

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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112 East Second Street

Corning, New York

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

Between 1893 and 1898 a small rectangular addition was made to the south side of the main area. A full-length porch was also added to the north facade. By 1903 a small addition was constructed on the southwest corner of the building. In 1908 a small outbuilding was constructed by the southeast corner of the structure, but it is not present in 1913. Since this time, the front porch has been enclosed beneath a gable roof that lies perpendicular to the street and an overhanging, one-story roof has been added in the southeast corner.

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, Greek Revival and Federal.

108 East Second Street, the house immediately to the west 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 possible 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 originally been very similar in style and size (of the main area) to each other; this is evident in the two Italianates on lot #1. On the 1882 bird's eye View of Corning, 112 East Second Street is depicted as having a gable roof parallel to the street, in a east-west direction, as it is presently. While 108 East Second Street, a Greek Revival, is no longer similar in style to this property at 112 East Second Street, they were of similar massing (in the main part of the north areas) in 1893 and remain so today.

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 been constructed specifically as rental units.

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Corning, New York

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

The earliest possible representation of this house could be on the Atlas of Steuben County of 1857, but only a rectangular footprint can be discerned on lot #2. Because the other building on the lot, 108 East Second Street, a Greek Revival, is of an earlier building style, it is assumed that 108 would be the 1857 structure, should it still exist. On the 1882 bird's-eye View of Corning, 112 East Second Street is depicted as having a gable roof parallel to the street, in a east-west direction, as it is presently.

112 East Second Street is a two-story, rectangular structure, with two, one-story additions to the south end, and a basement. The gable roof is parallel to the street and is covered with asphalt, and is pierced by a chimney on the west side. The foundation is parged and all exterior walls, including the porch, are covered with aluminum siding.

Windows are present on all facades of the structure. On the main facades of the second floor they are triple casement windows, and the sizes of the others vary throughout the house. A single door is visible on the north facade, and opens into the enclosed porch from a set of stairs. The enclosed porch is encased with sash windows and has a gable roof.

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 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 1920.

The earliest deed which can be found for this lot #2 in block 41 is the 1868 sale of both it and lot #1 to Benjamin W. Payne from Hiram and Lucinda Pritchard for \$1500.00. 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 the 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. His sons, Clarence and Thurber, relinquished

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20. HISTORICAL AND ARCHITECTURAL IMPORTANCE: (CONTINUED)

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 1909, Sarah R. Brown received parts of the north halves of lots #1 and 2, upon which 102, 106, and 112 East Second Street stand today. She did not live in any of these houses and rented 112 East Second Street to an engineer for the New York Central Railroad (Frank T. Harris), as well as other workers. Sarah R. Brown sold the lot to Mary Hannan in 1920, who rented it to Charles C. Knowles, an employee of Corning Glass Works. C.H. and Elizabeth Knowles later purchased the land in 1955 and lived there until their deaths in 1958 and 1967, respectively. The house was then sold by the heirs of the Knowles' to Harold M. and Elizabeth Stocum, the current owners.

21. SOURCES:

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

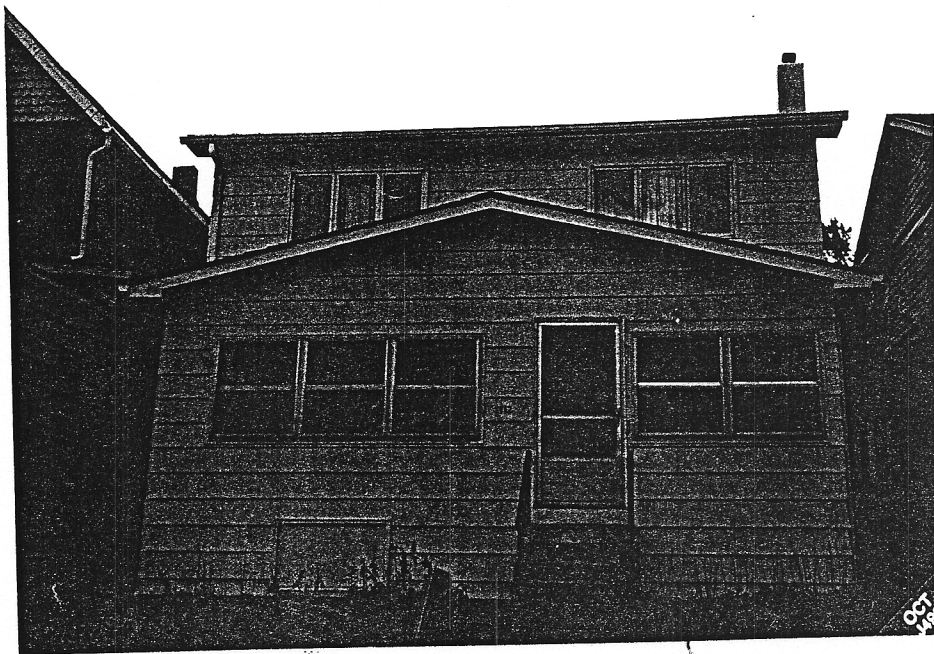
City of Corning. Corning: Harry C. Heermans, City Engineer, 1893.

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

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

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.



112 East
2nd