

**BUILDING-STRUCTURE INVENTORY FORM**

FOR OFFICE USE ONLY \_\_\_\_\_

NYS OFFICE OF PARKS, RECREATION  
DIVISION FOR HISTORIC PRESERVATION  
(516) 237-8643

UNIQUE SITE NO. \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Lisa Adkins

DATE: December 1992

YOUR ADDRESS: 106 West Sibley Hall

TELEPHONE: (607) 255-4331

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

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**IDENTIFICATION**

- 1. BUILDING NAME(S):
- 2. COUNTY: Steuben                      TOWN/CITY: Coming                      VILLAGE:
- 3. STREET LOCATION: 40 East 3rd St.
- 4. OWNERSHIP: a. public [ ]    b. private [ x ]
- 5. PRESENT OWNER: Raymond F. Leinen                      ADDRESS: 40 East 3rd St.
- 6. USE: Original: Residential                      Present: Residential
- 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 [ 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

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  
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. 1895-96

ARCHITECT:

BUILDER:

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

See Continuation Sheet

21. SOURCES:

See Continuation Sheet

22. THEME:

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40 East Third Street  
Corning, New York

11c. MAJOR ALTERATIONS AND DATES:

This ca. 1895 house has experienced no major additions since its construction. A small porch, now enclosed, was added on the east side of the house ca. 1900.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:

A dignified presence in the neighborhood, this house is one of the more outstanding high-style homes in the City of Corning. This house and its neighbor at 46 East Third Street form a matched pair of homes compatible in both size and stature which make the East Third and Cedar Street intersection an unusually attractive area. The 40 East Third Street site was created as a subdivision of a larger property, the Judge George Spencer estate, which has since been demolished. The house has a moderate setback on a leveled site which drops off to the sidewalk. There are concrete steps leading from the yard to the sidewalk, and from the sidewalk to the street.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE:

This Queen Anne Style house has a gable front plan with a cross gable bay and dormer section on the eastern side. The house demonstrates the attributes of the Free Classic subtype of that style, in particular by the use of classically inspired columns and decorative detailing. The foundation of the house is irregularly coursed fieldstone covered in a cementitious material, and is scored to resemble randomly coursed blocks. The house is clad in staggered wood shingles on the upper story and gable ends, and has clapboard siding on the lower story. The front gable end is flared out from the plane of the wall, as is the upper part of the cross gable bay. The bottom shingle course both on the gable end and the rest of the house is finished with a decorative edging. A second-story tent-roofed tower section is cantilevered onto the front facade. There are regularly spaced brackets along the entire cornice line which serve to visually integrate the tower into the rest of the house.

The most distinctive feature of this house is the front porch. Its form is irregular, appearing to be a wraparound, but with only the roof area extending fully past the northeast corner. The line of this roof section is carried into a segmentally curved section at the northeast end of the porch, with a full conical roof surmounting the whole. A decorative dentil course accents the entire porch's

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18. OTHER NOTABLE FEATURES...(continued):

roofline. The roof of the porch is finished in natural wood strips in both the circular section and main body of the porch. There is a classically inspired pediment above the steps which lead to the front entrance. A foliate relief panel is mounted within the pediment's tympanum. Paired brackets are set below each corner of the pediment and emphasize the vertical thrust of the paired porch columns on either side of the front steps. The porch's foundation is different from that on the rest of the house, constructed of irregularly rock-faced ashlar blocks with beaded mortar joints. These pedestals of the porch support grouped columns in a modified Corinthian style. The columns themselves are divided into two by a cimbia, with the upper portion of the shaft decoratively striated. The porch has an open rail balustrade with unusual balusters with a turned spiral motif. The rails have goosenecks joining them to the pedestals. The porch skirts have short spindles with a less elaborate turned design.

The fenestration of the house consists of double-hung sash, generally one-over-one. There are some nine-over-one sash at the first-floor level on the front facade which have a dentil course at their lintels, similar to the dentil course at the roofline of the porch. An asymmetrically placed trio of one-over-one sash on the gable end have triangular foliate panels on either side, similar to the panel in the pediment of the front porch. An oval window above them have segmental lights, with four keystone elements in the wide oval frame around the glazing.

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

James M. Grieg purchased the site for this house from George T. Spencer, a local judge and Corning dignitary. Grieg is listed in the 1895 and 1899 Corning directories as being a 'dry goods' dealer. Subsequent directories demonstrate his continued business success as the president and treasurer of the J. M. Grieg Co., a department store located at 27-33 West Market Street in Corning. The house was sold in 1918 by Grieg's estate in the form of a bankruptcy sale to Charles E. Githler, production manager of Corning Glass Works. He later became the manager of the manufacturing division of the company. Although Githler died in 1937, his widow Josephine Githler lived in the house until her own death in 1967. The house was purchased from her estate in 1968 by James Houghton, a vice-president of Corning Glass Works. Houghton sold the house to another vice-president of the same company, Edmund Martin Olivier, in 1972. The current owner of 40 East Third

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20. HISTORICAL...(continued):

Street, Raymond Leinen, is a manager at Corning Glass Works.

Although no architect for the property was discovered, it is possible because of the form of the second-story tower and its integration into the roofline of the structure that the house was the work of the Pierce and Bickford firm of Elmira, New York. There are some other examples of their work in Corning, including an example of a more eclectic house across the street at 33 East Third Street. The 40 East Third Street house, although architecturally distinctive, has much in common with other houses in the Southside Neighborhood in that many of the residents were directly involved with the successful local glass industry. The house is one of a subclass of all houses relating to the glass industry, one of several dozen larger homes occupied by high level employees of the Corning Glass Works.

21. SOURCES:

Map of the City of Corning, New York, Corning: Harry C. Heermans, City Engineer, 1893.

Elmira-Corning City Directories, Boyd Cousins: 1872-73, 1874-75; Hanford's 1893-1920, inclusive.

City of Corning Tax Assessment Rolls, Corning City Hall Tax Assessor's Office, Corning, NY.

Hakes, Harlo, ed., Landmarks of Steuben County, Syracuse: D. Mason & Company, 1896.

McAlester, Virginia & Lee, A Field Guide to American Houses, New York: Alfred A. Knopf, 1990.

Sanborn Map Company, Fire Insurance Maps of Corning, New York, UMI microfilm of original maps from 1898, 1903, 1908, 1913, 1921, and 1930.

Steuben County Deed Records, Steuben County Clerk's Office, Bath, NY.