

7 PEMBROKE STREET
KINGSTON, MASSACHUSETTS

THE KINGSTON
ALUMINUM
FOUNDRY

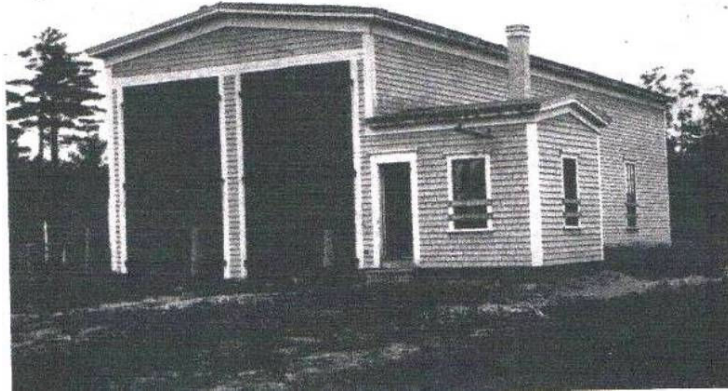


THE PLYMOUTH & KINGSTON
STREET RAILWAY
COMPANY

Unique Commercial Property For Sale

**Philip Howard Real Estate Broker Associate
REALTOR®, Certified Broker Representative**

Call: 617/803-1516



The original trolley car barn of the Plymouth & Kingston Street Railway.

The total square footage of both buildings is 9,560 sq. ft.

The foundry structure added on to the right side of the trolley car barn in 1946.



**RE/MAX
SPECTRUM**

ADDITIONAL INFORMATION



Front view of larger metal building approximately 1,300 sq. ft.



Two existing metal buildings. Green building is approximately 2,520 sq. ft.

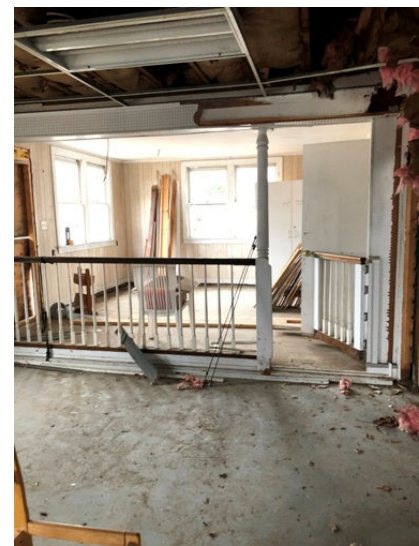
3/4 acre (32,632 sq. ft.)

21E approved as positive by DEP and Town of Kingston.

Septic design system approved by Town of Kingston.



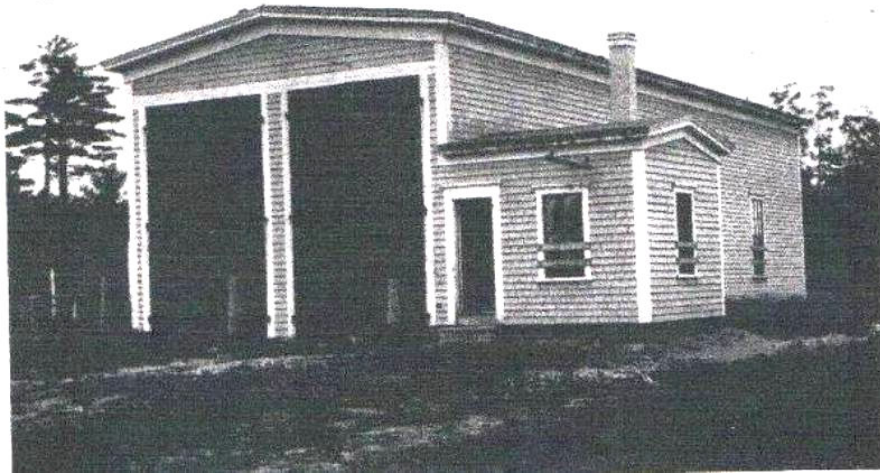
Trolley car barn behind office addition.



View of office from foundry floor.

History

PLYMOUTH & KINGSTON STREET RAILWAY COMPANY



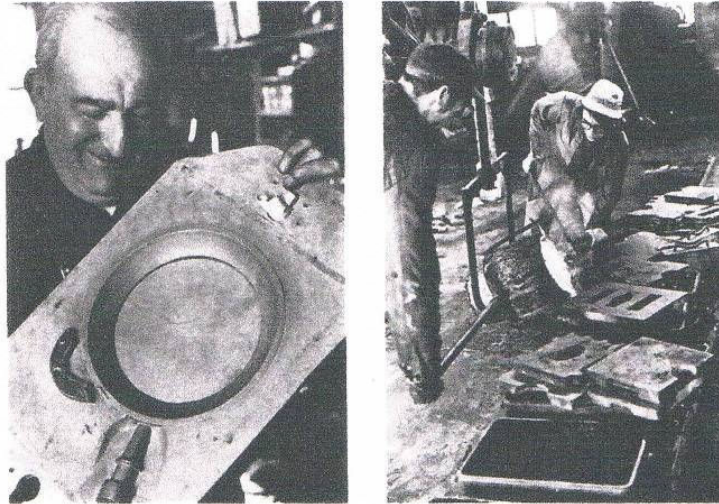
The main structure located at 7 Pembroke Street, Kingston, MA, *The Kingston Car Barn*, is the only surviving railway building. July 15, 1893 Walter C. Hammond, a Kingston contractor, had begun work on the car barn in Kingston for the *Plymouth & Kingston Street Railway Company* which was part of the *Plymouth & Brockton Street Railway*.

The car barn, a wood frame structure near Evergreen Street, was 26 feet wide and 60 feet deep and had two rail tracks with a capacity of four cars. On August 26, 1894 the car barn was in use. This structure served as the trolley barn for the street cars which primarily transported workers from Kingston to and from the cordage plant in Plymouth.

Trolleys were serviced and stored in this large single bay, 2 story structure. There remains remarkably well-preserved vestiges of this building attached to the additions which were added years later.

As time and technology advanced, the trolleys were replaced by buses. In the early 1920's the building became a service station for automobiles and housed a bus garage, a service station and the *Kingston Aluminum Foundry*.

KINGSTON ALUMINUM FOUNDRY



On the left, Robert R. Barberi, owner of *Kingston Aluminum Foundry*, holding a die for a popular French omelet pan produced by his company.

On the right, Jim Merada and Tim Geddes work their way down a line of sand molds, pouring glowing molten bronze for gear housings.

In 1946 Robert Barbieri moved his *Kingston Aluminum Foundry* from 131 Main Street to the now 7 Pembroke Street. The Foundry had more than two dozen people on the payroll.

Using sand casting molds, the first 1,000 castings would be made in sand to perfect an idea before going to a die (a permanent mold).

The *Kingston Aluminum Foundry* created a variety of cast items for individuals and the United States Government. Cooks both domestic and international purchased the omelet pans.

Castings as large as 82 inches in diameter for a shroud housing and fan blade for *Westinghouse* and as small as those required for underwater camera housings of aquanauts.

Levers and other parts of the early space capsule that carried a NASA monkey to the moon and marine bronze fittings for *General Dynamics*...all these items made in the former trolley car barn. Modern technology brought the foundry to a close in (approximately) 2005.

We extend our gratitude to *The Kingston Public Library Local History Collections* who shared a portion of the historical information and historical pictures used.
A special thanks to Susan Aprill, Archivist.

Just Across the Street

Across the street is the a busy local restaurant the *Jones River Tavern* with evening entertainment and great food.

You will also find *Cluett Commercial Insurance* which has been at the same location since 1995.

At the split of Rt.106 & Rt. 27 is a busy *Cumberland Farms* with gas pumps.



**Rt.27 begins in
Chelmsford and runs to Kingston**

**Rt. 106 begins in Plainville and ends at
Rt. 3A near the center of
Kingston**

UNLIMITED POTENTIAL

**7 Pembroke Street (Rt. 27) Kingston, Massachusetts at the intersection of
Evergreen Street, Main Street and Wapping Road (Rt. 106)
This is a high volume traffic area.**

LOCATION, LOCATION, LOCATION

Quit Claim Deed

(three pages total)

*** Electronic Recording ***
Doc#: 00036173
Bk: 49796 Pg: 234 Page: 1 of 5
Recorded: 05/15/2018 10:27 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 05/15/2018 10:27 AM
Ctrl# 113146 24463 Doc# Plymouth County Registr
Fee: \$843.60 Cons: \$185,000.00

QUITCLAIM DEED

BFC PEMBROKE HOLDINGS, LLC, a Massachusetts limited liability company with an address of 130 Parker Street, Suite 12, Lawrence, Massachusetts 01843

for consideration paid of **ONE HUNDRED EIGHTY FIVE THOUSAND and no/100** (\$185,000.00) Dollars

Grants to **DBMW, LLC**, a Massachusetts limited liability company with an address of 184 Wakeby Road, Marston Mills, Massachusetts 02648

with *quitclaim covenants*

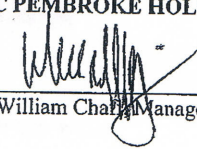
the land with the buildings and improvements thereon located in Kingston, Plymouth County, Massachusetts as described within Exhibit A attached hereto and incorporated herein by reference.

The Grantor does voluntarily release all rights of homestead, if any, as set forth in M.G.L. Chapter 188 and states, under the pains and penalties of perjury, that there is no other person or persons entitled to any homestead rights. Grantor further states this conveyance does not constitute a sale of all or substantially all of the assets of the Grantor.

Being the same premises conveyed to Grantor by foreclosure deed in the Plymouth County Registry of Deeds in Book 38241, Page 218 dated February 16, 2010.

Witness my hand and seal this 14 day of May, 2018.

BFC PEMBROKE HOLDINGS, LLC

By: 
William Chapman, Manager

Property Address: 7 Pembroke Street, Kingston, MA

Quit Claim Deed

Bk: 49796 Pg: 236

EXHIBIT A

A certain tract or parcels of land with the buildings, structures and improvements thereon located in Kingston, Plymouth County, Massachusetts, being shown as **PARCELS A, B and C** on the plan attached hereto and incorporated herein by reference.

For a more particular description see deed recorded at said Registry in Book 9677, Page 115 as to Parcels A and B, and deed recorded in Book 9677, Page 114 as to Parcel C.

Parcels A, B and C are now known as 7 Pembroke Street, Kingston, Massachusetts.

Meaning and intending to convey of the right, title and interest conveyed to BFC Pembroke Holdings, LLC by foreclosure deed recorded at the Plymouth County Registry of Deeds in Book 38241, Page 218.

Quit Claim Deed

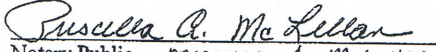
Bk: 49796 Pg: 235

COMMONWEALTH OF MASSACHUSETTS

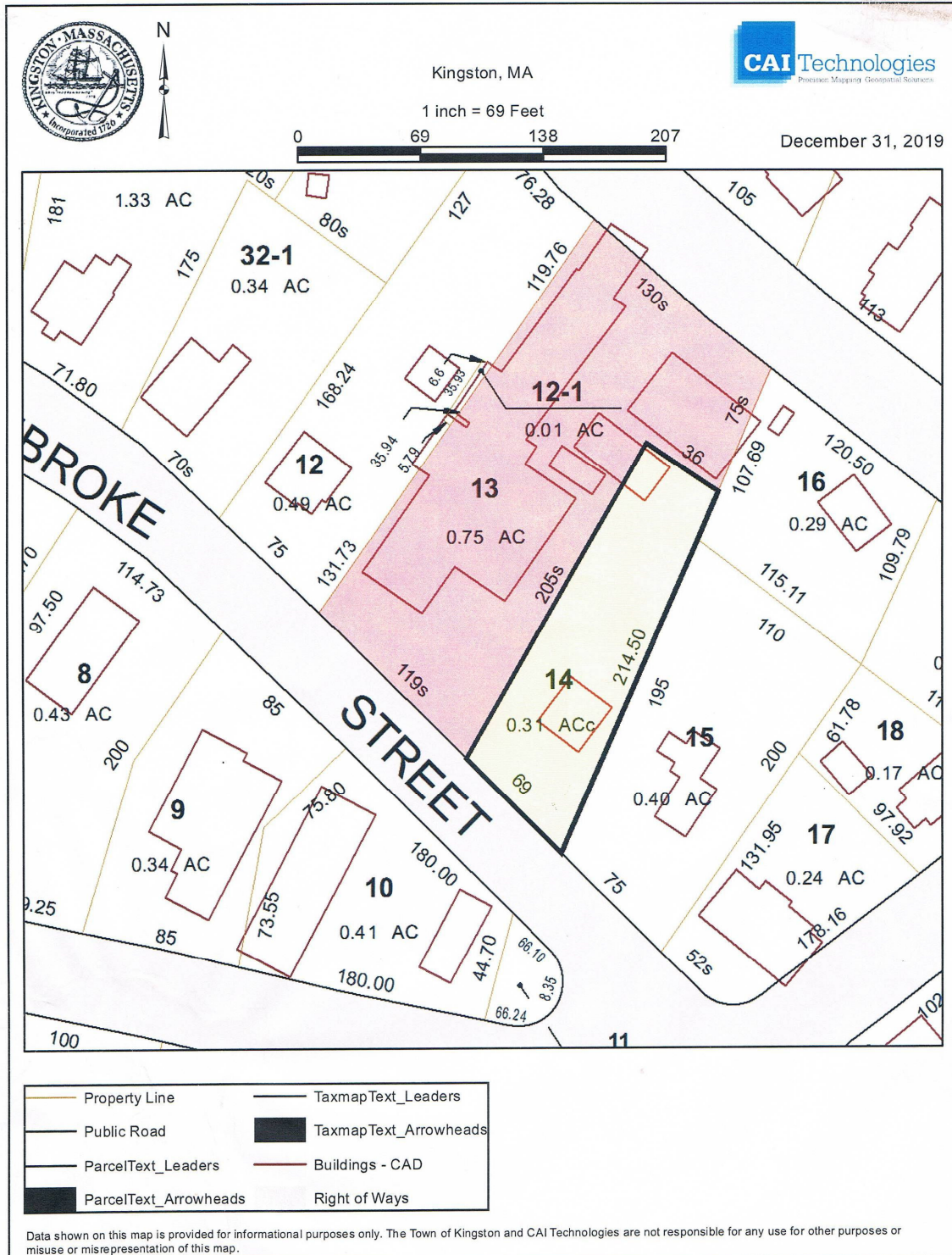
County of Middlesex

May 14, 2018

On this 14th day of May, 2018, before me, the undersigned notary public, personally appeared William Chaff as Manager of said Massachusetts limited liability company who proved to me through satisfactory evidence of identification, which was a Driver's License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate and that he signed as Manager of said limited liability company, duly authorized, as his free and voluntary act and deed.


Notary Public PRISCILLA A. MCKEAN
Official seal signature and seal of Notary Public
My commission expires: JULY 23, 2021

Assessor's Map



Board of Health Documents

Site Sewage Report

July 12, 2019

Mr. Christopher Kelly
1474 Tremont Street
Duxbury, MA 02332

RE: 7 Pembroke St., Kingston, MA
Map 45 Lot 13, Permit no. 18-45

Dear Mr. Kelly,

The Board of Health is in receipt of the soil suitability assessment for on site sewage report prepared by Grady Consulting on June 19, 2018 and received in our office on June 28, 2018.

Permission was granted on June 28, 2018 by the health agent through issuance of the disposal system construction permit to construct the on site sewage system prepared by Grady Consulting.

The Board of Health is in possession of the septic design plan and the soil evaluation report. No action has been taken since the issuance of the disposal system construction permit.

Sincerely,

Arthur P. Boyle, Health Agent

Board of Health Documents

Application for Disposal System Construction Permit

No. 18-45

THE COMMONWEALTH OF MASSACHUSETTS
BOARD OF HEALTH

FEE \$200.00

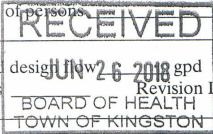
Town OF Kingston

APPLICATION FOR DISPOSAL SYSTEM CONSTRUCTION PERMIT

Application for a Permit to Construct (X) Repair () Upgrade () Abandon () - Complete System Individual Components

<u>7 Pembroke Street</u>	<u>Christopher Kelly</u>
<u>Map 45 Lot 13</u>	<u>1474 Tremont Street, Kingston, MA, 02364</u>
Map/Parcel #	Address
Lot #	<u>781-452-7471</u>
Installer's Name	Telephone #
Address	<u>Grady Consulting L.L.C.</u>
Telephone #	Designer's Name
	<u>71 Evergreen St, Kingston, MA, 02364</u>
	Address
	<u>781-585-2300</u>
	Telephone #

Type of Building: Service Station Lot Size 36,030 Sq. feet
 Dwelling — No. of Bedrooms 4 Garbage Grinder ()
 Other — Type of Building _____ No. of persons _____ Showers (), Cafeteria ()
 Other fixtures _____
 Design Flow (min. required) 60 gpd Calculated design 626 gpd Design flow provided 626 gpd
 Plan: Date _____ Number of sheets _____ Revision Date _____
 Title Septic Design Plan

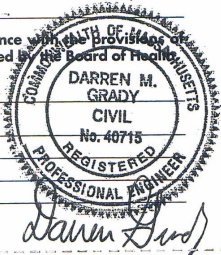


Description of Soil(s) _____ Name of Soil Evaluator Richard Grady Date of Evaluation 06/19/2018
 Soil Evaluator Form No. _____

DESCRIPTION OF REPAIRS OR ALTERATIONS Install a 2,000 gallon 2-compartment septic tank, a distribution box, and a 48' long x 12.82' wide x 24" deep leaching chamber system with 5 precast concrete leaching chambers.

The undersigned agrees to install the above described Individual Sewage Disposal System in accordance with the provisions of TITLE 5 and further agrees not to place the system in operation until a Certificate of Compliance has been issued by the Board of Health.

Signed [Signature] Date 6/26/18
 Inspections _____



FORM 1 - APPLICATION FOR DSCP DEP APPROVED FORM 5/96

No. 18-45

THE COMMONWEALTH OF MASSACHUSETTS
Kingston BOARD OF HEALTH
CERTIFICATE OF COMPLIANCE

FEE \$200.00

Description of Work: Individual Component(s) Complete System
 The undersigned hereby certify that the Sewage Disposal System: Constructed (), Repaired (), Upgraded (), Abandoned ()
 by: 7 Pembroke St
 at _____
 has been installed in accordance with the provisions of 310 CMR 15.00 (Title 5) and the approved design plans/as-built plans relating to application No. 18-45 dated _____ Approved Design Flow _____ (gpd)
 Installer _____
 Designer: _____ Inspector _____ Date _____

The issuance of this certificate shall not be construed as a guarantee that the system will function as designed.
 FORM 3 - CERTIFICATE OF COMPLIANCE DEP APPROVED FORM 5/96

Board of Health Documents

Certificate of Compliance and Disposal System Construction Permit

No. 18-45 THE COMMONWEALTH OF MASSACHUSETTS FEE \$200.00
Kingston BOARD OF HEALTH
CERTIFICATE OF COMPLIANCE

Description of Work: Individual Component(s) Complete System

The undersigned hereby certify that the Sewage Disposal System; Constructed (), Repaired (), Upgraded (), Abandoned ()
by: 7 Pembroke st
at _____
has been installed in accordance with the provisions of 310 CMR 15.00 (Title 5) and the approved design plans/as-built
plans relating to application No. 18-45 dated _____ Approved Design Flow _____ (gpd)
Installer _____
Designer: _____ Inspector _____ Date _____

The issuance of this certificate shall not be construed as a guarantee that the system will function as designed.
FORM 3 - CERTIFICATE OF COMPLIANCE DEP APPROVED FORM 5/96

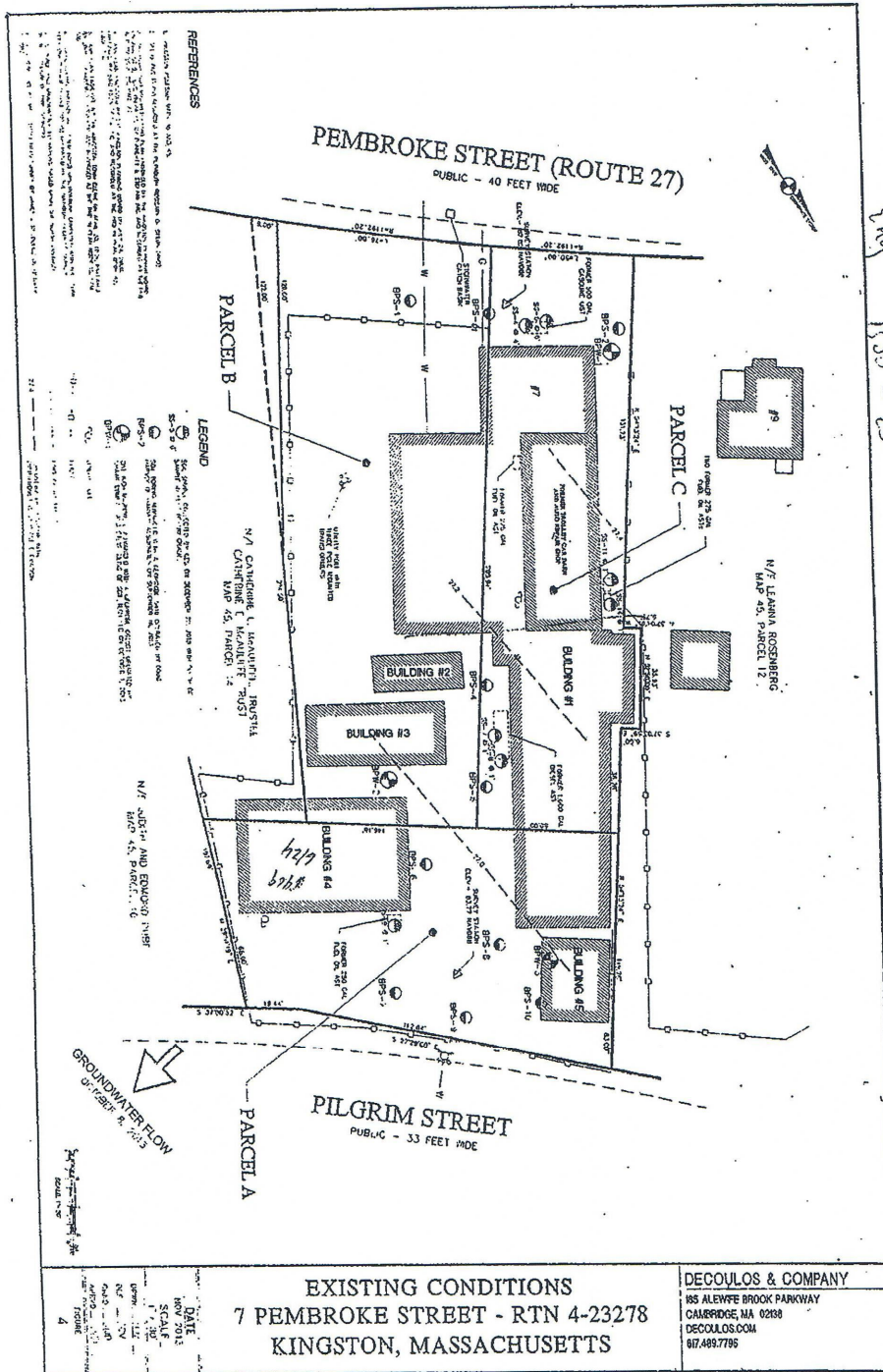
No. 18-45 THE COMMONWEALTH OF MASSACHUSETTS FEE \$200.00
Kingston BOARD OF HEALTH
DISPOSAL SYSTEM CONSTRUCTION PERMIT

Permission is hereby granted to Construct () Repair () Upgrade () Abandon () an individual sewage
disposal system at 7 Pembroke st as described
in the application for Disposal System Construction Permit No. 18-45, dated _____
Provided: Construction shall be completed within three years of the date of this permit. All local conditions must be met.
Date June 28, 2018 Board of Health [Signature]
FORM 2 - DSCP DEP APPROVED FORM 5/96

FORM 1255 (REV 5/96) H&W HOBBS & WARREN™ PUBLISHERS - BOSTON

Existing Conditions Survey

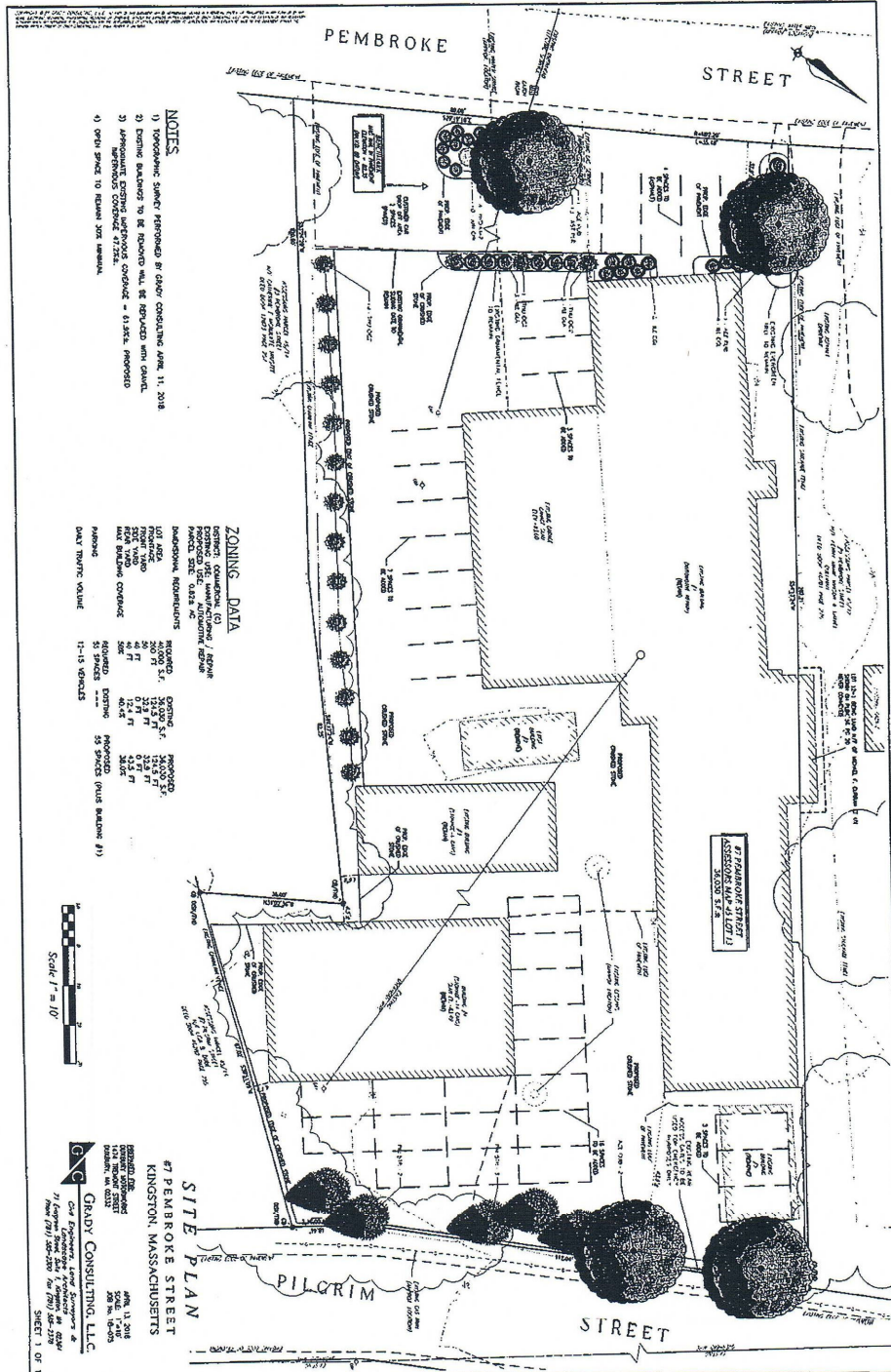
Bk: 49796 Pg: 237



Survey 5K
 1500-2500

Site Plan

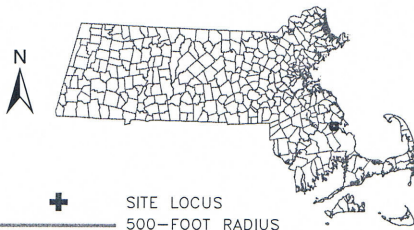
Bk: 49796 Pg: 238







Site Locus Map



LATITUDE: 41.99597° LONGITUDE: -70.74213°
 UTM: 4,650,800 N 355,710 E (Zone 19)





 SITE LOCUS
 500-FOOT RADIUS
 0.5-MILE RADIUS



CONECO
Engineers & Scientists

OFFICES THROUGHOUT NEW ENGLAND (800) 548-3355

SITE LOCUS MAP
 7 PEMBROKE STREET
 KINGSTON, MASSACHUSETTS

SCALE	PROJECT NO.	DRAWING NUMBER
1:25,000	10032	FIGURE 1

THIS DOCUMENT IS INTENDED FOR GENERAL PLANNING & INFORMATION PURPOSES ONLY. ALL MEASUREMENTS & LOCATIONS ARE APPROXIMATE.

Aerial Site Plan

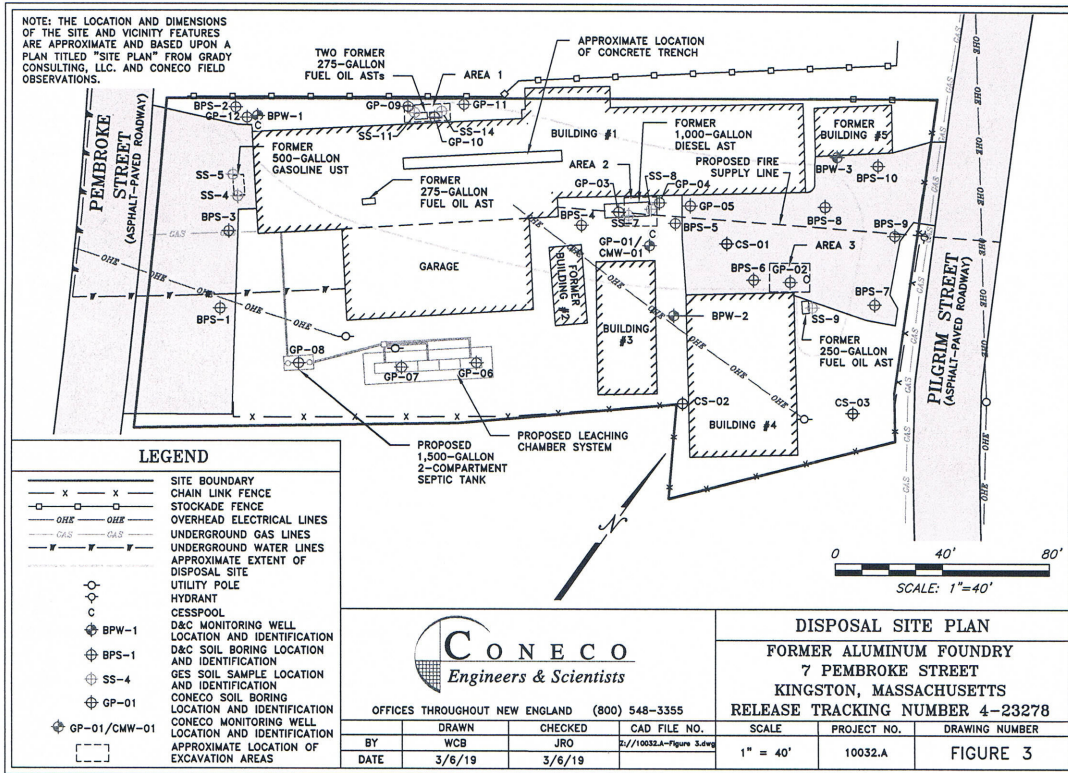


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

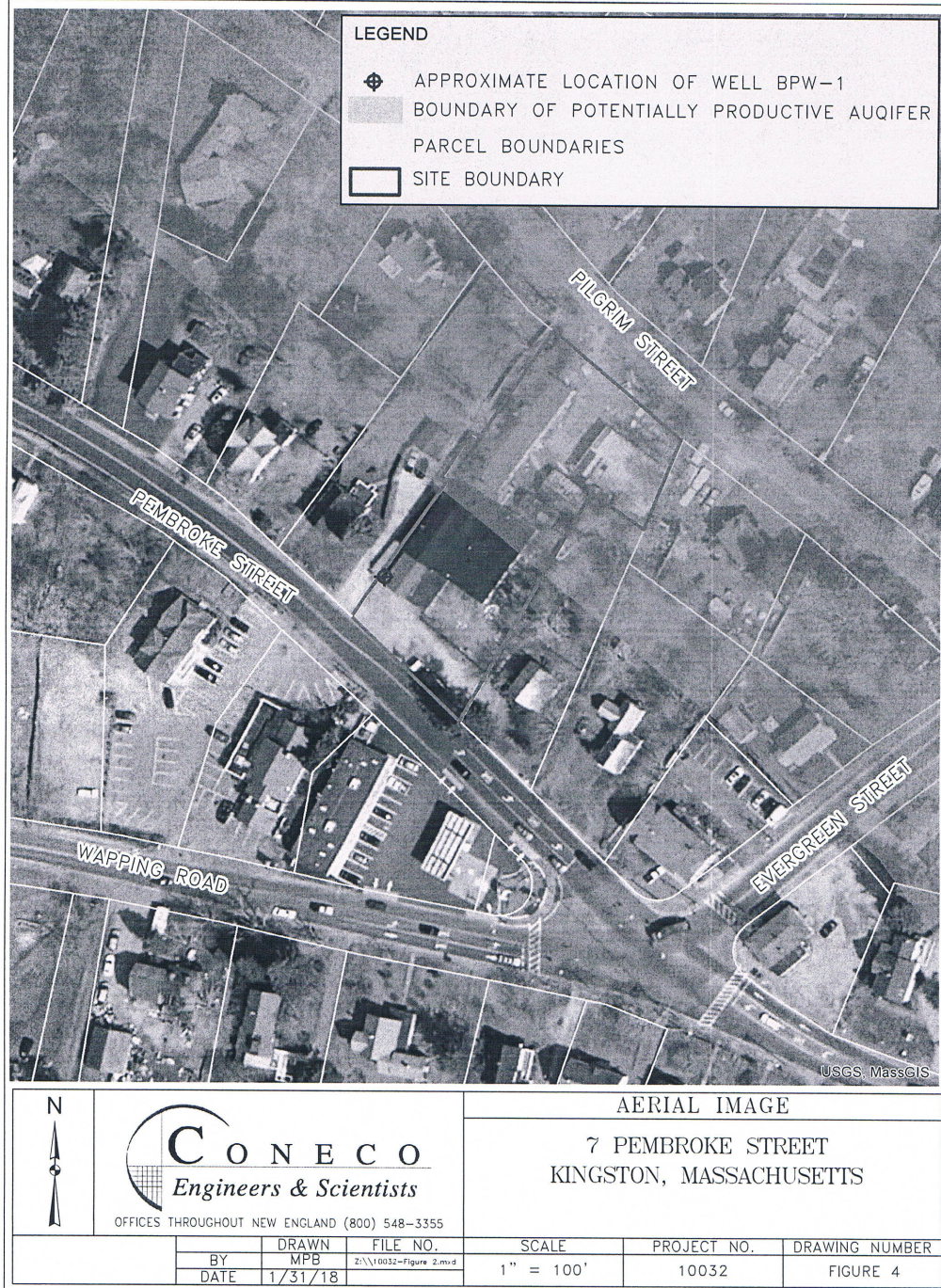
			AERIAL SITE PLAN			
	<small>OFFICES THROUGHOUT NEW ENGLAND (800) 548-3355</small>		7 PEMBROKE STREET KINGSTON, MASSACHUSETTS			
	SITE BOUNDARY	DRAWN SNL DATE 1/30/18	FILE NO. Z:\10032-Figure 2.mxd	SCALE 1" = 100'	PROJECT NO. 10032	DRAWING NUMBER FIGURE 2

THIS DOCUMENT IS INTENDED FOR GENERAL PLANNING & INFORMATION PURPOSES ONLY. ALL MEASUREMENTS & LOCATIONS ARE APPROXIMATE

Disposal Site Plan

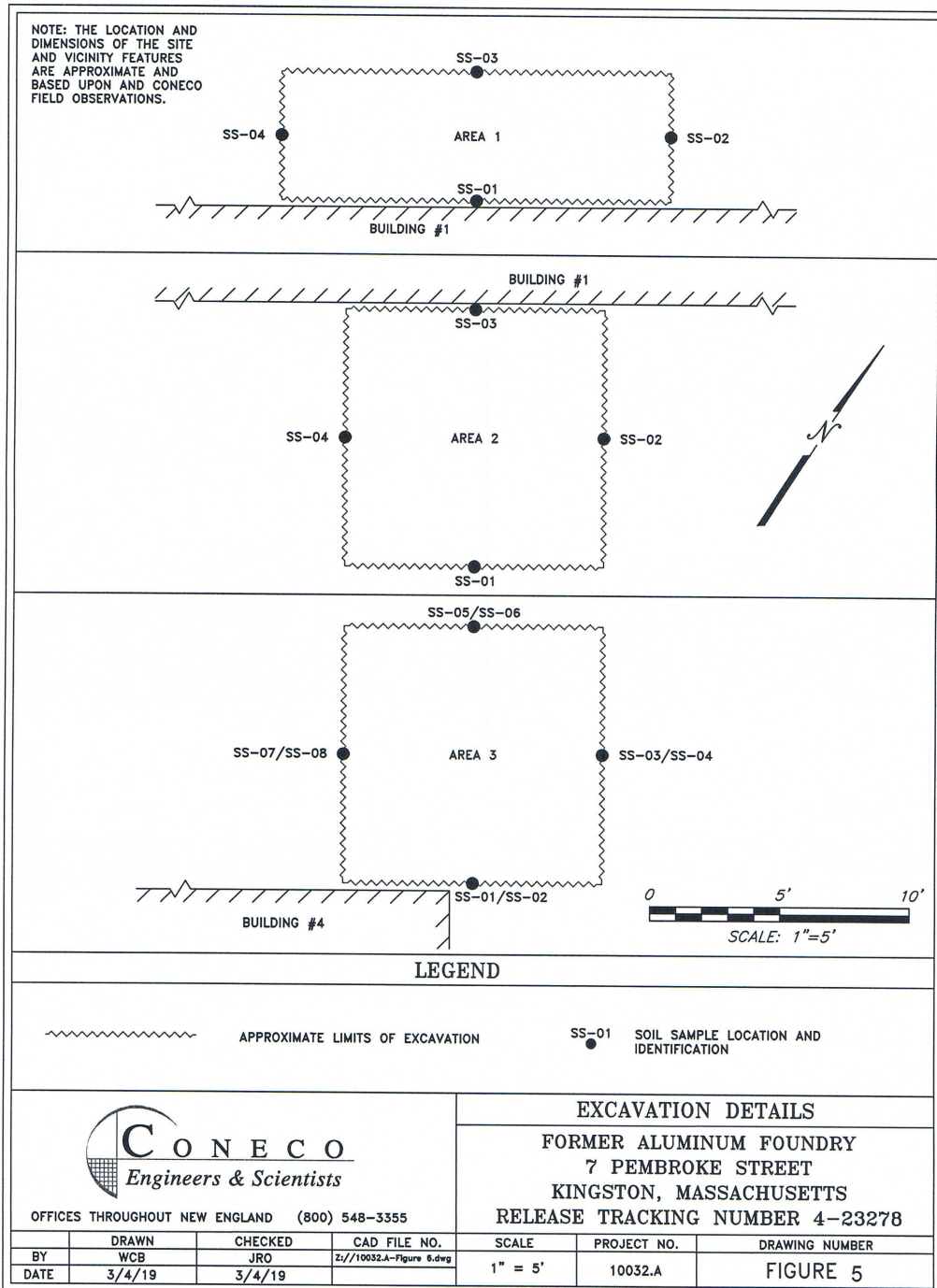


Aerial Image



THIS DOCUMENT IS INTENDED FOR GENERAL PLANNING & INFORMATION PURPOSES ONLY. ALL MEASUREMENTS & LOCATIONS ARE APPROXIMATE

Excavation Details



Field Card One

Property Location 7 PEMBROKE ST
 Vision ID 2188 Account #

Map ID 45/13/// Bldg # 1

Bldg Name Sec # 1 of 1 Card # 1 of 1

State Use 4000
 Print Date 12/31/2019 12:36:30

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT												
DBMW, LLC 184 WAKEBY ROAD MARSTON MILL MA 02648						Description	Code	Appraised	Assessed	912 KINGSTON, MA VISION								
						INDUSTR.	4000	42,100	42,100									
						IND LAND	4000	155,100	155,100									
SUPPLEMENTAL DATA						INDUSTR.	4000	5,800	5,800									
Alt Prcl ID Subdivisio Photo Ward Precinct 0		GIS ID M_262800_860908		Assoc Pid#		Total			203,000	203,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
DBMW, LLC		49796	0234	05-15-2018	U	I	185,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
BFC PEMBROKE HOLDINGS LLC		38241	0218	02-16-2010	U	I	100,000	1L	2020	4000	42,100	2019	4000	42,100	2018	4000	63,100	
BOMAN MICHAEL F		33887	0177	12-27-2006	U	I	300,000	1		4000	155,100		4000	155,100		4000	155,100	
KINGSTON ALUM FOUN RLTY TR		09677	0115	03-30-1990	U	I		1A		4000	5,800		4000	5,800		4000	17,000	
BARBIERI ROBERT R		B3119	0P21					0	Total			203000			Total			235200
EXEMPTIONS		OTHER ASSESSMENTS						APPRAISED VALUE SUMMARY										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor									
		Total				0.00				APPRAISED VALUE SUMMARY								
										Appraised Bldg. Value (Card)						42,100		
										Appraised Xf (B) Value (Bldg)						0		
										Appraised Ob (B) Value (Bldg)						5,800		
										Appraised Land Value (Bldg)						155,100		
										Special Land Value						0		
										Total Appraised Parcel Value						203,000		
										Valuation Method						C		
										Total Appraised Parcel Value						203,000		
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY										
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
18-7378	06-04-2018	CM	Commercial	5,000		0		REMOVE BUILDING #5 ON SI	10-07-2016	DR			00	outside inspection				
18-7377	06-04-2018	CM	Commercial	5,000		0		REMOVE BUILDING #1 ON SI	01-01-1997	DT								
									07-17-1991	DT			11	Vision Field Review				
									01-16-1978	00			04	Measur/Vac/Boarded up				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value			
1	4000	MANUFRNG MD			32,632	SF	4.75	1.00000	C	1.00	C	1.000		0	4.75	155,100		
Total Card Land Units					0.749	AC	Parcel Total Land Area:					0.7491	Total Land Value			155,100		

Field Card Two

Property Location 7 PEMBROKE ST
 Vision ID 2188 Account #

Map ID 45/13/11 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 4000
 Print Date 12/31/2019 12:36:31

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Style:	40	Light Indust								
Model	96	Ind/Comm								
Grade	02	Below Average								
Stories:	1									
Occupancy	1.00									
Exterior Wall 1	11	Clapboard								
Exterior Wall 2	15	Concr/Cinder								
Roof Structure	03	Gable/Hip								
Roof Cover	03	Asph/F Gls/Cmp								
Interior Wall 1	01	Minim/Masonry								
Interior Wall 2										
Interior Floor 1	03	Concr-Finished								
Interior Floor 2										
Heating Fuel	03	Gas								
Heating Type	03	Hot Air-no Duc								
AC Type	01	None								
Bldg Use	4000	MANUFRNG MDL96								
Total Rooms										
Total Bedrms	00									
Total Baths	1									
Heat/AC	00	NONE								
Frame Type	02	WOOD FRAME								
Baths/Plumbing	04	LIGHT								
Ceiling/Wall	01	CEIL & MIN WL								
Rooms/Prtns	02	AVERAGE								
Wall Height	14.00									
% Conn Wall	0.00									
1st Floor Use:	4000									
MIXED USE										
	Code	Description	Percentage							
	4000	MANUFRNG MDL96	100							
			0							
			0							
COST / MARKET VALUATION										
	RCN		420,582							
	Year Built		1946							
	Effective Year Built									
	Depreciation Code		P							
	Remodel Rating									
	Year Remodeled									
	Depreciation %		70							
	Functional Obsol		15							
	External Obsol		5							
	Trend Factor		1							
	Condition									
	Condition %		10							
	Percent Good									
	Cns Sect Rcnd		42,100							
	Dep % Ovr									
	Dep Ovr Comment									
	Misc Imp Ovr Comment									
	Cost to Cure Ovr									
	Cost to Cure Ovr Comment									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	6,000	1.65	1981		10		0.00	1,000
SHD1	SHED FRAME	L	570	10.00	1981		10		0.00	600
SHD3	METAL	L	2,400	6.00	1981		10		0.00	1,400
SHD3	METAL	L	1,100	6.00	1981		10		0.00	700
SHD2	W/LIGHTS ETC	L	1,146	12.00	1981		10		0.00	1,400
MSC6	METAL	L	1	400.00	1981		10		0.00	0
FN3	FENCE-6' CHAI	L	650	11.00	1981		10		0.00	700
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	9,907	9,907	9,907	42.45	420,582				
Ttl Gross Liv / Lease Area		9,907	9,907	9,907		420,582				

The diagram shows a floor plan with several rooms and areas. Handwritten annotations include:

- Room numbers: 103, 92, 71, 30, 72.
- Area calculations:
 - Top right: $2520 - 1300 = 3820$
 - Middle right: $4560 - 3820 = 13380$
 - Bottom left: $38 - 34 = 4$
 - Bottom right: $103 - 32 = 71$
 - Bottom right: $71 - 32 = 39$
 - Bottom left: $34 - 7 = 27$
 - Bottom left: $27 - 11 = 16$
- Room values: 2852, 451, 5041, 1216.

Kingston Aluminum Factory 1998

