

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.:
DATE: May 15, 1992
TELEPHONE: (607) 255-6851

YOUR NAME: Allison Rachleff
YOUR ADDRESS: 106 W. Sibley Hall, Ithaca, NY
ORGANIZATION (if any): Cornell University

IDENTIFICATION

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 166-168 Pine Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: Mr. R. English c/o Mr. Edward T. Marks ADDRESS: 32 E. Market Street, Corning
- 6. USE: Original Present:
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [X] No []
Interior accessible: Yes [] No [X] Explain: Four Unit Apartment

DESCRIPTION

- 8. BUILDING MATERIAL
 - a. clapboard [] b. stone [] c. brick [X] 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 []
 - 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:

16. SURROUNDINGS OF THE BUILDING (CHECK MORE THAN ONE IF NECESSARY)

- a. open land [X] b. woodland []
- c. scattered buildings []
- d. densely built-up [X] e. commercial []
- f. industrial [] g. residential [X]
- h. other: Public park

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. 1903

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11c. MAJOR ALTERATIONS AND DATES

When 166-168 Pine Street was sold in 1965, the new owners re-roofed the portico and roof of the building. In the process, water damaged terra cotta and ceramic ornamentation were removed from portico roof, where they once lined the periphery. During this period, the flat roof of the building was relaid with Carlyle rubber roofing to prevent further water damage.

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
166-168 Pine Street
Corning, New York

11c. INTEGRITY:

When 166-168 Pine Street was sold in 1965, the owners replaced the roof of the main building. In the process, water-damaged terra cotta and ceramic ornamentation was removed from the portico roof, where they once lined the periphery. During this period, the flat roof of the building was relaid with Carlyle rubber roofing to prevent further damage.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

166-168 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 10' from the thoroughfare on lots of similar size, placed closely together. The major facade faces west toward the undulating grounds of the public square, west of Pine Street. Because 166-168 Pine Street is built on an embankment, the south face of the structure is banked into the hillside, and as a result, its foundation is exposed on its north and east sides. The rear or east facade faces a small backyard. In contrast to the other structures on this block, 166-168 Pine Street is most distinctive because it is a Renaissance-inspired masonry structure nestled among more modest wood frame residences.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE

166-168 Pine Street is two-story four unit brick apartment building, based on a rectangular plan and built in the Beaux Arts Style. According to McAlester's *Field Guide to American Houses*, the Beaux Arts Style was popular between 1885-1920 and is based on classical precedents exemplified by Italian or northern European Renaissance models. The style originated in France's Ecole des Beaux-Arts, where these elaborate eclectic styles were fostered and favored by the architects. A basic tenet of Beaux Arts training was the importance of axuality and symmetry as expressed by a spatially coherent plan. 166-168 Pine Street exemplifies these tenets in a forceful fashion.

According to the *Sanborn Fire Insurance Maps of Corning*, the structure first appears between 1898 and 1903. The west facade of the house is three bays wide, punctuated by a symmetrical fenestration pattern. The first story windows consist of a

larger six-over-one double-hung sash surrounded by narrower rectangular two-over-two sash windows. The entire unit is capped by a limestone segmental arch and lintel providing an interesting contrast to the courses of Flemish bond brick work. The second story windows mimic the larger windows on the first story but are not flanked by the two-over-two sash. However, these narrower sash occur in the center bay, as paired windows with a segmental limestone arch and surround, terminated by a lug sill. The principal entry occurs beneath this bay as double wood sash doors, embellished by a Gibbs surround. The entry is shielded by a single story portico supported by paired fluted and banded Ionic columns, with paired pilaster strips mirroring them on the surface of the wall. The flat roof of the portico is equipped with a simple rectangular architrave, frieze and projecting cornice. The portico itself is joined to the surface of the wall by decorative limestone elements projecting above the surface of its roof. The corners of the facade are marked by limestone quoins. The roof line is flat and is defined by a classical entablature with an architrave, freize and cornice, embellished with dentil blocks across the facade. Above this level, a parapet roof occurs, capped with a limestone coping.

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166-168 Pine Street
Corning, New York

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

The north and south facades are divided into three distinct sections. The first section merely continues the pattern established on the west facade for two bays. While the first bay contains six-over-two double-hung sash, the second bay contains a six-over-two sash on the second story and a six-over-two surrounded by two-over-two sashes on the first story. The first section is terminated by quoins. The second section is laid in common bond and is differentiated from the first because it is only a single bay long. A six-over-two sash is placed over the larger unit described in the previous bay. In addition, modillions support the cornice above, replacing the dentils from the first portion. The third portion is also laid in common bond. It is two bays long with three-over-three windows and a single two-over-two sash in the southwest corner. Upon close examination, windows on the first and second story of this portion have been filled in with brick indicated by the remains of a segmental limestone arch. The cornice line of this portion contains a moderne curve which bends upward at the corners where the east facade meets the north and south facades.

The east facade is equipped with a two-story wooden shed porch, supported by steel columns. There are two symmetrical end-wall chimneys at either end of the east facade. The foundation of the building consists of random-coursed ashlar masonry. This is most evident on the east facade where the basement is raised and contains an entry. The foundation on the north facade is laid in a decorative pattern with three courses of masonry separated by a single course of limestone. The pattern itself is replicated three times, creating a distinct rhythm.

20. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE:

166-168 Pine Street is architecturally significant as an excellent example of the Beaux Arts Style of architecture at the turn of the century in Corning, New York. Erected in ca. 1903, 166-168 Pine Street reflects the refined taste and skill of its original owner,

Morris E. Gregory. 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. The deeds indicate that Drake purchased the north half of the south half of lot 9 for \$1,400. However, in 1899, the deeds record the conveyance of of the north half of building lots 9 and 10 to Anna Creveling Gregory by Mary I. Drake, the widow of C.C. Drake for \$4,040. Although 166-168 Pine Street had not yet been built, the lot was already occupied by a residence and related outbuildings and hence, verifies the high price.

Anna Gregory was the wife of Morris Erwin Gregory. 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, the lot adjacent to 166-168 Pine Street. That same year, Gregory erected the double house at 166-168 Pine Street as a rental property.

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166-168 Pine Street
Corning, New York

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE (con't.):

Built in the Beaux Arts Style, the home is notable for its innovative use of brick. While the front or west facade is laid in Flemish bond, the foundation on the north facade contains rusticated brick work which display a high quality of workmanship. Early residents included Edward R. Allen, proprietor of the E. R. Allen Foundry, fabricators of agricultural implements.

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 prominent member of the Corning community having served as a member of the Corning Rotary, the First vice president of the Corning Automobile Association and numerous other local civic organizations. 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. The company continued to be run by George Gregory until 1952, when it was purchased by Corning Glass Works.

166-168 Pine Street remained in the hands of the Gregory family until 1948, when it was finally sold. Because of its association with Morris Gregory, 166-168 Pine Street

should be recognized as a building possessing local significance for its refined craftsmanship and relation to one of the Southside neighborhood's eminent families.

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

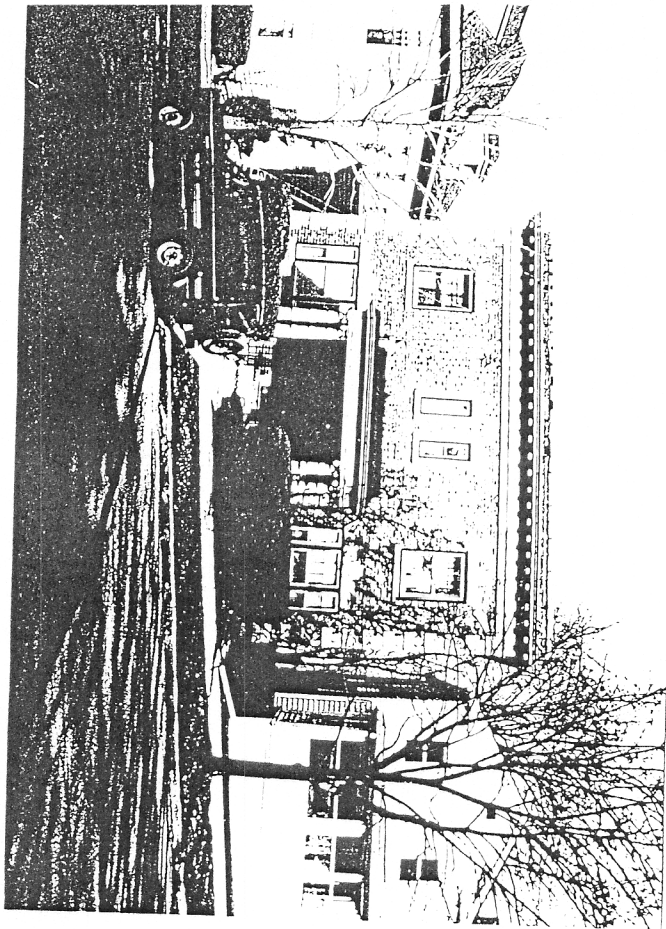
Gottfried, Herbert & Jan Jennings, American Vernacular Design, 1870-1940. Ames: University of Iowa Press, 1988.

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

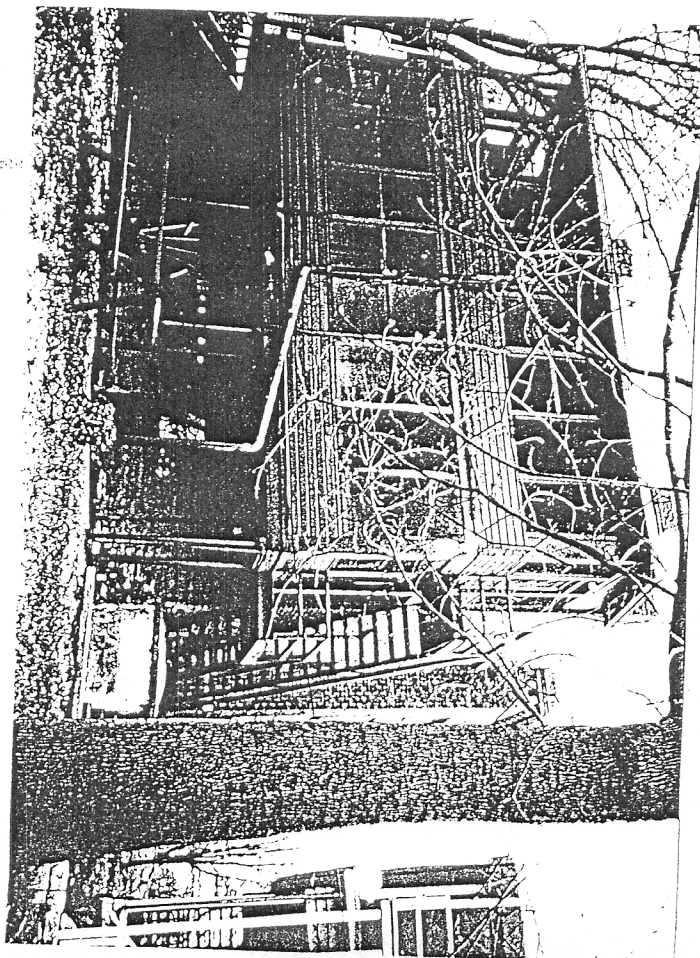
McAlester, Virginia & Lee McAlester, A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

Sanborn Fire Insurance Maps of Corning, New York

Steuben County Deeds



108 - 163 Park Street



108 - 163 Park Street