

FORM B – BUILDING

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

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

11C-136	Mt. Toby	E	AMH.1282 & AMH.1283
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Photograph



Town/City: Amherst

Place: (*neighborhood or village*):
Amherst Center

Address: 33 Cosby Avenue

Historic Name: Ephraim Y. Cosby House & Garage

Uses: Present: Single-Family Residence

Original: Single-Family Residence

Date of Construction: c. 1930

Source: Sanborn maps and style

Style/Form: English Revival

Architect/Builder:

Exterior Material:

Foundation: Concrete

Wall/Trim: Stucco

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Garage (AMH.1283, 1930-1950)

Major Alterations (*with dates*): Vinyl windows and trim,
garage siding (2012)

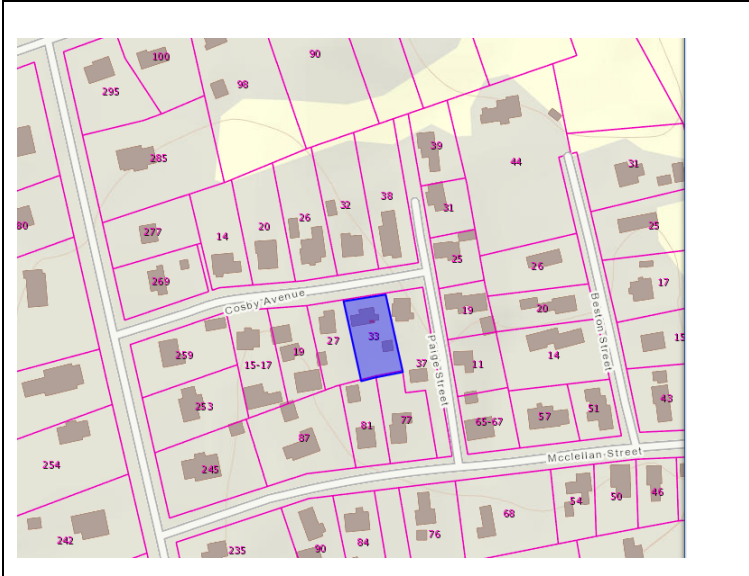
Condition: Fair

Moved: no yes **Date:**

Acreage: 0.18 acre

Setting: Located on a small lot in a dense residential area west of the town center.

Locus Map



Recorded by: Geoffrey Melhuish

Organization: ttl-architects

Date (*month / year*): September 2014

INVENTORY FORM B CONTINUATION SHEET

AMHERST

33Cosby Avenue

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AMH.1282 &
AMH.1283

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

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

33 Cosby Avenue (AMH.1282) is a one-and-one-half-story, wood-frame, English Revival-inspired residence. The building adopts a rectangular plan on a concrete foundation. The three-by-two bay block building faces north and is set approximately 20 feet back from Cosby Avenue on level lot. The building terminates in a steeply pitched side gable roof sheathed with asphalt. Centered on the north roof plane is a two-bay shed roof dormer. Two 6/1 double-hung vinyl replacement windows are located on the dormer. An exterior end wall chimney is located on the west elevation of the residence. The residence is clad with Stucco. Access to the residence is through a replacement entry, which is centered on the façade. The opening is protected by a bracketed gable roof. A single 6/1 double-hung replacement is located to each side of the entry. A one-story hipped roof wing is located on the west elevation and a one-and-one-half-story gable roof bay is located on the east elevation.

A one-story, one-car garage (AMH.1283) is located southeast of the residence. The garage is constructed on a poured concrete foundation. The garage terminates in a front gable roof sheathed with asphalt shingles. A single sixteen-panel overhead track door on the north facade provides access to the interior. The door features a band of four lights in the second row down from the top. The walls of the garage are clad with wood clapboards.

HISTORICAL NARRATIVE

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.

Sanborn maps indicate that the outbuilding associated with 33 Cosby Avenue was built between 1930-1950 after the residence had been constructed. Cosby Avenue was proposed and mapped out 1928. The property is shown as Lot 11 on the 1928 Map of the Cosby Lots Land of Ephraim Y. Cosby (Book 12, p. 23). The property appears to have been constructed by Ephraim Cosby as a rental property. The 1940 census indicates that the house was rented by Francis L. Fagin and his wife, Inez C. Fagen. Francis is listed as owning a billiard parlor. Ephraim owned 33 Cosby Avenue until 1965, when it was sold to Jon A. Sanborn (Hampshire District Registry of Deeds 1456/238). The property is currently owned by Erica R. Gees.

Ephraim Cosby was responsible for the relatively late development of Cosby Avenue within the Paige Street area. Beginning in 1929, Cosby acquired a lot that previously had been part of the Thomas Haley property. By this time, this holding had been subdivided and the lots, which fronted onto Lincoln Avenue, were sold off. The Cosby lot was behind the Lincoln Avenue lots and bordered by the west side of Paige Street. The Cosby Avenue subdivision was planned in 1928 with a short connector road running from Lincoln Avenue to Paige Street, with long narrow lots running perpendicular to the development's spine-Cosby Avenue. Like the later development of Fearing Street, these houses were suburban in concept and featured Colonial Revival, Tudor Revival, and Dutch Colonial style homes. These were attractively designed, quality constructed, smaller 1-1 ½-story Cape-like houses with associated garages. Several of these homes were built by Cosby as income properties and were often rented to academics into the 1940s.

BIBLIOGRAPHY and/or REFERENCES

Amherst Deed and Plan Search 1968-2009 [online at Hampshire County Registry of Deeds]
Amherst Directories. [online at Ancestry.com]
Amherst Property Search; Assessor Database [online at amherst.gov]
Amherst Tax Records, 1880, 1890, 1900 [online at digitalamherst.org]
Beers, F.W., "Amherst; North Amherst." New York: F.W. Beers & Co., 1873.
Burleigh, L.R., "Amherst, Mass., 1886." (bird's eye lithograph).

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Sanborn Fire Insurance Maps. Nov. 1887, June 1892, Nov. 1896, Aug. 1902, Aug. 1910, Jan. 1916, June 1930, June 1930-1950.

US Federal Census Non-Population Schedules, Agriculture 1850-1880. [online at Ancestry.com]

US Federal Census Records 1830-1940. [online at Ancestry.com]

Walling, Henry Francis. "A topographical map of Hampshire County Massachusetts." 1856. [online at <http://maps.bpl.org>]

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SUPPLEMENTARY IMAGES and LOCATIONAL INFORMATION



Garage AMH.1283 (1930-1950)

