**MATERIAL(S) Indicate use or location when appropriate:**

- Clapboard
- Wood Shingle
- Board & Batten
- Aluminum Siding
- Brick
- Asbestos Siding
- Concrete
- Stucco
- Cut stone
- Exterior: No
- Interior: Yes
- Other (Specify)

**STYLE OF BUILDING:**

- Nineteenth-century vernacular with Stick details
- Between 1885-1887

**STRUCTURAL SYSTEM:**

- Wood frame
- Post and beam
- Load bearing masonry
- Balloon
- Other (Specify)

**ROOF Type:**

- Gable
- Gambrel
- Mansard
- Monitor
- Shed
- Hip
- Round
- Other (Specify)

**ASSOCIATED OUTBUILDINGS OR LANDSCAPE FEATURES:**

- Barn
- Carriage house
- Shed
- Garage
- Garden
- Other landscape features or buildings (Specify)

**SURROUNDING ENVIRONMENT:**

- Open land
- Wooded
- Residential
- Residual
- Scattered buildings visible from site

**INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:**

- This house faces east onto Cottage Street in a neighborhood of homes of similar age on small lots. A hill and woods lie behind the house to the west, as does the berm of the old water power canal for this area.
This L shaped, nineteenth-century vernacular-style house displays Stick-style details. The east elevation has an enclosed porch with main entrance at the intersecting ells. There is a first-story bay window with brackets and a deck roof. The second story exhibits paired one-over-one sash with a band of diagonally and vertically placed siding surrounding the windows and running along the south ell. The gable end has scalloped bargeboards. There is one exterior chimney on the north elevation and both north and south elevations display two-over-two sash.

The \frac{1}{4} acre lot on which this house was built was originally part of a six-acre tract of land stretching along the west side of West Avon Road to Farmington Avenue in Unionville. In 1850 E. K. Hamilton purchased this tract with a section of the raceway at Roaring Brook where he established a button (later hook and eye) manufacture (FLR 51:254). When his son James E. Hamilton sold this land to the partnership of Sherman and Frank Sanford in 1884, the northern section probably remained undeveloped (FLR 68:86). Sherman (B. 1835) and his nephew Frank (1853-1923) owned a business in which Frank acted as a dealer in lumber, hardware, and building materials. Sherman retired that same year and Frank was joined by his brother-in-law C.R. Hawley. The business, known as Sanford and Hawley, established its headquarters at the corner of West Avon Road and Farmington Avenue. The northern section of this property was subdivided into \frac{1}{4} acre lots with an access road and many cottages were built by Sanford and Hawley. The land at 37 Cottage Street was sold with buildings for $100 to George H. Woodin in July of 1885 (FLR 68:181); however, this house differs in plan from the other houses. George married Mrs. Ella L. (Wetherell) Root, widow of Harris C. Root, and together they mortgaged the property for $1,000, with a dwelling house and other buildings, to the Collinsville Savings Society in February of 1888 (FLR 68:356). By 1890 George and Ella moved to Bristol and quit-claimed the property to the Collinsville Savings Society which later sold it to Flora A. Atwater (FLR 69:149; 68:605). Flora sold the property in 1912 to Harriet Rust (FLR 77:441). The house contributes to the significance of the Cottage Street (see below).