

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: 164 Pine Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: Mr. R. English c/o Edward T. Marks ADDRESS: 32 E. Market Street, Corning
- 6. USE: Original: Single Family Residence Present: Four Unit apartment house
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [X] No []
Interior accessible: Yes [] No [X] Explain: Private apartments

DESCRIPTION

- 8. BUILDING MATERIAL
 - a. clapboard [] b. stone [] c. brick [] d. board & batten []
 - e. cobblestone [] f. shingles [] g. stucco [] other: Pressboard 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 [] c. fair [X] 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 [X]
- d. privy [] e. shed [] f. greenhouse []
- g. shop [] h. gardens []
- i. landscape features:
- . 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 []
- f. industrial [X] g. residential [X]
- h. other: Manufacturing plant east of the residence.

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

164 Pine Street was converted into apartments in ca. 1948. In 1972, pressboard siding was applied to the exterior. Moreover, terra cotta ornamentation at the cornice level below the eaves was also removed at this time.

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

Continuation Sheet, Page 1
164 Pine Street
Corning, New York

11c. INTEGRITY:

164 Pine Street was converted into apartments in 1948. In 1972, pressboard siding was applied to the exterior. Terra cotta ornamentation at the cornice level below the eaves was also removed at this time.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

164 Pine Street is situated on a gently sloping portion of the street characterized by residential architecture. In this area, each home is set back roughly ten feet from the thoroughfare on lots of similar size, tightly spaced north to south. The north facade of 164 Pine Street faces an alley which forms the northernmost boundary of this block. The major facade faces west toward the undulating grounds of the public square, west of Pine Street. Because 164 Pine Street is built on an embankment, the south face of the building is banked into the hillside, and, as a result, exposes the foundation on its north and east face. The back portion of the lot is dominated by a paved parking lot and two outbuildings that function as a garage and a small house respectively. 164 Pine Street echoes the classical architecture of the neighborhood in both massing and style and provides an interesting visual counterpoint to the more elaborate residences to the south.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

164 Pine Street is a two-and-a-half story residence based on a rectangular plan. It is currently used as a four unit apartment building. Stylistically, 164 Pine combines elements of the Greek Revival, Italianate and Colonial Revival styles. While the Greek Revival predominated in New York between 1820-1860, the Italianate was popular between 1840-1880, and the Colonial Revival between 1880-1940. The west or principal facade of the structure is three bays wide. The fenestration pattern is somewhat irregular as there is a wider gap exists between the first and second bays. While the second story windows are six-over-one double-hung sash, the lower story windows are one-over-one sash. The first bay on the first story contains the principal entry to the house which portrays elements common to the Greek Revival. As with many structures built in this style, the door is surrounded by a full transom light and sidelights. The glass is contained by wood muntins placed at opposing angles to form a diamond-shaped pattern. The sidelights are framed by engaged fluted Ionic columns. The outer edge of both sidelights contain engaged half-columns with Ionic capitals as well. The entry itself is sheltered by a portico with a plain entablature. The west facade also contains a hipped roof dormer with a pair of one-over-one sash, set between the first and second bays.

The roof itself is hipped and covered with asphalt shingles. The roof at 164 Pine has a broad overhanging eaves which are common to the Italianate Style, although this structure does not have decorative brackets. On the north facade of the structure is a later addition as which extends far into the back lot. The most interesting elements of this facade are the diamond pane casement windows found on the first and second stories. At the roof level of this facade are two hipped dormer windows with one-over-one double-hung sash. A two-story shed roofed porch is attached to the south facade, affixed near the southeast corner of the structure. A single hipped one-over-one dormer similar to that on the west side also occurs on this facade, on axis with the another dormer on the south facade.

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164 Pine Street
Corning, New York

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

164 Pine has two chimneys. The first appears to be an end wall chimney because a portion of brick is evident at its base of the chimney. The other is an interior chimney which appears at the juncture of the rear addition. The house itself sits on a random course ashlar masonry base, clad in pressboard siding.

The two outbuildings associated with this structure are situated east of the house, on the back lot, beyond the paved parking lot. The first is a gable roof garage, covered in rolled asphalt siding. The roof is also shingled in asphalt. Access is gained through the contemporary garage door on its north facade or paneled entry door on its south facade. The structure sits on a stone foundation which has been covered with cement. According to the Sanborn maps, this structure originally functioned as a livery stable but was converted to a garage between 1930-1948.

Immediately east of this structure sits a three car garage, dating from ca. 1930-48, which was recently converted into a small apartment. Unlike the other outbuilding, the gable ends of the structure run east-west. The main (south) facade contains the main entry

with a wood door with six panes of glass. The east and north facades are obscured by a picket fence beneath which lies a wraparound porch added later. The center of the ridge line is broken by a lantern capped by a gable roof. The entire structure is sheathed in wood clapboarding and sits on a concrete foundation.

20. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE:

The residence at 164 Pine Street is associated with one of Corning's most prominent citizens at the turn of the century. Morris E. Gregory, proprietor of the Corning Brick and Terra Cotta Works, resided at 164 Pine Street from 1899 until his death in 1926. During that time, Gregory expanded and refined his company to the point where it was recognized in the United States as a prime producer of bricks and architectural terra cotta. The building itself sits within lot 9 in block 58, as plotted by the Corning Land Company in 1835.

In 1886, John Percy Carr, a local grocer and retailer whose store was located at 48 Bridge Street sold the property to Charles C. Drake. In *Hanford's Corning City Directory of 1893*, Drake is listed as a traveling salesman with his home at 15 E. First Street. Deeds indicate that Drake purchased the north half of the south half of lot 9 for \$1,400.00. Evidently, 164 Pine Street was present on the lot at the time of the purchase. This is verified by the 1857 Atlas of Steuben County which depicts the footprint of a structure similar in massing to the one which appears on Harry Heermans' Map of the City of Corning in 1893. This latter map also verifies the Carr-Drake transaction by listing the property under Drake's name. However, in 1899, the deeds record that Mary I. Drake, the widow of C.C. Drake conveyed the north half of building lots 9 and 10 to Anna Creveling Gregory, wife of Morris Gregory for \$4,040.00. This jump in price reflects the substantial acreage that had come into the Gregory's possession.

Morris Gregory was a native of the region, having been born in Caton in 1864 and educated at the Corning Free Academy, from which he graduated in 1886. Since 1891, Gregory had been the secretary of his family owned business, the Corning Brick, Terra Cotta and Tile Company. The company was located on River Street, bordering the Chemung River in Corning. In 1896, Gregory purchased the company and became its sole owner and manager. By 1903, Gregory had moved from his former residence at 230 Pearl Street to 164 Pine Street. That same year, Gregory erected 166-168

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164 Pine Street
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20. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE (con't.):

Pine Street adjacent to his home. This new structure was a four unit brick apartment building in the Beaux Arts tradition and reflected the high quality of Gregory's product.

Gregory remained actively involved in his business and by 1920, had hired his son George, as superintendent of the works. In addition to building brick, the company manufactured paving brick for which it became well-known. Toward the end of his life, Gregory disposed of the brick and tile interests and devoted himself fully to the exclusive manufacture of architectural terra cotta. The terra cotta was used extensively on the interior and exterior of banks, churches, filling stations and also as park adornment and garden furniture. Upon his death in 1926, Gregory was remembered as a leader within the Corning community. He served as a member of the Corning Rotary and acted as the First

vice-president of the Corning Automobile Association of which he was a charter member. He also belonged to numerous local lodges, among them the Freemasons, Odd Fellows and the Elks. Among his professional affiliations, Gregory served as the president of the National Brick Manufacturers Association in 1908 and the State Ceramic Society in 1915. He was also a member of the National Terra Cotta Society and the American Ceramic Society. Through 1952, the company continued to be run by Gregory's son George, until it was purchased by Corning Glass Works that same year.

164 Pine Street remained in the hands of the Gregory family until 1948 when it was finally sold and converted into a four unit apartment house. Nevertheless, because of its association with Morris Gregory, 164 Pine Street should be recognized as a building possessing local significance for its relation to one of the Southside neighborhood's eminent industrialists.

21. SOURCES:

Blakslee, Carol, "The Corning Brick and Terra Cotta Works." Andaste Inquirer, I (April, 1972):

1-12.

Corning City and Painted Post Directories:

M.P. Goodhue, 1909-11

Hanford's: 1893, 1903, 1905, 1907

Purden's: 1900-01

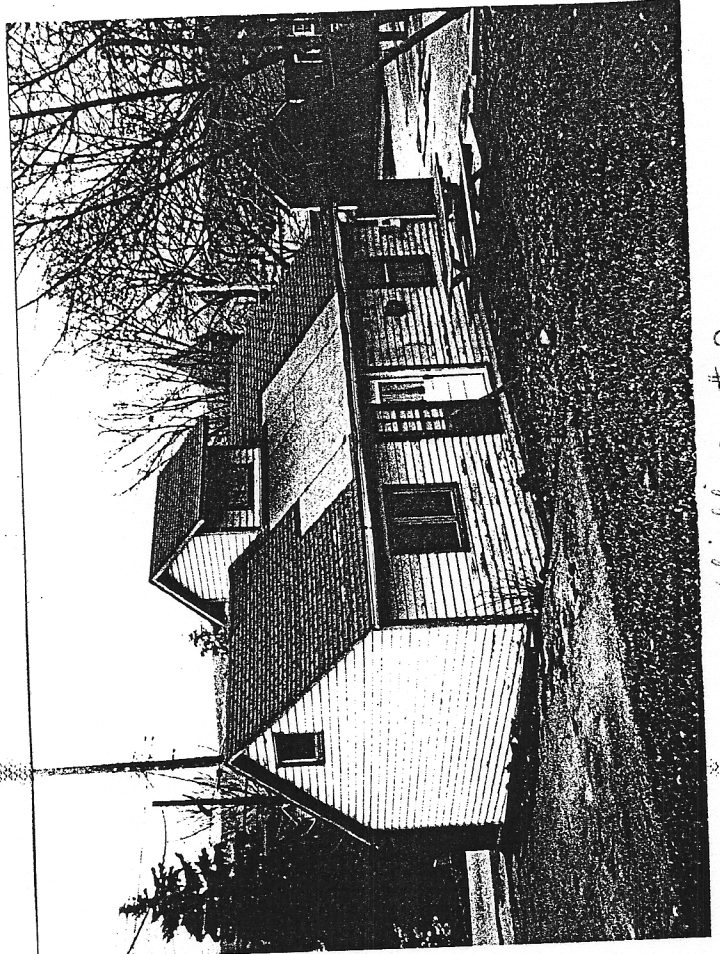
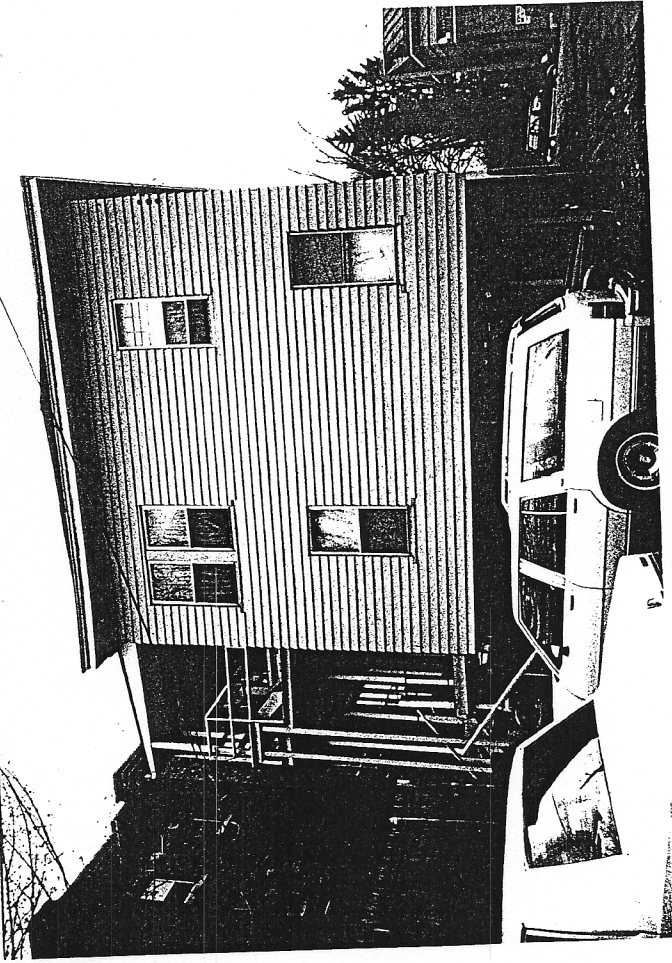
Gottfried, Herbert & Jan Jennings, American Vernacular Design, 1870-1940. Ames: University of Iowa Press, 1988.

McAlester, Virginia & Lee McAlester, A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

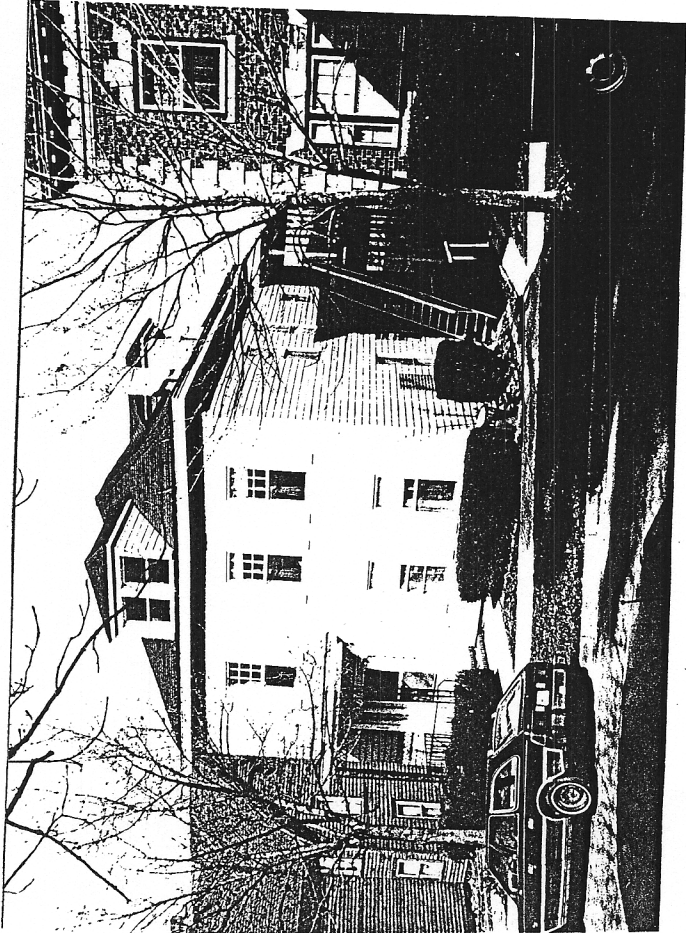
"M.E. Gregory Is Summoned." Corning Evening Leader. May 4, 1926.

Sanborn Fire Insurance Maps of Corning, New York

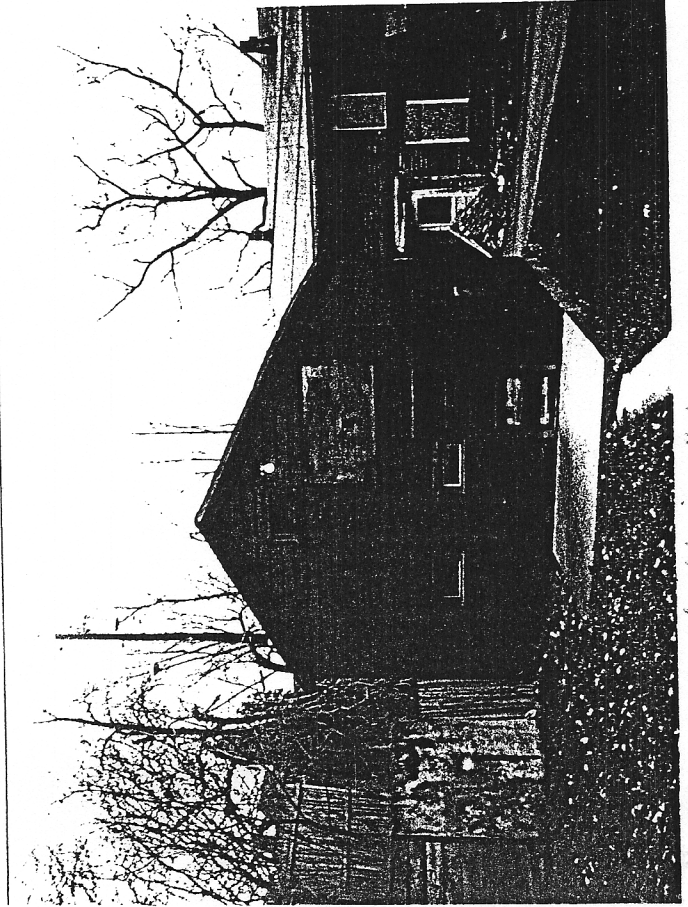
Steuben County Deeds



outbuilding # 2



164 Pine Street all



outbuilding # 1