

BUILDING-STRUCTURE INVENTORY FORM
DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
(518) 474-0479

FOR OFFICE USE ONLY:

UNIQUE SITE NO.:

QUAD:

SERIES:

NEG. NO.:

YOUR NAME: Allison Rachleff

DATE: May 1, 1992

YOUR ADDRESS: 106 W. Sibley Hall, Ithaca, NY

TELEPHONE: (607) 255-6851

ORGANIZATION (if any): Cornell University

IDENTIFICATION

1. BUILDING NAME(S):
2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
3. STREET LOCATION: 138 Pine Street
4. OWNERSHIP: a. public [] b. private [X]
5. PRESENT OWNER: Diane Lapp ADDRESS: 138 Pine Street
6. USE: Original: Single Family Residence Present: Part residential, part commercial
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 & batten []
e. cobblestone [] f. shingles [X] g. stucco [] other:
9. STRUCTURAL SYSTEM:
a. wood frame with interlocking joints [X] In sections
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 [X] e. deterioration []
- f. other:

15. RELATED OUT BUILDINGS AND PROPERTY:

- a. barn [] b. carriage house [] c. garage [X]
- 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 [X] e. commercial [X]
- f. industrial [] g. residential [X]
- 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. 1850

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

- 11c. MAJOR ALTERATIONS AND DATES
See question 18.
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
See Continuation sheet.
18. OTHER NOTABLE FEATURES OF BUILDING AND SITE
See Continuation sheet.
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE
See Continuation Sheet.
21. SOURCES

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138 Pine Street
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11c. INTEGRITY:

138 Pine Street has been the subject of numerous building campaigns as the structure extends far back into the lot. Moreover, the stone foundation has been covered in cement and the outbuilding which once functioned as a stable is now a two car garage. The roof and the building are clad in asphalt and wood shingles and are not representative of the original building material.

17. INTERRELATIONSHIP OF BUILDING TO SURROUNDINGS:

138 Pine Street is situated near the northeast corner of Pine Street and Dennison Parkway, set back roughly twenty feet from Pine Street. It is located in a mixed-use residential and commercial district where traffic is heaviest during the business day. Its south facade faces the First Presbyterian Church on the northeast corner of Pine and East First Street. Its west or principal facade faces two residential structures--one which functions as an apartment and one which functions as a law office and dry cleaning establishment. Woolworth's Department Store is located to its northwest on the corner of Pine Street and Dennison Parkway. The World War Memorial Library is located southwest of the building, on the corner of Pine and East First Street. Its side or north facade is dominated by a parking lot.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

138 Pine Street is a two-story mixed-use commercial and residential structure which depicts aspects of the Greek Revival Style which was popular in New York State between 1820-1860. Identifying features include a gabled roof of low pitch emphasized with a wide band of trim in the gable area. Because of extensive renovations which have occurred on this property, it does not exhibit some of the most common elements of the Greek Revival Style such as pedimented entry porches and doors adorned with top and sidelights. Moreover, because the ridge of the structure is parallel to the road, it exhibits elements common to the Federal Style which was popular in New York between 1780-1840.

The front (west) facade is three bays wide on the second story with one-over-one sash on the second level. The north and south facades contain wide trim in the gable, a stylistic feature common to the Greek Revival. Between 1888-1903, the Sanborn maps indicate that this forward portion of the building was altered to accommodate a funeral home, shifting the residential functions to the rear of the structure.

A two-story addition is appended to the east facade of the structure, set in opposition to the principal structure forming the west facade. This structure has a gabled roof and portions of wide trim are evident on its west facade as well. While the north facade contains no original windows, the south facade contains two two-over-two double-hung sash near the southeast corner.

The east facade is dominated by the addition of a two-story shed-roofed porch with a closed rail and latticework pergola extending over the stairwell leading to the second story. A shed roof garage forms the final element of this structure and remains linked to the second addition on the east facade. While the north facade of the garage is clad in shingles, the east facade is constructed of board and batten. According to the Sanborn maps, this former livery stable was converted into a garage between 1913-21.

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18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (con't.):

Other notable features include the chimneys and foundation. The main building contains an interior chimney situated near the south end wall. The exterior portion has been covered in cement. The gabled addition also has two interior chimneys whose exteriors have been covered in cement.

The foundation appears to be cement but is certainly covering an earlier stone foundation. The roof is sheathed in asphalt shingles and the entire structure is sided in wood shingling.

20. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE:

138 Pine Street is historically significant in the development of the Southside neighborhood. Its prime location between First Street and the former Erie Avenue illustrate its importance as a structure possessing both residential and commercial attributes in one of the Southside's earliest business districts.

138 Pine Street is located on lots 9 and 10 of Block 59 on the east side of Pine Street. The lot was purchased from the Corning Company for \$2,000 by Robert Boyd in 1852. The 1857 Atlas of Steuben County indicates that a substantial structure was present on the site at this time. In 1855, Simon van Etten sold the lot to Francis Ruggles for \$1,800. Ruggles in turn sold the land to Catherine Rogers for the same price in 1862. Rogers was the widow of Daniel D. Rogers, a local grocer who was a partner in the Hadger & Rogers grocery on Pine Street in the mid-19th century. Upon Rogers death in 1892, the land was bequeathed to her daughter, Mary Rogers Owen.

In 1903, Sarah Smith, wife of Alonzo Smith purchased the property for \$3,550. City directories from this period indicate that Alonzo Smith was the proprietor of the funeral home at 138 Pine Street. Sanborn maps from this period indicate that the Smith family lived here as well. Moreover, the ample living space provided at 138 Pine Street allowed Smith to rent the space to boarders. One such boarder was glassblower Burt Moxley who was listed as residing at 138 Pine Street in 1903. Evidently, the proliferation of religious institutions around First Street in the late nineteenth and early twentieth centuries helped to assure Smith a steady flow of business. Deed research indicates that Smith remained at this location until 1929.

138 Pine Street should be recognized as a property possessing local significance in the history of the Southside neighborhood. Its early use as a home and later use as a domicile and funeral parlor highlight its importance as an example of the commercial development which is tied to the establishment of religious institutions at the turn of the century.

21. SOURCES:

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

Auwaeter, John. Reconnaissance Level Survey of Southside Neighborhood Proposed Historic District: Phase II: Historic Overview. Corning: Southside Neighborhood Association: 1991.

Corning City and Painted Post Directories:
Hamilton Child: 1868-69
Hanford's: 1893; 1903; 1907

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21. SOURCES (con't.):

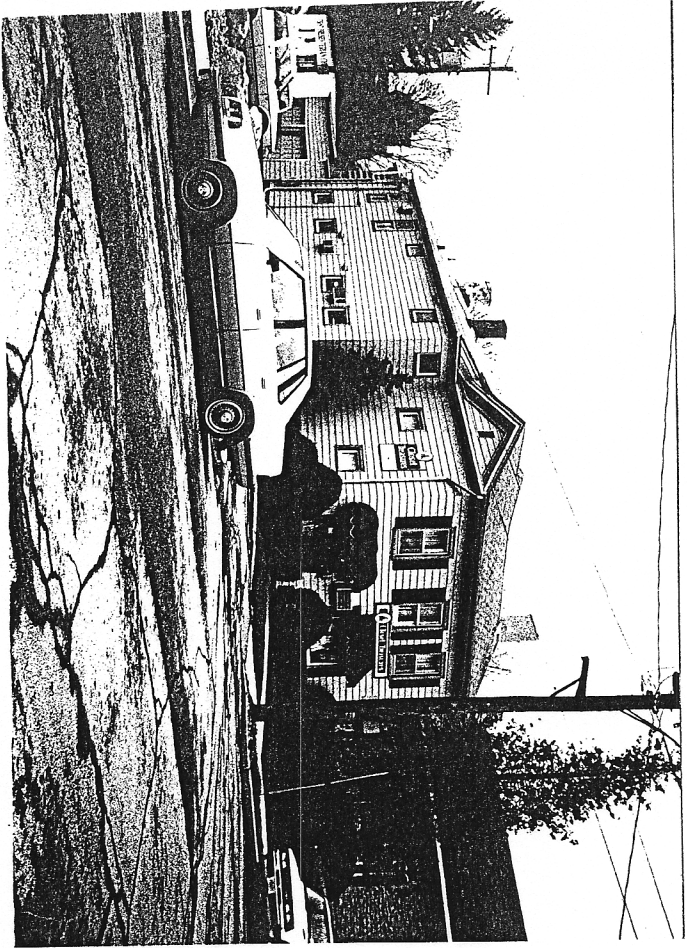
Gottfried, Herbert & Jan Jennings. American Vernacular Design, 1870-1940. Ames: Iowa State University Press, 1988.

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

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

Sanborn Map Company. Maps of Corning.

Steuben County Deeds.



138 Pine Street

