

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

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

N-06-36	Boston North		
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Town/City: Medford

Place: (*neighborhood or village*): Hillside

Photograph



Address: 28 Winter Street

Historic Name: Randall – Bailey House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1889-1890

Source: deeds, maps

Style/Form: altered/ end house

Architect/Builder: unknown

Exterior Material:

Foundation: parged

Wall/Trim: brick and vinyl/ vinyl

Roof: asphalt shingle

Outbuildings/Secondary Structures: none

Locus Map (*north is up*)



Major Alterations (*with dates*): Layers of alteration, post 1979.

Condition: fair

Moved: no yes **Date:**

Acreage: 0.18 acre

Setting: Dense mix of late-19th through early 20th century residential use.

Recorded by: John D. Clemson

Organization: Medford Historical Commission

Date (*month / year*): March 2023

INVENTORY FORM B CONTINUATION SHEET

MEDFORD

28 WINTER STREET

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Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

(This area of Hillside, including area form MDF.AI, Cotting Street, was not recommended for NR listing and the area does not appear to retain enough integrity for a recommendation now)

ARCHITECTURAL DESCRIPTION:

The Randall-Bailey House, built between 1889 and 1890, is a two-and-a-half story end house under a steep gable. A comparison of Sanborn maps reproduced below and its current appearance and footprint suggest the building has undergone a series of enlargements and remodelings since ca. 1979. City building department records appear to be incomplete; the only permit is for the demolition of a garage in 1956. A comparison of the 1950 Sanborn map, reproduced below, suggests the house was expanded toward the rear after that date and probably after the house changed hands in 1979. This rear pile is similar in massing to the front but is slightly wider, projecting on the right, and taller.

Currently this 20-foot-wide house has a brick veneer façade and a full front porch, also of brick, supported by segmental arches. The porch and a balcony at its flat roof has a wrought iron balustrade held in place by brick posts. The rest of the building is sheathed in vinyl clapboards. Window openings in the façade have been altered to accept a tripart picture window in the first level and an aluminum slider off the balcony. An arched opening with a fixed or hopper sash in the attic may be original. Elsewhere the fenestration pattern is regular but all sash and doors have been replaced. Despite alterations the house was, according to period maps, the first built on Winter Street and remained the only building there until after 1910, so is worthy of documentation and study.

The frontage of this wide lot is demarcated by a low brick wall topped by a wrought iron fence held in place by brick posts. The drive to the left of the house is guarded by a high wrought iron gate supported by brick pillars capped by decorative cast stone spheres. The front garden and side yard appear to be paved in concrete. A lawn to the left of the drive is surrounded by a low hedgerow. The surrounding neighborhood, built out by 1936, is lined by two-family houses typical of that period of the city's development.

HISTORICAL NARRATIVE

In 1885 two parcels of land running between Cotting Street and a proposed road that would become Winter Street, with 80 feet of frontage on each and an approximately 187 foot depth, were acquired by Frank E Randall of Medford from Seba A Holton of Falmouth. Consideration was \$1,600 and the description included buildings. This likely referred to 27 Cotting Street (see MDF.AI, MDF.1061, continuation sheet 8). By 1890 Frank Randall resided at "rear" 5 Cotting, suggesting he occupied the subject house and rented the front house at 27 Cotting before it was renumbered. His residence was listed as rear 27 Cotting until 1900 but by 1909 was living in the front house at 27 Cotting. In 1900 Winter Street remained "proposed" and was not fully depicted until 1910 (Sanborn).¹

Franklin Eugene Randall (1849-1922) was a native of Cambridge and a son of carpenter Oliver P and Helen J Randall, both natives of Maine. He worked for most of his career as a machinist for the Boston and Maine Railroad. In 1887 he married Ida F Towle (1857-1930) and in 1900 their household included two children, Eugene F (born 1892) and Gertrude (born 1894). At that time the front house on Cotting was occupied by widow, Emily W Rugg (born 1837), a native of Maine, and her step-grandson William C Rugg (born 1880), a fish salesman. After Randall moved to the Cotting Street house by 1909 the subject house at 28 Winter became occupied by his daughter, Gertrude, who married Willis L Bailey, a native of Westbrook, Maine, a collector, trucker and later foreman with Whipple & Co, 115 Chelsea Street Boston, where he worked for several decades. According to the 1875 Boston directory this was a teaming and later trucking company. Throughout the 1930s, when they rented, and 1940s, when they owned, the house was occupied by this family. In 1940 they were joined by Gertrude's brother, Eugene F Randall, who was a research engineer and radio expert. When a third generation of the family, the children of

¹ MCSRD 1690:210 (1885). Earlier deeds identified owners to 1872, including Caroline M Knight, the wife of Helon H Knight of Chelsea (deed reference is incorrect/ illegible); Martha Ann, Henry and Charles G Parsons of Chelsea (1233:431, 1872); John S and Emily Morse (1589:193, 1882) and Seba A Holton (1690:210, 1885); Ancestry.com: 1890, 1909 Medford city directories; 1900 Federal Census.

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Gertrude and Willis Bailey, Willis Bailey and Gertrude Freeley, sold the property in 1979, the deed referenced the probate records of Frank E and Ida F Randall and Gertrude R Bailey, establishing they had inherited the property. Since the current owners acquired it in 1979 the building appears to have undergone several layers of change.²

BIBLIOGRAPHY and/or REFERENCES

Maps and atlases:

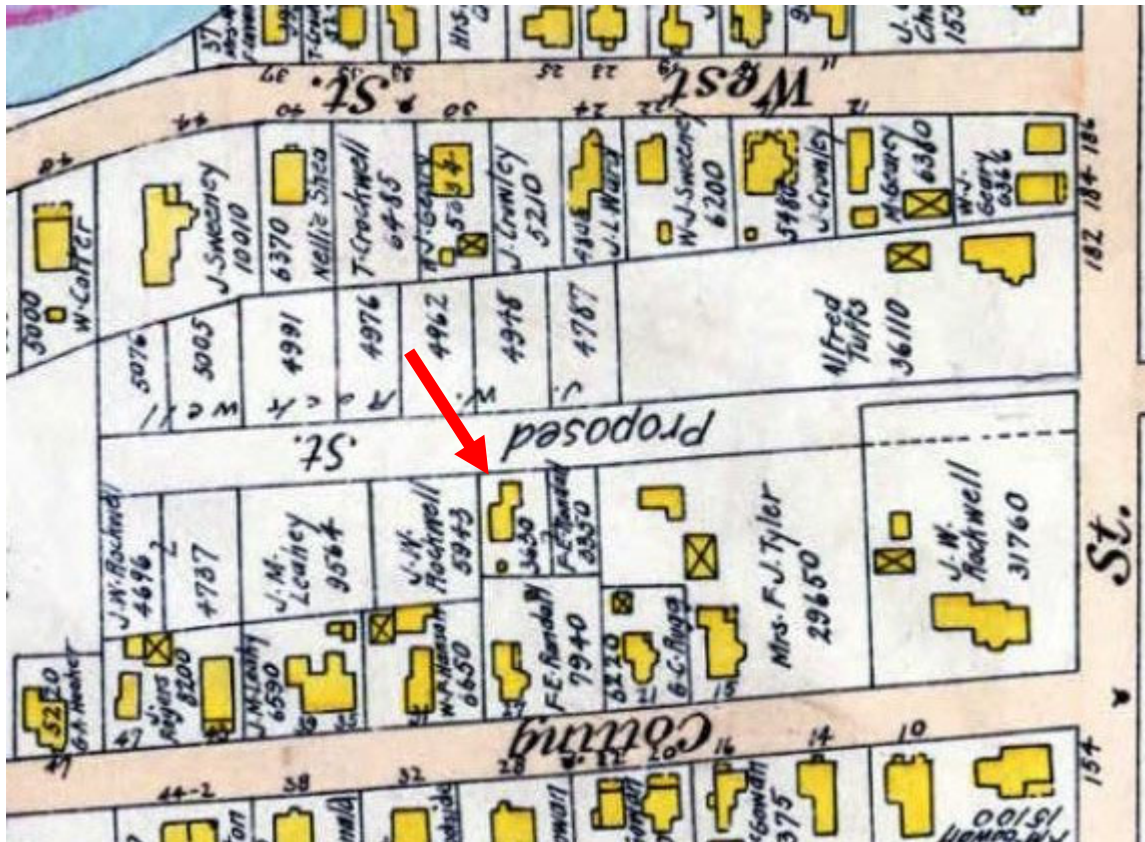
- 1855 H.F. Walling. "Map of Medford...."
- 1875 F. W. Beers, *County Atlas of Middlesex, Massachusetts*.
- 1880 O. H. Bailey [Bird's Eye View of] Medford.
- 1889 Geo. H. Walker & Co., *Atlas of Middlesex County, Massachusetts*.
- 1898 Geo. W. Stady & Co., *Atlas of the City of Medford...*
- 1900 Geo. W. Stady & Co., *Atlas of Middlesex County, Massachusetts, Volume 1*.
- 1892, 1897, 1903, 1910, 1936, 1936-1950 Sanborn Insurance Atlases.

Ancestry.com: see footnotes

Charles Brooks and James M. Usher, *History of the Town of Medford, Middlesex County, Massachusetts, From its First Settlement in 1630 to 1855; Revised, Enlarged and Brought Down to 1885* (Rand, Avery & Co., 1886)

Middlesex County South Registry of Deeds, in notes as MCSRD book:page (date).

FIGURES



1898 Stady city atlas showing the initial depiction of the subject house on "proposed" Winter Street indicated by a red arrow. Note that the front house on Cotting at current number 27 is labeled "F.E. Randall," but he owned both properties. North is up.

² MCSRD 11793:79 (1970); 13705:602 (1979); 22275:570 (1992); 68406:140 (2016); 70237:148 (2020); Ancestry.com: 1920-1938 Medford city directories, inclusive; 1930, 1940 Federal Census; US WWI and WWII Draft Registration Cards (Willis Linwood Bailey).

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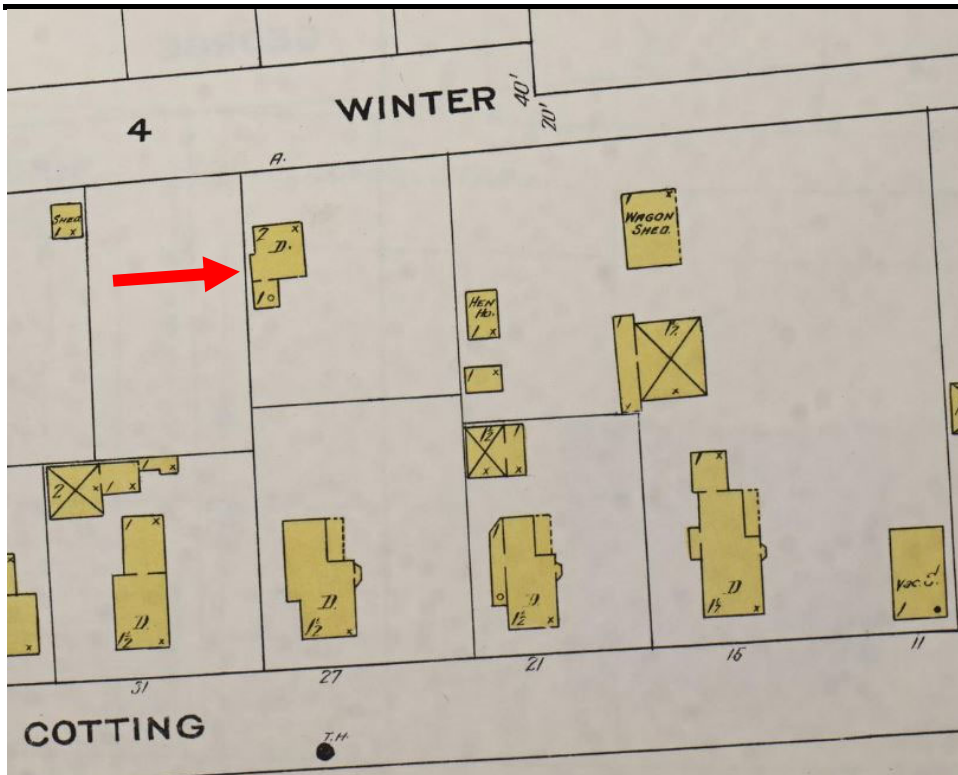
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1910 Sanborn map detail showing the original footprint indicated by a red arrow. The house retained this footprint through 1950. North is up.

