

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-132	Mt. Toby	E	AMH.1276 & AMH.1277
---------	----------	---	---------------------------

Photograph



Town/City: Amherst

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

Address: 26 Cosby Avenue

Historic Name: George M. & Constance Andrews House
& Garage

Uses: Present: Single-Family Residence

Original: Single-Family Residence

Date of Construction: c. 1929

Source: Deed research, Sanborn maps

Style/Form: Colonial Revival with English Revival
Influence

Architect/Builder:

Exterior Material:

Foundation: Concrete

Wall/Trim: Brick

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
Garage (AMH.1277, c. 1929)

Major Alterations (*with dates*):

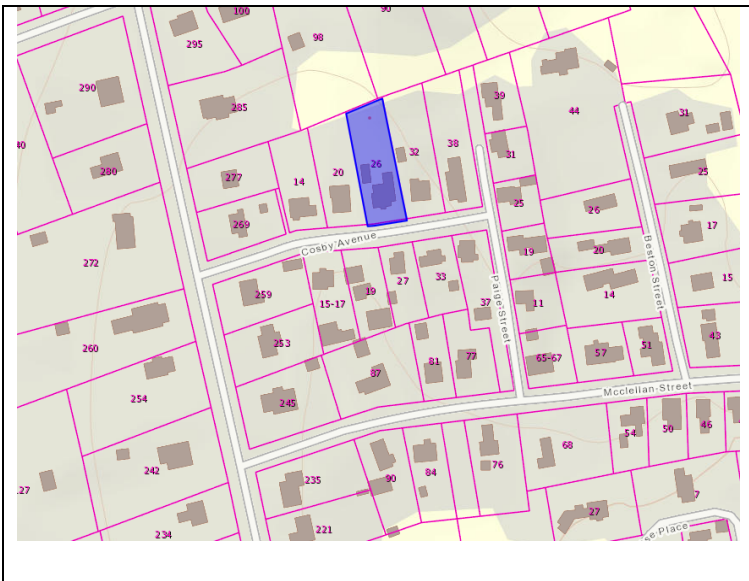
Condition: Good

Moved: no yes **Date:**

Acreage: 0.31 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

26 COSBY AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

AMH.1276 &
AMH.1277

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.

26 Cosby Avenue (AMH.1276) is a one-and-one-half-story, brick Cape, constructed in the Colonial Revival style with English Revival influence. The three-bay-by-two-bay building faces south and is set back approximately 15 feet from the road on a gently sloping lot. The building adopts a rectangular plan on a concrete foundation. The house is capped by a steeply pitched side gable roof sheathed with asphalt shingles. An exposed exterior brick chimney is situated on the east elevation. Two gable-roof dormers are situated on the south roof plane. Each dormer features a single 6/1 double-hung wood sash window set within a simple wood surrounding. Access to the residence is provided by a centrally located entry set within a one-story, one-bay entry porch capped by a front facing gable sheathed with asphalt shingles. Clustered wood posts resting on a raised brick knee wall support the roof. A single 6/1 double-hung wood sash window is located to each side of the entry bay. A one-story wing projects out from the west elevation. The wing is capped by a hip roof sheathed with asphalt shingles.

A one-story, one-car garage (AMH.1277) is located northwest of the residence. The garage is constructed of wood frame and is capped by a front facing gable sheathed with asphalt shingles. The front facing gable above the entry is clad with Stucco. The walls of the garage are clad with painted wood shingles. An open shed roof addition projects out from the east elevation of the garage.

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 26 Cosby Avenue is associated with the residence, which appears to have been constructed c. 1929. Cosby Avenue was proposed and mapped out 1928. The property is shown as Lot 5 on the 1928 Map of the Cosby Lots Land of Ephraim Y. Cosby (Book 12, p. 23). Both the residence and the garage appear on the 1930 Sanborn Map. The 1930 census record indicates that the property (numbered 5 Cosby Avenue) was owned at that time by candy maker George M. Andrews (b. 1897) and his wife Constance (b. 1910). The 1940 census indicates that the property was the rental of professor Theodore C. Caldwell. The property was purchased by John and Mary Anne Dempsey in 1955 (Hampshire District Registry of Deeds 1201/286). The Dempseys maintained ownership of the property until 1974 (Hampshire District Registry of Deeds 1771/250). The property is currently owned by Kevin J. Harkins and Eileen M. Barry (Hampshire District Registry of Deeds 10319/32).

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

INVENTORY FORM B CONTINUATION SHEET

AMHERST

26 COSBY AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	AMH.1276 & AMH.1277
--	------------------------

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).
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>]

INVENTORY FORM B CONTINUATION SHEET

AMHERST

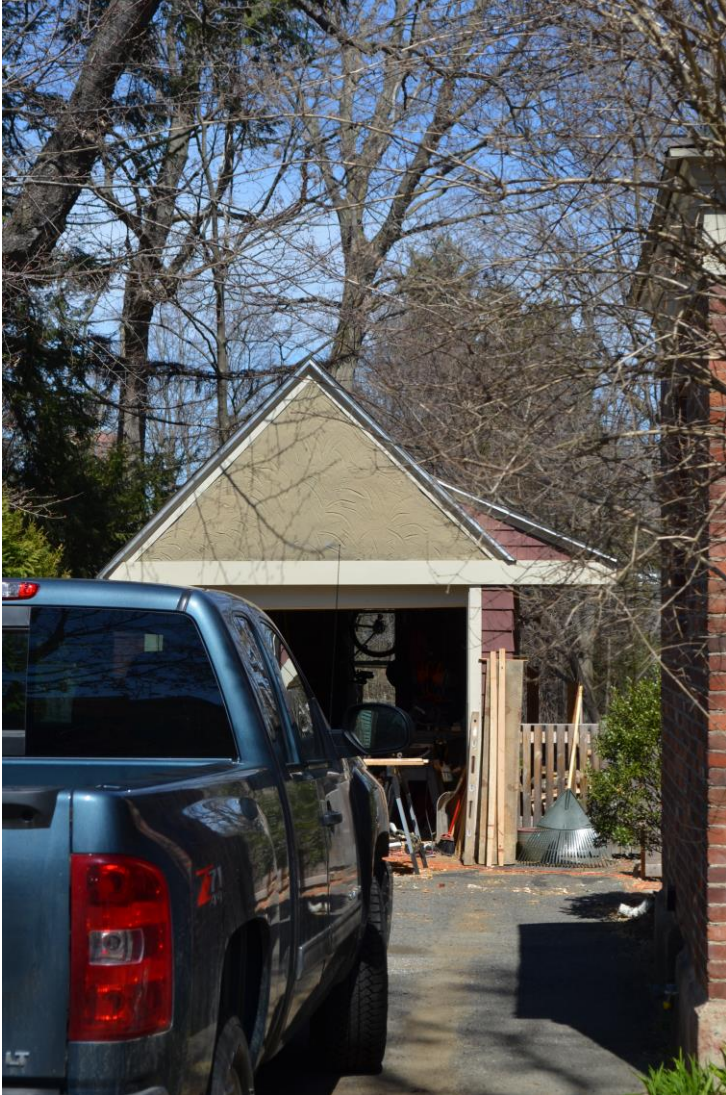
26 COSBY AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	AMH.1276 & AMH.1277
--	------------------------

PHOTOGRAPHS



Garage AMH.1277

INVENTORY FORM B CONTINUATION SHEET

AMHERST

26 COSBY AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	AMH.1276 & AMH.1277
--	------------------------

SUPPLEMENTARY IMAGES and LOCATIONAL INFORMATION

