

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-303	Mt. Toby	E	AMH.1274 & AMH.1275
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Photograph



Town/City: Amherst

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

Address: 19 Cosby Avenue

Historic Name: William S. & Dorothy B. Pickering House

Uses: Present: Two-Family Residence

Original: Single-Family Residence

Date of Construction: c. 1929

Source: Deed research, historic maps

Style/Form: No style

Architect/Builder:

Exterior Material:

Foundation: Brick

Wall/Trim: Clapboard

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Garage (AMH.1275, 1930-1950)

Major Alterations (*with dates*): Addition and fire escapes (1994-1995); solar panels (2013)

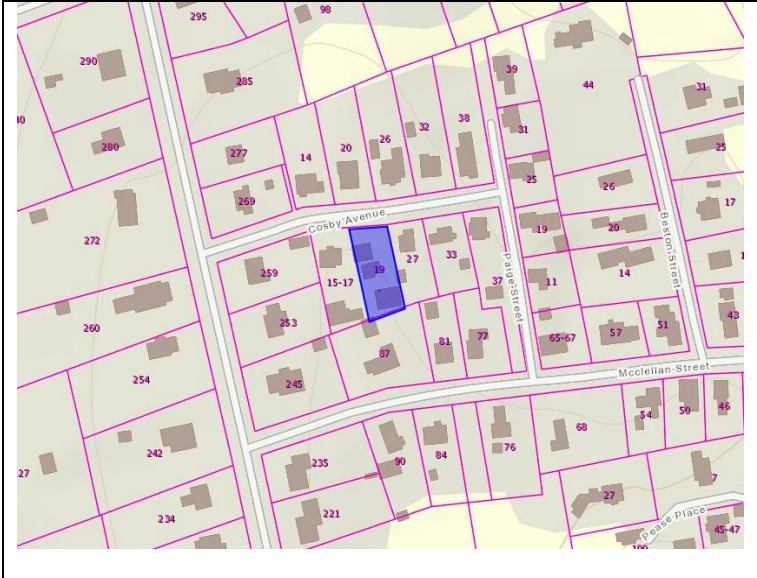
Condition: Fair

Moved: no yes **Date:**

Acreage: 0.22 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

19 COSBY AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

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AMH.1274 &
AMH.1275

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.

The two-story, two-bay-wide-by-two-bay-deep residence located at 19 Cosby Avenue (AMH.1274) has been modified and enlarged in the late twentieth century. The principal block is constructed on a brick foundation and capped by a side gable roof. Several 2/2 double-hung wood sash windows appear on the south elevation of the principal block. A large two-and-one-half story addition projects out from the rear elevation.

A one-story garage is located south of the residence (AMH.1275). The garage is constructed of wood frame and is capped by a side gable, sheathed with asphalt shingles. The walls of the garage are clad with wood shingles. The north façade of the garage features three entry openings. The first is a paired hinged vertical board entry at the east end. The doors are set within a simple wood surrounding. Located to the west of the opening is a sliding-track wood, which is clad with wood shingles. At the west end of the garage is a single multi-light-over-wood-panel entry door providing pedestrian access to 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 19 Cosby Avenue appears to have been built during the mid-twentieth century (1930-1950). The 1930 Sanborn Map shows a small garage to the southwest, while the updated 1930-1950 Sanborn Map shows a larger outbuilding to the southeast of the residence. The residence appears to have been constructed c. 1929 by William S. (b. 1898) and Dorothy B. Pickering (b. 1900) after purchasing the property from Minna E. Cosby, wife of Ephraim Y. Cosby. Cosby Avenue was proposed and mapped out 1928. The property is shown as Lot 9 on the 1928 Map of the Cosby Lots Land of E. Y. Cosby (Book 12, p. 23). In 1965, Dorothy B. Pickering sold the property to John A. Fiske (Hampshire District Registry of Deeds 1461/108). The property is currently owned by Verna J. Smith, an acupuncturist, whose practice is located in a building (perhaps formerly a garage) located to the rear of the house at the end of the driveway.

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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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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PHOTOGRAPHS



William S. & Dorothy B. Pickering House AMH.1274



Garage AMH.1275

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SUPPLEMENTARY IMAGES and LOCATIONAL INFORMATION

