

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: 177 Pine Street

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

5. PRESENT OWNER: Robert & Loretta Ecklin

ADDRESS: 34 Forest Hill Drive, Corning

6. USE: Original: Single Family Residence

Present: Four Family Dwelling

7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [X] No []

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

DESCRIPTION

8. BUILDING

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

MATERIAL

e. cobblestone [] f. shingles [] g. stucco [] other: Aluminum 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:
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 [] e. commercial []
f. industrial [] g. residential [X]
h. other: Primary school located south of property
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. 1865-70

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

- 11c. MAJOR ALTERATIONS AND DATES

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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11c. INTEGRITY:

Aluminum siding was added to the north and east facades of the building and covers the wood clapboarding. In addition, the home was converted into a four family dwelling.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

177 Pine Street maintains a prominent position in the Southside neighborhood, situated on the southwest corner of Pine and West Second streets, above the gently undulating hills of Courthouse Park. In relation to its neighbors, the residence is located on a much larger lot, set back from the street in order to display both its east and north facades built in the Italianate Style. A small driveway now occupies a portion of the property before the south or East Second Street facade and encroaches upon the openness once associated with this lot. South of the structure, a public school built of masonry dominates the street and serves to diversify the overall residential flavor.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

177 Pine Street is a two-story residence which functions as a four unit apartment today. The home was built in the Italianate Style which was predominant in New York between 1840-80. According to McAlester's *Field Guide to American Houses*, the Italianate is characterized by a low pitched or flat roof with broad overhanging eaves supported by decorative brackets. Elongated, narrow windows are also commonly found on buildings of this style. Italianate buildings often possess asymmetrical plans with irregular massing as exemplified by 177 Pine Street.

According to the Sanborn maps, 177 Pine appeared as an L-shaped plan with a small barn appended to its south facade in 1888. However, by 1893, two rectangular additions had been attached to its west facade. While the northwest addition was two stories, the southwest addition was one-and-a-half stories. During this period, a one-story verandah was extended from the east to the north facade; a similar configuration survives today.

The principal or north facade faces the park and is four bays wide. The windows are typically one-over-one double-hung sash and possess the elongated quality associated

with the Italianate. The roof line drops to accommodate the addition which was added between 1888-93. This portion of the facade is a single bay, defined by a projecting bay containing one-over-one sash on both stories. This bay is capped by a narrow pediment which is typical of Italianate crowns. Nevertheless, the shingle pattern between the first and second story evoke the Queen Anne Style and indicate this decorative embellishment may have occurred after 1880 when that style came into prominence.

The west facade is the most complicated as it contains the post-1888 additions. Here, the roof line is varied due to the two-story addition juxtaposed near the one-and-a-half story addition. While the northwest addition contains one-over-one sash, the southwest addition is characterized by six-over-six sash, uncommon to the Italianate. Also notable on this facade is the occurrence of hopper windows in the frieze band, irregularly spaced between the brackets. Because they do not occur in a particular pattern, they may have been added at a later date or may be hidden behind the vertical siding.

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

The south facade appears as irregular in massing as the west facade. Here, the rear barn indicated on the 1888 Sanborn was converted into a two car garage between 1930-1948 according to these same maps. The windows on this facade are typically one-over-one double-hung sash on the first and second story but also contain a band of three casement windows on the first story. The garage adopts the same stylistic features evident on the house as small brackets support the overhanging hipped roof. A band of eight-over-eight fixed windows are present on the double doors of the garage and provide an interesting contrast to the one-over-one sash windows found on the house.

The east facade is six bays long and is dominated by the verandah which sweeps around to the north facade. The principal entry to the house is gained through double leaf sash doors whose attenuated quality blends easily with the dominant fenestration type. The verandah itself possesses characteristics associated with the Folk Victorian or Eastlake designs. For example, a spindle frieze and turned brackets are joined to turned posts, unified by the turn baluster railing which wraps around the facade. In addition, the stoop is covered by a pedimented porch, supported by these same posts.

The feature most common to all facades are the voluptuous brackets which support the overhanging eaves of the hipped roof. Three interior chimneys are also included within the house. While two emerge from the principal mass of the house, the third occurs within the west facade of the addition. The chimneys closest to the northwest corner have corbeled caps as well. Although the house sits on a stone foundation, it has been covered with concrete on the west facade. Overall, the house is sheathed in a combination of wood clapboarding and horizontal and vertical aluminum siding in the frieze area between the brackets on the north and east facade. Flushboard siding occurs in the frieze on the south and west facades.

20. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE:

177 Pine Street is architecturally and historically significant as a prominent example of Italianate-style architecture in Corning's Southside neighborhood. Moreover, the home's association with one of Corning's leading families qualifies it as a building possessing strong local significance in the history of the city.

177 Pine Street is situated on lot 8 of block 67, as surveyed and plotted by the Corning Company in 1835. Block 67 is located on the southwest corner of Pine and West Second Streets, and represents the southward push of development which occurred during the mid to late 19th century. In 1841, there were few residences located above First Street. However, the 1857 Atlas of Steuben County indicates the Southside was built up to Third Street with portions around Pine and Cedar built up to Fourth Street. Nevertheless, this area was sparsely populated as this lot contained no structures within its confines.

Early deeds for this property indicate that Lydia Edwards purchased this plot from Erastus Corning's land company for \$315.85 in 1853. This is further proof that a structure was not present here until after the 1850s. In 1871, Elmira H. Benedict sold the property on lot 8 to Chester S. Cole for \$5,500. As reflected in the bill of sale, 177 Pine Street had been erected by the time of this purchase.

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

Chester S. Cole's residence at 177 Pine Street qualifies the edifice as significant in the annals of Corning's history. The barometer of a community's financial progress is measured through the health and number of its financial institutions. Before the Civil War, Corning saw the founding of many banks. In 1856-57, Cole was instrumental in establishing the Corning Savings and Loan Association with Colonel Charles H. Thomson, a local attorney who is credited with establishing the Corning Library in 1873. Although it was to last only 5 years, it proved to be the beginning of a long partnership between Cole and Thomson. By 1868, The Gazetteer and Directory of Steuben County lists Cole and Thomson as bankers and insurance agents with offices at 4 Concert Hall Block. Moreover, these men are listed as secretary and treasurer of the Corning Gas Company, respectively. By 1879, a sketch of the Corning Gas Company reveals that it was incorporated on August 1, 1862. At that time, L. S. Kingsbury was president, C. S. Cole, Secretary, Franklin D. Kingsbury, Treasurer and R. E. Cole, supervisor. Chester Cole's affiliation with Franklin Kingsbury is notable for the fact that both served as president of the village of Corning in 1865 and 1874, and 1889 respectively, proving their firm commitment to local affairs.

In 1893, Cole became president of the Corning Gas Company with Franklin Kingsbury as its treasurer. However, upon Cole's death in 1906, the deeds indicate that the property was left to his sister Mabelle Cole Hawley. Mrs. Hawley was the widow of physician and surgeon George Hawley. In 1893, the Hawley's residence is listed at 177 Pine Street as well. Hence, the expansion of the dwelling between 1888-93 was undertaken to accommodate the spatial needs of Cole's sister's family. Regardless of Ms. Hawley's ownership, Eleanor Cole, widow of Chester continued to reside at 177 Pine until ca. 1915. In 1919, Mrs. Hawley sold the property, completely divesting the Cole's interest.

Because of its association with one of Corning's principal boosters and businessmen, 177 Pine Street should be recognized as a locally significant property. Chester S. Cole played an important role in the economic development of Corning, taking risks to establish one of the village's first banks in the late 1850s. Following the establishment of Corning Glass Works in 1868, Cole was assured of the financial success of Corning's future and expressed his commitment by serving two terms as the village president and building a successful gas company to aid in Corning's expansion.

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; 1899; 1903; 1905; 1907
M.P. Goodhue: 1909-11; 1915-17

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21. SOURCES (con't):

Clayton, W.W. History of Steuben County, New York With Illustrations. Philadelphia: Lewis & Peck Co., 1879.

Dimitroff, Thomas P., and Lois Janes. History of the Corning Painted Post Area: 200 Years in Painted Post Country. Corning: Corning Area Bicentennial Commission, 1977.

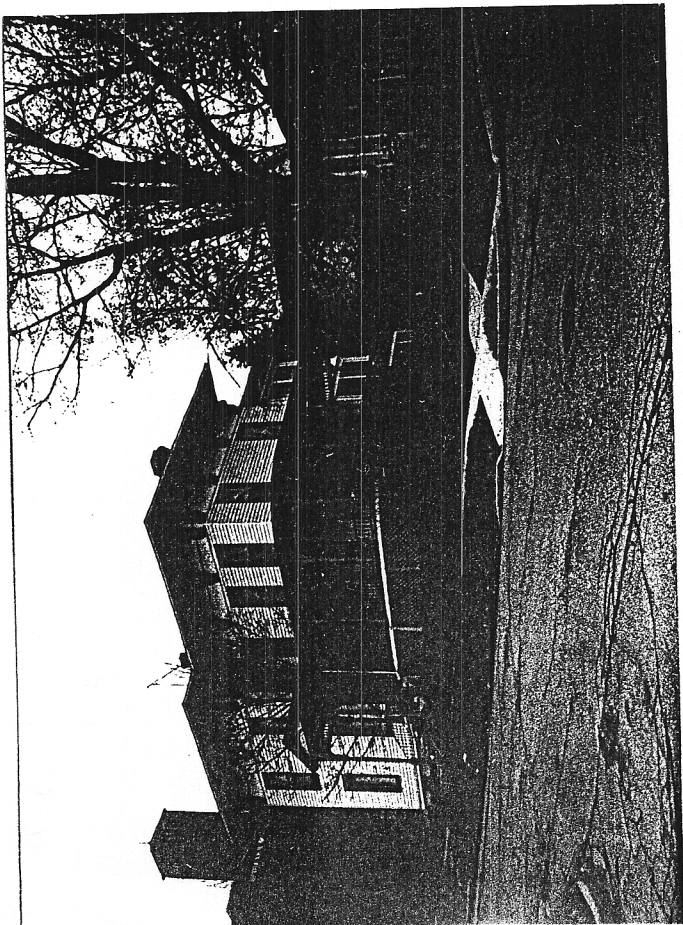
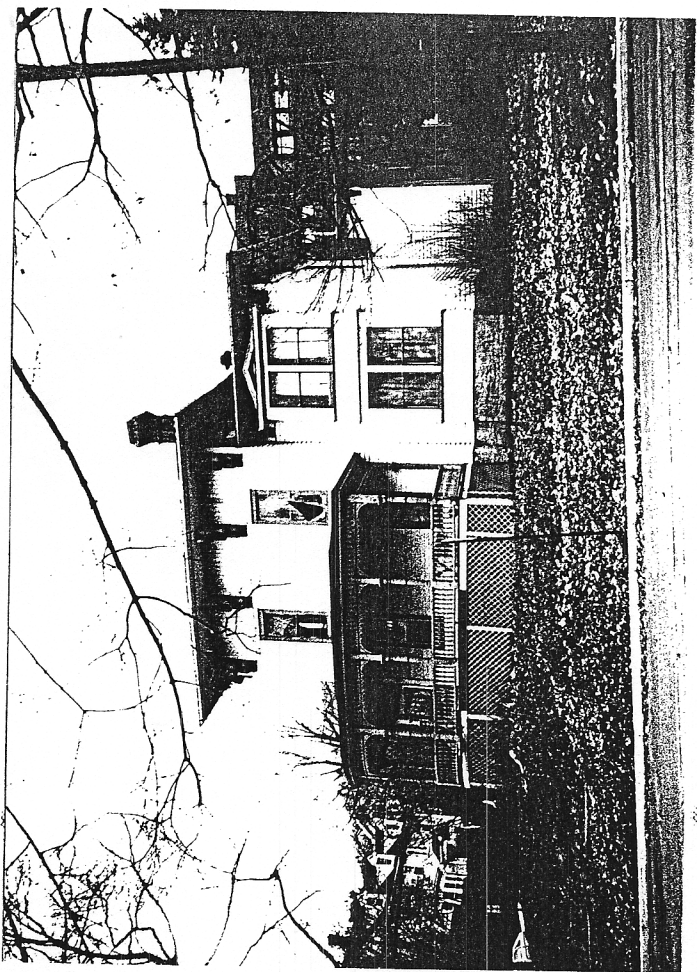
Gottfried, Herbert & Jan Jennings. American Vernacular Design, 1870-1940. Ames: Iowa State University Press, 1988.

Map of the City of Corning. Corning: Harry C. Heeramns, 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.



all - 177 Pine St.

