

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. Swarby

DATE: December 7, 1992

YOUR ADDRESS: 106 W. Sibley Hall

TELEPHONE: (607) 255-6544

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

IDENTIFICATION

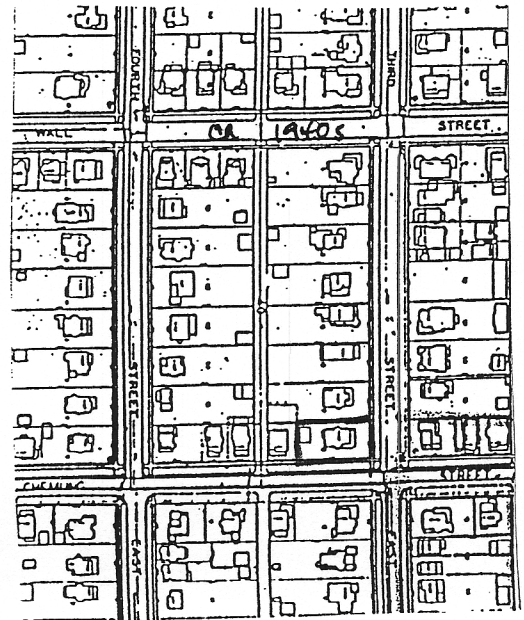
- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben TOWN/CITY: Corning VILLAGE:
- 3. STREET LOCATION: 144-146 East Third Street
- 4. OWNERSHIP: a. public [] b. private [X]
- 5. PRESENT OWNER: Curt & Charmae L. Weinstein ADDRESS: Rochester, New York
- 6. USE: Original: Residence Present: Residence
- 7. ACCESSIBILITY 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 [] b. stone [] c. brick [] d. board & batten []
e. cobblestone [] f. shingles [X] 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:



N

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: The two-story house is basically rectangular in shape. The east and west facades are the long facades. The main (north) facade faces East Third Street. The southern two-thirds of the east facade project further east than the does the northern one-third. A full-width one-story porch has been added to the main (north) facade.

1893 Sanborn Map: No change.

1898 Sanborn Map: A one-story porch was added to the west half of the south facade. Two semi-circular bay windows were added, one to the middle of the projection on the east facade, and the other to roughly the middle of the west facade. The full-width front (north) porch is now a veranda which extends around the northeast corner of the house to the bay window on the east facade.

1903 Sanborn Map: The bay window on the east facade is now polygonal instead of semi-circular. This map indicates that six of the houses on the north side of East Third Street, between Wall and Chemung streets, had polygonal bay windows added. The veranda, which formerly abutted the eastern tip of the bay window on the east facade, is now flush with the east facade of the projection on that facade. The semi-circular bay window on the west facade has been widened and is two-stories high.

1908 Sanborn Map: The main block of the house is now two-and-a-half stories high.

1913 Sanborn Map: The veranda is no longer flush with the projection on the east facade; it now extends slightly beyond that facade (to the east).

1921 Sanborn Map: A roughly square automobile garage (labeled "auto (tile)") was erected in the rear (south) of the property. It is located in the western half of the property.

1930-39 Sanborn Map: No change.

ca. 1940s map: No change.

17. INTERRELATIONSHIP OF BUILDINGS AND SITE:

The corner lot occupied by 144-146 East Third Street is 63' x 115'. The short sides face East Third Street and the alley south of the lot. The house is located in the center of the northern

17. INTERRELATIONSHIP OF BUILDINGS AND SITE (continued):

half of the rectangular lot, with the principal facades oriented to the north (facing East Third Street) and to the east (facing Chemung Street). 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 sidewalks 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 adjoining property of 211 Chemung Street. The garage is located at the top of this hill, to the north of the boundary line.

Situated on the south side of East Third Street and the west side of Chemung Street, this home and its neighbors are attractive nineteenth and twentieth century homes. The building directly to the west of the subject property, 142 East Third Street, is a Queen Anne-style residence; to the south of the subject property, 211 Chemung Street is also a Queen Anne-style dwelling.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

144-146 East Third Street is a two-and-a-half story hipped-roof with cross gables Queen Anne-style residence. The subtype accounts for approximately fifty percent of Queen Anne-style residences. The Queen Anne 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 front (north) facade of 144-146 East Third Street resembles an Italianate-style residence. It is a three-bay front-gabled facade with the entrance to 144 E. Third located in the northwest bay. The door has sidelights, and the entry porch consists of two square posts and a pediment. A cast iron railing delineates the edges of the stone steps leading up to the porch. A

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

triangular section in the top of the gable is extended forward (north) and is supported by five brackets. Beneath this section is a triple one-over-one light double-hung sash. There are returns on the gable ends.

There are two-story bays on both the east and west facades, and a small six-light window next to the bay. Each of the house's four gables has an extended triangular section; the east and west gables project over the bays and are supported by brackets. The entrance to 146 E. Third is located at the northeast corner of the house, on the east facade. A large one-light picture window is located on the east facade of the north gable end; the doorway is southeast of it. The door is glazed and paneled, and there is a cast iron porch railing. A square post supports the ceiling of the porch. This ceiling is actually the floor of a second-story porch that is almost entirely enclosed. A segmental arched opening and a lower, horizontal slit in the siding provide the only light and air into this porch area. The second-story porch's roof is formed by an extension of the roof of the east gable.

The southeast portion of the house's roof is hipped. The roof is slate; the siding is wood shingles. There is a centralized red brick chimney, the roof is asphalt shingles, and the foundation is stone. There is a square, hipped-roof, concrete garage located to the rear (south) of the house.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

One aspect of the importance of 144-146 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.

One of the earliest recorded transfers of 144-146 East Third Street occurred in March 1870. Joseph Fellows sold the property

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144-146 East Third Street
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20. HISTORICAL AND ARCHITECTURAL IMPORTANCE (continued):

(then known as 142 East Third Street) to David W. and Ida L. Lovejoy and Phebe Lovejoy. In April 1885, the Lovejoys sold the land to Ency M. Calkins. Six years later, in March 1891, Calkins conveyed the property for \$3200.00 to Oscar M. Rothfuss.

In April 1899, William L. McGeorge bought the house for \$3875.00. The increase in price reflects the addition of a large veranda, two bay windows and a rear porch between 1893 and 1898. In 1899, McGeorge was the mayor of Corning, and was also the bookkeeper for J. Hoare and Company, manufacturer of rich cut glass and engraved table glass. In 1905, McGeorge worked for T.G. Hawkes and Company, cut glass manufacturers. In 1907, William McGeorge again worked with J. Hoare and Company, this time as a foreman. In September 1908, the property was sold to James and Frances E. Hoare.

Mr. Hoare immediately transferred title of the land to his company, J. Hoare and Company. John Hoare has been called the "pioneer and father of rich cut glass manufacturing in the United States." In 1853, he established a cut glass business in New York City. Three years later, he bought out the glass cutting department of the Brooklyn Flint Glass Company (which was reorganized as Corning Glass Works in 1875). J. Hoare and Company moved to Corning in 1870, and worked closely with Corning Glass Works to produce glassware for such individuals as President Ulysses S. Grant and William B. Astor. J. Hoare and Company was the first firm to turn glass in a lathe successfully, and the first to produce cut-glass store windows. At the 1893, World's Fair in Chicago, Illinois, the shops of J. Hoare and Company won four medals, for artistic designs, symmetrical shapes, rich quality of their cut glass, and perfection of finish (including depth of cutting).

In August 1909, J. Hoare and Company sold the house to Lyman K. and Mabel E. Roloson. After the Rolosons purchased the house, it became a rental property. At least three pastors of the First Baptist Church rented the house: Reverend Harold S. Stewart (1911-19), Reverend David E. Haglund (ca. 1920-26), and Reverend Guy G. Bleakney (ca. 1926-32). Joseph Kershaw, the organist for Christ Episcopal Church, lived in the house from 1933 to 1939.

Harry B. Ecker, Jr. lived in the house from 1944 to 1950 with his wife, Luella. Ecker purchased the property from the Rolosons in May 1947. The Ecker family has been an important part of Corning for a very long time. In 1913, Harry B. Ecker, Sr. opened the Ecker Drug Store in downtown Corning. Harry B. Ecker, Jr., born in Corning in 1901 and a graduate of Corning Free Academy and the College of Pharmacy at the University of Buffalo, was a

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20. HISTORICAL AND ARCHITECTURAL IMPORTANCE (continued):

pharmacist at the drug store from 1922 to 1975. He was the sole owner of the store between 1939 and 1962, when Robert Golden became a partner in the business. Golden worked as a pharmacist in the store from 1957 to 1975, and rented this home from Ecker ca. 1958-64. A second Ecker Drug Store was opened in Big Flats in 1965, but was later closed. In 1975, pharmacist George Connor became the sole owner of the drug store, which still operates on Market Street.

The house was probably split into two rental units in approximately 1950. One of the inhabitants during the Eckers' ownership was Ernest W. Craumer, Jr., a professional ball player. The Eckers sold 144-146 East Third Street to Charles H. Githler on March 13, 1960. Githler resold the property to the Eckers the same day, March 13, 1960. Two years later, in July 1962, the Eckers sold the property to James M. and Irene C. Hewitt.

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.

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