As a result, the plan is now out of date. This provides an opportunity for the Historical Commission and preservation advocates in Randolph to more closely integrate heritage landscape protection into any future updates of the OSRP.

Section 4 of the Plan, Environmental Inventory and Analysis, highlights Randolph’s considerable historic character, and includes two sections which identify historic resources – Section 4.2 Landscape Character and Section 4.6 Scenic Resources and Unique Environments.

Section 4.2, Landscape Character, identifies historic resources as an element of the “Landscape” and references efforts at that time to designate historic districts on North Main and Warren Streets.

Section 4.6, Scenic Resources and Unique Environments, addresses landscape features that help define a community’s character and visual appearance (which might be referred to today as Heritage Landscapes). This section lists four such resources in Randolph:

*Blue Hill Range and Reservation* – which also includes historic resources within its boundaries such as the Ponkapoag Camp, an historic camp owned by the Appalachian Mountain Club.





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*Great Pond Reserve and Watershed Area* – which includes an important viewshed from Oak Street.

*Active Farms* – which refers to Adams Farm on High Street, Powers Farm on North Main Street, and a small farm adjacent to Lyons School on Liberty Street); they provide an important visual link to Randolph’s agricultural past.

*Historic and Cultural Resources* – which identifies historic resources as landscape features, and includes the many historic buildings near Town Center and elsewhere, including Stetson Hall, Crawford Square, Boston Hagashi School, Porter Block, and Oakland Cemetery.

This section also highlights planning efforts to protect these historic landscapes. According to the OSRP, the town had approved designation of four scenic roads: Highland Avenue from Memorial Drive to Gerald Avenue, High Street from Reed Street to York Avenue, Grove Street from Cross Street to Ledge Hill Road, and Pond Street from Morse Street to the Braintree town line. However, there is no record of the town adopting a Scenic Roads bylaw, which is the method for designating scenic roads.

Section 8 of the OSRP identifies the Plan’s six overall Goals. The Goals are as follows:

*Goal 1 – Protect water resources*

*Goal 2 – Protect existing open space lands and acquire new to protect natural resources and provide recreational opportunities*

*Goal 3 – Maintain lands to sustain native plant and wildlife species*

*Goal 4 – Connect conservation lands with greenways and multi-use trails*

*Goal 5 – Provide public access to conservation and recreational facilities*

*Goal 6 – Provide and maintain active rec facilities*

Despite the recognition in Section 4 that historic resources play a role as heritage landscape features, only Goal 2 relates to preservation planning or protection of those historic resources. One of the recommendations to meet Goal 2 is purchasing privately-owned open space, with a focus on large and prominent parcels such as Randolph’s two working farms. Section 9.2 provides an Action Plan for implementing these Goals. Only ROSA (Randolph Open Space Action Committee) was listed as the Responsible Group for implementation of Goal 2; the Historical Commission was not included.

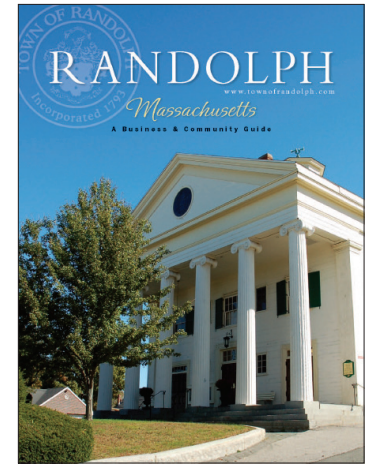
#### **4. Randolph School Facilities & Educational Plan, 2011**

In 2011, the Randolph Town Council commissioned a report, the *Randolph School Facilities & Educational Master Plan*. The goal of the School Master Plan was to assess the condition of Randolph’s school facilities and develop both a long-range capital repair program and an educational plan. The School Master Plan made recommendations for renovations and reuse of each school. Six options were developed for possible reconfiguring of the school facilities in Randolph to meet current needs and future goals. A summary of the possible ramifications of this plan for Randolph’s historic schools is provided in Section VII.D.

## 5. Randolph Massachusetts - A Business & Community Guide, 2011

In 2011, the Town of Randolph published *Randolph Massachusetts - A Business and Community Guide*, which demonstrates the role historic preservation can play in achieving economic development goals. The purpose of the Guide is to promote Randolph as a place to do business by highlighting the town's assets. Randolph's history and historic resources are prominently referenced throughout the Guide starting with the cover, which features a picture of Stetson Hall, and the first section, which provides an historical overview of Randolph.

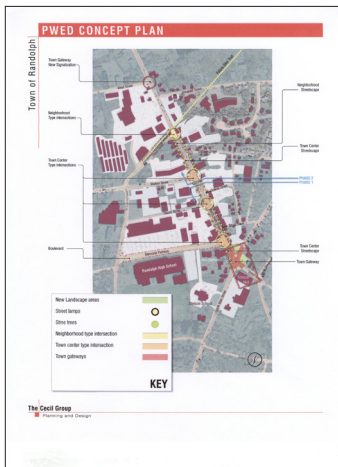
The Guide highlights efforts to help develop a vibrant economic climate, including the Crawford Square Streetscape Project. The Guide also features the \$3.5 million rehabilitation of Stetson Hall, which was completed in 2009 using Community Preservation Act funds. The Guide credits this project with helping to revitalize the local economy and foster community pride. The Guide also identifies the town's cultural assets and associations which can support economic development, including the Belcher House, home to the Randolph Historical Society, and the Randolph Community Arts Council.



Randolph Massachusetts - A Business & Community Guide.

## B. Project Specific Plans and Initiatives

More recently, plans were generated for Crawford Square and Powers Farm. These project-specific plans and initiatives have achieved goals identified in the 2001 Master Plan and OSRP. Taken together, these projects also demonstrate the role preservation can play in achieving Randolph's open space and economic development goals.



Crawford Square Diagram, The Cecil Group, 2007.

### 1. Crawford Square Streetscape Project

The Crawford Square Streetscape Project is an ongoing multi-phase public works and planning project utilizing state funding sources. The goal is to enhance Crawford Square's aesthetic appeal and capitalize on its historic resources. The Project is being implemented in three phases and involves street and sidewalk improvements, improvements to pedestrian walkways and crossings, street trees, benches, trash receptacles, planters, decorative lighting and granite pavers, landscape enhancements, and signage. Phase I was recently completed.

### 2. Powers Farm Development

In 2009, the Town of Randolph purchased the Powers Farm and two adjacent parcels, totaling 22.5 acres, for \$1.2 million, using a combination of sources including CPC funds. The town drafted a Management Plan which included the goal of promoting the farm's agricultural history and preserving its cultural and historic resources. Phase I was completed in 2012 and has incorporated, with the support of the Historical Commission, educational panels to highlight the history of farming on Powers Farm and ice harvesting on Norroway Pond. Goal 2 of the OSRP has now been partially achieved, and Powers Farm is recognized as both a community open space asset and a heritage landscape.



Powers Farm History Panel.

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### C. Past Efforts of the Historical Commission

Inventory and National Register accomplishments of the Randolph Historical Commission are summarized in Section V of this Plan. Additional accomplishments include the development of the demolition delay bylaw in 1988, and its amendment in 2009 to include demolition by neglect. These regulations are summarized in Section VII. Finally, the commission asked the Board of Selectmen to appoint a Historic District Study Committee in 2003 to consider adoption of a local historic district along a portion of North Main Street. After encountering opposition, the Study Committee withdrew the article from the town meeting warrant so it could be revised and resubmitted at a later date, but the committee was not reappointed by the Board of Selectmen.



Restoration of 1838 addition to Jonathan Belcher house.

### D. Private Planning Efforts

Examples of rehabilitation of privately-owned houses can be found throughout Randolph. Many homeowners have recognized the value of protecting their historic house. The most prominent example of a rehabilitation of a privately-owned resource is the ongoing work at the Jonathan Belcher House at 360 North Main Street. This highly-intact Federal style house, built in 1806, has been owned by the Ladies' Library Association (now the Randolph Womens Club) since 1911. The organization is currently engaged with a full exterior restoration of this building using, in part, CPC funds.

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## VII. REGULATIONS, PROGRAMS & MANAGEMENT

Laws and programs exist at the federal, state and local level to identify, evaluate and protect historic resources. The following is a summary of these laws and programs, including those that have been implemented in Randolph.

### A. Federal Preservation Laws and Programs

#### NHPA

The National Historic Preservation Act of 1966 (NHPA) provided the foundation for federal preservation planning and created a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources at the federal level.

#### National Register of Historic Places

The NHPA established the National Register of Historic Places. The National Register is the federal government's official list of properties that are significant in American history and worthy of preservation. Resources listed in the National Register include individual buildings, structures, districts, and archaeological sites. Eligibility can result from association with important events or persons, architectural significance, or potential for archaeological information. Significance can be at the federal, state or local level. The National Park Service, which is part of the Department of the Interior, administers the National Register program, and involves each state through state historic preservation offices (SHPOs). In Massachusetts, the SHPO is the Massachusetts Historical Commission (MHC). A summary of properties currently listed in the National Register in Randolph is provided in Section V of this Plan. Recommendations for additional listings are provided in Section IX, along with an explanation of the nomination process.

National Register listing can bring positive attention to historically and architecturally significant properties in a community and can be the basis for both educational programs and pride in one's property. There is often confusion about the effects of being listed in the National Register. Unlike local historic districts, owners of properties listed in the National Register are not restricted from making changes to a listed property unless the changes to the property require or use federal (or state) permits, licenses or funding. One advantage of National Register listing or eligibility is that the owner may receive certain exemptions from strict compliance with the building code (see Section VII.B below). For more information about the National Register, visit the National Park Service web site at [http://www.nps.gov/nr/national\\_register\\_fundamentals.htm](http://www.nps.gov/nr/national_register_fundamentals.htm).

#### Federal Review

While National Register listing does not impact an owner's right to make changes to one's property (other than as noted above), National Register listing does provide a degree of protection for owners of National Register properties against federal actions that may have an adverse effect. Federally funded, permitted or licensed projects (such as a highway expansion or cell tower) must be reviewed for its effect on historic resources listed in the National Register or eligible for listing. This process is called Section 106 Review. If it is determined that the project will have an adverse effect on the property, efforts must be made by the federal agency involved to avoid, minimize or mitigate that effect. The goal of the review process is to protect the public's interest in its heritage. The use of public funds, permits or licenses should not have a negative impact on a community's

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heritage. For more information about the Section 106 review process, visit <http://www.achp.gov/work106.html>.

## **Financial Programs - Federal**

### **Federal Investment Tax Credit**

National Register listing provides certain federal tax advantages. Owners of income-producing properties (e.g. industrial, commercial and rental residential) who undertake a substantial rehabilitation to their property may be eligible for a one-time 20% federal income tax credit on the amount expended provided it is done according to the Secretary of Interior's Standards for Rehabilitation.

### **Tax Benefits for Historic Preservation Easements**

A preservation easement, called a preservation restriction in Massachusetts, is a legal agreement made between an owner of a historic property and a qualified non-profit organization or governmental entity. Through the easement, the property owner places protective restrictions on the character-defining features of the historic property and transfers the right to review and approve future changes to the property to the holder of the restriction. Donation of a preservation restriction can qualify the property owner for a federal income tax deduction.

For more information on federal tax incentives, see <http://www.nps.gov/tps/tax-incentives.htm>.

### **Survey and Planning Grants**

The MHC's Survey and Planning Grant Program is a federally funded 50/50 matching grant program that is also administered by the MHC. This program provides support for local historic preservation planning activities. Eligible applicants include local historical commissions, local historic district commissions, planning offices, and non-profit historic preservation organizations. Eligible preservation planning activities include expansion of the survey, preparation of National Register nominations, and preparation of community-wide preservation plans. This Randolph Preservation Plan was funded, in part, with an MHC Survey and Planning Grant. For information on the current round, see <http://www.sec.state.ma.us/mhc/mhchpp/Surveyandplanning.htm>.

## **B. Massachusetts Preservation Laws and Programs**

### **Massachusetts Historical Commission**

The MHC is the state's preservation planning agency and is empowered to identify, evaluate, and protect significant historical and archaeological resources in the Commonwealth. The following is a summary of MHC programs that can impact Randolph's historic resources.

### **State Register of Historic Places**

The MHC maintains a list of designated historic resources called the State Register of Historic Places. Unlike the National Register, there is no nomination process. The State Register is a compilation of properties that have received local, state, or national designations based on their historical or archaeological significance, including properties listed in or determined eligible for the National Register by the National Park Service, properties located within local historic districts, and properties that are protected by a preservation restriction (pursuant to M.G.L. c.

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184, §§ 31-32). A list of Randolph properties currently on the State Register is included in the Appendix.

### **State Review**

Similar to Section 106 Review for federal actions, any projects that require state funding, permits or licenses must be reviewed by the MHC for their effect on historic resources listed in the State Register pursuant to Massachusetts General Laws Chapter 9, sections 26-27C. As with the National Register, owners of property listed in the State Register are not restricted from making changes to the listed property unless the changes to the property require or use state permits, licenses or funding. The goal is to identify historic properties that might be impacted, and identify possible adverse effects. If it is determined that the project will have an adverse effect on the property, efforts must be made by the state agency involved to mitigate that effect. See MHC's Review and Compliance web page for further information, <http://www.sec.state.ma.us/mhc/mhcrevcom/revcomidx.htm>.

### **MEPA**

The MHC also has review authority under the Massachusetts Environmental Policy Act which directs state agencies to take into account the effects of their actions on the environment, including historic properties. For more information on MEPA, see [www.state.ma.us/envir/mepa](http://www.state.ma.us/envir/mepa).

### **Archaeology**

MHC staff includes a State Archaeologist who is responsible for the preservation and protection of archaeological resources in Massachusetts. Duties of the State Archaeologist include compiling and maintaining an inventory of historical and archaeological sites and specimens (not a public record) and recommending sites within the Commonwealth for preservation and conservation restrictions. Archaeological excavations on public lands are overseen by the State Archaeologist, whose permits ensure that these important resources are properly conserved.

### **State Building and Fire Codes**

Building construction and renovation is governed by uniform standards to ensure proper engineering and fire prevention, to protect public health and safety and, increasingly, to achieve energy efficiency goals. In Massachusetts, the most current version is the Eighth Edition of the Massachusetts Building Code, which was adopted in 2011. This newest version of the code constitutes a significant change in how historic buildings are addressed. The Eighth Edition is a compilation of three different codes - the 2009 International Building Code (IBC), the 2009 International Existing Building Code (IEBC) and a set of amendments referred to as the Massachusetts Amendments to the International Building Code 2009.

In some cases, compliance with building code requirements can negatively impact character-defining elements of historic resources. However, the Eighth Edition of the code provides relief from strict compliance to the building code in some circumstances. Chapter 11 of the IEBC governs historic buildings and provides some exemptions from strict compliance with code provisions. The 2009 IEBC defines "historic buildings" as:

*Any building or structure that is listed in the State or National Register of Historic Places; designated as a historic property under local or state designation law or survey; certified as a contributing resource within a National Register listed or locally designated historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places.*

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According to Chapter 11 of the IEBC, repairs to any portion of historic buildings with original or like materials and the use of original methods of construction are permitted (IEBC Ch. 1102.1). Replacement of existing or missing features with original materials is also permitted. Replacement of individual components of a building system can be replaced-in-kind without requiring the system to comply with the code for new construction (IEBC Ch. 1102.5). Existing egress components are permitted as long as local code officials deem them to be safe (IEBC Ch. 1103.3).

## **Financial Programs – State**

### **Massachusetts Historic Rehabilitation Tax Credit**

The Massachusetts Historic Rehabilitation Tax Credit program (MHRTC) has been in place since 2004. The program is administered by the MHC. The credit is currently capped annually at \$50 million. The MHRTC, similar to the federal investment tax credit, provides up to a 20% state income tax credit for the certified rehabilitation of an income-producing historic property. To be eligible, the building must be listed in or eligible for listing in the National Register. The rehabilitation must meet the Secretary of Interior's Standards for Rehabilitation. Additional information about the program and examples of successful projects can be found on the MHC website.

### **Massachusetts Preservation Projects Fund**

The Massachusetts Preservation Projects Fund (MPPF) is a state bond-funded 50/50 matching grant program administered by the MHC. The MPPF program provides financial support for the rehabilitation of historic resources that are publically-owned or owned by a non-profit organization. To be eligible, the resource must be listed in the State Register of Historic Places. Eligible expenses include pre-development costs, which can range from \$5,000 to \$30,000, and development or acquisition costs, which can range from \$7,500 to \$100,000.

### **Massachusetts Civil War Sesquicentennial Commission Grant**

The Massachusetts Civil War Sesquicentennial Commission was created through Executive Order 529 by Gov. Deval Patrick. The commission was formed to plan events and activities commemorating the 150th anniversary of the Civil War. As of 2013, they have initiated a grant program designed to preserve objects and sites in the Commonwealth that are significant to the history of the Civil War. Proposals to construct new markers for historically significant sites will also be considered. The program is available to Massachusetts municipalities and non-profit organizations. The program will provide matching grants of up to 50% of a project's total cost, but not exceeding \$5,000. Application materials may be found on the Sesquicentennial Commission's website.

## **C. Randolph Land Use and Preservation Laws and Programs**

The majority of preservation planning goals are achieved at the local level. In many cases, these actions are conducted pursuant to state enabling legislation, but are adopted and implemented by local governments. In the remainder of cases, local bylaws are enacted using Home Rule. There are a growing number of local regulations that can and have been used to support preservation planning goals. It is beyond the scope of this Plan to summarize all of them here; the MHC publication, *Preservation Through Bylaws and Ordinances*, provides a comprehensive list. Contact the MHC for a copy of this document. Preservation goals are also accomplished through a variety of non-regulatory programs. The following is a summary of local regulations and programs that Randolph has adopted or attempted to adopt that support preservation planning goals.

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## **Randolph Historical Commission**

The Randolph Historical Commission (RHC) is the town's preservation planning agency. The RHC's duties include compiling the survey, initiating nominations to the National Register and preparing preservation plans. The Commission has a regulatory role in administering the demolition delay and demolition by neglect bylaw and determining whether buildings are historically significant and eligible for CPC funding (summarized below). The commission also has the opportunity to provide comments to the MHC during the review process of proposed state or federally funded, permitted or licensed projects that may impact historical or archaeological resources. Finally, the Commission plays an important role in educating elected officials and the general public about Randolph's history and historic resources.

## **Inventory of the Historic and Archaeological Assets of the Commonwealth (Survey)**

A core mission of the MHC, and of local historical commissions, is the identification of historic resources. This documentation is commonly referred to as the Survey. Randolph has been conducting survey work since the 1970s. Initially, the forms were completed by local volunteers, but more recently they have been done by preservation consultants. The MHC has developed inventory forms for ten categories of cultural resources: buildings, areas, structures, objects, bridges, parks and landscape features, burial grounds, streetscapes, historic archaeological sites, and prehistoric archaeological sites. Survey information is recorded on Massachusetts Historical Commission ("MHC") Inventory forms, following standards and guidelines set forth in the MHC's Historic Properties Survey Manual. The most common forms are individual Building Forms (Form Bs) and Area Forms. Area Forms are an effective way of recording individual resources within common geographical and/or thematic contexts. The MHC maintains a database known as MACRIS (Massachusetts Cultural Resource Information System), which includes digitally scanned copies of the survey work of every town, including Randolph. MACRIS is available to view on the MHC website, see <http://mhc-macris.net/>.

## **Chapter 40C – Historic Districts Act**

Local historic districts are one of the most effective tools for protecting historic resources. Massachusetts General Laws, Ch. 40C, is the state legislation that governs the adoption of local historic districts. It lays out a process which begins with the appointment of a Local Historic District Study Committee and ends with a required two-thirds vote by Town Council to create a local historic district. Districts can be as small as one parcel or include thousands of buildings. Once established, a local historic district commission is appointed and empowered to review proposed exterior changes, demolition, and new construction for properties within the district boundaries that are visible from a public way. The goal is to ensure that important character-defining features of historic buildings are protected and encourage new construction that is compatible with the district. In 2003, at the request of the Randolph Historical Commission, an Historic District Study Committee was appointed by the Board of Selectmen to explore the adoption of a local historic district that would encompass both sides of North Main Street from West Street to West Corners (Chestnut and Oak Streets). The district would have been known as the Elms Historic District after the historic trees that once lined the streetscape. Opposition from the Planning Board and the general public led the Study Committee to withdraw the article without prejudice from the town meeting warrant so it could be revised and re-submitted at a later date. The Study Committee was not re-appointed by the Board of Selectmen, and the matter has not been taken up again. However, following the loss of the Stetson Homestead in 2011, there has been renewed discussion about adopting a North Main Street historic district once the Crawford Square street improvements just south of the proposed district are completed. Town Council (now the executive branch of town government replacing the Board of Selectmen) has the authority to appoint the Study Committee and make the 2/3 majority vote to create a local historic district.



## Community Preservation Act

Randolph adopted the Community Preservation Act (CPA) in the fall of 2004 with a 2% surcharge on local property taxes. The Community Preservation Committee was appointed in 2005. The bylaw is found in Article II of the General Bylaws. Each year 10% of the fund must be set aside for historic preservation; 10% for open space; and 10% for community housing. The rest of the funds (70%) can be used for projects in any of those three disciplines or recreation. Qualified historic resources include any building, structure, real property, document or artifact that is listed in the State Register of Historic Places or has been determined by the Randolph Historical Commission to be significant in the history, archaeology, architecture or culture of the town. Since the CPA was adopted in Randolph, the following preservation projects have been approved for CPA funds:

Project Name	Approval date	CPA Total Funds	Total Cost
Historical Commission Preservation Plan	2012	\$25,000	\$50,000
Belcher House Restoration	2012	\$202,268	\$202,268
Congregational Church Clock Repairs	2012	\$16,500	\$16,500
Restoration of the Soldiers and Sailors Monuments	2011	\$25,000	\$93,000
Vital Records & Historic Document Preservation-Phase 1	2011	\$75,000	\$75,000
Crawford Square Streetscape-Phase One	2010	\$150,000	\$250,000
Master Plan for Belcher House Renovations	2009	\$30,000	\$30,000
Crawford Square Streetscape Phase 2	2009	\$200,000	\$1,199,222
Royal Stetson House Renovation	2009	\$25,000	\$25,000
Stetson Hall Renovation	2008	\$200,000	\$200,000
Historic Homes Documentation	2007	\$16,200	\$16,200
Belcher House Renovation	2007	\$50,000	\$50,000
Stetson Hall Renovation	2007	\$500,000	\$500,000
Stetson Hall Building Renovation	2007	\$1,600,000	\$1,600,000
Town Bylaw Archiving Project	2007	\$50,827	\$50,827
Stetson Hall Renovation	2007	\$50,000	\$50,000
Documentation of Historic Buildings (MHC Survey)	2005	\$16,000	\$16,000
Crawford Square Business District Streetscape Plan	2005	\$18,000	\$1,378,000
Amvets Building Fire Suppression System	2005	\$60,000	\$60,000
Belcher House Renovations	2005	\$30,000	\$30,000
Update Stetson Hall Renovation Plans	2005	\$20,000	\$20,000

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## **Preservation Restrictions**

As noted above, a preservation easement, called a preservation restriction in Massachusetts, is a legal agreement made between an owner of a historic property and a qualified non-profit organization or governmental entity. Through the easement, the property owner places restrictions on the character-defining features of the historic property and transfers the right to review and approve future changes to the property to the holder of the restriction. Preservation restrictions can be voluntarily donated by a private property owner; and are required for publicly or privately-owned properties when receiving MHC Massachusetts Preservation Projects funds; and are sometimes required when receiving CPA funds. The opportunity to preserve a property permanently is the strongest means of protection available for an historically and architecturally significant historic property.

## **Randolph General Bylaws**

Randolph's General Bylaws cover a broad range of topics and resources. The following bylaws were either adopted specifically to protect historic resources, or have a broader goal which also supports preservation planning goals.

### **Security and Maintenance of Abandoned and/or Dilapidated Buildings (Chapter 83)**

Chapter 83 of the General Bylaws was amended in 2009 to include Section 83-2, Regulating the Security and Maintenance of Abandoned and/or Dilapidated Buildings, which are defined as, “[a]ny residential, commercial or industrial building and/or premises, where the Owner, by his or her action or inaction, has failed to correct a material health and/or safety condition at the building or premises or on surrounding Property.” This condition can result from long-term vacancy, lack of maintenance or deterioration.

When a building is determined by the Board of Health to be abandoned or dilapidated, the building owner must register the building with the Police Department, Building Department and Health Department, secure the building as directed, and pay an annual registration fee. The annual fee is intended to cover the administrative cost of monitoring and ensuring the security and proper maintenance of such building. The Owner is required to secure the building, including re-glazing or boarding of broken windows and additional maintenance as directed by the Town. While this bylaw is not specifically targeted to protect historic buildings, it can be of use to prevent historic buildings from deterioration or loss.

### **Demolition Delay (Chapter 87)**

Randolph's demolition delay bylaw can be found in Chapter 87 of the Randolph General Bylaws, entitled Demolition of Historic Buildings. Chapter 87 governs the act of demolishing in whole or part a Significant Building, which is defined as any building that is 100 years or older that is not included in a local historic district and is either:

- A. Listed on, or is within an area listed on, the National Register of Historic Places, or is the subject of a pending application for listing on said National Register; or
- B. Included in the Cultural Resources Inventory prepared by the Randolph Historical Commission including those buildings listed for which completed surveys may be pending; or

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- C. Has been determined by a vote of the Randolph Historical Commission to be historically or architecturally significant in terms of period, style, method of building construction, or association with a famous architect, builder, person or event provided that the owner of such a building and the Building Commissioner have been notified, in hand or by certified mail, within 10 days of such vote.

The RHC prepared a “Century List” of buildings that are 100 years or older and provided it to the Building Department. Prior to submitting an application to demolish a building, the owner must first apply to the RHC for a determination of whether the building is significant within the meaning of the bylaw. If the Commission determines that the building is significant and further finds that it is “preferably-preserved” the owner may not demolish the building for a period of six months from that determination. During this period, the owner is encouraged to seek alternatives to demolition. However, the Building Commissioner may issue a demolition permit for a preferably-preserved significant building at any time after receipt of written advice from the Commission that

- (1) the Commission is satisfied that there is no reasonable likelihood that either the owner or some other person or group is willing to purchase for fair market value, to preserve, rehabilitate, or restore such building, or
- (2) the Commission is satisfied that for at least six months the owner has made continuing, bona fide and reasonable efforts to locate a purchaser to preserve, rehabilitate and restore the subject building, and that such efforts have been unsuccessful.

To date, the Historical Commission has reviewed approximately twelve applications for demolition and held hearings on four Significant Buildings. The Historical Commission did not determine that any of these buildings were preferably-preserved. Stetson Homestead could have been considered preferably-preserved, and demolition delay could have been imposed, but in 2011 the Building Inspector deemed it to be a public safety hazard and ordered that the building be torn down. To be effective, Randolph’s Demolition Delay Bylaw process will require good cooperation between the Planning and Building Departments and the Historical Commission and will require adequate enforcement.

### **Demolition by Neglect (Chapter 87)**

Chapter 87 of the Randolph General Bylaws was amended in 2008 and now contains a provision that serves as a Demolition by Neglect bylaw. This type of bylaw, also known as an Affirmative Maintenance bylaw, is intended to protect historic resources from loss due to lack of maintenance. Demolition by Neglect bylaws provide local regulatory authorities with the ability to identify threatened buildings and mandate that owners take necessary actions to stabilize and secure the building. In Randolph, Demolition by Neglect is defined, in part, as “a process of ongoing damage to... a building leading towards and/or causing its eventual demolition due to decay and/or structural failure and/or severe degradation...”

This definition applies to buildings that meet one or more of the following criteria:

1. Municipal buildings.
2. Buildings included within a local historic district.
3. Buildings listed in the National Register or eligible for listing in the National Register
4. Buildings listed on an MHC Inventory Form A or B, as found in the Massachusetts Cultural Resource Inventory Survey (MACRIS).

Note: The proper name of this database is the Massachusetts Cultural Resource *Information System*.

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If the Randolph Historical Commission determines that a vacant building appears to suffer from deterioration and meets the definition for Demolition by Neglect, the Commission notifies the owner and the owner must submit a plan for securing the building from further risk of loss or damage. The owner then has 30 days to perform the actions described in the plan.

If the property owner fails to carry out the plan, the Commission determines that the building is at risk of demolition by neglect and refers the violation to the Code Management Task Force of the Building Department for further action. No building permit may be issued where a building has been voluntarily demolished in violation of this bylaw for a period of three years.

To date, no buildings have been referred by the Randolph Historical Commission to the Building Department pursuant to this bylaw.

### **Property Maintenance – Fences (Chapter 147)**

Chapter 147 of the General Bylaws includes the regulation of fences, including a provision that limits the height of fences along front yards. While this bylaw is not specifically targeted at historic buildings, limiting the height of fences can help protect the visibility of historic buildings from public ways.

Section 147-6 provides the following regulations on height:

- (1) The front lot line – no fence shall exceed four feet in height
- (2) Side and rear lot lines- no fence shall exceed six feet in height

### **Randolph Zoning Bylaw**

Randolph's zoning bylaw was first adopted in 1954 and has been amended many times since then. The zoning bylaw was amended most recently in 2012, partly in response to a change in local governance from a town meeting form of government to a town manager and town council. The following is a summary of sections of the zoning bylaw which either directly or indirectly refer to or affect historic resources in Randolph.

#### **Section II - Zoning Districts**

The majority of land within Randolph is zoned for residential use, and the remainder is zoned for commercial, business and industrial uses. Three of the commercial districts, Crawford Square, West Corners, and North Randolph, either adjoin or include historic resources. Crawford Square is recognized as a community retail district as well as the civic, cultural and social center of Randolph. The Crawford Square Business District (CSBD) is a zoning district that encourages a high density of small-scale establishments to provide a wide variety of goods and services, and is intended to encourage pedestrian circulation and shopping patterns. The North Randolph Business District and West Corners Business District are well integrated into their historic neighborhood settings and are intended to provide areas of low commercial development density. The goal for Commercial development in these districts is for it to remain small enough in scale to be well integrated into a neighborhood setting.

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### **Section III - Use Regulations**

Section III of the zoning bylaw outlines use regulations for each of the zoning districts. Of particular note is the description of allowable uses for Crawford Square Business District (CSBD). The CSBD has use regulations that are intended to allow and encourage a higher density of small-scale establishments offering a wide variety of goods and services. This provision makes reference to Smart Growth principles, and allows mixed use buildings, including commercial buildings with residential units on upper floors.

### **Section VI - Area Regulations**

The goals of each zoning district are achieved, in part, through dimensional requirements – establishing how big a building can be and where on its parcel it can be located.

#### **Residential Front Yards**

In many towns, zoning bylaws were adopted using a suburban model for siting of houses that was often inconsistent with historic development patterns. This was the case in Randolph as well. Section 200-28 provides dimensional regulations for Front Yards requiring new houses to be located 25 feet from the street edge. On many of Randolph's older streets, historic houses are located considerably closer to the street. Section 200-28.A (2) allows for relief from strict adherence to the 25' setback. No building in a Residential District need be set back more than the average setback of the residential buildings on the abutting lots. While this provision does not mandate that a new building more closely adhere to existing (historic) setbacks, it does provide an opportunity to do so.

#### **Business District Setbacks and Building Heights**

The building setback in business districts is set at a minimum of 15', with the exception of the dimensional regulations for the Crawford Square Business District which are tailored to the historic development pattern of Randolph Center. Unlike other business zones, that part of the east and west sides of North Main Street from Crawford Square northerly within the CSBD have a 0' setback requirement. All business districts allow buildings up to four (4) stories in height, which was the height of some of Crawford Square's historic commercial buildings, including the Porter Block prior to its alterations. The CSBD does not include relief from the parking requirements.

### **Section IX - Signs and Advertising Devices**

Randolph's signage bylaw is contained within the zoning bylaw. Until 2006, the regulation of signage in Randolph was minimal. In 2006, a large number of amendments were adopted to better regulate signage. However, many existing non-conforming signs were grandfathered, meaning that they do not have to conform unless there is a requested change. The 2006 amendments have, themselves, been found to be confusing and inconsistent, and the town is currently in the process of writing a new sign bylaw that is intended to simplify and unify the regulation of signage. One of the goals of the new signage bylaw will be to encourage signage in Crawford Square and other commercial districts that abut historic residential areas that is compatible with these settings. This will include better regulation and enforcement of existing regulations such as limiting signage to 30% of the gross window area of the façade, and limiting businesses to two signs. Internally-illuminated signs are permitted, and will continue to be permitted, but the use of neon signs is not permitted. The town has also increased the use of Code Enforcement Officers to enforce the signage bylaws.

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In addition to Randolph's sign bylaw, new signage will, in some cases, be regulated through the Site Plan and Design Review process (see Section XI below), which is intended to further ensure that signs are compatible with their historic building and/or setting.

### **Special Regulations (Section X)**

Randolph's Wireless Communications bylaw includes a provision, Section 200-69 Historic Buildings, which regulates the impact of wireless facilities that are installed on historic buildings:

- A. Any Wireless Communications Facilities located on or within an historic structure shall not alter the character-defining features, distinctive construction methods, or original historic materials of the building.
- B. Any alteration made to an historic structure to accommodate a Wireless Communications facility shall be fully reversible.

This is particularly critical for churches and other buildings that have spires or cupolas that may be a desirable location for wireless facilities.

### **Section XI -Site Plan and Design Review**

The Site Plan and Design Review process, Section 200-90 through 200-100, was adopted in 2011 and replaced the Design Review Board. The Site Plan and Design Review process is intended to, "preserve and enhance the town's cultural, economic and historic resources by providing a review process to evaluate the design and function of developed sites and the appearance of structures which may impact Town resources and community character."

A broad range of projects are subject to binding review, either by the Town Planner, Planning Board, or the Town Council. The Randolph Historical Commission is not involved in this review process. For example, alterations (e.g. color change, new windows, signage) to any existing non-residential, multi-use or multi-family buildings must be reviewed at the administrative level (Town Planner); all new non-residential buildings or additions between 5,000 and 7,500 sq. ft. must be reviewed by the Planning Board; and the construction of buildings or additions over 7,500 sq. ft. require a public hearing before the Town Council.

Guidelines have been produced, entitled *Randolph Site Plan Review Design & Development Guidelines – A Framework for Thoughtful Design*, which cover building placement, exterior materials, storefront design, signage, parking, and landscaping. While historic resources are not specifically addressed, the Guidelines emphasize compatibility with surrounding buildings and frequently use photographs of historic buildings (although not Randolph buildings) to illustrate good practices.

To date, no project has been reviewed under the new Site Plan and Design Review process. To be effective this far-reaching process will require good cooperation between the Planning and Building Departments and will require adequate enforcement.

## D. Management of Town-Owned Historic Resources

The Town of Randolph owns many resources throughout the town. Among these resources are buildings, objects, sites and landscapes which are, or might be, significant for their architectural and/or historical value. This Plan recommends that the Historical Commission conduct further documentation of these resources. The goal will then be to monitor alterations to these buildings and protect character-defining features. All budgets must be reviewed and approved by the Town Manager and Town Council, but it is useful to know which department or entity is responsible for managing each resource. No one town department is responsible for the management of all town-owned buildings. The following is a summary of which town department or entity is responsible for each resource:

TOWN BUILDING	ADDRESS	YEAR BUILT	DEPARTMENT OVERSIGHT
Central Fire Station	10 Memorial Drive	1956	Fire Department
Civil War Soldier's Monument	0 Crawford Square	1911	Trustees of Stetson Hall
Community Middle School	0 High Street	1968	School Department
Corkin Building for Immunization	19 North Main Street	ca. 1925	Corkin Trustees/Board of Health
Devine Elementary School	0 Old Street	1932	School Department
Donovan Elementary School	0 Reed Street	1962	School Department
Elderly Housing	1 Elderly Drive	1967	Housing Authority
John F. Kennedy School	20 Hurley Drive	1965	School Department
Joseph Zapustas Ice Arena	240 North Street	1960	Recreation Department
Lyons Elementary School	0 Vesey Road	1957	School Department
Martin E. Young School	0 Lou Courtney Drive	1962	School Department
Pauline Building	12 Pauline Street	ca. 1900	Town Manager
Powers Farm Park	592 North Main Street	ca. 1880	Town Planner/Recreation Dept.
Randolph Administration Building	70 Memorial Parkway	ca. 1950	School Department
Randolph Fire Station No. 2	920 North Main Street	1950	Fire Department
Randolph High School	70 Memorial Parkway	1950	School Department
Randolph/Holbrook Water Works	275 Pond Street	1889	Randolph/Holbrook Boards of Health
Senior & Veteran Center (McNeill School)	16 Fencourt Avenue	1931	Town Manager
Stetson Hall	0 Crawford Square	1842	Trustees of Stetson Hall
Tower Hill School	0 Lafayette Street	1928	School Department
Town Hall (Stetson Grade School)	41 South Main Street	1911	Town Manager
Town Offices	1 Turner Lane	1961	Town Manager
Town work shop	0 Webster Street	1960	Town Manager
Turner Free Library	2 North Main Street	1966	Turner Library Trustees

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## SCHOOLS

Management of Randolph schools falls under the School Department. In 2011, the Randolph Town Council commissioned a report, the *Randolph School Facilities & Educational Master Plan*. The goal of the School Master Plan was to assess the condition of Randolph's school facilities and develop both a long-range capital repair program and an educational plan. The School Master Plan made recommendations for renovations and reuse of each school. Six options were developed for possible reconfiguring of the school facilities in Randolph to meet current needs and future goals. Some of the options included decommissioning and demolishing the Lyons Elementary School (which has a unique floor plan), and decommissioning and selling the Donovan School. The Devine Elementary School was closed four years ago and was not factored into the recommendations.



Pauline Building, ca. 1900.

The oldest school building, the Pauline Building (1900), was originally constructed as a school and is now in use as a maintenance facility for the town which houses carpentry and metal shops. The Tower Hill School (1928) was renovated in 2006 when it was leased to a state agency.

This lease expires in 2018 and the school may revert back to the town. The building was not factored into the School Master Plan. The McNeill School (1930) is now used as the Senior & Veterans Center, and its maintenance budget is overseen by the Town Manager.



Tower Hill School, 1928.

## OTHER TOWN BUILDINGS AND SITES

### Stetson Hall and Civil War Soldier's Monument



Stetson Hall, 1842.

Stetson Hall (1842) has undergone extensive renovations made possible, in part, by CPA funds. The Trustees of Stetson Hall oversee the maintenance of Stetson Hall, and manage a Fund dedicated to that purpose. Part of the cost of maintaining Stetson Hall is defrayed by income generated from renting office space on the first floor. The Fund is also used to maintain the Civil War Soldier's Monument (1911).

### Randolph/Holbrook Water Works

This building, built in 1889, is jointly owned and managed by the Public Works Departments of Randolph and Holbrook. Both towns jointly staff the building and provide funds for maintenance.



Randolph Water Works, 1889.





Corkin Building, ca. 1925.

### **Corkin Building for Immunization**

The Corkin Building for Immunization (ca. 1925) was deeded to the town in trust by the Corkin family. The trust stipulates that the building be used for public health purposes. Management of the building is overseen by the Corkin Trustees, whose members include the Randolph Town Manager and the Director of the Board of Health. The building is currently rented to the Randolph Women, Infants and Children (WIC) Program, and the rental income is put towards a maintenance fund. The building was partially renovated in 2004 with a new roof, masonry repointing, and internal improvements. According to the Director of Public Health, John McVeigh, the building is currently in fair condition, and some of the repointing is beginning to fail.

### **Fire Stations**

According to Chief Foley, both Fire Station No. 2 (1950) and the Central Fire Station (1956) have been extensively remodeled and/or expanded, but both are currently in poor condition. An architect has been hired to begin a plan for a new building that would consolidate the fire and police departments. It is unclear if either existing station would be rehabilitated or reused.

### **Turner Free Library**

The budget for maintenance of the Turner Free Library (1966) is prepared by the Librarian and funded by the town, the Trustees of Turner Library endowment, and state aid. The building is well-maintained, but in need of capital improvements, including new windows, for which CPA funds have been sought.



Turner Free Library, 1966.

## **TOWN-OWNED PUBLIC SPACES**



Powers Farm Park.

### **Powers Farm Park**

With the purchase of Powers Farm in 2009, the Town of Randolph now owns this important heritage landscape. While the town completes the renovation of the farm into a recreation resource, the Town Planner is overseeing the improvements. Once completed, the Recreation Department will be responsible for its maintenance.

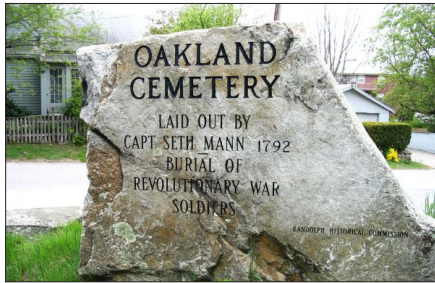
### **Street Improvements to Crawford Square**

Public street improvements, including sidewalks, street furniture, and lighting are typically not historically significant, but can have a significant impact on enhancing historic places and sites. In Randolph, the Department of Public Works is responsible for the maintenance of street improvements, including recent work done to enhance the historic character of Crawford Square. According to the DPW Director, David Zecchini, there may be a need for an increased budget for future maintenance of these new street improvements.

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### Town Work Shop, Town Offices, Elderly Housing, Joseph Zapustas Ice Arena

The remaining mid-20th century town-owned properties require further research to determine their historical significance and current condition.



Oakland Cemetery

### Oakland Cemetery

While all of Randolph's cemeteries are privately owned, the DPW has assumed some responsibility in maintaining Oakland Cemetery, and the Historical Commission has organized volunteer clean-up efforts.

## E. Town Staff Support for Historic Preservation

Randolph's Historical Commission currently does not receive town staff support. The Commission has been granted the use of an office in Stetson Hall for meetings and storage of historic artifacts and documents. The Historical Commission receives a small budget, primarily to fund advertising for demolition hearings as they may be needed. The Town has used CPA funds to hire preservation consultants to complete local preservation planning projects, including expanding the survey and the hiring of consultants for this Preservation Plan. Local volunteers have also been instrumental in past efforts including, most notably, completion of building surveys.

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## VIII. RANDOLPH TODAY - ISSUES AND OPPORTUNITIES

### A. Public Awareness of Preservation

While this Plan will include recommendations for new education initiatives, Randolph residents and town officials have shown their interest in Randolph's history and historic resources, and support for historic preservation, in a variety of ways over the years. In addition, a number of educational tools have been developed to raise local awareness about Randolph's built environment and history.

#### Publications and Videos

Documentation of Randolph's history has been made available to the public in a number of books. The most recent, and most widely read, is Henry Cooke's *Beneath the Elms. A Pictorial History of Randolph*, published in 1993. That same year, a video of Randolph history was produced by Meta Lyons entitled *Randolph, Mass.: a Video History*. Starting in 2006, a popular ongoing video series has been produced by Randolph Community Television called *Wandering Randolph with Ken Simmons*, copies of which are available at the Turner Free Library.

#### Randolph Historical Commission Marker Program

The Randolph Historical Commission (RHC) has worked with owners of some of Randolph's most historic buildings to install an historic marker. To date, approximately four houses have markers, but the program is currently inactive.

#### 2001 Master Plan

As detailed in Section VI of this Plan, evidence of Randolph's support for historic preservation can be found in the 2001 Master Plan. Research for that plan included the distribution of a survey town-wide. When asked - "Do you think that historic buildings, sites, or districts in Randolph should be preserved?" - 86% (or 953 people) responded in the affirmative.

#### Community Preservation Act

Another indication of the town's support for historic preservation was demonstrated four years later when Town Meeting voted to adopt the Community Preservation Act. Since the CPA was adopted in 2005, Town Meeting and now Town Council have approved the funding of over twenty historic preservation projects. A list of those projects can be found in Section VII of this Plan.

#### Friends of Randolph History Facebook Page

A Facebook page has been created to promote Randolph's history, raise awareness about local preservation issues, and connect Randolph preservation advocates and history buffs to each other. To date, there have been 138 "friends" for this page.

#### Randolph Preservation Plan Community Meetings and Survey

Preparation of this Plan included public outreach to assess community awareness and support for preservation today. The RHC held a public meeting in February, 2013, and again in April. The content of this Plan was discussed as well as an overview of what constitutes preservation planning. The attendees included members of the Town Council, town staff, Women's Club members, and local residents.

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A short survey was distributed to participants at the end of the community meetings. In addition, the survey was distributed to members of the Zoning Board of Appeals, the Planning Board, the Cultural Council, posted on the Friends of Randolph History Facebook page, and made available to visitors of the Turner Free Library.

In all, there were 40 respondents. The following is a summary of the results.

1. *In your view, how important are these historic features in defining the character and quality of life in Randolph?*

*(1-most important, 2-somewhat important, 3-less important)*

*Historic Residential Areas      Farms & Open Spaces*

*Archaeological Sites          Randolph Center*

*Cemeteries                      North Main Street*

Analysis: On average, the respondents felt that each of the listed resources or resources types were between most important and somewhat important. The resource type that was considered the most important was Historic Residential Areas, followed closely by North Main Street.

2. *Which resources do you believe are most threatened by inappropriate changes or loss?*

*(1-most threatened, 2-somewhat threatened, 3-less threatened, 4-I don't know enough to say)*

*Historic Residential Areas      Farms & Open Spaces*

*Archaeological Sites          Randolph Center*

*Cemeteries                      North Main Street*

Analysis: When asked to what degree respondents thought each resource or resource type was threatened, the average, similar to Question 1, was between most threatened and somewhat threatened for all but Cemeteries. Historic Residential Areas and North Main Street were deemed to be the most threatened. Only cemeteries were felt to be somewhat less threatened.

3. *The Randolph Historical Commission has undertaken many preservation-related initiatives since its establishment in the early 1970s. In your opinion, which of these efforts has had the greatest impact on preserving the town's historic character?*

*(1-greatest impact, 2-modest impact, 3-small impact, 4-I don't know enough to say)*

*Inventory of Historic Resources (the Survey)*

*National Register Individual & District Designations*

*Adoption of Demolition Delay Bylaw*

*Restoration of Stetson Hall*

*Attempt to create local historic district along North Main Street*

*Educational programs*

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Analysis: When asked what the relative impact was of past preservation-related initiatives in Randolph, the renovation of Stetson Hall was ranked as having the greatest impact by almost all who responded. Interestingly, educational programs were ranked as having the least impact. This result may suggest that there has been an insufficient amount of educational programming, rather than meaning that past educational efforts have been ineffective.

This question was also intended to identify how aware residents were of preservation activities that have taken place in Randolph. A considerable number responded that they did not know enough to rank the impact of these activities. Respondents were most aware of the Stetson Hall renovation (77%), and least aware of the National Register program and the attempt to create a local historic district along North Main Street (54%). This may suggest, again, that education is an important component for achieving future preservation planning goals.

4. *Randolph employs the following tools and techniques for ensuring preservation of the town's historic character. Which of these do you believe have the greatest impact? (1-greatest impact, 2-modest impact, 3-small impact, 4-I don't know enough to say)*

*Inventory of Historic Properties*

*Demolition Delay Bylaw*

*Community Preservation Act - Historic Preservation Projects*

*National Register Districts and Individual Listings*

*Village Center Zoning for Crawford Square*

Analysis: The Community Preservation Act was voted as having the greatest impact as a preservation planning tool, and the National Register program was voted as having the least impact. In general, respondents were aware of these tools and techniques, although 23% did not know enough about the Demolition Delay bylaw, the National Register program, or the Crawford Square Village Center Zoning.

Finally, respondents were asked to include any other comments they had about the importance of Randolph's historic resources, or the role the town should play in protecting them. Of those who responded, many indicated that education was critical to achieving preservation planning goals. The following is a sample of responses:

“Education is key, especially because many of the residents are new to town...”

“[Historic preservation] is very important to the character of the community – [we] need well-developed educational programs...”

“I do not think the town is aggressive enough in implementing or trying to implement rules to protect [historic resources] and I think we need to do more education.”

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## **B. Current Trends and Planning Issues**

The following is a summary of trends and issues that have impacted historic resources in Randolph in the past or may impact the ability to implement preservation planning recommendations in the future.

### **Randolph's Demographics**

Randolph's history has included the tradition of welcoming new ethnic and racial communities beginning with the Irish immigrants of the 19th century who came to work in the boot factories and continuing into the 20th century when Randolph absorbed successive waves of Jewish, African American and Asian families. Today 41.6% of Randolph's 32,000 residents are white, 38.3% are African American, 12.4% are Asian, 6.4% are Hispanic, and 3.7% from other races.

The challenge this presents for preservation planning is that many of Randolph's residents have only lived here for one generation. Even as they are adding their own stories to the town, and often living in one of Randolph's older homes, they may not yet feel a connection to Randolph's history or appreciation for the significance of the historic resources found here. One of the goals of the Historical Commission will be to engage all segments of the Randolph community.

### **Lack of Protection**

The Randolph Historical Commission has developed this Plan in recognition of the fact that, while some preservation planning has been accomplished in Randolph, almost all of the historic resources listed in the Street Index are vulnerable to inappropriate alterations or loss. The Demolition of Historic Buildings bylaw does provide a small degree of protection, as outlined in Section VII of this Plan, but is rarely used. There are currently no local historic districts in Randolph, which provide the greatest degree of protection; and there are only a few resources listed in the National Register which, while providing only a small degree of protection, can raise community awareness.

### **Condition of Resources**

Part of the process of creating this Plan was conducting a "windshield survey." This meant driving down every street in Randolph to determine which buildings are historic and whether they need additional research and/or protection. The Street Index found in the Appendix was one of the products of that work, which has been used to generate Survey recommendations found in Section IX of this Plan.

The windshield survey also gave the consultants an opportunity to assess the overall condition of Randolph's historic resources. In general, the resources identified in the Street Index were in good to fair condition. Of the 380 buildings that have been surveyed to date, 10 have since been demolished. Of the approximately 1,680 resources in the Street Index, a small percentage appear to have been significantly altered by new materials or major changes to the building form. However, many buildings have lost important features or materials such as windows, siding, and ornamental trim.

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### **Development Pressures and Zoning Issues**

Many of Randolph's historic neighborhoods and subdivisions appear stable. However, in some cases, smaller, potentially historic houses are being replaced by larger houses. This is especially the case in post-WW II subdivisions which are often characterized by a uniformity of small-scale buildings. An improving economy may bring additional redevelopment pressures.

As outlined in Section VII of this Plan, Randolph's residential zoning allows setbacks that are inconsistent with the historic building pattern. Some of Randolph's older historic streets have houses that are consistently located closer to the street than zoning allows. In a few cases, when one of these houses has been replaced, the new house has been set farther back on the lot, detracting from the uniform historic streetscape.

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## IX. RECOMMENDATIONS

Randolph has an abundance of historic resources that contribute to its sense of place, economy, and way of life. However, the majority of these resources remain inadequately researched and protected. The primary goal of this Preservation Plan is to develop a series of recommendations to guide the Randolph Historical Commission (RHC) and the town. These recommendations cover the three elements of preservation planning: Identification, Evaluation and Protection. Recommendations are also provided to support the RHC's ability to meet its mission.

### A. Identification - Survey

In order to generate a comprehensive list of Survey recommendations, the consultants conducted a "windshield survey." To conduct the windshield survey, a list was generated from the Randolph Assessor's database of all buildings built in 1965 or before. This age cut-off was chosen because buildings must generally be at least 50 years old to be considered for listing in the National Register, and using the date of 1965 (as opposed to 1963) was deemed to be a more suitable date to account for the time it might take to conduct the survey work recommended in this Plan. The consultants then drove along each road in Randolph to view the buildings on the list and compared their observations with Assessor's data, including dates, style or form, and condition. The consultants also viewed those buildings on the list for which an MHC Survey Form had been prepared in the past and noted changes, including those which are no longer extant. This information was collected into a Street Index which can be found in the Appendix along with an explanation of MHC Survey Methodology.

Survey recommendations are organized into three categories: High Priority, Medium Priority and Low Priority. Explanations of the priority decisions are provided below. Accomplishing these recommendations will require a series of phases. Possible funding sources include Community Preservation Act funds and the MHC's Survey and Planning Grant Program which provides 50/50 matching grants to support historic preservation planning activities in local communities. See the MHC website for additional information at <http://www.sec.state.ma.us/mhc/mhchpp/Surveyandplanning.htm>.

The survey of archaeological resources is also an important component of survey work that should only be undertaken by qualified consultants. A town-wide archaeological reconnaissance-level survey is included as a recommendation of Medium Priority. A brief explanation of that process is included.

Town-owned resources are also considered. Survey recommendations for these resources also have a Medium Priority, including some that have previously been surveyed. However, based on information gathered from the School Plan, referred to in Section VII.D, and discussions with town departments, certain town-owned resources might be sold, re-purposed or demolished. If the RHC learns that one of these buildings is threatened, preparation of a survey form should become a High Priority. An annotated list of all town-owned buildings over 50 years old, including survey recommendations, is provided in the Appendix.



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## RECOMMENDATIONS

### 1. High Priority

#### Building Forms (69)

- a. Resources with an Assessor date of 18th c. or early 19th c. unless severely altered (i.e. new materials, altered form).  
Note: In many cases, Assessor dates appear incorrect based on the windshield survey. For example, there are some houses with mid 20th century dates which have granite ashlar foundations, and size and scale consistent with 18th or 19th century construction. These houses were identified for priority recommendation as well.
- b. Buildings that are well-preserved examples of a 19th century style or form, and buildings that represent a less common or unusual building form, style or material. For example, 10 Jasper Lane is a rare example of the Shingle Style in Randolph, and 353 High Street is a modest gable-front house which is constructed with stone facades.
- c. Unsurveyed buildings within the potential North Main Street local historic district.
- d. Buildings surveyed between 1977 and 1981 and now recommended for further study for National Register (“nr-ar” in Street Index). The older surveys utilized an outdated MHC form and have insufficient architectural descriptions and outdated photographs and, in some cases, insufficient historical narratives.

#### Area Forms (14)

- a. Priority has been given to Areas that have a concentration of 19th century resources. Many areas with the highest concentration of 19th century resources have already been surveyed. Recommendations here include additional areas where there may be less integrity due to changes of building materials, unsympathetic additions and 20th century infill, but still retain a concentration of 19th century resources and should be documented.
- b. Priority has also been given to streets that contain a high concentration of intact early 20th century resources. Similar to the decision made in 2007-2008 Survey Phase to focus on the most intact 19th century streets, priority should now be given to the most intact early 20th century streets, including streets with a cohesive collection of Bungalows, Four Square and Colonial Revival-style houses.

#### Burial Ground Forms (3)

Central Cemetery, Oakland Cemetery, St. Mary’s Cemetery.

### 2. Medium Priority

#### Building Forms (167)

- a. All remaining resources listed as 19th century unless significantly altered with new materials and/or altered form.

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- b. Intact examples of early 20th century houses (e.g. Bungalows, Four Square, Colonial Revival Capes) not part of an Area.
  - c. Remaining Building forms prepared between 1977 and 1981. These surveys utilized an outdated MHC form and have insufficient architectural descriptions and outdated photographs and, in some cases, insufficient historical narrative. Note: Forms prepared by Henry Cook, IV (“RHChc”) do not require updating, but new photographs are recommended.
  - d. Early 20th century commercial buildings, unless significantly altered.
  - e. Town-owned buildings, including mid 20th century schools.

#### **Area Forms (17)**

- a. Areas with a concentration of early 20th century houses (Bungalow, Four Square, Cape) which are less cohesive or intact than Priority Areas, but which are a collection of resources that represent a period of development, and one area that is a farm.
- b. Smaller collections of early 20th century resources, e.g. Areas with 4-6 buildings.
- c. One post-WW II Area, Army Street, a collection of military housing with a unique form that appear threatened.

#### **Burial Ground Form (1)**

Linwood Memorial Park/Temple Emanuel.

#### **Archaeology**

A town-wide reconnaissance-level archaeological assessment survey by a qualified and experience archaeological consulting firm is recommended. The survey would identify areas that are likely to have important archaeological sites to assist town planners and residents when making decisions about land development proposals or land conservation opportunities arise. A town-wide survey would identify important areas that could be prioritized by the town for protection, and provide recommendations for archaeological resource protection. Acquisition of undeveloped land for open space, passive recreation and conservation assists to protect archaeological sites. Land conservation projects are the best means to protect the remaining sites in the town until a town-wide survey is completed. CPC funds could be used to accomplish this task. Possible funding sources include the Community Preservation Act funds and the MHC’s Survey and Planning Grant Program.

#### **Town-owned Resources**

- Tower Hill School, 0 Lafayette Street, 1928
- McNeill Elementary School, 16 Fencourt Avenue, 1931, (MHC #40, 1978)
- Devine Elementary School, 0 Old Street, 1932
- Corkin Building for Immunization, 19 North Main Street, 1940, (MHC # 38, 1978)

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- Randolph High School, 70 Memorial Parkway, 1950
  - Randolph Administration Building, 70 Memorial Parkway, ca. 1950
  - Randolph Fire Station #2, 920 North Main Street, ca. 1950
  - Central Fire Station, 10 Memorial Parkway, 1954
  - Lyons Elementary School, 0 Vesey Road, 1957
  - Town Workshop, 0 Webster Street, 1960
  - Town Offices, 1 Turner Lane, 1961
  - Martin E. Young School, 0 Lou Courtney Drive, 1962
  - Donovan Elementary School, 0 Reed Street, 1962
  - John F. Kennedy School, 20 Hurley Drive, 1965
  - Turner Free Library, 2 North Main Street, 1966
  - Elderly Housing, 1 Elderly Drive, 1967
  - Community Middle School, 0 High Street, 1968

### 3. Low Priority

#### **Building Forms (77)**

- a. All remaining 18th century or early 19th century resources that are significantly altered, but may possess historical significance.
- b. Isolated early 20th century resources that are altered but still representative of a style or form.

#### **Area Forms (12)**

- a. 19th and early 20th century areas which are less cohesive or have resources more highly altered, but still constitute a cohesive collection of resources.
- b. Post-WW II subdivisions or streets with a cohesive collection of building styles and forms.

Note: There are no current recommendations to update existing Area Forms, but if one of these Areas is recommended for a local historic district, the preparation of Building forms for each resource may become a priority.

## **B. Evaluation - National Register**

In Massachusetts, the process for National Register listing usually begins with completion of an MHC survey form. If the surveyor determines that a resource is potentially eligible for National Register listing, the surveyor completes a National Register Eligibility Statement as part of the form. The survey form is then submitted to the MHC. If requested by the consultant, owner or local historical commission, MHC staff will review the survey form and eligibility statement and decide whether to issue a concurring opinion of National Register eligibility. If MHC staff concurs with eligibility, the National Register nomination form can be prepared by the community and submitted to the MHC for its review and formal approval at a public hearing. The nomination is then sent to the National Park Service for its approval. If approved by the National Park

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Service, the building, district or site is then listed in the National Register. This process typically takes approximately two-three years. It is recommended that consultants write National Register nominations. Possible funding sources include Community Preservation Act funds and the MHC's Survey and Planning Grant Program.

## RECOMMENDATIONS

The following is a list of buildings, districts and sites which, in the opinion of prior surveyors and current consultants, might be eligible for listing in the National Register. These recommendations are also included in the Street Index found in the Appendix.

### 1. National Register Recommendations from Prior Consultants

The following resource was recommended for National Register consideration by Turk Tracey & Larry Architects, who conducted survey work in 2001:



**Boston Higashi School, 800 North Main Street (Area E)**

The Boston Higashi School is a multi-building campus including the brick three-story Colonial Revival style Magennis and Cushing buildings, built in 1904 and 1923 respectively. The complex is significant as a rare example of a large institutional campus and historically significant for its original use as the Boston School for the Deaf from 1904 to 1994.

The following resources were recommended for National Register consideration by Kathleen Kelly Broomer, who conducted survey work in 2007-2008:



**Mount Pleasant Square Area (Area J)**

The Mount Pleasant Square Area is significant as an example of residential development in Randolph during the second half of the 19th century, and encompasses fine examples of the Greek Revival, Italianate, and Victorian Eclectic styles. Many residents were employed in the boot and shoe industry, or the building trades.



**23-25 North Street (MHC #18, part of North Street Area, Area K)**

The Matthew Clark House, built ca. 1840, is one of the better preserved, large-scale Greek Revival buildings in Randolph and one of the earliest examples of a two-family house. The house was associated with the Clark family from its construction to the 1930s. Matthew Clark was a shoe manufacturer, working with various partners at Randolph-based shoe concerns in the 19th century.



**94 North Street** (MHC #342, part of North Street Area, Area K)

The architecturally distinctive Greek Revival house at 94 North Street, built ca. 1840, is a fine example of its type in Randolph illustrating another form of a mid 19th century two-family house. The house is known to have been associated from at least the 1870s through the early 20th century with George Dench, who in 1891 served as sexton of St. Mary's Cemetery.



**120 North Main Street**, Church of the Unity/Trinity Episcopal Church (MHC #126)

The Church of Unity was built for Randolph's Unitarian parish ca. 1889-1892 and was acquired by the local Episcopal parish, Trinity Episcopal Church (originally known as Church of the Unity). This altered Shingle-style church is the product of late 19th-century design, as reconstructed following a fire in 1944. No other church building associated with the Unitarian Church or the Episcopal Church has been identified to date in Randolph.



**211 North Main Street**, St. Mary's Rectory (MHC #127)

St. Mary's Rectory appears to be the oldest extant building associated with the Catholic Church in Randolph. As an early center for Irish Catholic settlement south of Boston, due in large part to the employment opportunities afforded by the town's boot and shoe industry, St. Mary's was one of the earliest Roman Catholic parishes outside the city of Boston. The building is also a rare local example of the Second Empire style.



**831 North Street**, Rufus A. Thayer House (MHC #146)

The Rufus Thayer House, built in 1850, is a fine example of the Italianate style, and one of the best of the Italianate dwellings in Randolph. The house is known for its association with Rufus Thayer, a farmer.



**150 South Main Street**, Linfield House (MHC #134)

The Linfield House, built in 1865, is significant architecturally in Randolph as one of the finest examples of the town's larger, gable-front Greek Revival-style houses.



**184 South Main Street**, Wentworth-Alden House (MHC #137)

The Wentworth-Alden House, built in 1835, is significant for its associations with families prominent in Randolph from the mid 19th through the mid 20th centuries. The house is also an exceptionally fine example of the Greek Revival style in the town, and incorporates some elements associated with the Italianate style, as also seen on the attached barn.



**350 South Main Street** (MHC #244)

The Knight House at 350 South Main Street, built in 1850, is associated with mid 19th century bootmakers in Randolph, and is among the better detailed Italianate-style houses in Randolph. The connecting 1½-story gable-front barn shares similar ornamental detailing with the main block and is a significant surviving outbuilding in Randolph.



**483 South Main Street** (MHC #245)

The Federal-period house at 483 South Main Street, built in 1825, is a comparatively well preserved full-Cape for its period in Randolph. The building also is remarkable for its long-term ownership by two families associated with this village on the Randolph-Avon line.



**721 South Main Street** (MHC #247)

The Linfield-Cooke House at 721 South Main Street, built ca. 1851, is a fine example of a Greek Revival cottage. The house is significant for its long-term association with the Linfield family, among the early settlers of this village on the Randolph-Avon line. The Linfields were farmers and shoe-makers.



**333 West Street, Silas Alden House** (MHC #149)

The Silas Alden House, built in 1810, is a Federal-style house important for its associations with some of Randolph's most prominent families in the 19th and early 20th centuries, among them the Aldens, Thayers, and Claffs.



**660 North Street, Royal Stetson House** (late 18th c.) **DEMOLISHED**

The Royal Stetson House was very significant architecturally in Randolph, as one of the finest examples of the town's 1 ½-story, center-chimney Cape houses from the 18th century. Its association with the Stetson family, among Randolph's most prominent, added to its importance in the town's history. The house was recommended for individual listing on the National Register.



**70 Lafayette Street, Lafayette Street District #6 School** (1852) **DEMOLISHED**

The second of three consecutive public schools built at Tower Hill, and the oldest surviving, the Lafayette Street School historically had been a major feature of the village at Tower Hill. Its simple architectural design is typical of mid 19th century school buildings. The school was recommended for individual listing on the National Register.

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## 2. Properties Recommended for Additional Research by Prior Consultants

Kathleen Broomer recommended that the following resources may be eligible for National Register listing, but found that they required additional research:



### **Tower Hill Area – High and Lafayette Street (MHC #97-124)**

Tower Hill is a 19th century village centered on the intersection of High and Lafayette Streets originally dominated by farms and now largely residential in character. The area's settlement is associated with members of the Tower family. High Street was established in 1805 as the South Boston and Taunton Turnpike, making Tower Hill a stop on a Federal-period regional thoroughfare, and was the site boot and shoe factories.



### **661 North Street, Jacques House (MHC #144)**

The Jacques House, built in 1850, is highly significant example of Greek Revival-style architecture in Randolph with a well-preserved landscaped setting. Additional research is needed, but the property has been in the Jacques family since at least 1932.



### **26 Woodlawn Street, Seth Bradley House (MHC #150)**

This well preserved house at 26 Woodlawn Street is one of Randolph's best examples of the Queen Anne style. The house, built ca. 1895, was part of a 15-lot subdivision created in 1894 by John V. Beal of Randolph. Seth Bradley and his wife, Hannah, owned the property until 1922.



### **North Main Street LHD Study Area (331/360 to 611/618 North Main Street)**

The town had sought local historic district protection for this section of North Main Street in 2003. Both Kathleen Kelly Broomer and the current consultants believe this area is highly likely to be eligible for the National Register. The Street Index includes prioritized recommendations for new or updated Building forms within this area because it is likely to be considered for a local historic district as well.

Note: National Register listing should only be considered if efforts to adopt a local historic district are unsuccessful. Adopting a local historic district along North Main Street, as described below, is a priority of this Preservation Plan.

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### 3. National Register Recommendations from Current Consultants

The current consultants concur with the findings of the prior consultants, and recommend that the following Area, prepared by Kathleen Kelly Broomer, be considered for National Register eligibility. Broomer did not prepare a National Register eligibility statement, but the consultants believe this Area deserves additional consideration:



#### **North Street (Area K)**

This is a cohesive collection of 19th century houses, more modest than South or North Main Street but still representative of 19th century residential development patterns connected to the boot and shoe industry. Most resources have intact forms with some replacement of materials and new additions.

Based on observations made during the windshield survey of this consultancy, the current consultants recommend that the following districts and buildings be considered for National Register eligibility:



#### **South Main Street from 56 to 254 South Main Street**

This section of South Main Street contains a cohesive collection of late 18th and 19th century dwellings reflecting development near town center. The west side of the street is less cohesive than the east but still includes a number of intact 19th century resources and a few surviving 18th century resources. Survey Recommendations in this Plan include priority recommendations for new or updated Building forms within this potential district.



#### **754 North Street, Ebenezer Hollis House (MHC #19, 1804)**

This intact two-story hipped roof Federal house, built in 1804, is a rare surviving example of the style and form in East Randolph. The house passed to the Holbrook family in the mid 19th century. They were connected with the shoe manufacturing industry, and portions the house were possibly used for manufacturing.



#### **Central Cemetery**

Randolph's oldest burying ground is highly likely to be eligible for the National Register.



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## **PRIORITY RECOMMENDATIONS**

A primary goal of National Register listing is to raise awareness and educate the public. For that reason, the RHC should focus its efforts on listing some of Randolph's most historic and most visible resources. An additional consideration is owner support. For individual buildings, the owner must be in favor of the National Register listing. For National Register districts, if a majority of property owners within the proposed district boundaries object in writing, then the district nomination may not proceed.

### **a. South Main Street**

Establishing a National Register district south of Randolph Center will bring attention to a collection of some of Randolph's oldest extant residential resources along one of its most travelled streets. It is unknown whether there would be support for such a district from property owners. The RHC should proceed with Survey recommendations for this potential district and obtain an eligibility opinion from the MHC. The RHC can then mount a campaign to educate and gain support for such a district.

### **b. Boston Higashi School, 800 North Main Street (Area E)**

Listing this school on the National Register was included as a recommendation in the 2001 Master Plan. It is not known if the school supports National Register listing at this time.

### **c. Central Cemetery**

National Register-listing for Randolph's oldest cemetery will increase the ability to raise funds for maintenance and restoration.

### **d. Individual Property Recommendations**

The RHC should meet with owners of buildings recommended for National Register listing to educate them about the meaning and advantages of being listed in the National Register, and to gauge their interest in pursuing a nomination.

## **C. Protection - Local Regulations and Education**

### **1. Local Historic District**

To date, Randolph has not adopted a local historic district. See Section VII.C for a history of Randolph's attempt in 2003 to adopt a local historic district along a portion of North Main Street.

Districts adopted pursuant to Mass. Gen. Laws Ch. 40C are adopted by a 2/3 vote of Town Council following completion of a Study Report by a Council-appointed Study Committee. To be most effective, Local Historic Districts Commissions should write design review guidelines to assist historic district commissioners and applicants in the review process. MHC has published guidebooks explaining the process for adoption and administration of local historic districts which is available on the MHC website: <http://www.sec.state.ma.us/mhc/mhcpdf/establishinglocalhistoricdistricts.pdf>. Some communities hire consultants to assist in the preparation of the required Historic District Study Report. Possible funding sources include Community Preservation Act funds and the MHC's Survey and Planning Grant Program.

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## RECOMMENDATION

### Consider adopting North Main Street Historic District

The RHC should request the Town Council to appoint an Historic District Study Committee to begin the process of determining whether local historic district designation is appropriate for North Main Street. The consultants recommend an approximate southern boundary of 331 North Main Street (on the east side) and 360 North Main Street (on the west side), and a northern boundary of 611 North Main Street (on the east side) and 618 North Main Street (on the west side) at Vesey Road. This section of North Main Street represents the most intact collection of mid to late 19th century architecture in Randolph, including many “high style” examples of Victorian-era residential architecture. The loss of character-defining ornamental details on many of these buildings would represent a significant loss to this highly-visible section of North Main Street.



North Main Street

Once the Study Committee is adopted, the RHC will play an important role in educating residents and owners within the proposed district and gauging overall support.

## 2. Demolition Delay Bylaw

As described in Section VII.C, Randolph has a demolition delay bylaw with a 6 month delay period. In practice, many communities have found a 6 month delay to be an insufficient incentive for owners to reconsider demolition. As a result, some communities have extended the delay period from 6 months to 12 or even 18 months, and they are finding these longer delays are more effective.

## RECOMMENDATIONS

### a. Monitor Effectiveness of 6 Month Delay

Randolph’s Demolition Delay bylaw has not yet been tested for its effectiveness. If the 6 month delay proves to be ineffective, the RHC should consider working with the Town Planner and Town Council to extend the delay period.

### b. Expand and Distribute RHC’s Cultural Resource Inventory

The RHC should maintain and expand the Cultural Resource List to reflect the Survey Recommendations in this Plan. The RHC prepared a “Century List” of buildings over 100 years old when the bylaw was adopted and provided that list to the Building Commissioner. This List should be combined with the Street Index found in the Appendix of this Plan to create a more comprehensive Cultural Resource Inventory.

### c. Consider Reducing the Building Age Threshold from 100 to 50 Years Old

The RHC should monitor the demolition of all buildings 50 years or older and determine whether important early to mid 20th century buildings are being demolished. If that is the case, the RHC should consider working with the Town Planner and Town Council to expand the building age threshold for review under the Demolition Delay bylaw from 100 to 50 years old.

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### 3. Demolition by Neglect

Randolph's demolition delay bylaw was amended to include a demolition by neglect provision, which is described in Section VII.C. To date, the RHC has not referred any buildings to the Building Department pursuant to this bylaw.

#### RECOMMENDATION

##### Monitor Condition of Historic Buildings

The RHC should develop a process to monitor historic buildings pursuant to this bylaw.

### 4. Zoning Bylaws

Two components of the Randolph zoning bylaw should be addressed for their potential impact on historic resources. First, Randolph has an unusually comprehensive Site Plan and Design Review bylaw governing all buildings except single-family dwellings. This bylaw could have a significant impact on Randolph's historic resources. Second, the current setback requirements for Randolph's historic residential streets are potentially incompatible with historic siting patterns. See Section VII.C for additional explanation these zoning bylaw provisions.

#### RECOMMENDATIONS

##### a. Monitor Impact of Site Plan and Design Review Process on Historic Resources

The Randolph zoning bylaw was amended in 2011 to replace the Design Review Board with a multi-tiered comprehensive review process administered by the Town Planner, Planning Board and Town Council. The RHC should ask to be notified when any buildings on the Randolph Street Index in the Appendix of this Plan are subject to review under this provision.

##### b. Amend Residential District Setback Provision, Section 200-28.A (2)

The RHC should work with the Town Planner, Planning Board and Town Council to amend Section 200-28.A (2) to allow for relief from strict adherence to the 25' setback to match the setback of adjacent historic houses. This was also recommended in the 2001 Master Plan; the Housing section stated that "(d)esign guidelines and setback requirements should ensure that new residential development visually fits within the character of existing neighborhoods." Zoning amendments require a 2/3 majority vote by the Town Council.

### 5. Community Preservation Act

Adoption of the Community Preservation Act in Randolph has led to the restoration and protection of some of Randolph's most significant historic resources. A list of CPA-funded historic preservation projects to date is provided in Section VII.C. According the CPA, "historic resource" is defined as "a building, structure, vessel real property, document or artifact that is listed on the state register of historic places *or has been determined by the local historic preservation commission to be significant in the history, archaeology, architecture or culture of a city or town* (emphasis added)."

#### RECOMMENDATION

##### Amend CPC Application to Reflect RHC Role

The RHC should work with the CPC to amend the CPC application to reflect RHC's role in determining whether a building is historic pursuant to the CPA.

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## 6. Town-owned Buildings

The Town of Randolph owns a number of buildings and resources that are, or might be, historically and architecturally significant. This Plan looked at all town-owned buildings that were approximately 50 years or older - the list can be found in Section VII.D of this Plan. In addition to Survey recommendations outlined above, the following actions are recommended to ensure better protection of town-owned resources.

### RECOMMENDATIONS

#### a. Establish RHC Role in Maintenance of Town-owned Buildings

The RHC should meet with the Town Council to discuss establishing a formal RHC role to monitor maintenance and alterations of the town's historic buildings.

#### b. Monitor Sale, Demolition or Adaptive Reuse of Town-owned Buildings

The RHC should monitor town plans for the sale, demolition or adaptive reuse of town-owned buildings. It may be appropriate for the RHC to advocate for the imposition of a preservation restriction on an architecturally significant building that is to be sold, or lobby for the protection of town resources that are to be demolished.

At present, the following buildings may be subject to sale, demolition or adaptive reuse:

- Tower Hill School, 0 Lafayette Street, 1928
- Devine Elementary School, 0 Old Street, 1932
- Randolph Administration Building, 70 Memorial Parkway, ca. 1950
- Randolph Fire Station #2, 920 North Main Street, ca. 1950
- Central Fire Station, 10 Memorial Parkway, 1954
- Lyons Elementary School, 0 Vesey Road, 1957
- Donovan Elementary School, 0 Reed Street, 1962

## 7. Education

The more people know about Randolph's historic resources, the more they will care about achieving preservation goals. Education is one of the most effective preservation planning tools to protect those resources, and education is a core element of the RHC's mandate. Possible funding sources, if needed, are included with individual recommendations.

### RECOMMENDATIONS

#### a. Use Inventory of Historic Assets (Survey) as Educational Tool

As the RHC continues to expand the number of historic buildings that have been surveyed, an updated set of survey forms should be placed in binders and kept with other local history resources at the Turner Free Library. In addition, a link to MHC's MACRIS database of scanned survey forms should also be made available on the town web site.

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**b. Create a Greater RHC Presence on the Town Website**

The Historical Commission page on the town website should be expanded to include links to additional documents, including this Preservation Plan, the MHC database of survey forms (MACRIS), and the Friends of Randolph Facebook page.

**c. Integrate Historic Resources Data into Town GIS Database**

The Town Planner and RHC should seek funding to purchase the GIS data files necessary to integrate information about Randolph's historic buildings and sites into the town's GIS database. The ability to accurately map historic buildings and sites, including those that have been surveyed or are recommended for future survey, can serve as both an educational and planning tool. Town GIS expenses are typically funded through the annual budget.

**d. Re-establish Historic Marker Program**

Historic markers have been installed on a few of Randolph's most historically significant buildings, but this program is currently inactive. The RHC should consider restarting and expanding this program. Possible funding sources include the RHC's existing or expanded budget.

**e. Establish Historic Street Signage Program**

Many communities install signage at the entrance points to demarcate National Register and local historic district boundaries. As with historic markers, this type of signage can provide a daily reminder to residents about their historic resources. Examples of such signage, including design, color, size, materials and placement can be found throughout the Commonwealth. In many towns, the Department of Public Works is able to work with the Historical Commission in the design, manufacturing and installation of such signage.

**f. Maintain Presence on the Friends of Randolph Facebook Page**

The Friends of Randolph Facebook page has proven to be very popular. The RHC has begun to use this form of social media to get its message out to the community. The Commission should continue to use the Facebook page to educate the community about Randolph history, and the goals and accomplishments of the Commission.

**g. Participate in Mass Memories Road Show**

The Mass Memories Road Show, developed by UMass Boston, is an event-based public history project that digitizes personal photos and memories shared by the residents of participant towns. Over thirty communities have brought the Road Show to their community, including neighboring Stoughton in May, 2013. The RHC, possibly working with the Randolph Womens Club, could take a lead role in introducing this program to the town. For more information see <http://www.massmemories.net>.

**h. Curate Educational and Interpretive Displays**

The RHC has successfully mounted exhibits in display cases in Turner Free Library. This practice should be continued and expanded to include placement of interpretive displays in other highly visible public spaces, such as Town Hall and the High School. Possible funding sources include the RHC's existing or expanded budget.

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**i. Develop Educational Programming**

The RHC should develop educational units on Randolph's history and historic resources. As noted in Section VIII of this Plan, many families in Randolph are first generation residents of Randolph. Educating both adults and school children will help to bridge that gap of awareness about their town. Possible funding sources include the RHC's budget and the Randolph Cultural Council's annual grants.

**D. Capacity Building for Randolph Historical Commission**

The majority of recommendations in this Preservation Plan require action by the RHC. The RHC has accomplished many goals in the past, but to move forward it will need to increase its productivity and obtain additional support from the town.

**RECOMMENDATIONS**

**1. Educate Board Members about Preservation Planning Tools**

There are many publications available to further educate RHC board members about preservation planning tools. The MHC has many publications on its web site, including explanations of the Survey and the National Register. Commission members should continually educate themselves about Randolph's history and historic resources. Many publications are available, including Henry Cook's book, *Beneath the Elms, A Pictorial History of Randolph*, and the survey forms which can be viewed on the MHC's database, MACRIS.

**2. Join Masshist Listserv**

The MHC maintains a listserv for historical commission and historic district commission members that has proven to be an excellent forum for historical commission and historic district commission members throughout the state to ask their peers questions and share experiences on a wide variety of topics. All members of the RHC should join the Masshist listserv; contact Chris Skelly at the MHC, [Christopher.Skelly@state.ma.us](mailto:Christopher.Skelly@state.ma.us) for instructions on how to join.

**3. Maximize Commission Performance**

No one board member will be able to accomplish all recommendations in this Plan. Commission members that have an interest in specific recommendations should be encouraged to pursue them individually or by creating a sub-committee. In addition, the RHC should consider changing the composition of the board from seven full members to five full members and two alternates in order to ensure quorums at meetings.

**4. Integrate Preservation Plan into Randolph Master Plan**

The Commission should incorporate this Plan into other town planning documents. Most importantly, the recommendations in this plan should be incorporated into the town's Master Plan when that plan is updated. In the interim, the RHC should work with the Town Administrator and Town Council to educate them about this plan.

**5. Seek Town Staff Support**

At present, the RHC does not benefit from town staff support. As the RHC works to accomplish the recommendations in this plan, they should explore whether, and to what degree, town staff support is needed.

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## **6. Expand Working Relationships with Town Staff**

One of the primary goals of local historical commissions is to advocate for historic resources within town government. The RHC should develop relationships with other town departments and educate town staff about the RHC's mission and the goals of this Plan.

## **7. Establish Separate Mailing Budget**

The RHC currently operates with a nominal budget (\$400) which can only be used for abutter mailings and advertisements in a local newspaper when it is required to hold a public hearing pursuant to a Ch. 87 Demolition Delay case. Because the annual budget is low and fixed, this limits the number of hearings they can afford to hold every year and thereby limits the RHC's ability to carry out its regulatory mandates. The town administration should consider funding mailings out of the town budget and allow the RHC to be able to hold as many hearings as are required in a given year. The RHC can then use its small budget to accomplish preservation planning and educational goals. An alternative solution would be to amend the Demolition Delay bylaw to remove the local newspaper advertisement requirement.

## **8. Become a Certified Local Government**

The Certified Local Government Program is a federal, state and local government historic preservation partnership administered by the Massachusetts Historical Commission (MHC), pursuant to the National Historic Preservation Act. To become certified, a local government must demonstrate that it meets basic program requirements. This includes the establishment of a local historic district, the appointment of a qualified historic preservation commission, the initiation or continuation of a program for the survey and inventory of local historic resources, and public participation in local historic preservation programs. CLG status offers local governments eligibility to apply for a portion of the State's allocation of the federal Historic Preservation Fund which is specifically earmarked for certified local governments; a stronger role in the process of nominating properties to the National Register; the opportunity for increased technical assistance from the MHC, including training workshops specifically targeted to certified local governments; and official acknowledgement of the local government's commitment to historic preservation. Once Randolph has adopted a local historic district, they should contact MHC staff for further advice on obtaining CLG certification.

## **9. Expand Partnerships with Randolph Womens Club and Randolph Historical Society**

The 1806 Jonathan Belcher House is home to the Randolph Women's Club (formerly The Ladies Library Association), which has been headquartered there since 1911. The Belcher House is also used for meetings of the Randolph Historical Society. The Historical Society, has been active in the past, primarily with programs on local history, but its membership has declined. The RHC's relationship with these organizations should be further developed to accomplish shared goals.

## **10. Regional Meetings with Local Historical Commissions**

The RHC should periodically hold joint meetings with local historical commissions in neighboring towns to share experiences and information. These meetings could be held at Stetson Hall.

## **11. Revisit Recommendations Periodically**

This Preservation Plan is not a static document. These recommendations should serve as a guide moving forward over the next five years. The plan should also be revisited annually to gauge RHC accomplishments, revisit priorities, and make necessary adjustments.

## X. ACTION PLAN

The following Action Plan summarizes the Recommendations contained in Section IX, including groups or individuals who would play a role in implementing the Recommendation, and funding sources if needed. A key to the abbreviations is provided immediately following the Action Plan.

RECOMMENDATION	RESPONSIBLE GROUP(S)	FUNDING SOURCE(S)	YEAR 1	YEARS 2-3	YEARS 4-5
<b>IDENTIFICATION</b>					
<b>A. SURVEY</b>					
1. Expand Inventory of Historic Assets (Survey)	RHC	CPC, MHC S&P	X		
<b>EVALUATION</b>					
<b>B. NATIONAL REGISTER</b>					
1. South Main Street	RHC	CPC, MHC S&P		X	
2. Boston Higashi School, 800 North Main Street	RHC	CPC, MHC S&P		X	
3. Oakland Cemetery,	RHC	CPC, MHC S&P		X	
4. Central Cemetery, North Street	RHC	CPC, MHC S&P			X
5. Individual Properties	RHC	CPC, MHC S&P			X
<b>PROTECTION</b>					
<b>C. LOCAL HISTORIC DISTRICT</b>					
1. Ask Town Council to Appoint Historic District Study Committee for North Main Street	RHC, TC	CPC, MHC S&P	X		
<b>D. DEMOLITION DELAY (Chapter 87)</b>					
1. Monitor Effectiveness of 6 Month Delay	RHC		X		
2. Expand and Distribute RHC's Cultural Resource Inventory, Incorporate Street Index	RHC		X		



3. Consider Reducing Building Age Threshold from 100 to 50 Years Old	RHC			X
<b>E. DEMOLITION BY NEGLECT (Chapter 87)</b>				
1. Monitor Condition of Historic Buildings	RHC		X	
<b>F. ZONING BYLAWS</b>				
1. Monitor Impact of Site Plan and Design Review Process on Historic Resources, Use Street Index	RHC, TP		X	
2. Amend Residential District Setback Provision, Section 200-28.A (2)	RHC, PC, TP, TC			X
<b>G. COMMUNITY PRESERVATION ACT</b>				
1. Amend CPC Application to Reflect RHC Role	RHC, CPC		X	
<b>H. TOWN-OWNED HISTORIC PROPERTIES</b>				
1. Survey Town-owned Buildings	RHC	CPC, MHC S&P		X
2. Establish RHC Role in Maintenance of Town-owned Buildings	RHC, RSD, TA			X
3. Monitor Sale, Demolition or Adaptive Reuse of Town-owned Buildings	RHC		X	
<b>I. EDUCATION AND AWARENESS</b>				
1. Use Survey as Educational Tool	RHC			X
3. Integrate Historic Resources Data into Town GIS Database for Mapping	RHC, TP	TB		X
4. Re-establish Historic Marker Program	RHC			X
5. Establish Historic Signage Program	RHC, DPW	TB		X

6. Maintain Presence on the Friends of Randolph Facebook Page	RHC		X	
7. Participate in Mass Memories Road Show	RHC, RWC	RHCB, RCCG		X
8. Curate Educational and Interpretive Displays	RHC		X	
9. Develop and Implement Educational Programs	RHC, RSD, RCC			X

**J. ARCHAEOLOGY**

1. Hire Professional Archeologist to Document Archeological Resources	RHC	CPC, MHC S&P		X
2. Consider Adoption of Archeology Bylaw and Programs to Protect Archeology Resources	RHC			X

**K. RHC Capacity Building**

1. Educate Board Members about Preservation Planning Tools	RHC		X	
2. Join Masshist Listserv	RHC		X	
3. Maximize Commission Performance, Consider Changing Board Composition	RHC		X	
5. Seek Town Staff Support, Establish Town Staff Liaison	RHC, TP, TA			X
6. Expand Working Relationships with Town Staff	RHC, TP, TA, BI		X	
7. Establish Separate Mailing Budget	RHC, TA, TC	TB		X
8. Become a Certified Local Government	RHC			X
9. Expand Partnerships with Randolph Women's Club and Randolph Historical Society	RHC, RWC, RHS			X
10. Hold Regional Meetings of Local Historical Commissions at Stetson Hall	RHC		X	
11. Revisit Recommendations Periodically	RHC			X

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**Abbreviations Key:**

BI	Building Inspector	RHCB	Randolph Historical Commission Budget
CPC	Community Preservation Committee	RHS	Randolph Historical Society
DPW	Department of Public Works	RSD	Randolph School Department
MHC S&P	Mass. Historical Commission Survey & Planning Grant	RWC	Randolph Womens Club
PC	Planning Commission	TA	Town Administrator
RCC	Randolph Cultural Council	TB	Town Budget
RCCG	Randolph Cultural Council Grant	TC	Town Council
RHC	Randolph Historical Commission	TP	Town Planner

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## Online Resources

www.ancestry.com is a membership service that can show you census and voting records; birth, marriage and death records, military records, immigration and travel records.

www.archives.gov/boston/ The National Archives – Northeast Region headquarters, 380 Trapelo Road, Waltham. Some information can be found online through some paid services; such as the 1940 census can be viewed online without signing up or paying a fee. Other information is available only at the site or on purchased microfilm.

www.censusrecords.com Census records are available on this site; however you must register to see the original document. When you search for a particular name you will learn how many census records are available for the person in the state in which you are searching. Basic information about the record such as county and age of the person in the census year is given.

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