

FORM B – BUILDING

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

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

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Photograph



Town/City: Amherst

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

Address: 15-17 Cosby Avenue

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

Uses: Present: Multi-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: Parged with Stucco

Wall/Trim: Vinyl

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

A one-story contemporary residence, 17 Cosby Avenue (AMH.1273) is located south of the residence (1930-1950)

Major Alterations (*with dates*): Replacement windows (1997); siding (2005-2013)

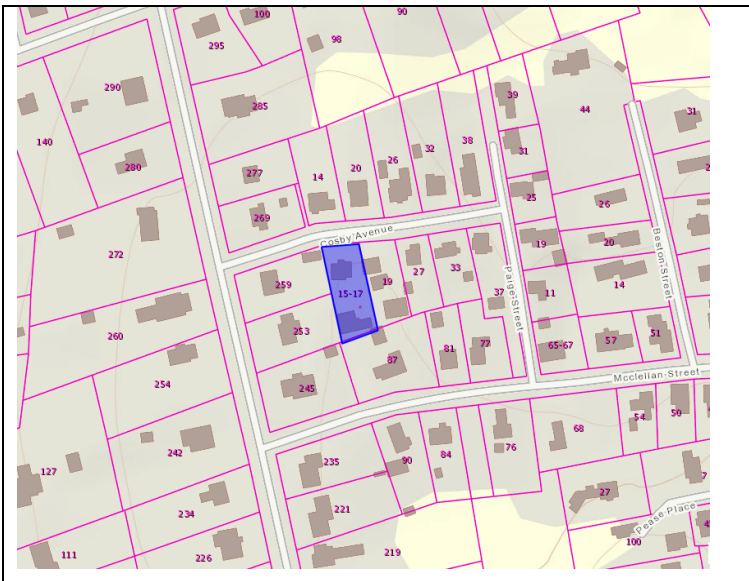
Condition: Fair

Moved: no yes **Date:**

Acreage: 0.24 Acres

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

15-17 COSBY AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

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AMH.1272 &
AMH.1273

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.

15 Cosby Avenue (AMH.1272) is a one-and-one-half story, wood frame, early twentieth-century residence. The three-by-two bay building faces north and is set back approximately 15 feet from the road on a level lot. The building adopts a rectangular plan on a foundation parged with stucco. The house is capped by a steeply pitched side gable roof sheathed with asphalt shingles. An interior brick chimney pierces the ridge of the roof. A shed roof dormer is centered on the north roof plane. The dormer features a band of three 3/1 double-hung wood sash windows set within a simple wood surround. The lights of the upper sashes are aligned vertically. Access to the residence is provided by a centrally located entry set within a one-story, one-bay entry porch. Paired wood posts resting on a raised wood deck support the roof. A paired 3/1 double-hung wood sash window is located to each side of the entry bay. Like the dormer, the lights of the upper sashes of the paired windows are aligned vertically.

A one-story, contemporary residence, 17 Cosby Avenue is located south of the residence. The L-shaped residence is constructed of wood frame and is capped by a side gable sheathed with asphalt shingles. A prominent front facing gable projects out from the west end of the residence. An exterior brick chimney is located at the east end of the residence. The walls of the residence are clad with painted, wood clapboards. Windows and doors are replacements.

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 one-story outbuilding at 17 Cosby Avenue was built while the property was under the ownership of W. S. Pickering, who also owned the dwelling at 19 Cosby Avenue to the east. Cosby Avenue was proposed and mapped out 1928. The property is shown as Lot 8 on the 1928 Map of the Cosby Lots Land of Ephraim Y. Cosby (Book 12, p. 23). William S. (b. 1898) and Dorothy B. Pickering (b. 1900) purchased the property from Minna E. Cosby, wife of Ephraim Y. Cosby, in 1929. William was employed as a salesman of oil burners. The property was owned by the Pickering family for much of the twentieth century until 1970, when it was sold to Christian and Joyce Hosford (Hampshire District Registry of Deeds 15876/452). The property is currently owned by Good Ol' Daves LLC and used as a rental property.

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 1/2-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.

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AMH.1273

BIBLIOGRAPHY and/or REFERENCES

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PHOTOGRAPHS



17 Cosby Avenue, AMH.1273

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17 Cosby Avenue, AMH.1273 (Assessor's database, c2005).

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SUPPLEMENTARY IMAGES and LOCATIONAL INFORMATION

