



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

Assessor's Number: [ ] USGS Quad: [ ] Area(s): [ ] Form Number: 482

Town Kingston

Place (neighborhood or village)

Jones River Village

Address

24 Summer Street

Historic Name

Uses: Present 2 family residence

Original residence

Date of Construction c.1950

Source maps/ History, Melville

Style/Form Colonial Revival

Architect/Builder

Exterior Material:

Foundation concrete

Wall/Trim wood clapboard

Roof asphalt shingles

Outbuildings/Secondary Structures

Major Alterations (with dates)

Condition

Moved  no  yes Date

Acreage .5 acre

Setting located in town center, residential area, setback from street.

**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) September 2003

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**BUILDING FORM 24 Summer Street**

**ARCHITECTURAL DESCRIPTION**  *see continuation sheet*

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

The two family residential building at 24 Summer Street is a wood frame, 5 bay x 3 bay, two story, rectangular building with a hip roof and sits on a concrete foundation. The hip roof is covered with asphalt shingles. A brick chimney protrudes through the center of the roof. The building is sheathed with wood clapboards. The center entry contains a wood panel door flanked by full sidelights surmounted by a triangular pediment with a central urn in relief. The windows contain 12/12 wood sash with flat surrounds. The cornerboards are thin and flat and the molded cornice is shallow with a slight overhang. The building is symmetrical in design.

**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.*

The building at 22 Summer Street and 24 Summer Street should be viewed as a pair. The history of this building is outlined on the 22 Summer Street form (#126). 22 and 24 Summer Street were built c.1950 after a fire burned the previous buildings on this site. The building is a good example of Colonial revival architecture and it is unique as it was built as pair with 22 Summer Street.

**BIBLIOGRAPHY and/or REFERENCES**  *see continuation sheet*

Melville, Doris Johnson. *Major Bradford's Town: A History of the Town of Kingston, 1726-1976*. Kingston, 1976.

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 SUMMER ST  
 Vision ID: 2403

Account #

MAP ID: 46/109/11

Bldg Name:

KIN. 482

State Use: 1040

Bldg #: 1 of 1 Sec #: 1 of 1

Card 1 of 1

Print Date: 05/19/2005 15:37

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
ATKINSON LINDA L C/O LINDA L MENDES 6 MARSCOT WAY						Description	Code	Appraised Value	Assessed Value
PLYMOUTH, MA 02360-4720 Additional Owners:						RES LAND	1040	123,300	123,300
						RESIDENTL	1040	166,900	166,900
SUPPLEMENTAL DATA						Total			
Other ID: Subdivision Photo Ward Precinct 0 GIS ID: ASSOC PID#						290,200 290,200			

912  
KINGSTON, MA

**VISION**

RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)														
ATKINSON LINDA L		BK-VOL/PAGE	SALE DATE	q/u	w/l	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
		08287/0184	02/12/1988	U	I		1 1A	2005	1040	123,300	2004	1040	117,900	2003	1040	81,400				
								2005	1040	166,900	2004	1040	148,900	2003	1040	121,000				
Total:						290,200			Total:			266,800			Total:			202,400		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
				30	SEWER CONTRACT	2	485
				30	SEWER CONT 4	2	485
				30	SEWER 4	2	485
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	163,500
Appraised XF (B) Value (Bldg)	3,400
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	123,300
Special Land Value	0
Total Appraised Parcel Value	290,200
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	290,200

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

**NOTES**

2-FAM

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BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result

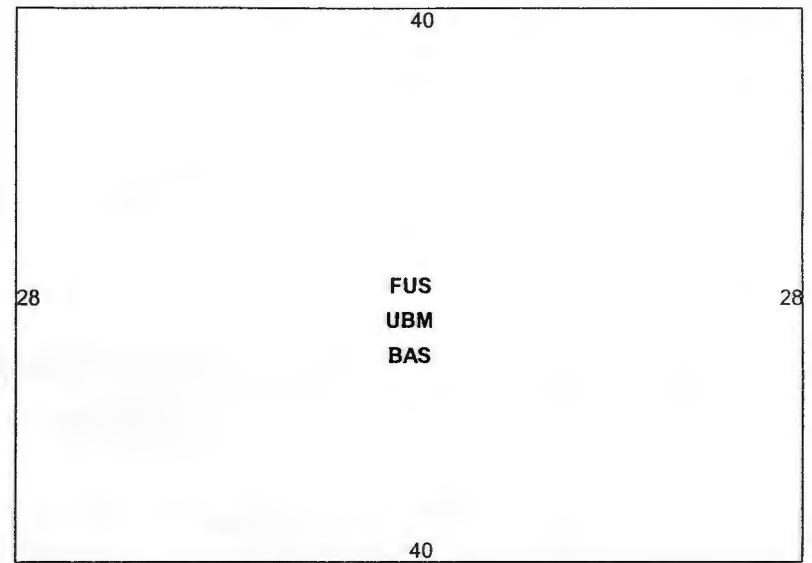
LAND LINE VALUATION SECTION																		
B#	Use Code	Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	S.O.	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1040	TWO FAMILY					22,545 SF	4.56	1.00	6	6	1.00	600	1.20			5.47	123,300
Total Card Land Units: 22,545 SF Parcel Total Land Area: 22,545 SF Total Land Value: 123,300																		

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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	11		Family Conver.				
Model	01		Residential				
Grade	04		Average +				
Stories	2		2 Stories				
Occupancy	1						
<b>MIXED USE</b>							
Exterior Wall 1	11		Clapboard	Code	Description	Percentage	
Exterior Wall 2				1040	TWO FAMILY	100	
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
<b>COST/MARKET VALUATION</b>							
Interior Flr 1	09		Pine/Soft Wood	Adj. Base Rate:		79.00	
Interior Flr 2				Section. RCN:		194,652	
Heat Fuel	02		Oil	Net Other Adj:		0.00	
Heat Type	05		Hot Water	Replace Cost		194,652	
AC Type	01		None	AYB		1850	
Total Bedrooms	05		5 Bedrooms	EYB		1986	
Total Bthrms	3			Dep Code		H	
Total Half Baths	0			Remodel Rating			
Total Xtra Fixtrs				Year Remodeled			
Total Rooms				Dep %		16	
Bath Style				Funcnl ObsInc		0	
Kitchen Style				Econ ObsInc		0	
				Cost Trend Factor		1	
				Status			
				% Complete			
				Overall % Cond		84	
				Apprais Val		163,500	
				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-BUILDING & 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
FPL3	2 STORY CHI			B	1	4,000.00	1986		1		100	3,400

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undreprec. Value	
BAS	First Floor	1,120	1,120	1,120	79.00	88,478	
FUS	Upper Story, Finished	1,120	1,120	1,120	79.00	88,478	
UBM	Basement, Unfinished	0	1,120	224	15.80	17,696	
<b>Ttl. Gross Liv/Lease Area:</b>		<b>2,240</b>	<b>3,360</b>	<b>2,464</b>		<b>194,652</b>	

BLOCK 6

LOT 291 A

PLAT

KIN. 482

GRANTEE	Area	Date of Deed			Date of Record			Book	Page
		Month	Day	Year	Month	Day	Year		
Gleason, Francis V. + Eileen M.	22545	Jan	3	73	Jan	3	73	3851	267
Plymouth Five Cents Saving Bank		Apr	29	74	May	29	74	3990	514
Atkinson, Douglas F. + Linda L.		May	29	74	May	29	74	3990	521
ATKINSON, LINDA L. Q.C.		02	12	88	02	12	88	8287	184
Gleason Purchased from LYDON et al									

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To: Historic Commission Box  
24 Summer St. Map 46 Block 109