

FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
	Plymouth		468

Town Kingston

Place (neighborhood or village) *KINGSTON*

Address 24 Landing Road

Historic Name

Uses: Present Residence

Original Residence

Date of Construction *1996*

Source

Style/Form Cape with attached garage

Architect/Builder

Exterior Material:

Foundation Concrete

Wall/Trim Wood shingles

Roof Asphalt shingles

Outbuildings/Secondary Structures

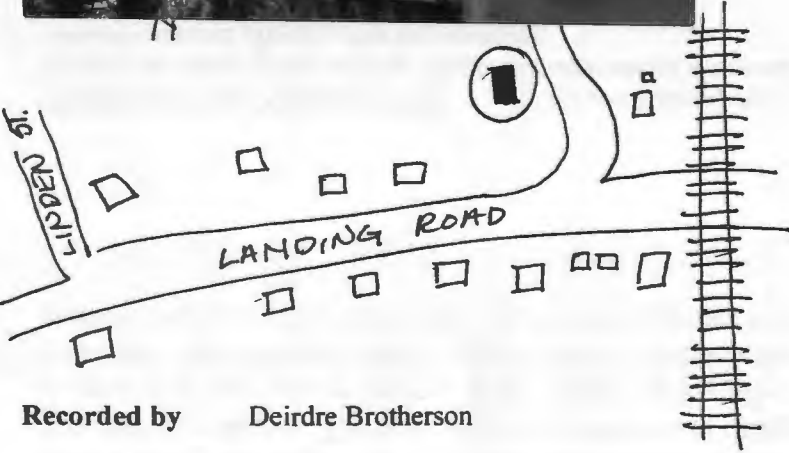
Major Alterations (with dates)

Condition Good

Moved **XX** no yes Date

Acreage

Setting Set off street up on rise in wooded area



Recorded by Deirdre Brotherson

Organization Kingston Historical Commission

Date (month / year) August 2003

RECEIVED

DEC 14 2005

MASS. HIST. COMM

BUILDING FORM

24 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 24 landing Road was built c.19** as a contemporary cape with an attached two stall garage, both have a side gable roof. This 5 x 3 bay, wood frame, one-and-a-half story building is rectangular in plan and sits on a concrete foundation. The building is clad with wood shingles. The side gable roof is covered with asphalt shingles. A brick chimney pierces the roof at the ridge, slightly off-center. The entrance contains a wood door with a flat surround. The windows contain 12/12 sash with flat surrounds. The corner boards are thin and flat. The cornice is shallow with a molded drip edge. The two stall garage is attached to the house via a small enclosed walkway.

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.

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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.*

Property Location: 24 LANDING RD

MAP ID: 46/ 86/ 11

Bldg Name:

State Use: 1010 **KIN 468**

Vision ID: 2380

Account #

Bldg #: 1 of 1 Sec #: 1 of 1 Cprd .1 of 1

Print Date: 01/22/2004 14:15

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
GOULD EDWARD B & PAMELA						Description	Code	Appraised Value	Assessed Value
24 LANDING RD						RES LAND	1010	127,600	127,600
KINGSTON, MA 02364						RESIDNTL	1010	174,600	174,600
Additional Owners:		SUPPLEMENTAL DATA							
Other ID: Subdivision Photo Ward Precinct 0		ASSOC PID#							
GIS ID: 2380					Total			302,200	302,200

912 KINGSTON, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
GOULD EDWARD B & PAMELA		05348/0087	05/10/1983	Q	I V		1 0 1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2004	1010	127,600	2004	1010	127,600	2003	1010	88,100
								2004	1010	174,200	2004	1010	174,200	2003	1010	120,000
								Total:		301,800	Total:		301,800	Total:		208,100

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
Total:								

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD					
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH	
600/A					

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	171,400
Appraised XF (B) Value (Bldg)	3,200
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	127,600
Special Land Value	0
Total Appraised Parcel Value	302,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	302,200

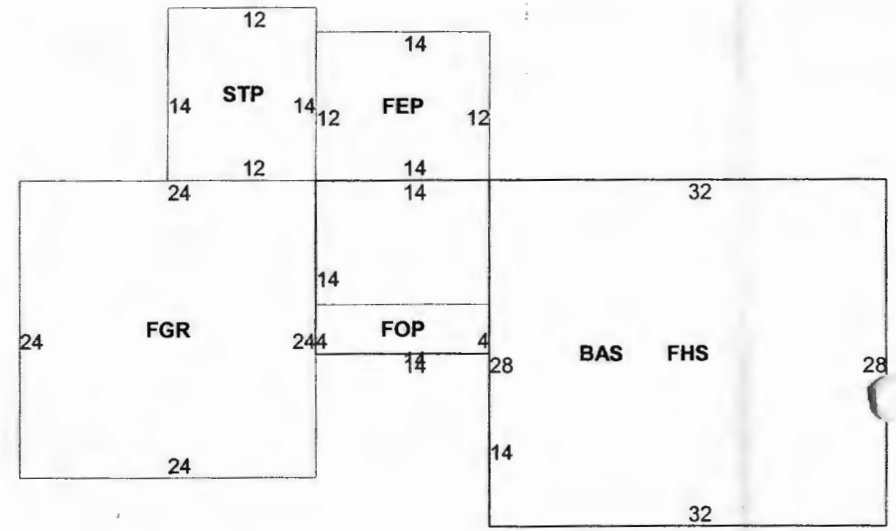
NOTES	
OLD 6-249A-0	

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY				
Per. ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
90-125	05/17/1990	RS	Residential	4,200		0								

LAND LINE VALUATION SECTION																		
B#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	S.O.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1010	RES MDL-01					43,560 SF	2.57	1.00	6	6	0.95	600	1.20	TOPO		2.93	127,600
1	1010	RES MDL-01					0.02 AC	3,600.00	1.00	6	6	0.50	600	1.20	TOPO		2,160.00	0
Total Card Land Units:							1.02 AC	Parcel Total Land Area:	44,431 SF								Total Land Value:	127,600

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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod				
Model	01		Residential				
Grade	04		Average +				
Stories	1.5		1 1/2 Stories				
Occupancy	1						
Exterior Wall 1	14		Wood Shingle				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	09		Pine/Soft Wood				
Interior Flr 2							
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bthrms	1						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms							
Bath Style							
Kitchen Style							
				MIXED USE			
				Code	Description		Percentage
				1010	RES MDL-01		100
				COST/MARKET VALUATION			
				Adj. Base Rate:			88.60
				Section. RCN:			182,346
				Net Other Adj:			0.00
				Replace Cost			182,346
				AYB			1983
				EYB			1996
				Dep Code			E
				Remodel Rating			
				Year Remodeled			
				Dep %			6
				Funcnl ObsInc			0
				Econ ObsInc			0
				Cost Trend Factor			1
				Status			
				% Complete			
				Overall % Cond			94
				Apprais Val			171,400
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL2	1.5 STORY CH			B	1	3,400.00	1996		1		100	3,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value	
BAS	First Floor	1,092	1,092	1,092	88.60	96,755	
FEP	Porch, Enclosed, Finished	0	168	118	62.23	10,455	
FGR	Garage, Finished	0	576	230	35.38	20,379	
FHS	Half Story, Finished	582	896	582	57.55	51,567	
FOP	Porch, Open, Finished	0	56	11	17.40	975	
STP	Stoop	0	168	25	13.19	2,215	
Ttl. Gross Liv/Lease Area:		1,674	2,956	2,058		182,346	

No Photo On Record