

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-133	Mt. Toby	E	AMH.1280 & AMH.1281
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Photograph



Town/City: Amherst

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

Address: 32 Cosby Avenue

Historic Name: Leon A. & Frances Bradley House & Garage

Uses: Present: Single-Family Residence

Original: Single-Family Residence

Date of Construction: c. 1931

Source: Sanborn maps and style

Style/Form: English Revival

Architect/Builder:

Exterior Material:

Foundation: Concrete

Wall/Trim: Stucco/wood clapboards/vinyl siding

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Garage (AMH.1281); converted into a studio (1996)

Major Alterations (*with dates*): Vinyl siding and replacement windows (late 20th Century)

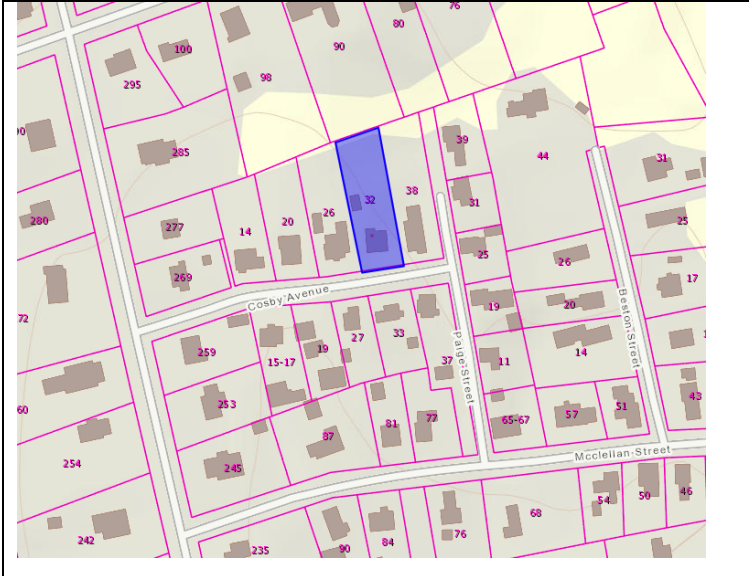
Condition: Fair

Moved: no yes **Date:**

Acreage: 0.33 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

32 COSBY AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

AMH.1280 &
AMH.1281

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.

32 Cosby Avenue (AMH.1280) is a one-and-one-half-story, wood-frame, English Revival-style residence. The building adopts a rectangular plan on a concrete foundation. The three-by-two bay block building faces south and is set approximately 20 feet back from Cosby Avenue on level lot. The building terminates in a steeply pitched jerkinhead roof sheathed with asphalt. Two telescoping front gables with a varied eave line are centered on the façade, a typical Tudor characteristic. An interior Stucco chimney pierces the west roof plane of the taller gable. The taller gable is clad with Stucco while the lower gable is clad with clapboards. A single entry is centered on the south façade of the lower gable. A narrow single-light fixed sash window is located on the east and west elevations of the gabled entry. The walls of the principal block are clad with vinyl siding. Windows are vinyl replacements.

A one-story, wood-frame outbuilding (AMH.1281) is located northwest of the residence. The building is constructed on a poured concrete foundation and terminates in a front gable roof sheathed with asphalt shingles. A slender brick chimney pierces the ridge of the roof at the north end of the chimney. Access is provided by a nine-light metal replacement door located at the west end of the façade. A paired 6/6 double-hung wood sash window is located to the east. The walls of the building are clad with wood shingles.

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.

The outbuilding associated with 32 Cosby Avenue appears to have been built during the mid-twentieth century (1930-1950) by Leon A. Bradley, a professor of bacteriology at the state college, and his wife, Frances, after they purchased a parcel of land from Charles H. Schauwecker in 1931. Cosby Avenue was proposed and mapped out 1928. The property is shown as Lot 6 on the 1928 Map of the Cosby Lots Land of Ephraim Y. Cosby (Book 12, p. 23). The residence and garage were likely constructed at the same time. Leon sold the property in 1949 to Elizabeth Williams Cadigan. In 1969, the property was purchased by George E. and Theodora H. Kirk (Hampshire District Registry of Deeds 1529/620). The current owner, Elizabeth M. Thompson, purchased the property in 1993 from the Kirks (Hampshire District Registry of Deeds 4333/249). Tax assessor records indicate that the garage was converted into a studio in 1996.

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]

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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).

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.1281

