

BUILDING-STRUCTURE INVENTORY FORM

FOR OFFICE USE ONLY

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: Page J. Swarby

DATE: December 7, 1992

YOUR ADDRESS: 106 W. Sibley Hall

TELEPHONE: (507) 255-6544

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

IDENTIFICATION

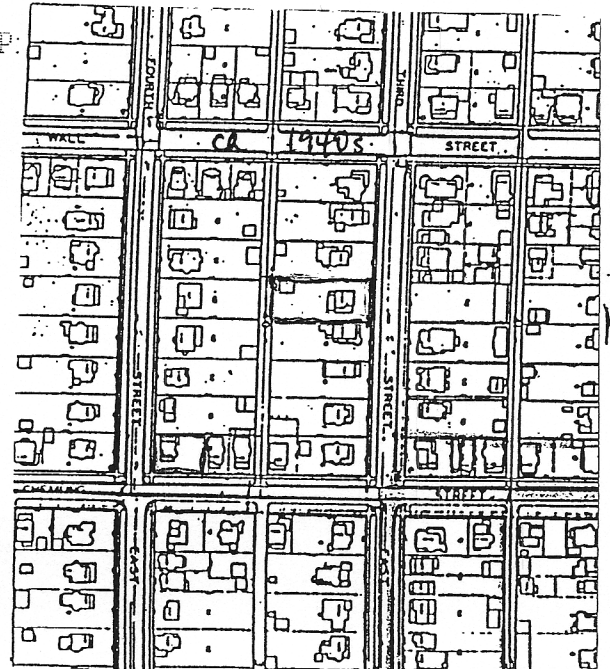
- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 223 Chemung Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: Kent R. & Beverly E. Kiehl ADDRESS: 223 Chemung Street
- 6. USE: Original: Residence Present: Residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [X] No []
Interior accessible: Yes [] No [X] Explain: No. private residence.

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard [] b. stone [] c. brick [] d. board & batten []
e. cobblestone [] f. shingles [] g. stucco [X] other: asbestos siding
- 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



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: Hills at east boundary and north of house.
- 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. 1860s-70s

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11. INTEGRITY:

1893 map of Corning: Lot 16, on which this house is located, is divided into two separate properties. The south half of the lot is owned by Mrs. Jessie Githler. The entire house is not shown (it is partially obstructed by her name), but it appears to be roughly square or rectangular. The main facade is oriented to the east, facing Chemung Street.

1908 Sanborn Map: The house depicted on this map is located further south on the property than is the house drawn on the 1893 map. The rectangular structure is oriented with the main (east) facade facing Chemung Street. The two-story main block of the house has a full-width, one-story, rectangular addition on the rear (west) facade. A one-story polygonal bay window is located on the northeast corner of the north facade. A veranda is full-width across the east facade, and half the width of the south facade. The south portion of the veranda is cut slightly into the wall of the south facade.

1913 Sanborn Map: A one-story porch has been added to the northwest corner of the north facade. It occupies almost half the length of the north facade. The south portion of the veranda is now flush with the south facade of the house.

1921-30 Sanborn Maps: No change.

1939 Sanborn Map: A one-story cinder block garage abuts the north facade. The garage is located at the basement level of the main house, and is essentially cut into the hill. It abuts the east facade of the north porch, and is underneath the bay window. The bay window and the porch are not obstructed by the garage.

5 June 1974: A building permit was acquired to install new siding at a cost of \$2900.00.

2 October 1984: A building permit was acquired to install rolled siding at a cost of \$1300.00.

11 September 1986: A building permit was acquired to construct an 8' x 8' storage shed 6' from the property line, at a cost of \$500.00.

25 May 1989: A building permit was acquired to erect a 12' x 26' deck. Work was performed by Steuben Specialty Contractors for \$4200.00.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The corner lot occupied by 223 Chemung Street is 63' x 82.5'. The long sides are the east and west property lines. The house is located in the southern half of the larger rectangular lot on which it is located (63' x 165'). 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 corner of the west side of Chemung Street and the north side of East Fourth Street, this home and its neighbors are late-nineteenth or early-twentieth century homes. The building directly to the north of the subject property, 219 Chemung Street, is a Queen Anne-style residence; to the west of the subject property, 137 East Fourth Street is an Italianate-style dwelling.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

223 Chemung Street is an Italianate-style detached residence. This style was popular in America between 1840-85, and in New York State between 1850-90. According to McAlester's *A Field Guide to American Houses*, principal characteristics of Italianate-style buildings include a low-pitched roof, wide overhanging eaves, decorative brackets support the eaves, tall, narrow one- or two-light sash windows (often arched, curved, or with elaborate crowns), and a square cupola or tower. The Italianate building tradition is based in the English Picturesque movement, and was popularized in America through Andrew Jackson Downing's pattern books. 223 Chemung Street is simple hipped roof example, which is the most common type of Italianate-style homes, comprising roughly one-third of all Italianate-style homes.

223 Chemung Street is located on a corner lot, between Chemung and East Fourth streets. The front (east) facade of the house is three bays wide and has a full-width porch. The entrance is located in the southeast bay. The windows have flat hoods and shutters with diamond cut-outs (similar windows are on the south

19. OTHER NOTABLE FEATURES OF BUILDING AND SITE (continued):

facade, facing East Fourth Street). Three square posts and two wall brackets support the front porch. There is a wood railing with squared balusters, as well as wood latticework skirting. Wood steps lead to the porch.

A one-story bay window is located on the northeast corner of the north facade. The roof of the bay window is supported by paired brackets. A rear porch with a shed roof is located on the northwest corner of the north facade. A two-car garage is located at ground level (cut into the hill), and abuts the north facade of the house. Its roof is just beneath the bay window. A detached shed is located in the northwest corner of the property, and is reached by a wooden walkway. A second wooden walkway is located along the west property line. A wood railing marks the north-south boundary of 223 Chemung and 137 East Fourth Street. The house has asbestos siding.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

One aspect of the importance of 223 Chemung Street is its location in the Southside neighborhood of Corning, New York. This area documents the growth of the city from its beginning 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.

In February 1886, Charles C.B. Walker, owner of a vast amount of real estate, conveyed Lot 16 (165' x 63') to John F.C. Lindner for \$350.00. In May 1891, Lindner sold the land to Jessie Githler. Six days later, Githler sold the north half (82.5' x 63') of the lot to Jemima Hood (Mrs. Cyrus S. Hood). In July 1898, Githler sold 223 Chemung Street for \$1500.00 to Quincy W. Wellington, Benjamin W. Wellington, and Anna Wellington, individually and as co-partners in Q.W. Wellington and Company's Bank. Changes in the physical characteristics of the house must have occurred between 1886, when the house was sold for \$350.00, and 1898, when it was sold for \$1500.00. During the Wellingtons' ownership, 223 Chemung Street was a rental property.

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223 Chemung Street
Corning, New York

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE (continued):

Wellington, et al, sold the property to the Corning Trust Company in April 1920, after which it remained a rental property. The Corning Trust Company conveyed title to the land to Herbert P. and Genevieve S. Tompkins in December 1928. Tompkins, a watchmaker, had been living in the house since at least 1917-18. From at least 1936 to 1938 Wilbur T. Miller, principal of Corning Free Academy, lived in the house.

The Tompkins' sold 223 Chemung Street to Harry R. and Verna L. Kiehl in June 1941. The Kiehls had resided in the house since 1939. Harry Kiehl was an employee of Corning Glass Works. In August 1968, Verna Kiehl, widow of Harry, sold the property to Kent R. and Beverly E. Kiehl for \$18,500.00. The Kiehls still own the property.

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.

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