

BUILDING-STRUCTURE INVENTORY FORM

FOR OFFICE USE ONLY

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

UNIQUE SITE NO.
QUAD
SERIES
NEG. NO.

YOUR NAME: Azhar S. Tyabji
YOUR ADDRESS: 106 W. Sibley Hall, Ithaca, NY
ORGANIZATION (if any): Cornell University

DATE: Spring, 1994
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IDENTIFICATION

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 38 West Sixth Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: Charles and Mary Rose Houper ADDRESS: Same as above
- 6. USE: Original: Private Residence Present: Private 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 & batten[]
e. cobblestone[] f. shingles[] g. stucco[] other: aluminum siding
- 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[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[X] b. zoning[] c. roads[]
d. developers[] e. deterioration[]
f. other:

15. RELATED OUTBUILDINGS AND PROPERTY: a. barn[] b. carriage house[]
c. garage[X]
d. privy[] e. shed[] f. greenhouse[]
g. shop[] h. gardens[X]
i. landscape features: See Continuation sheet
j. other:

16. SURROUNDINGS OF THE BUILDING: (Check more than one if necessary)
a. open land[] b. woodland[X]
c. scattered buildings[X]
d. densely built-up[] e. commercial[]
f. industrial[] g. residential[X]
h. other:

17. INTERRELATIONSHIP OF BUILDINGS AND SURROUNDINGS:

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: c. 1906
ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11c. MAJOR ALTERATIONS AND DATES:

The structure in its original form included a masonry entrance porch on the north (main) facade which was replaced with a 4' x 8' open concrete porch in 1957. Although the house has retained its aluminum siding since 1957, it is suspected that the siding was originally of clapboard, given the relative age of the structure. The existing bay windows on the north facade, now one-over-one double-hung sashes, were probably replaced prior to 1957. In 1970, the existing garage with clapboard siding and a poured concrete foundation was removed. A new garage featuring vinyl siding and a poured concrete foundation was added in 1975. In 1993, a new south facade was created by the southward extension of the east and west walls by 13.5 feet, and east and west by 10 inches on either side. The same year, a pentagonal family room was added toward the south-west corner of this facade. In 1973, a window on the east facade was replaced by three one-over-one double-hung sashes. In 1974, the slate roof was replaced with asphalt roofing.

15i. RELATED OUTBUILDINGS AND PROPERTY:

There is a two-car garage to the immediate south-west of the house. The property is unbounded, except for a cluster of pine trees along the east boundary of the lot.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The structure is consistent in setback and style with neighboring houses along the street. It is located at the north-west corner of the lot, and is thus inequivalent in its separation from the neighboring house to its west and Walnut Street to its east.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

The house at 38 West Sixth Street combines elements of the Gabled-Ell Cottage Style and the Queen Anne Style (see Gottfried and Jennings' American Vernacular Design 1870-1940). The imprint of the Gabled-Ell Cottage is most clearly seen on the north facade, where the ell is clearly visible, whereas the Queen Anne Style is successfully applied on the south facade, where the overall massing is irregular.

The main (north) facade has a projecting gable wall on the western half of the facade. There is a projecting bay window on the first story of the gable wall. There is also a one-over-one double-hung sash centered on the second story of the gable wall. A small fixed single pane window is centered in the gable end. The entrance is located in the reentrant angle of the north facade, and consists of a paneled door with a pediment, and flanked with sidelights. The west facade has two sets of windows; the first story consists of a trio of one-over-one double-hung sash located near the northwest corner, and near the southeast corner there is a single one-over-one double-hung sash. The second story has a double-hung sash near the northwest corner, and a similar sash near

the southwest corner. The east facade has a trio of single fixed sash near the southeast corner. There is a door with an awning hood at the northeast corner on the first story level. On the second floor, there is a one-over-one double-hung sash.

The south facade is dominated by an enclosed pentagonal family room with a hipped roof, and with each side having paired single pane windows. The family room is placed off-center, and projects from the facade. Between the enclosed room and the southeast corner there are three one-over-one double-hung sash on the first story. Between the family room and the southwest corner, there are single double-hung sash on both stories. A wooden deck extends from the southeast corner of the house, adjoining the family room and the south facade.

The house sits on a coursed stone foundation parged with concrete, and is clad in aluminum siding. The two-car garage is located to the north-west of the lot. It is clad in vinyl siding, has a low pitched roof, and a paneled door with six lights.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

This house lies on the northern third of Lots 1 and 2 of Block 71, as laid out in the 1855 Brewer and Canfield map of Corning. The property was deeded by Harriet Phillips to her son John Phillips in 1906. It is surmised that the property was developed by John and Florence Phillips over the next eighteen years, incorporating a house on the lot in circa 1906. Tax records and property deeds indicate that the value of the house had appreciated considerably by 1924, the year the house was sold to Miles E. and Genevieve L. McIntyre, residents of Owego. Having mortgaged the house the same year to the Phillips and to the Corning Cooperative Savings and Loan Association for a total of \$3,950, the McIntyres then sold the premises to Dwight M. Lauterborn (glass worker) and his wife Florence, who assumed two-thirds of the mortgages. In 1945, Harold L. and Ruth E. Poyneer purchased the house. The property, sold to Thomas and Helen Ketchum in 1957, was finally acquired by its present owners that same year.

CONTINUATION SHEET, Page 2
38 West Sixth Street
Corning, New York

21. SOURCES:

Gottfried, H. & J. Jennings: Amerian Vernacular Design. New York: Van Nostrand Reinhold, 1985.

City of Corning Building Permits, City Engineer's Office, Corning, New York.

Corning City Directories, Boyd's 1874-75; Hanford 1893-1950.

Map of Corning. 1855. Buffalo: H. Brewer and C.A. Canfield.

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

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

Sanborn Map Company. *Fire Insurance Maps of Corning, New York*, (1898, 1903, 1908, 1913, 1921, 1930, and 1948).

Steuben County Deed Records, Steuben County Clerk's Office, Bath, New York.

Steuben County Tax Records, Steuben County Records Center, Bath, New York. (1860-1909)

ADDITIONAL PHOTOGRAPHS: (To be attached later)

38 West 6th ↘

