

**BUILDING-STRUCTURE INVENTORY FORM**

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Jennifer L. Baskerville

DATE: December 11, 1992

YOUR ADDRESS: 106 W. Sibley Hall

TELEPHONE: (607) 255-6851

ORGANIZATION (if any): Preservation Planning Workshop, Cornell University

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**IDENTIFICATION**

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben                      TOWN/CITY: Cozning                      VILLAGE:
- 3. STREET LOCATION: 223 Cedar Street
- 4. OWNERSHIP: a. public [ ] b. private [ X ]
- 5. PRESENT OWNER: Jean J. Fawcett                      ADDRESS:
- 6. USE:                      Original: Residence                      Present: Residence
- 7. ACCESSIBILITY TO PUBLIC:                      Exterior visible from public road: Yes [ X ] No [ ]  
Interior accessible: Yes [ ] No [ X ] Explain: Private residence

**DESCRIPTION**

- 8. BUILDING MATERIAL:                      a. clapboard [ ] b. stone [ ] c. brick [ ] d. board and batten [ ]  
e. cobblestone [ ] f. shingles [ X ] g. stucco [ ] other:
- 9. STRUCTURAL SYSTEM:                      a. wood frame with interlocking joints [ ]  
(if known)                      b. wood frame with light members [ X ]  
c. masonry load bearing walls [ ]  
d. metal (explain)  
e. other
- 10. CONDITION:                      a. excellent [ X ] b. good [ ] c. fair [ ] d. deteriorated [ ]
- 11. INTEGRITY:                      a. original site [ X ] b. moved [ ] if so, when?  
c. list major alterations and dates (if known):

See Continuation Sheet

12. PHOTO:

13. MAP:

14. THREATS TO BUILDING:

- a. none known  b. zoning  c. roads   
d. developers  e. deterioration   
f. other:

15. RELATED OUT BUILDINGS AND PROPERTY:

- a. barn  b. carriage house  c. garage   
d. privy  e. shed  f. greenhouse   
g. shop  h. gardens   
i. landscape features:  
j. other:

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):

- a. open land  b. woodland   
c. scattered buildings   
d. densely built-up  e. commercial   
f. industrial  g. residential   
h. other:

17. INTERRELATIONSHIP OF BUILDINGS AND SURROUNDINGS

(Indicate if building or structure is in an historic district):

See Continuation Sheet

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

See Continuation Sheet

**SIGNIFICANCE**

19. DATE OF INITIAL CONSTRUCTION: ca. 1874

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

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#### 11c. MAJOR ALTERATIONS AND DATES

Originally designed in the Queen Anne Style of architecture, this house has undergone several major remodelings over the last seventy years, most occurring on the east and north facades. According to Sanborn maps of 1903, the house consisted of two stories with a one-story wrap-around porch on the east and part of the north facades. The front (east) facade had a recessed entryway one bay wide. It is likely that the house had two gabled roofs at that time. By 1913, the house had been enlarged a half story and the recessed entry on the east facade had turned into a two-story bay. (Note that city directory information indicates that the residents of the house changed three times between 1907 and 1913.) In addition, the porch was enlarged at the northeast corner to encompass a circular corner. At this point the primary entrance was still located somewhere on the east facade facing Cedar Street in perhaps the first or second bays of the building. The 1930 and 1948 maps show that the large wrap-around porch had been removed or shortened, leaving only a small porch on the north side. At some point, the house was reroofed (prior to 1950 as photographs show) to incorporate the house and north porch under one continuous roof. The differences between the 1948 maps and ca. 1950 photos indicate that the bay window on the east facade was either moved to its current location or reconstructed to allow room for the primary entrance on this facade. City directory and deed research also indicate that there was a change in ownership and residents between 1947 and 1955. According to building permit records, the bottom half of the house was reclad in wood siding in 1990. This may have been due, in part, to the need to hide the cladding inconsistencies which were evident once the wrap-around porch was removed.

#### 17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

This house is located on the southwest corner of Pine and Fourth streets. It is of similar size and setback as compared to other houses south of the alley on Pine Street between Fourth and Third streets.

#### 18. OTHER NOTABLE FEATURES OF BUILDING AND SITE

The residence at 223 Cedar Street retains its rectangular plan and is two-and-a-half-stories high. There is a one-story room on the west facade near the southwest corner which may have been part of the house as early as 1903 or earlier. The east facade where the main entrance is located, is three bays wide, the entrance being located in the first bay (first, working north). The south facade facing East Fourth Street is also three bays wide.

The house is a wood frame structure clad in wood shingles. The black slate roof has a gabled form with uneven eave lines, creating a longer slope forward on the north side. There is a one-story porch on the north facade of the house which is incorporated under the roof. The porch is supported by square posts in clusters of three on either side of the northernmost end of the porch. A wrought iron railing closes off the west and north sides of the porch.

#### OTHER NOTABLE FEATURES OF BUILDING AND SITE (Continued)

The windows on the east facade consist of a small rectangular window in the gable end with two-over-two double-hung sash, and, in the two story bay, three multi-paned windows at each floor level. The windows on the sides of the bay are twelve-over-twelve double-hung sash while the center section has eighteen-over-eighteen-light double-hung sash. The south facade has two twelve-over-twelve double-hung sash and a twelve-light casement window. In the center of the south facade is a two-story projecting bay. On the sides of this bay are two twelve-over-twelve-light double-hung windows at the first and second levels, and, in the center section, a twelve-light fixed rectangular window at the first floor level. All double-hung windows on this facade with the exception of the projecting bay, have louvered shutters. The front entrance on the east facade has an eight-paneled wood door framed by pilasters and topped by a simple entablature. The door is accessed by an entry stoop with a wrought-iron railing. A brick chimney is visible on the north side. There is also a shed dormer on the north facade over the porch; it has two side by side double-hung windows. The garage in the northwest corner of the property is one story high.

#### 20. HISTORICAL AND ARCHITECTURAL IMPORTANCE

The Southside neighborhood of Corning is historically and architecturally significant as an intact manifestation of Corning's growth from an early nineteenth-century settlement through its very prosperous early twentieth-century period. The first settlers to the area which is now the City of Corning arrived late in 1789. The Chemung River which runs through Corning provided an early transportation link to points south including Pennsylvania and southern New York. Lumber was the primary industry during this early period. With the relocation of the Brooklyn Flint Glass Works to Corning, the town witnessed its first manufacturing advance. This company, later to be renamed the Corning Glass Works and then Corning, Inc., would dictate much of the future growth and prosperity of Corning. The Southside neighborhood above Third Street would begin to be settled in the late 1870s. In the area of Southside in which Blocks 56 and 68 are located, the Italianate and Second Empire styles of architecture would continue to be popular during the 1860s and 1870s. By the 1880s, the Queen Anne Style would become quite prominent. Other styles such as the Colonial Revival Style would also become popular after the turn of the century.

223 Cedar Street is historically significant because of the individuals who lived in or owned the property. The first period of significance is set between 1874 and 1886 during which time it was owned and occupied by John and Dinah Peart. John Peart was a large land owner in Corning who played a prominent role in the civic and political affairs of the community. In 1885 he served on the Board of Trustees of the Third Ward and was elected President of Corning in 1887. When the village of Corning was incorporated as a city in 1890, Peart was elected as Alderman from the Second Ward.

The second period of significance is from 1919 to 1947 when the house was owned and occupied by William N. Manuel. Manuel was a salesman and later a sales manager for the service division of Corning Glass Works. It is under his ownership that most of the exterior changes occurred.

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21. SOURCES

Atlas of Steuben County, New York. M. Levy. Philadelphia: J.E. Gillette, publisher, 1857.

Clayton, W. W. History of Steuben County, New York, With Illustrations and Biographical Sketches of Some of Its Prominent Men and Pioneers. Philadelphia: Lewis, Peck, & Company, 1879.

Map of Corning, Corning: Harry C. Heermans, City Engineer, 1893.

Corning City Directories, Boyd's 1872-73, 1874-75. Hanford 1893-1920.

City of Corning Tax Assessment Rolls, Corning City Hall Tax Assessor, Corning, NY.

Hakes, Harlo. Landmarks of Steuben County. Syracuse: D. Mason & Company, 1896.

Sanborn Map Company. Fire Insurance Maps of Corning, New York, (1898, 1903, 1908, 1913, 1921, and 1930).

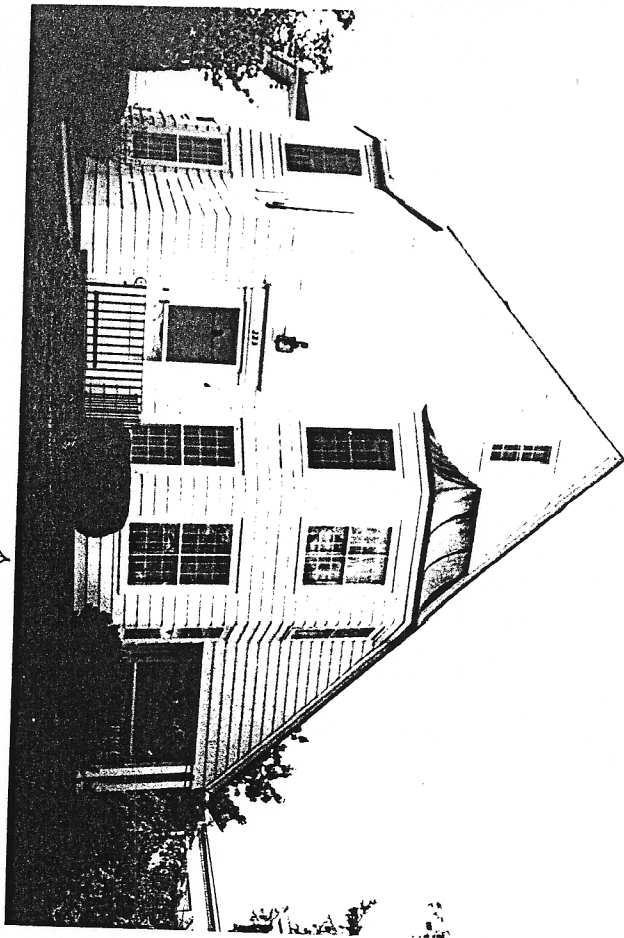
Steuben County Directory, 1868-69. Syracuse: Hamilton Child.

Steuben County Deed Records, Steuben County Clerk's Office, Bath, NY.

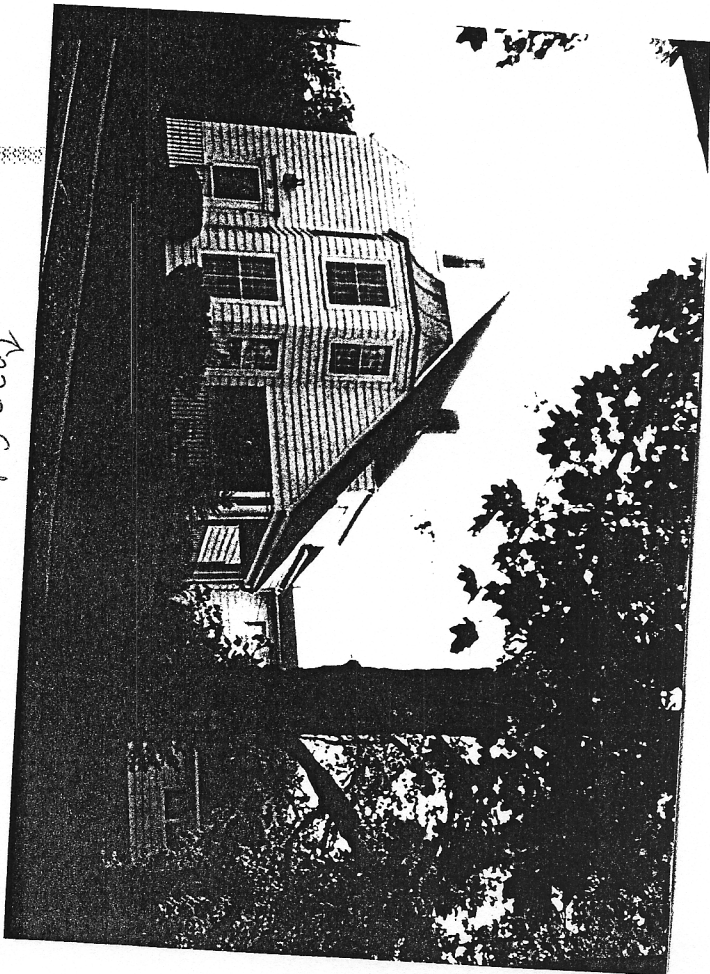
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12. PHOTOS (Continued)

East and north facades



↖ 223 Cedar



↖ 223 Cedar