

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-3479

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Page J. Swaney

DATE: December 7, 1992

YOUR ADDRESS: 106 W. Sibley Hall

TELEPHONE: (607) 255-6544

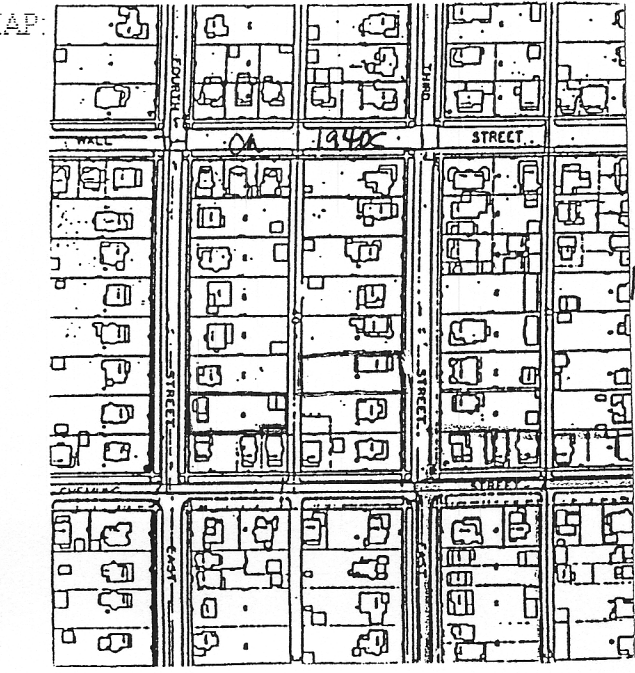
ORGANIZATION (if any): Preservation Planning Workshop, Cornell University

IDENTIFICATION

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 137 East Fourth Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: Helen Tobey Klipfel ADDRESS: 137 East Fourth 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 [] 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 (explan) 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



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 to the north of the house.
j. other: Foundations of a demolished outbuilding.

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. 1870s-1893

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11. INTEGRITY:

1893 map of Corning: The building is roughly I-shaped, with the longest facade oriented to the rear (north) of the property. The west half of the main (south) facade projects south toward East Fourth Street.

1908 Sanborn Map: The long sides of the home face the street and the alley at the rear (north) of the property. A large, centrally located, one-story porch extends almost the full width of the main block of the home. A one-story wing is attached to the east facade of the main block of the house. The east facade of this wing is the same width as the east facade of the main block, to which it is attached. A rectangular, one-story rear (north) addition joins the main block of the house at the northwest corner of the original home. The west facade of the addition extends further west than does the corresponding facade of the main building, and almost abuts the west property line. The longer sides of this addition are roughly four-fifths the length of the main block of the house. There are two rectangular, one-story outbuildings on the property. The smaller one is located roughly in the middle of the north-south dimension of the lot, along the west property line. The short east facade almost abuts the west property line. The long east facade of the larger outbuilding is located along the west property line. This outbuilding is located near the rear (north) of the property.

1913 Sanborn Map: Both outbuildings and the rear (north) addition to the house have been removed. A rectangular, two-story building abuts the north and west property lines. This structure has the street address of 137 1/2 East Fourth Street.

1921 Sanborn Map: 137 1/2 East Fourth Street is no longer labeled with an address, but two one-story additions have been made to it. A rectangular addition abuts the south facade and the west property line; an almost-square addition abuts the east facade and the north boundary line.

1930-39 Sanborn Maps: No change.

ca. 1940s map: The east addition to the building at the rear (north) of the lot has been removed.

15 May 1968: A building permit was acquired to demolish the garage.

24 March 1976: A building permit was acquired to install new jet seal shingles over the existing roofing. The work was completed for \$500.00.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The lot occupied by 137 East Fourth Street is 63' x 165'. The short sides face East Fourth Street and the alley at the rear (north) of the lot. The house is located in the south quarter of the lot, closer to the west property line than to the east. The main facade is oriented to the south, facing East Third Street. The setbacks of most of the houses along this block of East Fourth Street are generally similar (the one minor exception is 127 East Fourth Street, which is set back slightly farther from the road). The east to west spacing varies according to the dimensions, number, and location of additions made to each house on the block.

Although the land upon which the house is situate is fairly level, the ground level drops as one travels to the rear (north) of the property. An alley bisects this block at the rear (north) of the subject property. The alley is oriented east-west.

Situated on the north side of East Fourth Street, this home and its neighbors are attractive late-nineteenth or early-twentieth century homes. The building directly to the west, 133 East Fourth Street, is a Queen Anne-style residence. The house to the east, 223 Chemung Street, is an Italianate-style residence.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

137 East Fourth Street is a two-story detached Italianate-style 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 supporting 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. 137 East Fourth Street is of the simple hipped roof variety, which is the most common type of Italianate-style homes (one-third of Italianate-style homes).

The front (south) facade of 137 East Fourth Street consists of a three-bay main block and a one-bay, hipped-roof east addition. A one-story porch extends across the front of the main block. The hipped-roof porch is supported by four free-standing, turned posts and two attached posts. Brackets are also attached to each post, and add support to the roof. The wood railing consists of squared balusters. The front entrance is located in the middle

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

bay. The door is both glazed and paneled. There are two one-over-one light double-hung sash on the second story, and on either side of the front entrance on the first story.

There is a centralized chimney in the main block; a second chimney is located on the north facade of the east addition. A side door is located on the east facade of this addition; a one-over-one light double-hung sash is located on the south facade. The foundation in this area is parged over. Metal fencing runs east to west between 137 East Fourth Street and the wooden fence of 233 Chemung Street. The entire house has clapboard siding. A small, triple, six-light window is located on the west facade of the main block. The foundations of a demolished outbuilding are visible at the rear (north) of the property.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

One aspect of the importance of 137 East Fourth 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.

One of the earliest recorded transfers of 137 East Fourth Street occurred in May 1867. Alfred and Sidnie T. Edelin sold the land to James E. Wilkinson for \$150.00. In April 1876, James and Lottie Wilkinson sold the house to Carl Klewicke for \$1500.00. The price difference between these two transfers indicates that the building was constructed between 1867 and 1876.

Carl and Margaret Klewicke sold the property for \$1100.00 to John J. Fowler in November 1889. Fowler was a carpenter and builder. In April 1897, John J. and Mary A. Fowler sold the property to Frances and Edward J. Cornell; Edward was an employee of New York Central Railroad. By 1903, Cornell was employed by J. Hoare and Company, manufacturer of rich cut glass and engraved table glass. By 1915, Cornell was a grocer who owned his own shop at 26 East

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137 East Fourth Street
Corning, New York

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE (continued):

Market Street. In October 1915, Frances E. Cornell transferred the land to Harry W. and Florence W. Rose.

The Roses had been living in the house since 1911. In 1923, the Roses conveyed the east 10' of the rear of their property to their neighbors living at 215 Chemung Street, Peter and Catherine Maxner. Harry Rose was a laundry agent; he died in 1958. In November 1965, Florence Rose, an incompetent person and patient at Willard State Hospital, transferred the property through Marion McMullin, her "committee." The land was sold to Helen Turner Tobey, then of 133 East Fourth Street, for \$4000.00. Helen Tobey Klipfel is the current owner.

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 K. Knopf, 1991.