

BUILDING-STRUCTURE INVENTORY FORM

FOR OFFICE USE ONLY _____

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

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

YOUR NAME: Page J. Swanley

DATE: December 7, 1992

YOUR ADDRESS: 106 W. Sibley Hall

TELEPHONE: (607) 255-6544

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

IDENTIFICATION

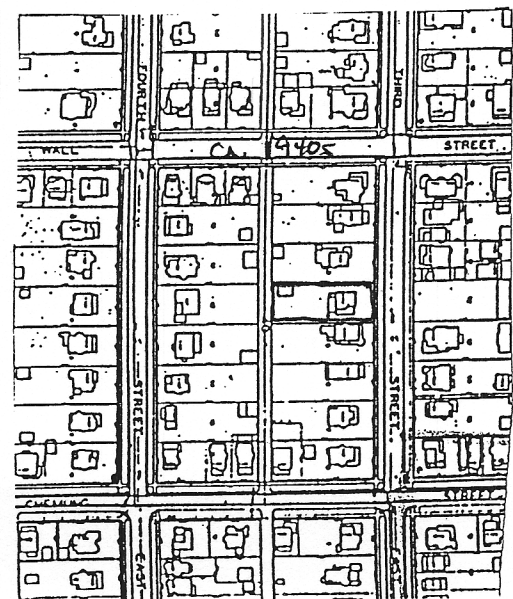
- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Coming VILLAGE:
- 3. STREET LOCATION: 120 East Third Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: David P. & Henrike S. Dowler ADDRESS: 120 East Third Street
- 6. USE: Original: Residence Present: Residence
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [X] No []
Interior accessible: Yes [X] No [] 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 (explan)
- 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:

CONTINUATION SHEET, Page 1
120 East Third Street
Corning, New York

11. INTEGRITY:

1888 Sanborn Map: 120 East Third Street consists of a two-story rectangular dwelling with a two-story rectangular bay on the south end of the east facade, a full-width one-story front porch, and a one-story rear addition, oriented east-west. The east wall of the addition is not quite flush with the east facade of the main block, and terminates slightly west of the east facade. A rear porch is attached to the west wall of the addition, flush with the west facade of the main block. An extremely elongated, rectangular one-story outbuilding is oriented east-west along the south property line. There is no property line dividing 120 and 112 East Third Street.

1893 Sanborn Map: No change.

1898 Sanborn Map: A second one-story rear addition was added to the east wall of the extant rear addition. The south end of the house's east facade (from the middle of the bay and south) has been extended east. In plan, the east facade is stepped, with four different eastern terminations.

1903 Sanborn Map: On the south property line, a new outbuilding replaced the old. The new structure is also one-story, but is almost square. The longer sides face north and south. A property line separates 112 and 120 East Third Street. The south half of the east facade is now a uniform block. The interior wall separating the rear additions has been removed.

1908 Sanborn Map: A one-story porch has been added to the west three-quarters of the south wall of the rear addition.

1913-39 Sanborn Maps: No change.

ca. 1940s: A full-length one-story addition was added to the east facade. The east wall is three bays long; the north and south walls are one bay wide. A large rectangular outbuilding is situated along the west property line.

27 May 1983: A building permit was acquired to extend the garage for a shop area.

13 October 1983: A building permit was acquired for necessary repair to the rear room, including the walls, ceiling, and installation of a skylight.

9 May 1985: A permit was acquired to remove an old porch, install a new larger rear porch, and install a wooden retaining wall.

11. INTEGRITY (continued):

14 June 1988: A building permit was acquired to remove the old roof covering, add a 3-1 replacement (asphalt) and a new gutter.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The lot occupied by 120 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 in the center of the northern half of the rectangular lot, with the main facade oriented to the north. The setbacks 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 generally 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 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 of the subject property, 112 East Third Street, is a hipped-roof Italianate-style residence; to the east of the subject property, 124 East Third Street is a front-gabled Italianate-style dwelling.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

120 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 support 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. 120 East Third Street is simple hipped roof example, which is the most common type of Italianate-style homes, comprising roughly one-third of all Italianate-style homes.

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

The two-story main block of the house is rectangular, with a two-story rectangular (roughly 1'6"-2' wide) extension on the south half of the east facade. There is a hipped roof, centralized (interior) red brick chimney, and vent stack located in the middle of the south end of the roof. Any original brackets have been removed. One-story additions are located along the east and south facades of the main block. The overall plan is basically rectangular.

The main facade is three bays wide, with the front entrance occupying the westernmost bay. The door is both paneled and glazed, with eight fixed panes of glass set in a Craftsman-style arrangement. The storm door is an eight-light (two lights wide) paneled door. Doric pilasters supporting a plain entablature and narrow crown comprise the door surround.

The windows are one-over-one light double-hung sash. A wood sill is located beneath each of the windows; a simple flat lintel made of wood crowns the windows. Shutters frame the sash windows on the north and west facades, and on the second story of the east facade. The building is outfitted with wooden storm sash.

The windows on the west facade are placed very close together on the south end of that facade. There is no fenestration on the second story of the south facade. The first floor on the south side of the house consists of a one-story addition with a central hipped roof and shed roofs extending over the additions on the east and west. The east addition is enclosed; the west addition is an open porch. A triple casement window is centrally located on the rear addition. The east side of this addition has a square one-light awning window. The porch (west) is supported by Doric piers, roughly 4" x 4".

On the east facade, the second story has three one-over-one light double-hung windows. The full-length one-story addition on the east facade is three bays long and one bay wide. The shed roof is of a lower pitch than is the shed roof on the rear (south) addition. Four skylights admit light through the roof. The windows on the north and east facades of this east addition are six-light casement windows set in pairs. There are no shutters around the windows on the east addition. The windows are set within simple casings; the double windows are separated by a single mullion.

The foundation, originally stone, has been parged over. Wood clapboards sheath the exterior of the house; the roof is covered with asphalt shingles. A stone front stoop with cast-iron railings leads from the front walkway to the front entrance.

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

An outbuilding functions as a garage and shop area. It is a one-story front-gabled structure, with a garage door on the alley at the southern end, and wood latticework skirting. The roof cladding is asphalt shingles, the siding is clapboard. The shop area is covered by a flat roof. A narrow elongated window on the east wall provides illumination.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

One aspect of the importance of 120 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 many homes in the Southside neighborhood.

One of the earliest first recorded transfers of 120 East Third Street occurred in 1868, when Joseph Fellows transferred his interest in the property to his nephew, John Heermans. Heermans was a principal in the Corning Stone Company, and was also a land agent.

The deed in which this property was transferred also placed all of Fellows' real estate in Heermans' control as trustee for Fellows, because of old age infirmities. Fellows revoked the trust in 1869, and subsequently restored the trust to Heermans in 1871. Fellows died on April 28, 1873.

Heermans conveyed the property at the end of February 1881 to William H. Jessup for \$100.00. In turn, Jessup sold the parcel to Eugene D. and Ella D. Sage for \$350.00 at the end of April, 1881, a mere two months later. It is unclear whether the higher price was due to property improvement.

The Sage family owned, co-owned, and/or occupied 120 East Third Street for the next 97 years, until 1978. Eugene Sage was a self-employed grocer who died on February 24, 1907. Willard Sage, his son, lived in the house from 1931 until 1938 with Ella, his mother.

CONTINUATION SHEET, Page 5
120 East Third Street
Corning, New York

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE (continued):

Willard, chief clerk of the Board of Public Works, and his wife, Eloise, continued to live in the property after Ella died. In 1956, Eloise Sage, now a widow, transferred the property to herself and Mrs. Helen Culver as tenants in common, with each party retaining the right of survivorship. Eloise is listed as the sole resident at this address until 1965, when the residence is listed as 120 1/2 in the Corning City Directory. Helen Culver lived in the house until 1978, when she transferred the house to David and Henrike Dowler, current owners of the property.

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.