

**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: 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: 16 East Third Street
- 4. OWNERSHIP: a. public [ ] b. private [X]
- 5. PRESENT OWNER: David Schirmer and Virginia Griffith ADDRESS: 16 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: 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 [X] b. zoning [ ] c. roads [ ]  
d. developers [ ] e. deterioration [ ]  
f. other:

15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn [ ] b. carriage house [X] c. garage [ ]  
d. privy [ ] e. shed [ ] f. greenhouse [ ]  
g. shop [ ] h. gardens [ ]  
i. landscape features  
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 [X]  
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: Built between 1861-68

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:

The 1898 Sanborn map indicates a the addition of a small central front porch on the north facade.

By 1903 a one-story bay window was constructed on the eastern portion of the south facade. 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. In addition, a two-story wing connecting a one-story expansion was constructed by 1903, on the western portion of the south facade. The smaller addition includes a back door installed in the east facade of the addition. The addition appears to have replaced a back porch which is indicated on the 1893 and 1898 Sanborn maps.

The 1908 Sanborn map indicates the construction of what appears to be a porch. However, the side porch is currently enclosed with glazing and more closely resembles a sun room. In addition, another one-story bay window was installed on the north corner of the east facade.

Between 1930-48 a small one-story, projecting entryway was constructed on the northern portion of the west facade when the property was utilized as apartments and identified by three addresses (14, 16, and 18 East Third Street). A larger projecting entryway was constructed south of the small entryway, which included a double-hung window on the west facade and a door in its north facade. Sometime after 1948, a final one-story bay window was constructed on the north corner of the west facade.

Several additions were completed in which no date can be obtained for their construction. A second story addition was made over the 1903 one-story expansion, which projects beyond the first story and creates an overhang. When the house was updated to the Colonial Revival Style, several changes were made to rework the existing design vocabulary. Between 1930-48, the Italianate-style front porch was removed which could signify an attempt to alter the architectural style. The previous central porch entry to the house was altered to a two-sided stairway installed with an iron-handrail. Major alterations to the Colonial Revival Style include a replacement of sash where small multi-paned windows have in added to the east, south and west facades, and the sash in the bay windows have been replaced as well. In addition, the north facade was installed with a dormer window, the central entry door was replaced, french doors were installed in the south facade bay window, and an iron balustrade was installed on top of the east enclosed side porch to form a modified balcony.

#### 17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

The house is located on block fifty-six, lot three, in a residential neighborhood on the south side of East Third Street. It is situated in the middle of the block between Cedar and Pine Street. The street is dominated by Italianate houses; however, its neighbor 32 East Third Street was built in the Colonial Revival Style which replaced a house built by the 1870s. The north facades of both 16 and 32 East Third Street are significantly larger than their neighbors. The houses to the west are situated in approximately the same place on their lots, but the houses to the east are set back further than 16 East Third Street.

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 16 East Third Street is basically rectangular, with a two-story projecting east wing, one-story bay windows located on the east, south and west facades, an eastern enclosed, one-story side porch, and two rear two-story projections. The foundation of the house is constructed of cut stone, and the siding of the residence is wood clapboard. The Italianate portion of the front (north) facade of the house consists of four (on the second story level) elongated, two-over-two, double hung windows. The bay windows are ornamented with dentiled cornices and are for the most part in keeping with the Italianate-style design. The roof is a low hipped roof, and beneath the roof are widely overhanging eaves detailed with a dentiled cornice.

At some point, probably between 1930-48, the house was altered to the Colonial Revival Style. According to McAlester's, A Field Guide to American Houses, Colonial Revival was a dominant style for vernacular buildings throughout the country for the first half of the twentieth century. It was popularized by a renewed interest in the early English and Dutch houses of the Atlantic seaboard, and is characterized by symmetrically balanced windows with multiple-pane glazing, Palladian-style windows, an accentuated front door with overhead fanlights and sidelights, and a dentiled cornice.

It appears as though the fenestration of the front facade has been altered to accommodate the symmetrical nature of the Colonial Revival Style. The four Italianate windows on the second story have been placed close together to flank a central Palladian-style window with a sunburst pattern fanlight. The first story windows have been replaced by two large windows with multiple upper panes which are centered directly below the paired Italianate-style windows. A Colonial Revival door with quarreled sidelights and a fanlight, is flanked by simplified wood pilasters. The roof of the house is installed with a rectangular dormer window consisting of three windows with upper multi-panes. The Colonial Revival-style is furthered by the addition of simplified, paired pilaster to the corners of the multi-paned enclosed side porch on the east facade. The 1930-48 second story addition, added above the 1903 one-story expansion, makes use of the overhang, a Colonial Revival stylistic element popular from 1930s-50s. The second story overhang was loosely based on Postmedieval English models where the house is commonly built with a second story extended slightly outward to overhang the wall below.

The 1893-1913 Sanborn maps indicate a carriage house with a connecting appendage on the south end of the lot. By 1903, the owners of lot two had purchased a portion of lot three and the carriage house becomes located on the west corner of the lot. The 1921 Sanborn map indicates that there the appendage to the carriage house is demolished and it appears the existing garage dates from at least the 1890s. The garage is of board and batten construction, and boasts numerous alterations. The south facade of the garage (facing the alley) contains a boarded-up door opening which appears to have previously been twice the size. There is a smaller opening centered in the upper portion of the garage, which is also sealed with a hinged wooden door. The east facade contains a wide, slide-up garage door, with two six-over-six



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

double-hung windows to the north. In addition, there is sash on the north facade.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

Lot three on block fifty-six was originally owned by Theodore Olcott, who was an early and major landowner in Corning. On March 19, 1861, Olcott sold the property for \$366. This relatively small sum of money indicates that there was probably no house involved in the transaction. On April 1, 1868, George Bradley and his wife Hannah sold the house to Amaziah S. Kendall for \$1,050. Two years later, on February 5, 1870, Kendall purchased the lot next door (lot four) from Joseph Fellows for \$451.19. When the house was sold by Kendall's widow Adeline Kendall-Hungerford on April 8, 1903, Frank W. Jenness purchased the house on lot three as well as the west half of lot four for \$7,000. On July 23, 1913, Jenness and his wife sold lot three and the west half of lot four to William Churchill. Six years later Churchill and his wife Elizabeth sold the house and the property to Theodore E. O'Brien on October 30, 1919. The house remained in the O'Brien family for fifty-four years; however, by 1948 the house had been divided into apartments with the addresses 14, 16, and 18 East Third Street. On April 26, 1973, the executor of O'Brien's will, Harry H. Marts turned the property over to the First Bank Trust Company of Corning for \$34,000. On October 5, 1973 Joan E. Marts, the executrix of Harry Marts will, sold the house to Eric and Judith Birch for \$48,400. In 1992 the house was purchased by David Schirmer and Virginia Griffith.

Amaziah Kendall was a long-time resident of Corning, having resided in the city since 1860. Kendall specialized as a counselor and began his practice of law in Jasper in 1852. For many years he was a partner in the firm Bradley and Kendall with George Bradley, who was one of the first owners of 16 East Third Street. Kendall died at the age of 72 on May 4, 1898. George Bradley was also a judge, and on January 1, 1896, Justice George B. Bradley retired from the bench after having reached the age limit, and he resumed the practice of law.

Frank Jenness was an insurance adjustor and on January 15, 1885, married Miss Kate Smith. He was also a volunteer for the Corning Fire Department, serving as Chief Engineer in 1881.

According to the Corning City Directory, William Churchill was an optical specialist.

Theodore O'Brien owned a plumbing, heating and gas fitting business located at 64 West Market Street. On September 21, 1912, he married Ms. Florence Gifford.

16 East Third Street maintains historical importance in the Southside neighborhood because it provides documentation resulting from the prosperity of local professionals and businessmen like Amaziah Kendall, George Bradley, Frank Jenness, William Churchill and Theodore O'Brien.

In addition to the historical importance of the residents of 16 East Third Street, the building itself has architectural importance. This residence is an excellent example of the architectural trends of its day, and the stylistic changes that occur due to the evolution of fashion in architecture. The architectural details of this residence eloquently illustrate how through the use of key visual elements, the Italianate-style was altered to the Colonial Revival

Continuation Sheet, Page 4  
16 East Third Street  
Corning, New York

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE, Continued:

Style expressing the prominent fashionable trends of both the nineteenth and twentieth centuries.

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