

**FORM B - BUILDING**

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

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

Town Kingston

Place (neighborhood or village)

Address 14 Landing Road

Historic Name

Uses: Present Residence

Original Residence

Date of Construction 1984

Source

Style/Form Gambrel

Architect/Builder

Exterior Material:

Foundation Unknown

Wall/Trim Wood shingles

Roof Asphalt shingles

Outbuildings/Secondary Structures

Barn/Garage

Major Alterations (with dates)

Condition Good

Moved  no  yes Date

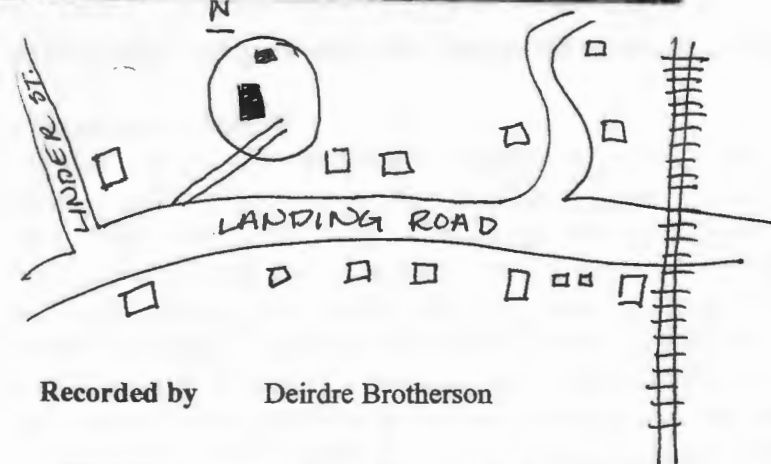
Acreage

Setting set off street up on hill

**RECEIVED**

DEC 14 2005

**MASS. HIST. COMM**



Recorded by Deirdre Brotherson

Organization Kingston Historical Commission

August 2

**BUILDING FORM**

**14 Landing Road, Kingston, MA**

**ARCHITECTURAL DESCRIPTION**  *see continuation sheet*

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

The residence at 14 Landing Road was built c.\*\*\*\*\* as a cape with a gambrel roof. This 4 x 3 bay, wood frame, two story building is rectangular in plan the foundation is not visible from the exterior of the house. The building is clad with new wood shingles. A large brick center chimney rises at the ridge. The gambrel roof is covered with asphalt shingles. A shed dormer projects from the roof and contains windows with 6/6 sash. At the center of the building a two story gambrel roof section contains a recessed entry. The entry contains a wood panel door with full sidelights and a broad molded top. The section above the entry contains a tripartite window with 6/6 rectangular sash. The first floor windows contain 12/12 wood sash with plain surrounds. The corner boards are thin and flat. The cornice is shallow with a molded drip edge. It appears that the house has had some alterations and additions to the rear of the building. A one story rectangular building and a gable roof building have been attached to the rear or side of the gambrel roof building.

A small two story barn and shed roof garage are at the rear of the property.

**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.*

**BIBLIOGRAPHY and/or REFERENCES**  *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.*

Vision ID: 2371

Account #

Bldg #: 1 of 2

Sec #: 1 of 1 Card 1 of 2

Print Date: 01/22/2004 14:16

KIN, 467

CURRENT OWNER		TOPO.	UTILITIES	STRT. ROAD	LOCATION	CURRENT ASSESSMENT			
DERBY SUSAN D & ALAN						Description	Code	Appraised Value	Assessed Value
14 LANDING RD						RES LAND	1010	138,200	138,200
KINGSTON, MA 02364						RESIDENTL.	1010	246,800	246,800
Additional Owners:						RESIDENTL.	1010	28,600	28,600
SUPPLEMENTAL DATA						<b>Total</b> 413,600 413,600			
Other ID:		GIS ID: 2371				ASSOC PID#			
Subdivision:									
Photo:									
Ward:									
Precinct:		0							

912 KINGSTON, MA

VISION

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)														
BR.	VOL	PAGE	SALE DATE	U/I	MT	SALE PRICE	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value						
DERBY SUSAN D & ALAN	LCC	102951	03/12/2003	U	I	1 1F															
DERBY SUSAN D & ALAN	24464/	314	03/12/2003	U	I	1 1F	2004	1010	138,200	2004	1010	138,200	2003	1010	95,100						
DERBY SUSAN D & ALAN TRUSTEES	LCC	97336	05/03/2000	U	I	1 1F	2004	1010	246,000	2004	1010	246,000	2003	1010	226,900						
DERBY SUSAN D	LCC	97335	05/03/2000	U	I	1 1F	2004	1010	28,600	2004	1010	28,600	2003	1010	24,500						
DERBY SUSAN D & ALAN TRUSTEES	18490/	110	05/03/2000	U	I	1 1F															
DERBY SUSAN D	18490/	108	05/03/2000	U	I	1 1F															
<b>Total:</b>							412,800			<b>Total:</b>			412,800			<b>Total:</b>			346,500		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
				30	SEWER CONTRACT	1	243	0
				30	SEWER CONT 4	1	243	0
				30	SEWER 4	1	243	0
<b>Total:</b>								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
NBHD SUB	NBHD NAME	STREET INDEX NAME	TRACT NO	BATCH
600/A				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	242,900
Appraised XF (B) Value (Bldg)	3,900
Appraised OB (L) Value (Bldg)	28,600
Appraised Land Value (Bldg)	134,200
Special Land Value	0
<b>Total Appraised Parcel Value</b>	<b>413,600</b>
Valuation Method:	0
Adjustment:	0
<b>Net Total Appraised Parcel Value</b>	<b>413,600</b>

NOTES	
INCL LOT 257	TO 1 UNIT SEE LETTER
OLD 6-258	IN FILE.
FY 96 NEW PLAN 94-868	
LAND COURT PLAN 6975B	
FY 2001 INC OLD 46-77-1	
FY 2000 SEWER ADJUSTMENT	

BUILDING PERMIT RECORD										VISIT/CILING HISTORY					
NO	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CD	Purpose/Result	
95-237	11/23/1995	AD	Addition	53,200		0		27X16 ADD	05/02/96			JJ	43	Change Reinspection	

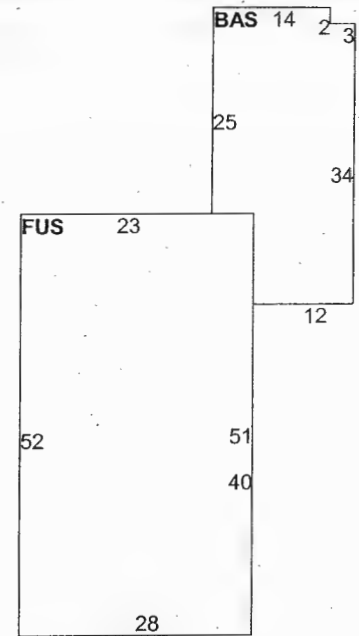
LAND LINE VALUATION SECTION																		
LN	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	L Factor	S.A.	S.G.	C. Factor	ST. Ids	Adj	Notes-Adj	Special Pricing	Adj. Unit Price	Land Value
1	1010	RES MDL-01					43,560	SF	2.57	1.00	6	6	1.00	600	1.20		3.08	134,200
<b>Total Card Land Units:</b>							1.00	AC	<b>Parcel Total Land Area:</b> 87,991 SF							<b>Land Value:</b>		134,200

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cl	Description	Element	Cl	Description
Style	63	Antique			
Model	01	Residential			
Grade	05	Good			
Stories	2	2 Stories			
Occupancy	1				
Exterior Wall 1	12	Cedar or Redwd			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms					
Bath Style					
Kitchen Style					
			<b>MIXED USE</b>		
			Code	Description	Percentage
			1010	RES MDL-01	100
			<b>COST/MARKET VALUATION</b>		
			Adj. Base Rate:	70.21	
			Section RCN:	247,837	
			Net Other Adj:	0.00	
			Replace Cost	247,837	
			AYB	1750	
			EVB	2000	
			Dep Code	B	
			Remodel Rating		
			Year Remodeled		
			Dep %		
			Physical Obslnc	0	
			Econ Obslnc	0	
			Cost Trend Factor	1	
			Status		
			% Complete		
			Overall % Cond	98	
			Apprais Val	242,900	
			Dep % Ovr	0	
			Dep Ovr Comment		
			Misc Imp Ovr	0	
			Misc Imp Ovr Comment		
			Cost to Cure Ovr	0	
			Cost to Cure Ovr Comment		

UBM[617]



OB-OUTBUILDING & YARD ITEMS(L) / NF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Code	Dep	Rt	Concl	%Concl	Appr Value
BRN	2 STORY			L	1,172	15.00	1984		0			50	8,800
FGR	GARAGE-GO			L	576	25.00	1995		1			100	13,400
FPL	2 STORY CHI			B	1	4,000.00	2000		1			100	3,900
PAT	PATIO-AVG			L	500	5.00	1985		0			25	600
SPL	VINYL/PLAS			L	512	19.00	1985		0			60	5,800

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec Value
BAS	First Floor	1,979	1,979	1,979	70.21	138,943
FUS	Upper Story, Finished	1,428	1,428	1,428	70.21	100,258
UBM	Basement, Unfinished	0	617	123	14.00	8,636
						247,837

KINGSTON #467  
14 LANDWATER

KIN.467



**MHC INVENTORY FORM CONTINUATION SHEET**

*MHC Inventory scanning project, 2008-2012*

MACRIS No. KIN.467

