

**BUILDING-STRUCTURE INVENTORY FORM**

FOR OFFICE USE ONLY \_\_\_\_\_

SECTION FOR HISTORIC PRESERVATION  
 NEW YORK STATE PARKS AND RECREATION  
 ALBANY, NEW YORK (518) 474-6779

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

YOUR NAME: Page J. Swadley

DATE: December 7, 1990

YOUR ADDRESS: 106 W. Sibley Hall

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

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**IDENTIFICATION**

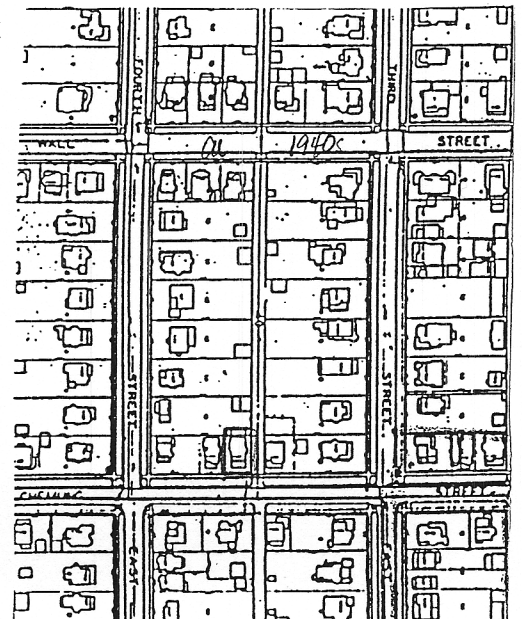
1. BUILDING NAME(S):
2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
3. STREET LOCATION: 215 Chemung Street
4. OWNERSHIP: a. public [ ] b. private [ X]
5. PRESENT OWNER: Michael Magliocca, Robert Avvampato ADDRESS: 215 Chemung Street
6. USE: Original: Residence Present: Residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [ X] No [ ]  
 Interior accessible: Yes [ ] No [ X] Explain: No, private residence.

**DESCRIPTION**

8. BUILDING MATERIAL: a. clapboard [ X] b. stone [ ] c. brick [ ] d. board & batten [ ]  
 e. cobblestone [ ] f. shingles [ X] 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. net major alterations and dates (if known): See Continuation Sheet



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: Hill at east boundary.  
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 BUILDING 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. 1891-1903

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

**ii. INTEGRITY:**

**1893 map of Corning:** There is no house at this address.

**1908 Sanborn Map:** The house is basically rectangular; the north and south facades are the long facades. The main (east) facade faces Chemung Street. The two-and-a-half story house has mirror-image gabled projections on the north and south facades. A small one-story porch occupies the corner between the west facade of the east gabled projection, and the west facade of the main block of the house. The south and west facades of this porch are flush with the south and west facades of the house. A one-story porch was added to the main (east) facade of the house. The south portion of the first floor of this facade is recessed slightly. This house is identical to 215 Chemung Street, located directly to the north of the subject property.

**1913 Sanborn Map:** The southwest porch was removed.

**1921-30 Sanborn Maps:** No change.

**1939 Sanborn Map:** A one-story concrete automobile garage abuts the rear (west) facade of the house. This outbuilding apparently lies on both Lot 15 and Lot 16.

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

The lot occupied by 215 Chemung Street is 41.50' x 73'. The long sides face the alley north of the lot and the property known as 219 Chemung Street, south of the subject property. The house is located in the northern third of the larger rectangular lot on which it is located (63' x 165'). The property abuts the north side of the alley, which is oriented east-west through the middle of the block. The main facade is oriented to the east, facing Chemung Street. The setbacks of the houses along Chemung are similar, and vary generally because of the degree of incline of the hill between the homes and the road. Because the lot sizes of these houses are smaller than those on East Third and East Fourth streets of this block, the spacing between the homes on Chemung is tighter.

Although the land upon which the house is situate is fairly level, Chemung Street rises steadily as one travels from north to south, and the land is "stepped" (hilly) between each house. There is also a steep drop from the sidewalk down to the street level (west to east).

Situated on the west side of Chemung Street, this home and its

**17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS (continued):**

neighbors are late-nineteenth or early-twentieth century homes. The building directly to the north of the subject property, 211 Chemung Street, is a Queen Anne-style residence; to the south of the subject property, 219 Chemung Street is also a Queen Anne-style dwelling.

**18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:**

215 Chemung Street is a two-story cross-gabled Queen Anne style residence. The cross-gabled subtype accounts for approximately twenty percent of Queen Anne-style residences. This style was popular in the United States between 1890 and 1910, and in New York State between 1885 and 1910. According to Virginia and Lee McAlester's *A Field Guide to American Houses*, principal characteristics of Queen Anne-style residences include windows of various shapes and sizes, brackets, spindlework (i.e., turned porch supports, spandrels, beads) located in porch balustrades, in friezes suspended from porches, and in gables, classical columns, clipped corners ("cutaway bays"), half-timbering, and patterned masonry. The Queen Anne-style is often asymmetrical in plan, to avoid plain flat walls. Towers, overhangs, bays, wraparound porches and wall projections are common.

The front (east) facade of 215 Chemung Street has a front-facing gable, a small second-story porch, and a full-width enclosed first-story porch. The first-story porch has a shed roof and a pediment above the entrance. All sides of the porch are glazed: there are six fifteen-light windows, two wide ten-light windows and two narrow ten-light windows. The door is glazed and paneled. The porch is covered in wood shingles, and there is wood latticework skirting. The second-story porch has a curved, wood-shingle closed rail. A turned porch support is located at the southeast corner; a small bracket is located at the northeast corner. A triple one-over-one light window is located in the gable, and there are pent returns. The gable is clad in wood shingles; the rest of the house has clapboard siding. There are several clipped corners (cutaway bays) on the north and south facades. The roof is covered in patterned asphalt; the foundation is stone. There is a one-story attached garage at the rear (west) of the house.

**20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:**

One aspect of the importance of 215 Chemung Street is its location in the Southside neighborhood of Corning, New York. This area documents the growth of the city from its beginning

**20. HISTORICAL AND ARCHITECTURAL IMPORTANCE (continued):**

through the twentieth century. Its initial existence is due to speculation and the transportation industry. The city grew under the auspices of Corning Inc., a large glass manufacturer which employed many Corning residents. Many styles of nineteenth and early twentieth century homes are in evidence in the Southside neighborhood. These include Greek Revival, Italianate, Second Empire, Queen Anne, Colonial Revival, Neo-Classical, Tudor, Craftsman, Stick, Spanish Mission, and Shingle. Also, notable architects such as Pierce and Dockstader, Pierce and Bickford, and Henry G. Tuthill designed homes in the area. Local builders such as the Corning Building Company and H.O. Dorman also constructed homes in the Southside neighborhood.

An 1893 map of Corning by Harry C. Heermans, City Engineer, indicates that the land now occupied by 215 Chemung Street did not have a house on it at that time. The owner of the property in 1893 was Jemima E. Hood, wife of Cyrus S. Hood. She bought the north half (63' x 82.5') of Lot 16 from Jessie Githler in May 1891 for \$800.00. (Both 215 and 219 Chemung Street were later built on this parcel of land.) Githler still owned the southern half (63' x 82.5') of Lot 16, where her home, 223 Chemung Street, is still located. Cyrus Hood was the president of Hood Furnace and Supply Company. C.S. Hood and Company, established in 1886, manufactured wrought steel furnaces and sold them as far away as Ohio, Michigan, Iowa, and Minnesota. In 1891, the business occupied two full city blocks of space, at Third and Steuben streets. C.S. Hood & Co. also controlled many patterns and patents.

Catherine and Peter Maxner, Jr. bought the north quarter (41.5' x 63') of the original 82.5' x 62' parcel of land from Jemima Hood in February 1903, upon which 215 Chemung Street is located. [The remainder of the Hoods' property, the south quarter (41' x 63') of the property, was sold to Charles H. Bowyer in March 1903. 219 Chemung Street is presently located on this parcel.] The houses at 215 and 219 Chemung Street were built while the Hoods owned the land, sometime between 1893 and 1903. The houses are identical in size, shape and setback from the road on the 1908 Sanborn Map.

In October 1923, the Maxners acquired the east 10' of Lot 15 from Harry W. and Florence W. Rose. The Maxners built a concrete addition to the rear (west) of their land between 1930 and 1939, which utilized the 10' that was bought from the Roses. Peter Maxner was an engineer for the New York Central Railroad. Maxner died in 1938.

CONTINUATION SHEET, Page 4  
215 Chemung Street  
Corning, New York

**21. SOURCES:**

Corning City Directories; Steuben County Deeds; 1893 Map of the City of Corning, New York, by Harry C. Heermans, City Engineer; Sanborn Fire Insurance Maps of Corning, 1888, 1893, 1898, 1903, 1908, 1913, 1921, 1930, 1939; map of Southside neighborhood, ca. 1940s; Corning building permits 1970s-present; tax assessment records.

Auwaerter, John. *Reconnaissance Level Survey: Southside Neighborhood Proposed Historic District, Corning, New York*. Ithaca, New York: Cornell University, Graduate Program in Historic Preservation Planning, September 1991.

Gottfried, Herbert and Jan Jennings. *American Vernacular Design 1870-1940*. Ames, Iowa: Iowa State University Press, 1988.

McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1991.