

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: 178 Pine Street

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

5. PRESENT OWNER: Church People Housing Mgmt. Service ADDRESS: 118 Liberty Street, Bath

6. USE: Original: Single Family Residence Present: Group Home

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:

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:
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:

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

Between 1930-48, 178 Pine Street was converted into apartment units. However, in 1991, the current owner renovated the apartments to accommodate a more unified group home setting.

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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178 Pine Street
Corning, New York

11c. INTEGRITY:

Between 1930-48, 178 Pine Street was converted into apartment units. However, in 1991, the current owner renovated the apartments to accommodate a more unified group home setting.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

178 Pine Street maintains a prominent position in the Southside neighborhood, situated on the southeast corner of Pine and East 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 west and north facades. A small parking lot now occupies a portion of the property below the north or East Second Street facade and encroaches upon the openness once associated with this lot.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

178 Pine Street is a two-story group home built in the Italianate Style. Predominant in New York between 1840-80, McAlester's *Field Guide to American Houses* notes that the Italianate is characterized by irregular massing and a low pitched roof with overhanging eaves supported by decorative brackets. Tall, narrow windows are also commonly found on buildings of this style as are double leaf sash doors and round headed windows.

This residence is arranged according to a rectangular plan which has been added to over time. The 1888 Sanborn indicates the structure was a simple rectangular mass with a verandah dominating its north and west facades. By 1893, a canted bay was added to the north facade of the structure, while the east and south facades were extended to provide more room on the interior.

The principal or north facade is six bays wide, defined by a fenestration pattern dominated by one-over-one double-hung sash windows. The west facade is three bays wide, punctuated by one-over-one double-hung sash. These windows are typical on the north facade while the south and east facades contain double-hung two-over-two sash as well. A verandah occurs in two stages, separated by the canted bay on the north facade. The first portion extends from the west to the north facade and was present as early as 1888, although the configuration which survives is not the one documented on the Sanborn map. Octagonal columns are evident here as is a balustrade consisting of turned balusters. East of the canted bay, a shed-roofed porch with a closed rail was appended after 1948 according to the Sanborn map. The most notable feature of the east facade is the band of casement windows on the first story distinguished by a three-over-one pattern, replicating itself six times to form a coherent decorative scheme. The most notable feature of the south facade is the hood placed over the window punctuating the rear vestibule, supported by brackets to either side. All four facades are embellished with paired brackets, supporting the broadly overhanging eaves associated with the Italianate Style. The frieze has incised geometrical ornamentation which visually unites it with the brackets.

While the structure is sheathed in wood clapboards, the roof is flat. Three interior chimneys occur and are most evident from the southeast corner of the property. Each

chimney is laid in a decorative pattern with corbeled caps. West of the canted bay, three shed dormers occur above the north, south and west facades. The house itself sits on a random-coursed ashlar masonry foundation. Furthermore, between 1893-1908, the Sanborn maps document the existence of an

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

outbuilding which was demolished by 1908, leaving a vacant lot to its south that later became the site of an adjacent structure between 1930-1948.

20. HISTORICAL & ARCHITECTURAL SIGNIFICANCE:

178 Pine Street is architecturally and historically significant as an excellent 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.

178 Pine Street is situated on lots 1 and 2 of block 57, as surveyed and plotted by the Corning Company in 1835. Block 57 is located on the southeast corner of Pine and East Second streets, and represents the southward push of development which occurred during the late 19th century. In 1841, there were few residences located above First Street. However, the 1857 Atlas of Steuben County indicates that the Southside was built up to Third Street and the areas around Pine and Cedar streets were built up to Fourth Street. Nevertheless, this area was still sparsely populated. Lots 1 and 2 were bereft of structures except for a small building whose footprint registers as a tiny square.

Early deeds for this property indicate that in 1853, Derrick G. Clute purchased lot 1 from Erastus Corning's land company for \$202.58. In 1867, Levi Bogardus purchased lot 2 from Stephen Bennett for \$650.00. Five years later in 1872, Ellen A. Houghton, wife of Amory Houghton, Jr., purchased this lot from Bogardus. That same year, Mrs. Houghton acquired lot 1 from James and Mary Parsons for \$6,500.00. The range of this price indicates that a substantial structure had already been erected on the site by the early 1870s.

In 1868, the Houghton family, proprietors of the Brooklyn Flint Glass Works, relocated their company to Corning to escape labor problems and secure a cheaper supply of raw materials. Because Corning already possessed ample access to transport lines and less expensive raw materials, it proved to be an excellent choice. By October of that year, the company was renamed the Corning Flint Glass Works, the predecessor to the Corning Incorporated of today. Amory Houghton, Jr. was the son of Amory Houghton (1813-1882), the founder of Corning Glass Works. The elder Houghton served as the Glass Works president until his retirement in 1870. In 1875, Amory, Jr. succeeded his father and served until his death in 1909. The Houghton family owned large tracts of land throughout Corning's Southside.

By 1893, Harry Heermans' Map of the City of Corning indicates that the house at 178 Pine Street had been passed on to Charles Frederick Houghton, the elder Amory's second son. A biography of Houghton in 1896 documents his life up until this point. Charles was born in Cambridge, Massachusetts, in 1846. Educated in New England, he began his business career under his father's direction at the Union Glass Works in

Somerville, Mass. Here, he developed a foundation of technical and practical knowledge of the glass business. In 1869, he moved to Corning and engaged in his father's business in various capacities. A city directory from 1874-75 lists Charles as a salesman at the Corning Glass Works and a boarder at Dickinson House, a large hotel on the corner of Pine and Market, built in 1850. In 1873, he was elected to the New York State Assembly as candidate of the Republican Party of the second district of Steuben County. In 1878, Charles married Helen Hall with whom he had three children. By 1896, Charles had become a major stockholder in the Corning Glass Works, and held the position of vice president.

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

By the time Charles had become the Glass Works vice president in the 1890s, he resided at 178 Pine Street. According to the documentation provided by the Sanborn maps, the Houghtons added the canted bay on the north facade which reflected the Queen Anne-style tendencies popular at that time. However, upon his death in 1897, the city directories reveal that the Houghton family had moved. The 1903 directory reveals that 178 Pine Street had become the new home of Edward F. Kershner, general freight agent for the New York City Railroad. By 1907, Oscar M. Rothfuss, treasurer of the Morris Run Mines now occupied the home.

178 Pine Street should be recognized as a locally significant structure in the history of Corning. Because members of the Houghton family occupied the home during the late 19th to early 20th century, it was viewed as the dwelling of a prominent family, committed to assuring the success of Corning as both a major industrial center and comfortable place of residence. The Houghton's commitment to Corning is still evident as the family has expanded and diversified Corning Incorporated, making it among the most successful companies in the United States today.

21. SOURCES:

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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:

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M.P. Goodhue: 1909-10

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.

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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.

← 178 Pine Street →

