

BUILDING-STRUCTURE INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-8479

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Page J. Swarley

DATE: December 7, 1992

YOUR ADDRESS: 106 W. Sibley Hall

TELEPHONE: (607) 255-6544

ORGANIZATION (if any): Preservation Planning Workshop, Cornell University

IDENTIFICATION

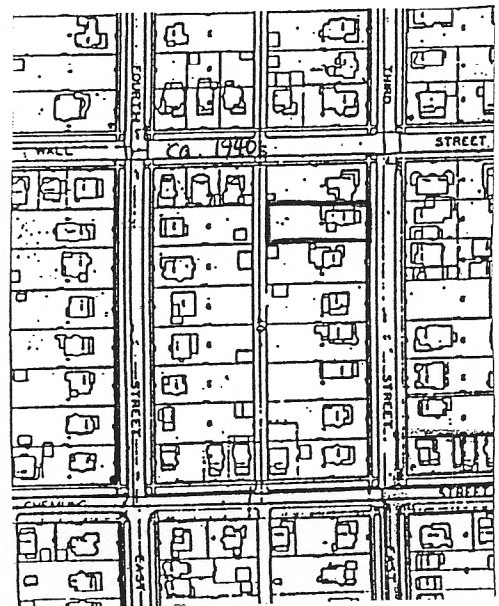
- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 110 East Third Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: James E. & Patricia Flannery ADDRESS: 440 East Third Street
- 6. USE: Original: Residence Present: Residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [X] [No []]
Interior accessible: Yes [] No [X] Explain: No, private residence.

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard [] b. stone [] c. brick [] d. board & batten []
e. cobblestone [] f. shingles [] g. stucco [X] other: vinyl 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 [] b. good [X] 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 OUTBUILDINGS AND PROPERTY:

- a. barn b. carriage house c. garage
d. privy e. shed f. greenhouse
g. shop h. gardens
i. landscape features: Hills at north and south boundaries.
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 BUILDING 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. 1860s-70s

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11. INTEGRITY:

1888 Sanborn Map: At least two, but probably three, additions were made to 110 East Third Street by 1888. The main rectangular block seems to have been supplemented by a rectangular, two-story, rear addition (A1), oriented north-south like the main block. The addition is not as wide as the main block. The east facades are not flush; the west facades are continuous. No interior dividing wall is drawn between the two areas. A porch (A2) has been added to the main (north) facade of the house. A one-story addition (A3) abuts the southwest corner of the probable two-story addition (A1) described above. Access to this addition (A3) from the interior of the house is through a doorway on the south end of the west facade (A1). A3 abuts almost the entire south facade of A1, and almost the entire west facade of A1 (one-third the length of the west facades of the main block and A1 together).

1893 Sanborn Map: No change.

1898 Sanborn Map: A small addition was made to the north facade of A3, abutting the west facade of the main block. A new doorway between A1 and A3 is drawn on the south facade of A1. A two-story semi-circular bay window was added to the east facade of the main block. A porch was added south of the bay window, on the east facade of A1.

1903 Sanborn Map: The semi-circular bay window was enlarged and is now drawn as a polygonal bay. The small addition to the north facade of A3 was removed. The main (north) porch appears to be wider. A small, square, one-story outbuilding was built at the rear of the property, almost abutting the west property line. The east porch appears wider and shorter than it did on the 1898 Sanborn Map.

1908 Sanborn Map: The small outbuilding was removed. The east porch is much larger and is now square in shape. The porch projects far east of the bay window.

1913 Sanborn Map: The bay window was widened. The east porch is now slightly smaller, and is rectangular in shape (oriented north-south). The area abutting the southwest corner (A3) is smaller. The south facade was shortened, and now extends only halfway across the south facade of A1.

1921-1939 Sanborn Maps: No change.

Post-1940: An outbuilding was added to the rear of the property, near the south and west boundary lines.

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110 East Third Street
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11. INTEGRITY (continued):

November 8, 1988: A building permit was acquired to complete the addition of vinyl siding, to remove and replace the front porch, and to put new eaves on the rear porch. ABQ Home Improvements did the work at a cost of \$9500.00. The new porch is only one-third the width of the north facade. It is located only on the west bay of the three-bay facade.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The lot occupied by 110 East Third Street is 63' x 165'. The short sides face East Third Street and the alley south of the lot. The house is located near the west boundary line, in the northern half of the rectangular lot. The main facade is oriented to the north. The setbacks of the houses on East Third Street are similar, and vary generally because of the degree of incline of the hill between the homes and the road. The east to west spacing varies according to the dimensions and number and location of additions made to each house on the block.

Although the land upon which the house is situate is fairly level, there is a steep drop from the sidewalk down to the street level. This incline becomes less sharp as one proceeds east on East Third Street. Another hill leads from the rear half of the property up to the alley, which is oriented east-west. The garage is located at the top of this hill.

Situated on the south side of East Third Street, this home and its neighbors are attractive mid-nineteenth century homes. The building directly to the west, 202 Wall Street, is an eclectic residence, the original design of which is largely hidden by many additions; to the east, 112 East Third Street is Italianate, like the subject property, with a few alterations.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

110 East Third Street is an Italianate-style detached residence. This style was popular in America between 1840-85, and in New York State between 1850-90. According to McAlester's *A Field Guide to American Houses*, principal characteristics of Italianate-style buildings include a low-pitched roof, wide overhanging eaves, decorative brackets supporting the eaves, tall, narrow one- or two-light sash windows (often arched, curved, or with elaborate crowns), and a square cupola or tower. The Italianate building tradition is based in the English Picturesque movement, and was popularized in America through Andrew Jackson Downing's pattern books. 110 East Third Street is

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (continued):

a simple hipped roof example, which is the most common type of Italianate-style homes, comprising roughly one-third of all Italianate-style homes.

The overall plan of 110 East Third Street is rectangular, consisting of a front porch, the original rectangular block, a rectangular rear addition, a projection to the west, and a square, screened-in porch on the east facade. The roofs on the main block and the rear addition are hipped. The roof on the west projection is pent, and the east porch has a flat roof. There is an exterior chimney located on the east facade of the main block. The eave of this facade is built around the chimney. There is a vent stack located near the center of the roof. The exterior of the house is vinyl siding; the roof appears to be covered with asphalt shingles. The foundation has been parged over.

The main (north) facade is three bays wide. The front door occupies the northwest bay. The windows are two-over-two light double-hung sash. The windows are enclosed within plain casings; there are no decorative crowns. The front porch is supported by two plain thin piers and has wood latticework skirting. The wood railing around the front porch is unique, consisting of two horizontal rails (the second of which is halfway between the floor and the top rail), and vertical two-by-fours placed either between the two rails or between the bottom rail and the porch floor. The geometric effect complements the latticework skirting.

The east facade is roughly four bays wide. The northeast bay of windows is separated from the others by the exterior chimney. South of the bay windows is a one-story enclosed porch. There are two openings on the second floor, above the porch. The second-story opening south of the bay window extends from the cornice line down to the porch roof. The east porch is square, has a flat roof, a plain frieze area, latticework below the frieze, screened windows, and a door on the south facade.

The outbuilding is oriented east-west, with the garage door on the east facade. The structure is sheathed in clapboards. The door has seven lights arranged horizontally across the door. The garage is located on the top of the hill at the rear of the property, abutting the alley. A fence is oriented east-west at the top of this hill, separating the garage area from the rest of the backyard. Wood steps lead down to the back yard from the east facade of the garage. A picket fence and a larger wooden fence mark the boundary between 202 Wall Street and 110 East Third Street. However, these fences separate only the back

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (continued):

yards, and not the property between the actual dwellings. A picket fence also separates 110 and 112 East Third Street.

20. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE:

One aspect of the importance of 110 East Third Street is its location in the Southside neighborhood of Corning, New York. This area documents the growth of the city from its beginning through the twentieth century. Its initial existence is due to speculation and the transportation industry. The city grew under the auspices of Corning Inc., a large glass manufacturer which employed many Corning residents. Many styles of nineteenth and early twentieth century homes are in evidence in the Southside neighborhood. These include Greek Revival, Italianate, Second Empire, Queen Anne, Colonial Revival, Neo-Classical, Tudor, Craftsman, Stick, Spanish Mission, and Shingle. Also, notable architects such as Pierce and Dockstader, Pierce and Bickford, and Henry G. Tuthill designed homes in the area. Local builders such as the Corning Building Company and H.O. Dorman also constructed homes in the Southside neighborhood.

One of the earliest recorded transfers of 110 East Third Street occurred in October 1868. Joseph Fellows conveyed the land to his nephew, John Heermans, as Trustee. In April 1874, Heermans sold the property to Helen M. Higgins. In April 1900, Henry R. and Belle L. Higgins sold the house to Julia E. Wolcott, widow of W. Maynard Wolcott, for \$2925.00.

Four years later, Wolcott conveyed the land to George B. and Nettie E. Pettingill. Pettingill was the assistant secretary and purchasing agent for the T.H. Symington Company, which manufactured journal boxes and railway specialties. Pettingill paid the Corning Building Company \$570.88 for the construction of a bay window, rear (east) porch, closet, front (north) porch, oak door with bevel flat glass, and a window. In September 1913, Pettingill sold the property to Fay H. White, a lawyer working at the First National Bank Building.

Fay H. and Emma C. White conveyed the house to Mary E.V. White in August 1918. The 1917-18 Corning City Directory lists 110 East Third Street as "vacant." In August 1919, James Sebring, guardian for Mary White, an infant, conveyed the property to Reginald F. Clewell for \$1244.00. Clewell, a mechanical engineer for Corning Glass Works, lived at 110 East Third Street until 1932. In May 1932, Justin V. Purcell, Referee for Clewell, sold the property to Elizabeth A. McNamara for \$5000.00.

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110 East Third Street
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20. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE (continued):

During McNamara's ownership, 110 East Third Street was a rental property. In December 1941, Elizabeth McNamara sold the premises to Ralph E. and Edna Williams. Ralph E. Williams was a draftsman for Corning Glass Works; Ralph N., his son, was in the United States Navy. Between 1944 and 1947, Edna Williams was either widowed or divorced. She subsequently married Ray L. Velie, an employee of Ingersoll-Rand Company. In November 1948, Velie sold the property to Harold W. and Rhea C. Stasch. Stasch was the manager of Crystal City Dry Cleaners. In March 1965, the property was conveyed to Everett L. and Suzanne O. McMurtry, who sold the house to the current owners, James E. and Patricia Flannery, in August 1972.

21. SOURCES:

Corning City Directories; Steuben County Deeds; 1893 Map of the City of Corning, New York, by Harry C. Heermans, City Engineer; Sanborn Fire Insurance Maps of Corning, 1888, 1893, 1898, 1903, 1908, 1913, 1921, 1930, 1939; map of Southside neighborhood, ca. 1940s; Corning building permits 1970s-present; tax assessment records.

Auwaerter, John. *Reconnaissance Level Survey: Southside Neighborhood Proposed Historic District, Corning, New York*. Ithaca, New York: Cornell University, Graduate Program in Historic Preservation Planning, September 1991.

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