

**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

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**IDENTIFICATION**

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Coming VILLAGE:
- 3. STREET LOCATION: 29-31 East Second Street
- 4. OWNERSHIP: a. public [ ] b. private [ X ]
- 5. PRESENT OWNER: Rickie & Judith Stratton ADDRESS: RD #1, Monterey Rd., Beaver Dams, NY
- 6. USE: Original: Two Family Residence Present: Same
- 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 [ X ] b. stone [ ] c. brick [ ] d. board & batten [ ]
  - 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 [ ] d. deteriorated [ X ]
- 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: Industrial plant located north of the property

16. SURROUNDINGS OF THE BUILDING (CHECK MORE THAN ONE IF NECESSARY)

- a. open land [ ] b. woodland [ ]
- c. scattered buildings [ ]
- d. densely built-up [ X ] e. commercial [ X ]
- 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. 1890

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11c. MAJOR ALTERATIONS AND DATES

29-31 East Second Street is clad in asphalt shingles, obscuring the original clapboarding. Moreover, the 2 story porch appended to the rear between 1903-08 is no longer in existence.

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

Continuation Sheet, Page 1  
29-31 East Second Street  
Corning, New York

**11c. INTEGRITY:**

29-31 East Second Street is clad in asphalt shingles, obscuring the original clapboarding. Moreover, the two story porch appended to the rear between 1903-08 has been removed.

**17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:**

29-31 East Second Street is situated in a row of houses, set below street level. The principle or south facade is banked into the hillside, resulting in a raised basement on the

north facade. The structure is predominantly surrounded by residential structures to the south, east and west. The north facade faces an industrial complex separated from the property by a corrugated aluminum fence. 29-31 East Second Street contributes to the eclectic mix of architectural styles found on this street ranging from classical designs to more elaborate Italianate structures.

#### **18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:**

29-31 East Second Street is a two-story two family residence built in the Italianate Style. Popular in New York between 1840-80, McAlester's *Field Guide to American Houses* notes the Italianate Style is characterized by low pitched roofs with overhanging eaves and elongated windows. Based on a rectangular plan, the home is sheathed in asphalt shingles. The principal or south facade is six bays wide. While the first-story contains four two-over-two rectangular double-hung sash, the second story contains only two on the first and sixth bay. The third and fourth bays contain smaller square sliding windows which are later additions. The entry is sheltered by a shed porch, with two doors at opposite ends. Each door is equipped with a transom light above. The roof is hipped and covered in asphalt shingles. Paired brackets support the overhanging eaves at regular intervals on all four facades. The east and west facades are two bays long and contain two-over-two sash with the exception of a six-over-two sash in the southwest corner of the west facade. A regular-coursed masonry foundation is evident on the west facade which also contains a two-over-two sash window at the basement level.

The north facade is also six bays wide, punctuated by the same two-over-two sash windows found on the south facade. However, the second and fifth bays of the second story contain six-over-six windows rather than the typical arrangement. Two rear entries occur on the first story, above the raised basement and mirror the placement of entries on the principal facade. Due to their odd position, it appears that these entries were later additions as was the wood porch extended before them. Two interior chimneys are symmetrically placed adjacent to the ridge of the roof, embellished with a corbeling pattern. Sanborn map documentation for the property indicates that a large outbuilding occupied the lot to the north, before 29-31 East Second Street was erected. The 1921 Sanborn identifies this structure as the Chowning Regulator Corporation which still exists today.

#### **20. ARCHITECTURAL AND HISTORICAL SIGNIFICANCE:**

29-31 East Second Street exemplifies the type of home occupied by the laboring class in Corning at the turn of the century. Moreover, its early ownership by one of the pre-eminent businessmen in Corning at the turn of the century assures its significance in the history of the Southside neighborhood.

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29-31 East Second Street  
Corning, New York

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

29-31 East Second Street is located on the south half of lot 14 on Block 58 as plotted by the Corning Company in 1835. Between 1888-93, James A. Drake erected this two family residence to function as one of the many rental properties he owned in the Southside. Drake was the son of financier Franklin N. Drake. In 1854, Drake's father purchased timber land in Cohocton and carried on an extensive lumbering trade. Moreover, F.N.

Drake became a primary investor in the Blossburg coal lands, one of the major industries dominating the region before the arrival of Corning Glass Works in 1868. In 1867, F.N. Drake relocated to Corning and organized the First National Bank in 1882.

Upon his death in 1893, James A. Drake succeeded his father as president of the bank. However, Drake's interests were not confined to the banking industry. Like his father, Drake continued to pursue the lumber trade and established Drake & Company, one of the major building concerns in Corning at the turn of the century. Moreover, Drake himself was married to Isabella Walker, daughter of late C.C.B. Walker who ran one of the largest lumber businesses in the Southern Tier region. By 1900, the Walkers and the Drakes merged to form the Corning Building Company which still exists today.

The Corning-Painted Post Directory from 1903 lists the occupants of 29-31 East Second Street as George Sippel and Luther Rogers. While Sippel worked as a plumber, Rogers is listed at a laborer. Evidently, 29-31 East Second Street served as an enclave for Corning's working class. Moreover, its association with local developer James A. Drake indicates it may have been erected by Drake and Company builders.

29-31 East Second Street should be recognized as a locally significant structure in the history of the Southside neighborhood. Through the enterprising James A. Drake, many of Corning's homes were built and functioned to shelter the diverse population which characterized Corning at the turn of the century.

## 21. SOURCES:

Auwaeter, John. Reconnaissance Level Survey of Southside Neighborhood Proposed Historic District: Phase II: Historic Overview. Corning: Southside Neighborhood Association: 1991.

Corning Building Company. 100 Years in Corning: The Corning Building Company, 1848-1948. Corning (?): Cartwright & Sons, 1948.

Corning City and Painted Post Directories:

Boyd's: 1874-75

Hanford's: 1893; 1903

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

Hakes, Harlo, ed. Landmarks of Steuben County, New York. Syracuse: D. Mason & Co., 1896.

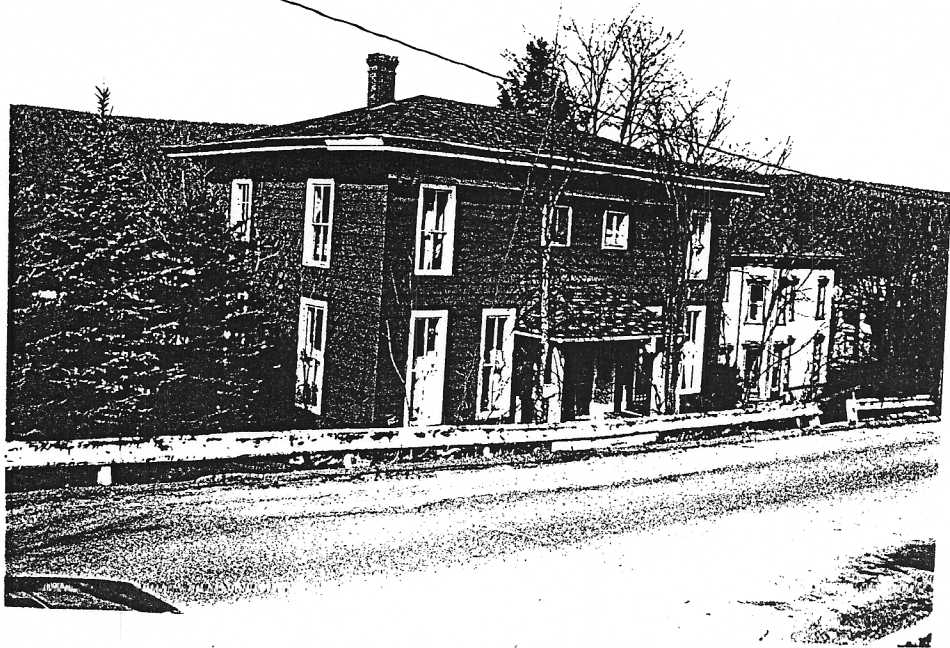
Map of the City of Corning. Corning: Harry C. Heermans, City Engineer, 1893.

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29-31 East Second Street  
Corning, New York

## 21. SOURCES (con't):

McAlester, Virginia & Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1991.

Sanborn Map Company. Maps of Corning



29-31 East 2nd