FORM B – BUILDING

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

Assessor's Number	USGS Quad	Area(s)	Form Number
11C-131	Mt. Toby	E	AMH.

Photograph

Locus Map

Town/City: Amherst

Place: (neighborhood or village): Amherst

Address: 20 Cosby Avenue

Historic Name: None

Uses: Present: Single-Family Residence

Original: Single-Family Residence

Date of Construction: 1920

Source: Town property record

Style/Form: Tudor Revival

Architect/Builder: N/A

Exterior Material:
Foundation: Unknown, likely concrete

Wall/Trim: Clapboard with brick and plaster accents

Roof: Asphalt

Outbuildings/Secondary Structures:

Major Alterations (with dates):

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: .28 acre

Setting: Rural college town.

Recorded by:

Organization: LHDSC

Date (month / year): February 2016

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

☐ 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.

This delightful Tudor Revival cottage features two picturesque steep gables on its façade. The first gable, clad in brick and containing a left-oriented front door, is slightly shorter than the second gable, peaking just below the top edge of the steep roof. Five brick steps with a simple wooden railing guide the visitor to the door. Slightly behind this first gable is a second larger one that peaks just above the roofline; this gable is clad in brick on its lower half, changing to plaster in its upper triangle. This larger gable features two narrow windows in the first story, and a single window in its upper half. To the right side of the façade is a Tudor-inspired chimney that gracefully tapers mid-way up; this chimney balances the larger gable on the other side of the front door. Behind these two shallow gables and the chimney is the main mass of the house, clad in clapboard. The roof is also picturesque in its steepness, its corners softened at either end of the building.

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.

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 1-1/2-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. Typical of the development is the Andrews House (#20). It is a 1-1/2-story brick Cape in a Colonial Revival style with an associated garage. George Andrews was a candy maker in Amherst.

BIBLIOGRAPHY and/or REFERENCES