

FORM B - BUILDING



on
d
de of
ation

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

Plymouth 470

Town Kingston

Place (neighborhood or village) *Walden*

Address 38 Landing Road

Historic Name

Uses: Present Residence

Original Residence

Date of Construction 1925

Source Assessors records

Style/Form Cape

Architect/Builder

Exterior Material:

Foundation Unknown

Wall/Trim Wood shingles

Roof Wood shingles

Outbuildings/Secondary Structures

One stall hip roof garage

Major Alterations (with dates)

2003 - side wing windows altered

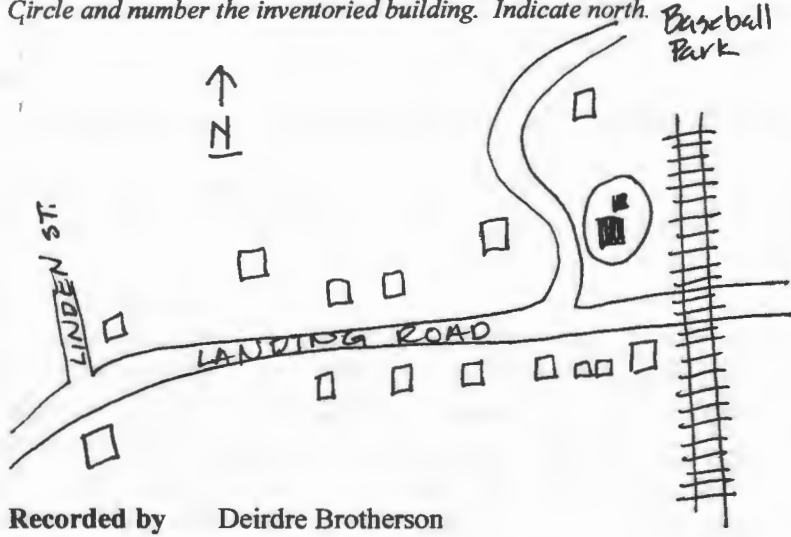
Condition Good

Moved **no** **yes** Date

Acreage .5 acre

Setting Set back from road, RR tracks run behind house

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) August 2003

RECEIVED
DEC 14 2005

MASS. HIST. COMM

BUILDING FORM**38 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 38 Landing Road was built in 1925 as a cape with a side ell with a side gable roof. This 4 x 2 bay, wood frame, one-and-a-half story building is rectangular in plan. The building is clad with wood shingles. The side gable roofs are covered with wood shingles. A single dormer projects from the front side roof slope and contains a single sash. A shed dormer projects along the rear roof slope. A brick chimney is located at the center roof ridge. The entrance is centered but recessed under a 2/3 porch. The porch roof is supported with turned posts. The entrance contains a plank door flanked by 3/4 sidelights with a molded surround with corner blocks. The windows contain 6/6 wood sash with flat surrounds. The side ell has recently been altered. The original casement windows have been replaced with a mix of paired and single 6/6 sash. A small 1 x 1 bay entry is attached to the side ell and contains a secondary entrance.

The one story, one stall garage has a hipped roof and sits to the rear side of the house. The garage is clad with wood shingles and shiplap siding on the sides.

The building at #40 Landing Road may have also been associated with this property but is now considered a separate lot.

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.

This house was built by Primo Garuti in 1925. The house has remained in the Garuti family ever since.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Assessors records

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

CURRENT OWNER					TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				
GARUTI P S 1 BROOK ST RLTY TR RUFFINI IA-38 LANDING RD RLTY 16 FOSTER LN KINGSTON, MA 02364									Description	Code	Appraised Value	Assessed Value	912 KINGSTON, MA
									RES LAND	1010	72,300	72,300	
									RESIDNTL	1010	101,600	101,600	
					SUPPLEMENTAL DATA				RESIDNTL	1010	4,500	4,500	VISION
Account #									Total		178,400	178,400	
Subdivision													
Photo													
Ward													
Precinct					0								
GIS ID:													

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)														
GARUTI P S 1 BROOK ST RLTY TR GARUTI PRIMO S JR &								BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								09679/0141	03/30/1990	U	I		1	1A								
								04846/0337	07/01/1980	U	I											
Total:								Total:														

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Type/Description	Amount	Code	Description	Number	Amount	Comm. Int.				
Total:											

NOTES												APPRAISED VALUE SUMMARY	
ECON=RR												Appraised Bldg. Value (Card)	100,200
												Appraised XF (B) Value (Bldg)	1,400
												Appraised OB (L) Value (Bldg)	4,500
												Appraised Land Value (Bldg)	72,300
												Special Land Value	
												Total Appraised Card Value	178,400
												Total Appraised Parcel Value	178,400
												Valuation Method:	Cost/Market Valuation
												Net Total Appraised Parcel Value	178,400

BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY			
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	ID	Cd.	Purpose/Res	
									4/2/87	BW	00	Measur+Listed	

LAND LINE VALUATION SECTION																
B#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.I.	C. Factor	Nbhd.	Adj.	Notes- Adj/Special Pricing	Adj. Unit Price	Land Value
1	1010	Single Fam	RB2				12,560.00	SF	5.05	1.20	6	0.95	1.00	RR	5.76	72,300
Total Card Land Units							12,560.00	SF	Parcel Total Land Area:			12,560	SF	Total Land Value		72,300

KIN.470

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style/ Type	63		Antique
Model	01		Residential
Grade	04		Average +10
Stories	1.5		1 1/2 Stories
Occupancy	01		
Exterior Wall 1	14		Wood Shingle
2			
Roof Structure	03		Gable/Hip
Roof Cover	10		Wood Shingle
Interior Wall 1	03		Plastered
2			
Interior Floor 1	12		Hardwood
2			
Heating Fuel	02		Oil
Heating Type	05		Hot Water
Type	01		None
Bedrooms	03		3 Bedrooms
Bathrooms	1		1 Bathroom
Total Rooms			
Bath Type			
Kitchen Style			

Commercial Data Elements			
Element	Cd.	Ch.	Description
Heat & AC			
Frame Type			
Baths/Plumbing			
Ceiling/Wall			
Rooms/Prtns			
% Common Wall			
Wall Height			

CONDO/MOBILE HOME DATA			
Element	Code	Description	Factor
Complex			
Floor Adj			
Unit Location			
Number of Units			
Number of Levels			
% Ownership			

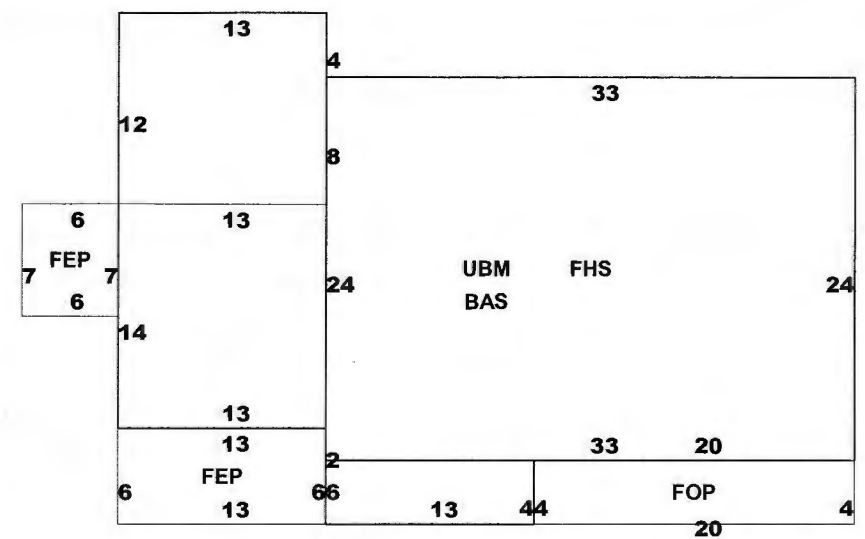
COST/MARKET VALUATION	
Unadj. Base Rate	58.00
Size Adj. Factor	1.16598
Grade (Q) Index	1.10
Adj. Base Rate	74.39
Bldg. Value New	145,209
Year Built	1850
Eff. Year Built	(H)
Nrml Physcl Dep	16
Functnl Obslnc	0
Econ Obslnc	15
Specl. Cond. Code	
Specl Cond %	
Overall % Cond.	69
Deprec. Bldg Value	100,200

MIXED USE		
Code	Description	Percentage
1010	Single Fam	100

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr.	Dp Rt	%Cnd	Apr. Value	
2	1.5 STORY CHIM	B	1	2,500.00	1957	1	100	1,400	
1	GARAGE-AVE	L	399	16.00	1981	0	70	4,500	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,182	1,182	1,182	74.39	87,929
FEP	Porch, Enclosed, Finished	0	120	84	52.07	6,249
FHS	Half Story, Finished	475	792	475	44.62	35,335
FOP	Porch, Open, Finished	0	80	16	14.88	1,190
UBM	Basement, Unfinished	0	974	195	14.89	14,506
Ttl. Gross Liv/Lease Area		1,657	3,148	1,952	Bldg Val:	145,209

SKETCH



RECEIVED
 DEC 14 2005
 MASS. HIST. COMM

4470

#470

KIN. 470

RECEIVED

DEC 14 2005

MASS. HIST. COMM

LOC. LANDING ROAD

HO = 38

NEW 0036 / 0082 /
0006 / 0250 / 0000

OLD 6-250

	R.S.	Instr.	----	page	pk.
GRANTOR Primo S. Garuti Jr. and Irma A. Ruffini					
GRANTEE Primo S. Garuti Jr. and Irma A. Ruffini with Irma A. Ruffini as Trustee of 38 Landing Road Realty Trust	\$1.00	3-30-90	9679	141	
GRANTOR					
GRANTEE Primo S. Garuti and Barbara E. Garuti, Trustees of 1 Brook Street Realty Trust (1/2) and Irma A. Ruffini as Trustee of 38 Landing Road Realty Trust (1/2)	\$1.00	3-30-90	9663	81	
GRANTOR					
GRANTEE	\$1.00	3-30-90	9679	141	
GRANTOR					
GRANTEE					
GRANTOR					
GRANTEE					
GRANTOR					
GRANTEE					

LOC.

HO #

PAR #

LOT

KIN. 470

R.S.

Instr.

Date

Book

Page

Ph.
Bk.

GRANTOR
GRANTEE

RECEIVED

GRANTOR
GRANTEE

DEC 14 2005

MASS. HIST. COMM

GRANTOR
GRANTEE

GRANTOR
GRANTEE

GRANTOR
GRANTEE

GRANTOR
GRANTEE

BLOCK 6

LOT 250

PLAT

GRANTEE

Area

Date of Deed

Date of Record

Book

Page

Garuti Primo

0.53 May 5, 1925 May 5, 1925 1483 483

Garuti, Francis J

Nov 9 32 Nov 9 32 1635 521

Garuti, Primo & Gede

" " " " " " 1635 522

Garuti, Iside survivor

Probate # 117189 (1975)

Garuti, Primo J. Jr. &

Sima Luffini

7 2 80 7 2 80 4846 337

KINGSTON #1 470
38 LANDING RD

KIN. 470



MHC INVENTORY FORM CONTINUATION SHEET

MHC Inventory scanning project, 2008-2012

MACRIS No. KIN.470

