

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: 143 Pine Street

4. OWNERSHIP: a. public [] b. private [X]

5. PRESENT OWNER: James Esgrow

ADDRESS: 143 Pine Street

6. USE: Original: Multiple Use Structure

Present: Same

7. ACCESSIBILITY TO PUBLIC:

Exterior visible from public road: Yes [X] No []

Interior accessible: Yes [] No [X] Explain: Private Office

DESCRIPTION

8. BUILDING

MATERIAL

a. clapboard [] b. stone [] c. brick [X] d. board & batten []

e. cobblestone [] f. shingles [] g. stucco [X] other: Asphalt shingles

9. STRUCTURAL SYSTEM:

a. wood frame with interlocking joints []

b. wood frame with light members []

c. masonry load bearing walls [X]

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 OUT BUILDINGS AND PROPERTY:

a. barn [] b. carriage house [] c. garage []
d. privy [] e. shed [] f. greenhouse []
g. shop [] h. gardens []
i. landscape features
j. other: Parking lot west of building in rear

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. 1913-1921

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11c. MAJOR ALTERATIONS AND DATES

143 Pine Street has been stuccoed over, obscuring the masonry beneath this layer. Moreover, a porch was added to the rear or west facade and a side entry has been added to the north facade.

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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143 Pine Street
Corning, New York

11c. INTEGRITY:

143 Pine Street has been stuccoed over, obscuring the masonry beneath this layer. Moreover, a porch was added to the rear or west facade and a side entry has been added to the north facade.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

143 Pine Street is situated on the east side of Pine Street, adjacent to the World War Memorial Library to its south. Because this portion of Pine Street contains many public and commercial structures, the thoroughfare is often heavy with traffic during the business day. The building is set back ten feet from the edge of the street on its east facade and ten feet from the Library to its south and residence to its north. This setback appears standard for most of the structures in the neighborhood, except the monumental Library. East of the structure, a vacant lot used for parking dominates the space. Overall, the structure appears cramped on its lot. Dwarfed by the Neoclassical library, 143 Pine Street does not meld easily into the streetscape although other classically inspired mixed use buildings are located here as well.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

143 Pine Street is a two-and-a-half story mixed use structure which possesses aspects of the Colonial Revival Style with Craftsman-style detailing. The Colonial Revival and Craftsman styles were popular in New York State from the last two decades of the nineteenth century until 1940. McAlester's *Field Guide to American Houses* classifies Colonial Revival-style houses as having either hipped or side gabled roofs with a front door accentuated by an entry porch, supported by slender columns. However, on narrow urban lots such as 143 Pine Street, a front gabled roof usually replaces the hipped roof. The gables are often embellished with fenestration, in emulation of dormer windows which sometimes occur on side gabled or hipped roof examples. Because of major alterations which have occurred at 143 Pine Street, it does not represent a pure example of this style. However, its tendency toward symmetry on the principle or east facade reflect the tenets of the Colonial Revival Style.

The east facade is two bays wide with one-over-one double-hung sash on the second story. The first story has been obscured by a contemporary shed-roofed addition which is used as office space and a dry cleaning business in the basement. Paired two-over-one sash are situated in the gable end as well. The north and south facades are dominated by a cross gable with a window placed within each gable end. These facades are four bays wide, punctuated by the one-over-one double-hung sash on both stories. A first story entry has been provided on the north facade, altering the symmetry formerly present.

The west facade has an irregular fenestration pattern. A rear entry has been added on the first floor, accessible by a shed-roofed porch supported by turned posts. The window in the gable end is modern one-over-one sash, contrasting with the paired windows on the east facade.

Other notable features include the Craftsman-style detailing found on the east and west facade. Here, the gable ends include pent returns which often occurred in the gable of

Craftsman inspired cottages. These features add to the overall eclectic mix this structure represents. While the surface of 143 Pine Street has been stuccoed, masonry detailing is evident on the north facade of the foundation where tile is revealed. The roof is covered in asphalt shingles. In addition, each gable end is clad in diamond-shaped asphalt siding, painted to match the color of the house.

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

A thorough examination of the Sanborn maps between 1888-1921 yields interesting information. The first map in the sequence depicts 143 Pine Street as a wood frame structure, organized in a rectangular plan. By 1903, a rectangular addition was made to the rear or west facade of the building. However, in 1921, an entirely new footprint appears, assuming the form of a pure rectangle, with the notation that it has been constructed in tile. Evidently, the structure which stands today was erected between 1913-21 in fireproof material.

20. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE:

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

143 Pine Street is located on lot 16 of Block 65 on the west side of Pine Street. The plot was purchased from Erastus Corning's land company by Elizabeth Stewart for \$150.00 in 1847. By 1857, the Atlas of Steuben County indicates that a structure was present on the lot, situated near the northwest corner of Pine and West First streets. In 1871, Stewart sold the lot to Catherine Rogers for \$3,300. Rogers was the widow of Daniel D. Rogers, a local grocer who was partner in the Hadger & Rogers grocery on Pine Street in the mid-nineteenth century. By 1888, the Sanborn maps indicate that Rogers' lot contained two additional dwellings, including the original wood frame version of 143 Pine Street.

In 1892, Nellie Rogers Mills, heir to the estate of Catherine Rogers inherited lot 16 and proceeded to sell off her interests. The most notable sale was to the Corning City Club in 1895, who in turn erected the Neoclassical structure which functions as the World War Memorial Library today. In 1905, Herbert B. Smith purchased the adjacent property at 143 Pine Street from Mills for \$3,000. City directories from this era indicate that Smith was a local doctor who both lived and worked at 143 Pine Street. Smith represents the influx of medical professionals who began to locate their practices in the Southside when the Corning Hospital was established here in 1900. The property remained in the hands of Dr. Smith until 1955. Hence, Smith was responsible for the reconstruction which occurred between 1913-21.

143 Pine Street should be recognized as a property possessing local significance in the history of the Southside neighborhood. Its early use as a domestic structure and later use as both a home and office highlight its importance as an example of the commercial development which occurred in the Southside 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.

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21. SOURCES (con't.):

Corning City and Painted Post Directories:
Hamilton Child: 1868-69 Gazetteer of Steuben County
M.P. Goodhue: 1909-10

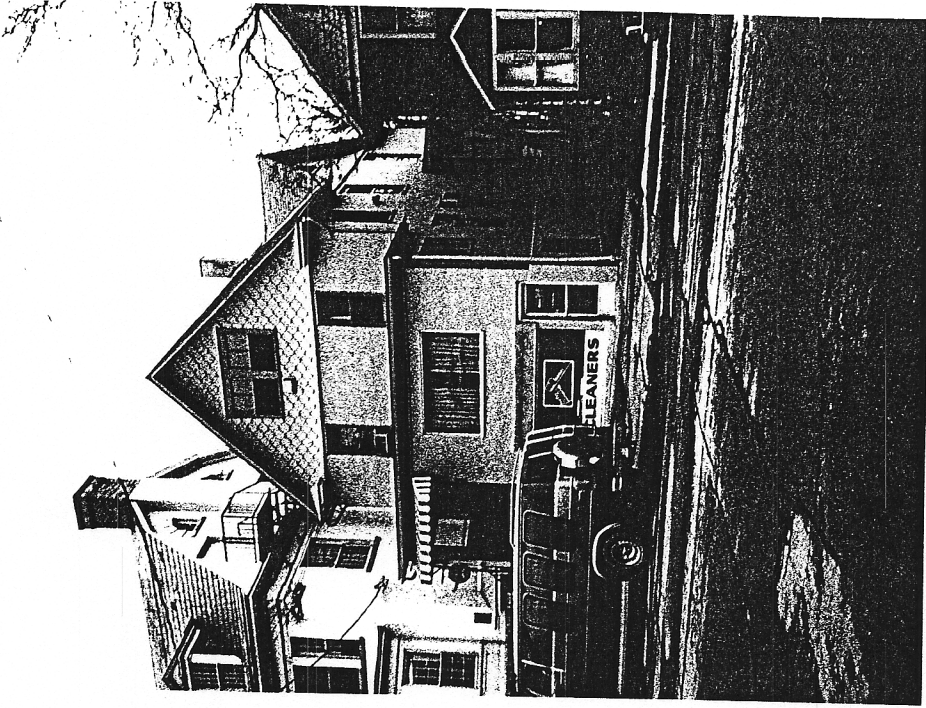
Gottfried, Herbert & Jan Jennings. American Vernacular Design, 1870-1940. Ames: Iowa State University Press, 1988.

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

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

Sanborn Map Company. Maps of Corning, New York.

Steuben County Deeds.



← 143 Pine Street →

