

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: Psige J. Swanley

DATE: December 7, 1992

YOUR ADDRESS: 106 W. Sibley Hall

TELEPHONE: (607) 255-6544

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

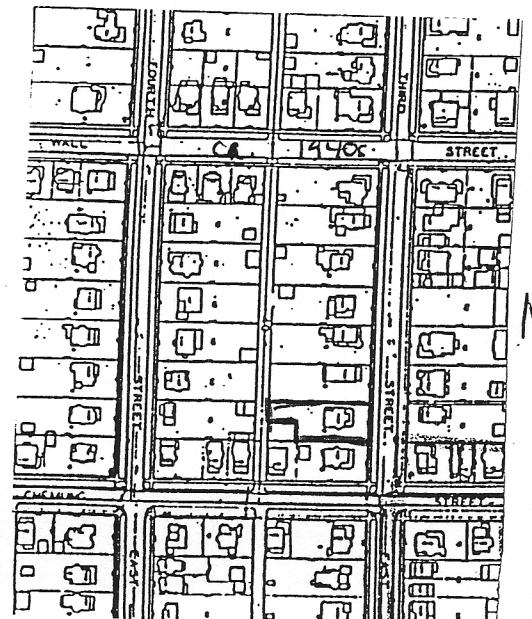
IDENTIFICATION

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 142 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 [] 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

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. 1870s

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

11. INTEGRITY:

1888 Sanborn Map: The street address of this dwelling is listed as 138 East Third Street. The basic form of the two-story dwelling is rectangular, with rectangular, gabled projections on the west, north and east facades. The extensions on the east and west facades are almost mirror images of one another, except the south facade of the east projection is longer than the corresponding facade on the west extension. The long facades are oriented to the east and west. The centrally located, gabled projection on the north facade is nearly square in shape.

1893 Sanborn Map: Two porches have been added, to the east and west of the centrally located projection on the north facade. The north facades of the porches are flush with the north facade of the centrally located gabled projection. With these additions, the plan of the house is that of a Latin cross.

1898 Sanborn Map: The porches on the north facade have been removed. The projection on that facade was altered: its north facade is longer, the east and west facades are shorter, and the west facade has been rebuilt on an angle from the northeast to the southwest. A large, one-story, full-width porch replaces the two earlier porches. The squared porch wraps around the northeast and northwest corners until it reaches the projections on the east and west facades. The distance to these projections from the north facade is not great enough to call the porch a "veranda." The house now has a "T"-shaped plan.

1903 Sanborn Map: Major changes have been made to this house since 1898. The street address was changed to 142 East Third Street. A polygonal bay window was added to the middle of the gabled projection on the east facade. This map indicates that six of the eight homes on East Third Street, between Wall and Chemung streets, acquired polygonal bay windows since 1898. In that year, four homes had semi-circular bay windows, but no polygonal bays. The northeast and northwest "corners" of the house have been removed, resulting in a larger gabled projection. The north facade now consists of only a gabled projection, instead of a gabled projection, two corners of the main house block, and the northern corners of the east and west gabled projections. The main (north) porch was also altered: the northeast and northwest corners have been cut on a diagonal. South of the east and west gabled projections, the rear half of the house has been changed from two stories to one-and-a-half stories. The east facade is now flush with the east facade of the east gabled projection. A one-story porch, added to the west facade of the rear portion of the house, is flush with the west facade of the west gabled projection. The east and west facades

11. INTEGRITY (continued):

of the rear part of the house were shortened, as well. An interior dividing wall separates the front and rear sections of the house. The plan of the house is now rectangular.

1908 Sanborn Map: No change.

1913 Sanborn Map: The rear (south) portion of the house was reduced in height from one-and-a-half stories to one story. The main (north) porch was altered again. The corners are squared, and the porch's east and west facades are no longer flush with the east and west facades of the main house. They now abut the north facade, on either side of the north gabled projection.

1921-39 Sanborn Maps: No change.

28 June 1978: A permit was acquired to remodel the kitchen, remove two windows, install a larger window, and move a door.

23 June 1982: A building permit was acquired to remodel one bathroom, construct new walls and install new fixtures. The work was completed at \$2500.00.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The lot occupied by 142 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 slightly to the left of center in 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 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 drop from the sidewalk down to the street level. This incline becomes sharper as one proceeds west on East Third Street. Another steep 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 of the subject property, 130 East Third Street, is a hipped-roof Italianate-style residence; to the east of the subject property, 144-146 East Third Street is a Queen Anne-style dwelling which originally may have been Italianate.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

142 East Third Street is a two-story cross-gabled free classic Queen Anne-style residence. The cross-gabled subtype accounts for approximately twenty percent of Queen Anne-style residences; the free classic makes up thirty-five percent. This style was popular in the United States between 1880 and 1910, and in New York State between 1885 and 1910. According to Virginia and Lee McAlester's *A Field Guide to American Houses*, principal characteristics of Queen Anne-style residences include windows of various shapes and sizes, brackets, spindlework (i.e., turned porch supports, spandrels, beads) located in porch balustrades, in friezes suspended from porches, and in gables, classical columns, clipped corners ("cutaway bays"), half-timbering, and patterned masonry. The Queen Anne-style is often asymmetrical in plan, to avoid plain flat walls. Towers, overhangs, bays, wraparound porches and wall projections are common.

The main (north) facade of 142 East Third Street has a full-width porch that wraps around a centrally located cross-gable, which is oriented north-south. The west corner of the porch is rounded; the east corner is clipped. The porch has wood latticework skirting. The balustrade is comprised of turned, thin balusters, and the porch is supported by four groups of paired Doric columns raised on pedestals. Single columns support the porch where it meets the wall. A projecting pediment, supported by triple columns, crowns the center of the porch. The gable is decorated with cut, patterned wood and a row of knob-like beads. Wood steps lead to the front door. The foundation of the house is uncoursed stone. A pair of one-over-one light double-hung sash is centrally located in the north-south cross-gable. Similar paired windows are located on the other facades, as well. Single one-over-one light double-hung sash are located on the north facade of the east-west cross gables. The roof above these windows is in the form of an inverted "V." A red brick chimney is centrally located in the house.

A two-story polygonal bay window, covered by a hipped roof with flared eaves, is located on the east facade. There is a cross-gable rear (south) addition with various window sizes and shapes. The rear (southwest) porch has a pent roof. The roofs are covered with asphalt; the house has clapboard siding. There are no outbuildings.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

One aspect of the importance of 142 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

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE (continued):

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.

Isaiah C. Dow, a foreman for Fall Brook Coal Railroad lived in 138 (now 142) East Third Street as early as 1874-75. In May 1895, Isaiah C. and Carrie L. Dow sold the house to Charles H. and Nettie Almy for \$3300.00. Mr. Almy was a principal in Almy and Thomas, a store that sold boots and shoes (ca. 1893), groceries and provisions (ca. 1895), and then manufactured cut glass (ca. 1903).

The Almys sold the house in February 1906 to Joseph E. Batchelor for \$4000.00. The Batchelors moved into the house between 1907 and 1909. Joseph was a glass cutter, and Mabelle owned an art store. Two more people occupied the house in 1911-12: Margaret E. Batchelor (widow of Benjamin), a dressmaker, and Philip B. Batchelor, a clerk. In 1917-18, Glenn L. Crandall, a clerk, lived at 142 East Third Street with the Batchelors. The Batchelors also owned 130 East Third Street from 1920 until 1946. They never lived there, preferring to rent it out instead. The Batchelors also owned 124 East Third Street from the late 1930s (no deed is recorded) until Mabelle Batchelor sold it in 1947. In 1946, Mabelle Batchelor sold 142 East Third Street to Clarence O. Aldam for \$8000.00. Aldam was an employee of Corning Glass Works, and his wife, Anna, was a music teacher at Corning Free Academy. The Aldams sold the house to Frank and Lavona Schneider in 1956. David P. and Henrike S. Dowler, owners of 120 East Third Street, are the current owners of this house.

21. SOURCES:

Corning City Directories; Steuben County Deeds; 1893 Map of the City of Corning, 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.

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

21. SOURCES (continued):

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.