

**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: Paige J. Swarthy

DATE: December 7, 1992

YOUR ADDRESS: 106 W. Sibley Hall

TELEPHONE: (607) 255-6544

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

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**IDENTIFICATION**

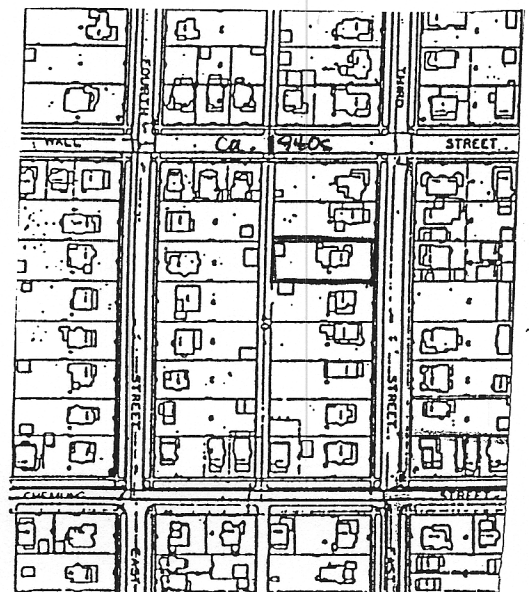
- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Coming VILLAGE:
- 3. STREET LOCATION: 112 East Third Street
- 4. OWNERSHIP: a. public [ ] b. private [ X ]
- 5. PRESENT OWNER: Jerry E. & Virginia L. Wright ADDRESS: 112 East Third Street
- 6. USE: Original: Residence Present: Residence
- 7. ACCESSIBILITY 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 [ 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 [ 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:** 112 and 120 East Third Street are located on the same property. 112 East Third consists of a two-story rectangular block (probably the original Italianate-style building), and a one-story rear (south) addition. The one-story portion of the house is basically rectangular in shape, although the northwest corner of the addition wraps around the southwest corner of the two-story structure. The southwest part of the rear addition is not flush with either the west or south facades of the addition. In other words, the southwest "corner" does not exist, but is "cut out" of the house instead.

**1893 Sanborn Map:** A one-story porch was added to the main (north) facade of the residence.

**1898 Sanborn Map:** A one-story half-round (semicircular) bay window was added to the southeast area of the east facade of the original structure. A porch was added to the east facade of the south addition, immediately south of the bay window.

**1903 Sanborn Map:** A new property line now divides 112 and 120 East Third Street. A one-story rectangular outbuilding was constructed to the rear of the residence, abutting the west and south property lines. The bay window is now polygonal rather than rounded. Major changes have occurred in the south addition of the residence. Roughly one-third of the southern end of the east porch was removed. A small portion of the rear addition immediately to the west of the removed porch was also eliminated. A dividing wall oriented east-west now divides the rear portion of the house. The northwest corner of the rear portion of the house now extends further north along the west facade of the original structure. A porch was added to the southwest part of the rear addition.

**1908 Sanborn Map:** No change.

**1913 Sanborn Map:** The outbuilding was removed.

**1921 Sanborn Map:** A new outbuilding was constructed in roughly the same area as the old one. The new one-story outbuilding does not abut any property lines, and is roughly square in plan. It is specifically labelled "auto," and is presumably used as a garage.

**1930 and 1939 Sanborn Maps:** No change.

**ca. 1940s map:** The full-width north porch was removed and replaced with a porch which wraps around the north one-third and

CONTINUATION SHEET, Page 2  
112 East Third Street  
Corning, New York

**11. INTEGRITY (CONTINUED):**

west one-third of the house.

**14 June 1988:** A building permit was acquired for Hill Contracting to add "layover jets 12' square on roof." The cost of construction was \$1000.00.

**6 June 1990:** A building permit was acquired for Hills Construction to renovate a porch. The cost of construction was \$2500.00.

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

The land occupied by 112 East Third Street is 63' x 165'. The short sides of the lot face East Third Street and the alley south of the property. The main facade of the house is oriented to the north. The house is located in the north half of the lot, roughly halfway between the east and west property lines. The setbacks of most of the houses along 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, 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 steep 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, 110 East Third Street, is a mid-nineteenth century Italianate-style residence. The property to the east, 120 East Third Street, is also a mid-nineteenth century Italianate-style residence.

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

112 East Third Street is a two-story detached Italianate-style 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,

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

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. 112 East Third Street is a simple hipped roof example, which is the most common type of Italianate-style homes, comprising roughly one-third of all Italianate-style homes. 112 East Third Street probably dates to the mid-nineteenth century, and therefore is an early example of the Italianate-style.

The overall plan is rectangular, consisting of a veranda along the northwest corner of the house, the original rectangular block, a rear asymmetrical addition (subsequently divided into two distinct parts with separate roofs) and an east porch. The foundation of the house is hidden by foliage. The exterior of the house is clapboard. The three principal roofs of the house are low-pitched, hipped, and covered with asphalt shingles. Any original brackets have been removed. There are two interior chimneys, one on the east side of the main block, and one on the hipped roof directly south of the main block. At least one vent stack is located on this roof, as well.

The main (north) facade is three bays wide. The windows are one-over-one light double-hung sash. The windows are framed by shutters; there are no decorative crowns. The front door occupies the west bay, where the veranda begins. The frieze area of this veranda is supported by three Doric piers, one at the corner and one each on the north and west facades. Embellishment is provided by an open, decorative balustrade. Latticework covers the open space beneath the veranda.

The east facade of the main block has a one-story bay window, added between 1893 and 1898. A small, square, multiple-light window is located on the second story level of the east portion of the main block's south facade. A porch is located south of the bay window, on the east facade of the rear addition. The roof of this porch is supported by thin Doric piers.

A picket fence is visible from the middle of the west facade, and extends to the rear of the property, dividing 112 and 110 East Third Street. A garage is located near the south and west boundaries of the property. The wood frame building is clad with vertical flushboard. The entrance to the outbuilding is on the south, along the alley. The doors appear to be movable, and slide along a metal strip laid horizontally above the top of the doors. This outbuilding is probably the same garage that was constructed between 1913 and 1921. A stepped, wooden walkway leads from the rear of the property to the east porch.

**20. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE:**

One aspect of the importance of 112 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 to 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 many homes in the Southside neighborhood.

One of the earliest recorded transfers of the property occurred in 1889. In April 1889, Louis N. and Hattie T. Mathews sold the property to Robert B. Miller for \$3000.00. The 1893 Corning City Directory and an 1893 map of Corning indicate that Dr. Hebbard S.B. Nichols, a retired physician, and Alcimeda Nichols, widow of Thomas L. Nichols, lived in the house. However, in November 1894, Robert B. and Louisa Miller conveyed the property to Josephine Miller for \$3000.00. The Millers, who were living in Chicago, gave a life lease in the property to Julia Nichols, Robert Miller's sister. The 1903 city directory lists Joseph R. Oakden as the occupant of the property, although Josephine Miller still owned it. In January 1904, Josephine L. Miller transferred her interest in the property to John M. Tracy for \$2100.00.

Tracy, a deputy sheriff, lived in the house with Martin Tracy. In March 1909, John Tracy conveyed the property to Margaret A. Tracy. In June 1910, Margaret sold the property to Mary E. Young. In April 1912, Mary Young conveyed the land to Charles W. and Ella M. Thompson. Mr. Thompson was a trainman, and the Thompsons lived in the house until roughly 1915-16, after which Laurence F. Prouty, a pharmacist, occupied the house. In November 1919, the Thompsons sold their property to E. Judson and Eva L.C. Rosengrant.

At the time of the purchase, Rosengrant was a district superintendent in the Corning district, Genesee Conference. John I. Rosengrant, a student, Judson M. Rosengrant, a student, and Mary A. Rosengrant, widow of Isaac Rosengrant lived in the house as well. By 1925, Rosengrant is listed in the city directory as Reverend E. Judson Rosengrant. In October 1925, Rosengrant sold the property to Lucy B. Burgey.

**20. HISTORICAL AND ARCHITECTURAL SIGNIFICANCE (continued):**

After Burgey bought 112 East Third Street, it became a rental property. Occupants included a magazine writer, a stock broker, employees of the *Evening Leader*, Ingersoll-Rand Company, the New York Central Railroad, and Corning Glass Works. In 1958, William L. Perry, president of Corning Community College, rented the property with his wife, Carolyn. In 1962, John J. Wittich, director of the Finger Lakes College Association, occupied the property with his wife, Leah. In August 1963, Lucy M.C. Burgey, daughter of Lucy B. Burgey (who bought the property in 1925), sold the land to the current owners, Jerry E. and Virginia L. Wright.

**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.