

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

UNIQUE SITE NO.
QUAD
SERIES
NEG. NO.

YOUR NAME: Sarah L. Burks
YOUR ADDRESS: 106 W. Sibley Hall
ORGANIZATION (if any): Cornell University

DATE: FALL 1993
TELEPHONE: (607)255-4331

IDENTIFICATION

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 248 Cedar Street
- 4. OWNERSHIP: a. public [] b. private [x]
- 5. PRESENT OWNER: Robert and Loretta Ecklin ADDRESS: 248 Cedar Street
- 6. USE: Original: single-family residence Present: single-family 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[x] d. board&batten[]
e. cobblestone[] f. shingles[] g. stucco[] other:
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints[]
b. wood frame with light members[x]
c. masonry load bearing walls[]
d. metal (explain)
e. other
- 10. CONDITION: a. excellent[] b. good[x] 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 OUTBUILDINGS AND PROPERTY:
a. barn[] b. carriage house[] c. garage[]
d. privy[] e. shed f. greenhouse[]
g. shop[] h. gardens[]
i. landscape features: See Continuation Sheet
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:

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: 1903

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 (if known):

In 1979, owner George MacBeth did repairs costing \$5,000. The permit did not specify what kind of repairs.

15i. Landscape Features

The primary landscape feature is the presence of box shrubs around the perimeter of the property. Though not a fence, these shrubs draw a distinction between the private lawn and the public sidewalks. Large trees are scattered over the property. The property starts sloping downward to the north from near the center of the lot.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

Situated on the east side of Cedar Street, this residence is the largest example of a Tudor Revival-style house on this block. This house was built after the houses opposite it on Cedar Street. It was contemporary to the development of the rest of these two blocks on E. Fifth Street. The scale of this house is larger than most of the homes in close proximity to it. The east-to-west spacing is generous in this area because this house was built on three whole lots. The setback of this structure is consistent to that of its neighbors. This residence is situated at nearly the same grade as the street.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

This two-and-a-half-story home was designed as a Tudor Revival-style residence. This style is discussed in McAlester's A Field Guide to American Houses, (p. 355). It's characteristics include a steeply-pitched roof, crossing gables, imitation half-timbering, brick or stone veneer, massive chimneys, and casement windows. This example meets all of these specifications. There are some casements, but most of the windows on this house are double-hung sash.

The first two stories are brick veneered, and the gable ends are imitation half-timbering. The crossed gabled roof is covered with wood shingles. The front (west) facade consists of a large gable parallel to the street intersected by two smaller gables which face the street. These gables project out from the first wall face. The gable ends are decorated with imitation half-timbering. A one-story wood-gabled entry porch is centered on this front facade. The roof of the porch is supported by wood posts and brick piers.

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18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

Above the porch on the parallel gable is a small shed dormer. The fenestration on the front (west) facade includes six-over-six, four-over-four, and two-over-two double-hung sash windows. In the dormer are much smaller, multi-light, fixed windows. The brick carport is located at the north end of the front facade. Above the arched carport is a room with three sides of all windows. These windows are tripled sets of ten or more lights each. The roof of this carport is hipped.

The north facade is not visible from either street. The shape of the house forms an ell with a small niche that extends further into the corner. This allows for more windows to light the interior of the house. The most interesting feature of this facade is the unique window in this niche. The frame of this lattice window with quarrel lights is arched. The window steps down to the right. It is broken by brickwork in this step pattern. Below the brick interruption, the window starts again in the same stepped manner. It looks like two disconnected puzzle pieces. Also on the north facade is the two-car garage that was excavated out of the basement level and a balcony with balustrade on the roof-level. A door and a lamp post to this balcony is located in a small hipped tower.

The south facade consists of a two-and-a-half-story, three-part bay and a one-and-a-half-story bay which overhangs the first story. Both bays are gabled and intersect the roofline of the south gable described on the front facade. The fenestration is the same as on the front, but there is no dormer. Wooden decorative brackets are located under overhanging bays and projections. The rear (east) facade is dominated by a double porch. Two secondary doors are on the first-story porch. Another door opens onto the second-story porch. An overhanging eave forms the roof for this porch. A wooden stair leads up to the first-story level and a bulkhead is located just under this stair.

The foundation of this residence is covered by the brick veneer. There is a molded limestone ledge at the ground level. Three tall brick chimneys with corbelled chimney caps are located at each corner of the ell. A shed is located in the very northeast corner of lot #11.

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20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This house was constructed on Lot's #9, #10, and #11 of Block #52, as surveyed in the 1855 Brewer and Canfield map of Corning. Romeo Howard Curtis, accountant, purchased the lots in September of 1902. He purchased lot #9 and lot #10 for \$3,000 from Maria D. Walker, of Corning Building Company. Lot #11 was purchased from John Cooper for \$1500. The house was constructed in 1903 and the total value of the property was \$12,000 according to tax records. Curtis was widowed in 1909. He worked at Corning Glass Works as an accountant and a salesman. Curtis resided here until ca. 1922. The 1923 directory lists Benjamin Wellington, postmaster of Corning as living in this house with his family. By 1925, Norton Curtis is listed as resident, and in 1927 Ingraham Curtis is the one listed. Curtis sold the property in 1928 to Frederick W. Parsons, Jr. who was the Vice President and General Manager of Ingersoll-Rand Company. Parsons lived at this residence for ten years when he sold the property to George and Beatrice MacBeth in 1938. MacBeth was the Vice President of Corning Glass Works. His widow, Beatrice lived in the house until her death in 1983 when the current owners, Robert and Loretta Ecklin, bought the property. Ecklin is the President of Civil Engineering at Corning Inc

It is speculated that William Henry Miller might have been the architect of this home. A postcard dated 1904 and captioned "First photograph of 248 Cedar Street, Corning, New York," is in the Cornell archives in the William Henry Miller Papers. It is located in Collection #2811, Box #1. However, the box has been missing since July 1993, and I have been unable to see the postcard and investigate further.

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21. SOURCES:

Corning City Directories, Boyd's 1872-73, 1874-75, Hanford 1893-1930.

Gottfried, Herbert and Jan Jennings. American Vernacular Design. (Ames, Iowa: Iowa State University Press, 1988.)

McAlester, Virginia and Lee McAlester. A Field Guide to American Houses. (New York: Alfred A. Knopf, 1992.)

Map of Corning. Buffalo: H. Brewer and C. A. Canfield, 1855.

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

Map of Corning. Philadelphia: Philadelphia Publishing House, C.J. Corbin, 1882.

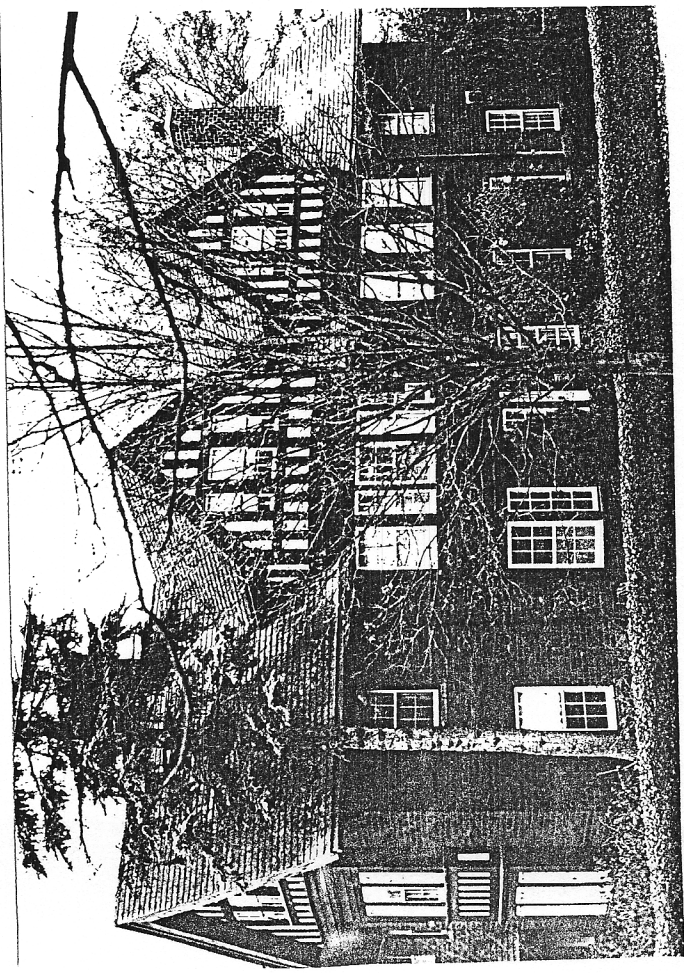
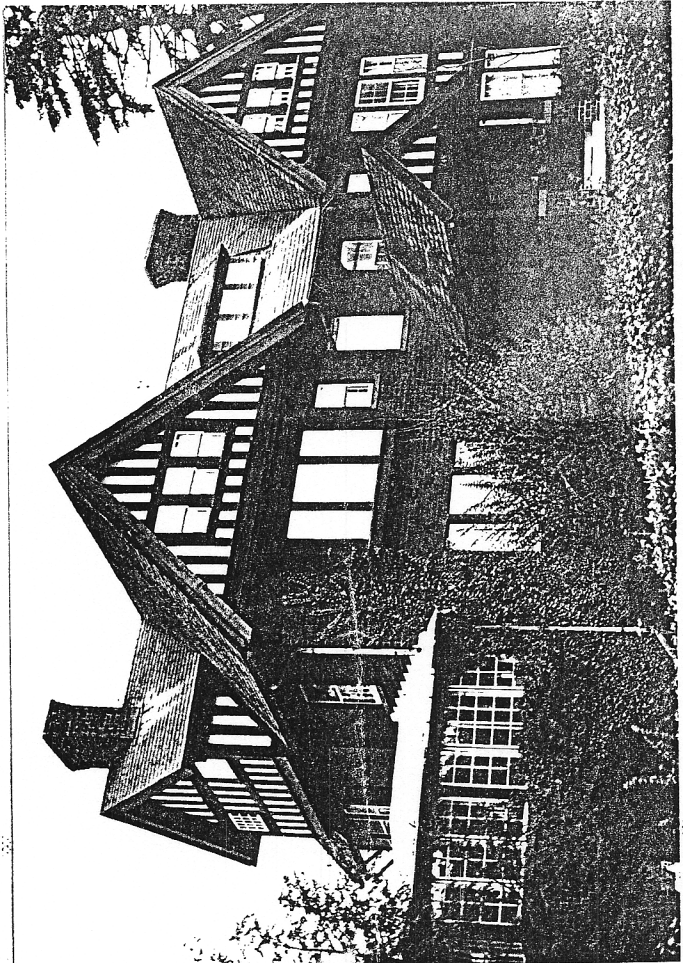
Sanborn Map Company. Fire Insurance Maps of Corning, New York, (1903, 1908, 1913, 1921, 1930, and 1930 revised 1948).

Steuben County Deed Records, Steuben County Clerk's Office, Bath, New York.

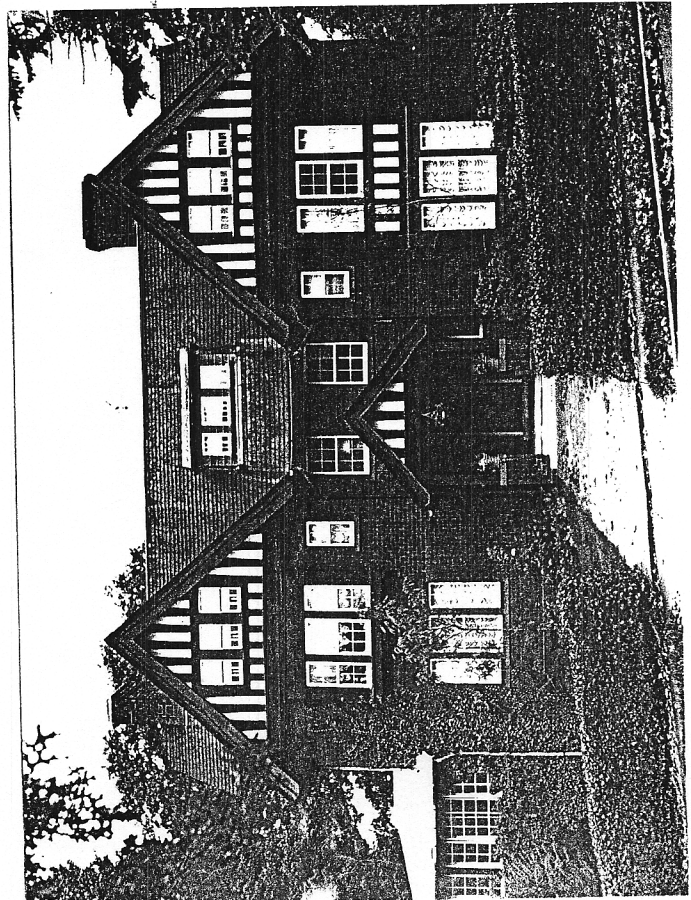
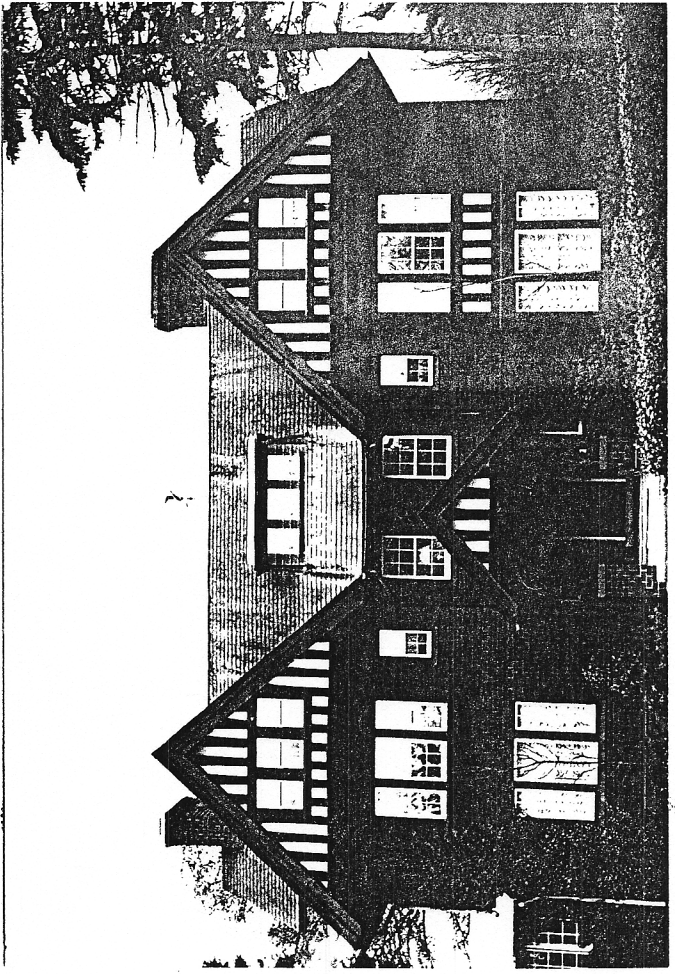
Steuben County Tax Records, Steuben County Records Center, Bath, New York (18??-1909), Steuben County ??? Office, Bath, New York, (1910-present).

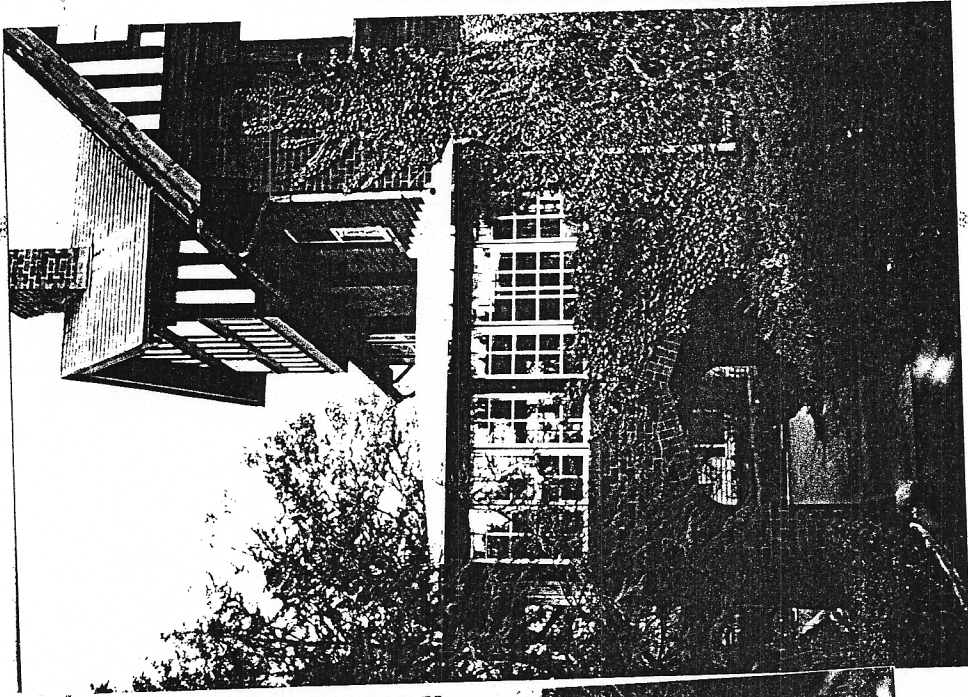
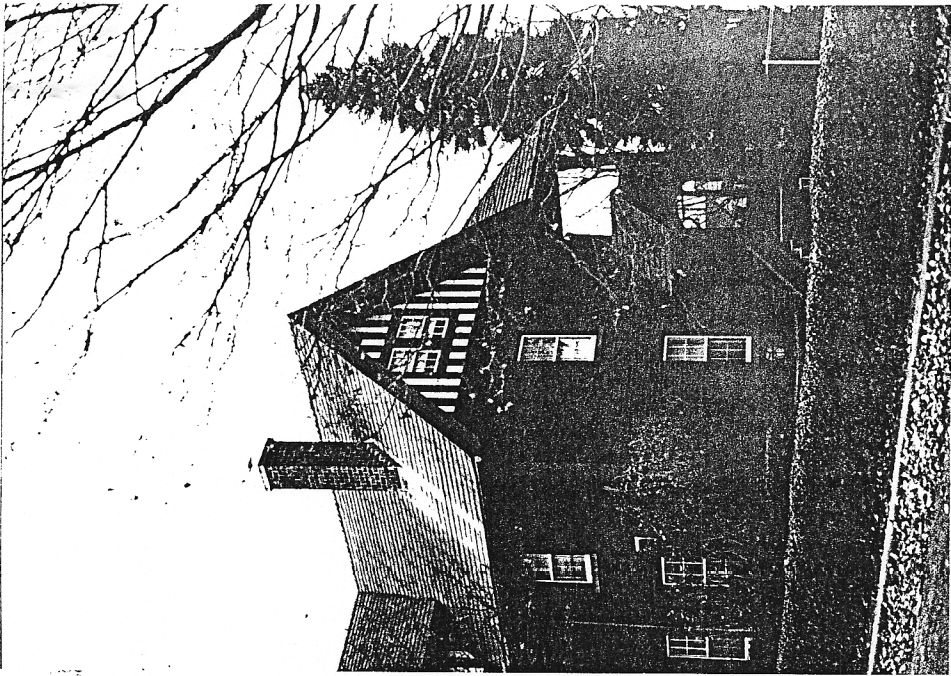
ADDITIONAL PHOTOGRAPHS:

(on desk)



248 Cedar (all)





248 Cedar