

BUILDING-STRUCTURE INVENTORY FORM

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

FOR OFFICE USE ONLY _____

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

YOUR NAME: Dana Peak

DATE: November 12, 1992

YOUR ADDRESS: 106 W. Sibley Hall

TELEPHONE: 256-7101

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

IDENTIFICATION

- 1. BUILDING NAME(S): _____
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE: _____
- 3. STREET LOCATION: 12 East Third Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: Joan E. Leffel ADDRESS: 12 East Third Street
Present: Residence
- 6. USE: Original: 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 [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 [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 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
j. other: None

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: Most likely built in the 1870s.

ARCHITECT: Not Known

BUILDER: Not Known

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11c. MAJOR ALTERATIONS AND DATES:

By 1903 a one-story bay window was constructed on the northern portion of the western projecting wing. The bay window addition is concurrent with a major building campaign in bay windows between 1888-1903. Not only was there a bay window added to every house on the north side of block fifty-six except one, but there was a bay window added to every house on the north side of block fifty-one (except one) as well.

The Sanborn maps indicate the house was not significantly altered from 1908-48. However, there are several projections on the south facade of the house which deviate from the common rectangular Italianate-style plan. The 1893 Sanborn map is the earliest map on which this residence appears, and it is possible that the south projections could be additions constructed between the 1870s-1893. On the western corner of the south facade is a square, one-story hipped roof projection. However, this projection contains two-over-two, double-hung sash concurrent with the remainder of the house. On the east corner of the south facade, is a two-story open porch which wraps around the east facade creating a one-story enclosed side entrance to the house. At some point, under the second story back porch, a long rectangular window was installed. To the west of this window, an awning roof was installed over the back door. In addition, at some point, a small under-sized dormer window was installed near the peak of the hipped roof, facing south.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The residence is located on the south side of East Third Street on block fifty-six, lot two, and is situated one house east of the corner of Pine Street. To the east Third Street is dominated by Italianate-style houses, and large high style, late nineteenth century residences dominate to the west. The surrounding Italianate-style houses are situated in approximately the same place on their lots as 12 East Third Street. The front (north) facade of 12 East Third Street appears to be very similar to 4 East Third Street with a one-story porch extending the full length of the facade, and a projecting west wing.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

This residence was originally constructed in the Italianate Style popular from 1840-85. According to McAlester's A Field Guide to American Houses, the Italianate Style dominated American vernacular architecture from 1850-80, and was loosely based on Italian Renaissance models which were adapted and modified to a uniquely American expression. A rectangular plan with three bays and two stories, elongated windows, a low hipped roof, broad overhanging eaves, and a recessed doorway are the dominant stylistic features.

The plan of 12 East Third Street is basically rectangular, with a western two story projection, a western one-story bay window and wrap-around porch, and a rear projection and back porch on the south facade. The foundation of the house is constructed of stone, and the original siding of the residence is wood clapboard. The front (north) facade of the house consists of three (on the second story level) elongated, two-over-two, double hung windows ornamented with window crowns and shutters. There are two additional two-over-two windows on the first story as well as a paired door on the west side of the front facade. The door is recessed with two full-arch decorative wood panels. A one-story porch stretches the full length of the front facade, and wraps around the west facade

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE, Continued:

extending to the north facade of the west wing. The porch is ornamented with wood brackets, dentils, ornamented porch supports and a decorative wood balustrade. The roof is a low hipped roof, and beneath the roof are widely overhanging eaves with paired brackets, resting on a dentiled cornice. In addition, there is a Queen Anne-style ornamented mock-gable end centrally projecting from the cornice on the front (north) facade.

The Sanborn maps indicate there was a large carriage house on the south end of the lot from 1893-1913. However, by 1921 the structure appears to have been demolished.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

Lot two on block fifty-six was originally owned by Joseph Fellows who was an early and major landowner in Corning. On March 17, 1870, Fellows sold the property to Henry A. Horning for \$463.34. This relatively small sum of money indicates that there was probably no house involved in the transaction. Because the property was not sold again until 1890, there is no concrete evidence as to when the house was constructed. However, because the house is constructed in the Italianate Style which began to lose popularity by 1880, the residence was most likely constructed in the 1870s. On February 22, 1890, Ellen J. Horning sold the house to Ellen S. Ingersoll for \$7,250. Dr. Andrew J. and his wife Ellen resided at 12 East Third Street; however, by 1903 Ellen had become a widow. She occupied the house until 1917 when she began to rent to individuals. The 1917-29 City Directories indicate that a series of mechanical engineers employed by rented the house. The 1917-20 Directory indicates that Allan Carpenter rented the house, in 1923 Charles Cook, and 192 and The house remained in the Ingersoll family for 64 years until it was sold on April 1, 1954 to Philip and Joan Leffel. Joan Leffel remains the current owner.

Henry A. Horning spent a great deal of his career employed by the Fall Brook Coal Company and Fall Brook Railroad. According to John Auwaeter, coal was one of the most important commodities for Corning and the prospect of coal trade was instrumental in the development of the railroad and Corning. In the 1870s the Corning-Blossburg Railroad acquired the Fall Brook Coal Company, which located all of its new offices and machine shops in Corning. By 1900, the Company was employing nearly 250 of Corning residents. In 1875 Horning took over as General Agent of the Fall Brook Coal Company and by 1881, he was the General Freight and Passenger Agent at their new office on Pine Street. Prior to 1887, Horning was the Traffic Manager for the Fall Brook lines, and he died September 13, 1887.

Andrew J. Ingersoll was the proprietor of Pinewood Sanitarium in Post Creek, two miles north of Corning. It was established in 1869 on 120 acres of forested land, to offer special services such as fresh air and a recuperative atmosphere. Patients came to Pinewood from all parts of the country. In 1877 it was called the "Pinewood Water Cure." Ingersoll advocated "healing by faith", and published a book called In Health which discussed the theories he had developed regarding the cause and cure of human illness. Ingersoll lectured widely about faith healing and in addition to In Health, wrote numerous books and pamphlets.

In 1877 Ingersoll purchased the Corning Independent and its printing equipment. He employed Uri Mulford as Editor and Manager, who was previously Associate Editor of the Corning Democrat. The newspaper was produced twice a week for one year and was then sold to Nelson Cowan who then published the newspaper weekly for a year before going out of business. 12 East Third Street maintains historical importance in the Southside neighborhood

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE, Continued:

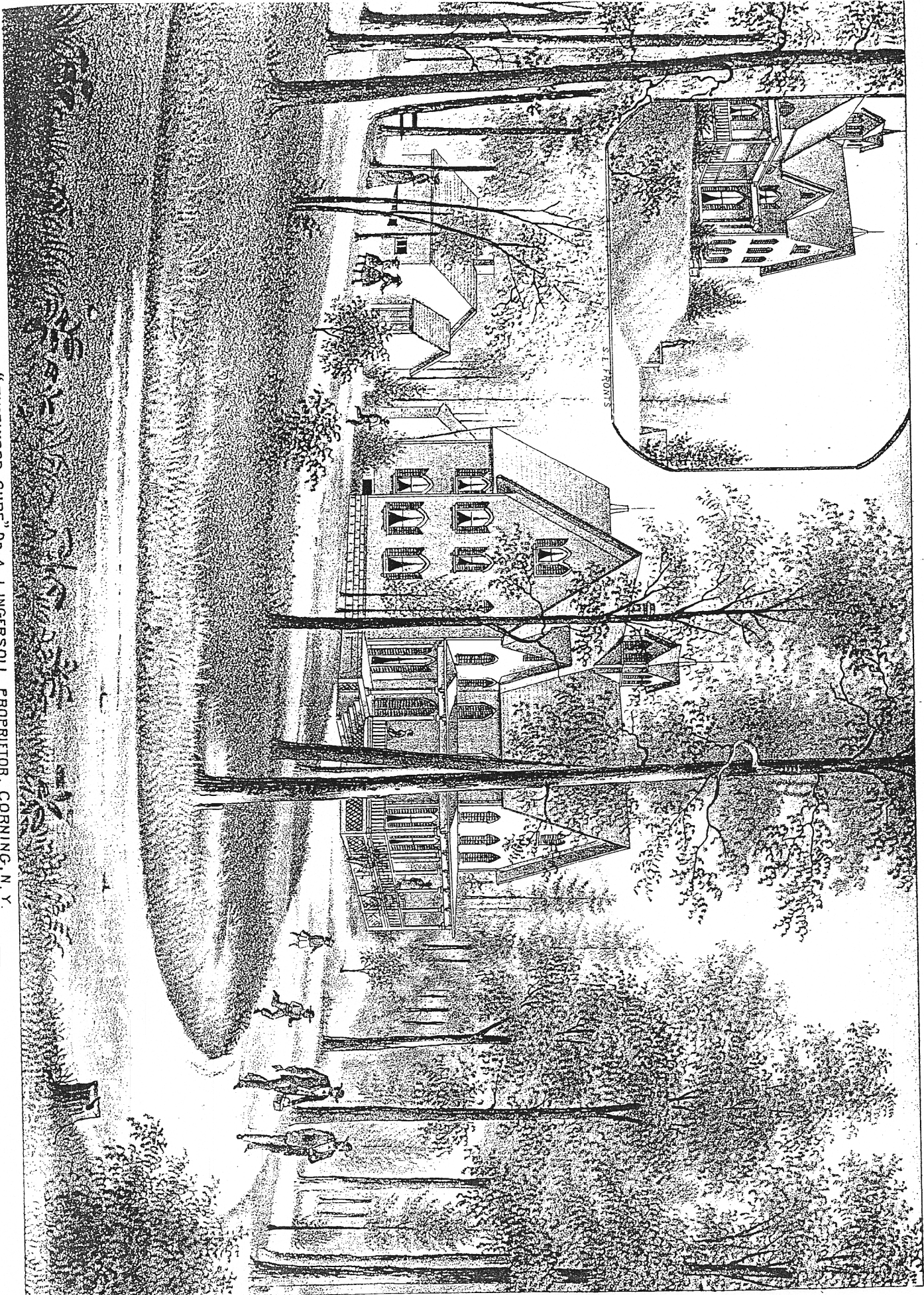
because it provides documentation resulting from the prosperity of local professionals like Henry Horning and Dr. Ingersoll.

In addition to the historical importance of the residents of 12 East Third Street, the building itself has architectural importance. The house is an excellent example of mid-nineteenth century Italianate Style architecture. The structure remains relatively unchanged with few major building campaigns initiated since it was built. The many architectural details of this residence (as illustrated above in Other Notable Features of Building Style) eloquently illustrate this unique revival style.

21. SOURCES:

Corning City Directories; Steuben County Deeds; Sanborn Fire Insurance Maps of Corning, 1893, 1898, 1903, 1908, 1913, 1921, 1930 and 1948; McAlester's A Field Guide to American Houses, "Reconnaissance Level Survey, Southside Neighborhood Proposed Historic District, Corning, N.Y." by John Auwaeter, History of Corning Painted Post Area, 200 years in Painted Post Country by Tom Dimitroff and Lois Janes, Corning and Vicinity

"PINEWOOD CURE," DR. A. J. INGERSOLL, PROPRIETOR, CORNING, N. Y.



S. T. FROST'S