

FOR OFFICE USE ONLY
BUILDING-STRUCTURE INVENTORY FORM

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
TELEPHONE: (607)255-4331

IDENTIFICATION

1. BUILDING NAME(S): The Knoll
2. COUNTY: Steuben TOWN/CITY: Corning
VILLAGE:
3. STREET LOCATION:
4. OWNERSHIP: a. public [] b. private [X]
5. PRESENT OWNER: Corning, Inc.
ADDRESS:
6. USE: Original: Private Residence Present: Personnel Training Center
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road Yes [] No [X]
Interior accessible: Yes [X] No [] Explain:

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard [] b. stone [] c. brick [X] d. board & batten []
e. cobblestone [] f. shingles [] g. stucco [X] other: half-timbering
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints []
b. wood frame with light members []
c. masonry load bearing walls [X]
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[]
d. privy[] e. shed[X]
f. greenhouse[]
g. shop[] h. gardens[X]
i. landscape features: See 17
j. other: See 15(i)
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: 1916

ARCHITECT: Howard Greenley LANDSCAPE ARCHITECT: J. W. Baxter

BUILDER: R. S. Russell, Buffalo, New York (Contractor)

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11c. MAJOR ALTERATIONS AND DATES:

The main house has undergone only minor changes to the exterior, its facades having been kept largely intact. Sometime after 1973, a fire stair was added at the southwest corner of the building. The interior of the building, however, has undergone significant changes, owing to an increased occupancy of the house and the need for conference space. As a result, the application of interior finishes such as plaster and woodwork combinations, the removal of non-load bearing walls to create additional rooms on the first and third stories, the entire remodeling of the third floor to incorporate bathroom facilities, and the accommodation of heating, lighting and air-conditioning fixtures have changed the interior layout of the structure. A swimming pool, occupying the courtyard now to the north of the entrance porch, was filled in late 1974.

In a report entitled "Preliminary Study for a Conference Center," John D. Milner, AIA, reported that between 1971 and 1973 the interiors of the garage were being remodeled to create space for a permanent conference center. The three garage doors were replaced with paneled doors, each with sixteen lights. A brick addition to the north facade of the garage was designed to accommodate additional rooms on the first-story level and restrooms on the second-story level; "this new addition... [was]... designed to be in harmony with the style of the original garage building."

15i. RELATED OUTBUILDINGS AND PROPERTY:

Built in 1916, the three-bay one-and-a-half story automobile garage located at the extreme west of the property was converted into a conference building sometime after 1973. Although the interior was significantly altered, the exterior facades retained much of their original look. The building is built in the Tudor Revival Style with a simple rectangular plan. The structure has a steeply pitched roof. The main (east) facade consists of three symmetrically placed doors, each with eighteen lights. Above each door is a gabled wall dormer with a multi-paned casement window. The north facade features two arched doors on the first story. There are no features on the south facade. The west facade features regularly placed casement windows on the second story level. The structure has a brick foundation, and a shingle roof. Its walls are clad in brick, and it has an interior chimney located above the southeast corner of the building.

There is a square brick pavilion located at the northeast corner of the lawn adjacent to the east facade of the main building. The pavilion consists of four wide arches topped with a pyramidal roof of wood shingles. A brick shed, similar in shape and size and with a pyramidal roof, is located at the north boundary of the estate.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The spacious grounds on the estate were laid out by noted landscape architect J. W. Baxter. The grounds consist of a lawn flanking the east facade of the main building, surrounded by undulating land to the east, west and south, and woodland to the north. The lawn is bounded along its northern edge by a five-and-a-half foot wall made of coursed stone. At the northwest corner of the lawn is a 2x2' plaster relief of a cherub with a lyre set in the stone wall. There is a marble fountain located in the center of the lawn. The surrounding landscape consists of pine and dense underbrush, and land gently sloping south and west to the garage. The house itself is placed on a 15-foot bluff sloping

north to south. The landscaping of the estate, in addition to the steep gradient of the land on which the house is situated, obscures the house and the southern half of the estate from public view.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

"The Knoll" is situated on the south side of Corning on a hill, and consists of a house, renovated carriage house and gardens laid out on largely flat terrain. The house is built along an east-to-west axis, and is planned in the shape of a gabled-ell-and-wing structure with five bays, two of which project outward on the north and south facades. It is an outstanding example of a two-and-a-half story Tudor Revival cottage with brick wall cladding, (see the McAlesters' *A Field Guide to American Houses*), built in a style which was popular in the United States in the first decade of the 20th century. According to the McAlesters, the Tudor Revival Style, derived in part from Medieval English and Renaissance tradition, gained rapid acceptance in the 1920s and 1930s "as masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes." Features commonly illustrative of the Tudor Revival are an asymmetrical massing of structures, steep roofs, tall chimneys and half-timbering, all of which are evident in the facades of "The Knoll." The structure also demonstrates a horizontality and symmetry usually characteristic of the Renaissance in its use of rectangular windows and round-headed doorways.

The main entrance is located in the western half of the building, within an arched *porte cochere*. A winding road leads from the gates of the estate on Summit Avenue to the southern facade of this entrance. The arched porch at the entrance has interior cross vaulting.

On the north facade, the arched porch is located between the two projecting bays. The smaller of these bays is a two-and-a-half story projecting wing attached to the west end of the building, forming an 'L' shape with the main structure. This wing is approached via a small flight of brick steps located near the northeast corner of the building. Most windows on this projecting bay are casements. An arched entrance door and two arched casements with brick keystone lintels and multi-pane glazing are the primary features on the north facade of the projecting wing. Centered in the gable end of the projecting bay is a slender vertical casement window.

The larger projecting bay, immediately east of the arched porch, has a steeply pitched roof in the manner of an English cottage. The east gable of the roof slopes downward to the first-story level. Clipped gabled wall dormers with casement windows are featured on the east and west gables of the projecting bay. There are projecting bay windows on the first-story level of the bay on the north facade. Immediately adjacent to these projecting bay windows is an arched window with three casements.

The eastern three-quarters of the north facade consists mainly of sets of one-over-one multi-pane casements on the first-story level, and an arched entrance door placed off-center. The second-story level consists also of casement windows in sets of four or five with accentuated sills. Dormers with paired casements project at irregular intervals from the roof, beneath an interior brick chimney emerging off-center.

The east facade is dominated by a projecting gabled wall covering the northern half of the facade. The projecting gabled wall features a continuous string of bay windows set within canted walls on the first- and second-story levels. The pediment of the gable end features half-timbers filled in with white stucco. Paired multi-pane casements are centered in the gable end. The southern half of the east facade is characterized mainly by paired casements and an entrance door framed by a keystone arch on the first story. A brick patio extends from the east facade, overlooking the garden which is entered by a series of brick steps.

The most striking feature on the south facade is a projecting gabled wall located in the western half of the building, immediately adjacent to the arched porch. The projecting wall features sixteen multi-pane windows covering one and a half stories and set within canted walls. The projecting windows are crowned by a balcony with sliding glass doors. Paired casement windows are centered in the gable end. Between this projecting wall and the southeast corner there is a second projecting wall with a hipped roof. Most of the windows on the remaining three bays are in casements in pairs or trios. There are a pair of arched doors near the southeast corner of this facade.

The building has a brick foundation, and has a roof made of shingles. The house features four interior brick chimneys. For a description of the landscaping of the grounds, see (17) above. For a description of the renovated carriage house (now a garage) see (15i) above.

CONTINUATION SHEET, Page 2

The Knoll
Corning, New York

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

The construction of the residence and grounds of "The Knoll" in Corning, New York, represents a significant milestone in the history of the city. The house on the property was built in the early years of the 20th century as the residence of Alanson B. Houghton, one of the most prominent figures in the City of Corning. While the lineage of the Houghton family has played a steady role in the shaping of an entire community, "The Knoll" continues in its role as an excellent example of early 20th century architecture in the region. The following historical narrative is constructed with quotations from a number of sources, a large number of which are in the possession of the Corning, Inc., Archival Collection.

The estate of "The Knoll" lies on a hill at the north side of Corning, New York. It consists of an expansive brick residence built in the Tudor Revival Style complemented by landscaped grounds. In an unpublished pamphlet prepared by the Corning Center for Employee Education & Training (Corning, Inc.), it is stated that "[t]he entire property is situated on a generally flat area above the normal contour of the slope of the hill. This flat area was called The Mound in an 1890 Corning Journal article. Sometime before 1905, the Mound name was changed to The Knoll. There was some speculation that this mound might have been man-built, attributed to Indian Mound Builders. However, it is contended that the Indian Mound Builders did not build this far East and that it is most probably of glacial origin."

"In 1890, ten acres of The Mound were purchased on which to build a health cure or sanitarium. Highland Pines was built in 1891, a wood frame building three stories in height containing 24 rooms and a large general medical operating room and lounge. The facility treated all manner of diseases of the nervous system and included baths of all kinds..." It offered, as noted in the Corning Journal of September 4, 1890, service to "patients desiring the massage or Swedish Movement or electrical treatment." By 1904, due to lack of patients, the Highland Pines Sanitarium had to close. In 1905, the building was purchased by one G.E. Thomas, a Corning grocer, to be used as a residence for his family. However, given its relative isolation from the rest of the city, the family moved to Cedar Street, while one of Thomas's employees assumed responsibility for its upkeep. It was torn down in 1915.

A short historical account by O. W. Hilbert, now in the Corning, Inc. Archives, states that "[t]here was a separate building adjoining the Sanitarium which was originally used as a lodge and doctor's home. Before 1905 this lodge was purchased by Dr. Proctor who lived there until 1916-17 when he moved it to its present location, 4 Park Place, just west of the entrance to the Knoll." The house is

now the home of Corning, Inc. Consumer Spokesman Neil O'Donnell, according to Dick Peer, a local newspaper editor and columnist.

According to Hilbert, around 1907 "The Pine Hill Club," a not-for-profit organization composed of local citizens, was established to "frustrate a plan of others to acquire the hillside and cut off all of its timber for lumber... [They] purchased the Harvey Farm on the south slope of the hill and the Lawrence Farm on the north slope of the hill." An undated map of the area features the Pine Hill Club on a plot numbered 168A, surrounded by such other important neighbors as the Corning Stone Corporation, St. Mark's Cemetery, and the Hope Cemetery and Annex. The original incorporators of the Club, including Alanson B. Houghton, William Sinclair, Marvin Olcott and Townsend M. Hawkes, planted thousands of pine trees secured from the State Conservation Department.

2
↑ ?
"In 1940 this tract was split up, Amory Houghton, Chairman of the Board of Corning Glass Works acquiring 70 acres, the Corning-Painted Post Girl Scouts Council taking 20 acres as a site for Camp White Oaks and Dr. Richard O'Brien purchasing the remaining 90 acres." It was initially unclear as to Houghton's exact motive following the purchase of his portion of the tract. A Corning Leader issue of December 2, 1915, in an article entitled "Mr Wellington Non Committal," observed that "[a]t first there was a report that Mr. Wellington [a local banker and Houghton's father-in-law, acting also as his agent] was seeking the land with the idea of presenting it to the city as a public park, but his announcement that the matter is entirely of a private nature not only disposes of that theory but also another advanced one that Alanson B. Houghton was preparing to erect a fine country club for the use of a private club." Following the purchase of his portion of this tract, Houghton built a magnificent Tudor Revival house thereafter known as "The Knoll."

The first occupants of "The Knoll" led distinguished careers in their capacities as local and national leaders. Alanson B. Houghton, President of Corning Glass Works in 1917, lived in the premises with his wife Adelaide and four children, Eleanor, Amory, Matilda and Elizabeth. The Corning Employee Training pamphlet states that Harvard-educated Houghton "served as a member of the House of Representatives from 1919-1922. In February of 1922, he was appointed by President Warren Harding as Ambassador to Germany, where he served until 1925. In April of 1925, he was appointed by President Calvin Coolidge as Ambassador to Great Britain and served until 1929. During some of these years he also served Corning Glass Works as Chairman of the Board, and maintained The Knoll as his residence."

A short history of the Houghton family by Arch Merrill states that 'A. B.' "was deeply interested in Corning affairs, serving on the school board and on the library board." Among other things, he was a vestryman and warden of the Christ Episcopal Church; had served on the board of managers of the Willard State Hospital by appointment of Governor Theodore Roosevelt; had been a Republican presidential elector; had made generous contributions to G.O.P. campaigns; and was, above all else, a consummate intellectual in his own right.

According to Corning, Inc., "In 1921, The Knoll became the residence of Alanson's son, Amory Houghton, then President of Corning Glass Works... After holding several governmental positions [he was appointed] Ambassador to France in 1957, a position he held until 1961." In October of 1974, after Ambassador and Mrs. Houghton had moved to a new residence in the Spencer Hill area of Corning, the Education and Training Department of Corning Glass Works opened The Knoll as a center for education and planning meetings for company personnel. To accommodate this transition in use, the house was altered for the most part in its interior, the exterior facades being largely left alone, with the exception of a swimming pool area on the north side (converted into a patio), and the renovation of the garage to accommodate administrative functions.

21. SOURCES:

- McAlester, V. and L. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1991.
- City of Corning Building Permits, City Engineer's Office, Corning, New York.
- Unpublished pamphlet of Corning, Incorporated, Center for Employee Education & Training, Corning City Directories, Boyd's 1874-75; Hanford 1893-1990.
- _____, *Corning Journal*, article dated September 4, 1890.
- Hilbert, O. W.: "The Kaoll." Corning, unpublished historical account, May 13, 1976. From Corning, Inc., Archival Collection.
- Map of Corning, 1855. Buffalo: H. Brewer and C. A. Canfield.
- Map of Spencer Hill, Corning, NY, undated, in the Corning, Inc., Archival Collection.
- Merrill, Arch. *Fame in Our Time* (excerpt). From a photocopy of pages in the Corning, Incorporated, Archival Collection, pp. 139-145.
- Milner, John D.: *Preliminary Study for a Conference Center*. Unpublished report in the Corning, Inc., Archival Collection, June 14, 1973, pp. 1-9.
- "Mr. Wellington Non Committal." *Corning Leader*, article dated December 2, 1915.
- Peer, Dick, newspaper columnist. Personal interview, May 22, 1994.

ADDITIONAL PHOTOGRAPHS: (To be attached later)

THE KNOLL

Corning, New York



Preliminary Study for a

CONFERENCE CENTER

prepared for

The Corning Glass Works

by

John D. Milner AIA - Architect

June 14, 1973

THE KNOLL
Corning, New York

Preliminary Study for a
Conference Center

prepared for
The Corning Glass Works

by

John D. Milner, AIA, Architect
Chadds Ford, Pennsylvania

June 14, 1973

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A Conference Center at The Knoll

Introduction

Built in 1916 for A. B. Houghton and designed by New York architect Howard Greenley Greeley, "The Knoll" is a magnificent estate situated on a hillside at the north side of Corning, New York. The attractively landscaped grounds complement the principal structure on the site, a large and handsome brick residence in the Tudor Revival style. The residence is an excellent example of early twentieth century architecture with impressive exterior proportions and well conceived interior spaces. It's sensitive placement in the landscape and its interiors reflect a growing awareness on the part of architects of natural light and orientation to the outdoors. A large automobile garage, also in the Tudor Revival style, exists to the east and down the hillside from the residence.

The Corning Glass Works plans to acquire "The Knoll" and anticipates adapting the estate to serve as an educational and conference center for the company. It is the intent of the Glass Works to preserve the basic character of the estate while providing suitable facilities for conferences with dining and overnight accommodations for the participants.

In order to determine the extent of work required to effect the adaptation of The Knoll to its new function, the Glass Works has commissioned this pre-

liminary study. The study has been carried out under the direction of Mr. Perry Nichols and Mr. Richard Benedict of the Department of Engineering and Dr. Thomas Hopkins, Director of Education and Career Planning.

It has been the intent of this study to examine the alternatives for fulfilling the spatial requirements of the project and to recommend the most appropriate design scheme. Engineering requirements have also been studied to provide adequate mechanical, electrical, heating, ventilating and air conditioning systems for the facilities. Preliminary Cost Estimates for the necessary construction work have been computed.

Our consultant for the engineering aspects of the project is Mr. Roger Wadsworth of the firm of Personius, Wadsworth and Molter of Horseheads, New York.

The Program

The basic requirements of the project were set forth by the Glass Works as follows;

Garage

1. Provide a comfortable conference room of suitable size to accommodate approximately 40 people.
2. Provide five "break-away" rooms, adjacent to the large conference room, to accommodate between 5 and 8 people each.
3. Provide adequate men's and women's restrooms in close proximity to the conference room.
4. Provide a quality climate control and ventilating system for the conference area.
5. Provide an adequate electrical system for the building.

Main House

1. Modify the existing second and third floors to provide comfortable overnight accommodations for approximately 25 people. The second floor modifications are minimal in nature while the third floor modifications are major. Wherever possible, each room should have a private bathroom.

2. Provide adequate means of egress (in the event of emergency) from all floors.
3. Convert the existing billiard room to a conference room to accommodate approximately 15-18 people.
4. Convert the existing laundry to a small audio-visual room.
5. Provide a quality climate control system for the new third floor rooms and for the billiard room. Additional air conditioning was not considered necessary.
6. Cooperate with the Glass Works in providing adequate kitchen facilities for serving meals to conference participants.
7. Provide men's and women's restroom facilities on the first floor.
8. Provide an adequate electrical system for all new or altered sections of the building.

It was agreed that any changes or modifications made to the Main House or Garage would complement the original architectural character of the building.

The Solutions

The design schemes described below are illustrated on the floor plans and elevations bound at the end of this report.

I. Garage

The three bay vehicle area of the garage has been converted to the major conference room. The three garage doors have been replaced with windows filling the entire opening. Three "break-away" rooms occur adjacent to the conference room. An addition has been provided at the north end of the garage, accommodating men's and women's restrooms on the first floor and two additional "break-away" rooms on the lower level. This new addition has been designed to be in harmony with the style of the original garage building. The walls should be of red brick and the roof of slate to match the existing materials.

In general, the interior finishes will be as follows;

a. Conference Room

- floors - carpeted
- walls - combination of plaster and woodwork
- large front windows - bronze glass
- ceiling - plaster or acoustical material
- lighting - track lighting in ceiling supplemented by some recessed or indirect lighting.

b. "Break-away" rooms

- basically similar to larger conference room

c. Foyer and Hallway

- hand molded tile floor
- stairway - carpeted
- walls - plaster
- ceiling - plaster or accoustical material
- lighting - recessed or surface mounted (directional)

d. Restrooms

- floor - ceramic tile
- walls - tile and plaster
- ceiling - plaster
- lighting - recessed
- w.c. stalls - wood veneer

The proposed conference building would be air conditioned with a duct system in the joist spaces above the main floor. An air cooled condensing unit would be located on the ground, either to the east or north of the structure. It will be necessary to replace the entire heating system. Either baseboard hot water or baseboard electric is recommended. Installation costs will be about the same. A gas fired hot water system would cost less to operate but would require somewhat more maintenance.

II. Main House

The existing third floor of the main house is partitioned into a series of quite small rooms which are not, in their condition, suitable as guest rooms. It is recommended that a number of these partitions, which are

not load bearing, be removed and the floor plan be rearranged to provide for larger and more comfortable rooms, each with a private bath. Nine guests can be accommodated by the new plan, in four double rooms and one single room.

Because of the increased occupancy of the main house and especially in light of the improved third floor space, adequate means of egress must be provided for occupants in the case of a fire or other emergency. At the present time, only one narrow stairway provides an exit from the third floor. It is recommended, therefore that a completely new fire stair be installed adjacent to the original main stairway (the original stair connects only the first and second floors). The new stair would be of fire resistive construction and extend from the third floor down to the first floor with direct access to grade. Placing the stair in this position will not violate any really significant space within the house and will satisfy the requirements of the building code. A second exit from the third floor can be provided by means of improving the existing narrow stairway.

With several minor alterations to the existing second floor plan, very comfortable accommodations can be provided for seventeen guests. One new bathroom has been added adjacent to the elevator shaft and several minor changes in closets have been made.

The billiard room on the ground floor will provide an ideal conference

room without any alterations. New restroom facilities have been provided in the existing locker room adjacent to the billiard room.

Removal of the cumbersome equipment in the laundry room will afford a suitable space for the new audio-visual facility.

At this writing, the matter with respect to the kitchen has not yet been resolved. The ultimate design and layout of the kitchen will affect the arrangement of the exit stairway passing through that area (not fully resolved on the first floor plans).

The existing heating system is a gravity hot water system and, except for a new boiler, is the original installation. The system appears to be in good condition and operates as well as can be expected for this type of system. A gravity hot water system is not compatible to zoning or modifying. It is recommended that no changes be made to the heating system, other than occasional relocation of radiation. In the future, if total building air conditioning is desired, we recommend the entire existing heating system be removed and a new pumped hydronic system be installed utilizing either zoned hot-chilled water or a four pipe system.

To provide air conditioning for the proposed alterations, it is recommended that a water chiller be installed in the Boiler Room. Fan coil units would be installed in all areas requiring air conditioning and chilled water piped to them. An air cooled condenser is recommended in lieu of a cooling tower, in order to minimize maintenance. The condenser would

best be located outside the north Boiler Room wall.

Plumbing for the proposed new third floor facilities appear not to be a major difficulty except for the bath to be located above the existing Library. We found no soil stack in this general area. The existing hot and cold water piping is galvanized steel of questionable quality. All of this piping should ultimately be replaced.

All remodeled areas would require new lighting. A new three phase service for the site is required because of proposed air conditioning equipment both in the residence and garage.

New exit lighting circuits would be required for both structures. Exit lights would be required on the third floor and down the stairways serving public sleeping areas. We would propose no exit lights on the ground and first floor; however, this is subject to Local Building Inspector rulings.

Preliminary Construction Cost Estimates

I. Garage

a. alterations to existing buildings
1736 sq. ft. @ \$22.00/sq.ft.-----\$38,192.00

#6/91

b. construction of new wing;
840 sq. ft. @ \$28.00/sq. ft. -----\$23,720.00

c. installation of new heating,
ventillating and air condition-
ing system -----\$ 7,500.00 ✓

d. installation of new electrical sys-
tem -----\$ 7,500.00 ✓

191

e. installation of new plumbing
system -----\$ 4,000.00 ✓

\$80,912.00

Contingencies @ 10%-----\$ 8,091.20

TOTAL -----\$89,003.20

II. Main House

a. construction of new fire tower
to third floor -----\$15,000.00

*needed even to record stairway
existing stairway not legal,
must be
enclosed &
exit to g*

b. improvement of existing stairway
to third floor -----\$ 5,000.00

*needed anyway since must have record
exit to be legal*

c. installation of new bathrooms on ground floor (general construction only) ----- \$ 2,000.00

d. installation of new bathroom on second floor (general construction only) ----- \$ 1,200.00

e. demolition and miscellaneous new construction (2nd floor) ----- \$ 2,000.00

f. alterations to third floor (general construction only) 2020 sq. ft. @ \$18.00/sq.ft. ----- \$36,360.00
(Excludes plumbing, heating, venting, air conditioning)

g. installation of required heating, ventilating and air conditioning systems ----- \$12,000.00 ✓

h. installation of new plumbing system (including fixtures) ----- \$15,000.00 ✓

i. installation of new electrical system (including new 3-phase service) ----- \$10,000.00 ✓

Contingencies @ 10% ----- \$ 98,560.00
\$ 9,856.00

Total ----- \$108,416.00

61560

Mech 3700

Present 3 phase system not adequate for air conditioning for 3rd floor, etc.

Architects Fee 1090
Garage 6200
House 6200
12400

Mechanical Engineer 7 1/2
Hourly 1425
277
420

Summary of Preliminary Construction Cost Estimates

I. Garage -----	\$ 89,003.70
II. Main House -----	<u>\$108,416.00</u>
Total -----	\$197,419.20

Note: The above estimates do not include costs for the new kitchen on the first floor or for furnishings in either building. They also do not include fees for architectural or engineering services.

3/4/76

Mrs O'Brien

A group of Conway citizens
which included Mr. Hollister and
Mr. H.B. Houghton learned that a
Mr. Gregory planned to purchase
the property on Spruce Hill to
cut down the trees for lumber.

They considered this would destroy
the beauty of the ~~south~~ hills on
south side of city and formed the
Pine Hills Club to preserve ^{the} ~~the~~
beauty of hill ~~and~~ ~~with~~ ~~ones~~
~~from~~ ~~in~~ ~~this~~ ~~area~~.

Mr. O.B. will check Rich files for
copying.

Rich bought part of the property

So - residential development with
very strict conditions designed to
maintain the beauty of the area.

Knoll - Dr. Proctor

Dr Proctor 15-16 Highland Park,
Director 17-18 Summit Ave

Coming Director. 4/76

Knell

MA 3/2/70

Completed Early 1917

Pine Hill Club owned land in
~~neighborhood~~ neighborhood of Sanitarium

Houghton bought this and
parts later were turned over to
Carl Scott and some others.

Knell partly in Caring & partly
in farm of Caring.

There was proposal to build new
Clinic in vicinity of Knell but
this was not done.

4 Park Place

Tom Wood bought this house
from Dr. Proctor. The house
was originally a site of present
Knoll. It was used as home and
ledge by Dr. Proctor in connection
with the sanatorium on the same
site and was moved to its
present location when the Knoll
was built in 1966.

Houghton Family Guided Glass Compa

In the hundred years since Amory Houghton moved his glass factory from Brooklyn to Corning, members of the Houghton family have remained continuously active in the Corning Glass Works. These men have formed links in a chain which connects the past with the present and future, thus providing a coherent evolution for what has grown from a small company to a world leader in the glass industry.

Amory Jr. and Charles operated the Union Glass Company until 1864. Selling his interests in the Massachusetts firm, Houghton moved to Brooklyn and bought into the Brooklyn Flint Glass Company, which he operated until moving the firm to Corning in 1868. After three years as president of the business in Corning, Amory Houghton retired to his farm in Westchester County, New York, and died in Brooklyn in 1882.

Amory Houghton, the founder of the glass factory here in 1868, was a native of Bolton, Mass. After an early career as a contractor, he invested in the Bay State Glass Company in nearby Somerville in 1851, and in 1854 started the Union Glass Company. He and his two sons,

Amory Houghton Jr. remained active in the affairs of the company until his death in 1909. He served as company president from 1875 until 1903.

Charles Frederick Houghton, another son of the founder, had learned the glass business with his father and brother in Massachusetts and Brooklyn. After the move to Corning, Charles became associated with his brother in the management of the company, serving as sales manager and vice president until his death in 1897. He is credited with laying the foundation for a large business in railroad signal lenses by patenting an improvement in the lens design in 1877.

Alanson Bigelow Houghton, a son of Amory Houghton Jr., was born in Cambridge, Mass., five years before his grandfather's company moved to Corning. Following graduation from Harvard, he studied in Germany. He became associated with Corning in 1889 and held several positions in the greatly expanding Glass Works. In addition to serving as company president from 1910 to 1919, he was a congressman for two terms. President Harding in 1922 appointed him as the United States ambassador to Germany. Later, in 1925, he became ambassador to England, where he served until 1928. He died in 1941 at his Massachusetts home.

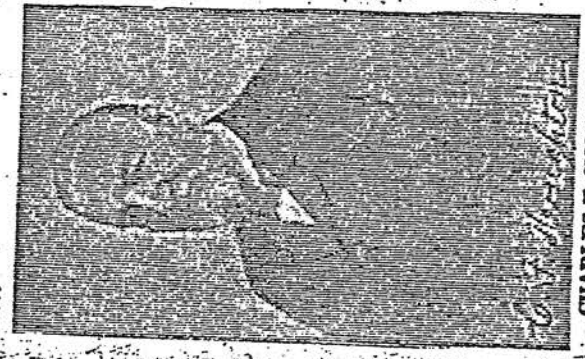
gan his career in the company by working in the shipping and manufacturing departments, and as assistant to his father. In time he became responsible for the mixing operations, and used his practical knowledge, together with professional help, to develop a new corise red signal glass, later used for railway signal ware. Working in concert with Charles E. Githler, superintendent of manufacturing, he patented an apparatus for drawing thermomater tubing vertically, the machinery for which now fills the 175 foot tubing tower, a landmark in the Chemung Valley. He was company president in 1919 and 1920, and died in 1928.

Arthur A. Houghton, another son of Amory Houghton Jr., be-

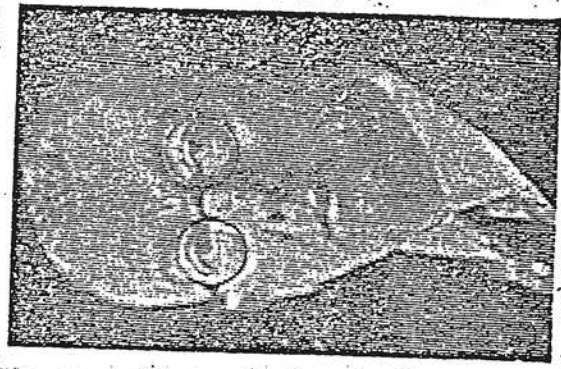
came president in 1919 and 1920, and died in 1928.



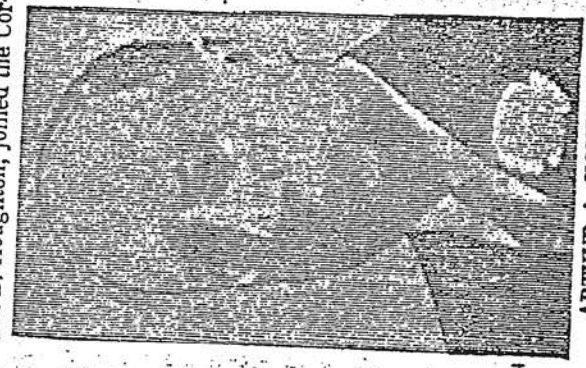
AMORY HOUGHTON JR.



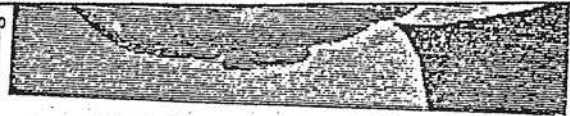
CHARLES F. HOUGHTON



ALANSON B. HOUGHTON



Amory Houghton, son of Alanson B. Houghton, joined the Cor-



Arthur of Arthur Corning

AMO

ARTIUR A. HOUGHTON

ALANSON B. HOUGHTON

CHARLES F. HOUGHTON

AMORY HOUGHTON JR.

AMORY HOUGHTON

Leader, Oct 21 1968

HOUGHTON FAMILY

The first Amery Houghton shown in the Houghton Family Chart (h.f.) founded the Glass Works in 1851. (See CORPORATE HISTORY; Brooklyn; Somerville, Mass.)

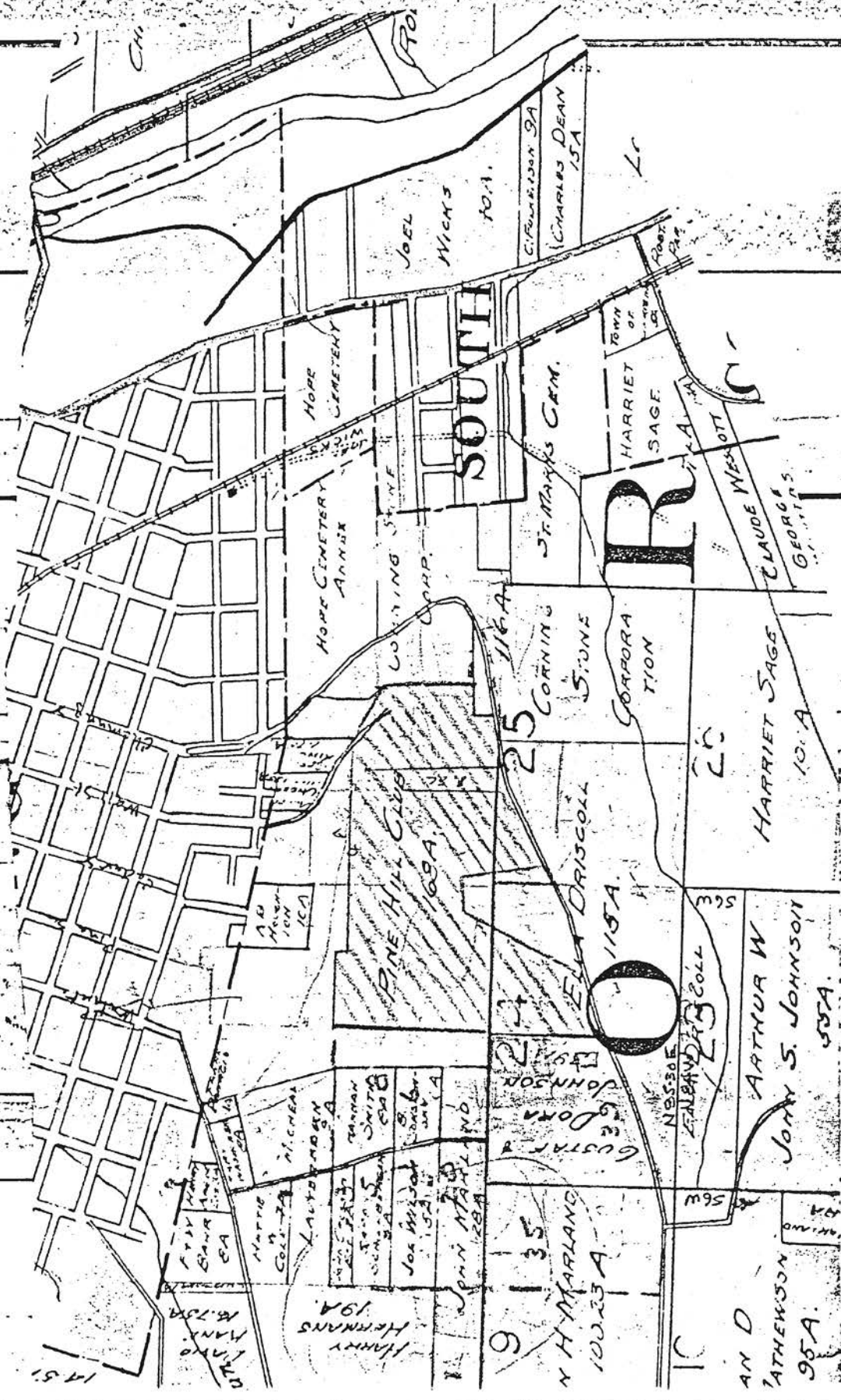
On the chart are shown only those members of the Houghton family who have occupied or now occupy executive positions in the company.

For their biographical sketches, see individual names in general index, under PEOPLE.

For financial interests of the Houghton individuals in CGW, Empire Machine Company, Hartford-Empire Company, Houghton Associates, etc., see STOCKHOLDERS; also LITIGATION AND HEARINGS, S.N.E.C.; ditto, Tax Cases; ditto, Securities Exchange Commission.

For vital statistics and necrology, see photostat (h.f.) of pages 140-141 from Notebook of Amery Houghton, Jr. (father of A. B. and A. A. Houghton) presented by him to his son, Arthur A. Houghton, on "February 8, 1900, Wednesday, 11 A.M." according to the flyleaf inscription in Amery Houghton, Jr.'s handwriting.

Map Com
Shanna
Pine Hill
Club
MMA



1451

HARRY HERRMANS
19A

JOHN MARLAND
10023 A

9 | 35
Y H MARLAND
10023 A

GUSTAF &
DONA
JOHNSON

ELVA DRISCOLL
115A

AN O
LATHENSON
95A
ARTHUR W
JOHNSON
95A

HARRIET SAGE
101A

R

SOUTH

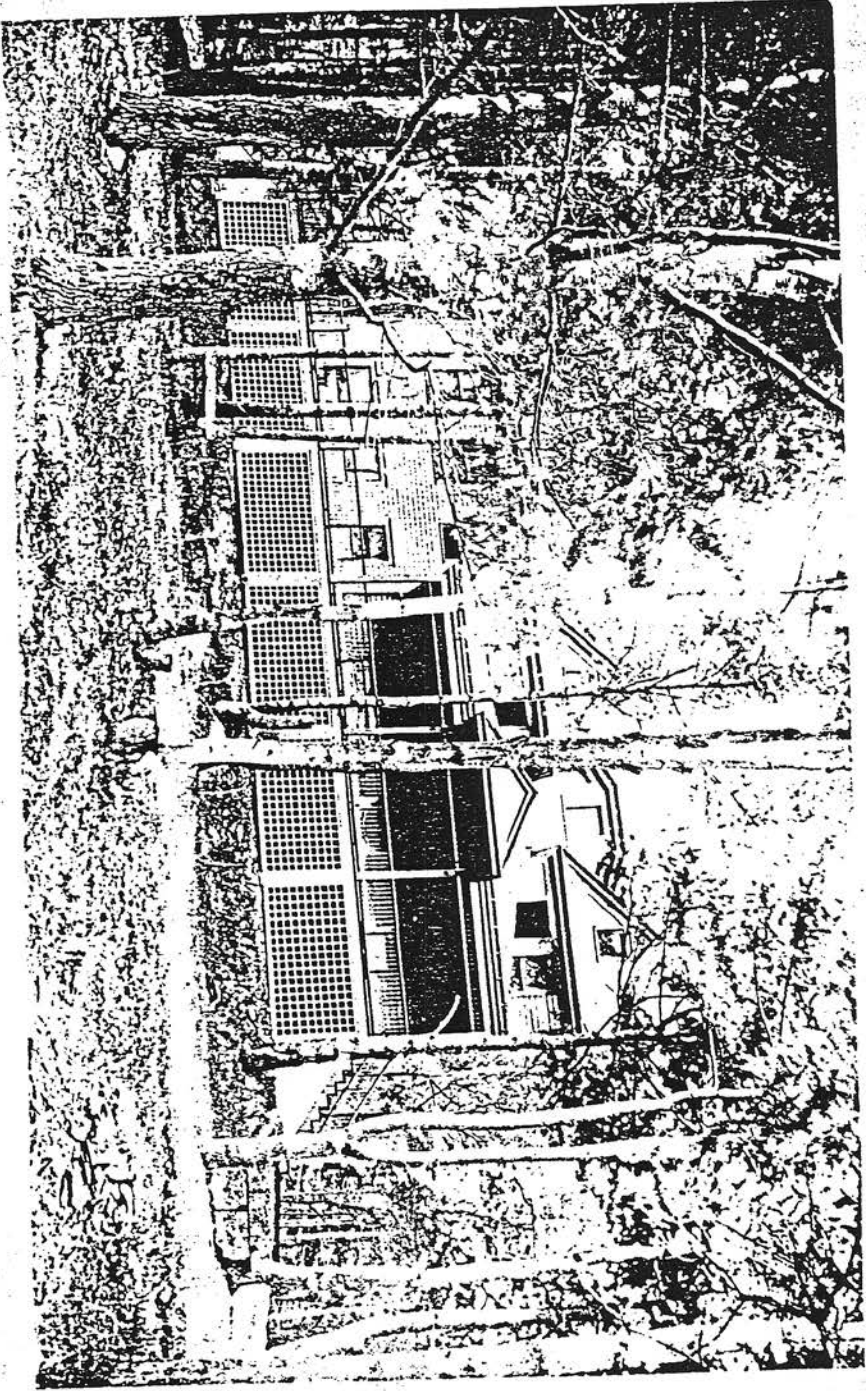
HOPE CEMETERY
ANNEX

JOEL
WICKS
101A

J. MARKS CEM.

TOWN OF
HARRIET SAGE

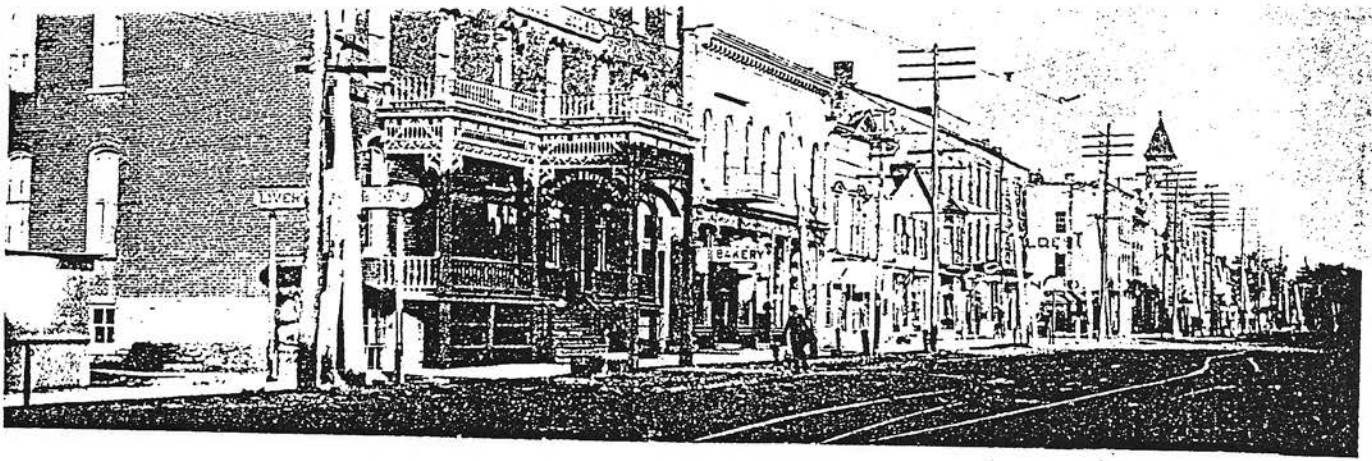
CLAUDE WESSOTT
GEORGE'S



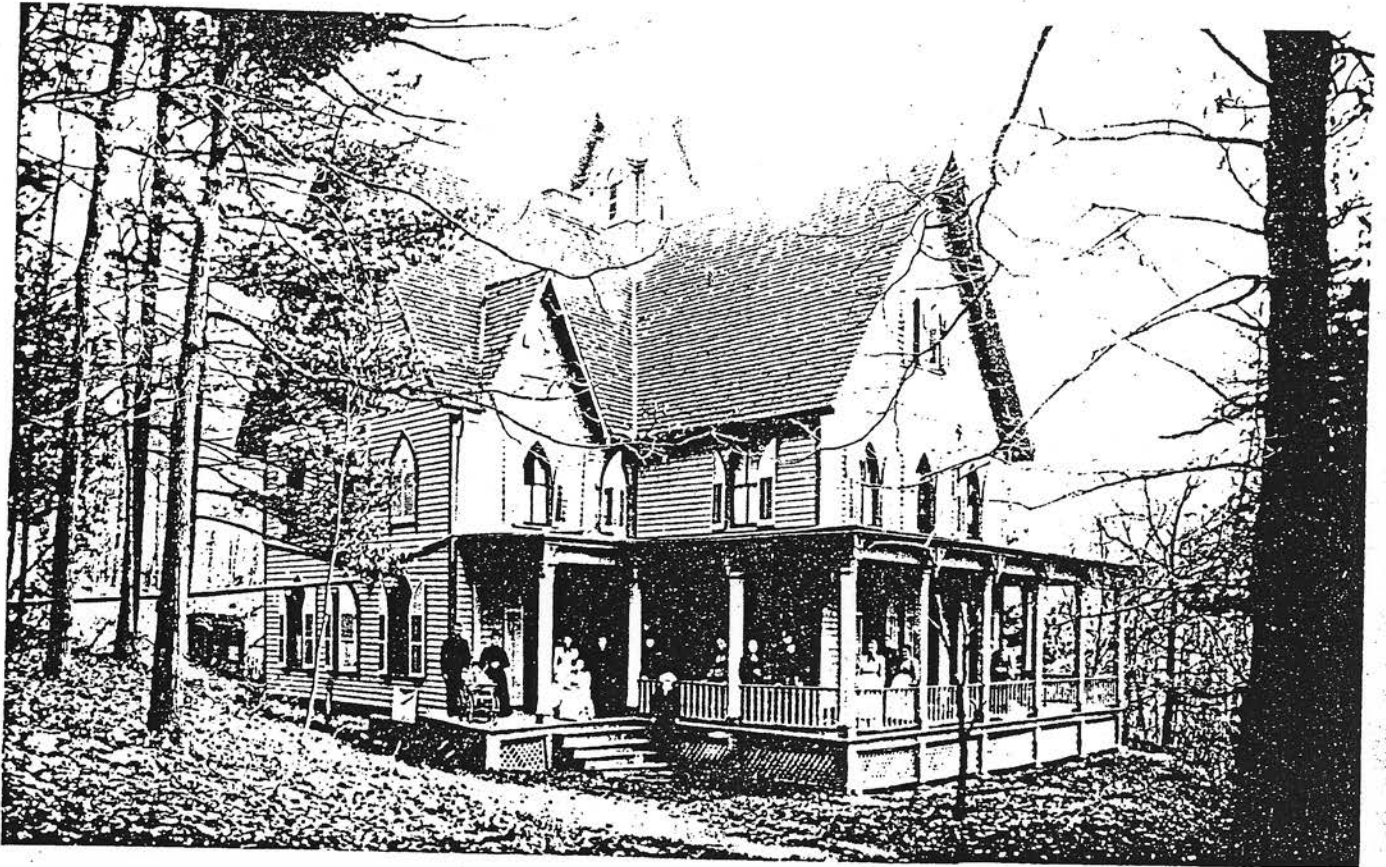
HIGHLAND PINE SANITARIUM—CONNING.

Steuben County in Art

THE STATE OF NEW YORK
DEPARTMENT OF CONSERVATION
ALBANY, N. Y.



VIEW ON MAIN STREET—HORNELLSVILLE.



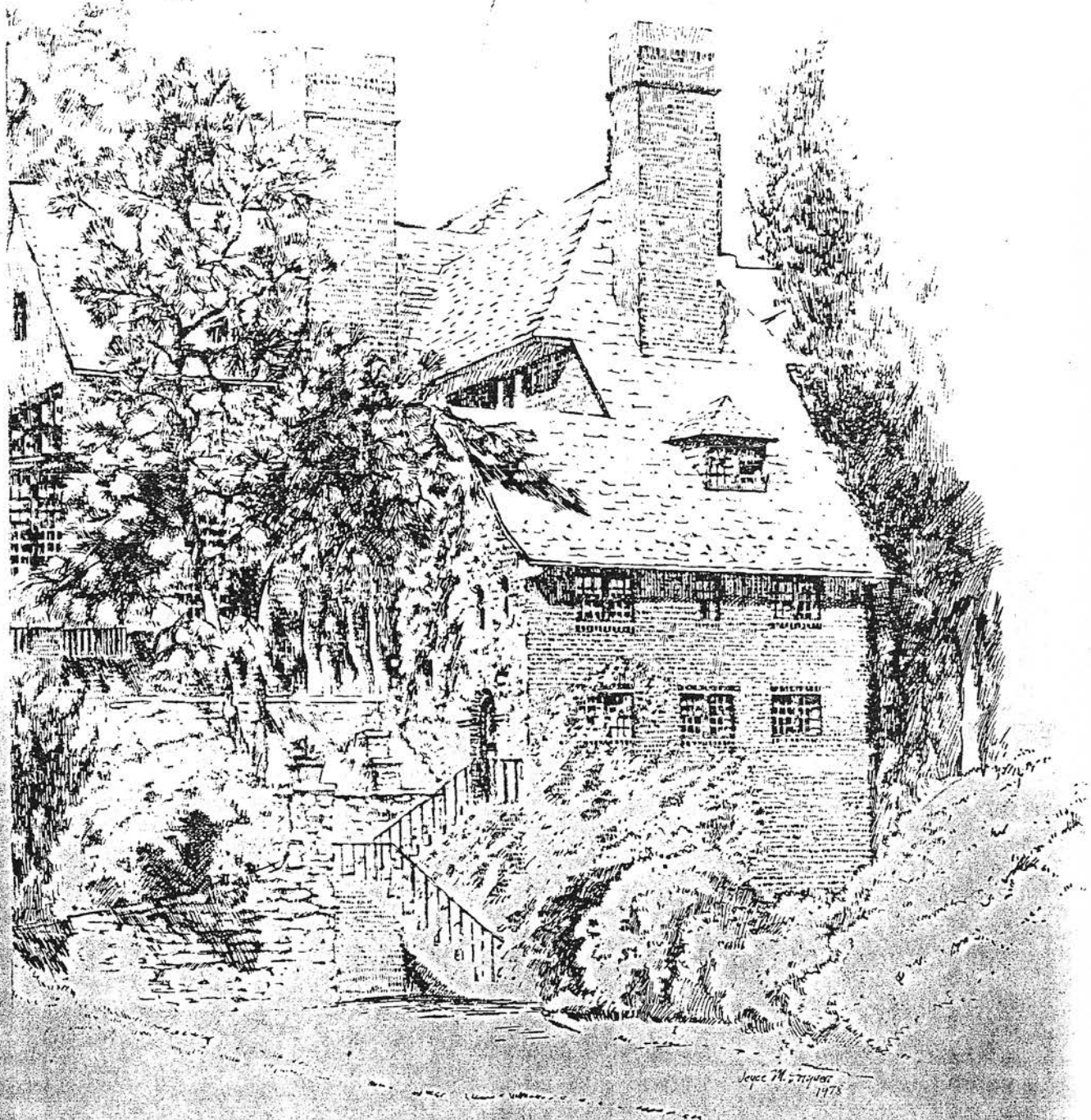
PINEWOOD SANITARIUM—CORNING.

On Baker St

Steuben County in Oct 1893

W. H. Knoll

Conroy Center for Education & Training
Unpublished Pamphlet



A BIT OF HISTORY

On the South side of Corning, on a hill just above Cedar Street, there was a generally flat area above the normal contour of the slope of the hill. This flat area was called The Mound in an 1890 Corning Journal article. Some time before 1905, The Mound name was changed to The Knoll.

There was some speculation that this mound might have been man-built, attributed to Indian Mound Builders. However, it is contended that the Indian Mound Builders did not build this far East and that it is most probably of glacial origin.

In 1890, ten acres of The Mound were purchased on which to build a health cure or sanitarium. Highland Pines was built in 1891, a wood frame building three stories in height containing 24 rooms and a large general medical operating room and lounge. The facility treated all manner of diseases of the nervous system and included baths of all kinds (massage, swedish movement, or electrical treatment). By 1904, due to a lack of patients, the Highland Pines Sanitarium had to close. It was torn down in 1915.

There was a separate building adjoining the Sanitarium which was originally used as a lodge and doctor's home. Before 1905, this lodge was purchased by Dr. Proctor who lived there until 1916-1917 when he moved it to its present location, 4 Park Place just West of the entrance to The Knoll.

In 1916, the Highland Pines and some adjoining property totaling about 75 acres, were sold to Mr. A. B. Houghton and he had The Knoll built as his residence. The residence is in the Tudor Revival style, constructed of rough textured brick of Corning manufacture laid in flemish bond with wide struck points. The New York architect, Howard Greenly, utilized the natural grades to the fullest extent so the several levels of the house conform to them.

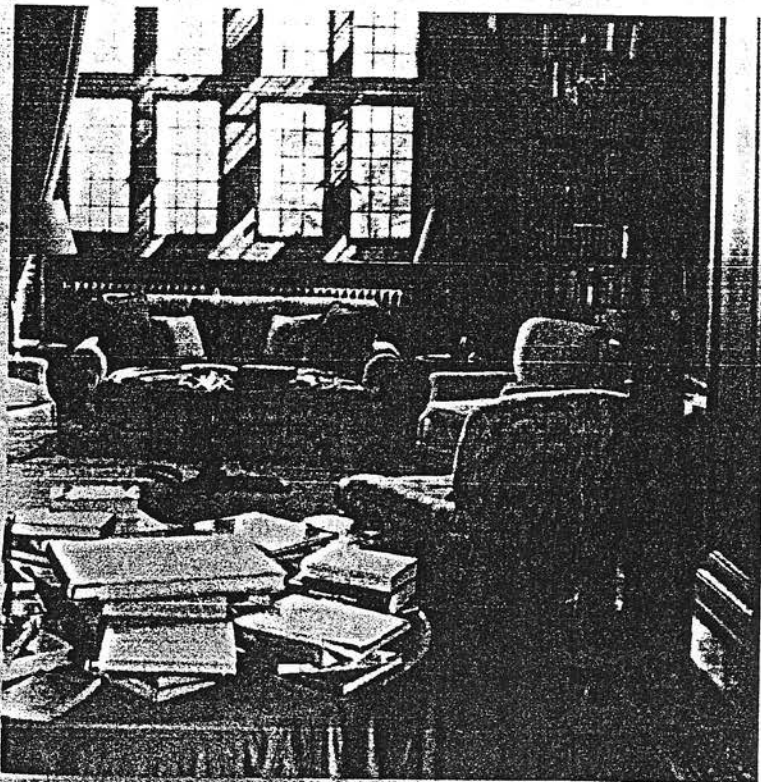


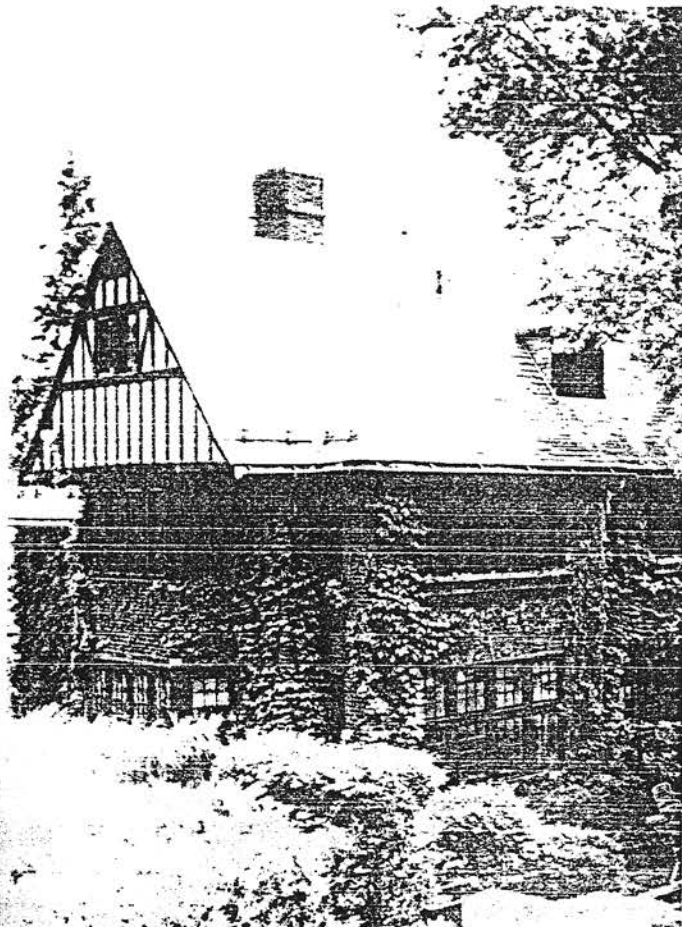
The interior finish is a mix of wood panels and masonry with hardwood floors in the principal rooms. Many of the moldings and ceiling designs are hand cast. There are 30 rooms, 13 baths, and 13 fireplaces in the main house. All rooms are attractive, but the library warrants special mention. It is 30 feet wide by 36 feet in length and has a ceiling height nearing 20 feet. Its northerly end is lighted by a great bay with brick and stone mullions. Its southern end is overlooked by a "minstrel balcony."

After completion in 1917, Mr. Alanson B. Houghton, then President of Corning Glass Works, lived here with his wife Adelaide and their four children, Eleanor, Amory, Matilda, and Elisabeth.

Mr. Houghton served as a member of the House of Representatives from 1919-1922. In February of 1922, he was appointed by President Warren Harding as Ambassador to Germany where he served until February, 1925. In April of 1925, he was appointed by President Calvin Coolidge as Ambassador to Great Britain and served until 1929. During some of these years he also served CGW as Chairman of the Board, and maintained The Knoll as his residence.

In 1921, The Knoll became the residence of Alanson's son, Amory Houghton, then President of Corning Glass Works. Amory and his wife Laura have five children most of whom were born and raised at The Knoll. After holding several governmental positions, President Eisenhower appointed him Ambassador to France in 1957, a position he held until 1961.





Several major changes to the original house were made during those years. A swimming pool was added in the 1940's just outside the Billiard Room. After the Houghtons returned from abroad, a putting green replaced the formal garden. An access drive was put in to the boiler room entrance and steps installed up to the main entrance.

In October of 1974, after Ambassador and Mrs. Houghton had moved to a new residence in the Spencer Hill area of Corning, the Education and Training Department of CGW opened The Knoll as a center for education programs and planning meetings for company personnel. Over 8,500 people per year make use of the facility.

Some grounds have been converted for parking, the swimming pool area to a patio, and the living and sleeping areas have been converted into meeting/education rooms with services including equipment, breaks and lunches available to users. ~~Requests for meeting space or information regarding use of The Knoll should be channeled through Rachael Grimaldi. Call 974-7484.~~

Available Meeting Space

Drawing Room (20-30 people)
Billiard Room (14-16)
East Room (10-12)
Suite (10-12)
Studio (4-6)
Garden I (10-12)
Garden II (4-6)
Garden III (6-8)
Terrace (6-8)
Video (10-12)
Library (18-20)
Concord Room (4-6)

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