

FOR OFFICE USE ONLY

BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Stephanie Reinert
YOUR ADDRESS: 106 W. Sibley Hall

DATE: December 18, 1992
TELEPHONE: (607) 255-6851

ORGANIZATION (if any): Preservation Planning Workshop, Cornell University

IDENTIFICATION

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Coming VILLAGE:
- 3. STREET LOCATION: 106 East Second Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: Virginia M. Ravenscroft ADDRESS: P.O. Box 207 Addison, NY 14801
- 6. USE: Original: Residence Present: Residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [X] No []
Interior accessible: Yes [] No [X] Explain: Private residence

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard [] b. stone [] c. brick [] d. board and batten []
e. cobblestone [] f. shingles [] g. stucco [] other: asphalt shingles
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints []
(if known) b. wood frame with light members [X]
c. masonry load bearing walls []
d. metal (explain)
e. other
- 10. CONDITION: a. excellent [X] b. good [] 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 b. woodland
c. scattered buildings
d. densely built-up e. commercial
f. industrial g. residential
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. 1868

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

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11.c. INTEGRITY-List major alterations and dates (if known):

Between 1893 and 1898 a full, one-story porch was added to the main (north) facade. By 1903, a small, enclosed stairway was added to the southwest corner of the building and the plan of the building has remained the same to the present time.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

Situated on the south side of East Second Street, this residence is in an area filled with homes of similar sizes, setbacks and styles. All houses along the south side of the street are one-and-a-half or two stories, and have an approximate 15' setback, but varying amounts of side yard in the lot. The three styles present along the street include the Italianate, Federal, and Greek Revival. *Italianate*

102 East Second Street, the house to the west of this one, as well as 108 and 112 East Second Street, were all owned by the same people at their probable dates of construction: Benjamin W. and Sarah H. Payne, in 1868. The 1857 Atlas of Steuben County shows no structure on the north half of lot #1 in block 41 (presently 102 and 106 East Second Street), but does show a single building in the center of the north half of lot #2 in block 41 (presently 108 and 112 East Second Street). As these houses today resemble each other within the same lot, it is likely that the centrally-located house on lot #2 was demolished and the Italianates of similar width were built.

102 and 106 East Second Street, both as parts of lot #1, are of similar size and height. However, 106 has an open porch, and has retained more of the original massing and size. 102 has an enclosed front porch and a sizable addition to the north. The 1893 Sanborn Fire Insurance Map indicates the these two structures were virtually the same in size and plan, except for a small, single-story addition to the rear of 102 East Second. 108 and 112 East Second Street are also the same size and plan in their main structural area, as compared between them. This, and the fact that none of the people who owned both lots at the same time lived in any of these four properties, suggests they were constructed specifically as rental units.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

The earliest representation of this house is the bird's-eye View of Corning map of 1882, where it appears as a two-story Italianate style (McAlester, A Field Guide to American Houses). The plan and size of the house have changed very little since 1903, and the

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18. OTHER NOTABLE FEATURES OF BUILDING AND SITE: (CONTINUED)

three-bay fenestration and door pattern on the north facade, the hipped roof, and the rectangular massing of the two-story area retain important elements of this style.

106 East Second Street is a two-story, rectangular structure, with a one-story addition to the south. It has a porch with shed roof on the north side, at the level of the first floor. There is a raised basement beneath this porch, with access through a door, from the front yard. The foundation is parged stone and exterior walls are covered with asphalt siding in a brick pattern. The roofs are also covered in asphalt and a chimney pierces the main, hipped roof.

Windows are present on all facades of the structure, and are of various sizes, and sometimes paired. The north facade is the only one which has evenly spaced fenestration. Windows are six-over-six or one-over-one sash, and almost all have shutters. The main door, on the north facade and at the first-floor level, is single and glazed. A secondary entrance is located in the small addition on the southwest corner.

The front porch, added by 1898, has six turned supports, simple brackets and a banister. A staircase leads from the sidewalk to the porch.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

The importance of this structure within the Southside neighborhood of Corning relates directly to the history of industry in the city. It was built in approximately 1868 as a rental unit, probably as a result of the appearance of the Corning Flint Glass Works and new residents, in the same year. Prominent landowners, such as William H. Brown, and his family owned and rented it until 1925.

In 1855 this lot #1 on block 41 was sold to Lorenzo D. Dodge by Joseph Fellows. Later in 1855 and in 1867, L.D. and Delia C. Dodge sold the south and north halves of the lot, respectively, to William H. Cunningham. He and his wife, Phebe, in turn, sold the entire lot (which now contained a Greek Revival home on the south half) to Hiram Pritchard. In 1868, Hiram and Lucinda Pritchard sold both lots #1 and 2 to Benjamin W. Payne for \$1500.00. One year later, and at over a tripled amount (\$5000.00), B.W. Payne sold the two lots to W. H. Brown. Because of the great increase in price and speed of resale, it is thus assumed that this was the year of construction for the four buildings which are now 102, 106, 108 and 112 East Second Street.

William H. Brown and his family owned numerous lots in the city (including lot #7 in the

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20. HISTORICAL AND ARCHITECTURAL IMPORTANCE: (CONTINUED)

same block) and in other parts of the county, such as a large farm on which they probably lived. W.H. Brown died in 1904 and it is in the five years after this that his land in block 41 is divided among his wife and children. His sons, Clarence and Thurber, relinquished rights to the properties in this block, instead choosing lots in other blocks. Letitia P. Brown (widow of W.H. Brown), Sarah R. Brown, E. Grace Brown and Gertrude Brown Jensen (children of W.H. Brown) then proceeded to divide the lots in block 41 among themselves in the next five years.

In 1909, Sarah R. Brown, received the north halves only of lots #1 and 2, upon which 102, 106, 108 and 112 stand today. She did not live in any of these four houses and rented 106 East Second Street to widows (Mrs. Carrie E. DeWolf - 1910-11 and Mrs. Elizabeth J. Ryan - 1919-20), a clerk who worked on Market Street (John G. Pearse), and an employee of Corning Glass Works (Edward F. Hayes). In 1925 the land was sold to Henry O. and Martha R. Dorman, who also rented the house to various tenants. In 1940, however, the house was sold because of unpaid taxes, and William T. Lewis acquired it. W.T. Lewis did reside in the house he owned, as did Edwin F. and Diane S. Huttleson, who bought it in 1965. The current owner is Virginia M. Ravenscroft, who again rents it out to working tenants, as well as students.

21. SOURCES:

Atlas of Steuben County, New York. M. Levy. Philadelphia: J.E. Gillette, publisher, 1857.

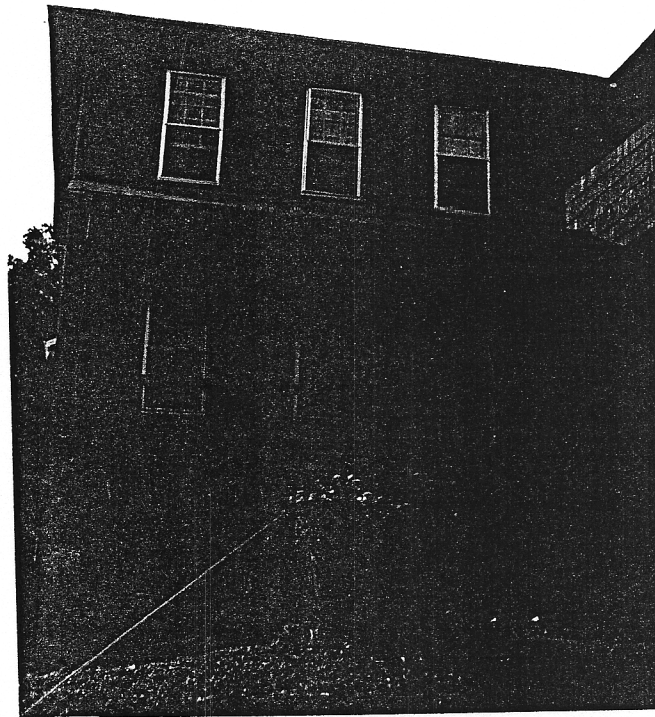
City of Corning. Corning: Harry C. Heermans, City Engineer, 1893.

Corning City Directories, Hanford 1893-1920, Manning 1921-89, 1990-92.

Sanborn Map Company. Fire Insurance Maps of Corning, New York, (1893, 1898, 1903, 1908, 1913, 1921, 1930 and 1930 with 1943 updates).

Steuben County Deed Records, Steuben County Clerk's Office, Bath, NY.

View of Corning, New York, Looking Toward the South. Philadelphia: Philadelphia Publishing House, C.J. Corbin, Field Manager, 1882.



106 East 2nd