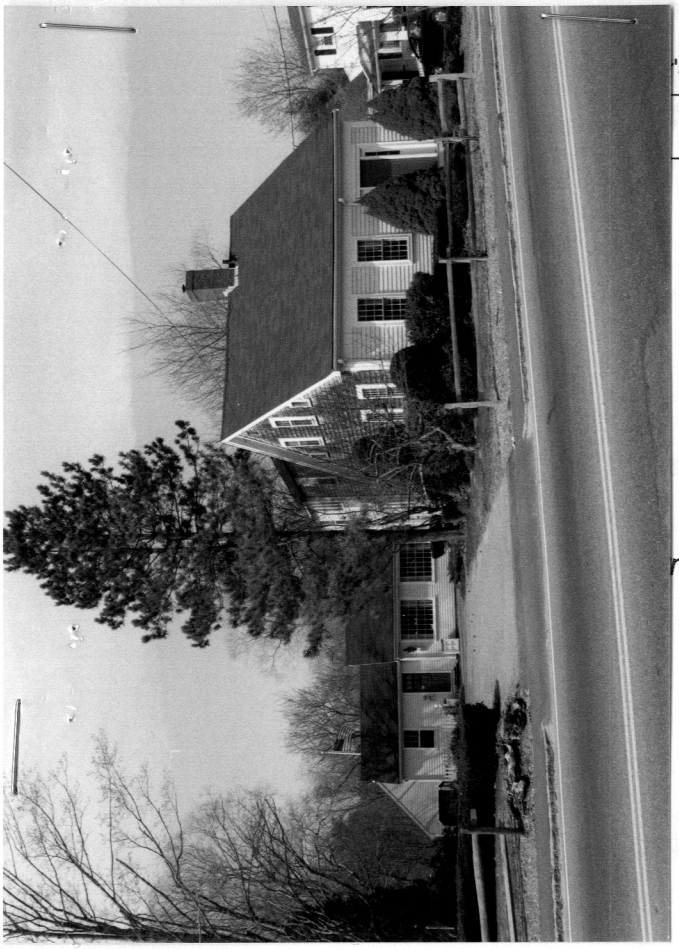
KIN.262



's number	USGS Quad	Area(s)	Form Number
			262

Town Kingston

Place *(neighborhood or village)*

Address 82 Summer Street

Historic Name

Uses: Present commercial

Original residence

Date of Construction c.1840

Source maps

Style/Form half cape

Architect/Builder

Exterior Material:

Foundation granite block

Wall/Trim wood shingles & clapboard

Roof asphalt shingles

Outbuildings/Secondary Structures
barn

Major Alterations *(with dates)*
gutted by fire in 1960's - rebuilt

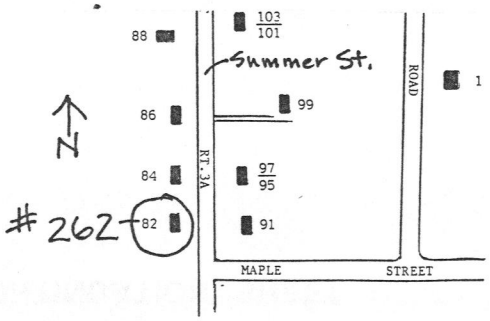
Condition good

Moved ☒ no ☐ yes Date

Acreage .5 acres

Setting
linear village near railroad

Sketch Map
Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Recorded by Deirdre Brotherson

Organization Kingston Historical Commission

Date *(month/year)* May 1998

RECEIVED
AUG 25 1998
MASS. HIST. COMM

Follow Massachusetts Historical Commission Survey Manual instructions when completing this form.

KIN.262

BUILDING FORM

ARCHITECTURAL DESCRIPTION ☒ *see continuation sheet*
Describe architectural features Evaluate the characteristics of this building in terms of other buildings within the community.

SEE CONTINUATION SHEET

HISTORICAL NARRATIVE ☒ *see continuation sheet*
Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

SEE CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES ☒ *see continuation sheet*

SEE CONTINUATION SHEET

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

INVENTORY FORM CONTINUATION SHEET

Community: Kingston

Property Address: 82 Summer Street

KN.262

Massachusetts Historical Commission
220 Morrissey Blvd.
Boston, Massachusetts 02125

Area(s)	FormNo.
	262

ARCHITECTURAL DESCRIPTION:

The residence at 82 Summer Street was built c.1840 as a half cape. This 3x4 bay, wood frame, 1-1/2 story building sits on a granite block foundation. The building is clad with wood clapboard and shingles. The side gable roof is covered with asphalt shingles. A brick chimney is located at the ridge, slightly off-center. The sidehall entrance contains a new steel door flanked by half sidelights. The windows contain 12/12 wood sash. The cornerboards are thin and flat. A rear ell and side ell now contain a medical office.

HISTORICAL NARRATIVE:

In 1876 the house was owned by Gresham Bradford but Frederick C. Bailey inhabited the building. By 1879 L.H. Keith held ownership of the property through the early 20th century. Fire gutted the house and barn in the 1960's and this building was rehabilitated. Most of the original fabric is gone but the half cape form remains intact.

BIBLIOGRAPHY:

Melville, Doris Johnson. Major Bradford's Town: A History of Kingston: 1726-1976. Kingston, MA., 1976. [KPL]

MAPS:

1726 Kingston. John Gray [MHC]
1795 A Plan of the Town of Kingston. John Gray. [MHC]
1820-30 Five School Districts [KPL]
1876 Town of Kingston. Boyden (w/directory). [KPL]
1876 Town of Kingston, Enlargement of Village. Boyden. [KPL]
1879 Atlas of Plymouth County. George E. Walker. [MHC]
1896 Bird's Eye View of Kingston [KPL & MSL]
1903 Atlas of Plymouth County. George E. Walker. [KPL]
Sanborn Insurance Company Maps:
Plymouth: 1896 June
1901 April (1896, 1901, 1906 include Kingston Village
1906 Feb. and Factories in Kingston)
Kingston: 1912 (6 sheets)
1925 (7 sheets)
1943 (7 sheets)
1954 (8 sheets)

PL-KING
U6S-PLYMOUTH
SECTA

KIN.262

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.	Form no.
	~~45~~ 262

1. Town Kingston

Address 82 Summer St.

Name

Present use dwelling one family and Optomitrist's office

Present owner

2. Description:

Date circa 1840

Source

Style half cape

Architect

Exterior wall fabric clapboard

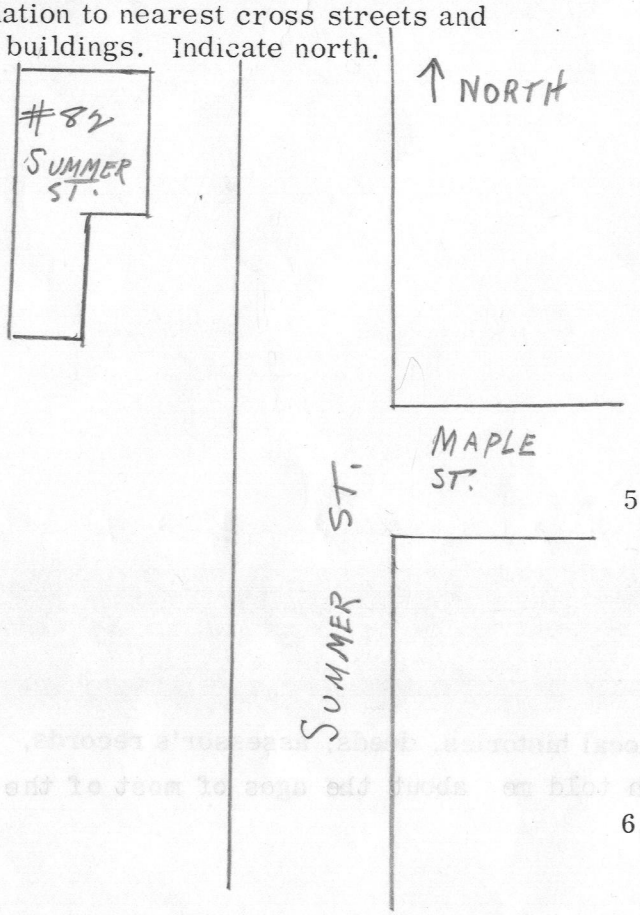
Outbuildings (describe) attached office

Other features

Altered fire gutted house Date 1960's barn also-

Moved Date

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



5. Lot size:

One acre or less x Over one acre

Approximate frontage 150 feet

Approximate distance of building from street 20 feet

6. Recorded by Margaret J. Warnsman

Organization Kingston Historical Commission Member

Date 12-15-78

(over)

37M-7-77

KIN.262

7. Original owner (if known) ~~not known~~ James Washburn

Original use farm house

Subsequent uses (if any) and dates one family dwelling-antique shop and Doctor's office

8. Themes (check as many as applicable)

Aboriginal	____	Conservation	____	Recreation	____
Agricultural	____	Education	____	Religion	____
Architectural	____	Exploration/ settlement	____	Science/ invention	____
The Arts	____	Industry	____	Social/ humanitarian	____
Commerce	____	Military	____	Transportation	____
Communication	____	Political	____		
Community development	____				

9. Historical significance (include explanation of themes checked above)

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.) Grandmother Washburn told me about the ages of most of the houses in the area.