

**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

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**IDENTIFICATION**

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 174 Pine Street
- 4. OWNERSHIP: a. public [ ] b. private [ X ]
- 5. PRESENT OWNER: Louise Maloney ADDRESS: Same
- 6. USE: Original: Two Family Residence Present: Same
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [ X ] No [ ]  
Interior accessible: Yes [ ] No [ X ] Explain: Private Home

**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 (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 [ ]  
d. privy [ ] e. shed [ ] f. greenhouse [ ]  
g. shop [ ] h. gardens [ ]  
i. landscape features: Small backyard  
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 [ ]  
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. 1860

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

- 11c. MAJOR ALTERATIONS AND DATES  
174 Pine Street has been re-sided in wood shingles and a 2 story porch has been added to the rear. Moreover, portions of its foundation have been covered in cement. Since 1948, the home has been converted into a 2 family residence.
  
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

**11c. INTEGRITY:**

174 Pine Street has been re-sided in wood shingles and a two-story porch has been added to the rear. Moreover, sections of its foundation have been covered in cement, obscuring its masonry base. After 1948, the home was converted into a two family residence.

**17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:**

174 Pine Street is situated on the northeast corner of Pine and East Second streets 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 street. The major facade faces west toward the undulating grounds of the public square. Because 174 Pine Street is built on an embankment, the south face of the structure is banked into the hillside, and as a result, exposes the foundation on its north and east face. The back portion of the lot or east facade faces a small backyard. Stylistically, 174 Pine Street is distinguished from its more classical neighbors by its mansard roof and provides a visual transition to the more ornate architecture south of the site.

**18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:**

174 Pine Street is a detached two family residence which borrows elements from the Second Empire Style. Appearing in New York State between 1860-1880, McAlester's *Field Guide to American Houses* notes that this style was characterized by mansard roofs, the 19th century French building fashion named for its 17th century innovator, Francois Mansart.

Based on a T-shaped plan, 174 Pine Street can be broken down into three distinct sections. The main block of the house assumes the form of a square, capped by a concave mansard roof supported by ornamental brackets suitable to a small residence built in the Second Empire Style. The main or west facade is three bays wide, defined by one-over-one double-hung sash. These are protected by detachable storm windows with wood surrounds, held securely in place on the exterior by metal clips. The two shed-roofed dormers are capped by a pointed arch surround more typical of the Gothic Revival Style. The third bay is defined by the main entry which appears as a pedimented porch supported by simple posts. The door itself is shielded by a wooden storm door, pierced by eight panes of glass. The door is also equipped with a top light, and sidelights. Because of this composition, the door is more characteristic of Colonial Revival entries, indicating the building may have undergone stylistic changes over time. The principal feature of the south facade is the oriel added between 1893-98 according to Sanborn map documentation. This window is equipped with the typical one-over-one double-hung sash which occur on the north facade as well.

The second section of the house is also capped by a mansard roof. However, the level of the roof is a half-story below the roof line of the principal section. The fenestration pattern remains the same although hopper windows have been cut into the north facade at both the roof and first floor levels. The south facade has a side entry protected by the same wood storm door found on the west facade. The third section of the house is dominated by the addition of a shed-roofed two-story enclosed porch.

An interior chimney appears at the juncture of the first and second sections and may have served as an end wall chimney before the second addition was constructed. A random-course ashlar masonry foundation appears on the north facade and forms the walls for a raised basement evident on

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174 Pine Street  
Corning, New York

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

the south facade. The foundations on the north, south and east facades have been covered with cement to prevent further deterioration. The structure is sheathed in wood shingles and the roof

is sheathed in asphalt shingles. A paved driveway is adjacent to the north facade and divides the property from the house to its north.

## 20. ARCHITECTURAL AND HISTORICAL SIGNIFICANCE:

174 Pine Street is significant as an example of the varied architectural styles and diverse inhabitants of the Southside at the turn of the century. Moreover, its location on the northeast corner of Pine and East Second streets indicates it was built during the southward push of development in the mid-nineteenth century.

174 Pine Street is located on south halves of lots 9 and 10 on Block 58, as plotted by the Corning Land Company in 1835. Deed research indicates that in 1856, James Wood purchased lot 9 from the company for \$300 in 1856. In 1861, the same Wood sold the lot to Abram Terwillinger for \$950. In 1869, Mary Lacy acquired lot 10 from Mary and Uel Porter and in 1878, Lacy acquired lot 9 from Ann Eaton.

Directory research indicates that Mary Lacy was the wife of Robert Lacy to whom she later conveyed the property. City directories from 1874-75 indicate that Robert Lacy was an express manager with his home at the corner of Pine and First streets. However, by 1893, the same Robert Lacy resides at 174 Pine Street. Heermans' Map of the City of Corning of 1893 reaffirms that Lacy owned the property at 174 Pine Street by attributing the lot to him. Hence, it appears that Lacy moved to this address between 1878-93 and may have been responsible for the addition of the mansard roof in an attempt to emulate the high style structures lining First Street. In any case, the Lacy's added the oriel window which dominates the home's south facade. Lacy remained at 174 Pine Street until his death in 1913, leaving his wife Mary as the executor of his estate. Shortly thereafter, Mary Lacy divested all interest in the property by selling it in 1925.

174 Pine Street should be recognized as a locally significant structure in the history of the Southside neighborhood. Express manager Robert Lacy is representative of the middle class merchants who settled in the neighborhood at the turn of the century. Moreover, 174 Pine Street is a vernacular interpretation of the Second Empire Style, and is symbolic of the skill and taste of local builders at the turn of the century in Corning.

## 21. SOURCES:

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:

Boyd's: 1874-75

Hanford's: 1893; 1903; 1907

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

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Corning, New York

**21. SOURCES (con't.):**

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:  
Alfred A. Knopf, 1991.

Sanborn Map Company. Maps of Corning

Steuben County Deeds.



174 Pine St.