

BUILDING-STRUCTURE INVENTORY FORM

FOR OFFICE USE ONLY _____

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK 12242-0001

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
REC NO _____

YOUR NAME: *Paul J. Swaney*

DATE: *December 7, 1998*

YOUR ADDRESS: *106 W. Sibley Hall*

TELEPHONE: *(517) 355-6544*

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

IDENTIFICATION

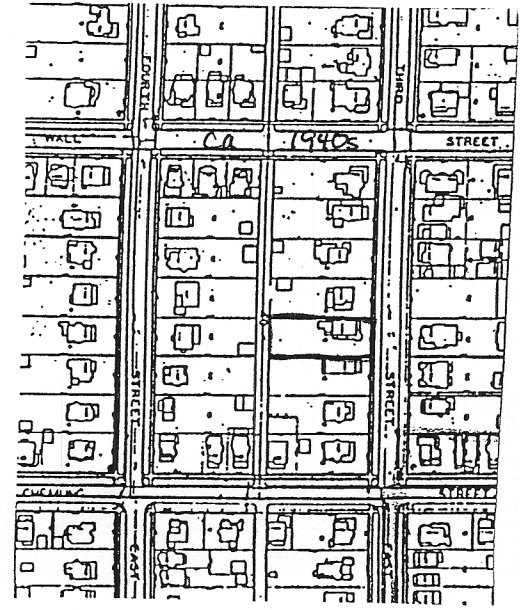
- 1. BUILDING NAME(S):
- 2. COUNTY: *Steuben* TOWN/CITY: *Coming* VILLAGE:
- 3. STREET LOCATION: *124 East Third Street*
- 4. OWNERSHIP: a. public [] b. private []
- 5. PRESENT OWNER: *Gary R. & Sharon A. Congdon* ADDRESS: *124 East Third Street*
- 6. USE: Original: *Residence* Present: *Residence*
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes [] No []
Interior accessible: Yes [] No [] Explain: *No, private residence.*

DESCRIPTION

- 8. BUILDING MATERIAL: a. clapboard [] b. stone [] c. brick [] d. board & batten []
e. cobblestone [] f. shingles [] g. stucco [] other: *vinyl siding*
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints []
b. wood frame with light members []
c. masonry load bearing walls []
d. metal (explain)
e. other
- 10. CONDITION: a. excellent [] b. good [] c. fair [] d. deteriorated []
- 11. INTEGRITY: a. original site [] 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: Two additions were made to the original two-story rectangular block by 1888. The one-story additions are similar in size and orientation. They are both oriented east-west, and extend roughly two-thirds across the south facade of the main block.

1893 Sanborn Map: A large one-story veranda was added. The veranda extends across the entire main (north) facade, and wraps around slightly less than one-half of the east facade. A circular projection is located at the northeast corner of the veranda. A one-story L-shaped addition abuts the remainder of the original east facade. The widest part of the ell is located in the middle portion of the east facade.

1898 Sanborn Map: A small semi-circular bay window was added to the south portion of the main block of the west facade.

1903 Sanborn Map: The semi-circular bay was removed, and a polygonal bay was placed on the northern half of the west facade. This Sanborn Map indicates that six of the eight properties on the south side of East Third Street, between Wall and Chemung streets, have polygonal bay windows. The previous (1898) map indicates that only four of these houses had bay windows, all of them semi-circular in shape. The southernmost of the two rectangular rear additions was made smaller. The eastern third of this addition was eliminated. Also, the veranda may have been enlarged slightly (it seems to project slightly further from the east facade).

1908-39 Sanborn Maps: No Change.

post-1940: The veranda on the east facade was removed, as was the semi-circular projection near the northeast corner of the veranda.

4 November 1980: A building permit was acquired to install new siding and roofing. The cost of the work was \$10,100.00. Photographs in the tax assessor's office in Corning, New York, indicate that this work restored the exterior of the house to a more historically-accurate state.

27 January 1981: A building permit was acquired to remodel the house's interior, add a new bathroom floor, kitchen, wing, floors, ceiling, walls and insulation. The cost of the work was \$19,000.00.

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

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The lot occupied by 124 East Third Street is 63.10' x 165.28'. The short sides face East Third Street and the alley south of the lot; the main facade is oriented to the north. The house is located along the west boundary line, in the northern half of the rectangular lot. The setbacks of the houses on East Third Street are similar, and vary mostly 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.

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, 120 East Third Street, is a hipped-roof Italianate-style residence; to the east, 130 East Third Street is also Italianate.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

124 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. 124 East Third Street is a front-gabled roof example. According to McAlester, the front-gabled Italianate is a "subtype," and accounts for approximately ten percent of surviving Italianate-style homes. Typically, front-gabled Italianate-style homes are the result of Italianate detailing being added to the front-gabled house popularized during the Greek Revival period (ca. 1825-60). The rather simple detailing of 124 East Third Street suggests that it is an early example of the Italianate-style.

The overall plan is rectangular, consisting of a front porch, main rectangular block, rear addition, and two minor projections on the east facade. There is a centralized (interior) chimney,

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

located on the ridge line in the northern third of the house. The foundation on the original rectangular block is uncoursed rubble; the foundations on the additions is concrete. The exterior of the house is vinyl siding. The roof is clad in red tile. The main and rear roofs are gabled; the east roofs are flat; the front porch has a hipped roof and a pediment on one end.

The main (north) facade is three bays wide. There is a small segmental arch window in the center of the gable. The main windows are two-over-two light double-hung sash. Decorative crowns embellish all windows on the north facade. The front porch is full-width. Wood porch steps lead up to the west bay of the main facade, where the front door is located. The front door has two lights, is paneled and has a surround and a decorative hood, similar to those encasing the windows. The pediment is placed on top of the hipped roof, on the northwest corner. The porch roof is supported by four turned columns. Where the porch abuts the main facade, it is supported by two plain, squared brackets. The balustrade is latticework, and there is latticework skirting, as well. Stone steps lead down the hill to the street level.

The main block of the east facade is three bays wide. Two minor projections were added to the south two-thirds of this facade. The windows on the main block of the facade, and on the northeast projection are two-over-two light double hung sash, with decorative crowns. There is a small double-hung sash, encased in a simple surround, on the east facade of the southern projection. There is a door on the east facade of the rear addition.

The first floor of the south facade consists of the gabled rear addition, the roof of which has a steeper, shorter pitch on the west side. There is a door on the western end of this addition. A row of triple one-over-one light double-hung sash is located to the east of the door. The second story of the rear facade consists of a small rectangular window in the center of the gable, paired one-over-one light double-hung sash on the west end of the facade, and a single two-over-two light double-hung sash on the east end of the facade.

A picket fence is oriented east-west between 124 and 130 East Third Street. The fence begins at the dividing point between the main block and the rear addition of 124 East Third Street. Near the top of the hill at the rear of the property, there is a "fence" of short posts driven into the ground.

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124 East Third Street
Corning, New York

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

One aspect of the importance of 124 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.

The first transfer of the property was recorded in November 1840. Erastus Corning, John V.S. Pruyn, and Joseph Fellows sold the property to William Gulick for \$325.00. In September 1862, Mr. Seymour, Sheriff, conveyed the land for James A. Gulick to William M. and Anna M. Mallory. In 1876, Edward and Anna Jaffrey bought the property. Sarah A. McClellen purchased the land from the Jaffreys in April 1885. Orator McClellen lived in the house from at least 1893 to 1915. At first an employee of Heermans & Co., McClellen became the proprietor of McClellen Pharmacy in 1905.

In October 1915, Leigh R. Hunt, trustee for the estate of Sarah McClellen, sold the property to F. Louise and Sarah E. Durland for \$2525.00. The Durlands conveyed the land to Edward J. Keating, a painter, and his wife, Hannah. The property was transferred in February 1922, though the Keatings had been occupying the house since 1917. Two months later, in April 1922, the Keatings sold the house to Albert A. and Urania King.

At this time, the Kings apparently began renting out part of the property, while still maintaining residence there. Albert King died between 1923 and 1925. Mrs. King's renters included employees of Hood Furnace and Supply Company, J.W. Morrow (an automobile garage), Corning Glass Works, and the Public Works Department. In 1938, Mrs. King had a third renter, Joseph E. Batchelor. Joseph and Mabelle Batchelor acquired 124 East Third Street, probably from a will. Like Mrs. King before them, the Batchelors lived in the property and rented part of it out. Their renters included employees of Corning Glass Works and of Coger, Tucker & Cheney, Inc. (tea importers and coffee roasters). The Batchelors also owned 142 East Third Street, which they rented out, from 1920 to 1946.

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124 East Third Street
Corning, New York

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE (continued):

In September 1947, Mabelle K. Batchelor sold the property to Dominic J. and Anna M. Fratarcangelo. Dominic was an employee of Corning Glass Works. The Fratarcangelos rented the extra space in the house to Peter A. and Helen Fratarcangelo. The Fratarcangelos owned the property until June 1959.

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.