

FORM B – BUILDING

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

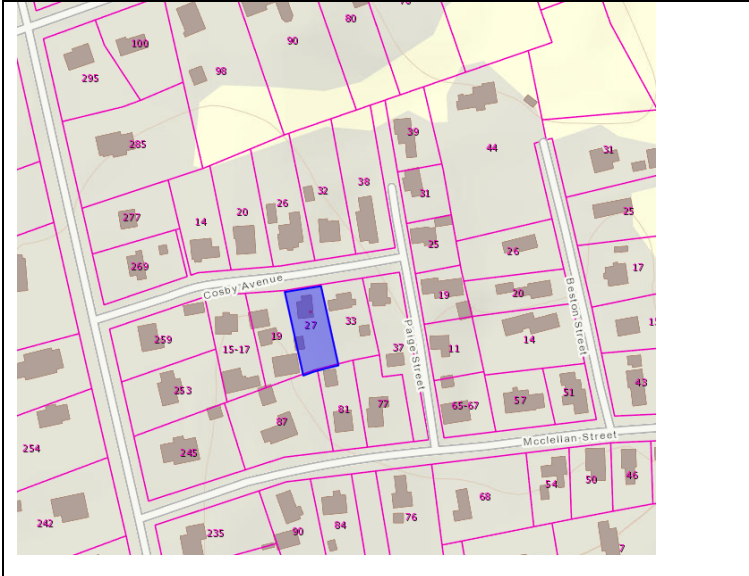
MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

11C-137	Mt. Toby	E	AMH.1278 & AMH.1279
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Photograph



Locus Map



Town/City: Amherst

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

Address: 27 Cosby Avenue

Historic Name: Ephraim Y. Cosby House & Garage

Uses: Present: Single-Family Residence

Original: Single-Family Residence

Date of Construction: c. 1930

Source: Deed research, Sanborn maps

Style/Form: Colonial Revival/Foursquare

Architect/Builder:

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood clapboards/shingles

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Garage (AMH.1279, 1930-1950)

Major Alterations (*with dates*): Porch (1986); louvered vent in dormer (late 20th Century)

Condition: Good

Moved: no yes **Date:**

Acreage: 0.19 acre

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

Recorded by: Geoffrey Melhuish

Organization: ttl-architects

Date (*month / year*): September 2014

INVENTORY FORM B CONTINUATION SHEET

AMHERST

27 COSBY AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AMH.1278 &
AMH.1279

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.

27 Cosby Avenue (AMH.1278) is a two-and-one-half-story, wood-frame, Colonial Revival Foursquare. The hipped roof and full-width porch are expressive of the Colonial Revival style. The two-by-two bay building, typical of the Foursquare form, faces north and is setback approximately 20 feet from the edge of the road. The main block of the residence adopts a square plan on a concrete foundation. The main block is capped by a hip roof sheathed with asphalt shingles. A hipped roof dormer is centrally located on the north roof plane of the main block. The dormer features a louvered vent set within a simple wood surround. An exterior brick chimney is located on the east elevation of the residence. The first floor of the residence is clad with painted wood clapboards while painted wood shingles are used above. A partially enclosed full-width hip roof porch is featured along the north façade. Access to the residence is provided by an eight-light over two panel wood doors located at the west end of the façade. Paired 4/1 double-hung wood sash windows are located on the north façade of the enclosure. A one-story, one-bay-deep addition projects out from the south elevation.

A one-story, one-car garage (AMH.1279) is located southwest of the residence. The wood frame 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 façade provides access to the interior. The walls of the garage are clad with painted wood shiplap siding.

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 garage at 27 Cosby Avenue appears to have been built during the mid-twentieth century (1930-1950) while the property was under the ownership of Ephraim Y. Cosby. Cosby Avenue was proposed and mapped out 1928. The property is shown as Lot 10 on the 1928 Map of the Cosby Lots Land of E. Y. Cosby (Book 12, p. 23). The garage first appears on the updated 1930-1950 Sanborn Map. The 1940 Census indicates that the property was the rental residence of Oliver S. Flint, assistant research professor at the School of Veterinary. The property was purchased from E. Y. Cosby in 1955 by Alfred E. Putnam and Charlotte S. Putnam (Hampshire District Registry of Deeds 1147/238). The Putnams owned the property only a short time and sold it the same year to Fred Beard Jr. and his wife Ann (Hampshire District Registry of Deeds 1174/342). The property is currently owned by Carroll E. Robertson and Victoria Strauss.

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]

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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.

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SUPPLEMENTARY IMAGES and LOCATIONAL INFORMATION



Garage AMH.1279

