

BUILDING-STRUCTURE INVENTORY FORM

FOR OFFICE USE ONLY

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: 108 East Second Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: Christine M. Phenes ADDRESS: 108 East Second Street
- 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 [X] g. stucco [X] other:
- 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:

CONTINUATION SHEET, Page 1
108 East Second Street
Corning, New York

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

Between 1893 and 1898 a full, front porch was added to the north facade of this two-story rectangular house, as well as a small, one-story addition to the south of the previously existing ell. By 1903 the small addition to the south was removed and a square outbuilding was present off the southwest corner of the house. At this time and according to the 1903 Sanborn Fire Insurance Map, the northwest part of the main structure becomes labeled as one-and-a-half stories, while the northeast half is changed to one story only, instead of one-and-a-half. The earlier 1882 bird's-eye View of Corning also indicates the house had a gable which ran perpendicular to the street. This change would clarify the Greek Revival massing of a projecting gable with smaller cross gable that is present today. However, by 1921 the building is shown as a two-story form, suggesting the definitions of stories had changed. The outbuilding was removed by 1913. New roofing shingles were installed in 1979.

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 Greek Revival, Italianate and Federal.

112 East Second Street, the house to the east of this one, as well as 102 and 106 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 a single, rectangular building in the center of the north half of this lot #2 in block 41 (presently 108 and 112 East Second Street). Both 102 and 106, located within lot #1, and 108 and 112 in lot #2 resemble each other in size and shape within the individual lots. Thus, it is not unlikely that the house noted in the 1857 map was demolished and two smaller houses, for tenants, were built. The two houses in each of the blocks may have been originally very similar in style and size (of the main area) to each other; this is evident in the two Italianates on lot #1. While 112 East Second Street is no longer similar in style to this property at 108, the 1882 1903 portrayal and change in notation about the shape and number of stories may relate to an alteration in the roof line, to a Greek Revival gable that is perpendicular to the street. Furthermore, porches were added to all of the four East Second Street properties (102, 106, 108 and 112) of W.H. Brown between 1893 and 1898, supporting the idea that the houses would have originally been similar in style. However, 108 and 112 East Second Street may also have simply been the same size and had the same plan. Or 108

CONTINUATION SHEET, Page 2
108 East Second Street
Corning, New York

17. INTERRELATIONSHIP OF BUILDINGS AND SURROUNDINGS: (CONTINUED)

may have always been a Greek Revival style house and was the one depicted in the 1857 Atlas of Steuben County, being moved later or never located centrally in the lot.

These similarities in size and, possibly, style, and the fact that none of the people who owned both lots at the same time lived in any of the four properties, suggests that at least some of them may have constructed specifically as rental units.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

The earliest possible representation of this house is the Atlas of Steuben County of 1857, but only a rectangular footprint can be discerned. The bird's-eye View of Corning from 1882 depicts the structure as a Greek Revival house. The diagram of the structure on the Sanborn Fire Insurance Maps through 1940 and on-site comparison indicate that the only alteration since 1940 is a single-story gable addition in the southeast corner.

108 East Second Street is a two-story house with a stone foundation. The main body includes a gable perpendicular to the street, as well as one parallel to the street, and both have returns. A one-story addition with a gable roof, and another with a shed roof, are found on the south half of the structure. There is a porch with an enclosed balustrade on the first-floor level of the north facade which, can be accessed by stairs from the sidewalk. The first floor exterior is plastered with stucco and the second floor is covered with wood shingles. The roof has an asphalt covering and is pierced by one chimney.

Windows are present in all facades of the building, with those on the first floor being taller than those on the second. Most windows are one-over-one sash or awning windows. A Palladian-style window, composed of three rectangular windows (a taller, central one with two smaller ones on each side) is located in the main gable end of the north facade. A single door with twelve lights is found on the street facade.

The porch on the north facade has an enclosed balustrade and stairs. The shed roof is supported by four square piers.

Another two-story dwelling structure, divided into two parts (110 1/2 and 112 1/2 East Second Street) was also present on the south end of lot #2. It was there as early as 1898 and was demolished in 1990.

CONTINUATION SHEET, Page 3
108 East Second Street
Corning, New York

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

The importance of this structure within the Southside neighborhood of Corning relates to the history of industry within the city. It was built by 1868, possibly by 1857, and used primarily as a rental unit, possibly as a result of the appearance of the Corning Flint Glass Works and new residents to the city in the same year. Prominent landowners, such as William H. Brown, and his family owned and rented it until 1905.

The earliest deed which can be found for this lot #2 in block 41 is the 1868 sale of both it and #1 to Benjamin W. Payne from Hiram and Lucinda Pritchard for \$1500.00. At this time, according to the 1857 Atlas of Steuben County, some structure was present on the property. One year later, and at over a tripled amount (\$5000.00), B.W. Payne sold lots #1 and 2 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 #7 in the 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. This structure on part of lot #2 is the only one on block 41 which did not remain in the Brown family as a rental unit. Fred E. Weale, a manager who worked on Market Street, purchased this house in 1905 and lived in it until 1917, when he sold it to Catherine L. Mills. Within four months it was again sold, this time to the George F. Ellison Corporation. In 1918 it was purchased by Mary Ryan. Elizabeth P. Ryan, a relative of Mary, then resided at the house and later received it after Mary Ryan's death in 1938. Louise Farmer, acting as the executrix for Elizabeth P. Ryan sold it to Carl R. and Bessie V. Tracy in 1943 and they also lived in the house.

Other owners of the house include:

Joseph R. Santel (1979-80)

Joseph T. Cunniff (both bought and sold July 25, 1980)

Lorraine C. D'Amico (1980-88)

Christine M. Phenes (1988-present)

CONTINUATION SHEET, Page 4
108 East Second Street
Corning, New York

21. SOURCES:

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

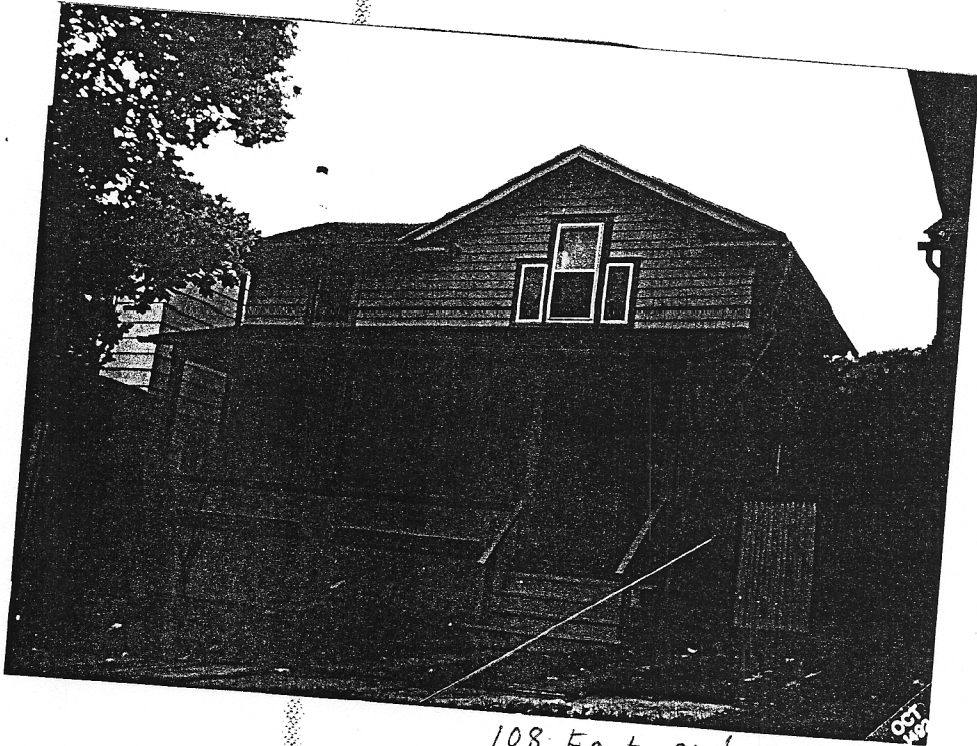
City of Corning. Corning: Harry C. Heermans, City Engineer, 1893.

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.



108 East 2nd

130