

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

59 South Prospect Street, Hartford, Connecticut 06106
(203) 566-3005

HISTORIC RESOURCES INVENTORY FORM

For Buildings and Structures

FOR OFFICE USE ONLY			
TOWN NO.:	SITE NO.:		
UTM: 18/	/	/	/
QUAD:			
DISTRICT:	S	NR:	ACTUAL POTENTIAL

IDENTIFICATION

- 1. BUILDING NAME: Common: John Cookson House Historic: same
- 2. TOWN/CITY: Middletown VILLAGE: _____ COUNTY: Middlesex
- 3. STREET & NUMBER (and/or location): 61 Main Street
- 4. OWNER(S): John F. Reynolds III PUBLIC PRIVATE
- 5. USE: Present: Professional Offices Historic: Residence
- 6. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: yes no
Interior accessible: yes, explain _____ with tenant's permission no

DESCRIPTION

- 7. STYLE OF BUILDING: Federal-Greek Revival DATE OF CONSTRUCTION: 1837
- 8. MATERIAL(S) (indicate use or location when appropriate):
 clapboard ___ asbestos siding ___ brick
 ___ wood shingle ___ asphalt siding ___ fieldstone
 ___ board & batten ___ stucco ___ cobblestone
 ___ aluminum siding concrete: type: poured cut stone: type: brownstone
 other: flush boarded pediment upper foundation; entrance stoops
- 9. STRUCTURAL SYSTEM:
 wood frame: post and beam ___ balloon
 ___ load bearing masonry ___ structural iron or steel
 ___ other: _____
- 10. ROOF: type:
 gable ___ flat ___ mansard ___ monitor ___ sawtooth
 ___ gambrel ___ shed ___ hip ___ round ___ other _____
 material:
 wood shingle ___ roll asphalt ___ tin ___ slate
 ___ asphalt shingle ___ built up ___ tile ___ other: _____
- 11. NUMBER OF STORIES: 2 APPROXIMATE DIMENSIONS: 28'x24' (west wing 27'x16')
- 12. CONDITION: Structural: excellent ___ good ___ fair ___ deteriorated
 Exterior: excellent ___ good ___ fair ___ deteriorated
- 13. INTEGRITY: Location: on original site moved, when: 1977
 Alterations: no yes, explain: See #18
- 14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES:
 ___ barn ___ shed ___ garage other landscape features or buildings: Fence with gate on Main Street
 ___ carriage house ___ shop ___ garden
- 15. SURROUNDING ENVIRONMENT:
 ___ open land ___ woodland ___ residential ___ scattered buildings visible from site
 commercial ___ industrial ___ rural high building density
- 16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS: This house faces east on Main Street from the center of the block between William and Church Streets. It is in a row of four structures dating from the eighteenth and early nineteenth centuries. The opposite side of Main Street offers a variety of architectural styles and building uses, and is undergoing changes through continuing redevelopment.

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior):

- Elliptical fanlight in flushboarded pediment
- Full height corner pilasters
- Doorway with side and over lights

SIGNIFICANCE

Architect: _____

Builder: _____

18. HISTORICAL OR ARCHITECTURAL IMPORTANCE: Reverend John Cookson, an Englishman, was pastor of the First Baptist Church of Middletown in 1828-39. In 1837 he built this house on the east side of South Main Street across from the first Baptist meeting house. The house remained in residential use through a succession of owners until its acquisition and scheduled demolition by the Redevelopment Agency in 1972. The house was saved from destruction by its inclusion in a restoration-adaptive use project developed by John F. Reynolds III. It was moved to its present site in 1977.

Much of the original fabric remained, and the house's exterior has been restored to its approximate original appearance. The main rooms of the interior were restored and decorated to the period; these rooms and the exterior are protected under an architectural covenant in the deed. The rest of the interior has been renovated to provide additional space for the tenant, an accounting firm.

This house is of the three-bay, gable-to-street configuration of the Greek Revival period which was popular in Middletown in the 1830's and 1840's. The use of Federal stylistic details in the Cookson house indicates a conservative acceptance of the new style. In its present restored condition and adapted use this house is a major contributor to the redevelopment/improvement of the south end of Main Street.

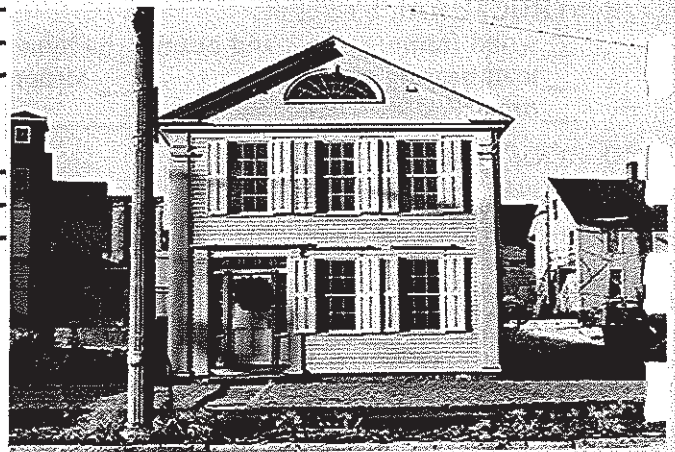
PHOTOGRAPHER: Elizabeth Loomis
 date: 7/78 view: east
 negative on file: Roll 25, #9

COMPILED BY:

name: John E. Reynolds date: 6/78
 organization: Greater Middletown Preservation Trust
 address: 27 Washington St., Middletown, Ct. 06457

19. SOURCES: Middletown Land Records; Middletown Probate Records; Middletown City Directories; Connecticut Historical Commission Survey, 1970; Stetson K. Ryan, "A History of the First Baptist Church, Middletown, Ct." (Middletown: 1945); 1851 Clark Map; 1874 Beers Atlas; 1877 Bailey Map

20. SUBSEQUENT FIELD EVALUATIONS:



21. THREATS TO BUILDING OR SITE:

- none known
- highways
- vandalism
- developers
- other: _____
- renewal
- private
- deterioration
- zoning
- explanation: _____