

## FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

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

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Boston  
North

MDF.  
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MDF.1051-  
MDF.1077

### Photograph



**Town/City:** Medford

**Place :** Hillside

**Name of Area:** Cotting Street

**Present Use:** Residential

**Construction Dates or Period:** 1840s-1900s

**Overall Condition:** Fair

**Major Intrusions and Alterations:**  
Very few recent buildings, no vacant lots

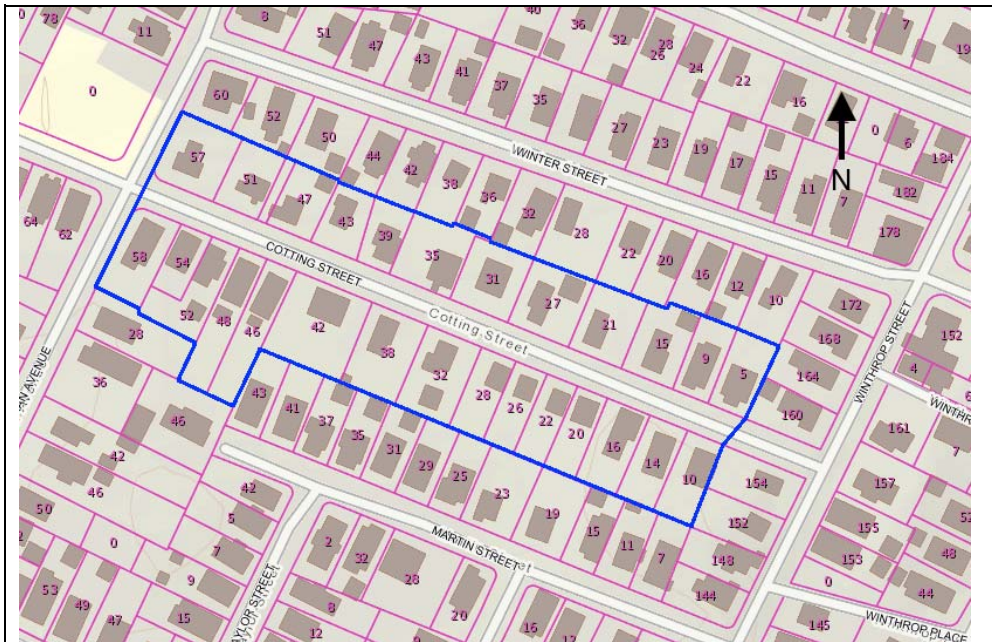
**Acreage:** 3.87 acres

**Recorded by:** J. Clemson, C. Dempsey  
and J. Doherty

**Organization:** Medford Historical Commission

**Date :** March, 2014

### Locus Map



☐ see continuation sheet

# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

COTTING STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

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☐ 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, structural and landscape features and evaluate in terms of other areas within the community.*

The eastern block of Coting Street, running between Winthrop Street and Lyman Avenue, was first developed during the middle of the 19<sup>th</sup> century, among the earliest developments in the Hillside area's shift from an agricultural to a residential landscape. Many of the houses from this early period still stand, as well as a few residences from after the turn of the 20<sup>th</sup> century. The most common form on the street is the end house, in both story-and-half and two-story versions, and these are also among the earliest buildings on the street; eleven examples of this type are found here. The six remaining single family houses include two comparatively early examples in the 2 ½-story T-plan and full double pile form, two examples of hip-roofed bungalows with progressive-era plans, and two later examples in the side entry "colonial" form of the mid 20<sup>th</sup> century. Multifamily houses are also found here, including one early and two later duplexes, and a group of six two-families: one is exceptionally early, three appear to be pre-1900, and two that take more familiar early 20<sup>th</sup> century forms. This mix of types is in part a result of the long period over which the area was developed and the apparent absence of efforts to create a cohesive landscape, a characteristic of many sections of Medford and Hillside. Also like other areas of the city, Coting Street's buildings have been changed and adapted over the years to fit new patterns of use. Additions and vinyl siding are common along the street, but are signs of the care and maintenance homeowners have taken with their buildings. Also of note, several of the houses have in-ground pools, another sign of maintenance, care, and long-term ownership.

There are two early story-and-a-half end houses on Coting Street, clustered together on the north side of the street, all in place by 1855, numbers 15, 21 (a third, at number 31, was recently demolished); a similar example at number 27 was constructed by 1875. All share the three-bay, side entry façade and double pile form of the common type; each has a lower rear ell. Although there are some variations in the plans associated with this form, generally there are two public rooms in the main block flanking the entry/stair hall, a parlor and dining room or a parlor and sitting room, with a kitchen and work space in the low rear ell and bed rooms above. Most of these examples have been expanded with dormers, small additions, and open and closed porches.

At the **Tyler house, 15 Coting Street** (by 1855), the entrance is in the west bay of the main façade, and although the house has been covered in vinyl siding and had its trim removed, a flat hood over the door is supported by two elaborate brackets with drop finials and a row of dentils is visible under the hood above the door; it sits on a brick foundation and is topped by an asphalt roof. On the west elevation of the house is a single-story, two-room addition with a flat roof. A large gambrel roof dormer with two windows sits in the west slope of the roof, taking up its middle third. A brick chimney exits the roof just to the north of this dormer. The east elevation of the house has had several changes: in its center is a single-story polygonal bay with a flat roof. Above this is a shed-roof dormer that sits at the edge of the main roof. A chimney exits the roof halfway down the east façade, in front of the shed dormer. To the north of this bay and dormer is a jog, recessing the east elevation of the ell; this section of the house has been raised to two full stories and single-story flat-roof open porch fills in the recessed area. Several two-over-two windows that are protected by exterior storm windows and metal awnings cover the four windows on the main façade of the house. The house is roughly centered on its lot, and a driveway that leads to a small 1920s-1930s two-car garage the east side of the lot, constructed of rough-faced cast-concrete with a hip roof; the west side of the lot has several mature trees.

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The **Osgood-Rugg house, 21 Cotting Street** (by 1855), is quite similar to 15: The entrance is also in the west bay of the main façade, with a distinctive five-sided polygonal bay window taking up the space to the east. The house has several projections to make more living space. On either side of the roof, towards the rear of the building, is a shed dormer; the one on the east elevation has four windows, while the one on the west has two. A single-story flat-roof projection, about half a room deep, extends down the rear two-thirds of the west elevation. On the east elevation, under the dormer, is a polygonal bay window. To the north of this is a single-story wing with a flat roof that projects several feet out from the east elevation. The house is covered in vinyl siding with an asphalt shingle roof, and most of the windows are modern one-over-one sash; the windows on the dormers are small, square casements and larger rectangular casements were used on the wing on the east façade. A chimney exits the ridgeline towards the rear of the house. It is sited on the southwest corner of its large lot.

The **Randall House, 27 Cotting Street** (1855-1875), closely resembles these neighbors. The house also has the entrance in the west bay on the main façade. The east elevation includes a polygonal bay window with a flat roof, the ell is set back from the main house, and a single-story flat roof enclosed porch fills this reentrant angle. The west elevation of the ell extends several feet beyond the west elevation of the main house, and a shed dormer extends from the roof of the main house down over part of the first-floor western projection. Although now covered in vinyl siding, the house has retained some of the Italianate features it was likely built with. Small brackets were maintained at the eaves of the octagonal bay, and carved brackets with drop finials support a flat-roofed hood over the main entry door. The building's windows have been replaced with modern casement windows. On the front façade, four of these windows are arranged side-by-side to the east of the door, and in the gable the sash are paired. On the sides of the house, these sash have been turned horizontally and placed at the eaves, providing light to the half-story. The house sits on the west side of the lot, and a large driveway on the east side serves a modern one-and-a-half story, two-car, gambrel-roof garage.

Although it takes the end gabled form, the small and early building at **43 Cotting Street** (1855) is distinct from these neighbors in scale, height, and siting. A *Medford Historical Register* article describing the development of Hillside notes that the original train station was moved to Cotting Street and converted to a house: "[w]hen disused, the old station was moved to Auburn Street near the river, and later crowded out by the Parkway to Cotting Street, where it now remains, a dwelling."<sup>1</sup> Based on its small size and unique shape, it is possible that 43 Cotting Street is the moved station. The house sits on the north side of the street, noticeably set back from the street. It is roughly centered on the lot, with a driveway to the east of the house. The house itself appears to be single-pile and is three bays wide with the entrance in the east bay of the main façade. A brick chimney exits the ridgeline at the center of the house. An unusually deep single-story hipped-roof porch covers the front of the house. The section in front of the main entrance is open, while the section to the west is enclosed. The house has a long single-story shed roof ell at the rear that runs across the width of the house, even with the east elevation of the main body, but extending about four feet to the west. On the east elevation, where the ell joins the main house, is an enclosed gabled projecting entryway. The house has a brick foundation, vinyl siding, and an asphalt shingle roof. The windows are modern one-over-one sash with vinyl shutters, and there are metal awnings over the two windows in the street-side gable end.

A final one-and-a-half story end house, **22 Cotting Street**, first appears on maps in 1900, sharing a lot with **20 Cotting Street**, across the street from other houses of this type. The building has its entrance in the west bay of the front façade and an enclosed projecting gabled entry porch, accessed by a short set of stairs, covers the entry door. On the west façade, towards the rear, is a shallow single-story rectangular bay with a flat roof. This example does not have a rear ell, but instead likely employs a version of the four-square plan, consistent with its later date. A chimney exits the house just to the east of the ridgeline in the center of the building. The house has vinyl siding, replacement one-over-one sash windows, and an asphalt shingle roof. A driveway is located on the west side of the lot.

<sup>1</sup> "Medford Hillside," *Medford Historical Register*, Vol. 20 (the Society, Jan., 1917) p. 5.

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Closely related to these small end houses are taller two-and-a-half story examples. The earliest of these in this area is the house at **16 Coting Street** (1855), which is significant in its differences from the other larger end houses on the street. Located on the south side of the street, the house is quite tall and is centered on the front of the lot, very close to the sidewalk, with a driveway on either side leading to the rear. The building can be roughly divided into two halves: a front main block and lower and narrower rear ell. Its overall depth suggests that it is large enough to enclose two flats, which would make it a very early example of a purpose built two-family. The house has paired entrances on the west side of the main façade, accessed by a set of brick stairs. A rear entrance is located on the east side of the ell. Several features on the front section of the house include a one-window gable-roof dormer centered on the east elevation, a chimney exiting the ridgeline at roughly the middle of the section, and a square two-story bay with a flat roof at the end of the west elevation. The first story of the house is covered in Formstone, while the second is covered in vinyl siding. The windows have been replaced with modern one-over-one sash, and the roof is covered in asphalt shingles. Maps from the turn of the century show a large rectangular building at the rear of the lot, likely a barn or a garage, but this is no longer extant.

Six other two-and-a-half story end houses are found here and these follow the more common forms of this type. They are also slightly later in date than the story-and-a-half examples and than the unusual example at 16, two were constructed between 1855 and 1875 and four more between 1875 and 1889. Most are quite similar, in height and employing a projecting bay that expands the space available for rooms in the rear pile. Most of these houses are located on the south side of the street.

Probably the best preserved example in the group is the Italianate house at **32 Coting Street**, which first appears on a historic map in 1889 but which has some trim that suggests a later updating. The house is covered in asbestos shingles, but large frieze boards on the sides of the house and deep cornice returns on the gable ends were maintained. The main side entrance is in the west bay of the main façade, covered by an enclosed, projecting, flat-roof entry porch with a metal awning. It is trimmed with Tuscan pilasters and entablature, with a distinctive grid of boards. This trim is also found on the west elevation at the rear on the single-story projecting square bay that wraps around to the rear of the house. The front portion of this elevation has a distinctive three-part window trimmed with mutules and guttae. There is also a polygonal bay window on the east elevation toward the rear of the building. The house has an asphalt shingle roof, and a chimney exits the house to the west of the ridgeline, towards the rear of the house. The building is centered at the front of the lot, and a driveway provides access to a sided gable-roofed garage at the rear of the lot on the west side of the property.

The **T. Pearce House** at **28 Coting Street** closely resembles its neighbor at 32 in form, but has had greater alterations; it was constructed between 1875 and 1889. The side entrance is in the west bay, and covered by a hipped roof open porch. The house is covered in asbestos shingles and has an asphalt shingle roof. Architectural embellishment is limited to boxed eave returns, suggestive of the Italianate style. Most of the windows are modern one-over-one sash, except for the window in the gable end, which appears to be a late 19<sup>th</sup> century two-over-two sash. The four windows on the main façade of the house have shutters. On the west elevation, toward the rear, is a single-story square bay. Two chimneys exit the house, one toward the front of the house on the east side of the ridgeline, and the other toward the rear of the house on the west side of the ridgeline. It sits on the south side of the street, facing north, on a small lot with a driveway taking up much of the space to the east of the house. Based on its lot size, location on maps, and poured concrete foundation, it may have been moved slightly to the west to make room for another house to the east at 26.

The **Fernald House** at **38 Coting Street** is also similar in form and first appears on maps in 1889. The main entry is in the west bay of the main façade, and is covered by a small modern portico with a shed roof, supported by classical columns. To the east is a polygonal bay window; a second polygonal bay window is visible at the rear of the east elevation. A single-story addition with a shed roof is visible across the rear of the house, and a larger single-story side-gabled wing has been added to the east (as of February 2014, there were still stickers on the windows, indicating it is a recent addition). A chimney exits the ridgeline of the house at roughly the middle of the building. The house has a poured

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concrete foundation and is covered in vinyl siding, except for the first story of the main façade, which is brick veneer. The windows are modern one-over-one sash, and the roof is asphalt shingle.

At the **Parker house, 20 Cotting Street**, constructed between 1855 and 1875, the main entrance is also in the west bay, and a small gable roof supported by two wrought-iron columns covers the entrance, which is accessed by a set of brick stairs with wrought-iron handrails. The two windows to the east of the entrance have been replaced by a picture window and two narrow four-over-one sash. There is a gabled bay on the west elevation of the house toward the rear. Just in front of this is a one-window shed dormer. The house is covered in vinyl shingles with vinyl shutters, the vinyl windows have muntins to give them a six-over-one sash appearance, and there is an asphalt shingle roof. Two evenly-spaced chimneys exit the house at the ridgeline. Like its neighbors it sits towards the front of the lot on the south side of the street, with a driveway to the rear along the west side of the lot. Enough room was left at the rear of the lot for a modern in-ground pool.

**47 Cotting Street** was constructed between 1875 and 1889. The main entry is in the west bay of the main façade; to the east is a polygonal bay window. A projecting bay expands the rear of the west elevation of the house and extends beyond the rear of the house, but is only a single story there, with a shed roof. Added to the west elevation, next to the entry, is a single-story room with a flat roof, its form suggesting an enclosed porch; it is not shown on any of the historic maps. The house has a brick foundation, is covered in vinyl siding, and has an asphalt shingle roof. Exterior storm windows protect the historic two-over-two sash that have been maintained on the house. Facing south from the north side of the street, the house was built on the west side of the lot, leaving space for a driveway and a garage on the east. The two-bay garage has a hipped roof, is constructed of rough-faced concrete blocks, and retains its lit, double-leaf doors.

**39 Cotting Street** appears on maps by 1889. A single-story enclosed porch with a shed roof has been added across the front of the building; its poured concrete foundation suggests it is a 20<sup>th</sup> century addition. On the west elevation is a gabled bay, and at the rear of the house, a two-story shed roof addition the width of the house is just barely visible. The house has a stone block foundation, vinyl clapboard siding, one-over-one vinyl windows, and an asphalt shingle roof. Sited on the north side of the street, on the east side of the lot, the house faces south, with a driveway to the west.

One of the earlier houses on the street stands out because of its side gable form, **35 Cotting Street**, constructed by 1855. It is a large two-and-a-half story, three-bay, center-entry, double-pile house. It is currently a two-family house, but it is unclear if it was always this way; a large addition at the back provides additional living space that may not have been there when the house was built. A small set of stairs leads to the entry portico, a gabled roof supported by turned posts. The condition of the stairs and portico is very new, and the portico roof's ridgeline's close location to the window above it suggests it is not an original feature. Single-story shed roof additions are visible at the rear of the house. The one to the east is flush with the east façade of the main house, while the one to the west is set back a few feet from the west elevation. Two chimneys exit the ridgeline of the house, providing fireplaces for the front and back rooms on either side of the house. Like other neighborhood buildings, it is covered in vinyl siding with an asphalt shingle roof, and has modern one-over-one sash windows. At the eaves, deep cornice returns and a slight overhang were maintained. It sits on the north side of the street, and is sited close to the east property line; to the west is a driveway and lawn.

Another distinctive building in the neighborhood is the **Martin house, 57 Cotting Street**, constructed between 1855 and 1875. This house is a two-and-a-half story, T-plan, gable-roofed house that was converted to a two-family house at some point. A two-story enclosed porch with a shed roof has obscured the main entrance of the building, covering the center bay of the main façade. A polygonal bay window is located on the east elevation of the main block. Extending from the rear of the house is a two-story gabled ell, visible on maps when the house first appears in 1875. Along the east elevation of the ell is a two-story screened porch with a flat roof. Two chimneys are centered on the house, and exit at the ridgeline, while a third chimney exits the ridgeline towards the rear of the ell. The house is covered in vinyl siding and has modern one-over-one sash and an asphalt shingle roof. Centered on its large lot at the corner of Cotting and Lyman, the house faces south across Cotting.



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The **Cotton Duplex, 42-44 Cotting Street** is one of the earliest multi-family houses on the street, constructed between 1855 and 1875. The main block of the house is a two-and-a-half story, three-bay, double-pile, side-gable building. The entry is centered on the building and covered by a single-story enclosed porch with a shed roof screening the entry doors. Each side of the house has a chimney that exits the ridgeline, presumably serving both the front and the back rooms of each unit. Extending from the rear of the house is a two-story single-pile addition with a flat roof. It is set back a few feet from both the east and west facades of the main body. The house is covered in vinyl siding with an asphalt shingle roof, and it has modern one-over-one sash. The deep cornice returns and deep eave overhang, suggesting it originally had Italianate styling, have been maintained at the gable ends.

As was common throughout Medford and Hillside, the end of the 19<sup>th</sup> century saw the development of two-family houses, the type that came to dominate the city's landscape in the early 20<sup>th</sup> century. Three early examples, at **10, 14 and 54-56 Cotting Street**, all built between 1889 and 1898, seem to be early purpose built forms. The first two, side by side at the east end of the street, appear to be deep enough and wide enough to enclose two flats, but do not take the most familiar form of a two-room wide, three or four room deep rectangle. **10 Cotting Street** is a deep building, a main block and ell topped by a high gambrel roof, providing ample living space in the half-story. The entrance is on the west side of the main façade, covered by a single-story flat-roof enclosed porch; a two-story polygonal bay east of the entrance is capped by a flat roof. On the west side is a two-story polygonal bay capped by another gambrel roof. A small one-window hipped roof dormer is located on the east slope. The house has been covered in vinyl siding, windows have been replaced with vinyl one-over-one sash, and there is an asphalt shingle roof. A picture window has been added to the second-story east elevation. There was enough room at the rear for a modern in-ground pool and a driveway leading to the rear of the lot on the west side. **14 Cotting Street** has a pyramidal roof over its main block and ell. The entrance is also on the west side of the main façade, here screened by an open porch. The two-story octagonal bay to the east of the entrance has a flat roof and a gable roof above that. The west side polygonal bay is capped by a gable roof and a small one-window hipped roof dormer is located on the east slope. The rear ell has a gable roof with a single-window hipped-roof dormer on either side. The house has been covered in vinyl siding, windows have been replaced with vinyl one-over-one sash, and there is an asphalt shingle roof. A single window was removed from above the entrance porch. There is a driveway on either side of the house.

The **Connors Two-family, 54-56 Cotting Street** takes the more recognizable form of two-family. The paired entry doors are in the west bay of the main façade; to the east is a two-story polygonal bay. Bed rooms are located behind this entry, while public rooms and the kitchen are arrayed on the east side of the house. The high gable roof extends out to cover the, creating an open covered porch on each floor on the west side of the main façade. A chimney exits the ridgeline of the building at the front half of the house. On the rear half of either side of the roof is a two-window gabled dormer. The house is covered in vinyl siding, has modern one-over-one sash windows, and has an asphalt shingle roof. It is sited on the south side of the street facing north, on a very small lot that was subdivided to create 52 Cotting Street to the east. Only a driveway separates the two houses.

Five houses have been added to Cotting Street during the period of exceptional city growth between 1924 and 1936.<sup>2</sup> Two are hip-roofed bungalows, taking the deep progressive era plan of two tiers of rooms that they share with the contemporary two-families. The examples at **46 and 48 Cotting** mirror one another across the driveway, with their public rooms on that side and the circulation areas in the outer tier, behind the formerly recessed porch at the entry. Each has a central hip-roofed dormer, is covered in vinyl, and is set on a rough-faced concrete block foundation. A well-preserved example of a high-gabled two-family is located at **58-60 Cotting**, covered in wood shingles, ornamented with rafter tails, and sitting on a ashlar concrete block foundation. It has a projecting polygonal bay flanking the entry, triple windows in the dining room, an enclosed front porch on the second floor with matching windows, and rear decks. A sided example at **9-11 Cotting** has a lower hip roof, a polygonal bay on the façade that supports the projecting section of the second story,

<sup>2</sup> None are listed in the 1924 city directory street index, further narrowing their terminus post quem.

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and square bays in the dining area; it sits on a rough-faced concrete block foundation. The fifth house constructed during this period takes the more suburban form of side-entry "colonial" at **51 Cotting**. Two stories in height under a gable roof, the house includes a front living room lit by three-part window, with dining area and kitchen in the rear; a sunroom projects from that west side of the building. The shingled house has a Tuscan portico and sits on an ashlar concrete block foundation. Another house that falls within this group based upon the period of its construction is an unusual two-family at **52 Cotting Street**. Although it bears some resemblance to the more conventional two-family at number 58-60 with regard to the overhanging gable in its façade, it has been so profoundly altered that it is impossible to infer its original appearance or form.

Finally, three houses have been added since the middle of the century. **5-7 Cotting Street** is a duplex, and this building's form and size indicate it may have been a barn associated with 15 Coting Street, owned at the time by Mrs. J.F. Tyler, which had been constructed between 1878 and 1889. It first appears in its current location on the Sanborn map of 1936 updated to 1950. The building is a one-and-a-half story end-gabled building covered in vinyl siding and asphalt shingles on a poured concrete foundation. Across the front of the house is a single-story flat-roof enclosed porch with a center entry, the main entrance to the building. The windows are modern one-over-one vinyl sash. A chimney exits the ridge line of the building towards the rear of the house. The lot is very small, and the building takes up most of the space, with a driveway to the east of the house. The house at **26 Coting** is another side-entry "colonial," this one constructed after 1950. It has the low gabled roof common in this period, as well as a small pent roof between the lower brick and upper sided section of the façade. Four part windows mark the living room and largest bedroom above. **31 Coting**, built in the past decade, sits on the former location of 31 Coting Street. It is a modern duplex, two stories in height, with paired entries flanked by paired windows on either side; it is sided and sits on a poured concrete foundation.

## HISTORICAL NARRATIVE

*Explain historical development of the area. Discuss how this relates to the historical development of the community.*

Cotting Street was subdivided and developed in the middle of the 19<sup>th</sup> century, with additional buildings constructed over the next half century. This created a diverse landscape of single family houses of various types and styles, interspersed with duplexes and two-family houses as well. The lots were sold off in a patchwork to different owners, and some were subdivided several times to get to their current configuration. No one developer managed the construction of the street's houses. The street takes its name from Timothy Cotting, who owned the land in this area in the first half of the 19<sup>th</sup> century. He began subdividing his land around mid-century, and by 1855 six houses had been built on the street.

Timothy Cotting (Nov. 10, 1793 - April 26, 1872) was a Medford Square baker who was also very involved in local real estate and Medford's community affairs. Cotting lived at 23 Forest Street (MDF.47) and had his bakery at the corner of Forest and Salem streets. He served as a selectman for several years, was on the school committee for a time, and at various points was town treasurer and town moderator.<sup>3</sup> Although he was by trade a baker, Cotting was heavily involved in real estate in Medford, with numerous transactions recorded in his name at the Middlesex South Registry of Deeds. One of these many transfers involved a parcel known as the "Cotting property," located in Hillside. On the 1855 Walling map of Medford, he is shown as the owner of a large stretch of land running from the Somerville border almost up to the Mystic River, bounded on the east side by Winthrop Street (until 1890 known as South Street) and on the west by several other rectangular lots (see illustration attached).

<sup>3</sup> Samuel Conner, "Timothy Cotting, Tufts College Trustee and Civic Leader of Medford," *The Medford Historical Register*, Vol. 40, No. 2, June, 1937

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Cotting's property was a large rectangle and maintained the parcel lines and rangeways visible on a 1685 reconstruction showing the division of what was known as then known as the Stinted Pasture.<sup>4</sup> This large piece of land, covering Hillside and extending into Somerville, was divided into rectangular lots running roughly northeast to southwest. Because so little development occurred in Hillside before the middle of the 19<sup>th</sup> century, Timothy Cotting was able to purchase the whole of several of these divisions. On the 1685 map, Cotting's land corresponds to land owned by Nathan Carey and unnamed others at the Somerville border, a large plot in the middle owned by Captain Timothy Wheeler, and two small parcels at the north owned by William Bullerd and Mrs. Anna Shepherd. By 1855 Cotting had already sold off a few pieces of land along Cotting Street, but for the most part his land was intact. In 1869, a few years before his death, Cotting deeded a large section of his land south of Cotting Street to the trustees of Tufts University. Because the parcel was not contiguous to the college's campus, the trustees sold the land several years later. It was then subdivided and built up by various developers.

A small amount of title work has yielded an 1852 deed from Cotting to an early property owner, including a long list of noxious items he sought to exclude from his small subdivision. Owners had rights to use the new thirty-foot street, but were prohibited from adding a building or fence more than six feet high within twelve feet from the street. In addition, they were subject to "restrictions and conditions" for a period of thirty years, which prohibited a long list of uses that might constitute a "nauseus or offensive trade or occupation" and might "disturb the peace and quiet of the neighborhood." The list included the "trade or calling of a butcher, tanner, currier, varnish maker, tallow chandler, soap boiler, brewer, distiller, sugar baker, dyer, tinman, brazier, founder, smith, or for a livery stable nor use a steam engine upon the premises."<sup>5</sup> These restriction assured a clean space, free of unpleasant odors, fumes, and sounds, but it did not specify the size, character, or quality of the buildings that would be built here.

By 1855 Cotting Street had been laid out and six houses are shown on a map from that year, including five on the north and one on the south side of the street, at **15, 16, 21, 31, 35 and 43 Cotting Street** (31 was recently demolished and replaced by a duplex). By 1875, five additional houses had appeared, including two on the north side of the street, **27 and 57**, and three on the south side at **20, 28, and 42-44 Cotting Street**. Several of these early houses would have stable ownership for the rest of the century. At this point, Cotting had been extended one block farther to the west as the adjacent Adams/Felt property was developed (see the form for 78 Cotting Street). Eight houses were added between 1875 and 1900, and seven more houses during the 20<sup>th</sup> century before the block was built out. Beginning in the early 20<sup>th</sup> century automobile garages began to be added to some of the rear lots, including numbers **15, 27 and 32**. No early carriage houses or sheds survive, nor were any ever depicted on period atlases.

Several of the earliest documented owners of the properties were identified on the 1855 atlas. These include David Norton (c. 1819 – Dec. 4, 1900), a shipwright and ship carpenter who resided at **15 Cotting Street** and owned No. **31** as well (demolished). By 1875 the house had been purchased by **Insley G. Jones** (b. 1827), a native of New Hampshire and a produce dealer. Between 1889 and 1910 the house was occupied by Benjamin Franklin Tyler (Nov. 25, 1835 – May 27, 1910), a lumber dealer whose place of business was located at 173 Friend Street in Boston, and his wife.

The first house on the south side of Cotting Street at **number 16** had been constructed by 1855 as well, but its owner was not identified. Insley G. Jones had purchased the property by 1875, but it is not clear whether he resided at number 15 or in this larger two-and-a-half-story building (period directories place him on "Cotting near South," this stretch of South Street having had its name changed to Winthrop Street c. 1890). By 1889 the property had been purchased by a local real estate developer and tannery owner, Patrick McGowan, who resided at 144 Winthrop Street (more below) and owned it, presumably as an investment property, until the early 20<sup>th</sup> century. This pattern of absentee ownership makes it difficult to identify occupants prior to the early 20<sup>th</sup> century (1924 being the first year a street index was published in city directories; period census records do not enable the identification of occupants with any degree of certainty).

<sup>4</sup> Richard B. Coolidge, "Walnut Tree Hill," *Medford Historical Register*, Vol. 39, No. 2. June 1936.

<sup>5</sup> Cotting to Osgood, MCRD 629:220.



# INVENTORY FORM A CONTINUATION SHEET

MEDFORD

COTTING STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

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**Ruth Osgood** (1790 – Apr. 26, 1869), a widow, was identified as the owner and resident of **21 Coting** as early as 1855 although the 1860 Federal Census indicates she did not own real estate. She had lived on a farm operated by her son, George, the homestead of which was located within the block bounded by Winthrop Place and George Street (not extant) until his death in 1850. George Osgood (1817 – Jun. 14, 1850) owned two large parcels on the east side of Winthrop Street between the Tidd, Stearns and Manning properties to the east and south (see 1855 H.F. Walling map). Little is known regarding his life or business activities other than that he was a farmer by profession before his untimely death by drowning in a canal, presumably the Middlesex Canal, which ran east to west just north of Summer Street. His identification as a laborer at the time of his death indicates he may have been employed on the canal authority when the accident occurred. After his death his mother moved to 21 Coting Street. Ruth Osgood was the daughter of Daniel Tufts and Rhoda Wyman and shared the house with a relative, Macy Tufts (b. 1781), between 1850 and 1855. George C. Rugg, a produce and fish dealer, purchased 21 Coting Street between 1855 and 1875.<sup>6</sup> He and his descendants would own the house until at least 1924. Rugg (1831 – Sep. 9, 1897), was a provision and fish merchant at 108 Blackstone Street, Boston, during the 1890s.

Timothy Coting was identified as the original owner of **35 Coting Street** but is known to have lived on Forest Street, suggesting it served as an income-generating investment. By 1875 the owner was identified as Edmond C. Parsons, a “key maker,” or locksmith, who occupied the house with at least one other relative, Sherlock Parsons (1794-1879), a native of New Brunswick, Canada and likely his father. By 1898 the owner was identified as John M. Leahy (b. 1859), a janitor. He occupied the house with extended family and borders, including his wife, Julia (b. 1860), two children, brother-in-law William Crathorne (b. 1842), sister-in-law Mary Crathorne (b. 1854), their two children, William F. Merson (b. 1854), a janitor, and his wife, Carrie G. (b. 1855), all natives of Ireland.

The original owner of **43 Coting Street** was identified as C.W. Flinn, who could not be identified through available records. By 1890 the house was occupied by James Rogers (b. 1815), a laborer, his son, John (b. 1840), a night watchman, and his daughter-in-law Jennie (b. 1850), all natives of Ireland. The building’s owner, however, identified only as “A. Rogers” in 1898, may have been Albert H. Rogers (b. 1845), a railroad office clerk and the son of Albert C. Rogers (b. 1815), a ship chandler. This family resided nearby at 144 Winthrop Street, which the family shortly afterward sold it to tannery owner and real estate developer Patrick McGowan (see below).

By 1875 five additional houses had been constructed on the block. The **Parker House** at **number 20** was owned by John Parker, a gilder with a business in Boston. He was recorded as owning \$4,000 worth of real estate in 1870, indicating he owned additional property.<sup>7</sup> He resided in the house until as late as 1889, after which it was sold to Patrick McGowan (see below). The **Pearce House** at **number 28** was likely constructed for Thomas H. Pearce, the manager of an oil-silk factory belonging to his father, Shadrach H. Pearce and partner Henry P. Moorhouse, which was located behind Mystic Avenue (at the current site of 50 James Street). T.H. Pearce, however, resided on Summer Street near Walnut Street, suggesting he developed the property in the nature of an investment. The **Cotton House** at **number 42-44** was constructed for John S. Cotton (b. 1832), a ship carpenter. Circumstances suggest he was an associate of well-known local shipbuilder Jotham Stetson (see 120-122 Summer Street), whose yard was located immediately to the west in 1855 (Cotton is identified as the owner in 1875; Stetson as the owner in 1889; and Cotton again in 1898, suggesting they had a financial arrangement, presumably a mortgage). The **McIntosh House** at **number 27** was constructed for John L. McIntosh (b. 1841) a native of Nova Scotia and a printer whose business was located at 53 State Street in Boston. He presumably settled in Medford through his marriage to a native of the town, Cassie Morse (b. 1840), in 1868. By 1880 McIntosh had moved to Somerville and the house had become occupied by Frank E. Randall, a machinist for the Boston and Maine Railroad. He still owned the house in 1898. The **Martin House** at **57 Coting Street** had also been

<sup>6</sup> 1897 city directory.

<sup>7</sup> 1870 Federal Census.

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constructed by 1875 and occupied by Michael Martin (b. 1827), a native of Ireland whose occupation was janitor. He remained a resident, with his wife, Hannah M. (b. 1834), also from Ireland, until as late as 1898.

By 1889 four additional houses had been constructed. The owner of **number 32** was not identified at the time, but it had been purchased by a figure named Woodside by the late 1890s. Identified on the 1898 atlas under the ownership of "M.A. Woodside," the **Woodside House** was likely owned by the wife of William M. Woodside (b. 1844), Mary S. (Humphreys). The Woodsides lived elsewhere in Medford, at 6 Park Street, suggesting the house served as a speculative investment. The **Rockwell-Rogers House at 39 Cotting Street** was also constructed at this time by local real estate developers George C. Rockwell (b. 1833), a native of Nova Scotia and a successful Boston produce merchant, "potatoes and eggs a specialty," at 13 Richmond Street in Boston near the market, and his son and partner, John W. Rockwell (b. 1859).<sup>8</sup> Period directories indicate the Rockwells owned most of the block that was developed as Winter Street after 1900; they resided at 162 Winthrop Street in a large house that was demolished between 1900 and 1910. By 1898 39 Cotting Street was identified under the ownership of James Rogers (b. 1815), a former tenant of Rockwell at number 43 (see above). The **Fernald House at 38 Cotting Street** was owned by George L. Fernald (b. 1852) in 1889. Fernald's father, Benjamin (b. 1825) and uncle, Daniel F. (b. 1833), who both lived at 20 North Street during the 1860s (West Street at the time; this building was not surveyed as part of this project), were spar makers and ship carpenters. By 1880 the family was living in South Boston and George Fernald was a draughtsman by profession. There is no record of his living in Medford beyond 1860, although the 1898 atlas indicates he continued to own this property. The **Hooker House at 47 Cotting Street** was constructed for George A. Hooker (b. 1846) a carriagesmith, who continued to occupy the property with his wife, Clara (b. 1844) until as late as 1898.

By 1898 the south side of Cotting Street, encompassing seven lots toward the corner of Winthrop Street, including 154 Winthrop Street, 10, 14 (which had been developed with two early two-family houses by this time), 16, 20, 22 and 28 Cotting Street, as well as the four lots facing onto Winthrop Street between Cotting and Martin streets, had been purchased by Patrick McGowan (22 Cotting Street was constructed or moved to the site at this time).<sup>9</sup> The rectangle of land composed of these lots had been subdivided by 1855. Patrick McGowan was listed on the street in directories beginning in 1886. McGowan was a currier, and was never listed in city directories as being in real estate. His curry shops were to the east, roughly in the area at the eastern end of Winthrop Place. McGowan died November 1, 1911; his place of residence upon his death was 144 Winthrop Street, and his occupation was leather manufacturer.<sup>10</sup> In June 1911, a plan of his lots was drawn up and recorded at the Registry of Deeds. This shows the 11 lots he owned along Winthrop and Cotting streets, with houses on nine of them.

The last house constructed during the 19<sup>th</sup> century on the block was the **Connors House at 54-56 Cotting Street**, a high two-family, similar to the many examples found throughout Hillside, which serve as a character-defining residential type in the area. Constructed by 1898, the owner at the time was identified as Mrs. B. Connors, and in 1900 the occupant was Patrick Connors, a stone mason and contractor, almost certainly her husband.

By 1900 the street had filled in, with nearly all of the lots improved. While some of the nearby areas, particularly to the south, were subdivided in an orderly fashion with evenly sized lots, the lots on Cotting Street vary in size and shape. In 1900 there were also still several large landowners, who either owned a large parcel or were listed as the owner of several lots on the street. These included Mrs. E. J. Tyler, who owned two-thirds of an acre around **15 Cotting Street**;

<sup>8</sup> 1890 city directory, advertisement, p. 11.

<sup>9</sup> Although early commercial maps are ambiguous with regard to the precise identities and build sequence of numbers 20, 22 and 28, a careful comparison of all the maps strongly suggests number 22, although it resembles the earliest houses on the street in terms of form and style, was either constructed or moved to the site by Patrick McGowan between 1875 and 1889.

<sup>10</sup> Patrick McGowan death certificate.

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Michael Martin, who owned 1.25 acres around 51 Cotting Street (a 1930s Colonial Revival house); and Patrick McGowan, discussed above.

Early in the neighborhood's history it tended to house a largely middle-class population. Professions such as merchant, shipwright, manufacturer, printer, machinist and locksmith were present. Ownership in the neighborhood was generally stable until the turn of the 20<sup>th</sup> century. In the 19<sup>th</sup> century, one owner or several generations of a family might have a property for several decades (much of this is illustrated by early histories outlined above); after 1900, houses began to have a new owner every few years, although there are exceptions. As the neighborhood developed more intensely after 1900 the demographic changed to some degree. Janitor, carpenter, laborer, and blacksmith were common beginning in the 1890s. In the 1920s, several multiple names began to appear at addresses, suggesting houses were being split into multiple apartments. The 1924 city directory, the first to include a street index, provides a snapshot of the neighborhood's demographic at the time. The neighborhood continued to house a mix of professionals and workers, including an architect (Frederick E. Clayton, #14), two mill superintendents and a master mariner (Amos D. Glawson, #42).<sup>11</sup> Other skilled occupations included a machinist, a fisherman, a streetcar motorman, sign hanger and a gardener. Two early residents continued to live in the neighborhood: the Rugg and Randall families at numbers 21 and 27 (see above).

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<sup>11</sup> The 1920 Federal Census identifies him as the captain of a fishing schooner.

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HC #	Assessors #	Street #	Street Name	Historic Name	Form/Style	Date
MDF.1051	N-06-15	5-7	Cotting St	Moved Barn?	Gable front, indeterminate	1878-1889
MDF.1052	N-06-16	9-11	Cotting St		Hip block	1910-1936
MDF.1053	O-06-3	10	Cotting St	McGowan Tenant House	Gambrel front, Queen Anne	1889-1898
MDF.1054	O-06-2	14	Cotting St	McGowan Tenant House	Hip block, Queen Anne	1889-1898
MDF.1055	N-06-17	15	Cotting St	Tyler House	1.5 End house, Italianate	Pre-1855
MDF.1056	O-06-1	16-18	Cotting St	Jones-McGowan Tenant House	2.5 End house, indeterminate	Pre-1855
MDF.1057	N-06-14	20	Cotting St	Parker House	2.5 End house, Italianate	1855-1875
MDF.1058	N-06-18	21	Cotting St	Osgood-Rugg House	1.5 End house, Italianate	Pre-1855
MDF.1059	N-06-13	22	Cotting St	McGowan Tenant House	1.5 End house, Italianate	1889-1898
MDF.1060	N-06-12	26	Cotting St		Side gable, Colonial Revival	Post-1950
MDF.1061	N-06-19	27	Cotting St	Randall House	1.5 End house, Italianate	Pre-1855
MDF.1062	N-06-11	28	Cotting St	Pearce Tenant House	2.5 End house, Italianate	1855-1875
MDF.1063	N-06-20	31	Cotting St		Side gable, Colonial Revival	Post-2005
MDF.1064	N-06-10	32	Cotting St	Woodside Tenant House	2.5 End house, Italianate	1875-1889
MDF.1065	N-06-21	35	Cotting St	Cotting Tenant House	Side gable, Italianate	Pre-1855
MDF.1066	N-06-9	38	Cotting St	Fernald House	2.5 End house, Italianate	1875-1889
MDF.1067	N-06-22	39	Cotting St	Rockwell-Rogers House	2.5 End house, Italianate	1875-1889
MDF.1068	N-06-08	42-44	Cotting St	Cotton Duplex	Side gable, Italianate	1855-1875
MDF.1069	N-06-23	43	Cotting St	Flinn-Rogers House	1.5 End house, Italianate	Pre-1855
MDF.1070	N-06-6	46	Cotting St		Hip bungalow	1924-1936
MDF.1071	N-06-24	47	Cotting St	Hooker House	2.5 End house, Italianate	1875-1889
MDF.1072	N-06-7	48	Cotting St		Hip bungalow	1924-1936
MDF.1073	N-06-26	51	Cotting St		Side gable, Colonial Revival	1924-1936
MDF.1074	N-06-30	52	Cotting St		Altered	1924-1936
MDF.1075	M-06-31	54-56	Cotting St	Connors House	Gable front, Queen Anne	1889-1898
MDF.1076	N-06-27	57	Cotting St	Martin House	Side gable, Italianate	1855-1875
MDF.1077	M-06-32	58-60	Cotting St		Gable front, Arts and Crafts	1924-1936

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10 and 14 Coting Street



15 Coting Street, very similar to 21 and 27 Coting Street



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20 and 22 Coting Street



32 Coting Street, a common form in the neighborhood



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43 Cotting Street, possibly the former Hillside train station



57 Cotting Street

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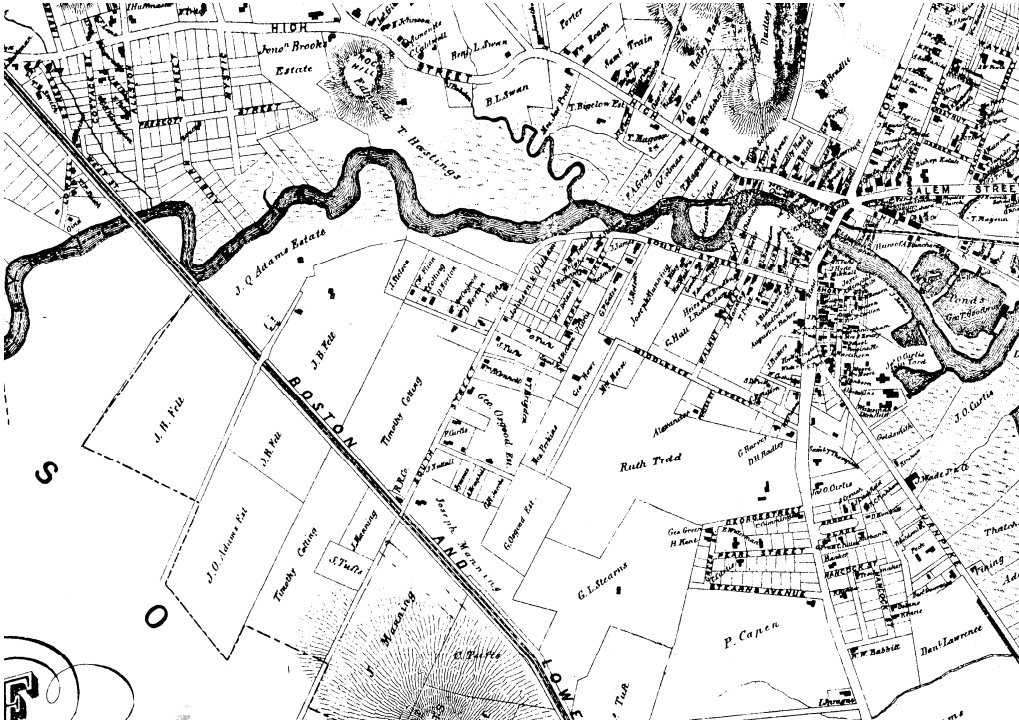
MASSACHUSETTS HISTORICAL COMMISSION

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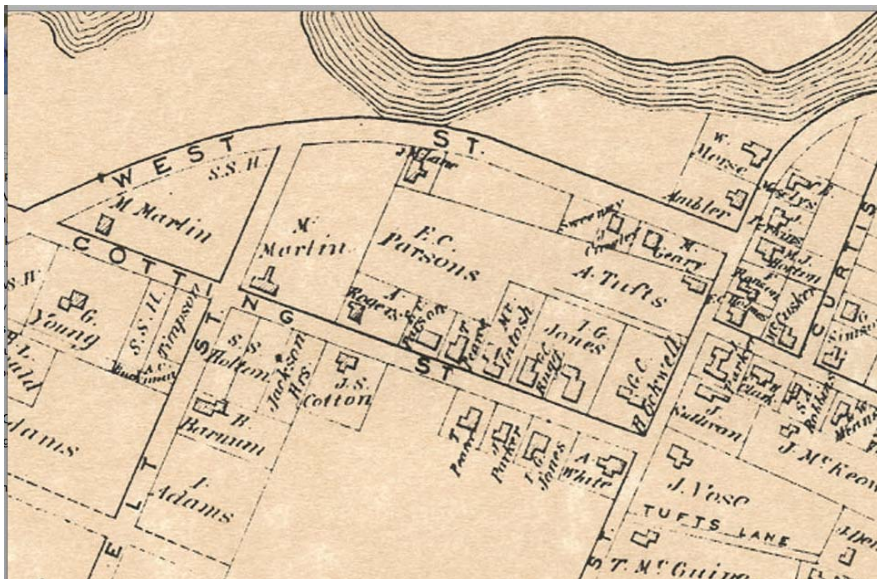
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Detail of Walling Map of 1855 showing Cotting Street and its vicinity, illustrating the subdivision of the town south of the Mystic River, earliest and densest near the bridge and in small sections along Main and the rangeway that became South then Winthrop Street.



Detail of Beers Atlas of 1875.



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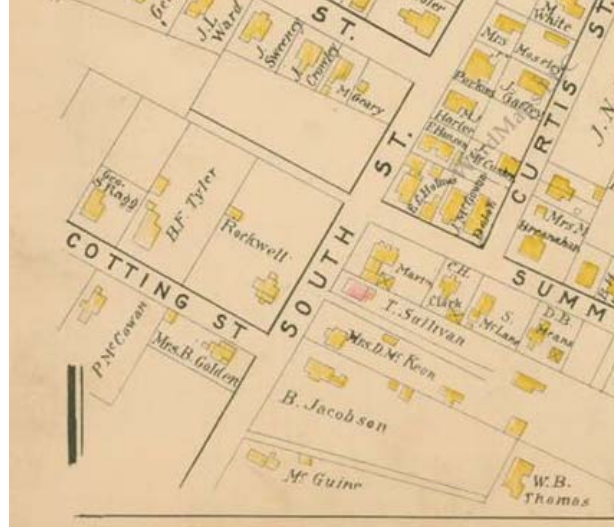
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Detail of Atlas of 1889 showing portions of Cotting Street.



Details of Beers Atlas of 1889 (top) and Walker Map of 1900 (bottom, note different orientation) showing the east block of Cotting and its environs.